

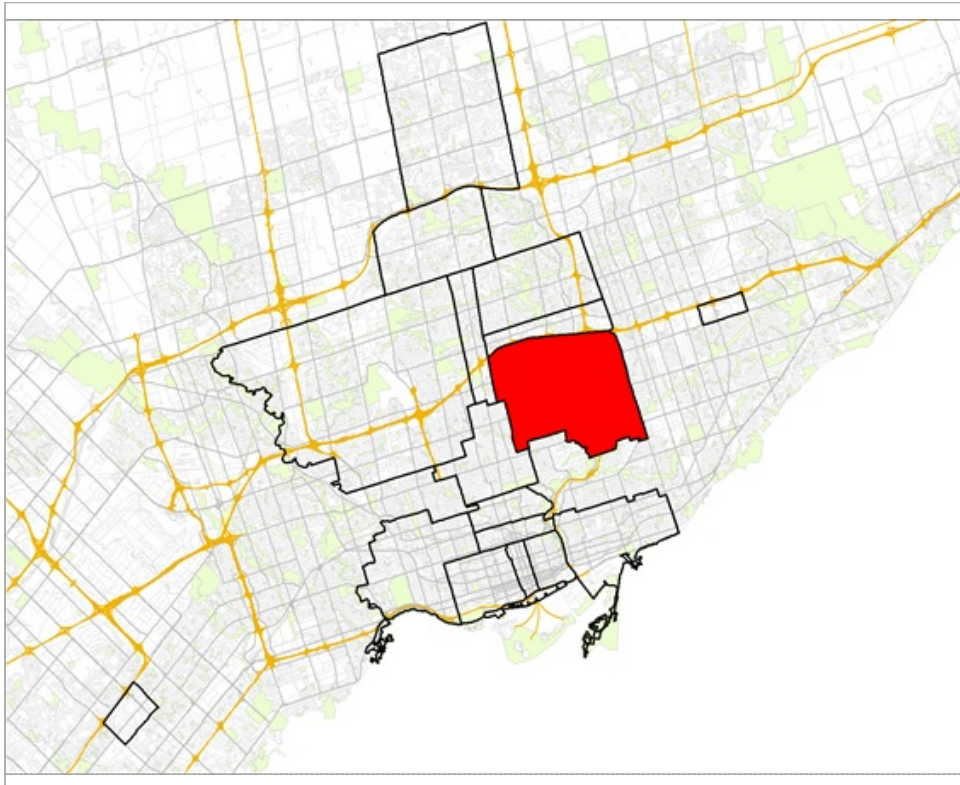


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of August 2026

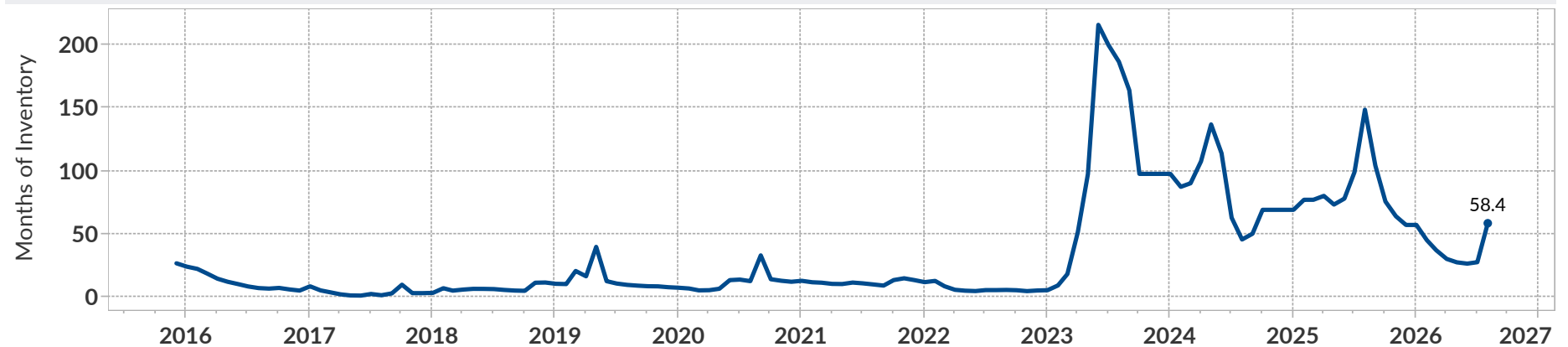


Don Mills - York Mills Submarket Report - August 2026



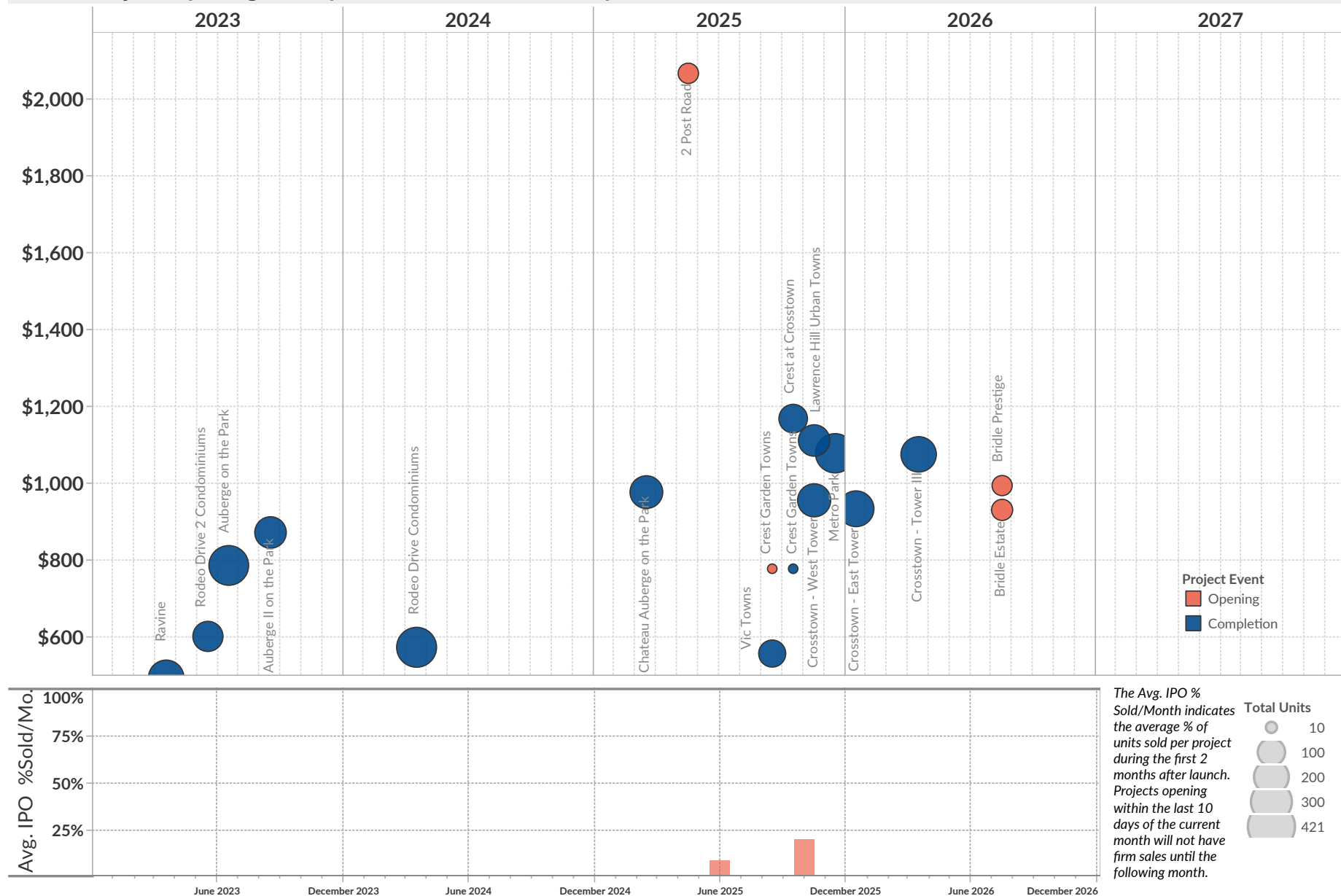
Don Mills - York Mills		GTA
Distinct count of Site Name	11	290
No. of Units	2,022	74,874
Total Sales	1,759	62,140
Act Inv	263	12,734
Avg. \$/sf		\$1,352
Avg. Project \$/SF		\$1,271
Avg. SF		822
Avg. \$		\$1,110,782
Current Month Sales		215

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



Don Mills - York Mills Submarket Report - August 2026

Recent Project Openings, Completions & Scheduled Completions



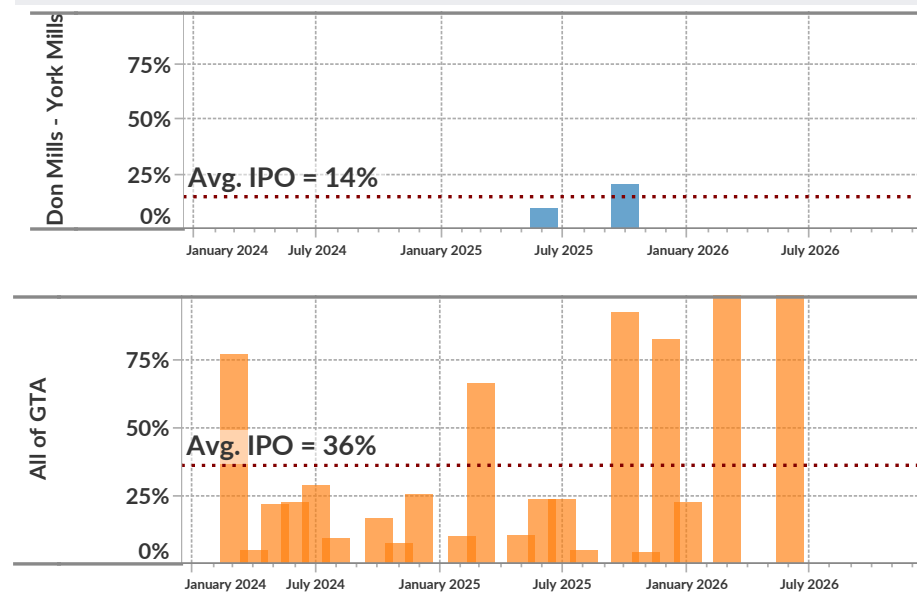
Don Mills - York Mills Submarket Report - August 2026

Project Data by Unit Type

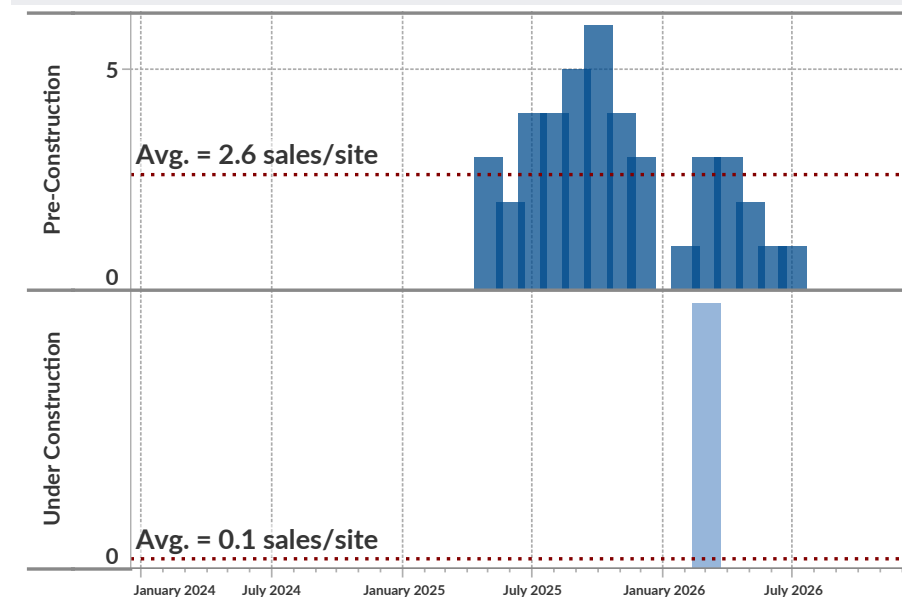
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	593	0	578	15
1 Bedroom + Den	404	0	350	54
2 Bedroom	554	0	472	82
2 Bedroom + Den	394	0	328	66
3 Bedroom & Up	59	0	21	38
Penthouse				
Other	8	0	0	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,082	531	992	\$573,030	\$1,091,355
\$1,112	552	1,107	\$490,037	\$1,231,460
\$1,169	715	1,820	\$591,737	\$3,700,000
\$855	842	2,474	\$749,937	\$4,925,000
\$1,357	1,024	3,197	\$1,257,340	\$7,750,000
\$1,343	1,141	1,179	\$1,558,000	\$1,558,000

IPO Launch Performance (first 2 months)

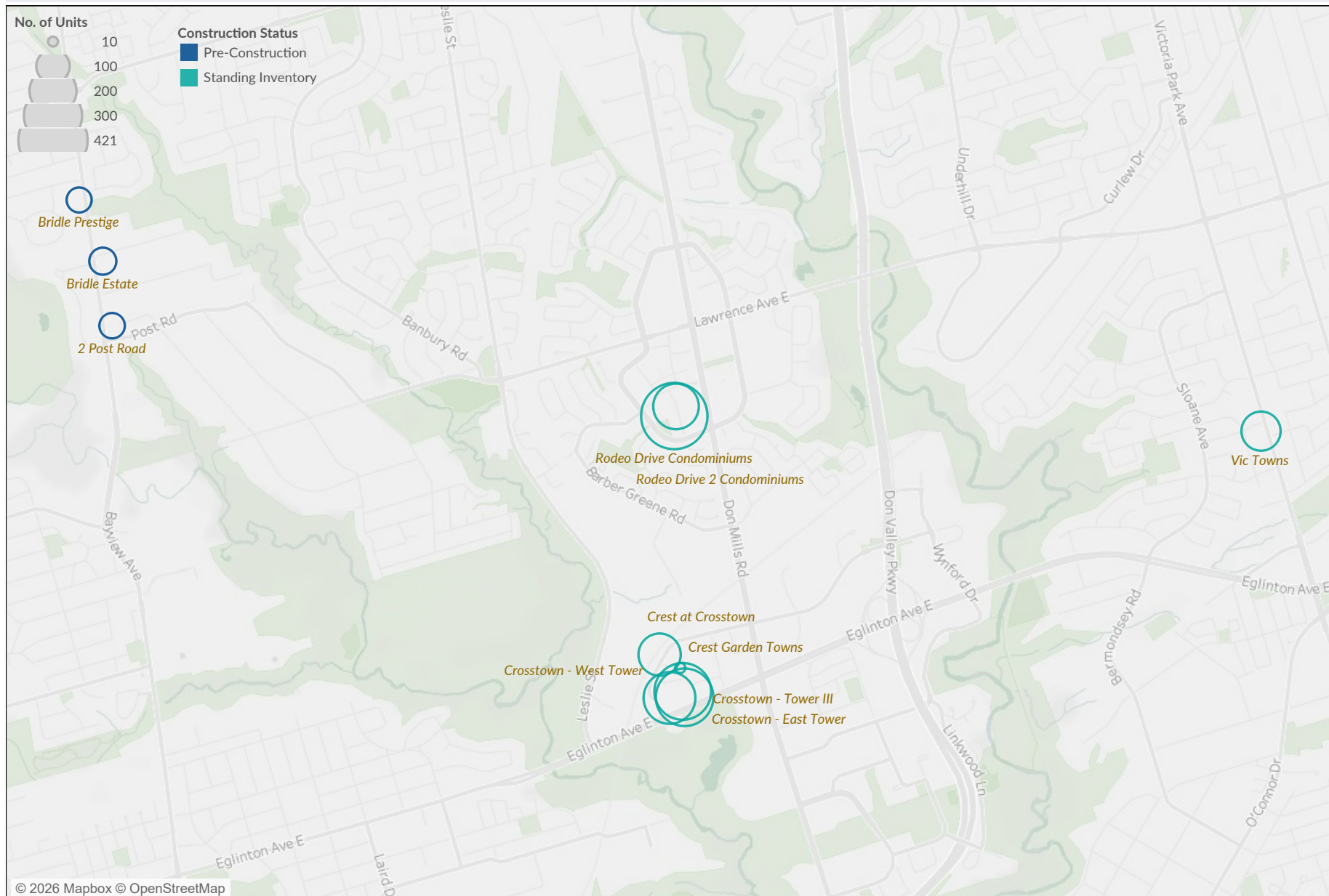


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - August 2026

Current Active Projects



Don Mills - York Mills 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
2 Post Road - North Drive	Apartment	December 2028	0	11	20	62	\$2,067	\$1,783
Bridle Estate - 95 Developments	Apartment	April 2028	0	0	70	70	\$932	\$997
Bridle Prestige - 95 Developments	Apartment	March 2028	0	0	60	60	\$995	\$995
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	19	65	147	\$558	\$617

Don Mills - York Mills 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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