

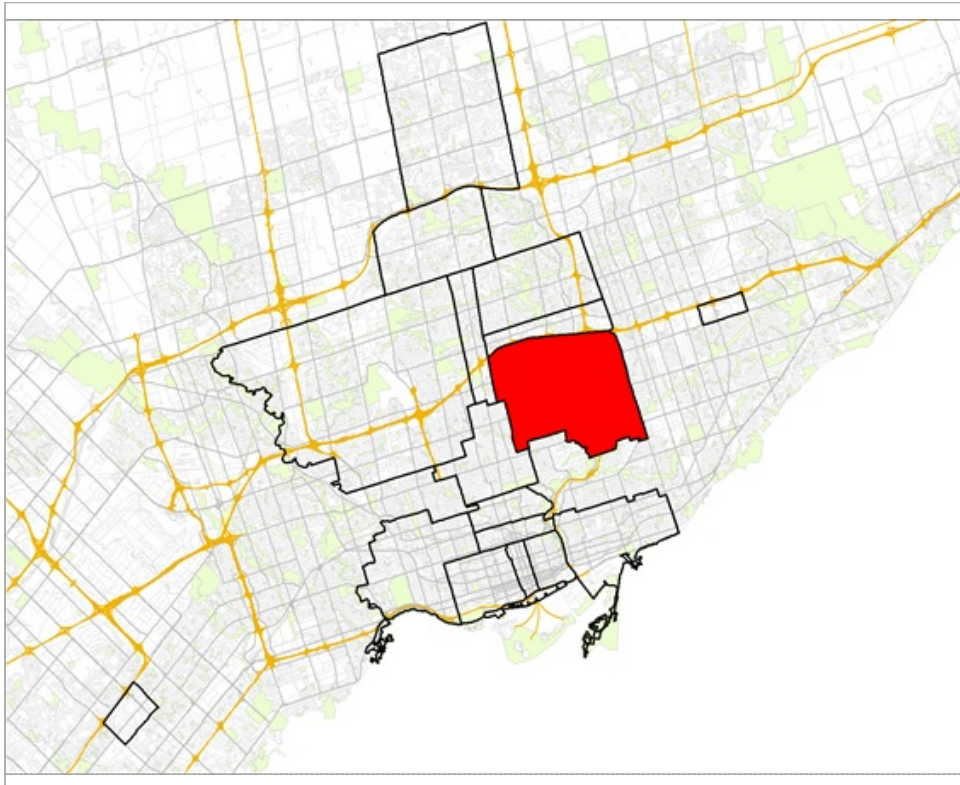


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of March 2026

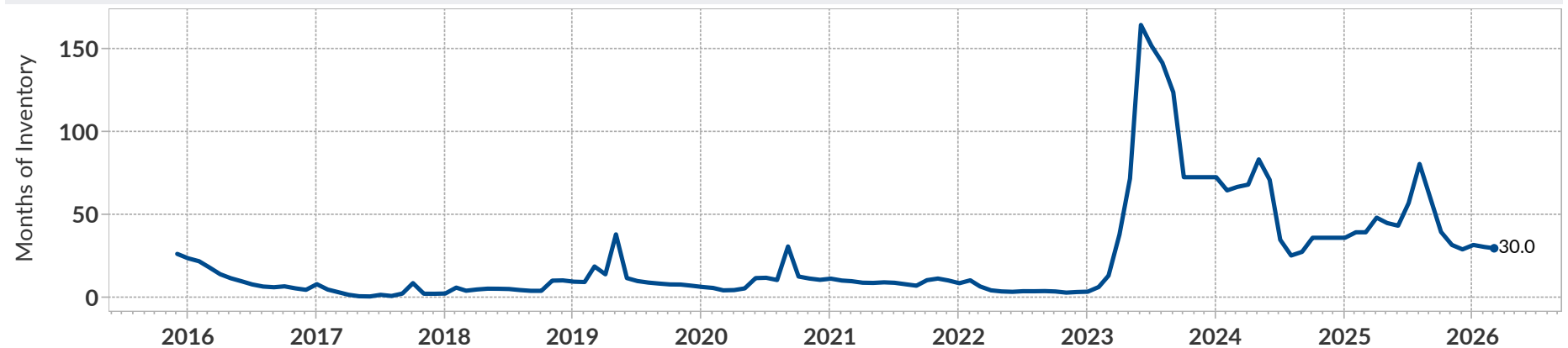


Don Mills - York Mills Submarket Report - March 2026



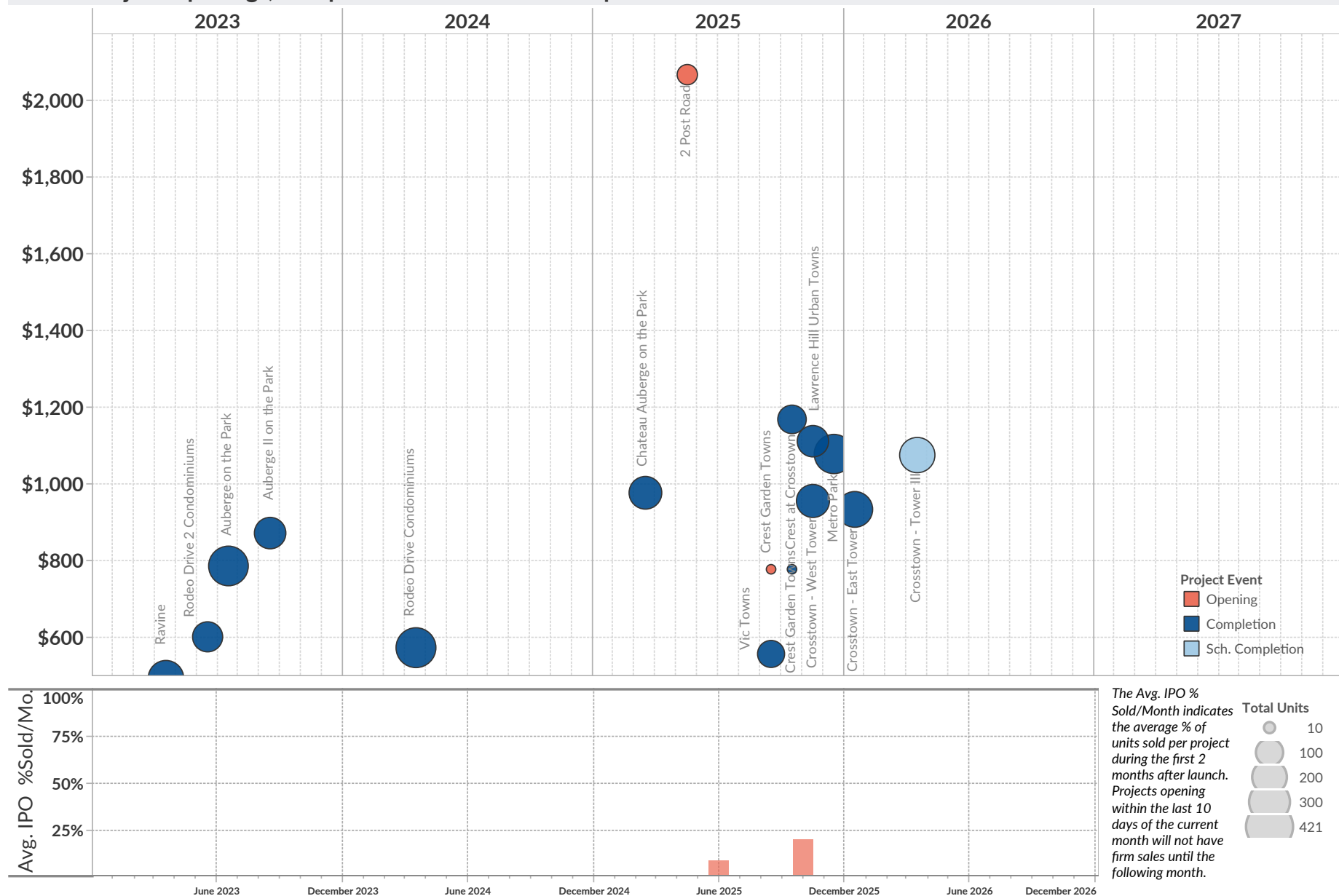
Don Mills - York Mills		GTA
Distinct count of Site Name	9	305
No. of Units	1,890	79,030
Total Sales	1,790	65,304
Act Inv	100	13,726
Avg. \$/sf	\$1,346	\$1,367
Avg. Project \$/SF	\$1,160	\$1,290
Avg. SF	1,345	801
Avg. \$	\$1,809,992	\$1,095,159
Current Month Sales	3	263

Submarket - Months of Inventory (calculated using current rem. inv. and last 12 month sales)



Don Mills - York Mills Submarket Report - March 2026

Recent Project Openings, Completions & Scheduled Completions



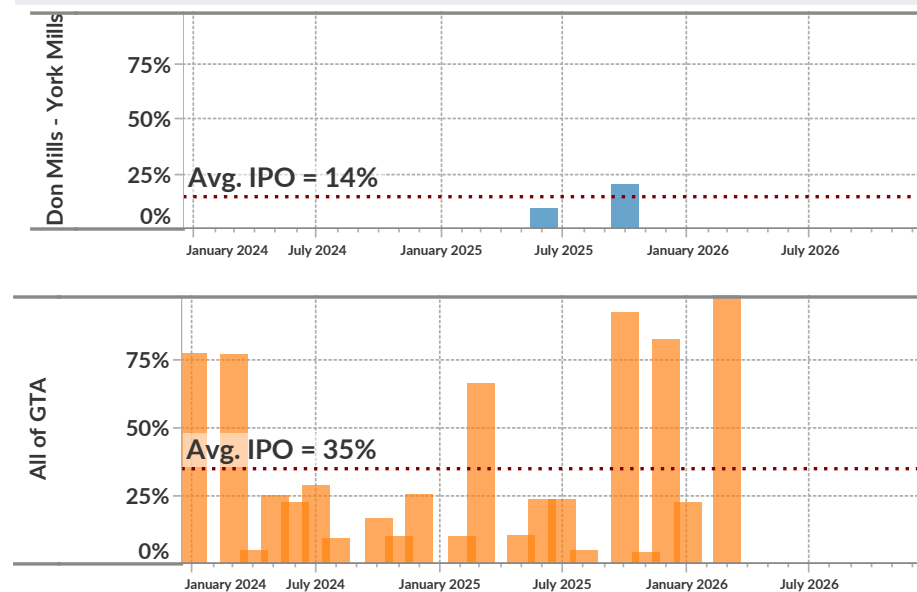
Don Mills - York Mills Submarket Report - March 2026

Project Data by Unit Type

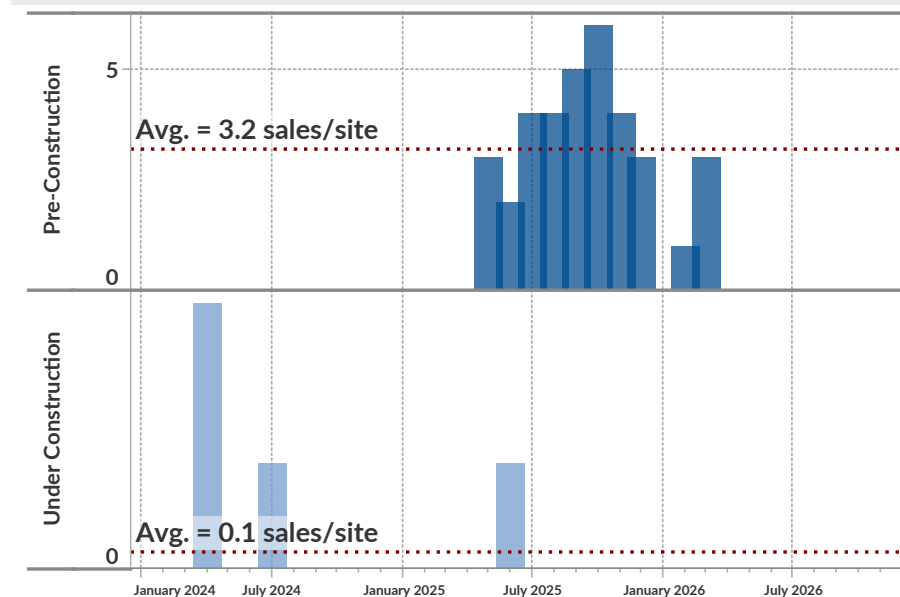
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	578	0	578	0
1 Bedroom + Den	337	0	331	6
2 Bedroom	522	0	479	43
2 Bedroom + Den	400	2	372	28
3 Bedroom & Up	35	1	20	15
Penthouse				
Other	8	0	0	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,316	688	712	\$911,990	\$929,990
\$1,390	620	1,820	\$468,900	\$3,700,000
\$1,091	842	2,474	\$697,900	\$4,925,000
\$1,666	1,024	3,197	\$1,386,990	\$7,750,000
\$1,343	1,141	1,179	\$1,558,000	\$1,558,000

IPO Launch Performance (first 2 months)

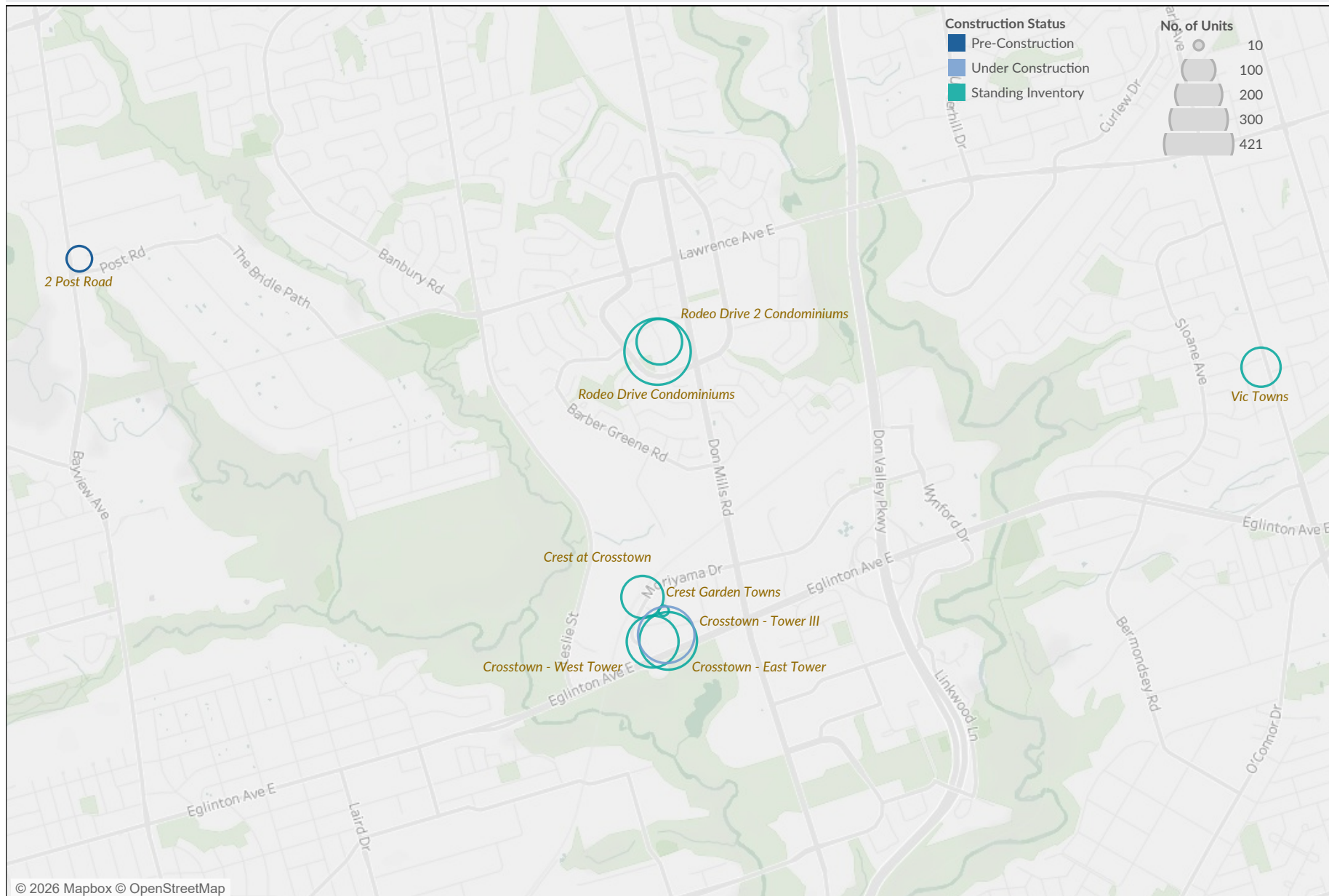


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - March 2026

Current Active Projects



Don Mills - York Mills Submarket Report - March 2026

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current \$/SF
2 Post Road - North Drive	Apartment	July 2028	3	4	27	62	\$2,067	\$1,770
Crest at Crosstown - Aspen Ridge Homes	Apartment	October 2025	0	0	34	171	\$1,169	\$1,400
Crest Garden Towns - Aspen Ridge Homes	Stacked	October 2025	0	0	7	10	\$779	\$779
Crosstown - East Tower - Aspen Ridge Homes	Apartment	January 2026	0	0	0	317	\$935	\$1,230
Crosstown - Tower III - Aspen Ridge Homes	Apartment	April 2026	0	0	0	306	\$1,076	\$1,159
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2025	0	0	0	257	\$957	\$1,107
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	June 2023	0	0	8	199	\$603	\$1,343
Rodeo Drive Condominiums - Lanterra Developments	Apartment	April 2024	0	0	0	421	\$575	\$987
Vic Towns - Solotex Corporation	Stacked	September 2025	0	0	24	147	\$558	\$662

Don Mills - York Mills Submarket Report - March 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 2	• 4
Don Mills - York Mills	• 3	• 9
Downtown Core	• 0	• 6
Downtown East	• 1	• 15
Downtown West	• 4	• 19
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 2	• 3
Mississauga City Centre	• 3	• 9
North Toronto	• 5	• 14
North Yonge Corridor	• 3	• 8
North York East		
North York West	• 5	• 7
Not Applicable	• 224	• 158
Scarborough City Centre		
Sheppard Corridor	• 2	• 8
Thornhill	• 0	• 2
Toronto East	• 2	• 5
Toronto West	• 5	• 16
Yonge - St. Clair	• 0	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,986	• 405	• \$2,312	• 1,030	• \$2,382,146
• 1,845	• 909	• \$1,642	• 908	• \$1,490,693
• 1,790	• 100	• \$1,346	• 1,345	• \$1,809,992
• 3,689	• 433	• \$1,864	• 787	• \$1,467,700
• 4,492	• 684	• \$1,333	• 743	• \$990,500
• 6,027	• 697	• \$1,943	• 1,031	• \$2,003,481
• 559	• 6	• \$1,677	• 621	• \$1,041,400
• 764	• 174	• \$1,002	• 829	• \$830,496
• 4,581	• 628	• \$1,209	• 656	• \$792,836
• 2,331	• 291	• \$1,605	• 899	• \$1,442,696
• 2,415	• 686	• \$1,606	• 679	• \$1,091,380
• 760	• 509	• \$1,305	• 747	• \$974,307
• 26,130	• 7,212	• \$1,122	• 761	• \$854,345
• 1,929	• 334	• \$1,334	• 835	• \$1,113,892
• 423	• 30	• \$1,573	• 1,718	• \$2,701,583
• 890	• 166	• \$1,221	• 681	• \$831,025
• 2,617	• 312	• \$1,308	• 838	• \$1,096,522
• 1,076	• 150	• \$2,169	• 1,308	• \$2,837,027



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