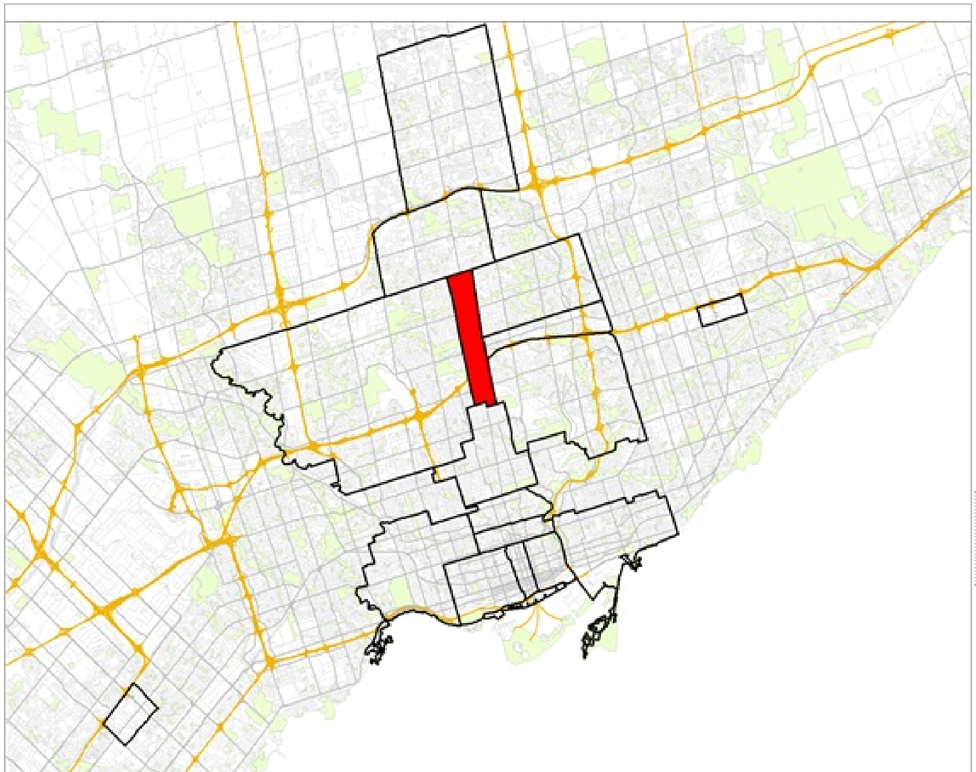
Greater Toronto Area | North Yonge Corridor

New Homes High Rise Submarket Report

Data as of July 2026

Altus Group

North Yonge Corridor Submarket Report - July 2026

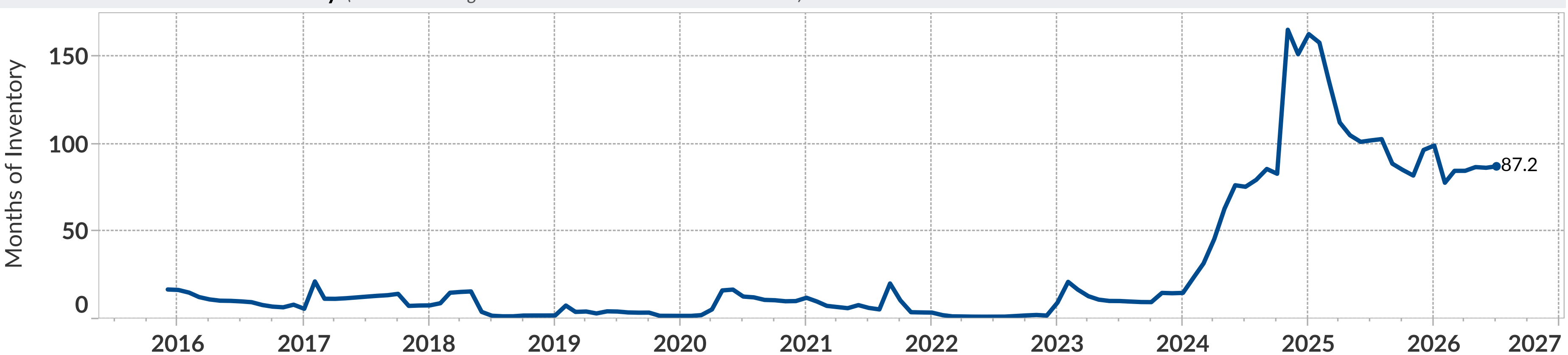


	North Yonge Corridor	GTA
Distinct count of Site Name	8	291
No. of Units	3,101	75,173
Total Sales	2,447	62,828
Act Inv	654	12,345

Avg. $/sf	$1,610	$1,389
Avg. Project $/SF	$1,367	$1,278
Avg. SF	668	810
Avg. $	$1,074,775	$1,125,410

Current Month Sales	1	237

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



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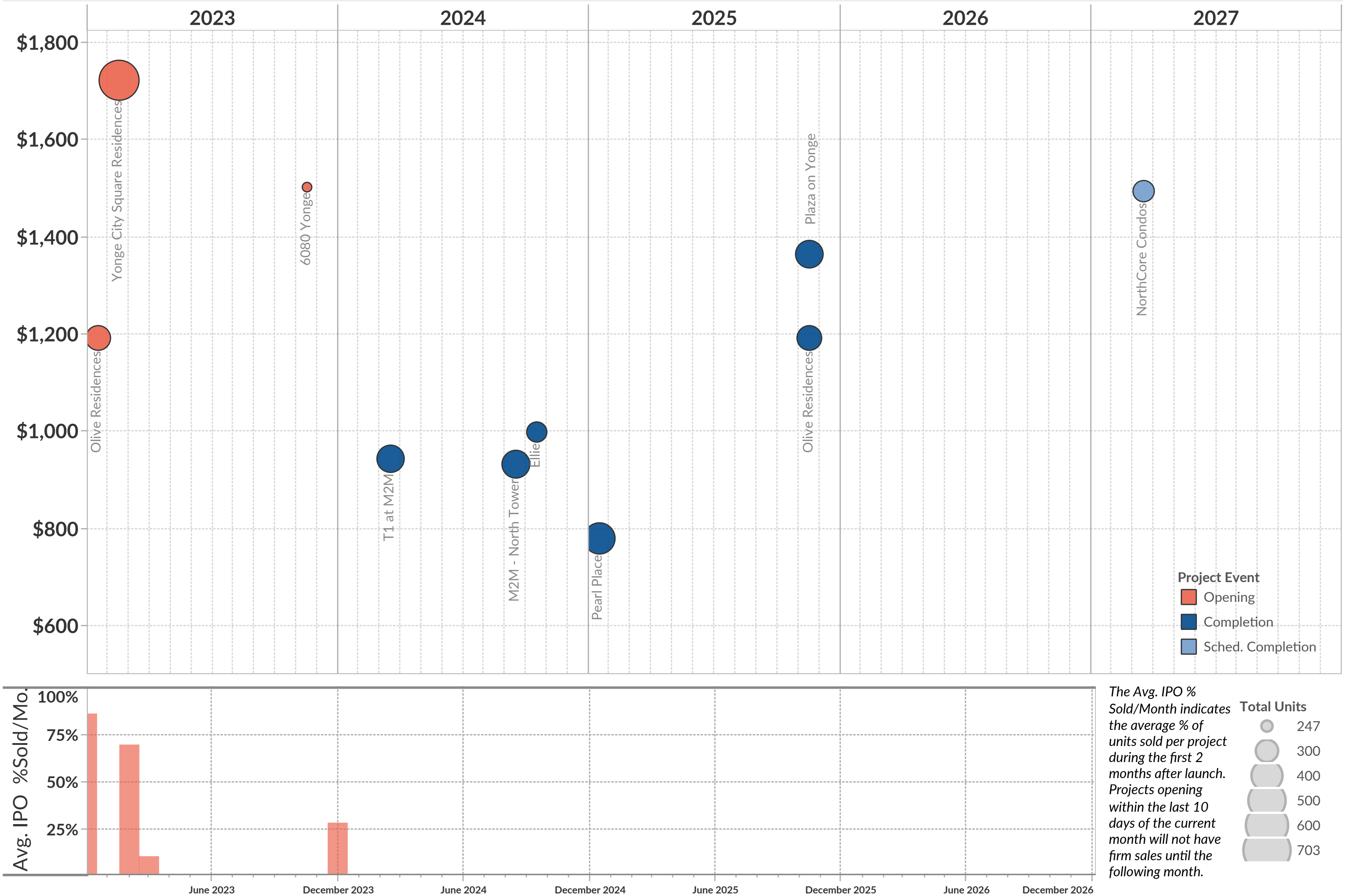
Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.

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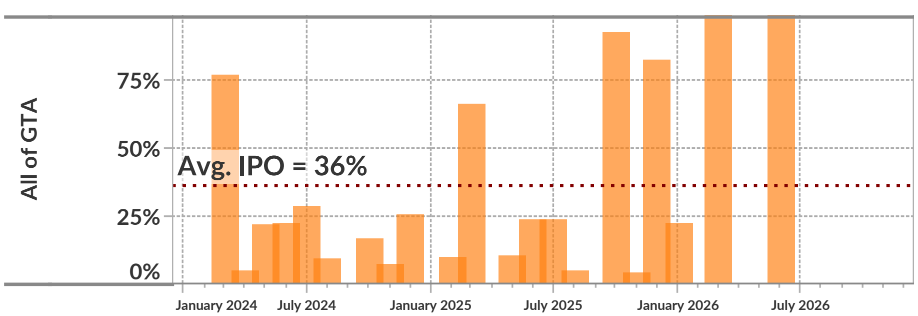
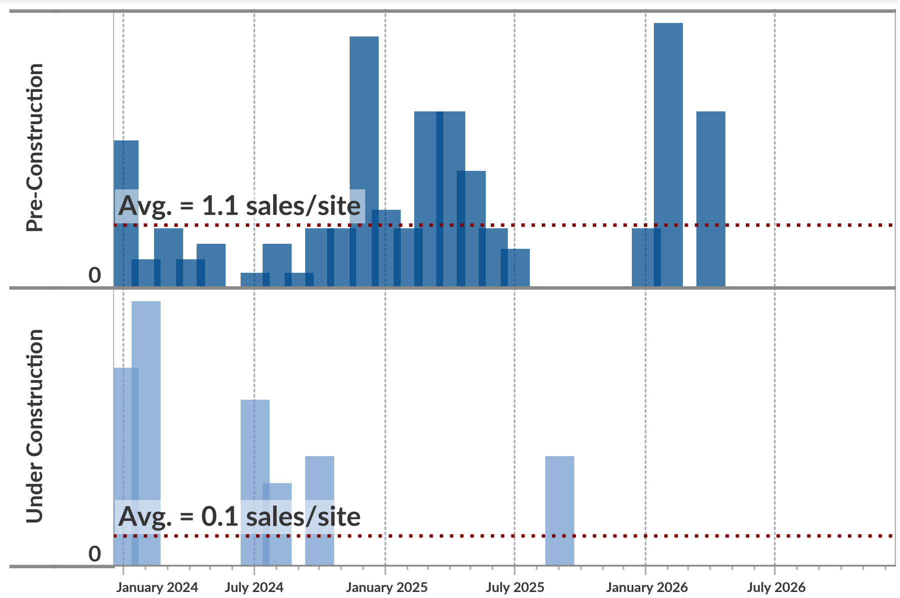
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	211	0	130	81	$1,586	338	620	$519,990	$742,000
1 Bedroom	602	0	501	101	$1,462	444	752	$640,000	$1,092,500
1 Bedroom + Den	931	0	738	193	$1,487	550	752	$695,900	$1,070,000
2 Bedroom	888	0	734	154	$1,402	627	1,037	$765,000	$1,660,000
2 Bedroom + Den	150	1	135	15	$1,490	685	1,394	$880,000	$2,355,000
3 Bedroom & Up	265	0	174	91	$2,188	850	1,546	$905,000	$3,423,000
Penthouse	18	0	18	0					
Other	20	0	11	9	$1,350	1,019	1,614	$855,000	$2,505,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: North Yonge Corridor



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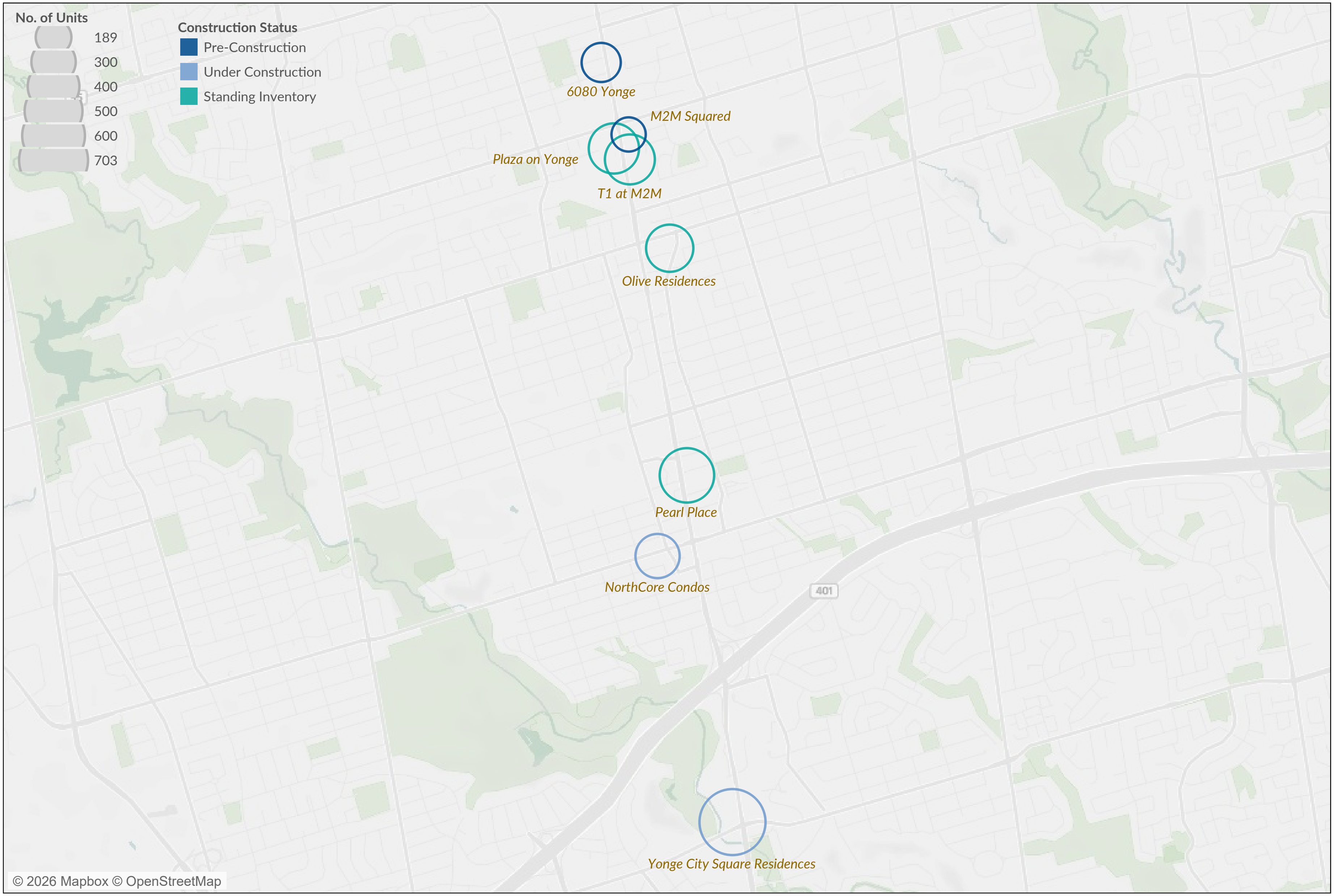
Current Active Projects



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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
6080 Yonge - Tridel and Arkfield Development	Apartment	February 2030	0	17	134	247	$1,503	$1,507
M2M Squared - Aoyuan International	Apartment	October 2029	0	0	0	189	$1,417	$1,422
NorthCore Condos - Fieldgate Homes and Westdale Properties	Apartment	March 2027	0	0	0	315	$1,495	$1,530
Olive Residences - Capital Developments	Apartment	November 2025	0	2	5	360	$1,193	$1,285
Pearl Place - Conservatory Group	Apartment	January 2025	1	23	9	478	$780	$1,308
Plaza on Yonge - Plaza	Apartment	November 2025	0	0	12	407	$1,365	$1,336
T1 at M2M - Aoyuan International	Apartment	March 2024	0	20	11	402	$944	$844
Yonge City Square Residences - Gupta Group	Apartment	December 2028	0	0	483	703	$1,723	$1,707

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Monthly Sales

Current GTA Active Projects

Sub Market	Current Month Sales	Distinct count of Site Name	Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
Bloor - Yorkville	2	15	2,991	400	$2,329	1,030	$2,398,125
Central Waterfront	3	4	1,852	905	$1,701	1,006	$1,711,201
Don Mills - York Mills	1	9	1,800	68	$1,515	1,367	$2,071,875
Downtown Core	0	6	3,693	429	$1,865	788	$1,469,700
Downtown East	4	15	4,514	663	$1,340	736	$987,083
Downtown West	5	19	5,980	744	$1,898	1,018	$1,930,917
Etobicoke Waterfront							
Highway7 - Yonge	2	3	777	161	$1,036	777	$805,168
Mississauga City Centre	0	8	4,049	621	$1,214	656	$796,392
North Toronto	0	14	2,334	288	$1,605	903	$1,448,838
North Yonge Corridor	1	8	2,447	654	$1,610	668	$1,074,775
North York East							
North York West	1	6	746	501	$1,260	744	$937,295
Not Applicable	213	147	24,657	6,008	$1,103	761	$839,810
Scarborough City Centre							
Sheppard Corridor	2	8	1,959	268	$1,396	837	$1,168,075
Thornhill	0	2	423	30	$1,573	1,718	$2,701,583
Toronto East	1	5	891	165	$1,216	686	$833,692
Toronto West	2	16	2,639	290	$1,321	843	$1,114,270
Yonge - St. Clair	0	6	1,076	150	$2,169	1,308	$2,837,027

Altus Group

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