

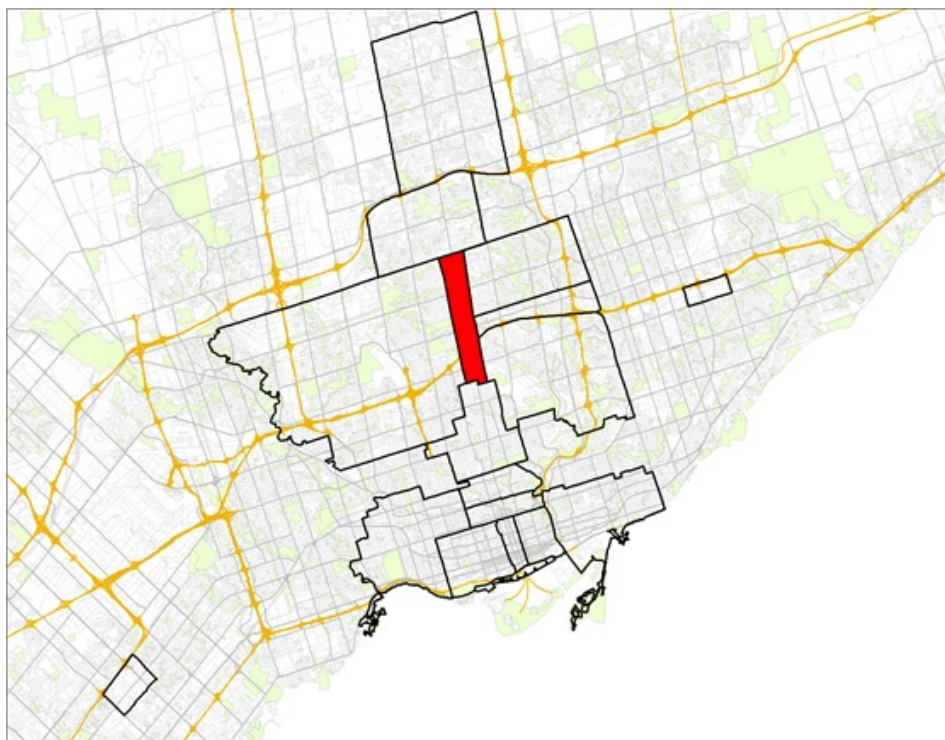


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of November 2021



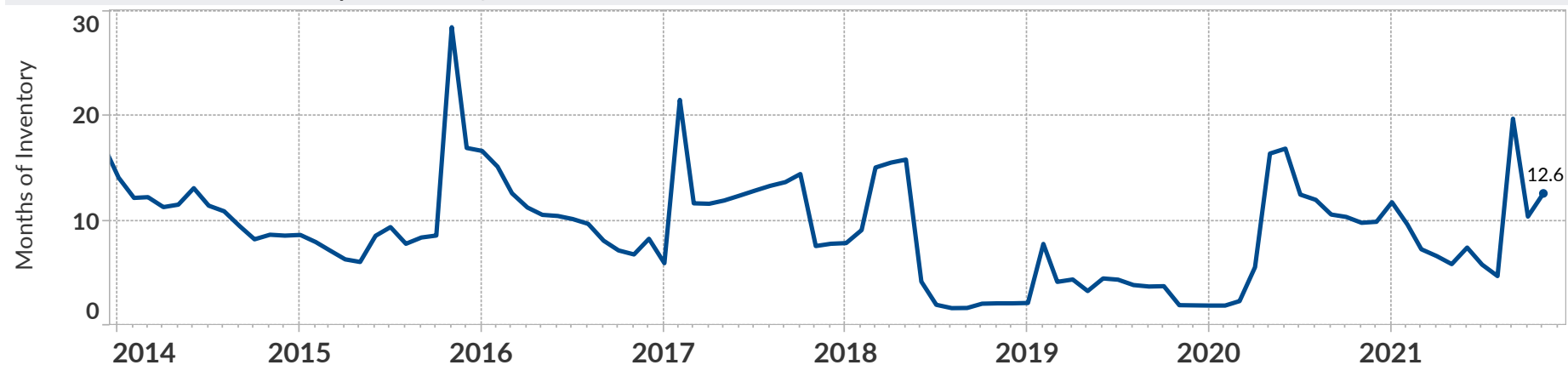
North Yonge Corridor Submarket Report - November 2021



North Yonge Corridor		GTA
Distinct count of Site Name	4	353
No. of Units	1,242	92,006
Total Sales	955	81,793
Act Inv	287	10,213
Avg. \$/sf	\$1,384	\$1,284
Avg. Project \$/SF	\$1,273	\$1,152
Avg. SF	729	944
Avg. \$	\$1,009,706	\$1,211,826
No Measure Value	7	4,274

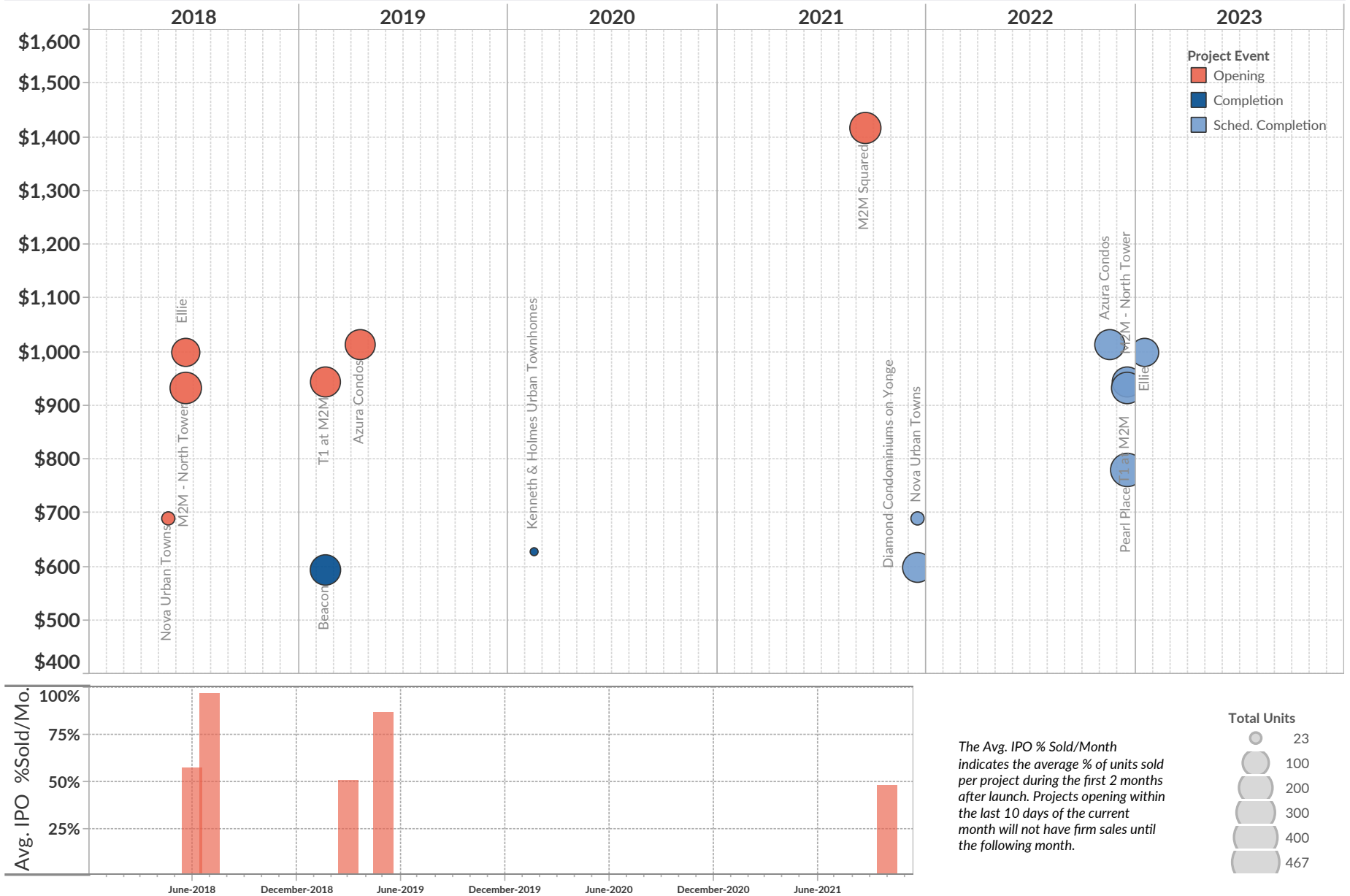
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	19	611
Total Units	13,286	620,533
Min. Density	1.0	0.0
Max. Density	12.2	620.0
Avg. Density	5.4	7.8

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



North Yonge Corridor Submarket Report - November 2021

Recent Project Openings, Completions & Scheduled Completions



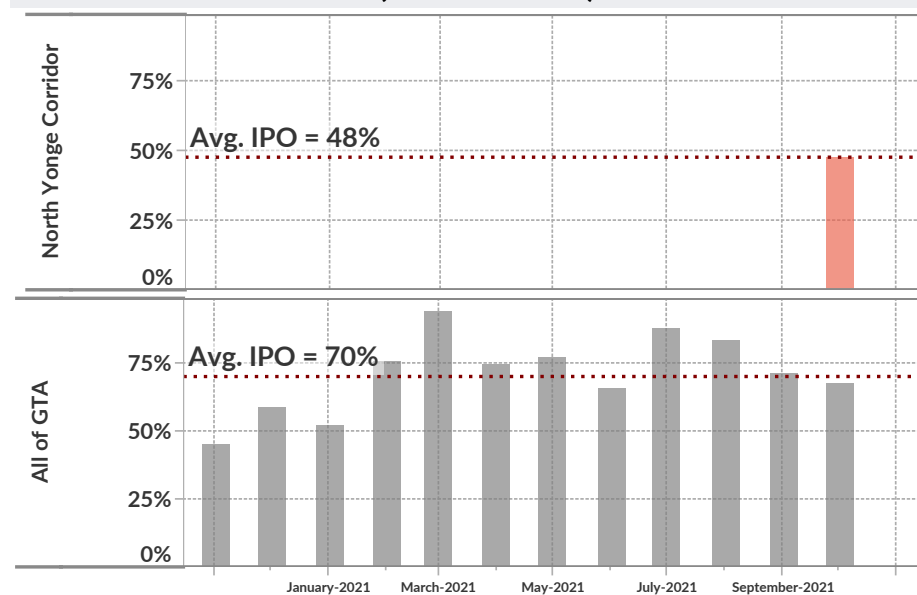
North Yonge Corridor Submarket Report - November 2021

Project Data by Unit Type

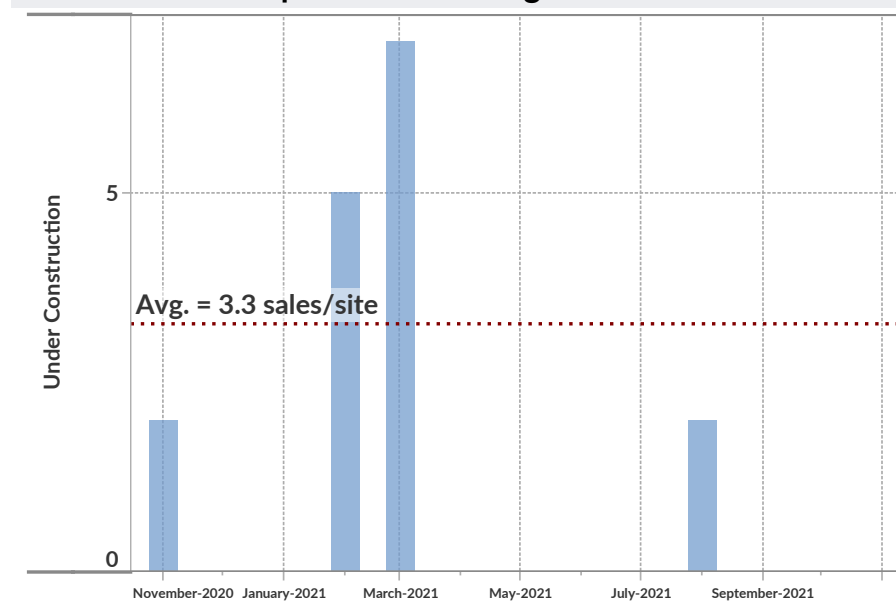
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	12	0	3	9
1 Bedroom	284	0	255	29
1 Bedroom + Den	376	0	346	30
2 Bedroom	364	0	259	105
2 Bedroom + Den	122	0	34	88
3 Bedroom & Up	84	0	58	26
Penthouse				
Other				

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,373	443	460	\$575,000	\$665,000
\$1,338	490	570	\$650,000	\$740,000
\$1,232	504	645	\$650,000	\$764,900
\$1,519	628	900	\$854,990	\$1,124,990
\$1,288	778	861	\$975,990	\$1,112,900
\$1,399	926	1,015	\$1,224,900	\$1,432,990

IPO Launch Performance (first 2 months)

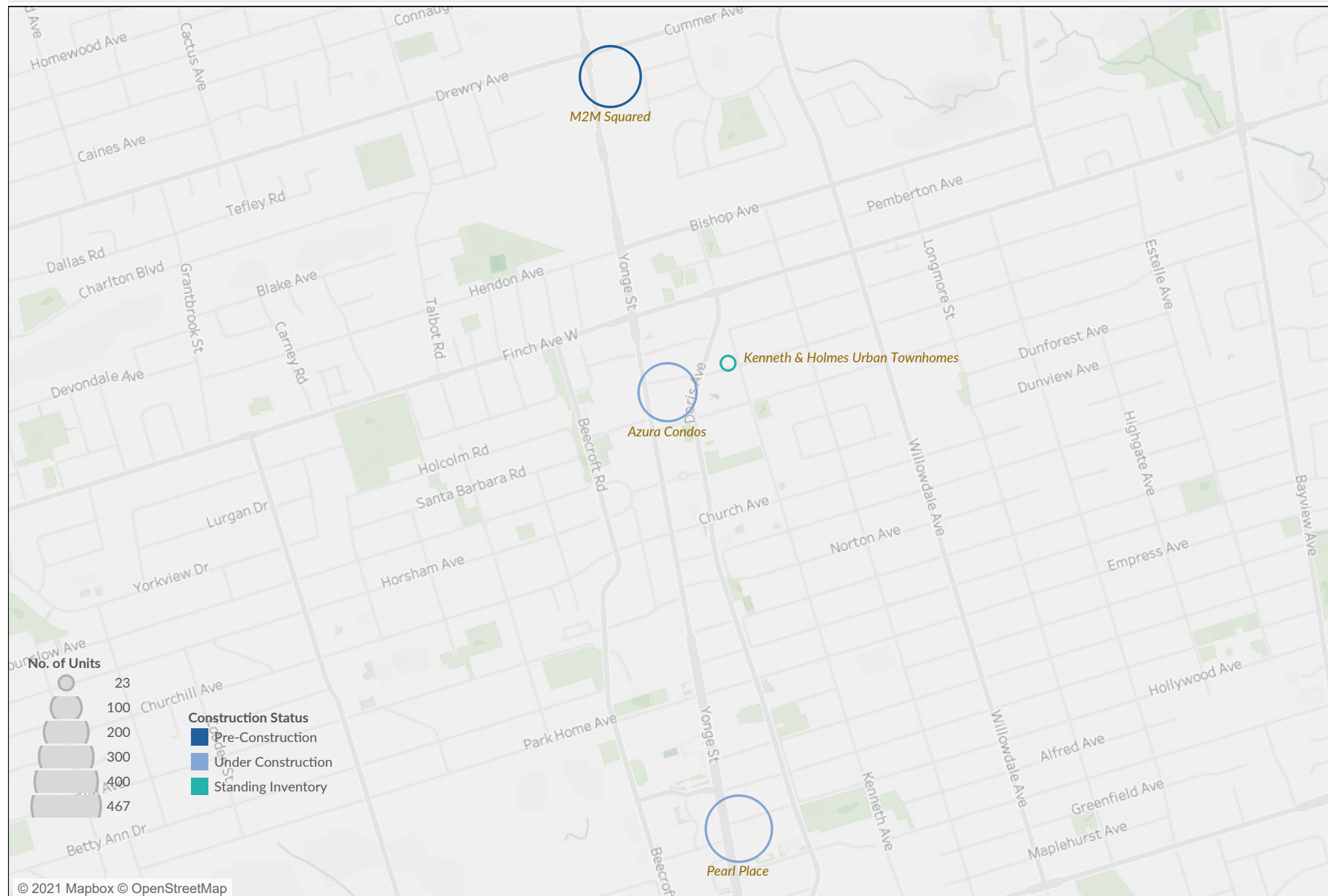


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - November 2021

Current Active Projects



North Yonge Corridor Submarket Report - November 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Foot
Azura Condos - Capital Developments	Apartment	November-2022	0	7	4	358	\$1,014	\$1,085
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February-2020	0	0	0	23	\$628	\$0
M2M Squared - Aoyuan International	Apartment	January-2026	0	189	205	394	\$1,417	\$1,422
Pearl Place - Conservatory Group	Apartment	December-2022	0	34	78	467	\$780	\$1,313

North Yonge Corridor Submarket Report - November 2021

Current Development Applications



North Yonge Corridor Submarket Report - November 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	112
DEVAPP-4650-000050	5840 - 5870 Yonge Street	6.5	925
DEVAPP-4650-000170	26 Hounslow Avenue	3.4	145
DevApp-4650-000558	5294 - 5306 Yonge Street	9.8	637
DevApp-4650-000634	4155 Yonge Street	3.2	128
DevApp-4650-000829	15 Holmes Avenue	5.0	697
DevApp-4650-001317	110 - 112 Sheppard Avenue West	3.0	60
DevApp-4650-001376	40 - 48 Hendon Avenue	2.5	91
DevApp-4650-001491	4800 Yonge Street	12.0	1,034
DevApp-4650-001854	6150 Yonge Street	5.7	1,067
DevApp-4650-001928	5800 Yonge Street		2,992
DevApp-4650-001943	4050 Yonge Street	4.6	1,150
DevApp-4650-002065	6080 Yonge Street	6.0	554
DevApp-4650-002113	105 Sheppard Avenue East	3.1	122
DevApp-4650-002281	5203 Yonge Street	10.5	658
DevApp-4650-002285	5051 Yonge Street	12.2	700
DevApp-4650-002522	48 Avondale Avenue	10.6	1,046
DevApp-4650-002628	5799-5915 Yonge Street	1.8	808
DevApp-4650-002632	31 Finch Avenue East	5.3	360

North Yonge Corridor Submarket Report - November 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	855	18	4,820	382	\$2,344	1,493	\$3,499,816	22,486
Central Waterfront	79	9	4,124	584	\$1,616	1,102	\$1,780,926	38,576
Don Mills - York Mills	10	12	3,169	199	\$990	1,096	\$1,084,836	29,673
Downtown Core	99	7	3,568	188	\$1,834	896	\$1,643,838	41,438
Downtown East	94	22	7,028	764	\$1,302	774	\$1,008,119	35,238
Downtown West	319	26	7,925	832	\$1,547	951	\$1,471,036	36,879
Etobicoke Waterfront	2	1	504	7	\$1,592	530	\$842,721	15,600
Highway7 - Yonge	53	7	1,698	54	\$889	1,351	\$1,200,718	32,705
Mississauga City Centre	61	12	7,108	415	\$1,145	852	\$975,498	13,286
North Toronto	122	18	3,496	548	\$1,370	1,010	\$1,382,987	412
North Yonge Corridor	7	4	955	287	\$1,384	729	\$1,009,706	42,132
North York East	0	2	526	1	\$1,050	1,210	\$1,269,900	213,858
North York West	52	10	1,301	221	\$1,308	1,363	\$1,783,305	20,900
Not Applicable	2,352	149	26,120	4,583	\$984	849	\$835,437	13,596
Scarborough City Centre								15,227
Sheppard Corridor	25	10	2,028	234	\$1,147	1,013	\$1,161,357	41,144
Thornhill	18	7	1,513	146	\$1,055	1,230	\$1,298,211	7,383
Toronto East	3	11	1,420	60	\$1,227	1,022	\$1,254,176	
Toronto West	117	20	3,673	476	\$1,221	972	\$1,187,150	
Yonge - St. Clair	6	8	817	232	\$1,927	1,395	\$2,687,477	

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