



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of December 2020



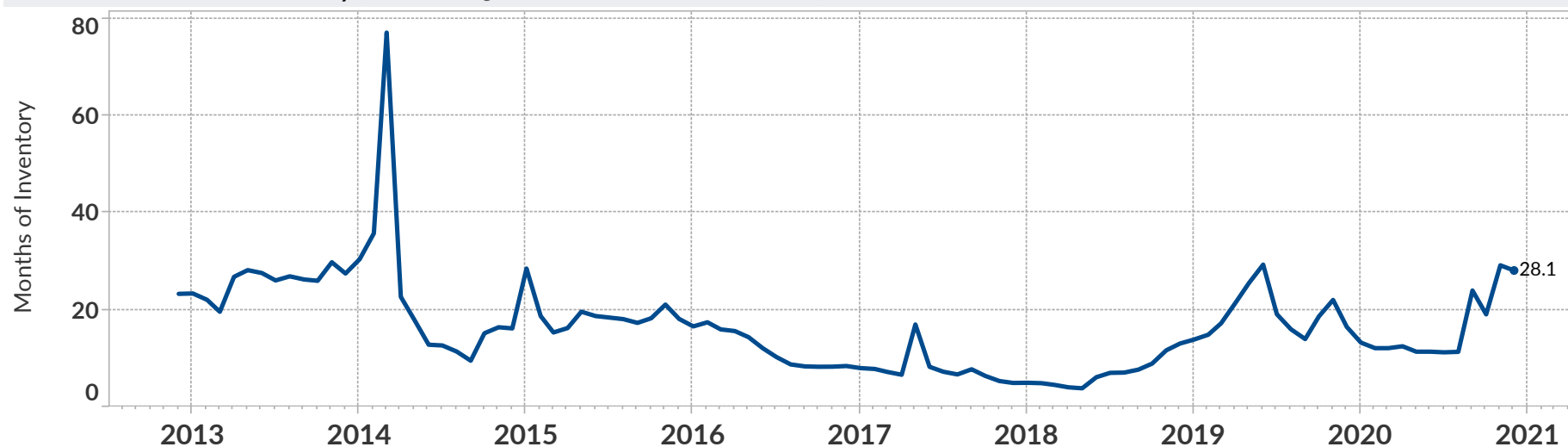
Yonge - St. Clair Submarket Report - December 2020



Yonge - St. Clair		GTA
Active Projects	7	355
Total Units	661	92,467
Total Sales	511	77,167
Rem. Inv.	150	10,653
Avg. \$/SF	\$1,765	\$1,159
Avg. SF	1,460	982
Avg. \$	\$2,577,465	\$1,137,470
Current Month Sales (incl. active & sold out)	13	857

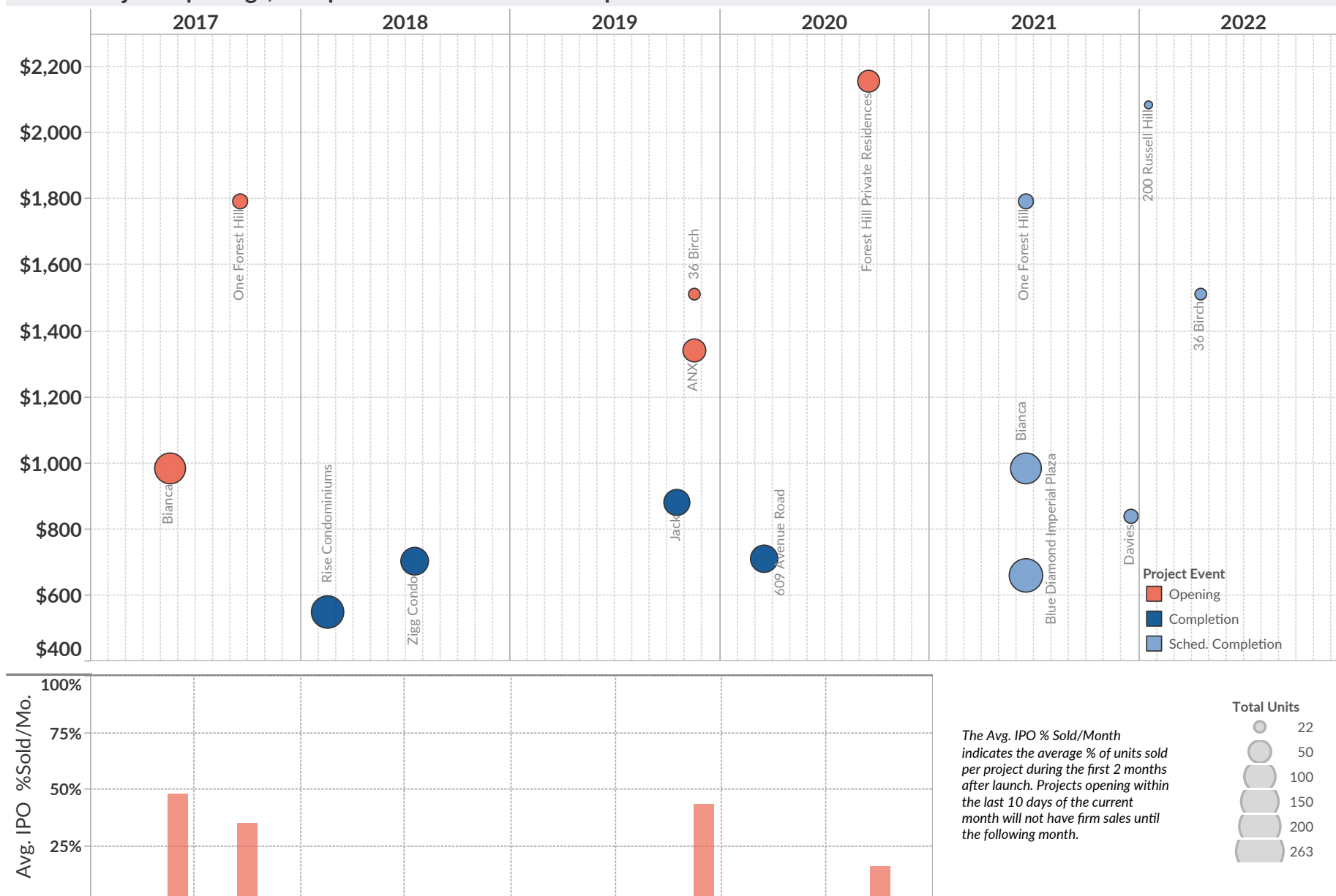
Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	13	482
Total Units	3,576	266,905
Min. Floor Space Index	1.7	0.1
Max. Floor Space Index	14.2	61.7
Avg. Floor Space Index	7.5	6.8

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



Yonge - St. Clair Submarket Report - December 2020

Recent Project Openings, Completions & Scheduled Completions

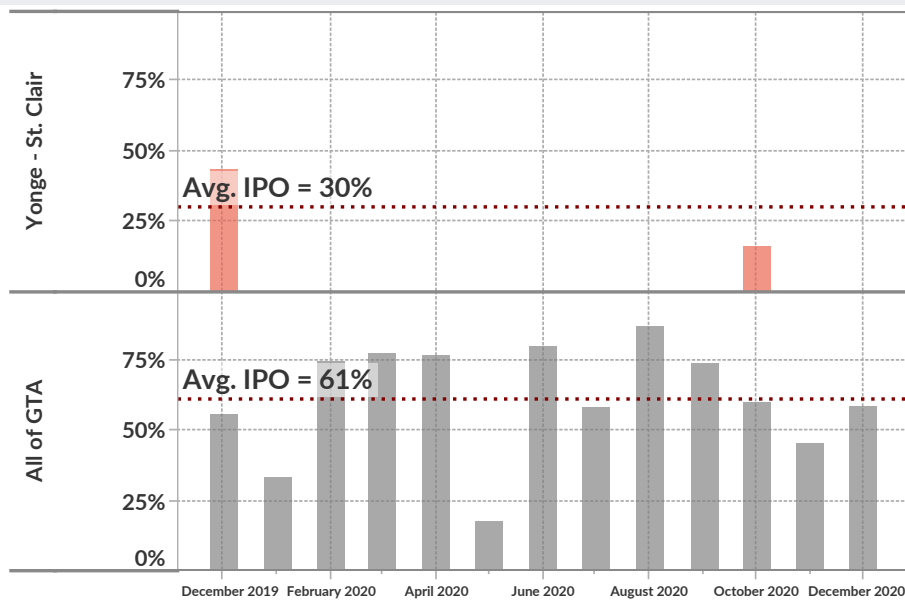


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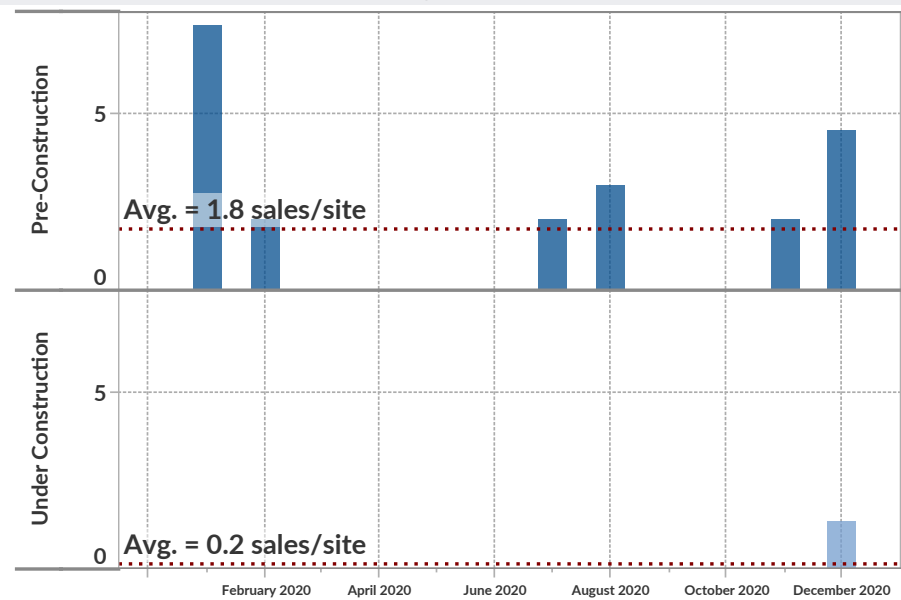
Project Data by Unit Type

Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.	Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio									
1 Bedroom	162	9	121	41	\$1,865	480	1,980	\$664,900	\$2,500,000
1 Bedroom + Den	56	0	53	3	\$1,450	949	949	\$1,321,990	\$1,430,990
2 Bedroom	232	1	180	52	\$1,800	700	2,385	\$859,900	\$4,000,000
2 Bedroom + Den	108	2	88	20	\$1,491	1,275	3,481	\$1,550,000	\$5,350,000
3 Bedroom & Up	51	1	20	31	\$1,917	1,220	3,043	\$1,849,900	\$6,000,000
Penthouse	50	0	48	2	\$1,721	1,979	3,145	\$3,250,000	\$5,569,990
Other	2	0	1	1	\$1,496	3,576	3,576	\$5,350,000	\$5,350,000

IPO Launch Performance (first 2 months)

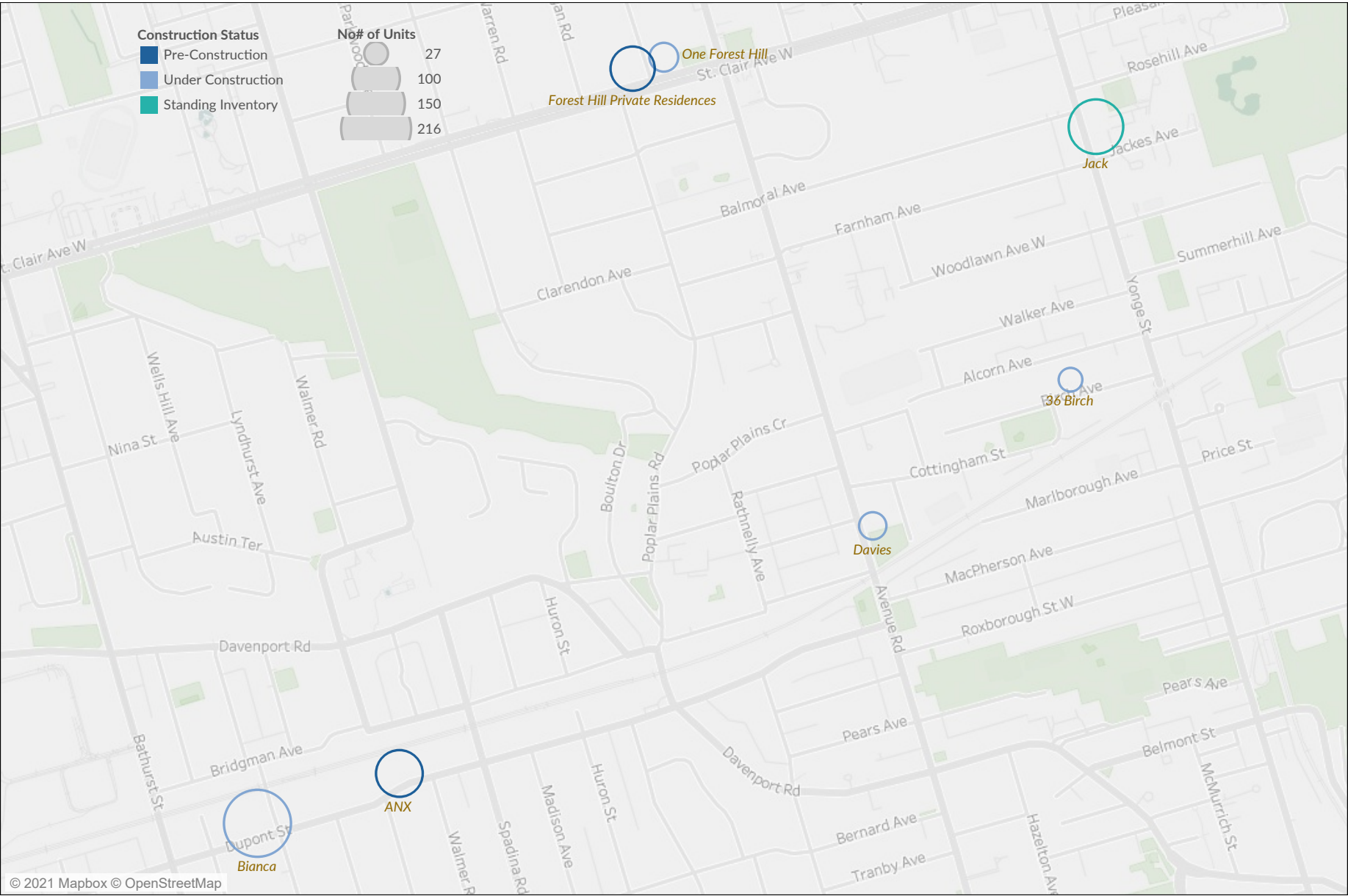


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



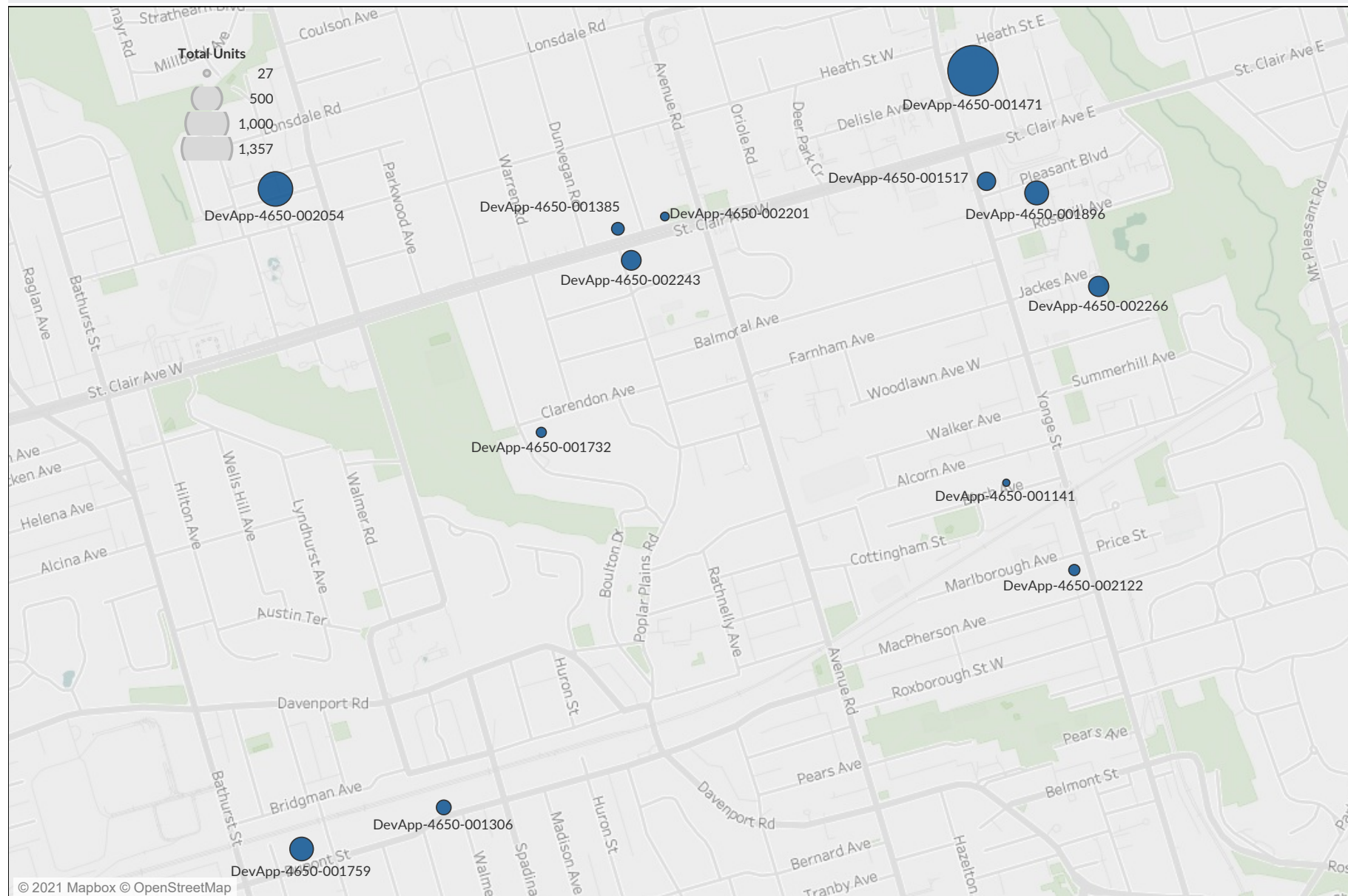
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
36 Birch - North Drive	Stacked	April 2022	3	11	15	27	\$1,513	\$1,491
ANX - Freed Developments Ltd.	Apartment	September 2023	0	16	37	105	\$1,342	\$1,466
Bianca - Tridel	Apartment	June 2021	0	2	7	216	\$985	\$1,094
Davies - Brandy Lane Homes	Apartment	December 2021	0	1	8	36	\$840	\$1,630
Forest Hill Private Residences - Altree Developments	Apartment	October 2023	9	28	66	94	\$2,158	\$2,222
Jack - Aspen Ridge Homes	Apartment	October 2019	0	1	11	143	\$882	\$1,499
One Forest Hill - North Drive	Apartment	June 2021	1	4	6	40	\$1,794	\$1,595

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-001141	26 Birch Avenue	2.6	27
DevApp-4650-001306	328 Dupont Street	5.2	115
DevApp-4650-001385	202 St. Clair Avenue West	4.6	85
DevApp-4650-001471	22 St. Clair Avenue East	10.1	1,357
DevApp-4650-001517	1421 Yonge Street	12.6	177
DevApp-4650-001732	77 Clarendon Avenue	1.7	54
DevApp-4650-001759	275 Albany Avenue	3.9	296
DevApp-4650-001896	29 Pleasant Boulevard	14.2	302
DevApp-4650-002054	63 Montclair Avenue	11.3	634
DevApp-4650-002122	1140 Yonge Street	6.1	66
DevApp-4650-002201	200 St. Clair Avenue West	5.5	40
DevApp-4650-002243	175 St. Clair Avenue West	7.2	206
DevApp-4650-002266	49 Jackes Avenue	12.5	217

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

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Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	● 27	● 17	● 5,500	● 4,277	● 641	● \$1,985	● 1,226	● \$2,433,040	● 9,636
Central Waterfront	● 6	● 9	● 4,721	● 3,773	● 832	● \$1,515	● 1,064	● \$1,611,998	● 19,434
Don Mills - York Mills	● 22	● 12	● 3,683	● 3,196	● 265	● \$1,000	● 1,029	● \$1,028,709	● 14,212
Downtown Core	● 1	● 6	● 3,714	● 3,145	● 198	● \$1,906	● 866	● \$1,651,052	● 19,624
Downtown East	● 25	● 21	● 7,499	● 6,546	● 675	● \$1,253	● 809	● \$1,013,562	● 17,043
Downtown West	● 7	● 28	● 9,675	● 8,445	● 888	● \$1,454	● 943	● \$1,372,204	● 21,009
Etobicoke Waterfront	● 0	● 1	● 602	● 454	● 39	● \$1,325	● 847	● \$1,121,541	● 8,726
Highway7 - Yonge	● 2	● 5	● 1,399	● 1,311	● 80	● \$721	● 1,180	● \$851,508	●
Mississauga City Centre	● 15	● 12	● 7,004	● 6,420	● 565	● \$923	● 777	● \$716,789	●
North Toronto	● 3	● 13	● 3,679	● 3,064	● 516	● \$1,277	● 818	● \$1,043,907	● 13,863
North Yonge Corridor	● 0	● 6	● 1,715	● 1,486	● 84	● \$1,158	● 826	● \$956,825	● 8,776
North York East	● 0	● 2	● 528	● 519	● 8	● \$942	● 978	● \$921,150	● 1,367
North York West	● 22	● 10	● 1,258	● 954	● 258	● \$1,236	● 1,487	● \$1,836,869	● 13,842
Not Applicable	● 640	● 158	● 30,673	● 24,769	● 4,116	● \$815	● 971	● \$791,049	● 94,291
Scarborough City Centre									● 2,245
Sheppard Corridor	● 23	● 13	● 3,443	● 3,039	● 400	● \$1,125	● 944	● \$1,062,398	● 7,811
Thornhill	● 37	● 6	● 1,720	● 1,403	● 307	● \$1,071	● 1,101	● \$1,179,450	●
Toronto East	● 4	● 12	● 1,535	● 1,117	● 201	● \$1,103	● 834	● \$919,532	● 3,374
Toronto West	● 10	● 17	● 3,458	● 2,738	● 430	● \$1,165	● 961	● \$1,119,814	● 12,688
Yonge - St. Clair	● 13	● 7	● 661	● 511	● 150	● \$1,765	● 1,460	● \$2,577,465	● 3,576

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