

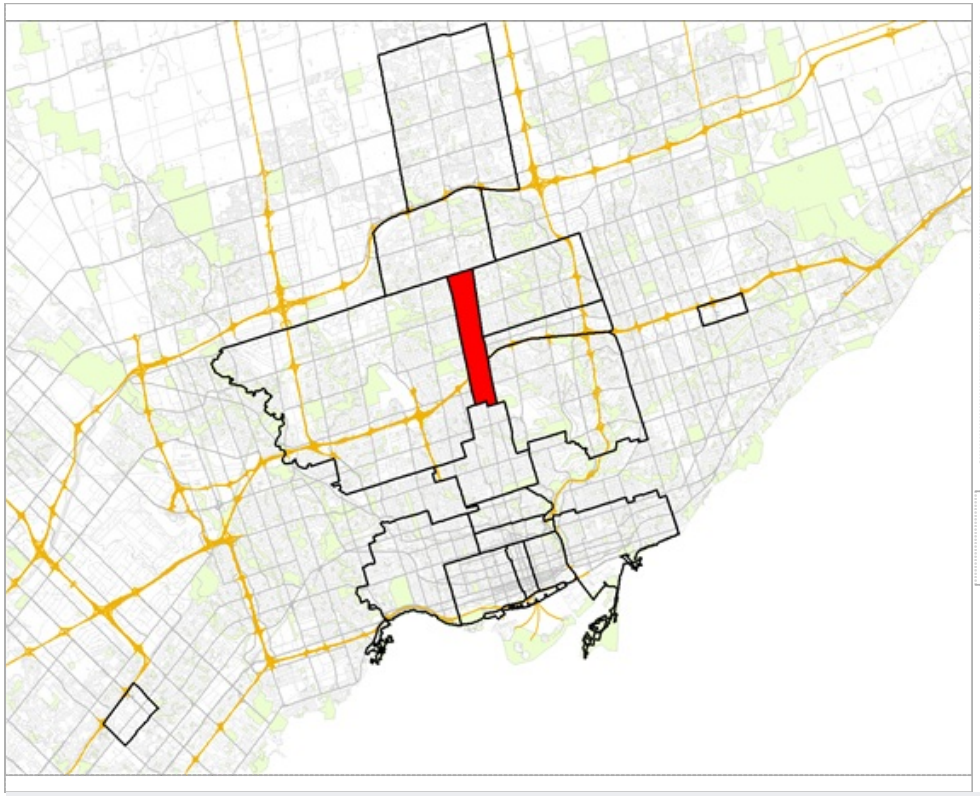
Greater Toronto Area | North Yonge Corridor

New Homes High Rise Submarket Report

Data as of August 2026

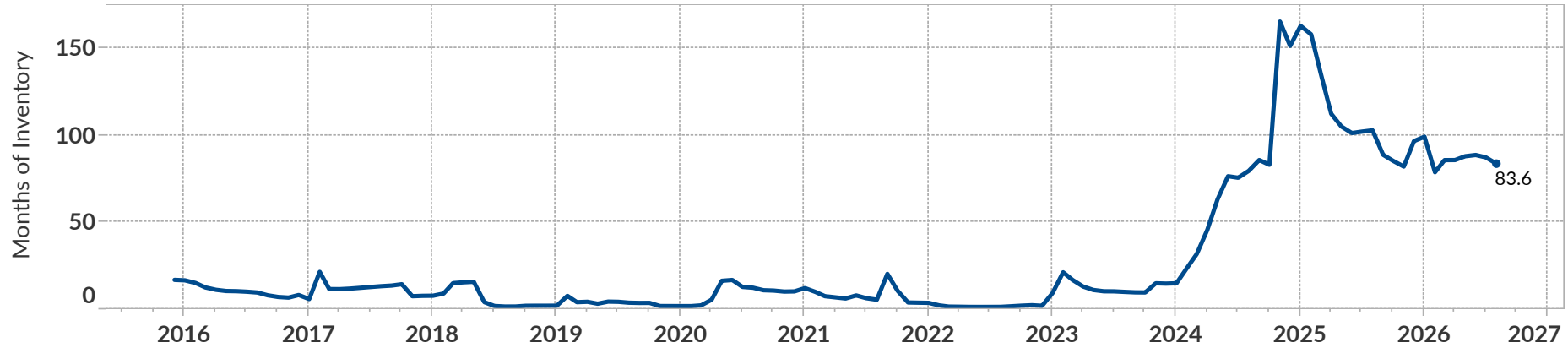
Altus Group

North Yonge Corridor Submarket Report - August 2026



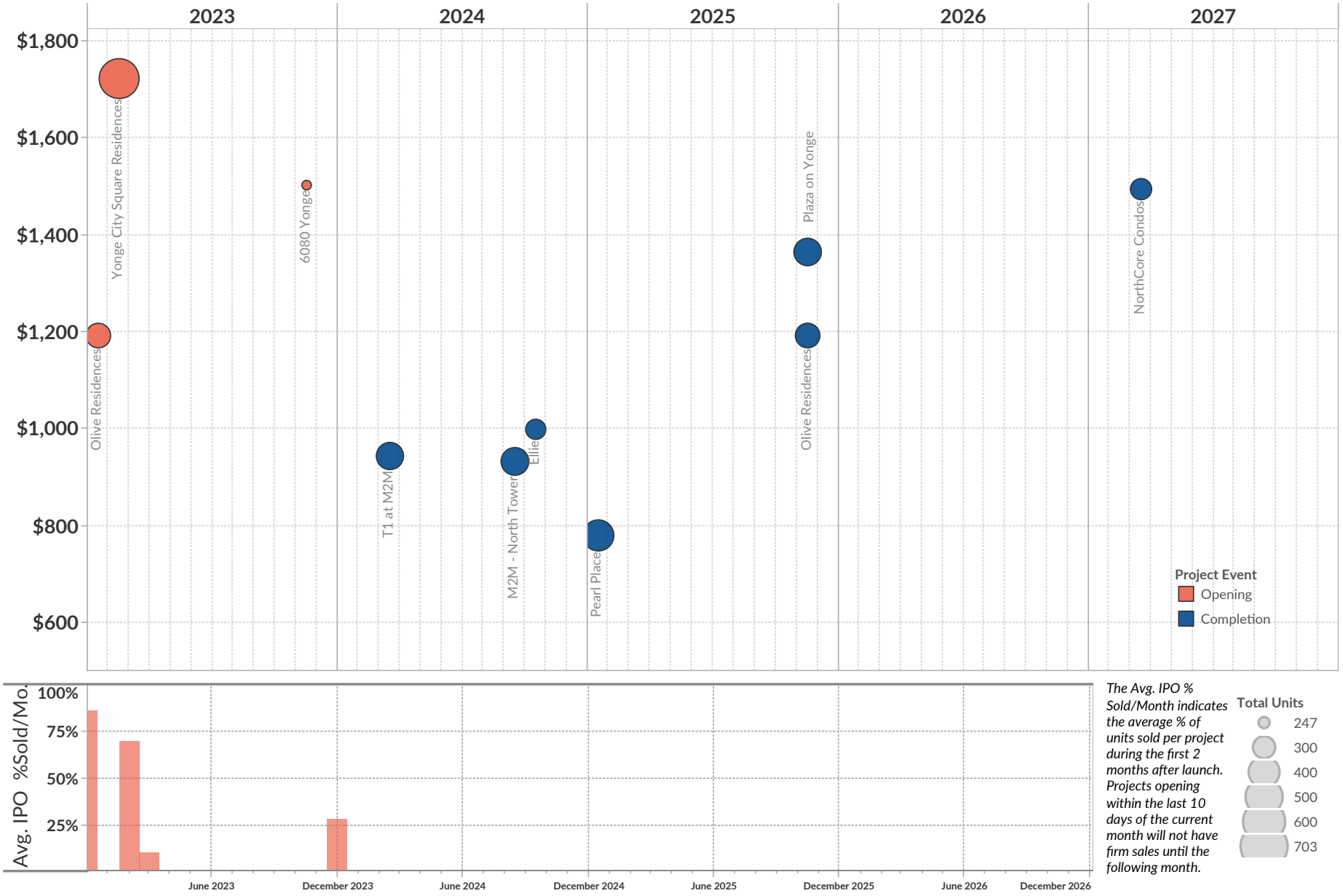
	North Yonge Corridor	GTA
Distinct count of Site Name	7	290
No. of Units	2,741	74,874
Total Sales	2,093	62,140
Act Inv	648	12,734
Avg. $/sf	$1,609	$1,352
Avg. Project $/SF	$1,349	$1,271
Avg. SF	665	822
Avg. $	$1,070,444	$1,110,782
Current Month Sales	6	215

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



North Yonge Corridor Submarket Report - August 2026

Recent Project Openings, Completions & Scheduled Completions

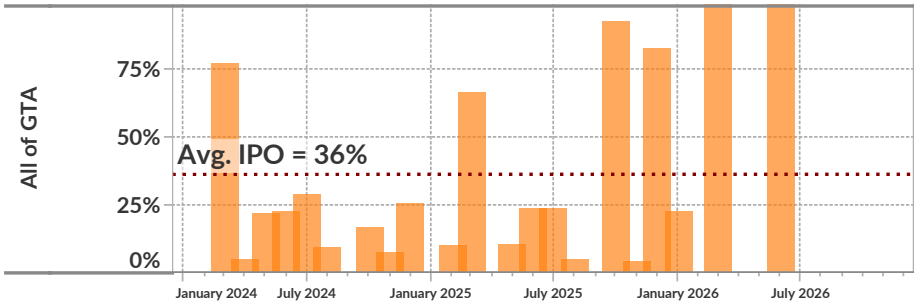


North Yonge Corridor Submarket Report - August 2026

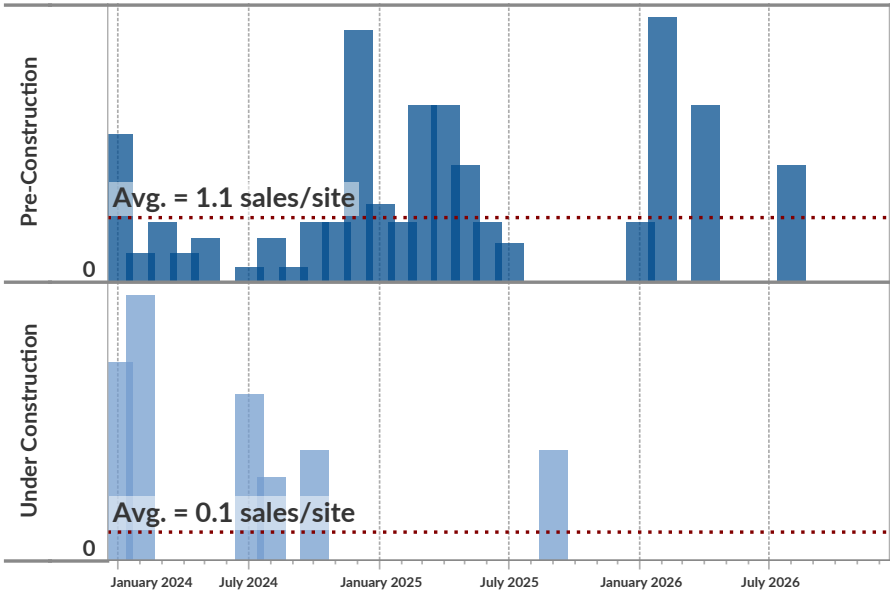
Project Data by Unit Type

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	186	0	105	81	$1,586	338	620	$519,990	$742,000
1 Bedroom	523	0	422	101	$1,462	444	752	$619,000	$1,092,500
1 Bedroom + Den	812	3	621	191	$1,486	550	752	$579,000	$1,070,000
2 Bedroom	796	1	645	151	$1,403	627	1,037	$765,000	$1,660,000
2 Bedroom + Den	150	0	133	17	$1,365	737	1,394	$869,900	$2,355,000
3 Bedroom & Up	234	0	143	91	$2,188	850	1,546	$905,000	$3,423,000
Penthouse	8	0	8	0					
Other	20	0	11	9	$1,350	1,019	1,614	$855,000	$2,505,000

IPO Launch Performance (first 2 months)

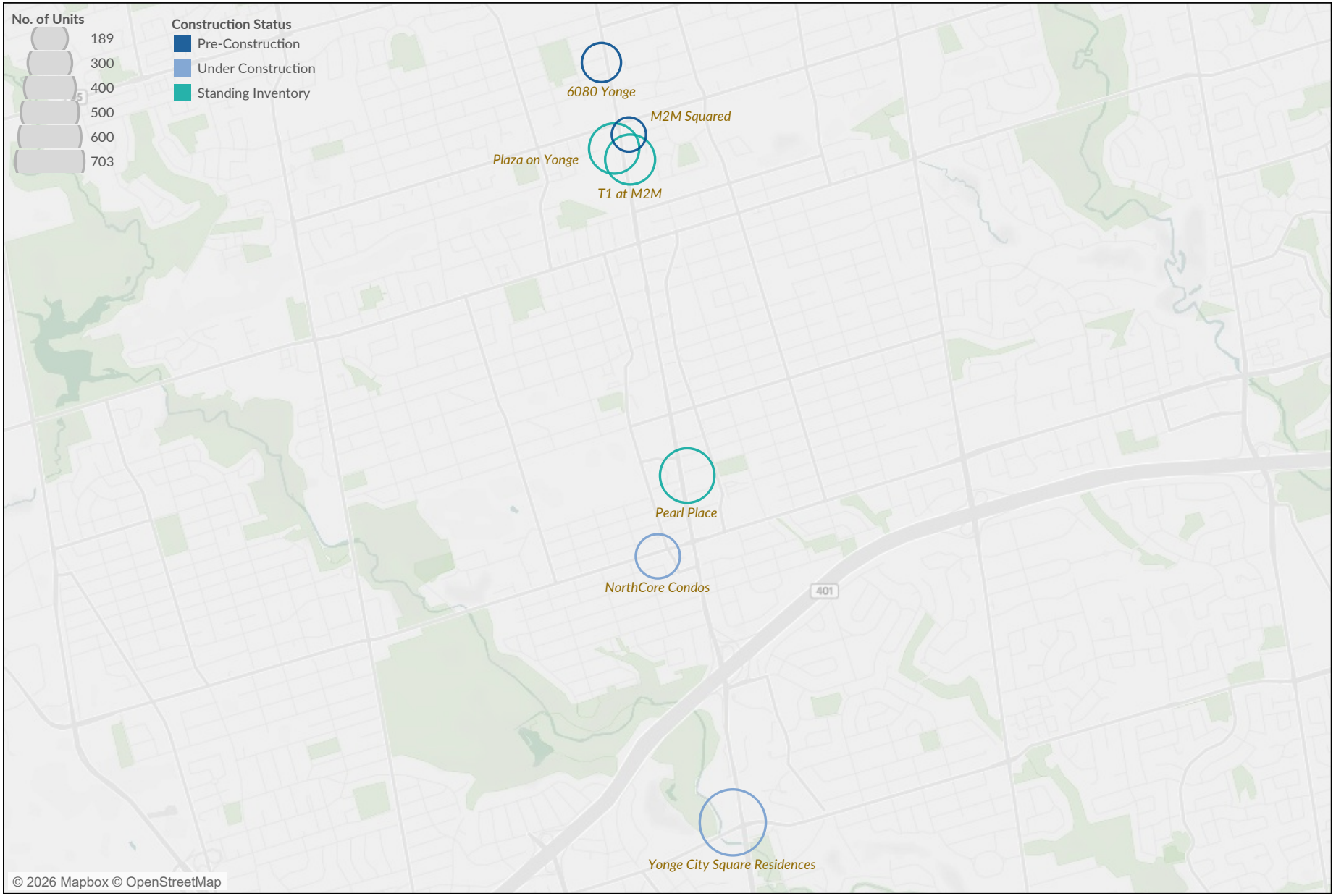


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - August 2026

Current Active Projects



North Yonge Corridor Submarket Report - August 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
6080 Yonge - Tridel and Arkfield Development	Apartment	February 2030	4	21	130	247	$1,503	$1,508
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
Pearl Place - Conservatory Group	Apartment	January 2025	0	20	12	478	$780	$1,097
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

North Yonge Corridor Submarket Report - August 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	20	4
Don Mills - York Mills	0	11
Downtown Core	3	6
Downtown East	6	15
Downtown West	4	19
Etobicoke Waterfront		
Highway7 - Yonge	2	2
Mississauga City Centre	0	8
North Toronto	0	14
North Yonge Corridor	6	7
North York East		
North York West	1	5
Not Applicable	164	148
Scarborough City Centre		
Sheppard Corridor	1	8
Thornhill	1	1
Toronto East	0	5
Toronto West	6	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
2,992	399	$2,335	1,028	$2,400,671
1,855	902	$1,701	1,007	$1,713,073
1,759	263	$1,109	1,177	$1,305,513
3,696	426	$1,866	790	$1,473,369
4,520	657	$1,340	739	$990,650
5,987	737	$1,902	1,017	$1,934,684
584	154	$1,050	754	$791,398
4,049	621	$1,214	656	$796,392
2,334	304	$1,583	889	$1,406,795
2,093	648	$1,609	665	$1,070,444
691	466	$1,260	747	$941,919
24,853	6,275	$1,062	780	$828,162
1,960	267	$1,397	837	$1,169,416
154	17	$1,556	1,687	$2,623,824
891	165	$1,216	686	$833,692
2,646	283	$1,326	845	$1,120,142
1,076	150	$2,169	1,308	$2,837,027



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