

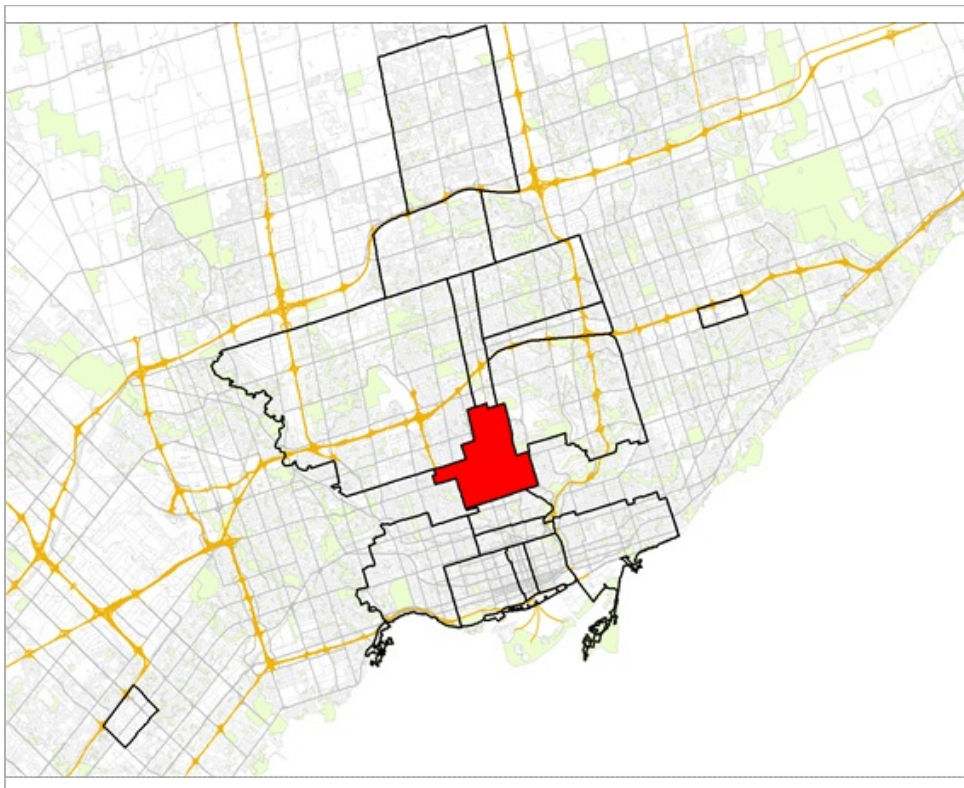


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of June 2026

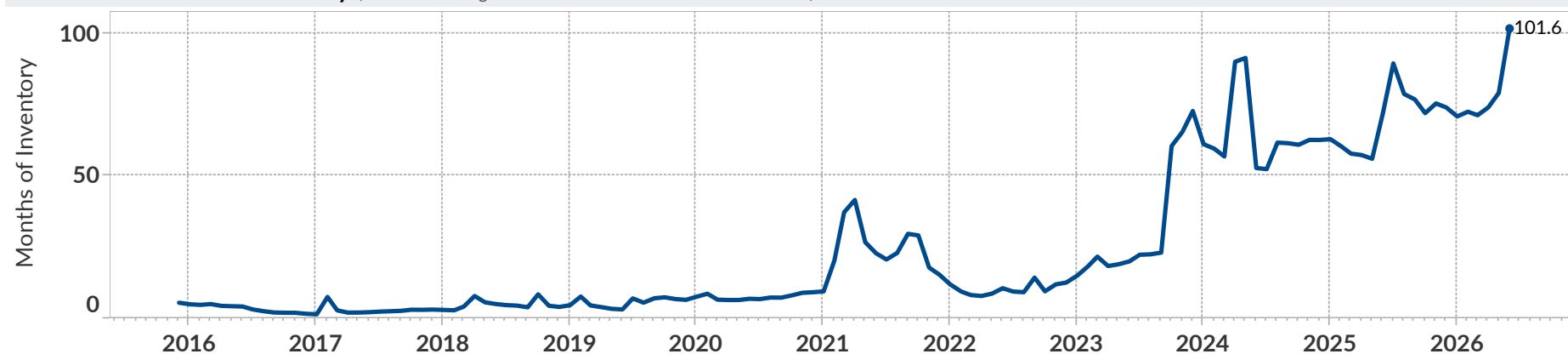


North Toronto Submarket Report - June 2026



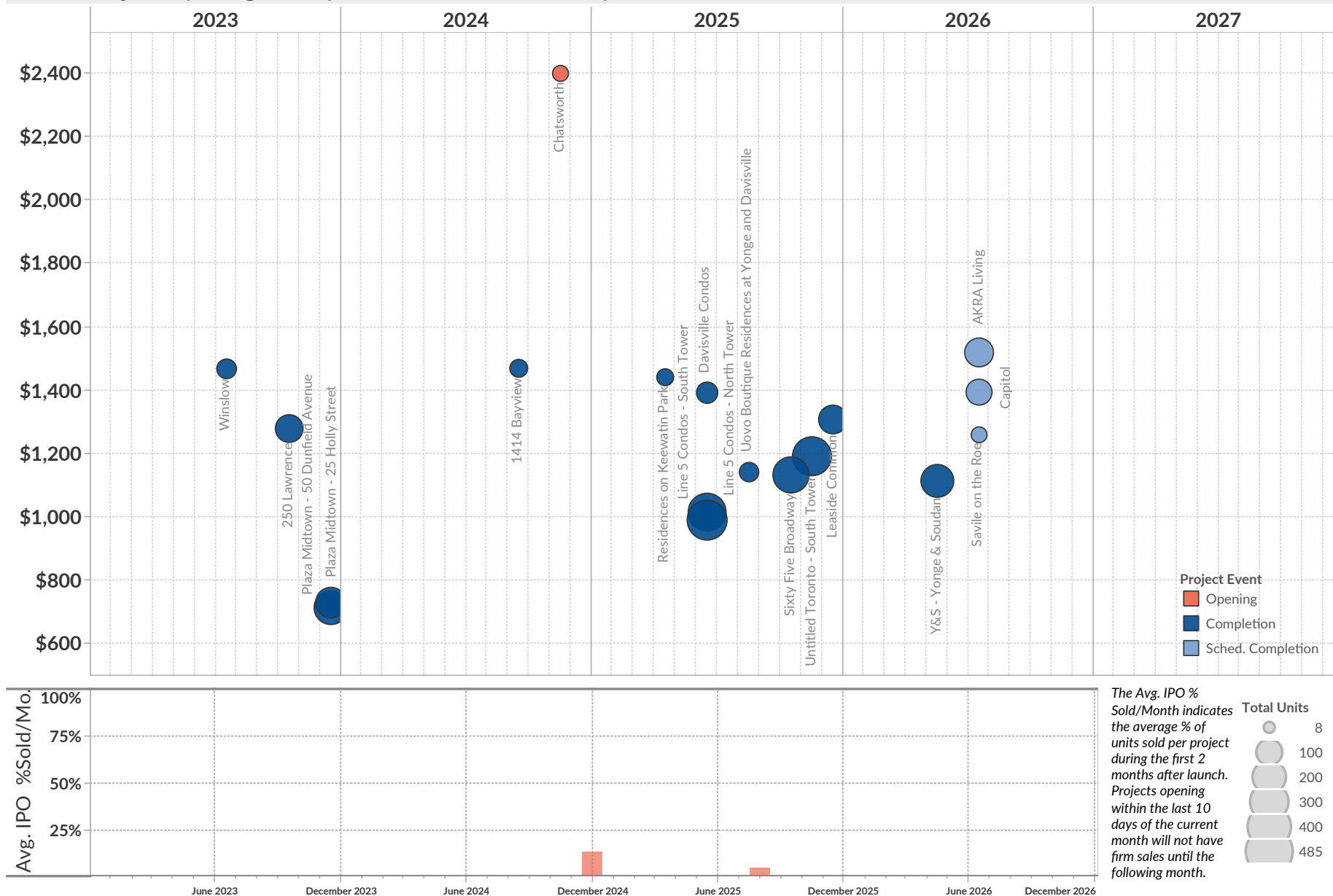
North Toronto		GTA
Distinct count of Site Name	14	294
No. of Units	2,622	75,732
Total Sales	2,334	63,153
Act Inv	288	12,579
Avg. \$/sf		\$1,380
Avg. Project \$/SF		\$1,280
Avg. SF		805
Avg. \$		\$1,111,897
Current Month Sales		273

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



North Toronto Submarket Report - June 2026

Recent Project Openings, Completions & Scheduled Completions



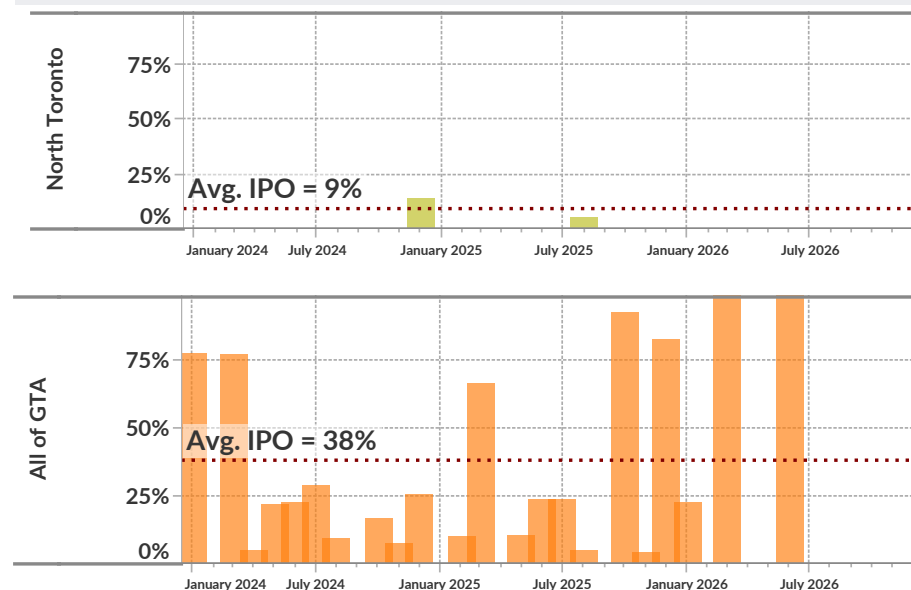
North Toronto Submarket Report - June 2026

Project Data by Unit Type

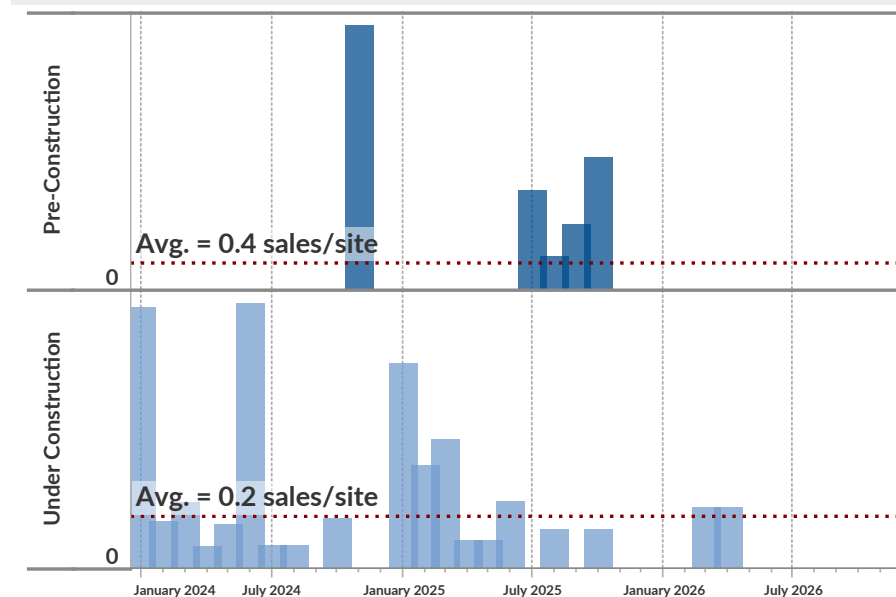
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	0	239	12
1 Bedroom	669	1	621	48
1 Bedroom + Den	583	0	540	43
2 Bedroom	606	1	527	79
2 Bedroom + Den	163	0	140	23
3 Bedroom & Up	301	0	230	71
Penthouse	28	0	24	4
Other	8	0	2	6

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
\$1,580	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)

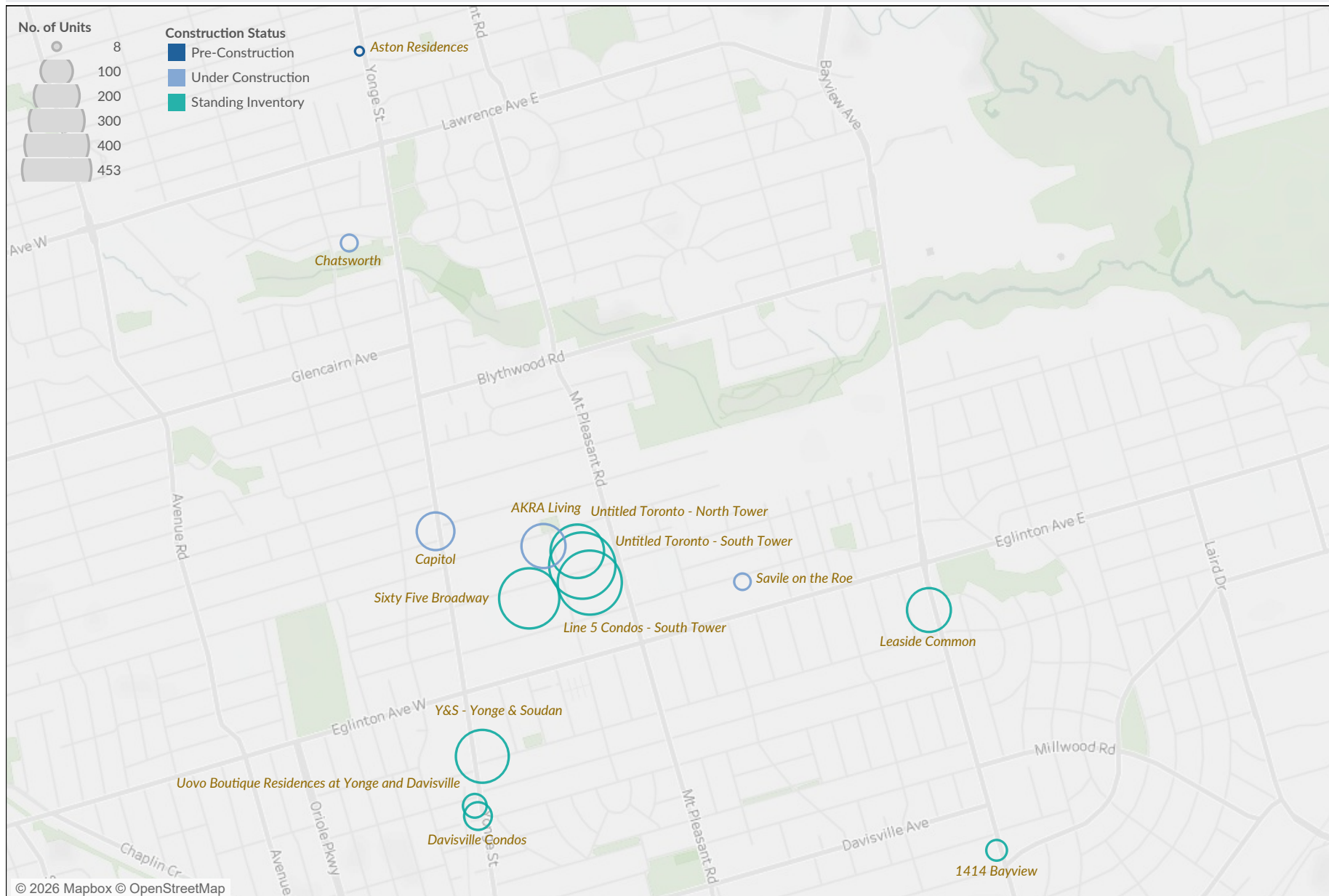


Post Launch Absorption: North Toronto



North Toronto Submarket Report - June 2026

Current Active Projects



North Toronto Submarket Report - June 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	2	3	16	453	\$1,193	\$1,556
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 - June 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 0	• 4
Don Mills - York Mills	• 1	• 9
Downtown Core	• 1	• 6
Downtown East	• 2	• 15
Downtown West	• 7	• 19
Etobicoke Waterfront		
Highway7 - Yonge	• 0	• 3
Mississauga City Centre	• 4	• 8
North Toronto	• 2	• 14
North Yonge Corridor	• 4	• 8
North York East		
North York West	• 2	• 6
Not Applicable	• 234	• 150
Scarborough City Centre		
Sheppard Corridor	• 2	• 8
Thornhill	• 0	• 2
Toronto East	• 0	• 5
Toronto West	• 12	• 16
Yonge - St. Clair	• 0	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,989	• 402	• \$2,328	• 1,027	• \$2,392,241
• 1,849	• 905	• \$1,642	• 910	• \$1,493,481
• 1,799	• 69	• \$1,519	• 1,371	• \$2,083,153
• 3,693	• 429	• \$1,865	• 788	• \$1,469,700
• 4,510	• 667	• \$1,338	• 737	• \$985,886
• 5,964	• 760	• \$1,884	• 1,015	• \$1,912,732
• 765	• 173	• \$1,004	• 826	• \$829,338
• 4,049	• 621	• \$1,214	• 656	• \$796,392
• 2,334	• 288	• \$1,605	• 903	• \$1,448,872
• 2,450	• 651	• \$1,619	• 666	• \$1,077,381
• 745	• 502	• \$1,302	• 743	• \$968,080
• 25,028	• 6,199	• \$1,110	• 767	• \$850,515
• 1,952	• 275	• \$1,388	• 834	• \$1,157,470
• 423	• 30	• \$1,573	• 1,718	• \$2,701,583
• 890	• 166	• \$1,221	• 681	• \$831,025
• 2,637	• 292	• \$1,332	• 841	• \$1,120,863
• 1,076	• 150	• \$2,169	• 1,308	• \$2,837,027



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