



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of February 2021



Yonge - St. Clair Submarket Report - February 2021

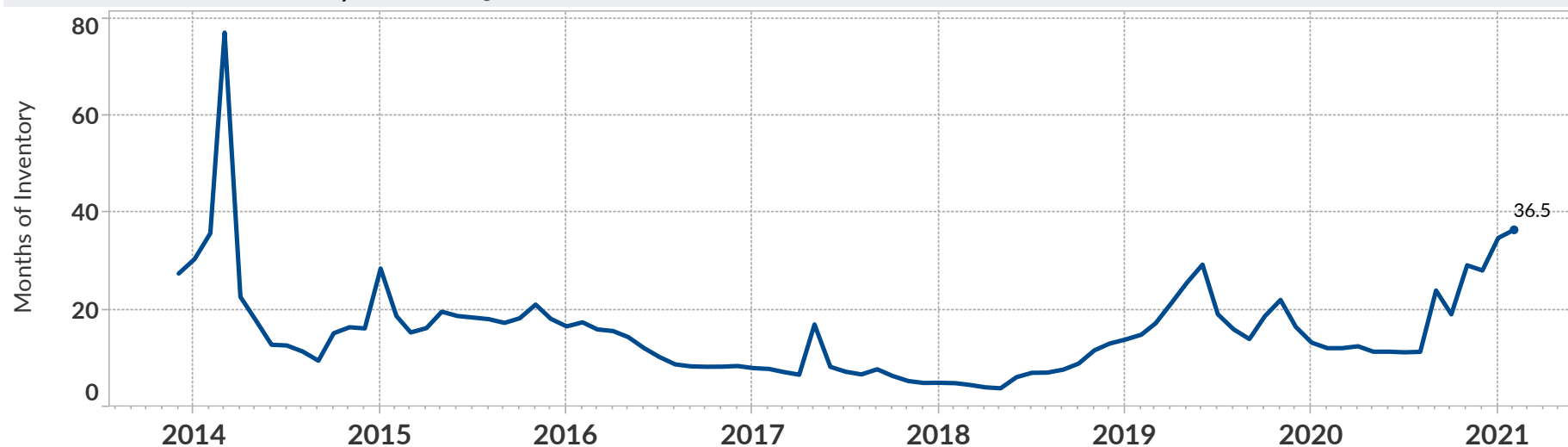


Yonge - St. Clair		GTA
Active Projects	7	348
Total Units	661	91,626
Total Sales	515	76,833
Rem. Inv.	146	10,305
Avg. \$/SF	\$1,730	\$1,191
Project Avg. \$/SF	\$1,507	\$1,070
Avg. SF	1,494	972
Avg. \$	\$2,585,564	\$1,157,617
Current Month Sales (incl. active & sold out)	2	1,623

Development Applications

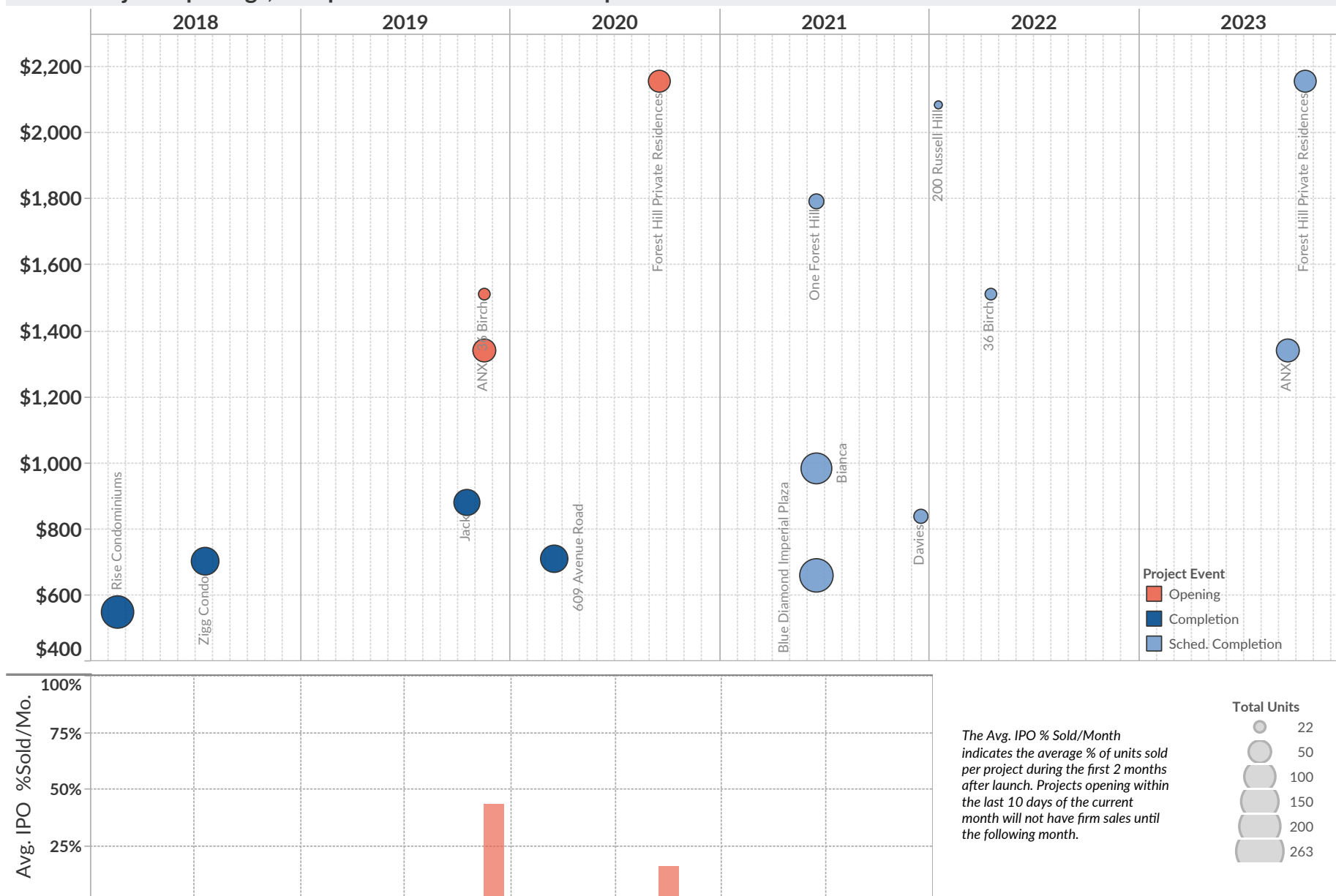
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	12	489
Total Units	3,536	265,025
Min. Floor Space Index	1.7	0.1
Max. Floor Space Index	14.2	61.7
Avg. Floor Space Index	7.7	6.7

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



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Recent Project Openings, Completions & Scheduled Completions



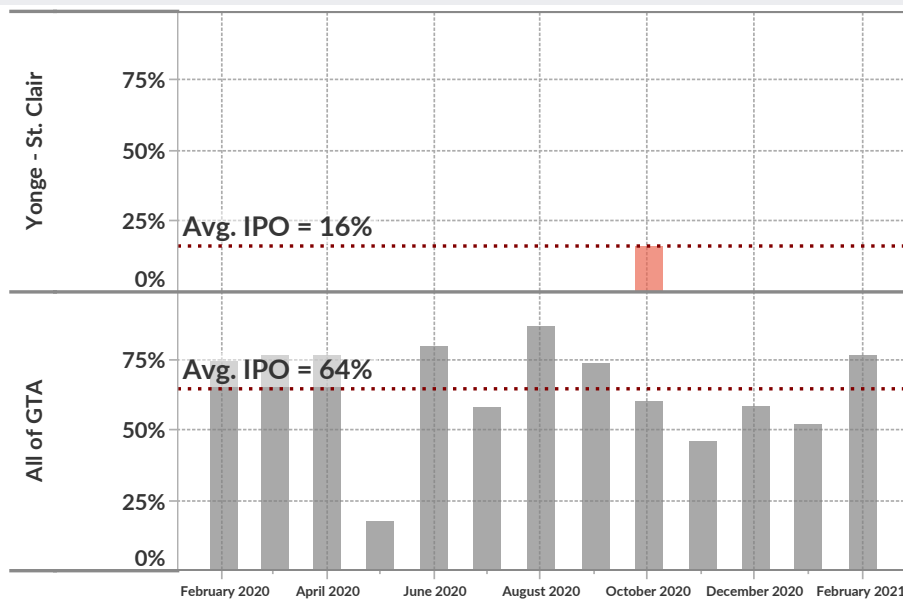
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Project Data by Unit Type

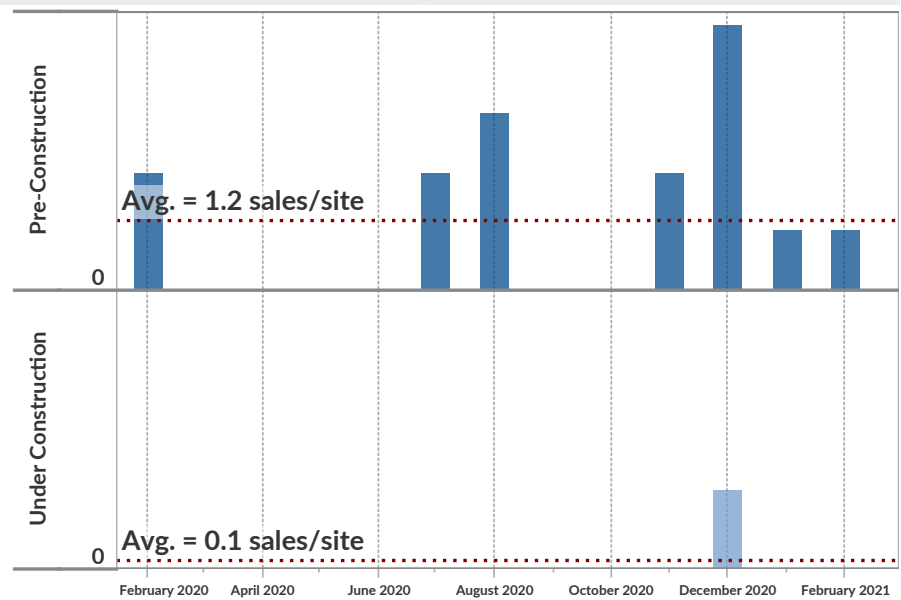
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio				
1 Bedroom	162	0	123	39
1 Bedroom + Den	56	0	53	3
2 Bedroom	232	2	182	50
2 Bedroom + Den	108	0	88	20
3 Bedroom & Up	51	0	20	31
Penthouse	50	0	48	2
Other	2	0	1	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,860	480	1,980	\$664,900	\$2,500,000
\$1,450	949	949	\$1,321,990	\$1,430,990
\$1,810	700	2,385	\$919,900	\$4,000,000
\$1,491	1,275	3,481	\$1,550,000	\$5,350,000
\$1,773	1,187	3,043	\$1,654,900	\$6,000,000
\$1,721	1,979	3,145	\$3,250,000	\$5,569,990
\$1,496	3,576	3,576	\$5,350,000	\$5,350,000

IPO Launch Performance (first 2 months)

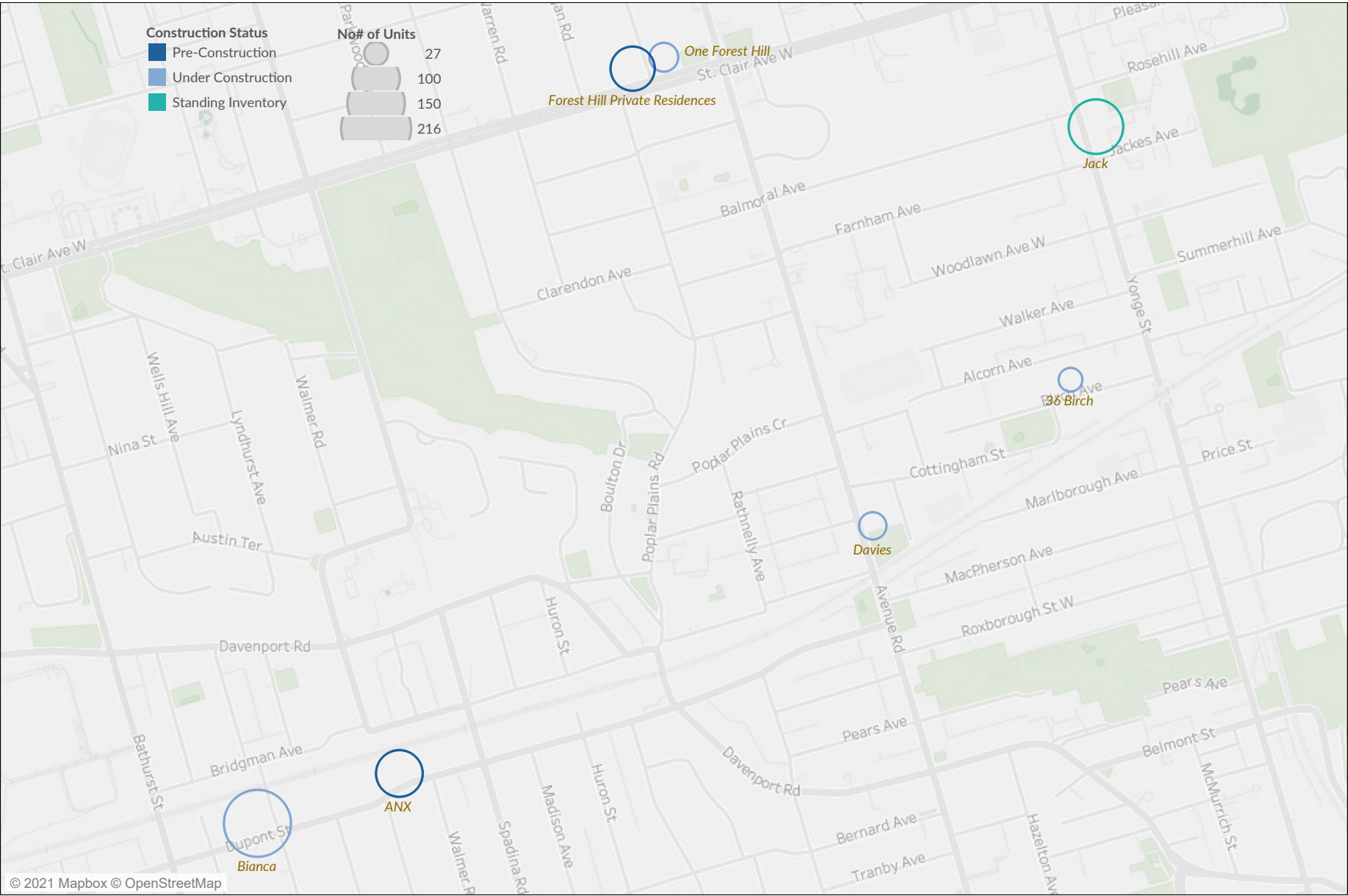


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



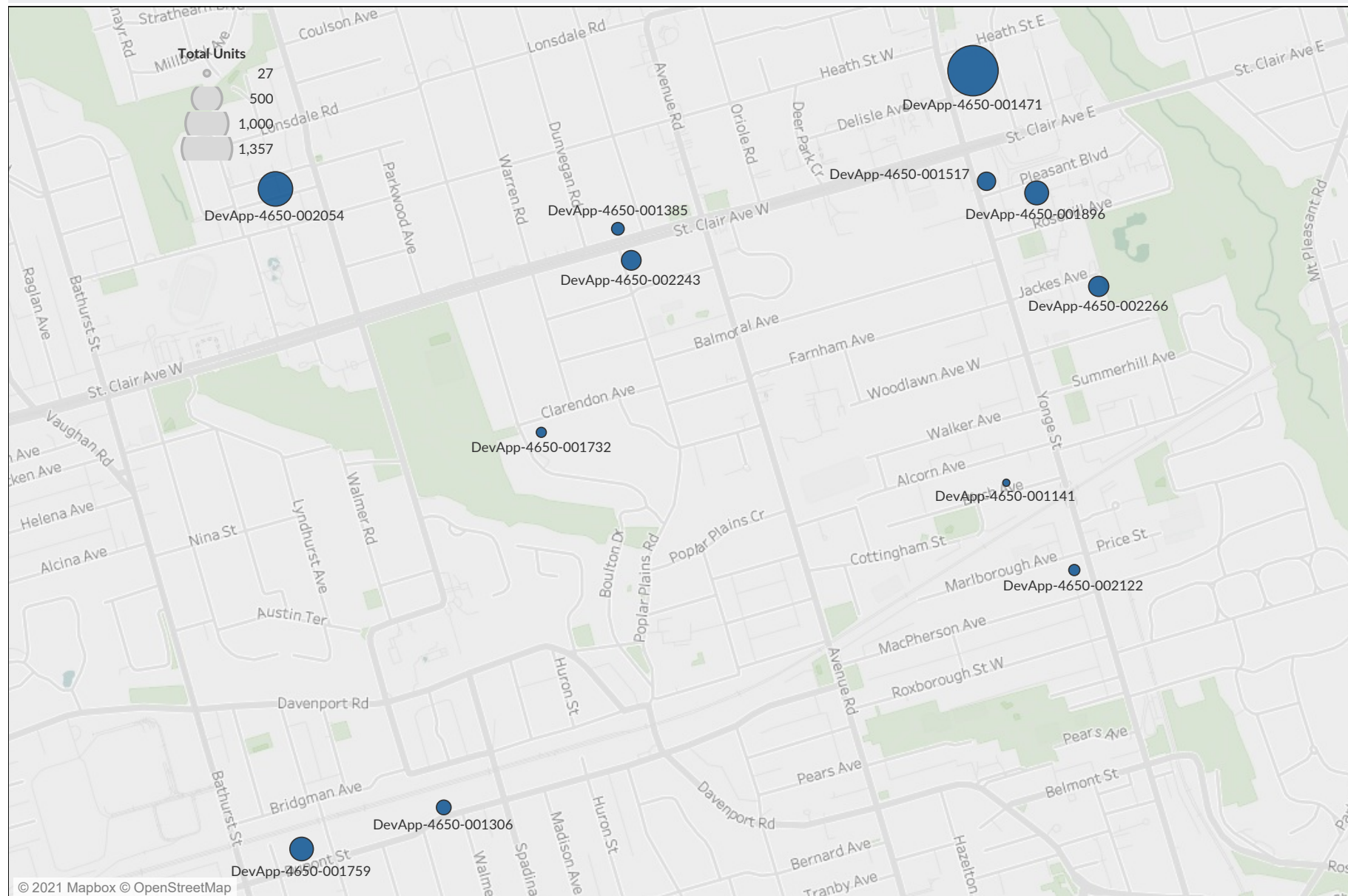
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
36 Birch - North Drive	Stacked	April 2022	0	0	15	27	\$1,513	\$1,491
ANX - Freed Developments Ltd.	Apartment	September 2023	2	2	35	105	\$1,342	\$1,432
Bianca - Tridel	Apartment	June 2021	0	0	7	216	\$985	\$1,094
Davies - Brandy Lane Homes	Apartment	December 2021	0	0	8	36	\$840	\$1,630
Forest Hill Private Residences - Altree Developments	Apartment	October 2023	0	2	64	94	\$2,158	\$2,133
Jack - Aspen Ridge Homes	Apartment	October 2019	0	0	11	143	\$882	\$1,499
One Forest Hill - North Drive	Apartment	June 2021	0	0	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	4.0	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-4650-002243	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	● 145	● 16	● 5,455	● 4,391	● 477	● \$2,105	● 1,424	● \$2,998,545	● 10,317
Central Waterfront	● 20	● 9	● 4,721	● 3,801	● 907	● \$1,515	● 1,008	● \$1,526,962	● 19,434
Don Mills - York Mills	● 19	● 12	● 3,683	● 3,228	● 247	● \$1,022	● 1,041	● \$1,063,344	● 10,655
Downtown Core	● 11	● 7	● 4,313	● 3,171	● 802	● \$1,586	● 650	● \$1,030,561	● 18,400
Downtown East	● 65	● 21	● 7,479	● 6,630	● 611	● \$1,264	● 809	● \$1,021,754	● 16,724
Downtown West	● 32	● 28	● 9,781	● 8,508	● 819	● \$1,459	● 954	● \$1,392,086	● 22,630
Etobicoke Waterfront	● 2	● 1	● 602	● 457	● 36	● \$1,354	● 845	● \$1,143,608	● 7,446
Highway7 - Yonge	● 55	● 6	● 1,309	● 1,229	● 72	● \$808	● 1,089	● \$879,915	●
Mississauga City Centre	● 20	● 12	● 7,004	● 6,447	● 460	● \$900	● 816	● \$734,727	●
North Toronto	● 4	● 14	● 3,707	● 3,085	● 523	● \$1,274	● 866	● \$1,103,376	● 14,007
North Yonge Corridor	● 11	● 6	● 1,715	● 1,499	● 92	● \$1,163	● 819	● \$951,994	● 8,145
North York East	● 1	● 2	● 528	● 524	● 3	● \$949	● 1,028	● \$974,900	● 1,278
North York West	● 24	● 10	● 1,262	● 979	● 237	● \$1,253	● 1,537	● \$1,926,697	● 15,326
Not Applicable	● 1,128	● 151	● 29,897	● 24,520	● 3,663	● \$830	● 972	● \$806,246	● 95,013
Scarborough City Centre									● 2,245
Sheppard Corridor	● 26	● 11	● 2,792	● 2,435	● 353	● \$1,127	● 965	● \$1,087,705	● 8,256
Thornhill	● 26	● 6	● 1,720	● 1,469	● 241	● \$1,084	● 1,194	● \$1,294,158	●
Toronto East	● 5	● 12	● 1,533	● 1,135	● 183	● \$1,106	● 852	● \$942,498	● 3,290
Toronto West	● 27	● 17	● 3,464	● 2,810	● 433	● \$1,161	● 980	● \$1,137,832	● 13,049
Yonge - St. Clair	● 2	● 7	● 661	● 515	● 146	● \$1,730	● 1,494	● \$2,585,564	● 3,536

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