

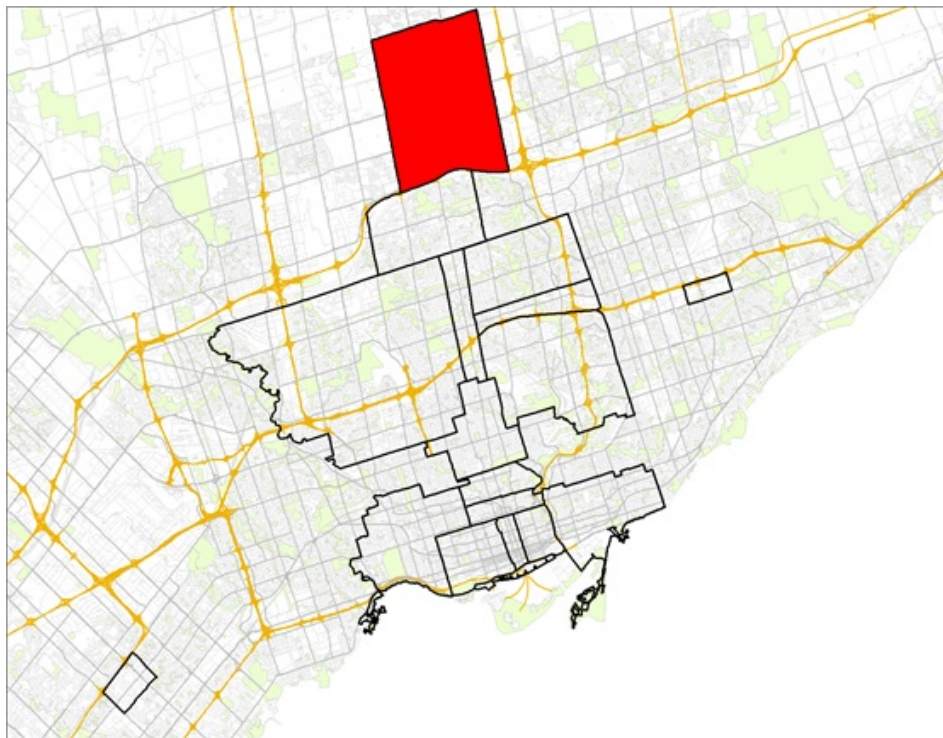


Greater Toronto Area
HWY 7 - Yonge

New Homes High Rise Submarket Report
Data as of December 2021



Highway7 - Yonge Submarket Report - December 2021



Highway7 - Yonge		GTA
Distinct count of Site Name	7	344
No. of Units	1,752	89,743
Total Sales	1,705	81,597
Act Inv	47	8,146
Avg. \$/sf	\$890	\$1,340
Avg. Project \$/SF	\$906	\$1,162
Avg. SF	1,347	989
Avg. \$	\$1,199,456	\$1,325,648
No Measure Value	7	2,170

Development Applications

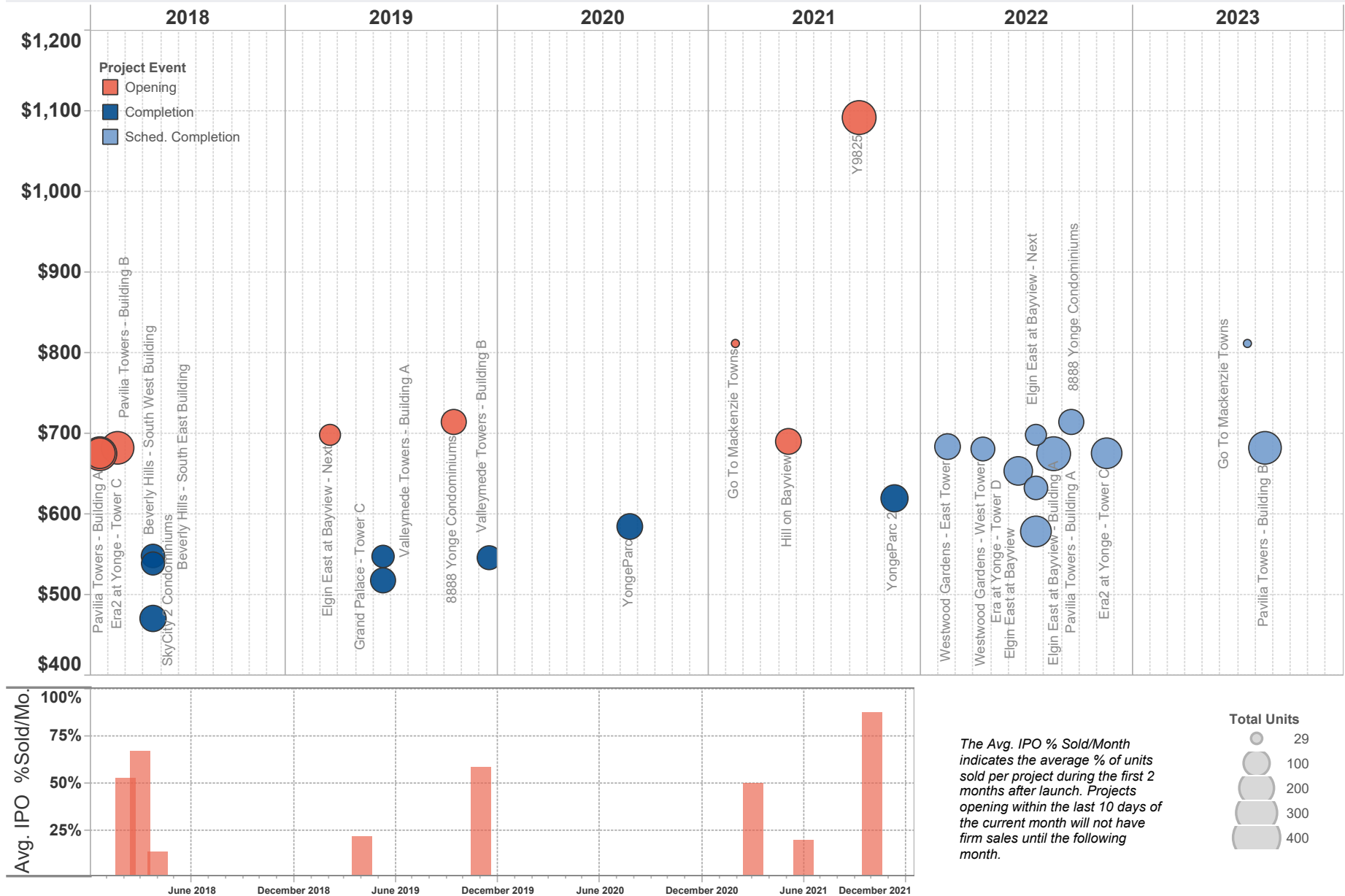
Highway7 - Yonge	City of Toronto
	631
	636,062
	0.0
	620.0
	7.9

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



Highway7 - Yonge Submarket Report - December 2021

Recent Project Openings, Completions & Scheduled Completions



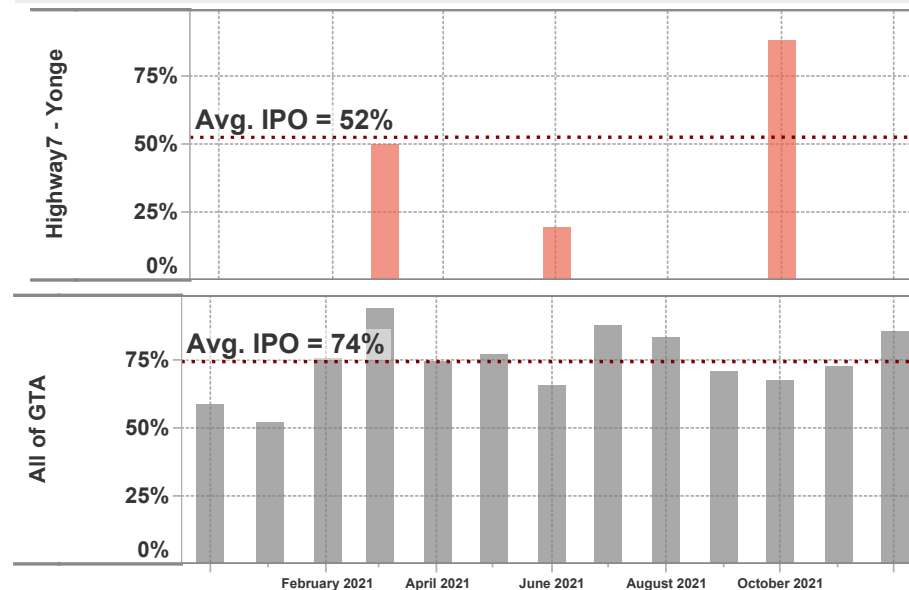
Highway7 - Yonge Submarket Report - December 2021

Project Data by Unit Type

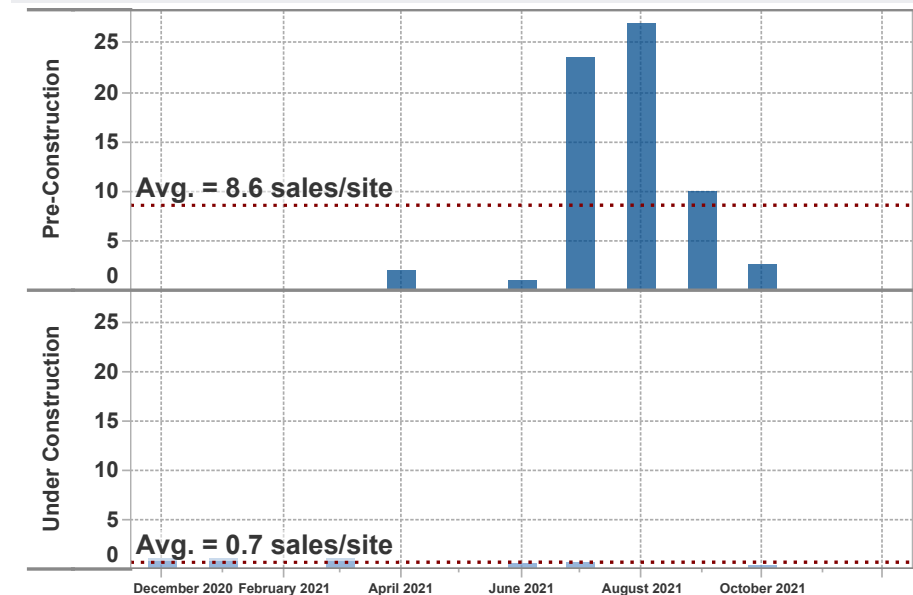
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	1	0	1	0
1 Bedroom	274	0	274	0
1 Bedroom + Den	646	0	646	0
2 Bedroom	526	3	510	16
2 Bedroom + Den	206	4	184	22
3 Bedroom & Up	99	0	90	9
Penthouse				
Other	0	0	0	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$894	970	1,381	\$889,900	\$1,167,900
\$877	1,096	1,551	\$988,600	\$1,241,900
\$917	1,287	1,607	\$1,171,200	\$1,573,800

IPO Launch Performance (first 2 months)

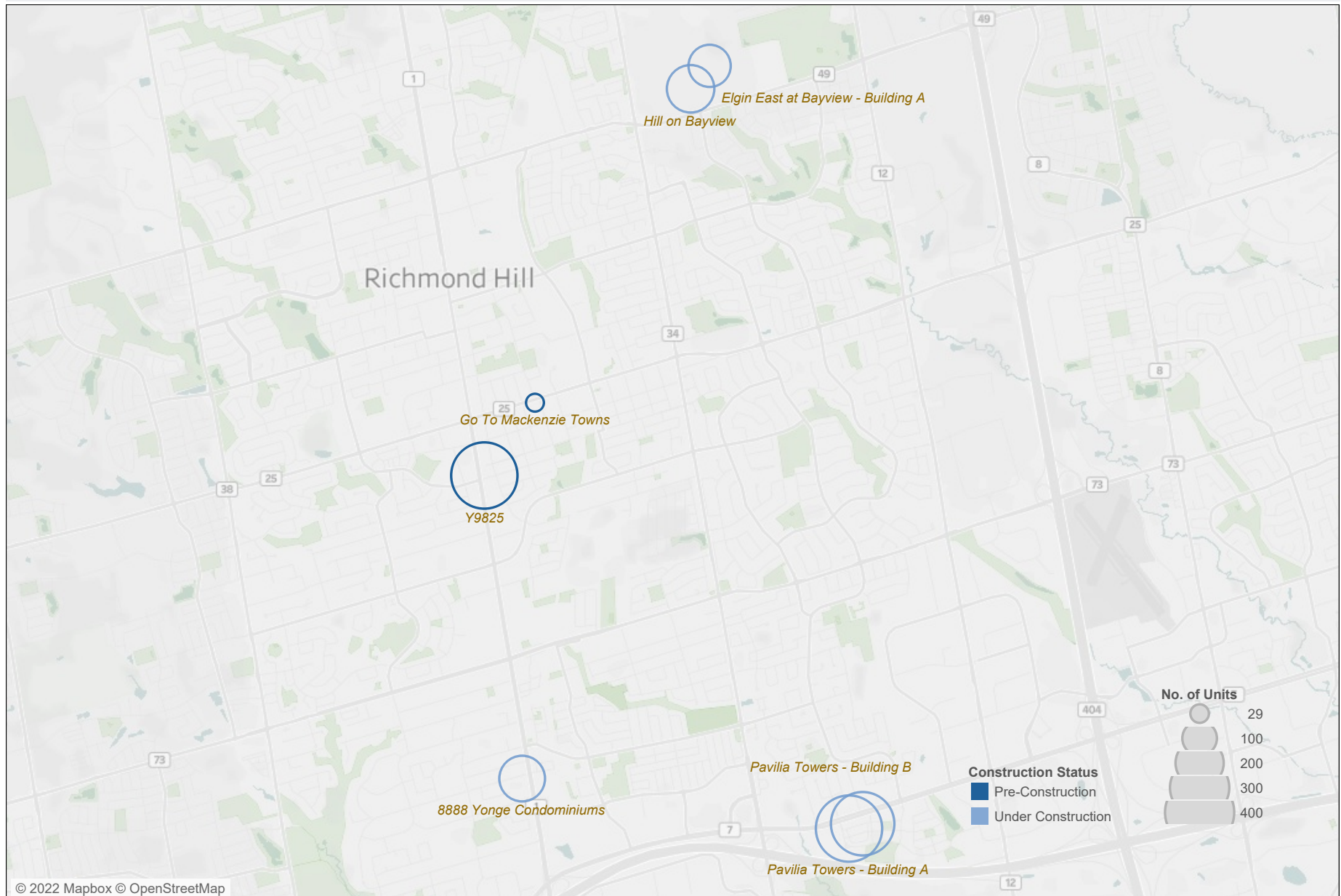


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - December 2021

Current Active Projects



Highway7 - Yonge Submarket Report - December 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 Fo..
8888 Yonge Condominiums - Metroview Developments	Apartment	September 2022	0	2	0	190	\$715	\$776
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	July 2022	0	4	2	162	\$633	\$908
Go To Mackenzie Towns - Capital North Communities and G..	Stacked	July 2024	0	29	0	29	\$812	\$813
Hill on Bayview - Armour Heights Developments	Stacked	October 2024	7	174	31	205	\$691	\$879
Pavilia Towers - Building A - Times Group Corporation	Apartment	August 2022	0	7	8	400	\$675	\$918
Pavilia Towers - Building B - Times Group Corporation	Apartment	August 2023	0	7	6	366	\$683	\$911
Y9825 - Metroview Developments	Apartment	September 2025	0	400	0	400	\$1,092	\$1,140

Highway7 - Yonge Submarket Report - December 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	• 22	• 18	• 4,859	• 394	• \$2,354	• 1,426	• \$3,357,800	• 23,683
Central Waterfront	• 12	• 9	• 4,124	• 584	• \$1,608	• 1,122	• \$1,803,564	• 38,096
Don Mills - York Mills	• 57	• 13	• 3,225	• 222	• \$1,035	• 1,107	• \$1,146,180	• 30,497
Downtown Core	• 6	• 7	• 3,574	• 182	• \$2,025	• 926	• \$1,876,066	• 42,806
Downtown East	• 76	• 19	• 5,920	• 640	• \$1,322	• 803	• \$1,062,380	• 35,238
Downtown West	• 36	• 26	• 7,961	• 796	• \$1,551	• 968	• \$1,500,588	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 7	• 7	• 1,705	• 47	• \$890	• 1,347	• \$1,199,456	• 31,614
Mississauga City Centre	• 72	• 12	• 7,193	• 330	• \$1,102	• 862	• \$950,647	• 22,002
North Toronto	• 35	• 18	• 3,535	• 500	• \$1,378	• 1,019	• \$1,404,903	• 412
North Yonge Corridor	• 0	• 6	• 1,716	• 82	• \$1,302	• 798	• \$1,038,624	• 42,142
North York East	• 0	• 2	• 526	• 1	• \$1,050	• 1,210	• \$1,269,900	• 217,068
North York West	• 25	• 10	• 1,326	• 196	• \$1,317	• 1,444	• \$1,902,816	• 20,900
Not Applicable	• 1,714	• 140	• 25,699	• 3,132	• \$1,001	• 884	• \$884,514	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 12	• 11	• 2,252	• 222	• \$1,148	• 1,015	• \$1,164,394	• 41,546
Thornhill	• 5	• 7	• 1,518	• 141	• \$1,056	• 1,239	• \$1,308,452	• 7,833
Toronto East	• 10	• 10	• 1,385	• 49	• \$1,242	• 1,012	• \$1,257,561	
Toronto West	• 32	• 20	• 3,704	• 439	• \$1,234	• 981	• \$1,210,797	
Yonge - St. Clair	• 49	• 8	• 866	• 183	• \$2,118	• 1,547	• \$3,275,333	

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.