

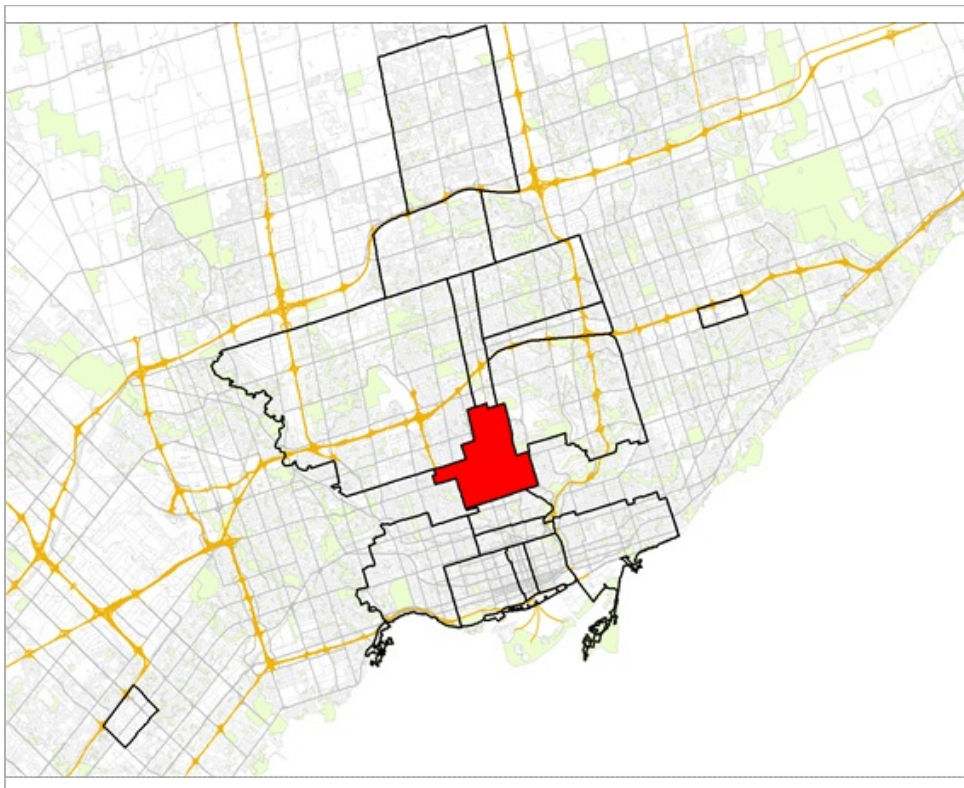


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of July 2026

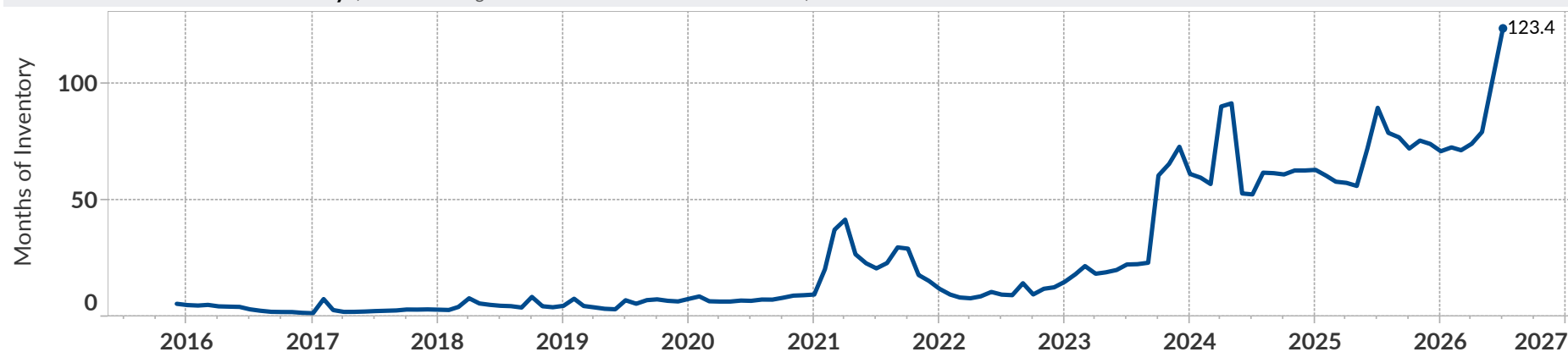


North Toronto Submarket Report - July 2026



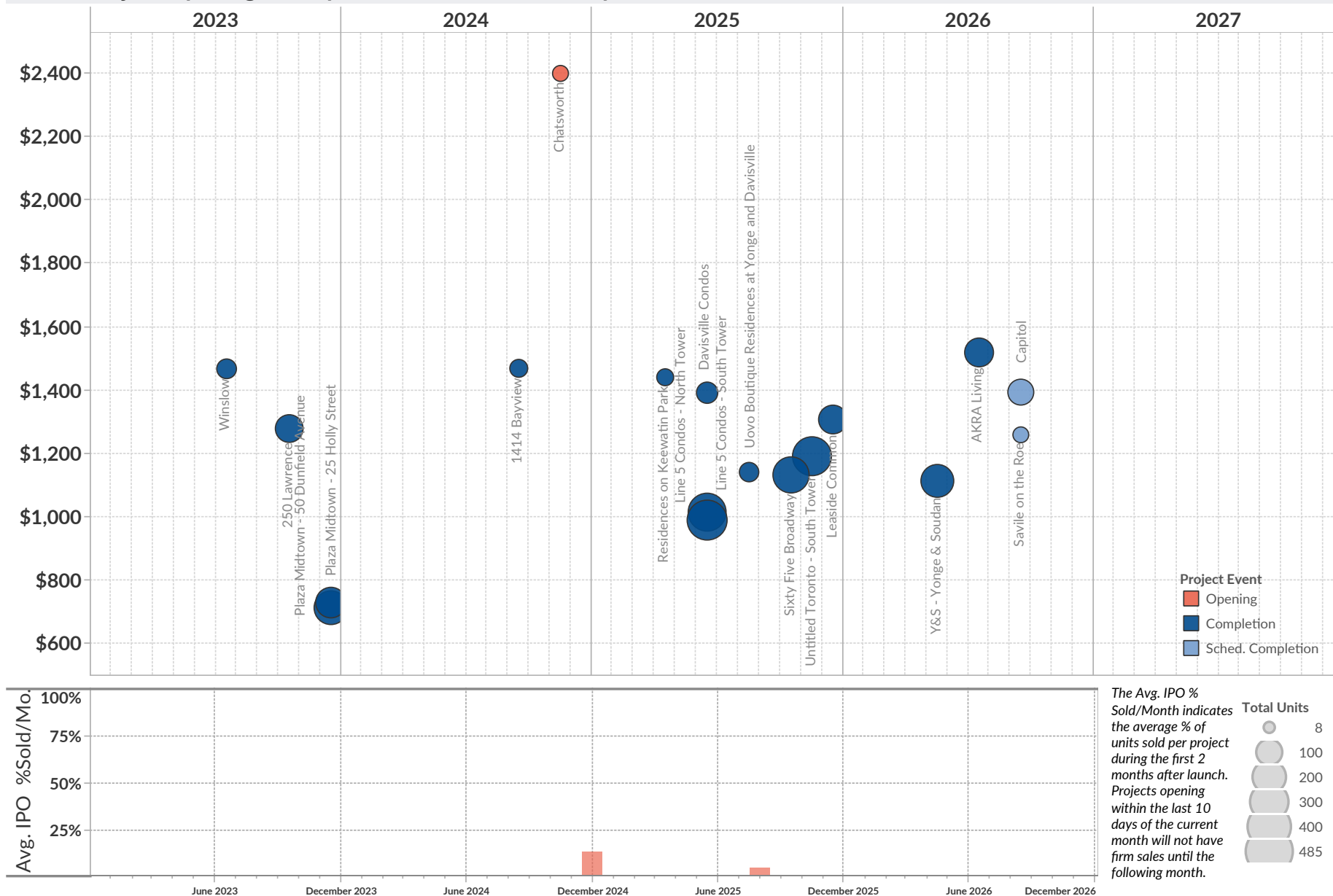
North Toronto		GTA
Distinct count of Site Name	14	291
No. of Units	2,622	75,173
Total Sales	2,334	62,828
Act Inv	288	12,345
Avg. \$/sf		\$1,389
Avg. Project \$/SF		\$1,278
Avg. SF		810
Avg. \$		\$1,125,410
Current Month Sales		237

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



North Toronto Submarket Report - July 2026

Recent Project Openings, Completions & Scheduled Completions



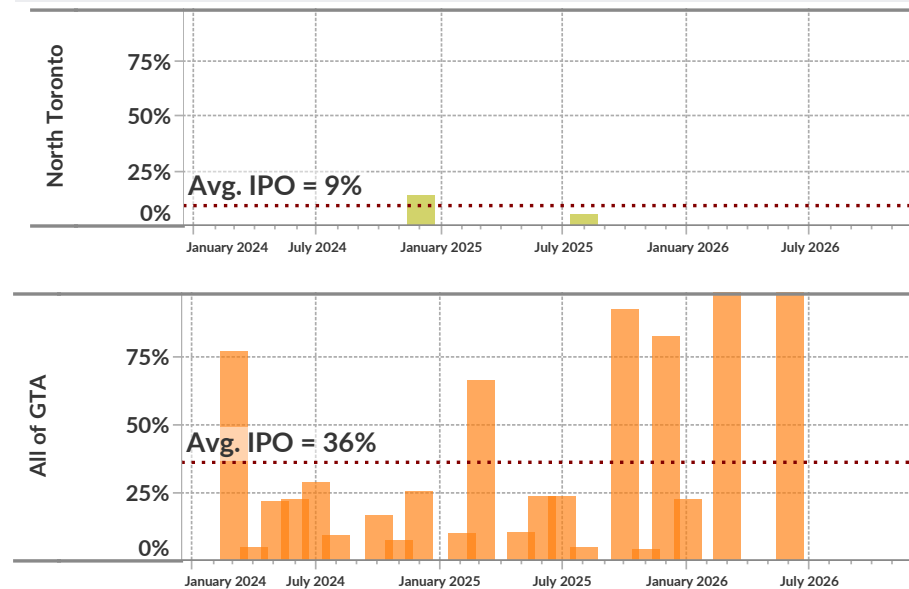
North Toronto Submarket Report - July 2026

Project Data by Unit Type

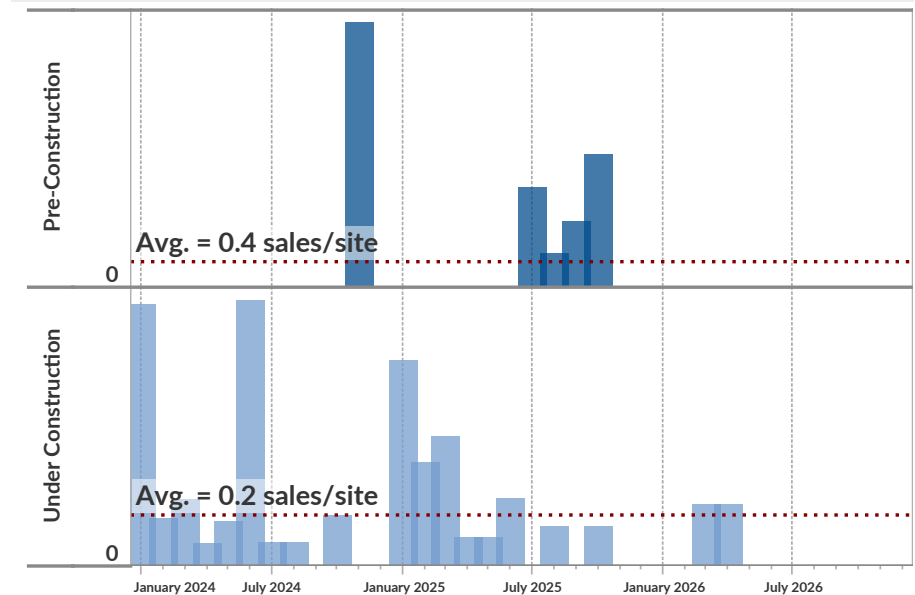
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	0	239	12
1 Bedroom	669	0	621	48
1 Bedroom + Den	583	0	540	43
2 Bedroom	606	0	527	79
2 Bedroom + Den	163	0	140	23
3 Bedroom & Up	301	0	230	71
Penthouse	28	0	24	4
Other	8	0	2	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,720	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)

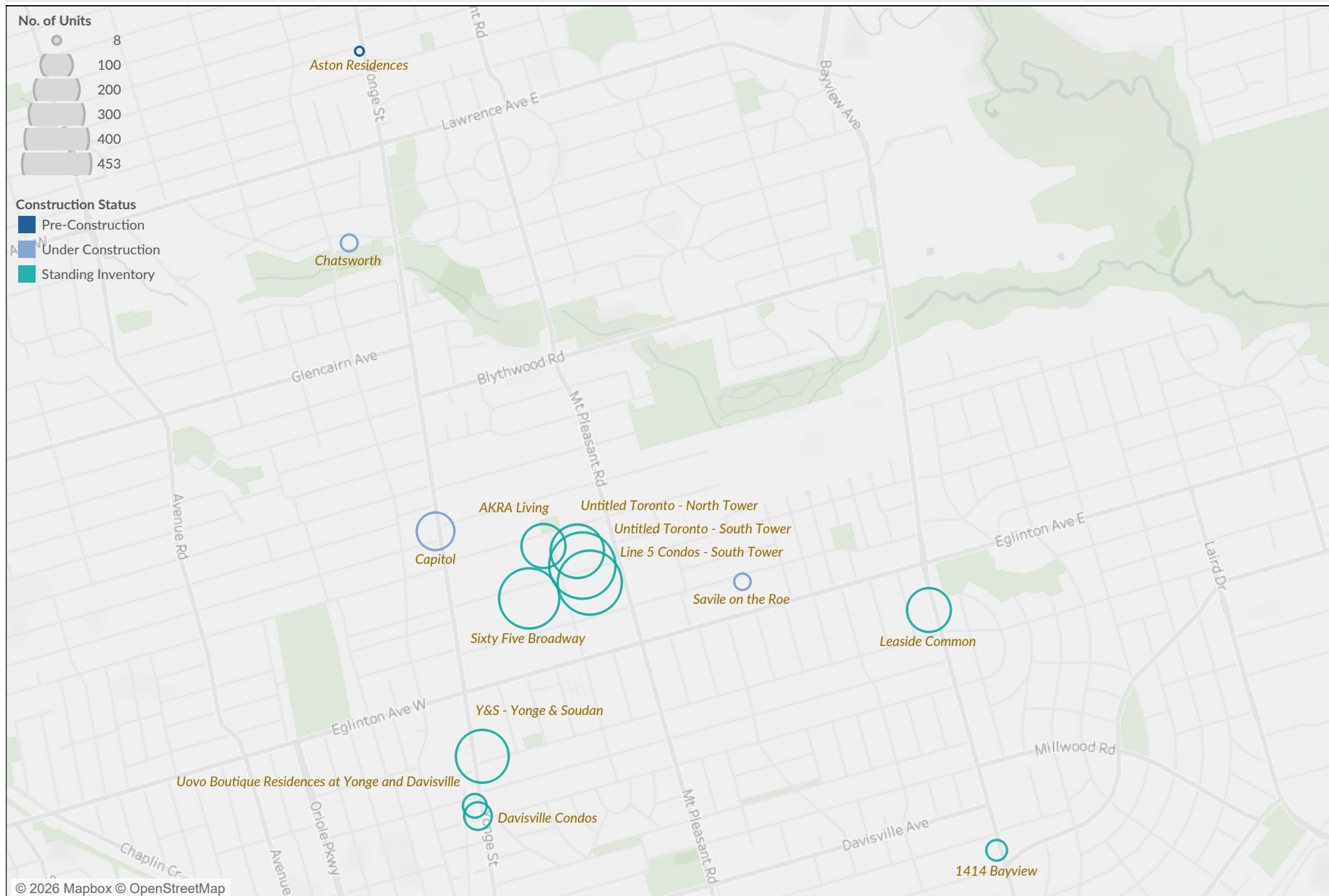


Post Launch Absorption: North Toronto



North Toronto Submarket Report - July 2026

Current Active Projects



North Toronto Submarket Report - July 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	September 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	September 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	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 - 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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