

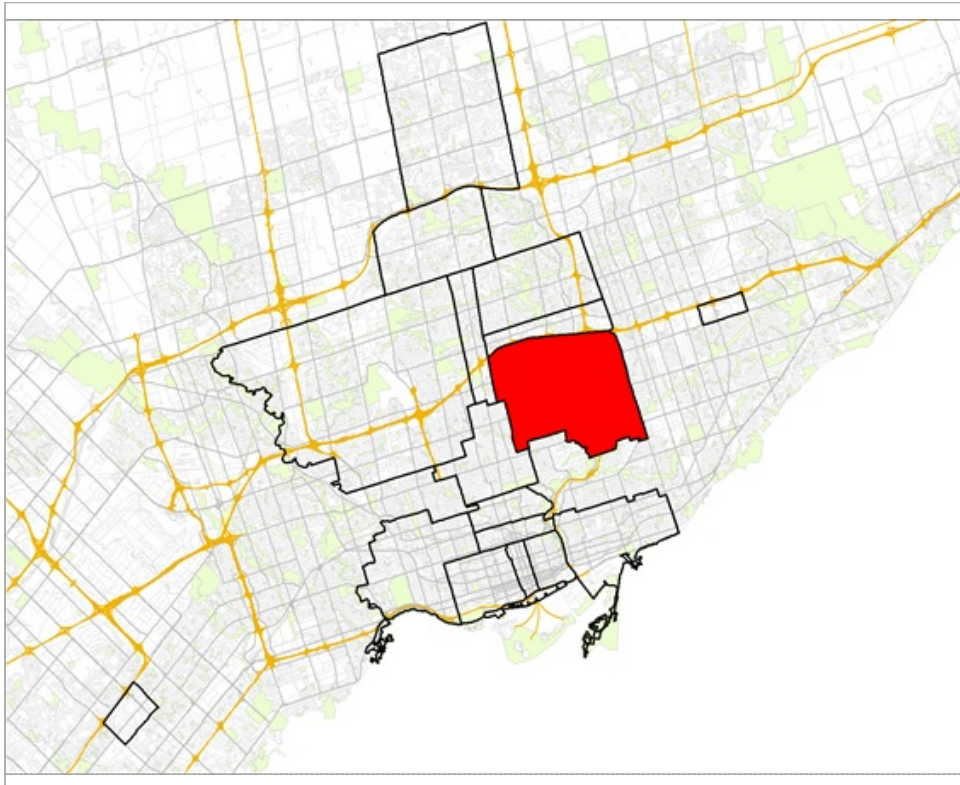


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of April 2026

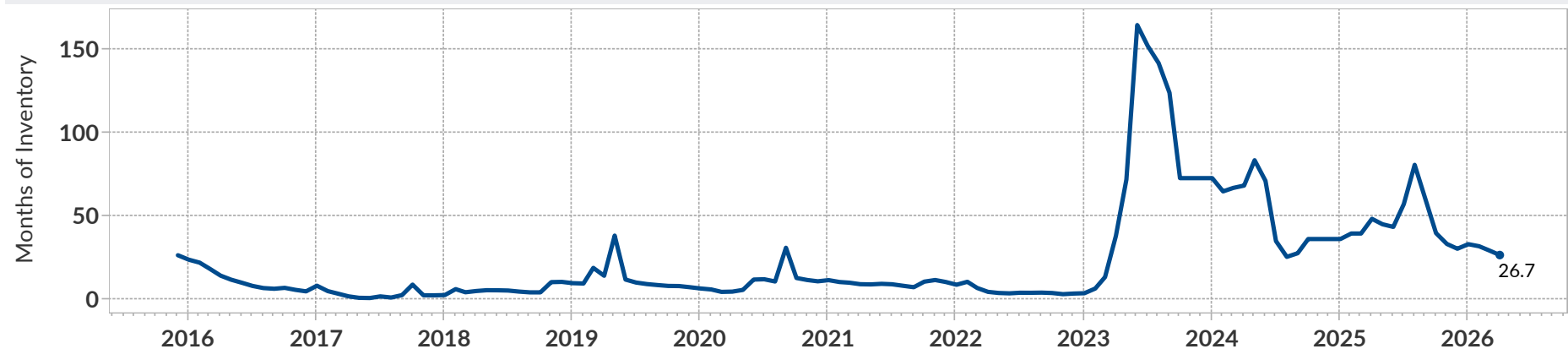


Don Mills - York Mills Submarket Report - April 2026



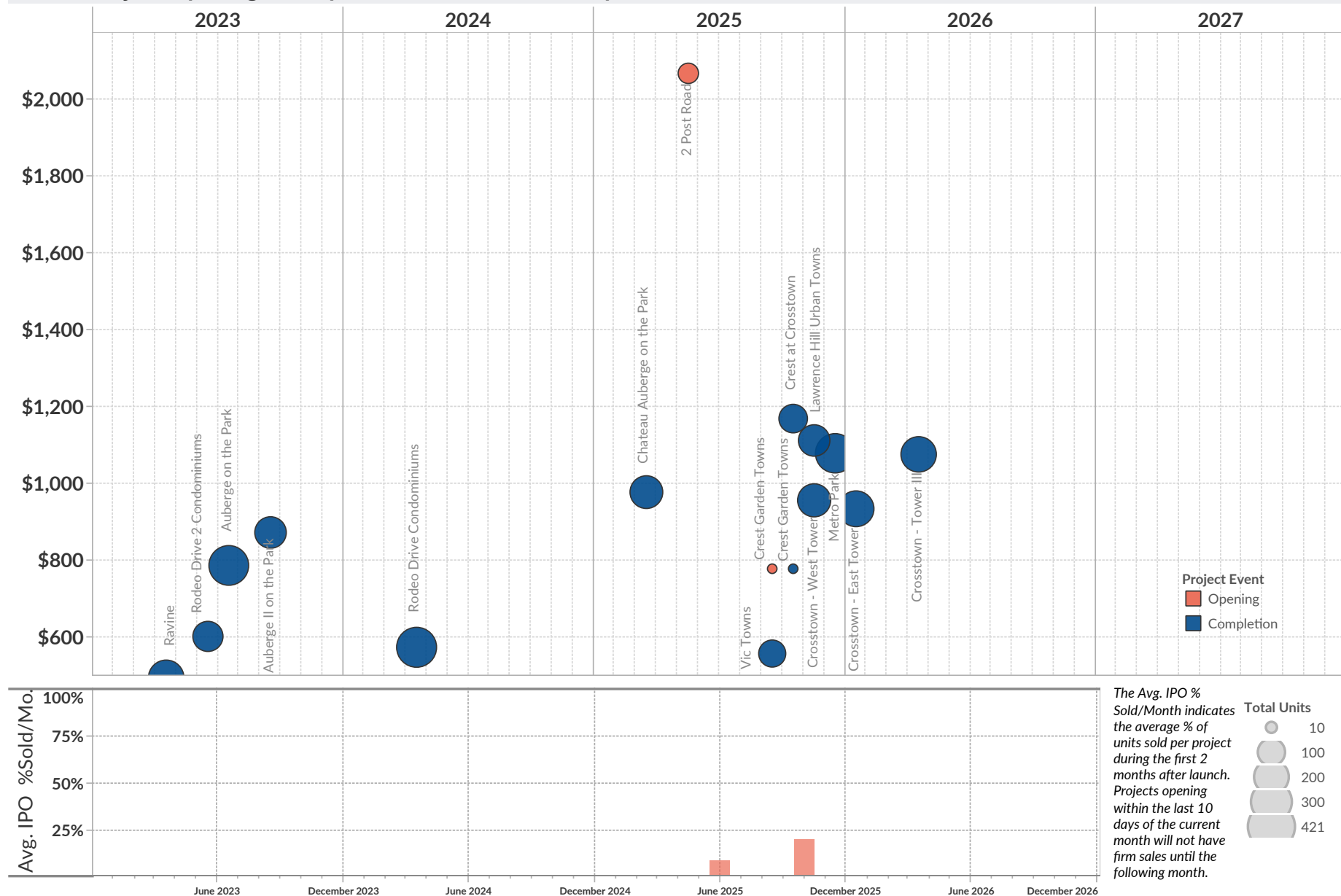
Don Mills - York Mills		GTA
Distinct count of Site Name	9	300
No. of Units	1,892	78,131
Total Sales	1,794	64,800
Act Inv	98	13,331
Avg. \$/sf	\$1,334	\$1,368
Avg. Project \$/SF	\$1,161	\$1,287
Avg. SF	1,348	803
Avg. \$	\$1,797,430	\$1,098,394
Current Month Sales	3	199

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



Don Mills - York Mills Submarket Report - April 2026

Recent Project Openings, Completions & Scheduled Completions



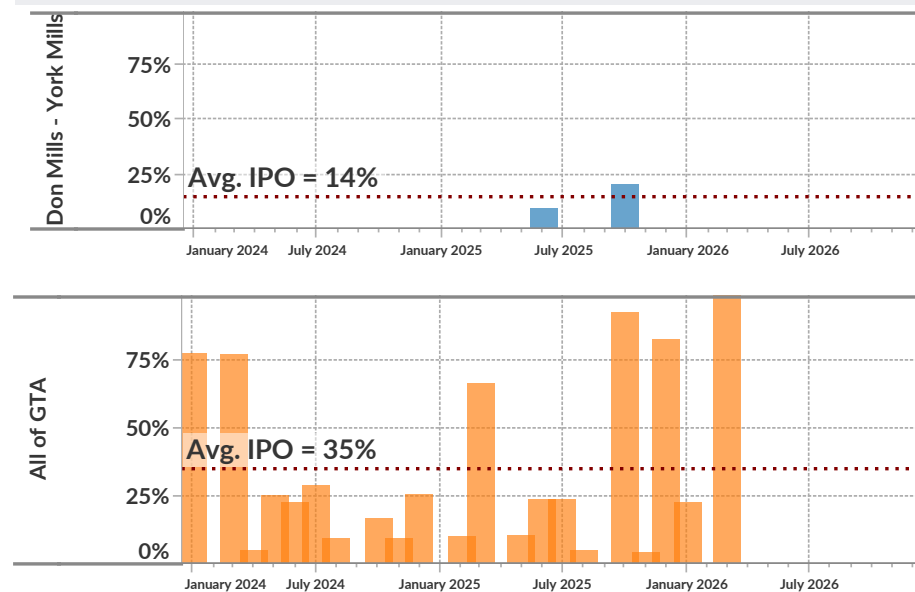
Don Mills - York Mills Submarket Report - April 2026

Project Data by Unit Type

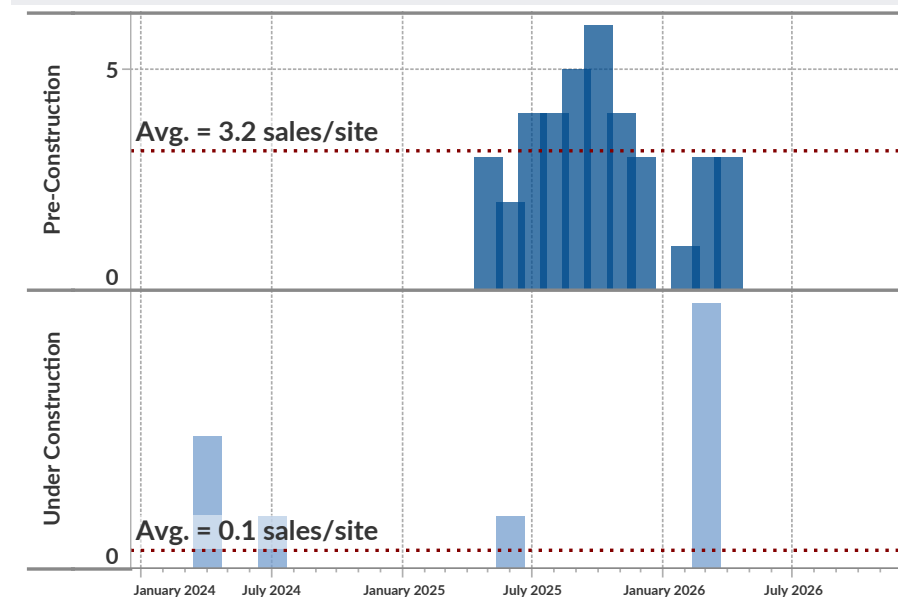
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	578	0	578	0
1 Bedroom + Den	337	0	331	6
2 Bedroom	524	3	483	41
2 Bedroom + Den	398	0	372	26
3 Bedroom & Up	37	0	20	17
Penthouse				
Other	8	0	0	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,316	688	712	\$911,990	\$929,990
\$1,337	620	1,820	\$468,900	\$3,700,000
\$1,012	842	2,474	\$697,900	\$4,925,000
\$1,695	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)

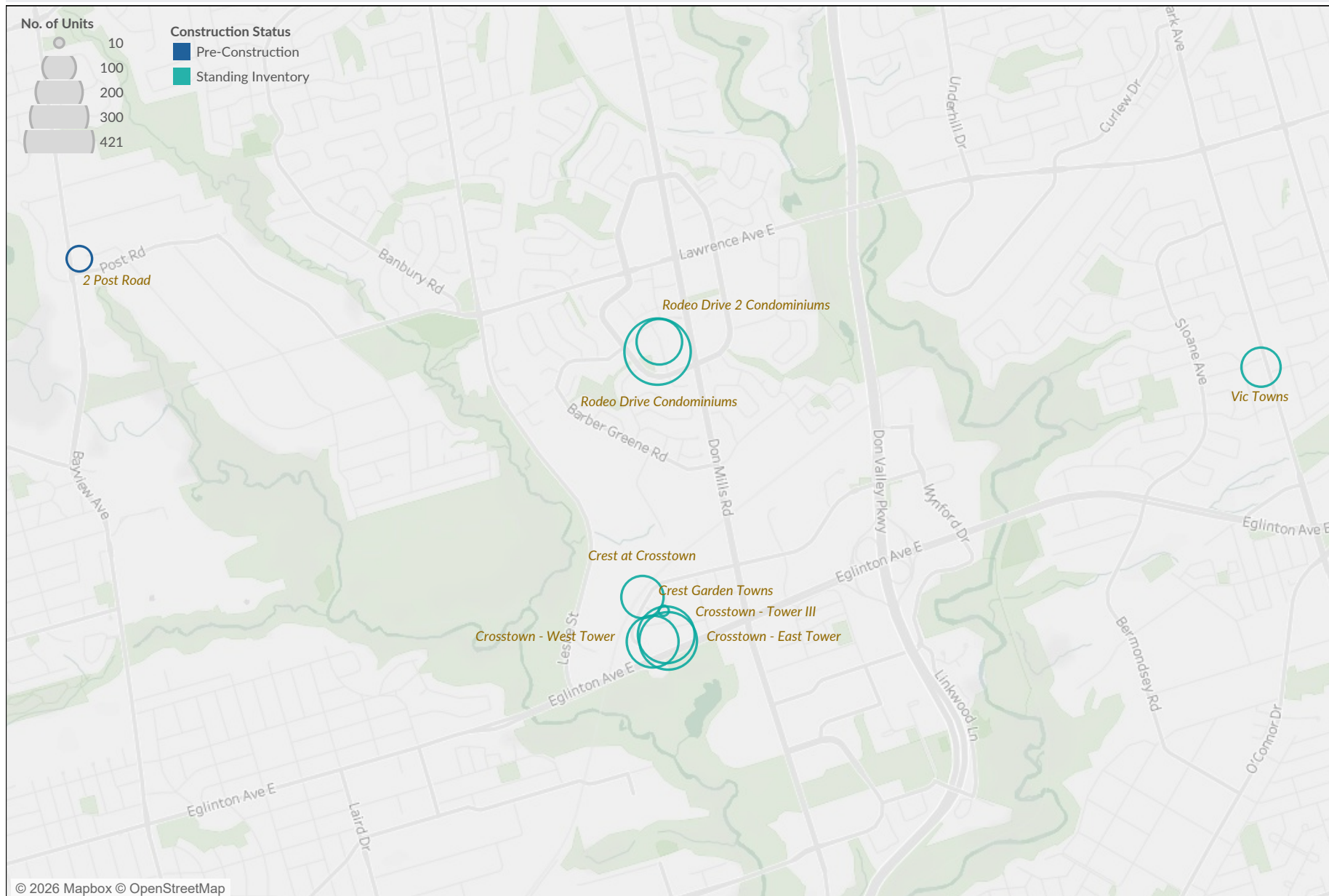


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - April 2026

Current Active Projects



Don Mills - York Mills Submarket Report - April 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	7	24	62	\$2,067	\$1,782
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	8	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	2	0	308	\$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 - April 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	4	15
Central Waterfront	2	4
Don Mills - York Mills	3	9
Downtown Core	1	6
Downtown East	1	15
Downtown West	3	19
Etobicoke Waterfront	1	1
Highway7 - Yonge	0	3
Mississauga City Centre	9	9
North Toronto	1	14
North Yonge Corridor	2	8
North York East		
North York West	6	7
Not Applicable	163	153
Scarborough City Centre		
Sheppard Corridor	1	8
Thornhill	0	2
Toronto East	0	5
Toronto West	2	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,990	401	\$2,318	1,028	\$2,381,629
1,847	907	\$1,642	909	\$1,492,084
1,794	98	\$1,334	1,348	\$1,797,430
3,690	432	\$1,864	788	\$1,469,228
4,493	683	\$1,334	743	\$990,951
6,030	694	\$1,944	1,033	\$2,009,061
560	5	\$1,678	610	\$1,023,850
764	174	\$1,002	829	\$830,940
4,577	632	\$1,207	656	\$792,027
2,332	290	\$1,605	900	\$1,444,886
2,417	684	\$1,606	679	\$1,090,364
768	507	\$1,301	743	\$966,929
25,602	6,833	\$1,114	762	\$849,247
1,929	334	\$1,335	834	\$1,114,083
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,618	311	\$1,307	840	\$1,097,405
1,076	150	\$2,169	1,308	\$2,837,027



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