



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of April 2021



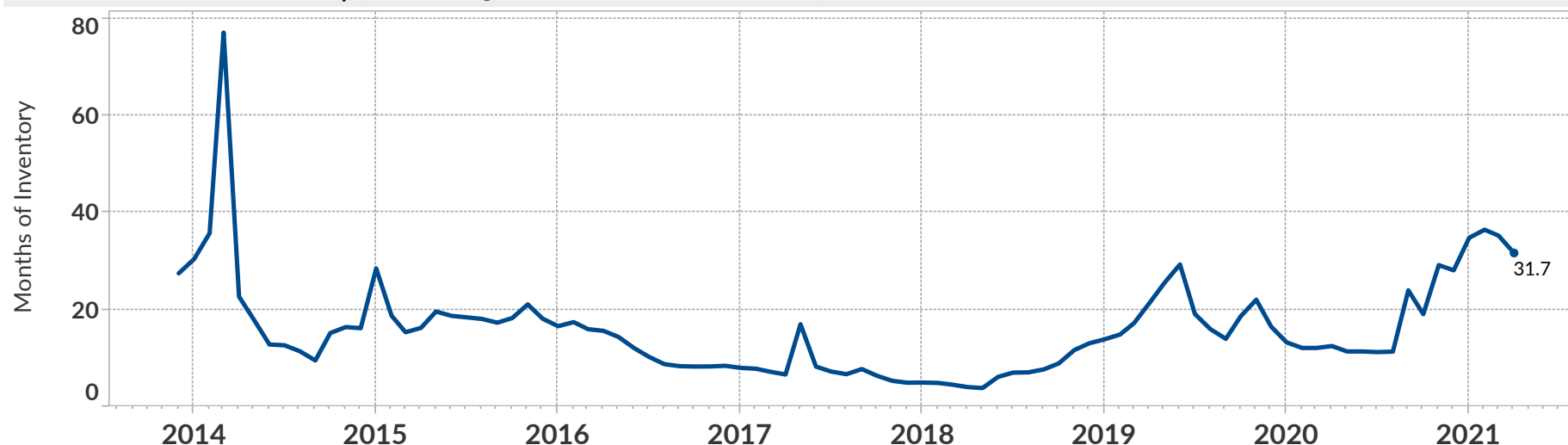
Yonge - St. Clair Submarket Report - April 2021



Yonge - St. Clair			GTA	
Active Projects	7		340	
Total Units	661		92,806	
Total Sales	521		78,055	
Rem. Inv.	140		10,715	
Avg. \$/SF	\$1,767		\$1,222	
Avg. Project \$/SF	\$1,573		\$1,076	
Avg. SF	1,451		964	
Avg. \$	\$2,565,247		\$1,178,878	
Current Month Sales (incl. active & sold out)		4	3,619	

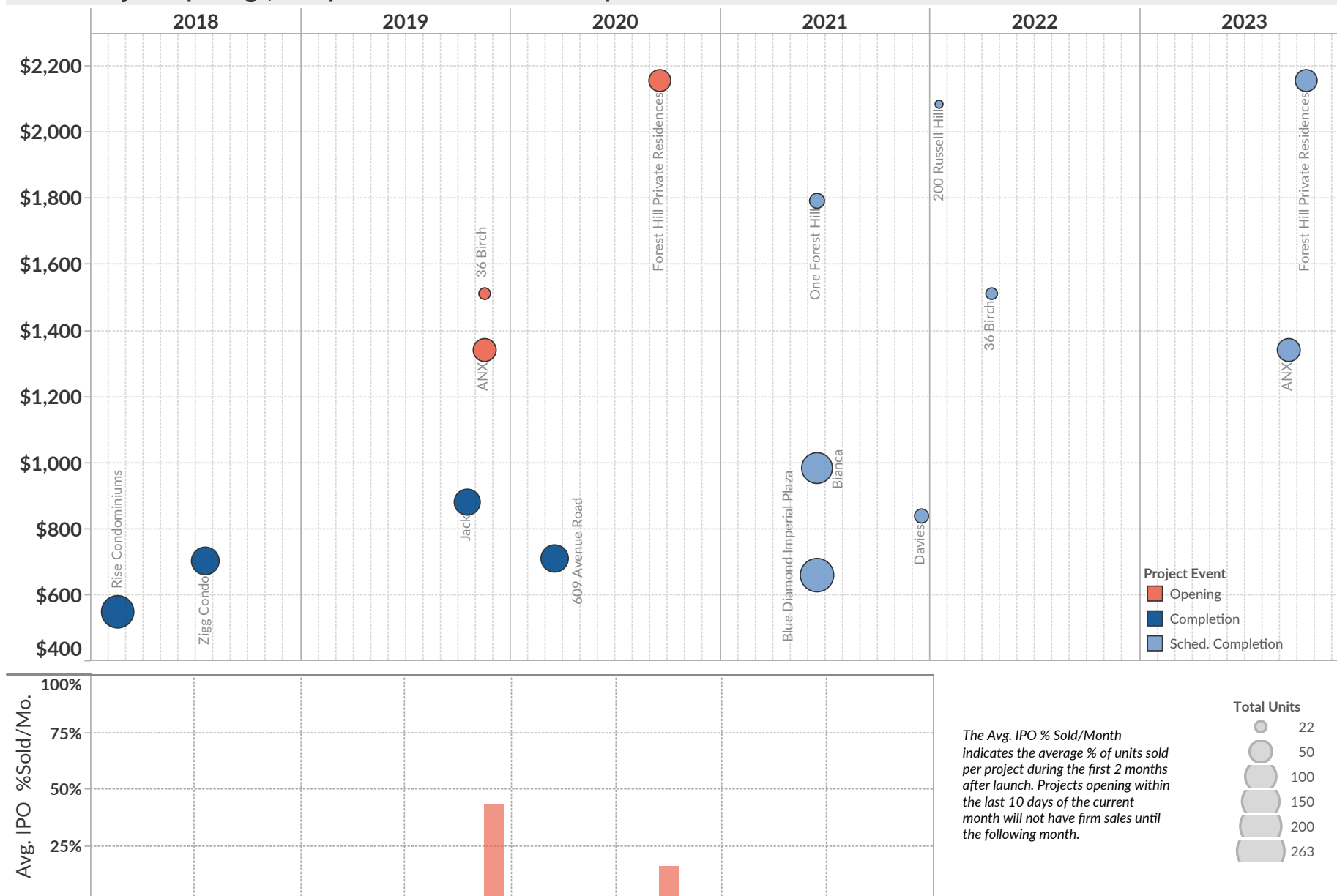
Development Applications			City of Toronto	
Number of Dev. Apps.	12		480	
Total Units	3,539		259,614	
Min. Floor Space Index	1.7		0.1	
Max. Floor Space Index	14.2		61.7	
Avg. Floor Space Index	7.7		6.8	

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



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Recent Project Openings, Completions & Scheduled Completions



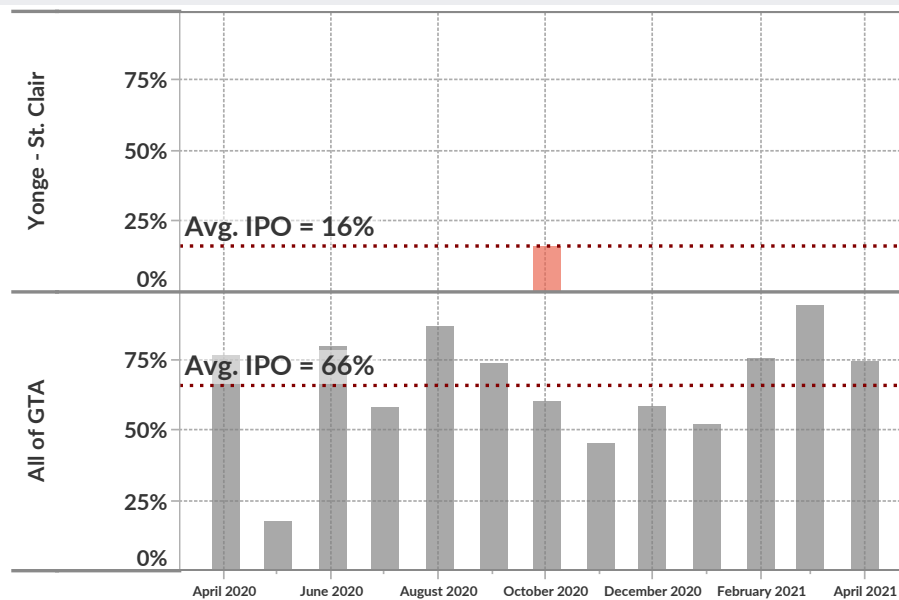
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Project Data by Unit Type

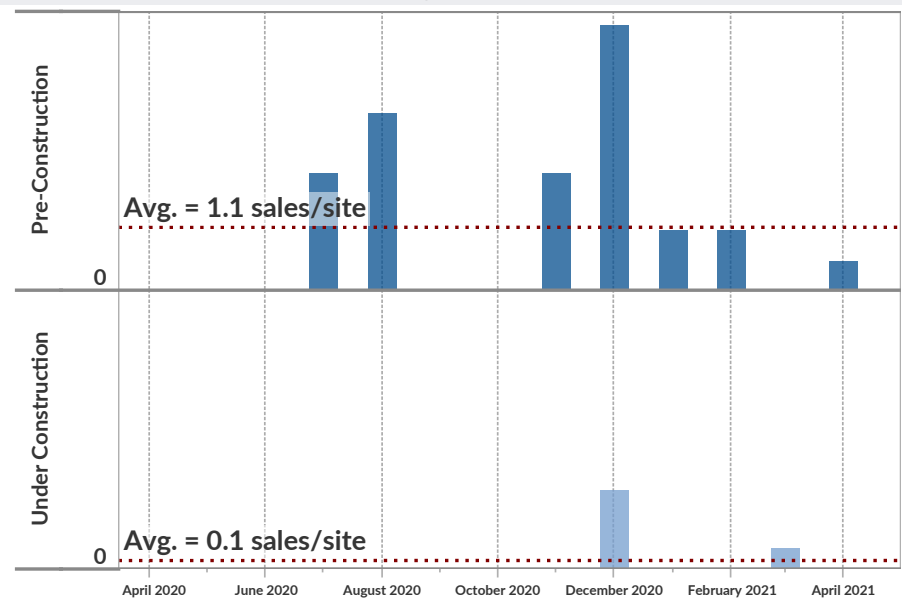
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio				
1 Bedroom	162	1	124	38
1 Bedroom + Den	56	0	53	3
2 Bedroom	232	3	186	46
2 Bedroom + Den	108	0	89	19
3 Bedroom & Up	51	0	20	31
Penthouse	50	0	48	2
Other	2	0	1	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,870	441	1,980	\$643,900	\$2,500,000
\$1,450	949	949	\$1,321,990	\$1,430,990
\$1,841	701	2,385	\$982,900	\$4,000,000
\$1,500	1,275	3,481	\$1,550,000	\$5,350,000
\$1,874	1,187	3,043	\$1,744,900	\$6,000,000
\$1,752	1,975	3,145	\$3,400,000	\$5,569,990
\$1,496	3,576	3,576	\$5,350,000	\$5,350,000

IPO Launch Performance (first 2 months)

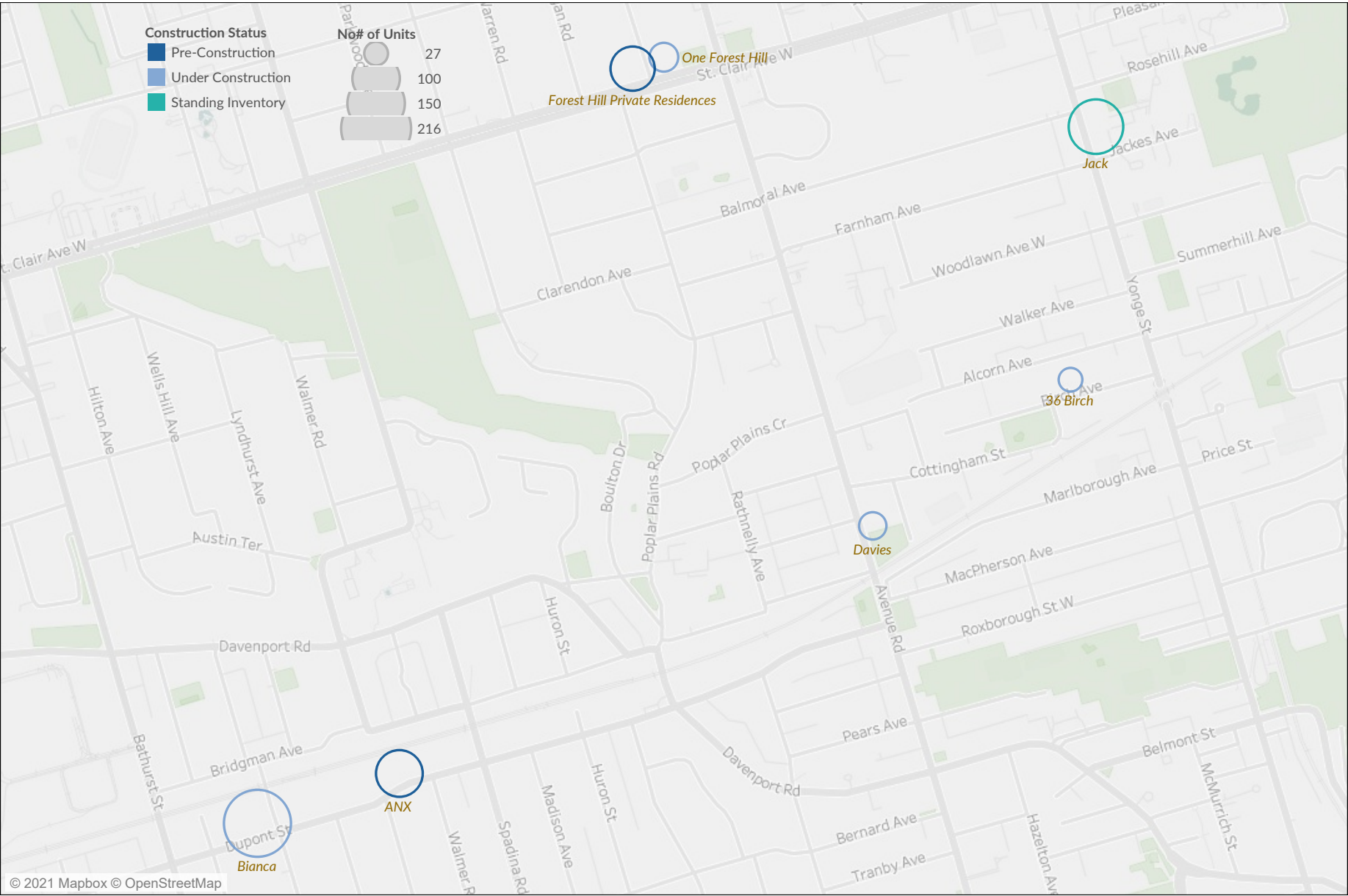


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



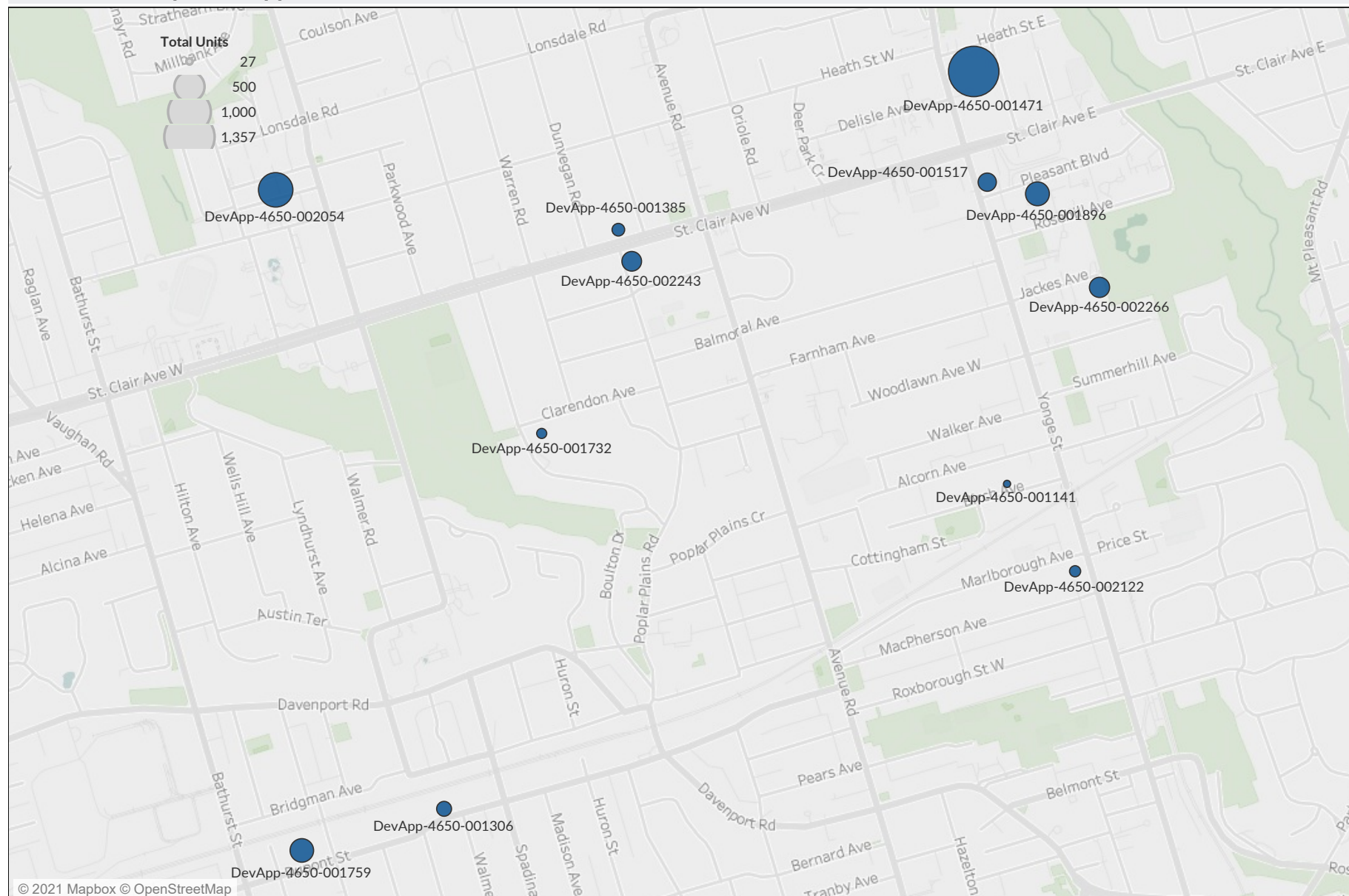
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Current Active Project List

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	1	14	27	\$1,513	\$1,499
ANX - Freed Developments Ltd.	Apartment	September 2023	1	3	34	105	\$1,342	\$1,557
Bianca - Tridel	Apartment	June 2021	0	0	7	216	\$985	\$1,094
Davies - Brandy Lane Homes	Apartment	December 2021	2	2	6	36	\$840	\$1,618
Forest Hill Private Residences - Altree Developments	Apartment	October 2023	0	2	64	94	\$2,158	\$2,133
Jack - Aspen Ridge Homes	Apartment	October 2019	1	2	9	143	\$882	\$1,518
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	118
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	8	16	5,476	4,453	437	\$2,158	1,518	\$3,276,546	8,832
Central Waterfront	33	9	4,721	3,908	800	\$1,519	1,049	\$1,594,374	19,434
Don Mills - York Mills	13	12	3,683	3,265	191	\$1,014	1,096	\$1,111,746	13,974
Downtown Core	30	7	4,237	3,591	306	\$1,779	805	\$1,431,852	18,616
Downtown East	111	22	7,795	6,507	1,198	\$1,311	668	\$875,828	14,922
Downtown West	72	29	10,538	9,071	1,071	\$1,461	911	\$1,330,784	19,053
Etobicoke Waterfront	3	1	602	463	30	\$1,341	842	\$1,129,067	7,446
Highway7 - Yonge	4	5	1,187	1,122	57	\$816	1,134	\$925,433	.
Mississauga City Centre	732	13	7,939	7,215	417	\$913	856	\$781,515	.
North Toronto	5	14	3,707	3,114	494	\$1,271	849	\$1,079,214	13,529
North Yonge Corridor	5	6	1,715	1,523	68	\$1,187	858	\$1,018,376	8,127
North York East	0	2	528	525	2	\$949	1,028	\$974,900	206
North York West	28	9	1,220	983	191	\$1,298	1,685	\$2,186,518	15,556
Not Applicable	2,015	138	28,647	23,512	3,695	\$840	986	\$828,230	92,402
Scarborough City Centre									2,245
Sheppard Corridor	92	10	2,434	2,108	312	\$1,116	981	\$1,094,137	7,745
Thornhill	100	8	1,977	1,601	366	\$1,054	1,019	\$1,073,961	.
Toronto East	18	12	1,533	1,307	116	\$1,109	964	\$1,069,418	3,237
Toronto West	346	20	4,206	3,266	824	\$1,203	877	\$1,054,333	14,488
Yonge - St. Clair	4	7	661	521	140	\$1,767	1,451	\$2,565,247	3,539

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