

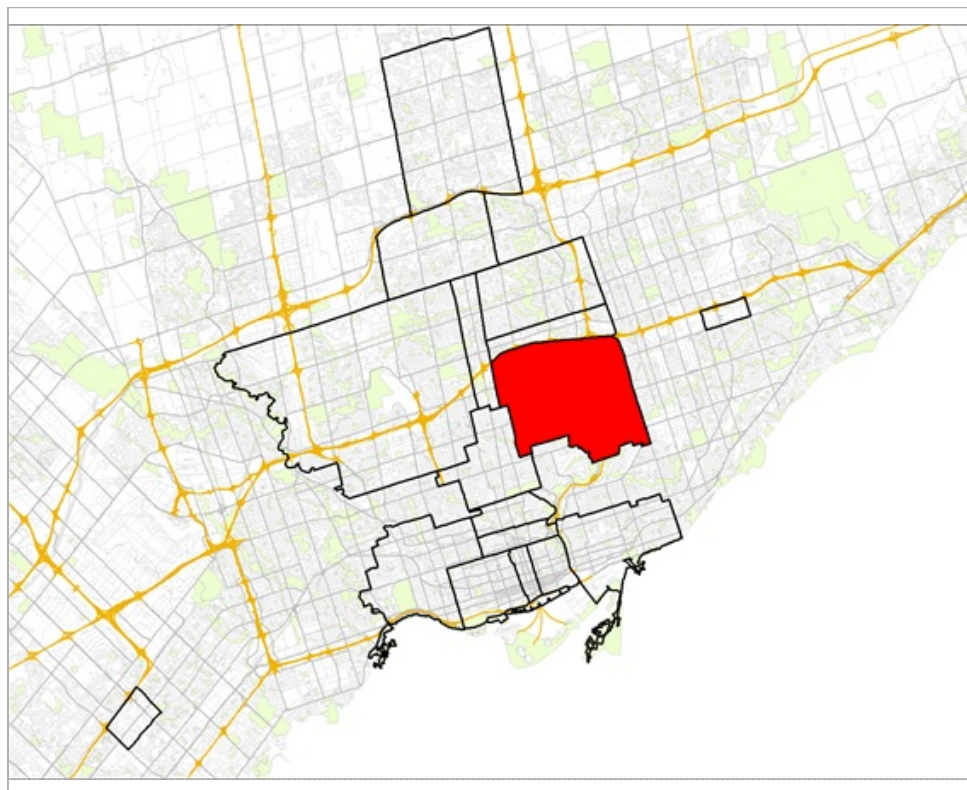


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of July 2026

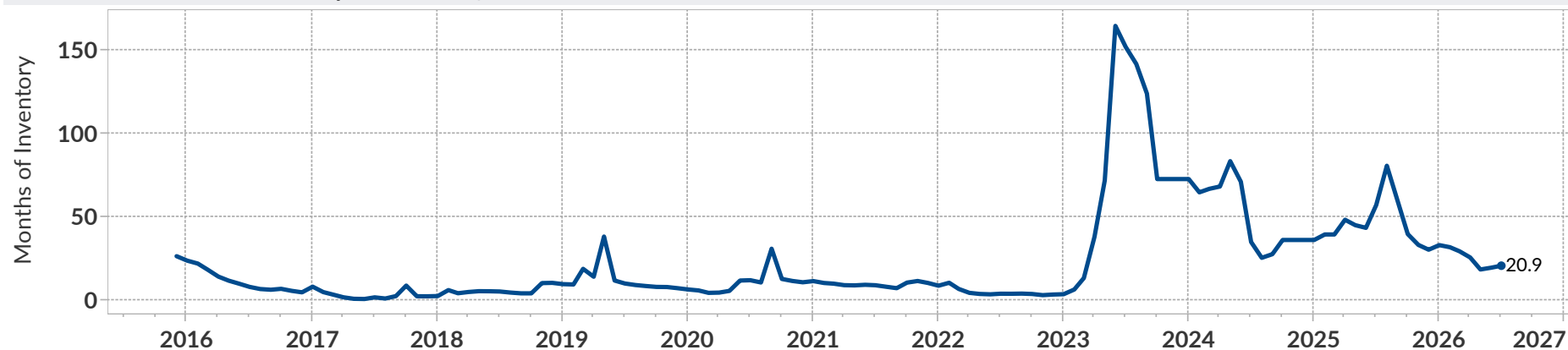


Don Mills - York Mills Submarket Report - July 2026



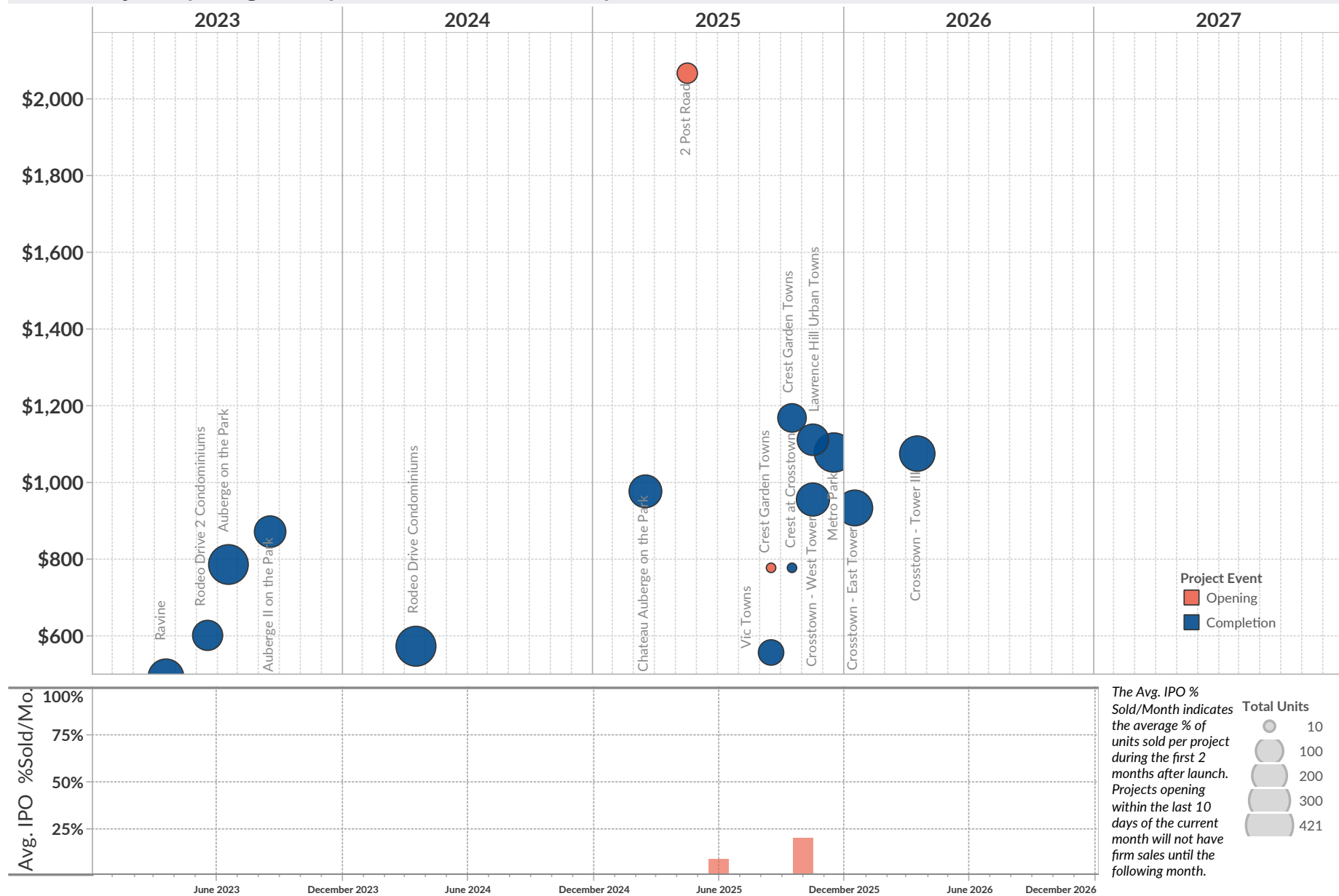
Don Mills - York Mills		GTA
Distinct count of Site Name	9	291
No. of Units	1,868	75,173
Total Sales	1,800	62,828
Act Inv	68	12,345
Avg. \$/sf		\$1,389
Avg. Project \$/SF		\$1,278
Avg. SF		810
Avg. \$		\$1,125,410
Current Month Sales		237

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



Don Mills - York Mills Submarket Report - July 2026

Recent Project Openings, Completions & Scheduled Completions



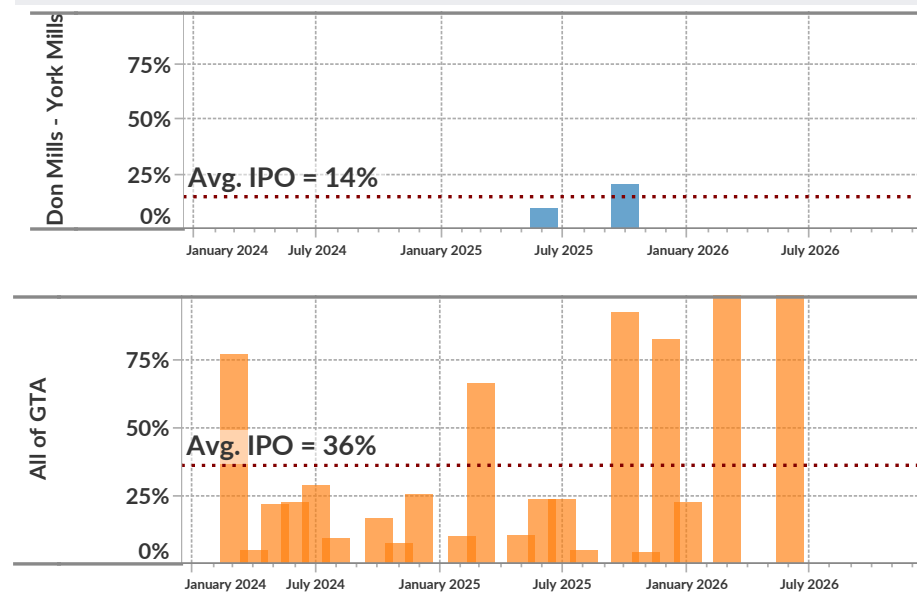
Don Mills - York Mills Submarket Report - July 2026

Project Data by Unit Type

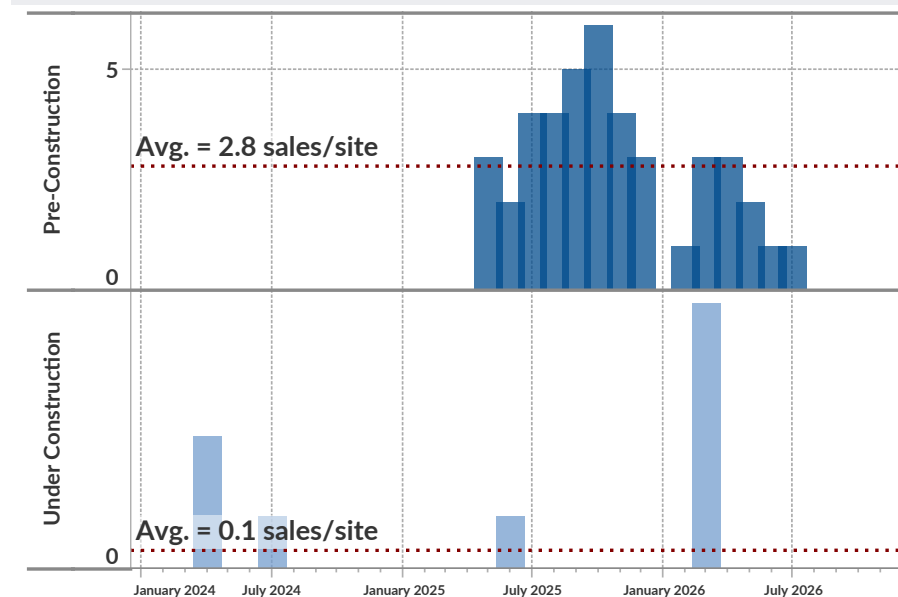
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	578	0	578	0
1 Bedroom + Den	337	0	331	6
2 Bedroom	519	1	488	31
2 Bedroom + Den	379	0	372	7
3 Bedroom & Up	37	0	21	16
Penthouse				
Other	8	0	0	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,316	688	712	\$911,990	\$929,990
\$1,369	715	1,820	\$955,990	\$3,700,000
\$1,701	842	2,474	\$1,127,990	\$4,925,000
\$1,682	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)

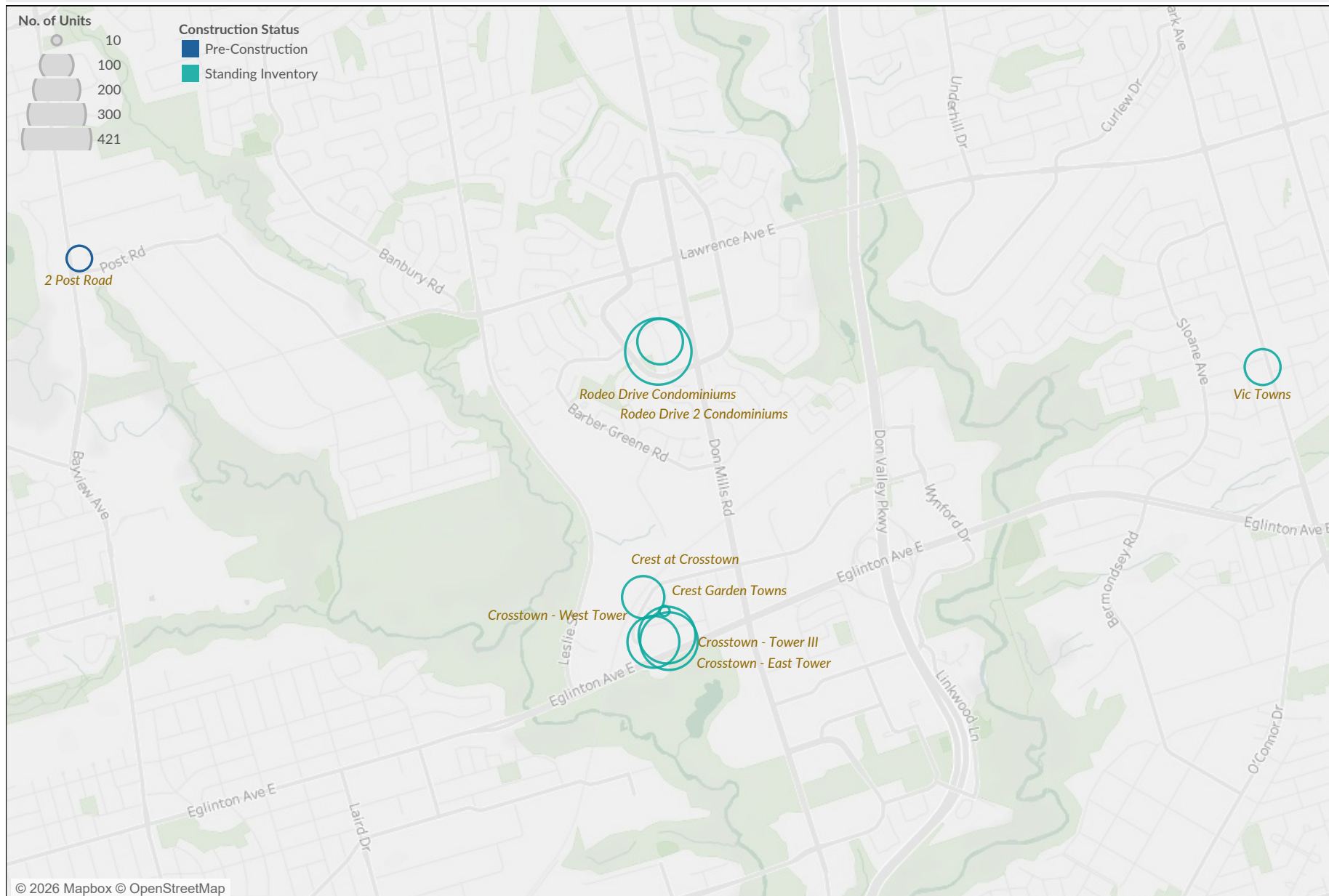


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



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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	December 2028	1	11	20	62	\$2,067	\$1,783
Crest at Crosstown - Aspen Ridge Homes	Apartment	October 2025	0	2	32	171	\$1,169	\$1,402
Crest Garden Towns - Aspen Ridge Homes	Stacked	October 2025	0	0	8	10	\$779	\$735
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	0	123	\$558	\$662

Don Mills - York Mills Submarket Report - July 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	15
Central Waterfront	3	4
Don Mills - York Mills	1	9
Downtown Core	0	6
Downtown East	4	15
Downtown West	5	19
Etobicoke Waterfront		
Highway7 - Yonge	2	3
Mississauga City Centre	0	8
North Toronto	0	14
North Yonge Corridor	1	8
North York East		
North York West	1	6
Not Applicable	213	147
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	1	5
Toronto West	2	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,991	400	\$2,329	1,030	\$2,398,125
1,852	905	\$1,701	1,006	\$1,711,201
1,800	68	\$1,515	1,367	\$2,071,875
3,693	429	\$1,865	788	\$1,469,700
4,514	663	\$1,340	736	\$987,083
5,980	744	\$1,898	1,018	\$1,930,917
777	161	\$1,036	777	\$805,168
4,049	621	\$1,214	656	\$796,392
2,334	288	\$1,605	903	\$1,448,838
2,447	654	\$1,610	668	\$1,074,775
746	501	\$1,260	744	\$937,295
24,657	6,008	\$1,103	761	\$839,810
1,959	268	\$1,396	837	\$1,168,075
423	30	\$1,573	1,718	\$2,701,583
891	165	\$1,216	686	\$833,692
2,639	290	\$1,321	843	\$1,114,270
1,076	150	\$2,169	1,308	\$2,837,027



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