

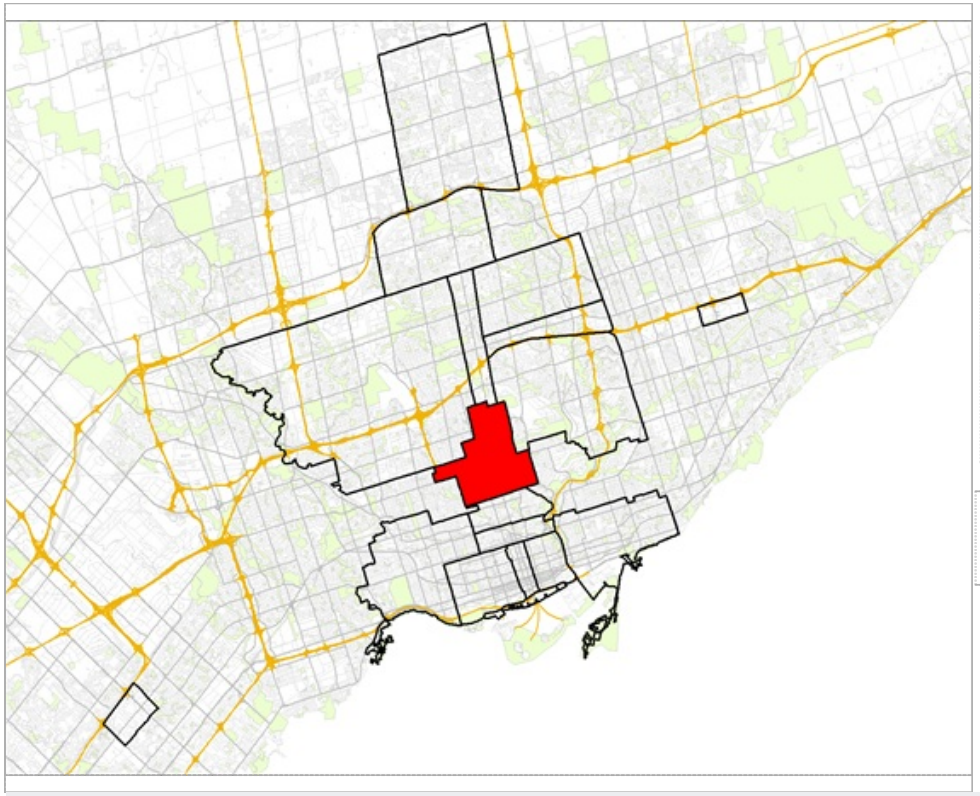
Greater Toronto Area | North Toronto

New Homes High Rise Submarket Report

Data as of August 2026

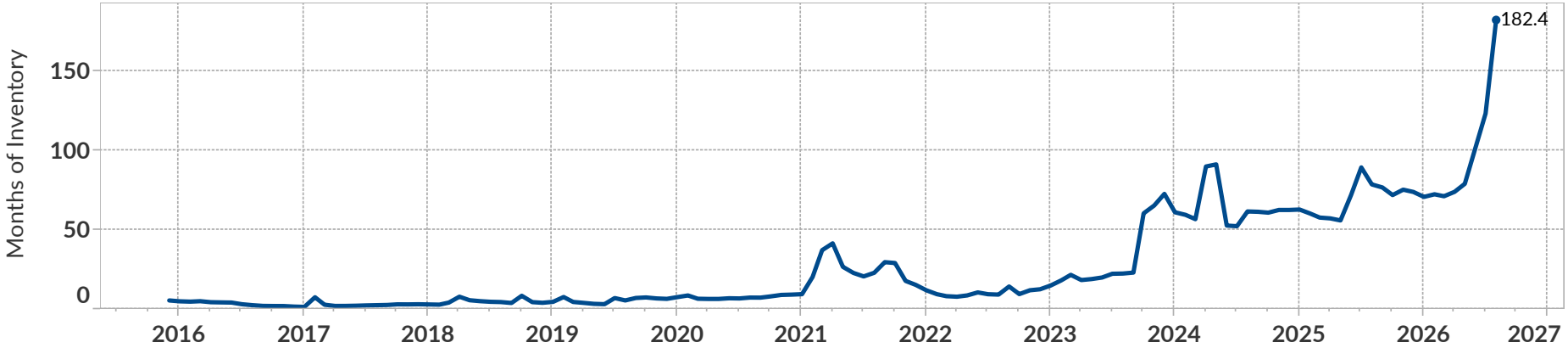
Altus Group

North Toronto Submarket Report - August 2026



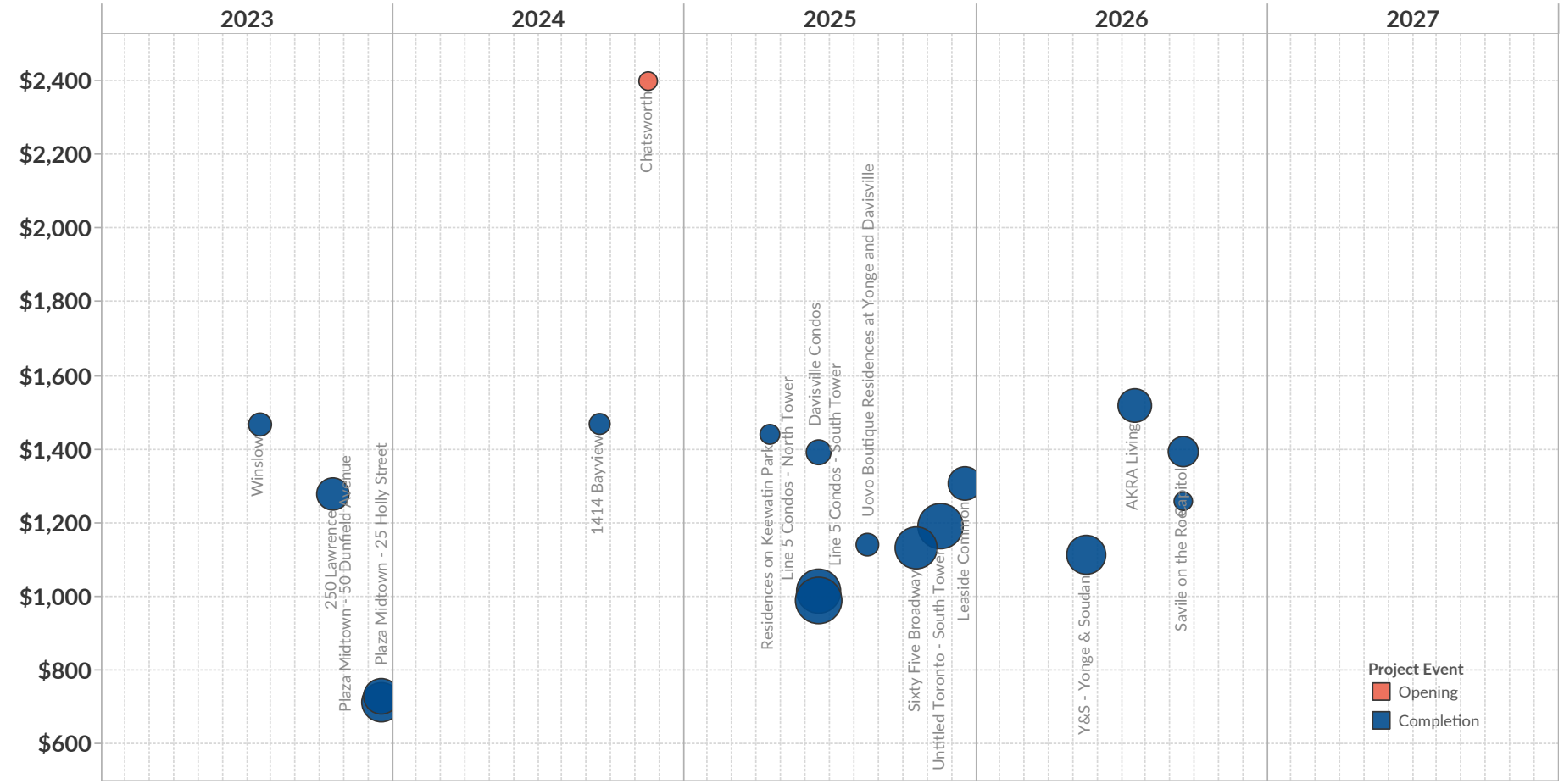
	North Toronto	GTA
Distinct count of Site Name	14	290
No. of Units	2,638	74,874
Total Sales	2,334	62,140
Act Inv	304	12,734
Avg. $/sf	$1,583	$1,352
Avg. Project $/SF	$1,595	$1,271
Avg. SF	889	822
Avg. $	$1,406,795	$1,110,782
Current Month Sales	0	215

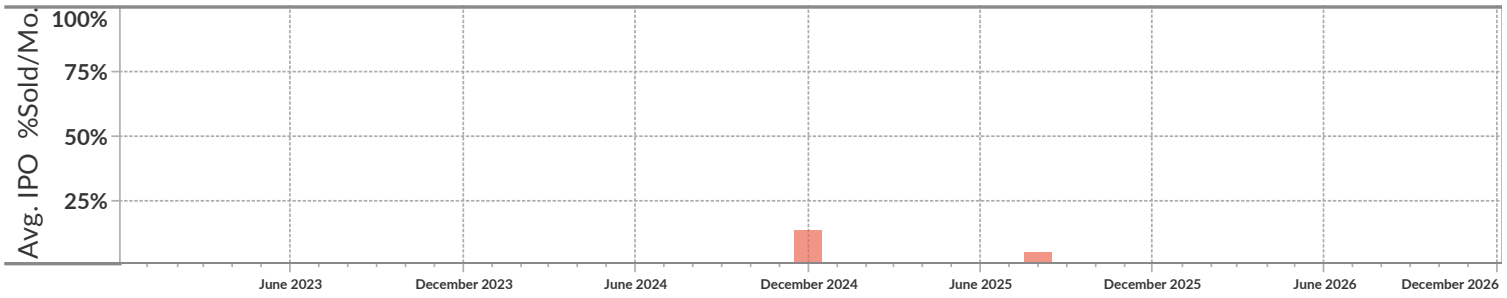
Submarket - Months of Inventory *(calculated using current rem. inv. and last 12 month sales)*



North Toronto Submarket Report - August 2026

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.

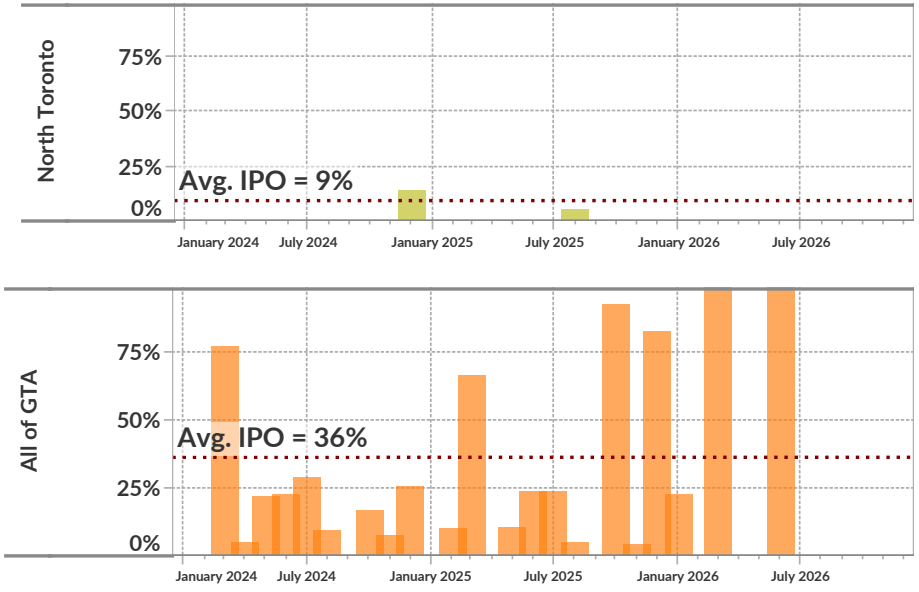
Total Units
8
100
200
300
400
485

North Toronto Submarket Report - August 2026

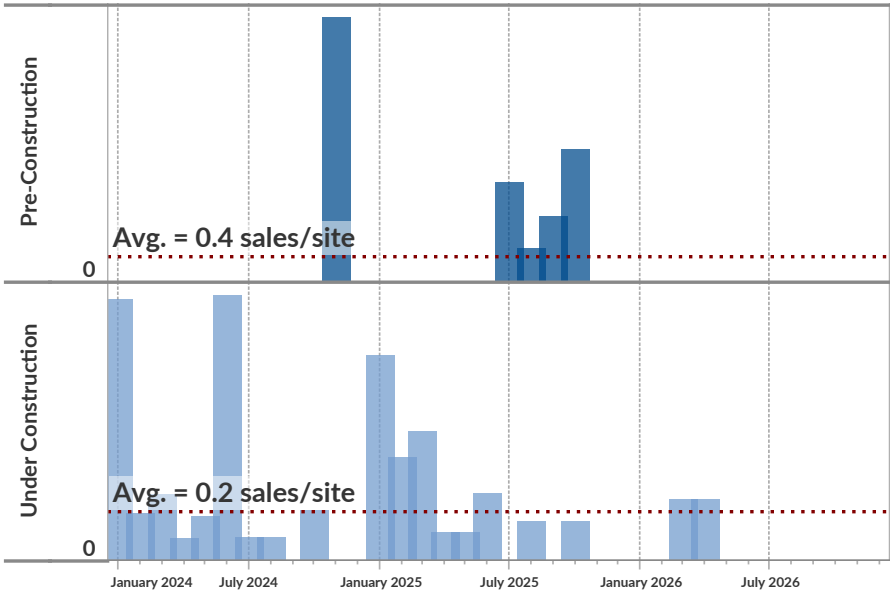
Project Data by Unit Type

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	252	0	239	13	$1,668	302	452	$439,990	$749,900
1 Bedroom	673	0	621	52	$1,552	321	975	$503,990	$1,449,900
1 Bedroom + Den	584	0	540	44	$1,522	476	782	$606,990	$1,399,900
2 Bedroom	611	0	527	84	$1,553	633	1,425	$752,990	$2,399,900
2 Bedroom + Den	164	0	140	24	$1,765	718	1,440	$754,990	$2,999,900
3 Bedroom & Up	305	0	230	75	$1,556	815	2,405	$960,990	$4,980,000
Penthouse	28	0	24	4	$1,902	522	2,253	$1,025,900	$4,199,900
Other	8	0	2	6	$1,522	1,111	1,661	$1,696,900	$2,521,900

IPO Launch Performance (first 2 months)

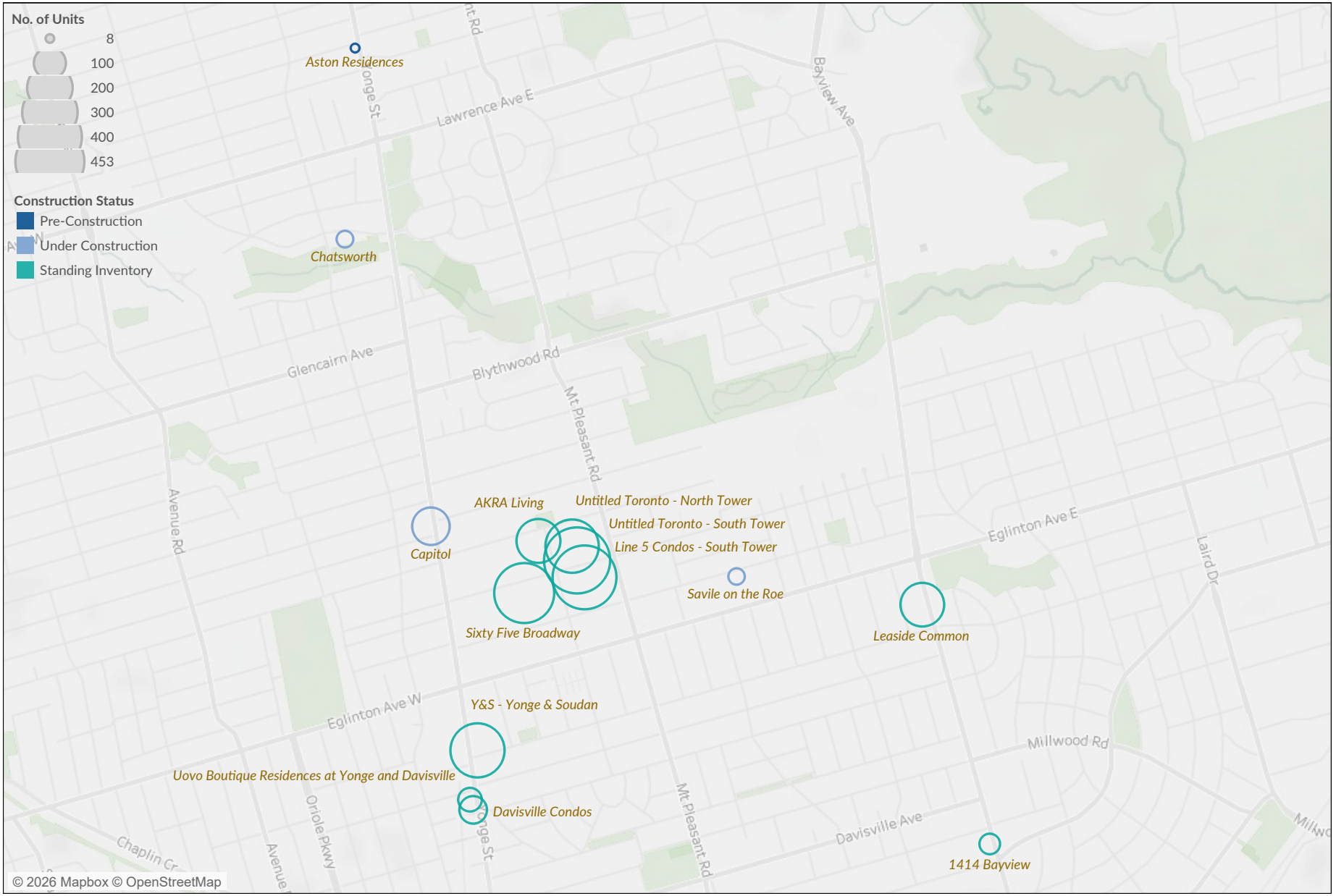


Post Launch Absorption: North Toronto



North Toronto Submarket Report - August 2026

Current Active Projects



North Toronto 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
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	16	304	$1,115	$1,088

North Toronto 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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