

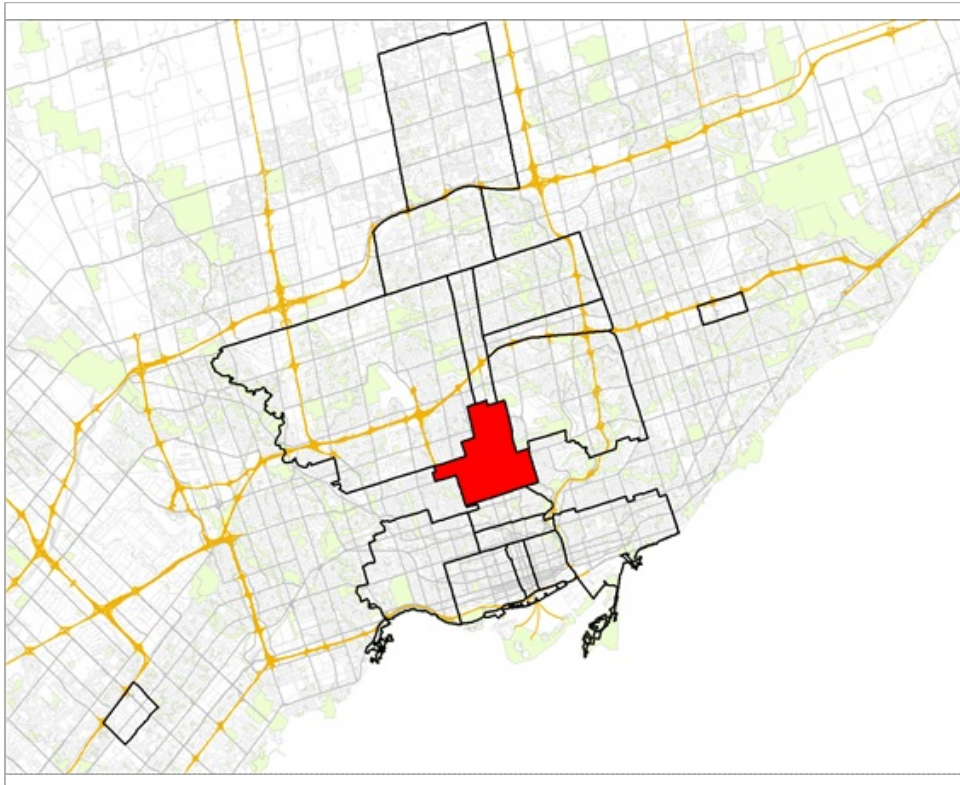


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of March 2026

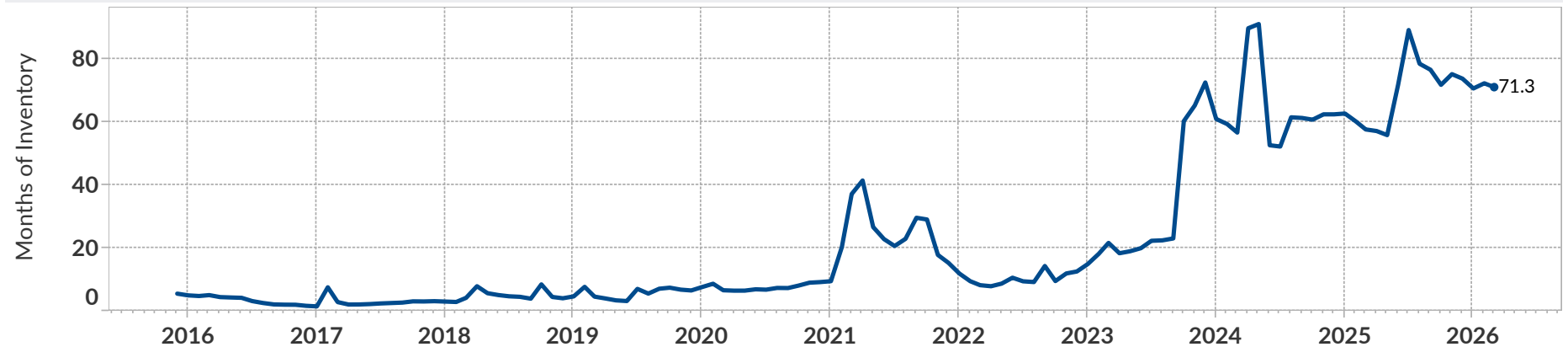


North Toronto Submarket Report - March 2026



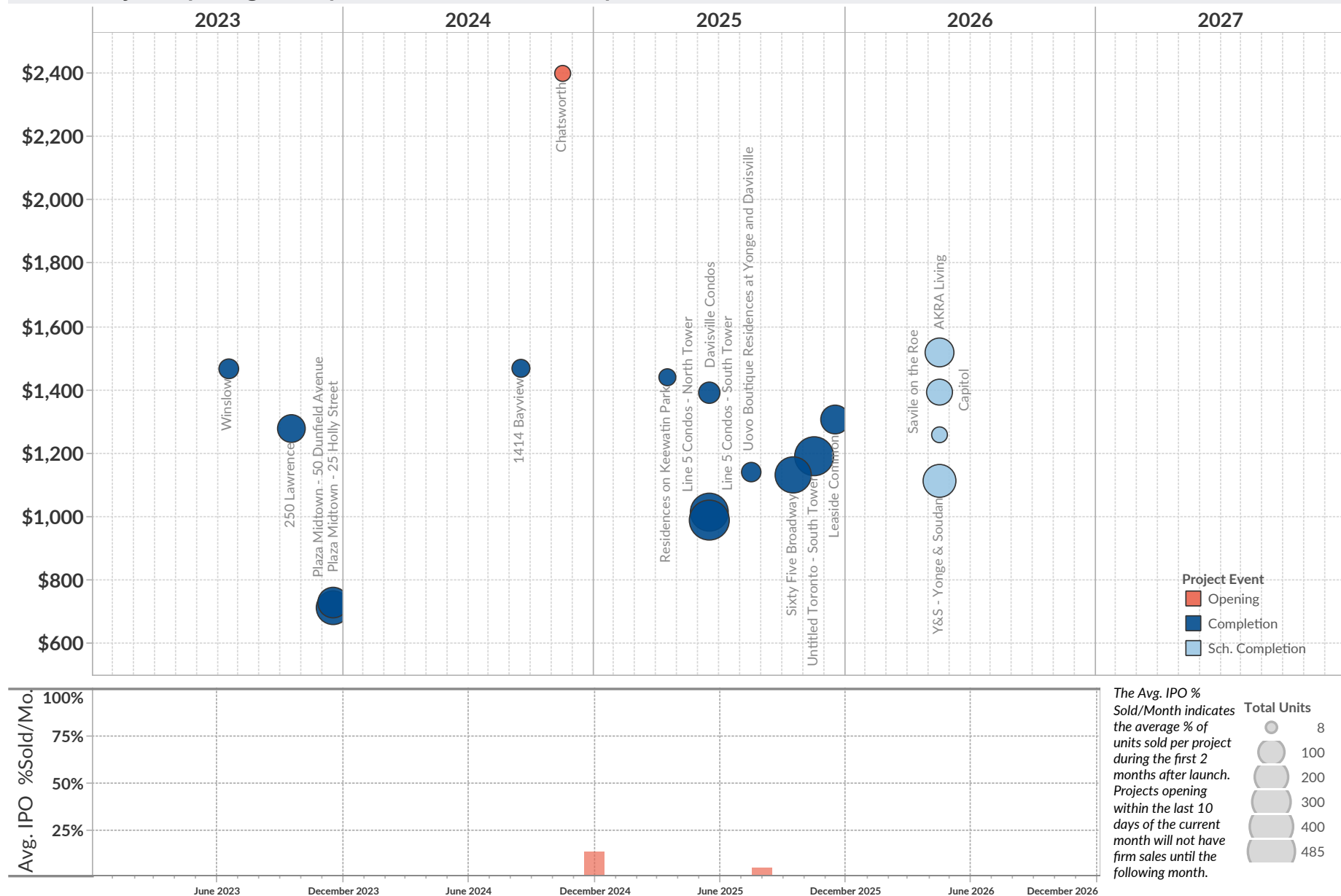
North Toronto		GTA
Distinct count of Site Name	14	305
No. of Units	2,622	79,030
Total Sales	2,331	65,304
Act Inv	291	13,726
Avg. \$/sf	\$1,605	\$1,367
Avg. Project \$/SF	\$1,631	\$1,290
Avg. SF	899	801
Avg. \$	\$1,442,696	\$1,095,159
Current Month Sales	5	263

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



North Toronto Submarket Report - March 2026

Recent Project Openings, Completions & Scheduled Completions



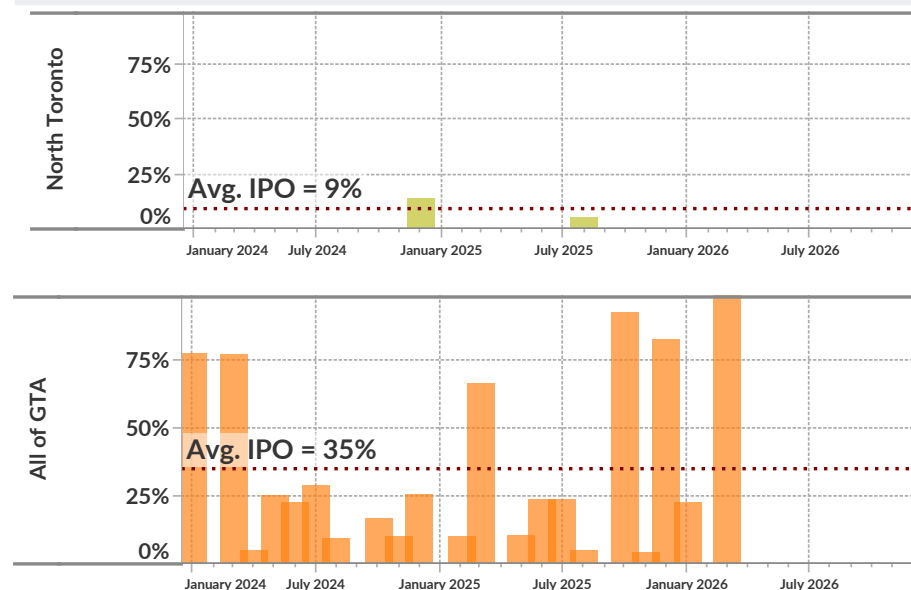
North Toronto Submarket Report - March 2026

Project Data by Unit Type

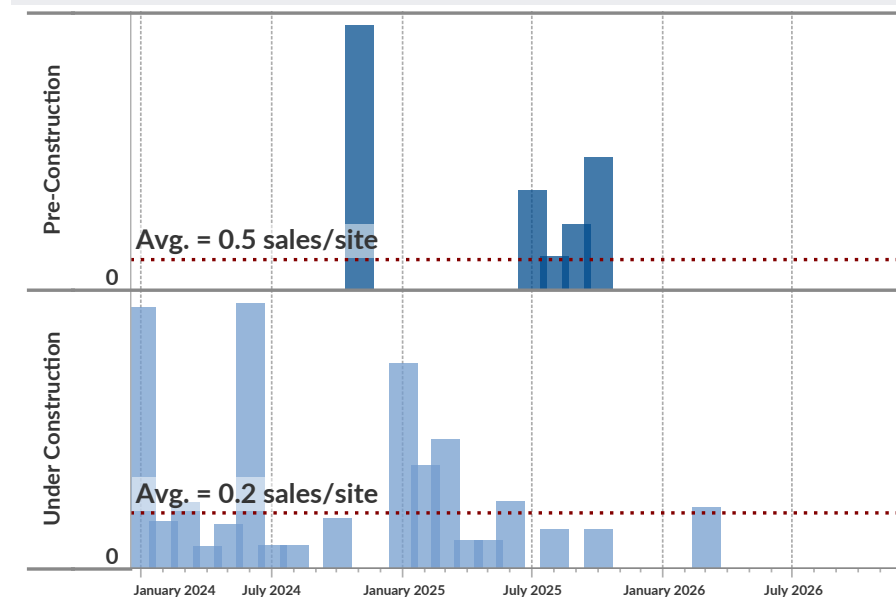
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	0	239	12
1 Bedroom	669	2	619	50
1 Bedroom + Den	583	0	540	43
2 Bedroom	606	0	526	80
2 Bedroom + Den	163	0	140	23
3 Bedroom & Up	301	0	230	71
Penthouse	28	0	24	4
Other	8	0	2	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,722	302	452	\$588,900	\$749,900
\$1,585	321	975	\$633,900	\$1,449,900
\$1,532	476	782	\$759,900	\$1,399,900
\$1,581	633	1,425	\$988,900	\$2,399,900
\$1,785	770	1,440	\$1,050,900	\$2,999,900
\$1,578	815	2,405	\$1,254,900	\$4,980,000
\$1,902	522	2,253	\$1,025,900	\$4,199,900
\$1,522	1,111	1,661	\$1,696,900	\$2,521,900

IPO Launch Performance (first 2 months)

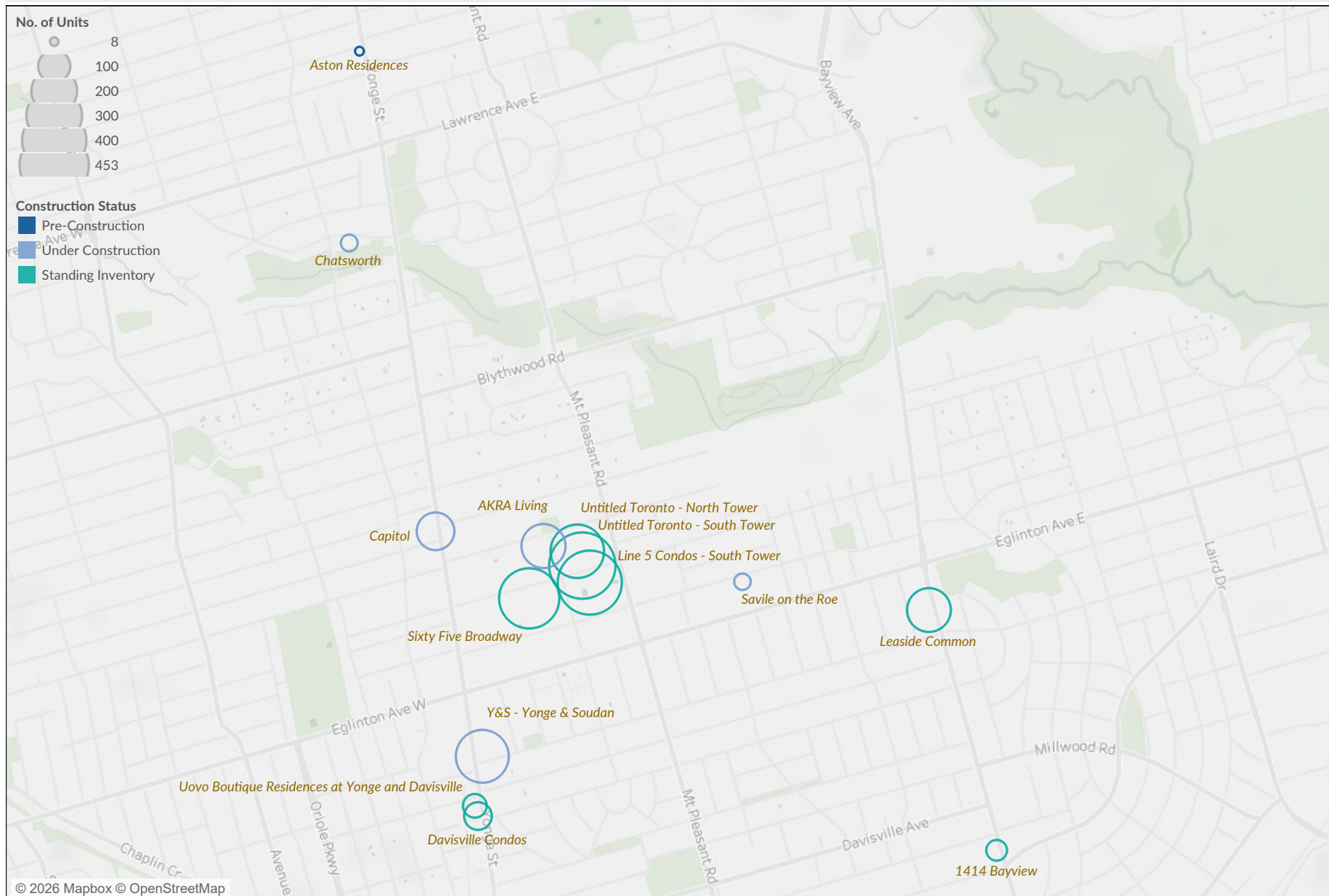


Post Launch Absorption: North Toronto



North Toronto Submarket Report - March 2026

Current Active Projects



North Toronto 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
1414 Bayview - Gairloch	Apartment	September 2024	0	0	15	44	\$1,470	\$1,710
AKRA Living - Curated Properties	Apartment	May 2026	1	1	34	200	\$1,520	\$1,621
Aston Residences - Montcrest Asset Management	Apartment	July 2029	0	0	0	8	\$0	\$1,930
Capitol - Madison Group and Westdale Properties	Apartment	May 2026	0	0	37	146	\$1,395	\$1,794
Chatsworth - Times Group Corporation	Apartment	January 2028	0	0	25	29	\$2,400	\$2,400
Davisville Condos - Rockport Group	Apartment	June 2025	0	0	9	79	\$1,393	\$1,719
Leaside Common - Gairloch and Harlo Capital	Apartment	December 2025	0	0	13	198	\$1,309	\$1,499
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	June 2025	0	0	15	423	\$1,017	\$1,578
Savile on the Roe - Tiffany Park Homes and Block Developme..	Stacked	May 2026	0	0	4	28	\$1,260	\$1,489
Sixty Five Broadway - Times Group Corporation	Apartment	October 2025	0	0	86	373	\$1,134	\$1,463
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	November 2025	0	0	17	295	\$1,201	\$1,614
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	November 2025	1	1	18	453	\$1,193	\$1,564
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	August 2025	0	0	18	58	\$1,143	\$1,681
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	May 2026	0	0	0	288	\$1,115	\$1,538

North Toronto 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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