

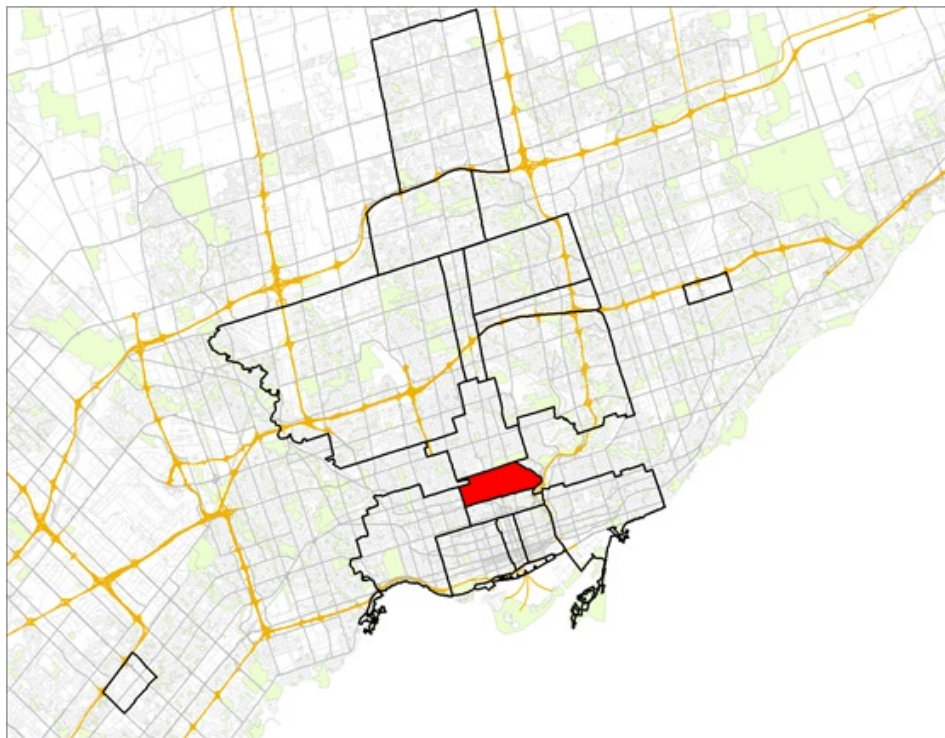


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of June 2021



Yonge - St. Clair Submarket Report - June 2021

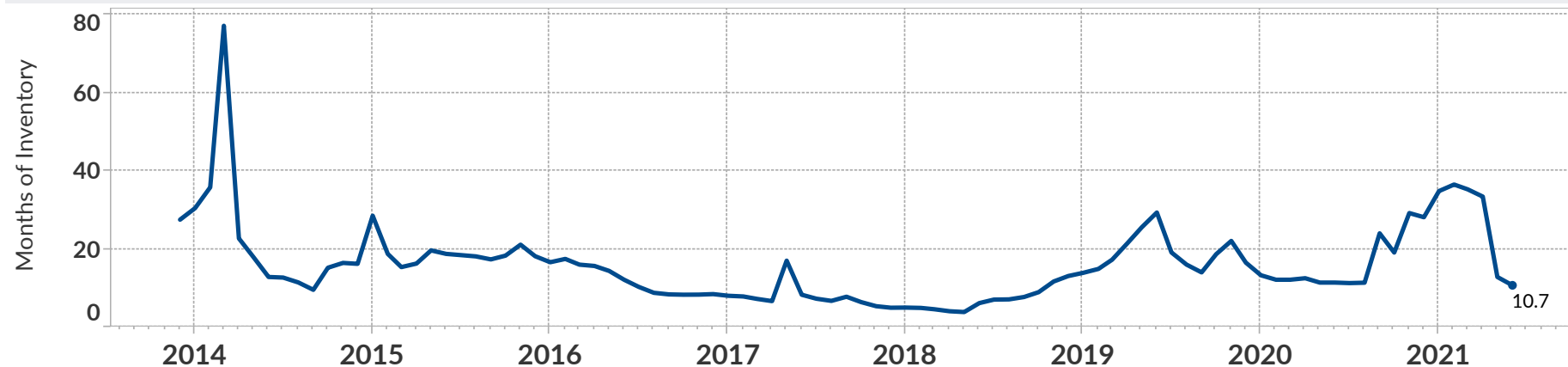


Yonge - St. Clair		GTA
Active Projects	8	334
Total Units	1,012	85,993
Total Sales	758	76,497
Rem. Inv.	254	9,496
Avg. \$/SF	\$1,664	\$1,224
Avg. Project \$/SF	\$1,587	\$1,102
Avg. SF	1,217	994
Avg. \$	\$2,025,161	\$1,215,921
Current Month Sales (incl. active & sold out)	8	2,775

Development Applications

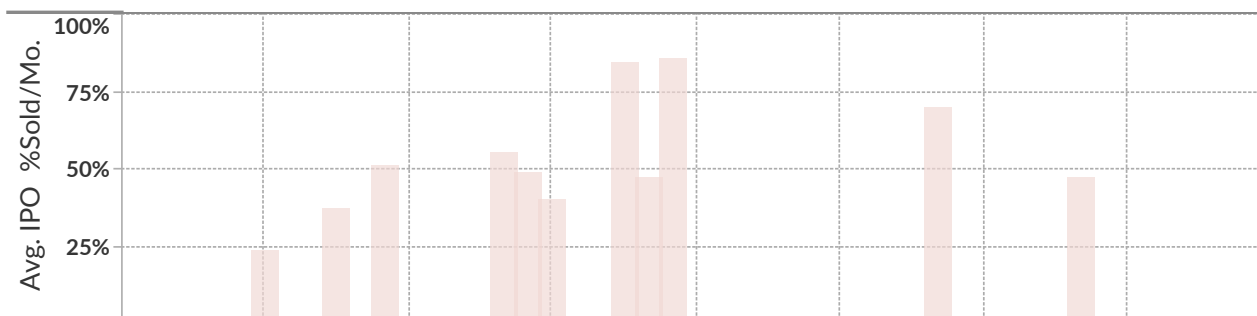
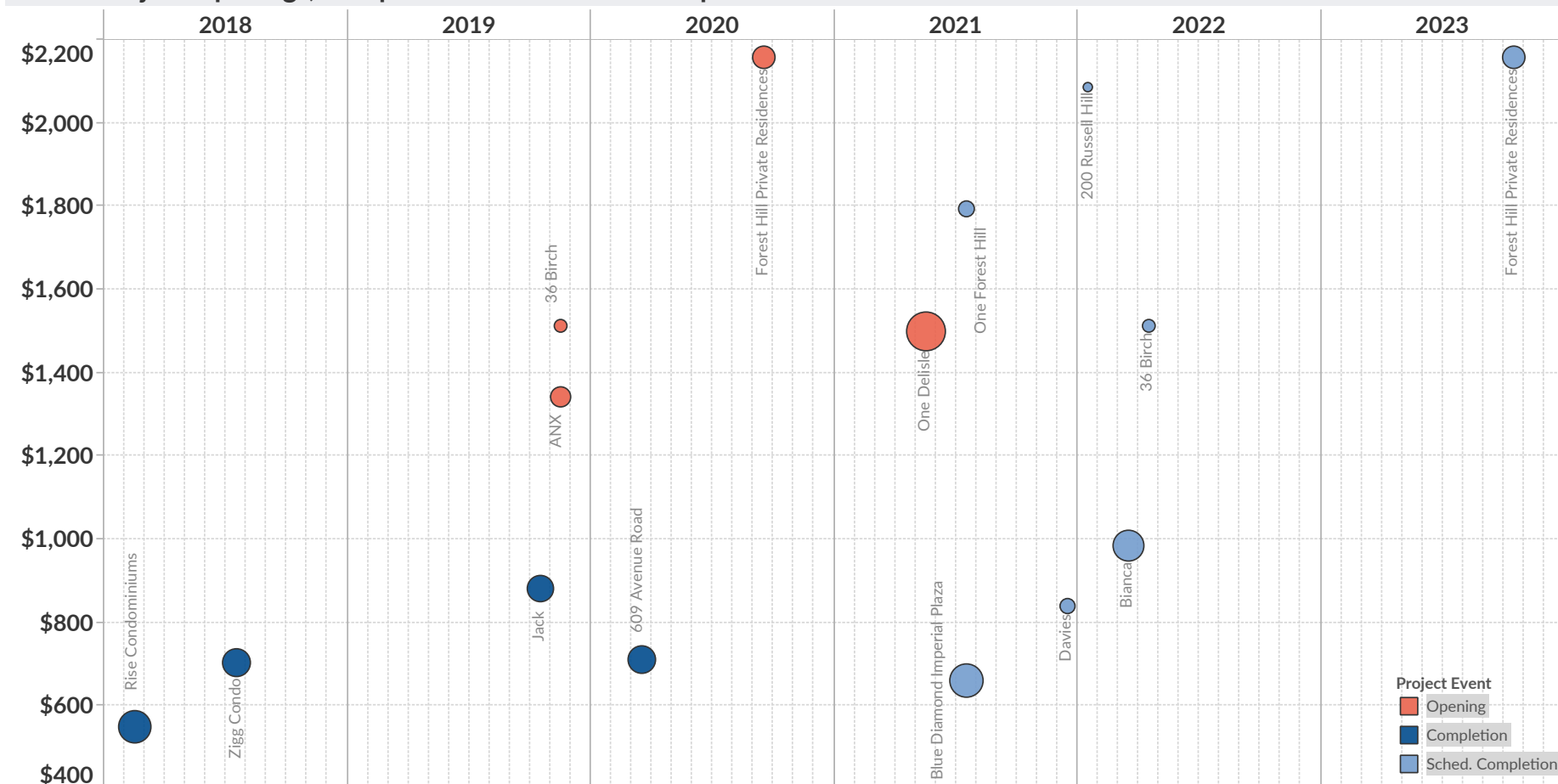
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	12	504
Total Units	3,470	276,211
Min. Floor Space Index	1.7	0.1
Max. Floor Space Index	14.2	61.7
Avg. Floor Space Index	7.7	6.8

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

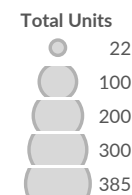


Yonge - St. Clair Submarket Report - June 2021

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.



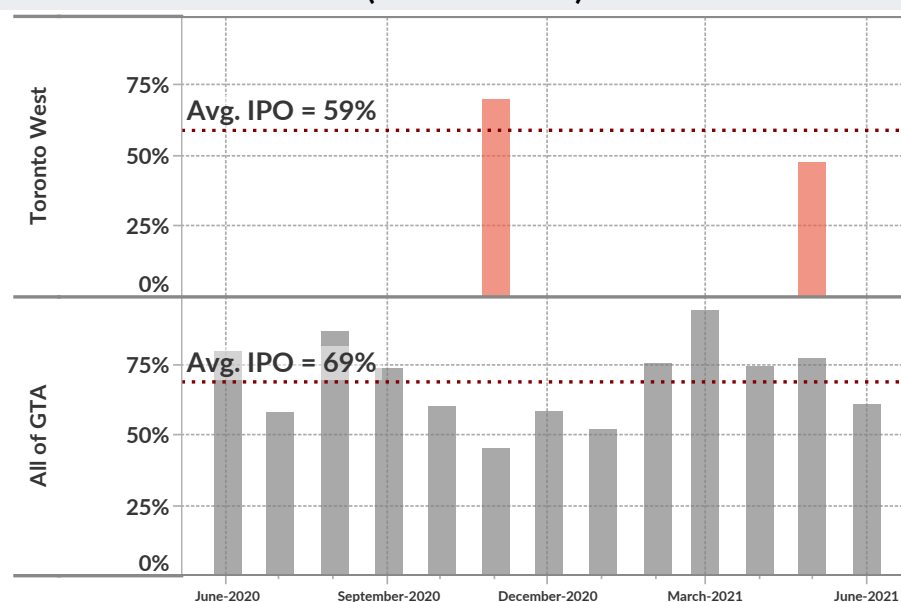
Yonge - St. Clair Submarket Report - June 2021

Project Data by Unit Type

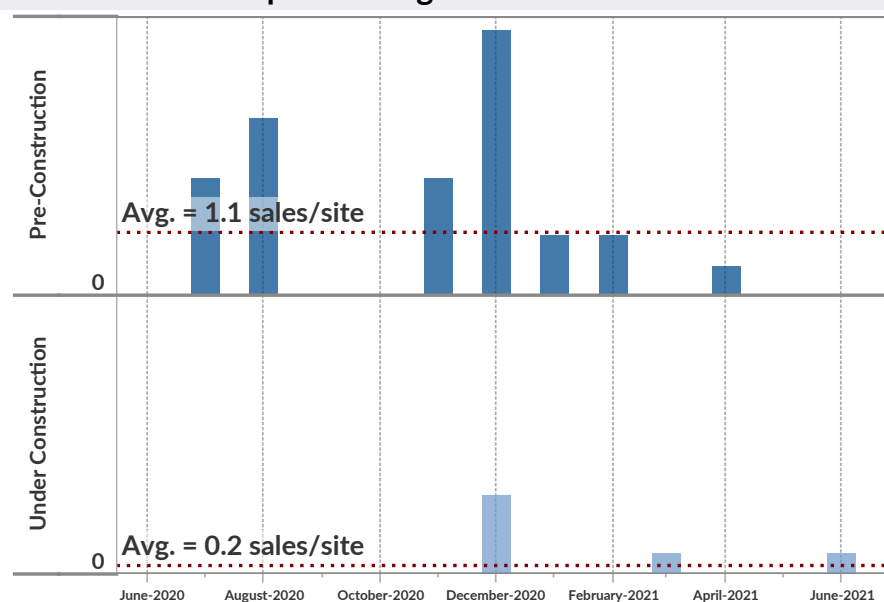
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	10	0	10	0
1 Bedroom	216	0	164	52
1 Bedroom + Den	233	7	207	26
2 Bedroom	288	0	218	70
2 Bedroom + Den	145	1	90	55
3 Bedroom & Up	68	0	20	48
Penthouse	50	0	48	2
Other	2	0	1	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,866	465	1,980	\$813,990	\$2,500,000
\$1,516	560	949	\$950,000	\$1,430,990
\$1,689	693	2,385	\$1,000,000	\$4,000,000
\$1,558	693	3,481	\$1,100,000	\$6,900,000
\$1,650	1,164	3,043	\$2,100,000	\$6,000,000
\$1,771	1,975	3,145	\$3,500,000	\$5,569,990
\$1,496	3,576	3,576	\$5,350,000	\$5,350,000

IPO Launch Performance (first 2 months)

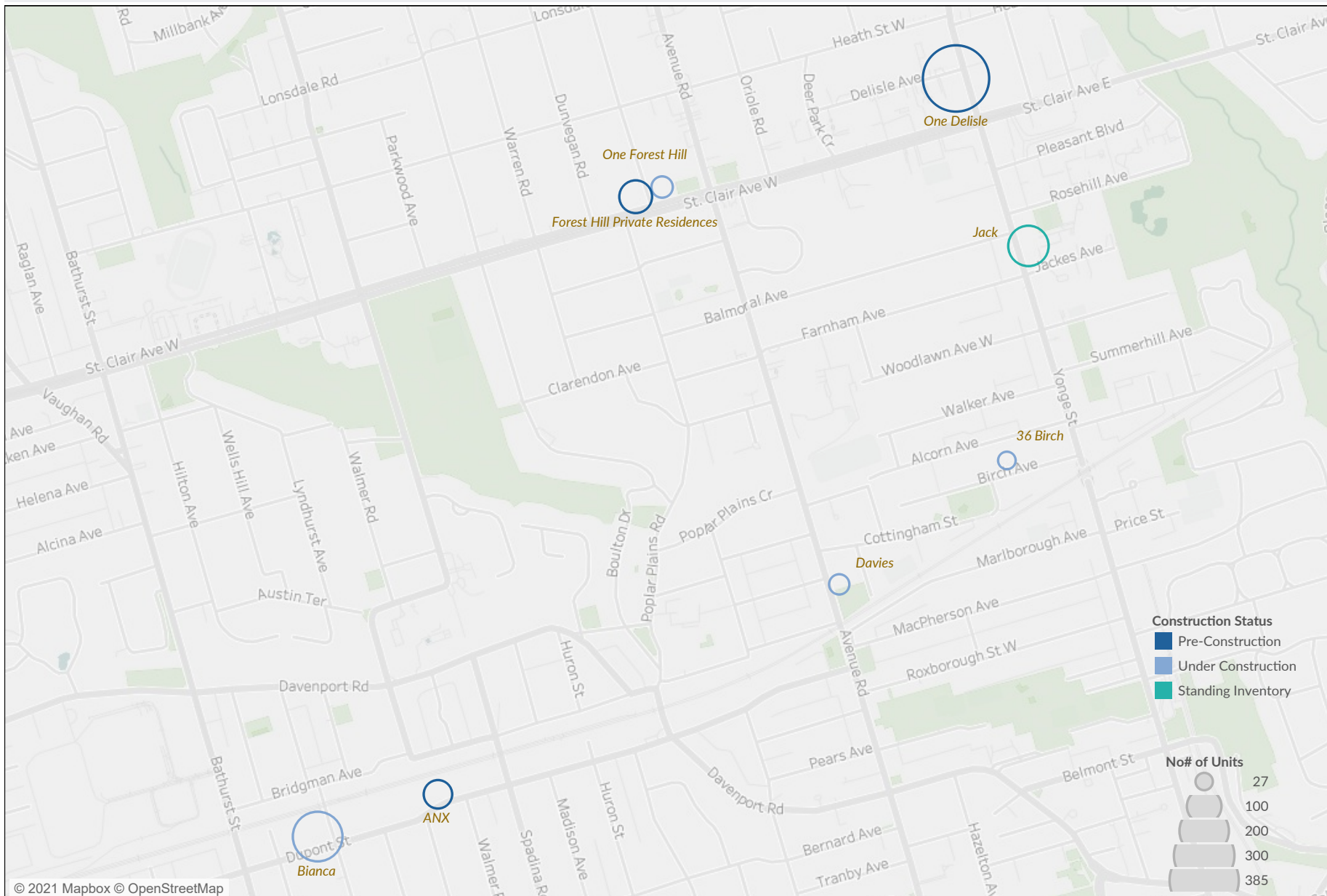


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - June 2021

Current Active Projects



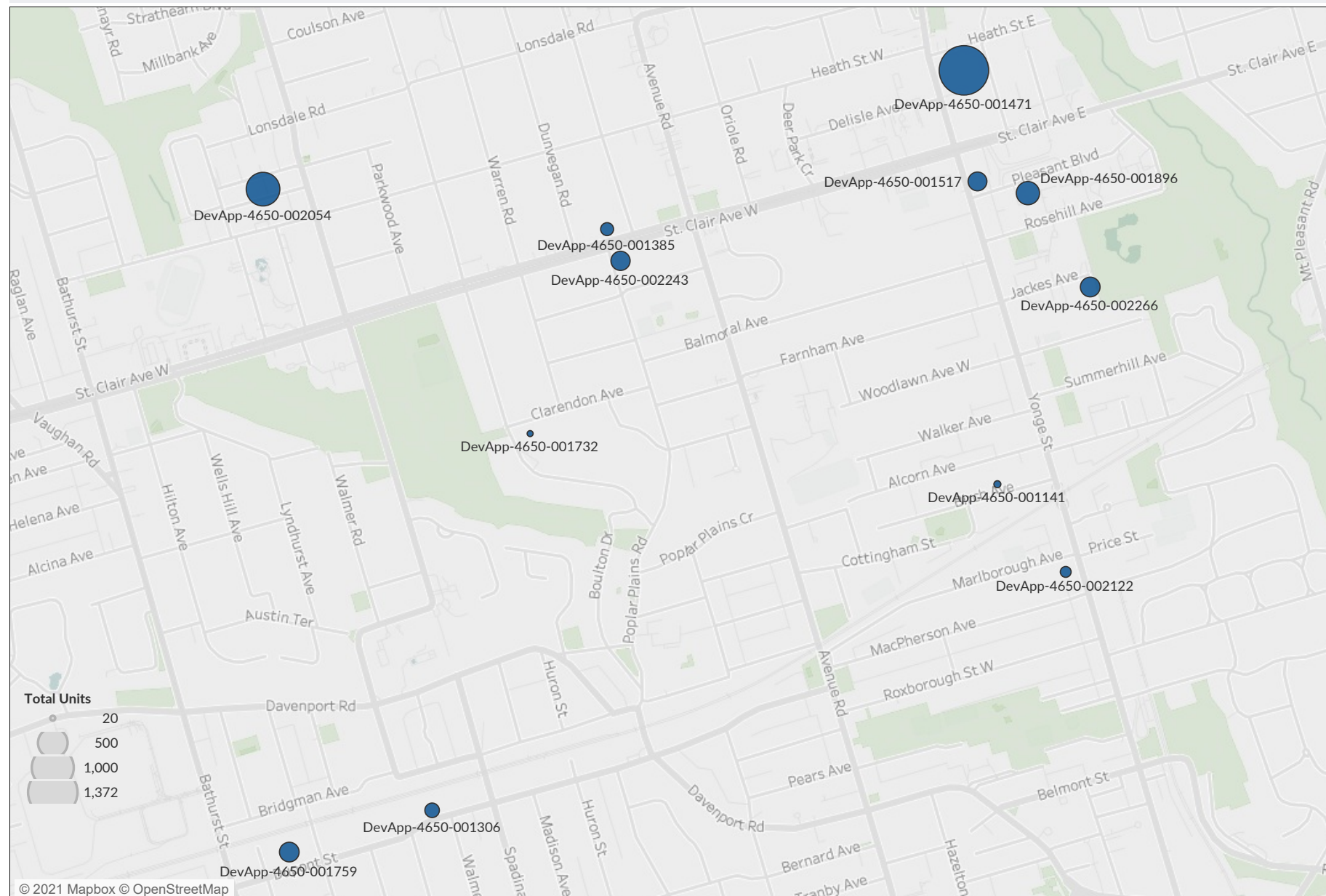
Yonge - St. Clair Submarket Report - June 2021

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	0	71	\$1,342	\$1,557
Bianca - Tridel	Apartment	March-2022	1	1	6	216	\$985	\$1,082
Davies - Brandy Lane Homes	Apartment	December-2021	0	1	7	36	\$840	\$1,639
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	7	238	147	385	\$1,500	\$1,454
One Forest Hill - North Drive	Apartment	July-2021	0	0	6	40	\$1,794	\$1,811

Yonge - St. Clair Submarket Report - June 2021

Current Development Applications



Yonge - St. Clair Submarket Report - June 2021

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	94
DevApp-4650-001471	22 St. Clair Avenue East	10.1	1,372
DevApp-4650-001517	1421 Yonge Street	12.6	198
DevApp-4650-001732	77 Clarendon Avenue	1.7	20
DevApp-4650-001759	275 Albany Avenue	4.0	216
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

Yonge - St. Clair Submarket Report - June 2021

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	• 21	• 16	• 4,890	• 4,515	• 375	• \$2,202	• 1,598	• \$3,518,803	• 8,821
Central Waterfront	• 26	• 9	• 4,708	• 3,952	• 756	• \$1,523	• 1,060	• \$1,614,087	• 17,819
Don Mills - York Mills	• 19	• 12	• 3,515	• 3,292	• 223	• \$978	• 1,097	• \$1,072,317	• 14,305
Downtown Core	• 10	• 8	• 4,591	• 4,312	• 279	• \$1,816	• 826	• \$1,500,069	• 18,361
Downtown East	• 66	• 20	• 7,051	• 6,427	• 624	• \$1,270	• 815	• \$1,034,349	• 15,684
Downtown West	• 45	• 25	• 8,311	• 7,370	• 941	• \$1,492	• 905	• \$1,350,195	• 19,758
Etobicoke Waterfront	• 4	• 1	• 493	• 477	• 16	• \$1,343	• 860	• \$1,154,463	• 7,504
Highway7 - Yonge	• 43	• 6	• 1,384	• 1,166	• 218	• \$781	• 1,218	• \$951,434	•
Mississauga City Centre	• 457	• 12	• 7,258	• 6,790	• 468	• \$1,014	• 848	• \$860,515	•
North Toronto	• 64	• 16	• 3,735	• 3,264	• 471	• \$1,325	• 912	• \$1,208,059	• 14,291
North Yonge Corridor	• 3	• 6	• 1,591	• 1,532	• 59	• \$1,202	• 853	• \$1,026,082	• 8,190
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 206
North York West	• 19	• 10	• 1,227	• 1,008	• 219	• \$1,275	• 1,581	• \$2,016,012	• 23,111
Not Applicable	• 1,887	• 134	• 26,251	• 22,974	• 3,277	• \$883	• 947	• \$835,841	• 97,066
Scarborough City Centre									• 3,039
Sheppard Corridor	• 8	• 11	• 2,426	• 2,148	• 278	• \$1,119	• 1,010	• \$1,130,786	• 7,827
Thornhill	• 43	• 8	• 1,967	• 1,747	• 220	• \$1,068	• 1,165	• \$1,244,038	•
Toronto East	• 7	• 11	• 1,322	• 1,211	• 111	• \$1,124	• 980	• \$1,101,314	• 3,301
Toronto West	• 45	• 19	• 3,734	• 3,029	• 705	• \$1,206	• 899	• \$1,084,399	• 16,997
Yonge - St. Clair	• 8	• 8	• 1,012	• 758	• 254	• \$1,664	• 1,217	• \$2,025,161	• 3,470

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.