

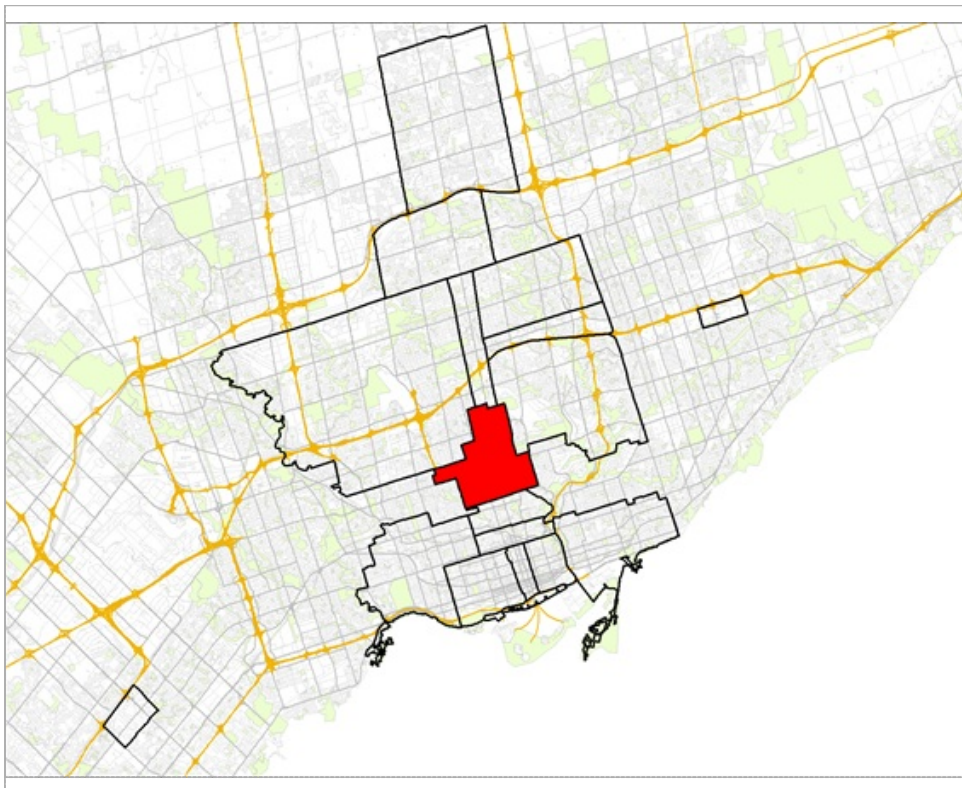


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of May 2026

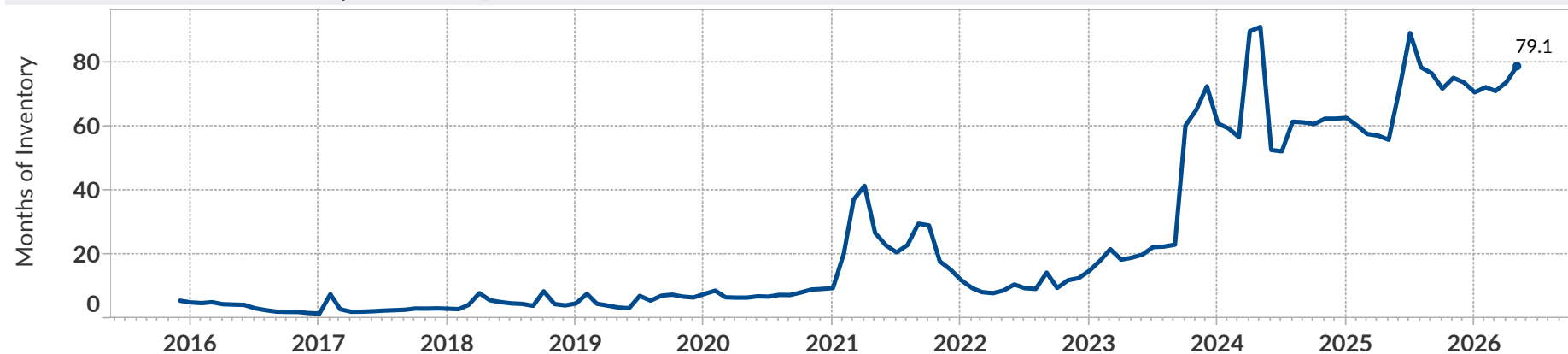


North Toronto Submarket Report - May 2026



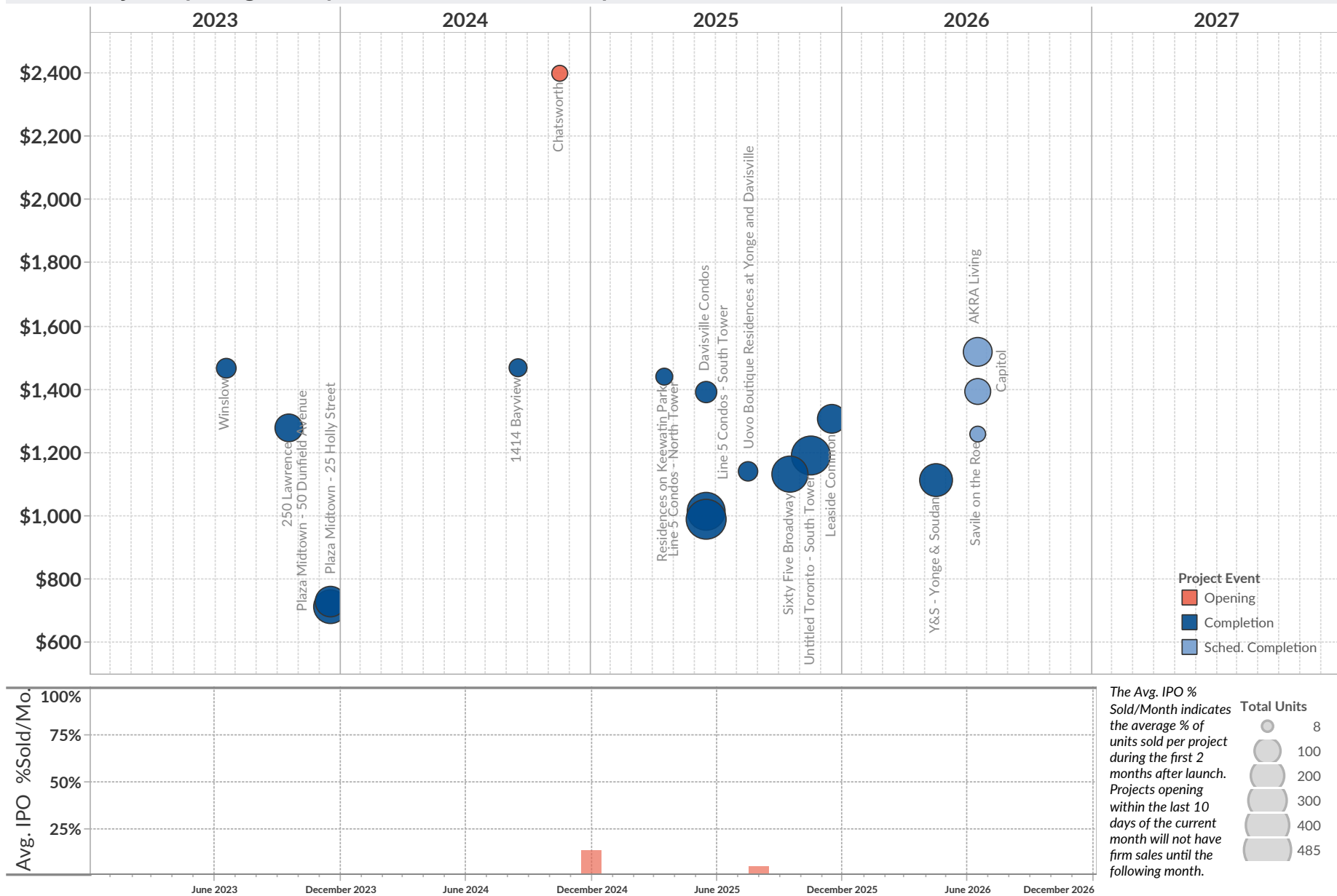
North Toronto		GTA
Distinct count of Site Name	14	297
No. of Units	2,622	77,205
Total Sales	2,332	64,067
Act Inv	290	13,138
Avg. \$/sf		\$1,370
Avg. Project \$/SF		\$1,282
Avg. SF		803
Avg. \$		\$1,100,032
Current Month Sales		193

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



North Toronto Submarket Report - May 2026

Recent Project Openings, Completions & Scheduled Completions



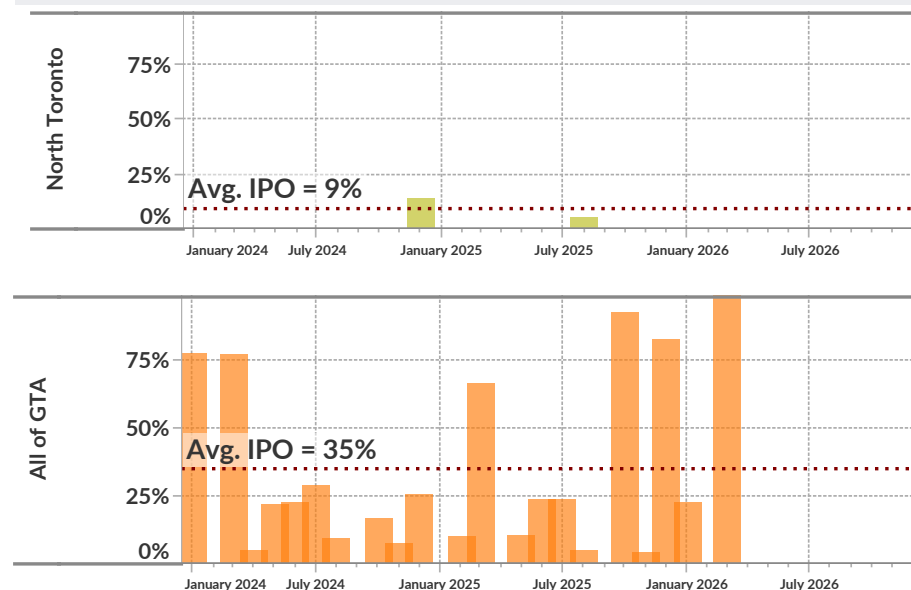
North Toronto Submarket Report - May 2026

Project Data by Unit Type

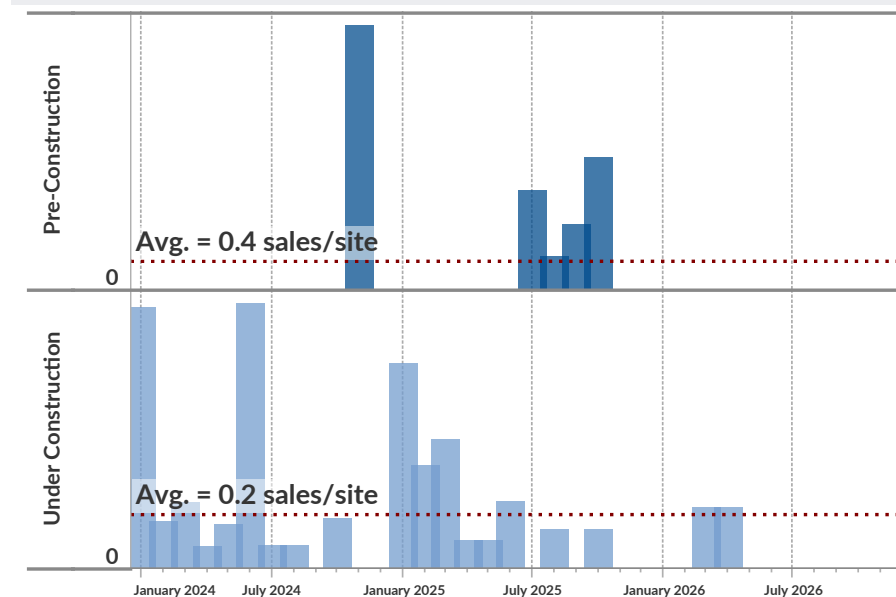
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	0	239	12
1 Bedroom	669	0	620	49
1 Bedroom + Den	583	0	540	43
2 Bedroom	606	0	526	80
2 Bedroom + Den	163	0	140	23
3 Bedroom & Up	301	0	230	71
Penthouse	28	0	24	4
Other	8	0	2	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,722	302	452	\$588,900	\$749,900
\$1,583	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)

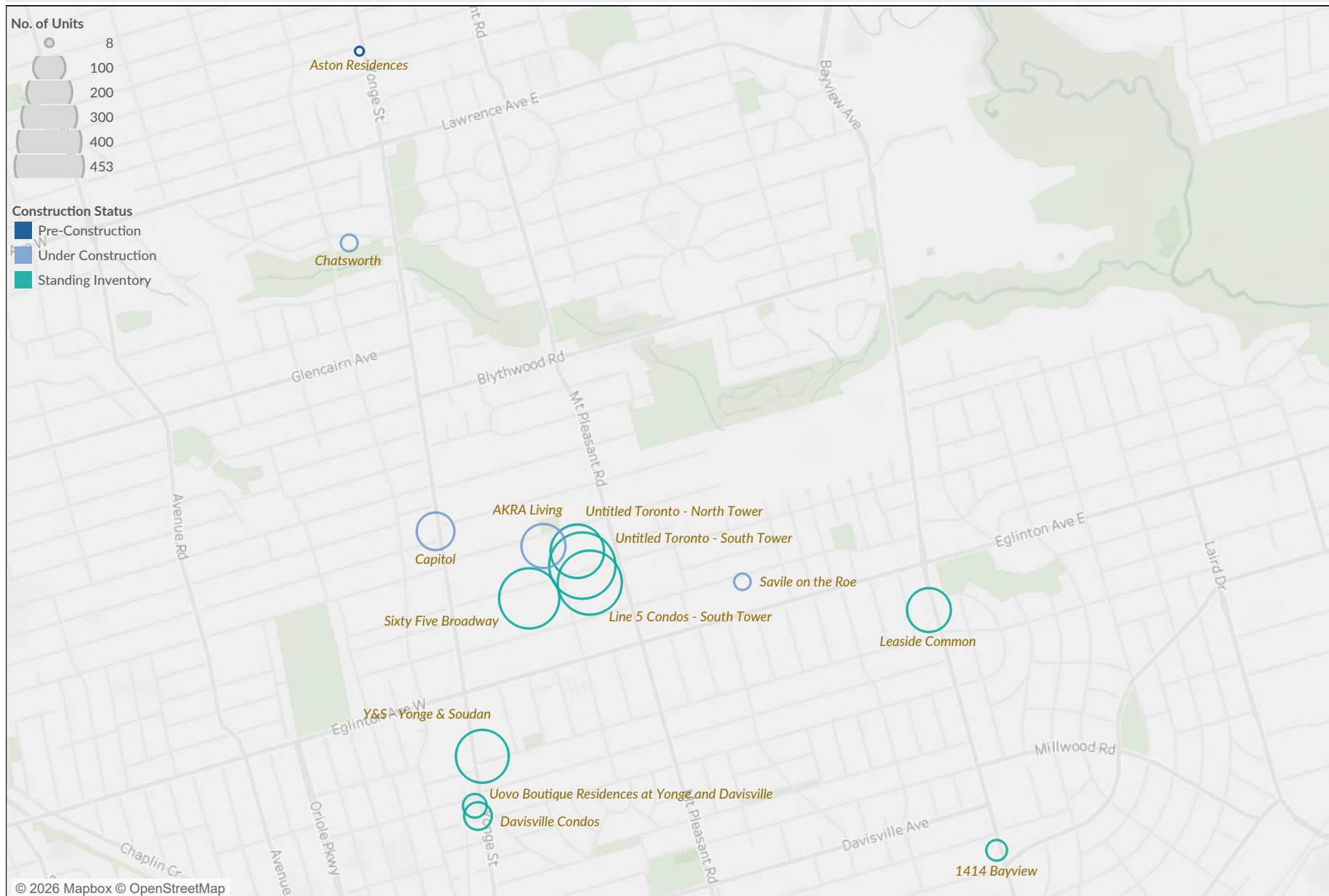


Post Launch Absorption: North Toronto



North Toronto Submarket Report - May 2026

Current Active Projects



North Toronto Submarket Report - May 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	July 2026	0	2	33	200	\$1,520	\$1,618
Aston Residences - Montcrest Asset Management	Apartment	July 2029	0	0	0	8	\$0	\$1,930
Capitol - Madison Group and Westdale Properties	Apartment	July 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	July 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	0	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 - May 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	2	4
Don Mills - York Mills	2	9
Downtown Core	2	6
Downtown East	19	15
Downtown West	23	19
Etobicoke Waterfront		
Highway7 - Yonge	1	3
Mississauga City Centre	0	9
North Toronto	0	14
North Yonge Corridor	1	8
North York East		
North York West	3	6
Not Applicable	133	152
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	0	5
Toronto West	4	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,987	404	\$2,326	1,028	\$2,391,693
1,849	905	\$1,642	910	\$1,493,481
1,796	72	\$1,515	1,359	\$2,059,196
3,692	430	\$1,865	788	\$1,468,542
4,514	662	\$1,346	738	\$993,904
5,952	772	\$1,874	1,015	\$1,902,764
765	173	\$1,004	826	\$829,338
4,577	632	\$1,207	656	\$792,027
2,332	290	\$1,605	900	\$1,444,886
2,431	670	\$1,623	674	\$1,094,478
743	504	\$1,302	744	\$968,469
25,468	6,658	\$1,106	764	\$844,559
1,950	313	\$1,363	830	\$1,131,609
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,622	307	\$1,314	841	\$1,104,653
1,076	150	\$2,169	1,308	\$2,837,027



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