

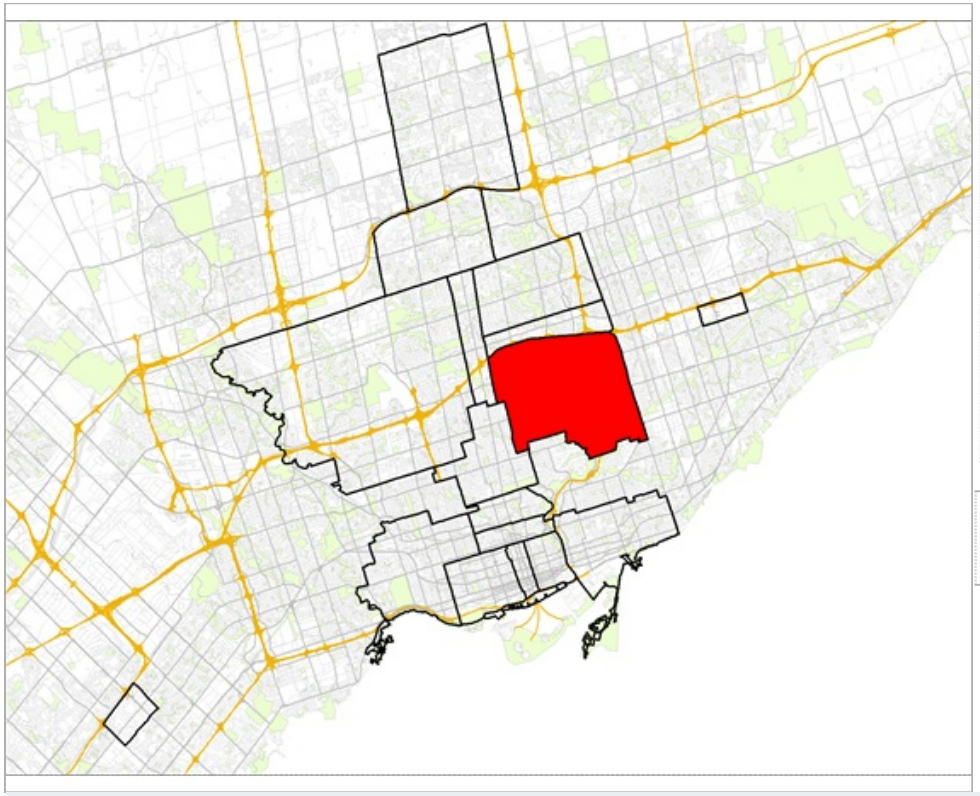
Greater Toronto Area | Don Mills - York Mills

New Homes High Rise Submarket Report

Data as of September 2026

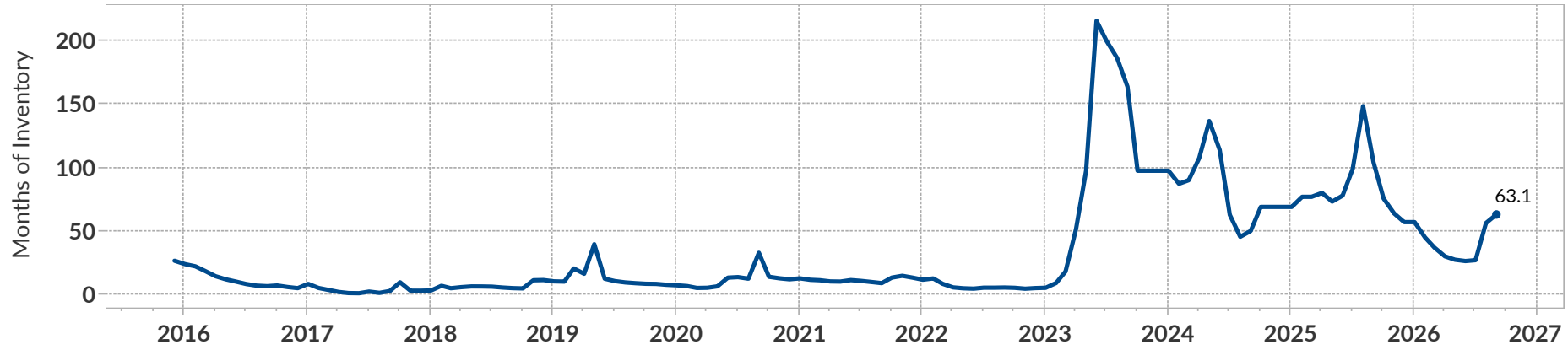
Altus Group

Don Mills - York Mills Submarket Report - September 2026



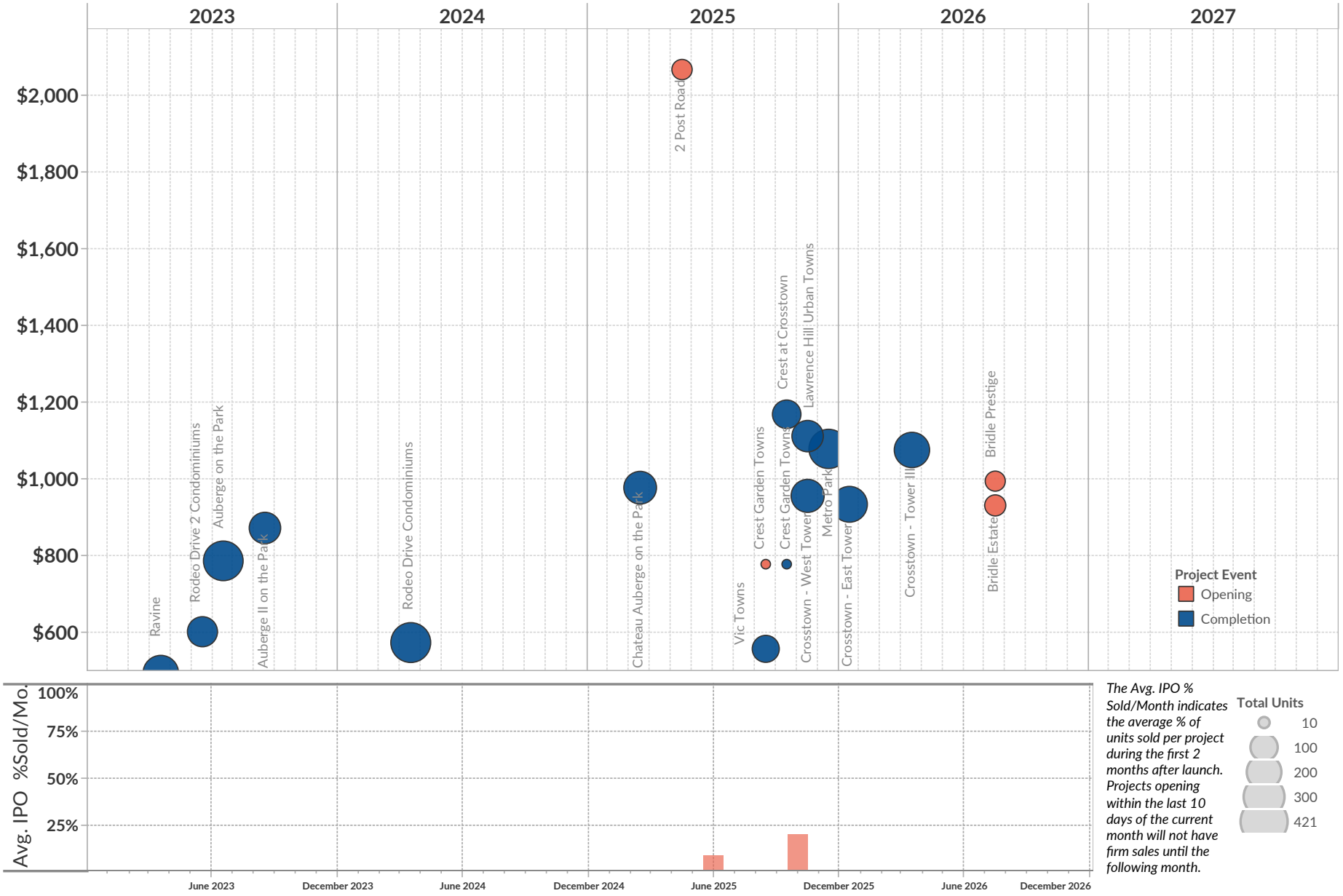
	Don Mills - York Mills	GTA
Distinct count of Site Name	11	289
No. of Units	2,024	74,344
Total Sales	1,761	61,435
Act Inv	263	12,909
Avg. $/sf	$1,109	$1,341
Avg. Project $/SF	$1,123	$1,266
Avg. SF	1,177	823
Avg. $	$1,305,513	$1,103,238
Current Month Sales	0	129

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



Don Mills - York Mills Submarket Report - September 2026

Recent Project Openings, Completions & Scheduled Completions



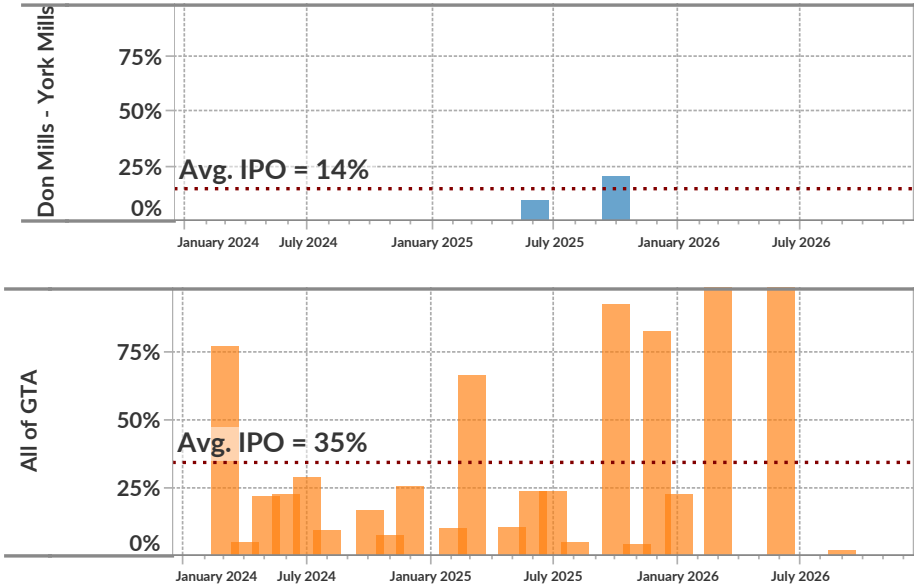
The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.

Don Mills - York Mills Submarket Report - September 2026

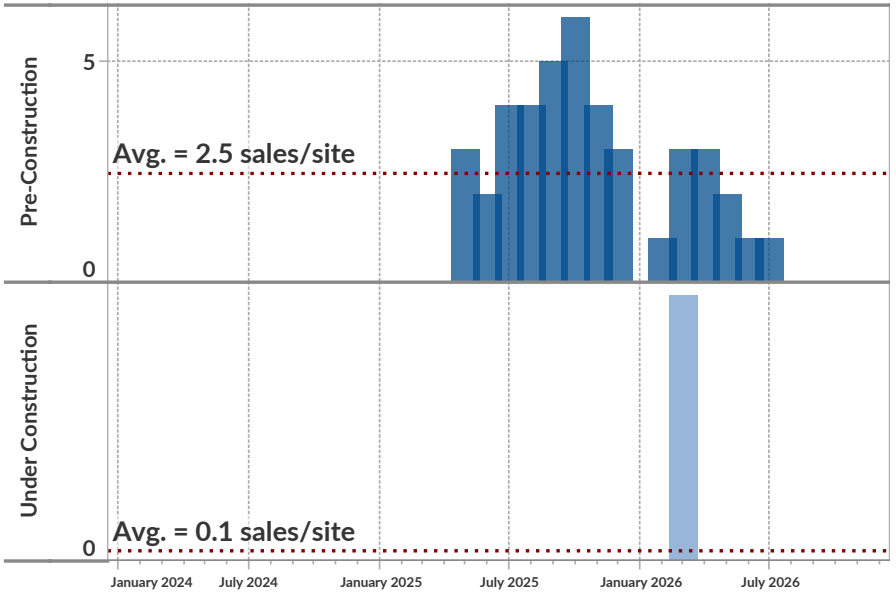
Project Data by Unit Type

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	10	0	10	0					
1 Bedroom	593	0	578	15	$1,082	531	992	$573,030	$1,091,355
1 Bedroom + Den	404	0	350	54	$1,112	552	1,107	$490,037	$1,231,460
2 Bedroom	555	0	473	82	$1,169	715	1,820	$591,737	$3,700,000
2 Bedroom + Den	394	0	328	66	$855	842	2,474	$749,937	$4,925,000
3 Bedroom & Up	60	0	22	38	$1,357	1,024	3,197	$1,257,340	$7,750,000
Penthouse									
Other	8	0	0	8	$1,343	1,141	1,179	$1,558,000	$1,558,000

IPO Launch Performance (first 2 months)

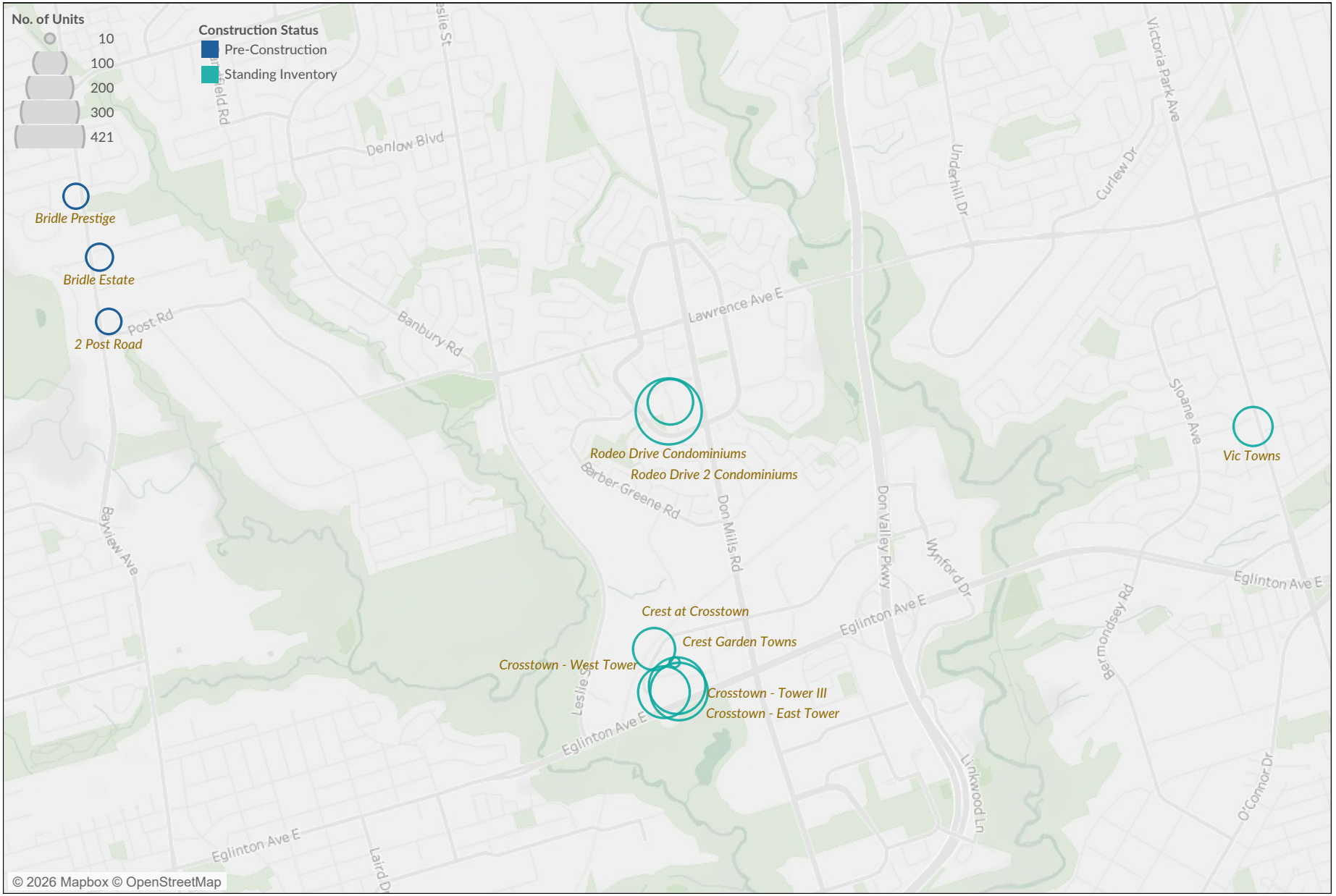


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - September 2026

Current Active Projects



Don Mills - York Mills Submarket Report - September 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	2	0	319	$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 - September 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	2	4
Don Mills - York Mills	0	11
Downtown Core	0	6
Downtown East	5	15
Downtown West	6	18
Etobicoke Waterfront		
Highway7 - Yonge	1	2
Mississauga City Centre	2	8
North Toronto	3	14
North Yonge Corridor	3	7
North York East		
North York West	2	5
Not Applicable	89	148
Scarborough City Centre		
Sheppard Corridor	6	8
Thornhill	0	1
Toronto East	0	5
Toronto West	5	16
Yonge - St. Clair	4	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
2,993	398	$2,357	1,067	$2,514,137
1,813	944	$1,697	997	$1,691,411
1,761	263	$1,109	1,177	$1,305,513
3,696	426	$1,866	790	$1,473,369
4,522	655	$1,338	740	$989,807
5,734	718	$1,919	1,023	$1,962,707
585	153	$1,050	736	$773,154
4,051	619	$1,214	656	$796,277
2,337	301	$1,573	892	$1,402,762
2,096	678	$1,525	670	$1,021,565
693	464	$1,260	748	$942,564
24,475	6,363	$1,052	779	$819,796
1,883	344	$1,300	831	$1,079,838
155	16	$1,550	1,708	$2,647,813
891	162	$1,190	684	$813,509
2,650	279	$1,328	846	$1,123,943
1,100	126	$2,066	1,515	$3,128,931



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