



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of May 2021



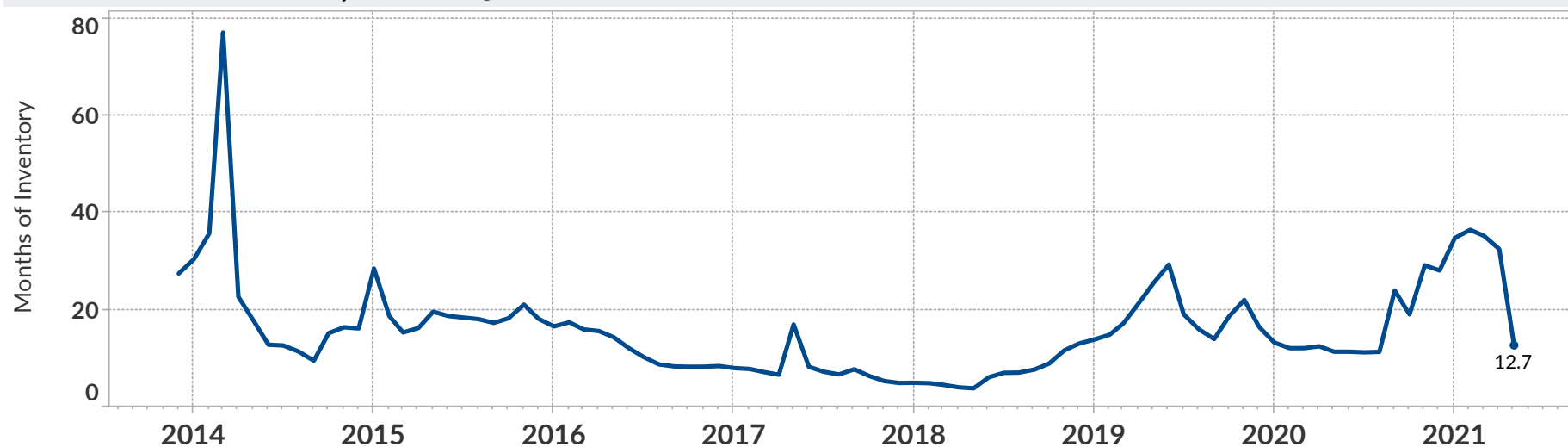
Yonge - St. Clair Submarket Report - May 2021



Yonge - St. Clair			GTA	
Active Projects	8		338	
Total Units	1,046		92,166	
Total Sales	751		77,131	
Rem. Inv.	295		10,836	
Avg. \$/SF	\$1,639		\$1,201	
Avg. Project \$/SF	\$1,564		\$1,088	
Avg. SF	1,174		984	
Avg. \$	\$1,923,973		\$1,181,327	
Current Month Sales (incl. active & sold out)		231	2,396	

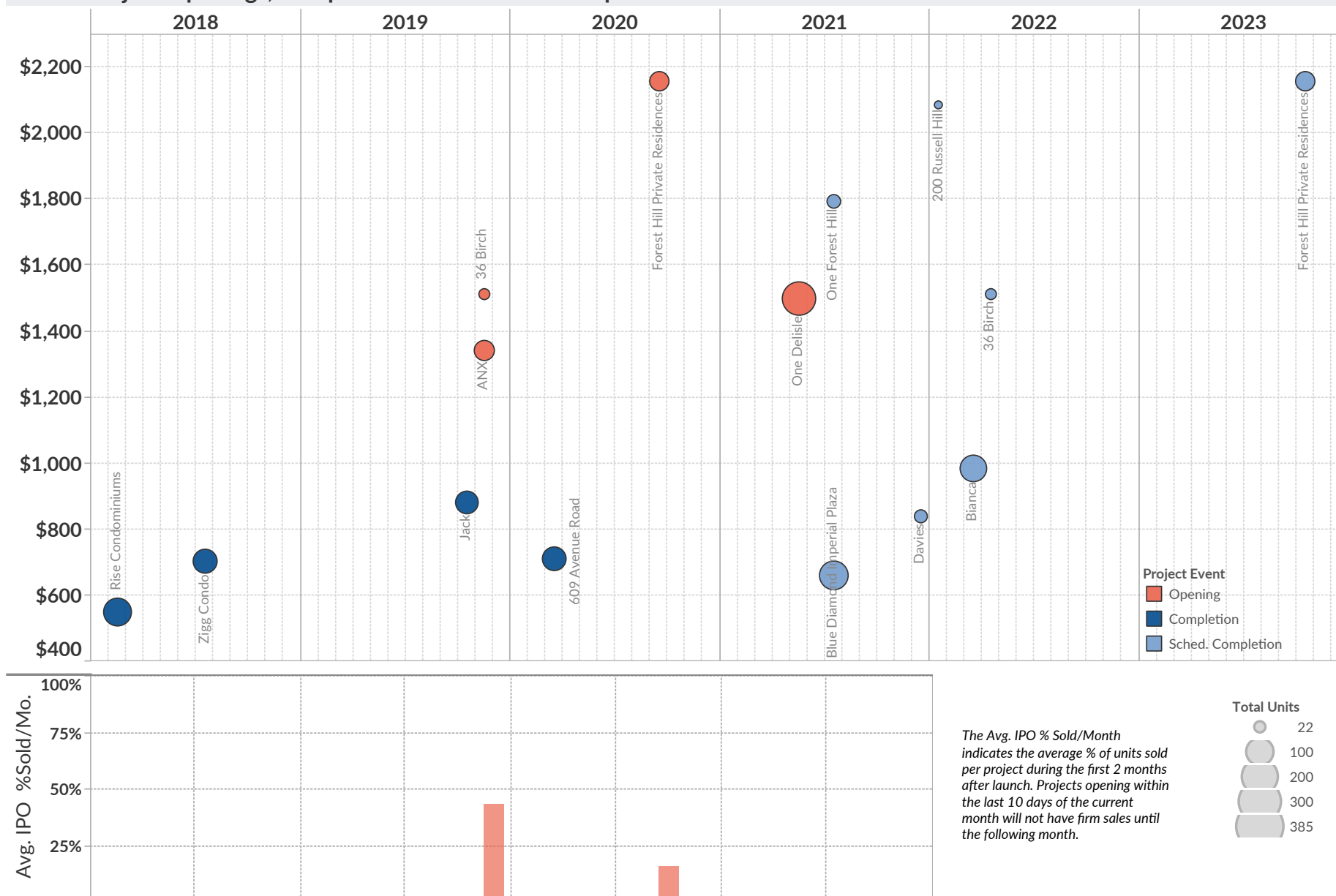
Development Applications			City of Toronto	
Yonge - St. Clair			484	
Number of Dev. Apps.	12		494,318	
Total Units	6,891		0.1	
Min. Floor Space Index	1.7		61.7	
Max. Floor Space Index	14.2		6.8	
Avg. Floor Space Index	7.7			

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



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Recent Project Openings, Completions & Scheduled Completions



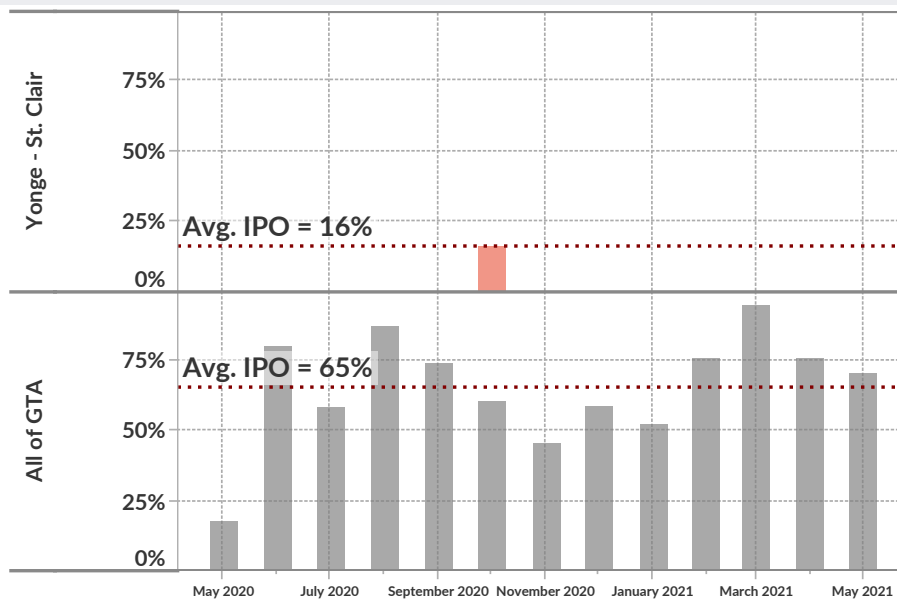
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Project Data by Unit Type

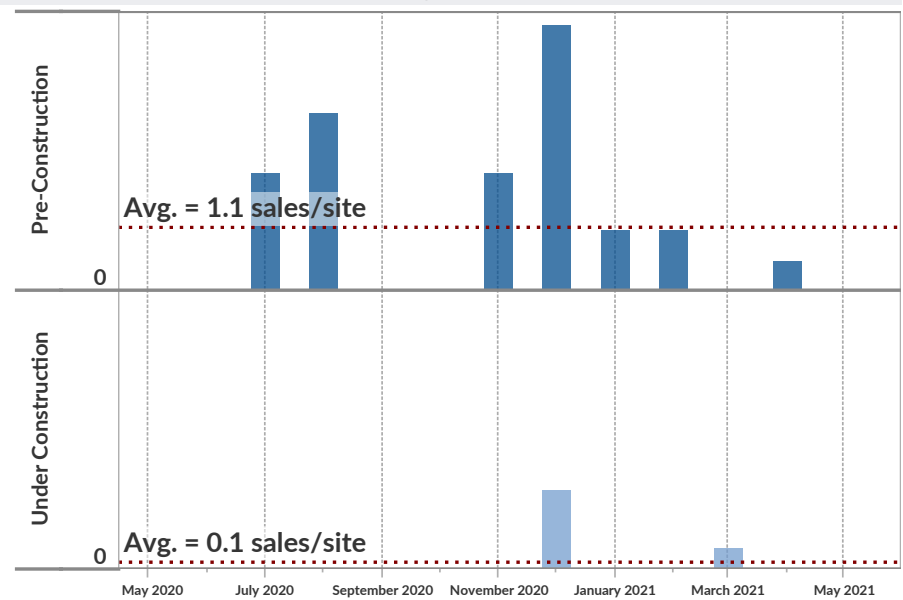
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	10	10	10	0
1 Bedroom	218	41	164	54
1 Bedroom + Den	233	147	200	33
2 Bedroom	302	33	219	83
2 Bedroom + Den	145	0	89	56
3 Bedroom & Up	86	0	20	66
Penthouse	50	0	48	2
Other	2	0	1	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,858	441	1,980	\$643,900	\$2,500,000
\$1,521	560	949	\$950,000	\$1,430,990
\$1,658	693	2,385	\$982,900	\$4,000,000
\$1,500	693	3,481	\$1,100,000	\$5,350,000
\$1,645	1,164	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)

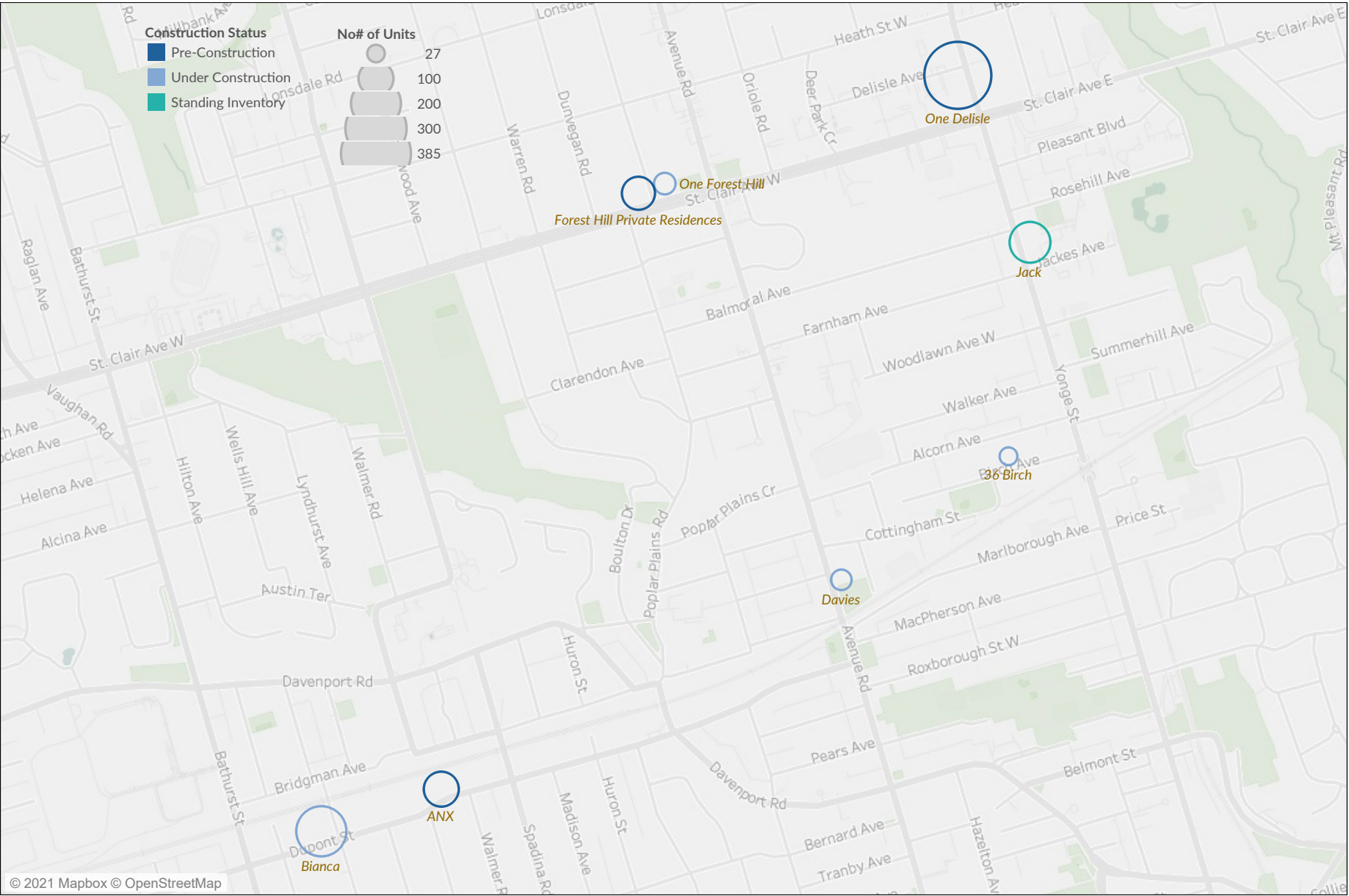


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



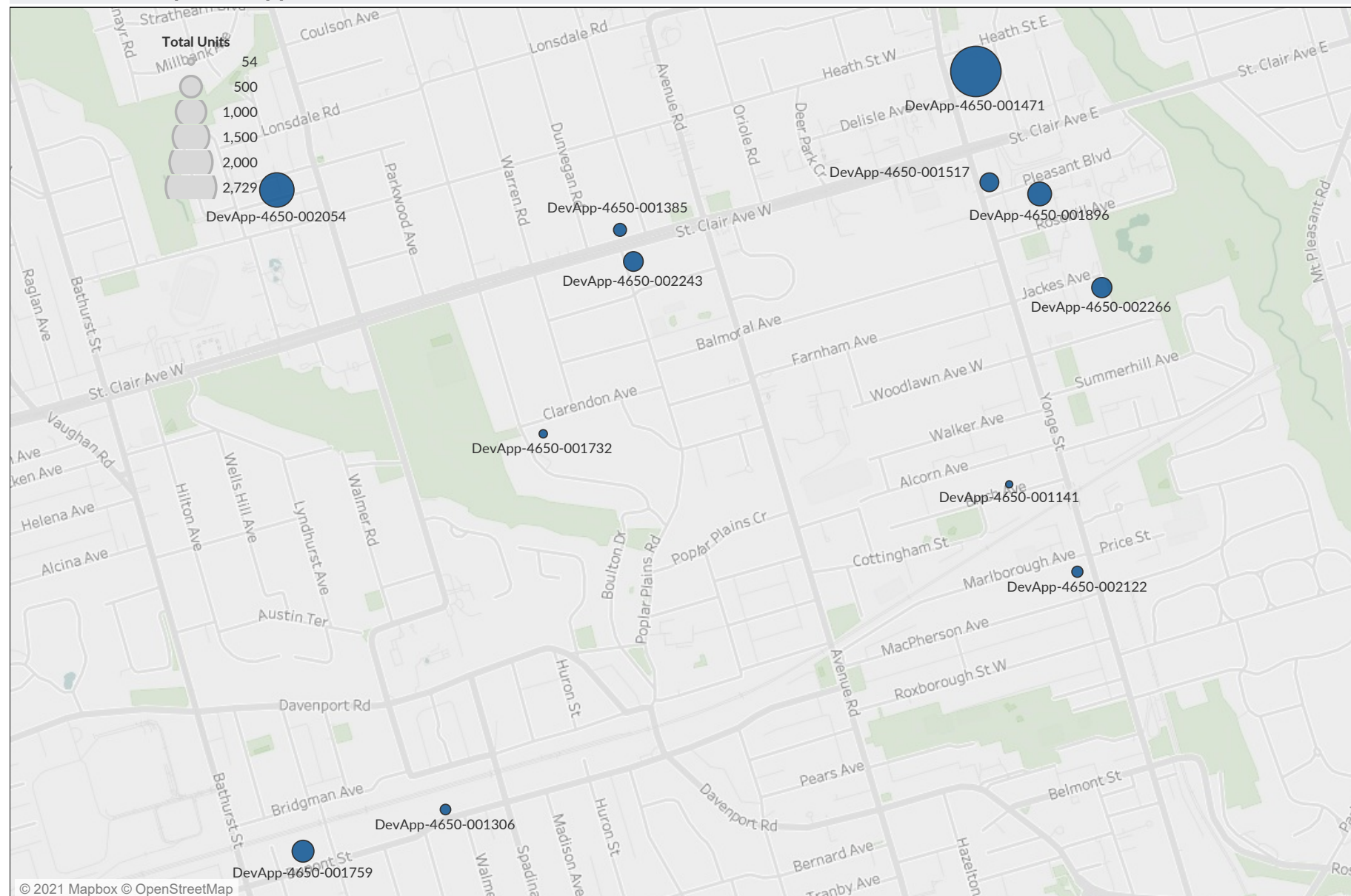
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Current Active Project List

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	May 2024	0	3	34	105	\$1,342	\$1,557
Bianca - Tridel	Apartment	March 2022	0	0	7	216	\$985	\$1,094
Davies - Brandy Lane Homes	Apartment	December 2021	0	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	0	1	10	143	\$882	\$1,518
One Delisle - Slate Asset Management	Apartment	June 2026	231	231	154	385	\$1,500	\$1,500
One Forest Hill - North Drive	Apartment	July 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	54
DevApp-4650-001306	328 Dupont Street	5.2	118
DevApp-4650-001385	202 St. Clair Avenue West	4.6	179
DevApp-4650-001471	22 St. Clair Avenue East	10.1	2,729
DevApp-4650-001517	1421 Yonge Street	12.6	375
DevApp-4650-001732	77 Clarendon Avenue	1.7	74
DevApp-4650-001759	275 Albany Avenue	4.0	512
DevApp-4650-001896	29 Pleasant Boulevard	14.2	604
DevApp-4650-002054	63 Montclair Avenue	11.3	1,268
DevApp-4650-002122	1140 Yonge Street	6.1	132
DevApp-4650-002243	175 St. Clair Avenue West	7.2	412
DevApp-4650-002266	49 Jackes Avenue	12.5	434

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	42	16	5,476	4,494	396	\$2,197	1,600	\$3,515,593	17,336
Central Waterfront	18	9	4,721	3,926	782	\$1,520	1,057	\$1,606,676	36,410
Don Mills - York Mills	7	12	3,682	3,274	183	\$1,011	1,107	\$1,119,470	23,874
Downtown Core	26	8	4,931	4,302	289	\$1,814	839	\$1,522,007	35,133
Downtown East	109	20	7,141	6,397	653	\$1,270	813	\$1,032,085	30,116
Downtown West	127	27	9,568	8,213	973	\$1,484	901	\$1,337,162	36,221
Etobicoke Waterfront	10	1	602	473	20	\$1,342	831	\$1,114,875	14,950
Highway7 - Yonge	1	6	1,392	1,123	261	\$778	1,220	\$948,740	.
Mississauga City Centre	73	11	7,076	6,272	500	\$933	830	\$774,230	.
North Toronto	89	15	3,743	3,203	441	\$1,306	918	\$1,199,330	26,183
North Yonge Corridor	6	6	1,715	1,529	62	\$1,205	847	\$1,020,553	15,660
North York East	0	2	528	525	2	\$949	1,028	\$974,900	412
North York West	8	10	1,267	989	232	\$1,264	1,553	\$1,963,778	35,893
Not Applicable	1,308	138	29,223	23,197	4,401	\$869	929	\$807,860	172,168
Scarborough City Centre									5,284
Sheppard Corridor	35	10	2,434	2,140	280	\$1,118	1,006	\$1,124,871	13,768
Thornhill	111	8	1,977	1,712	255	\$1,074	1,116	\$1,198,538	.
Toronto East	31	11	1,442	1,211	121	\$1,119	985	\$1,103,177	6,330
Toronto West	164	20	4,202	3,400	690	\$1,205	907	\$1,093,153	24,915
Yonge - St. Clair	231	8	1,046	751	295	\$1,639	1,174	\$1,923,973	6,891

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