

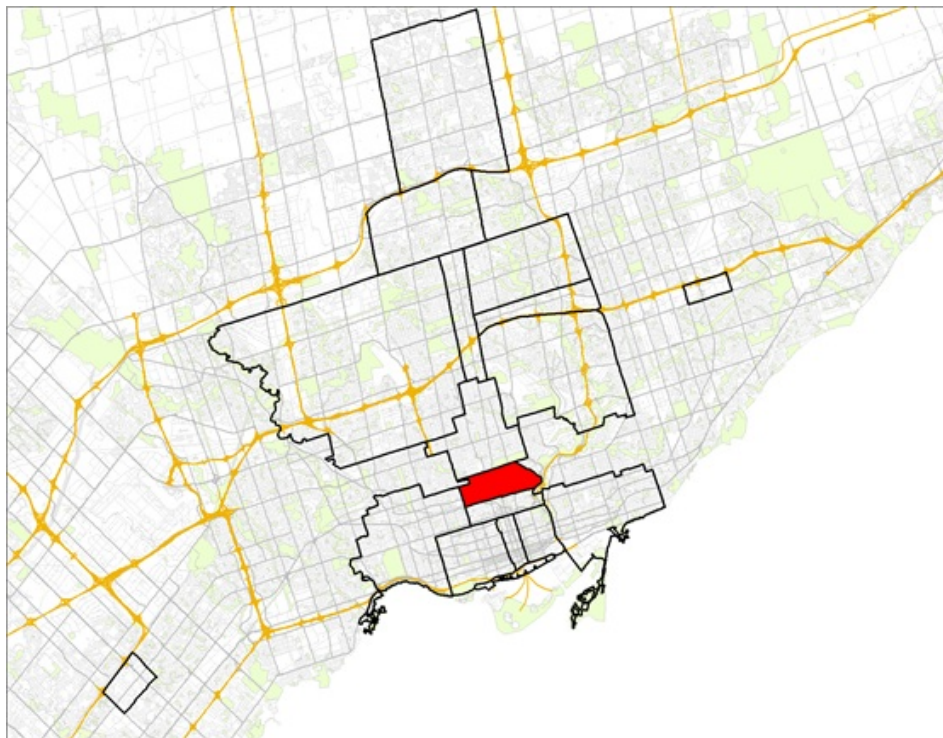


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of December 2021



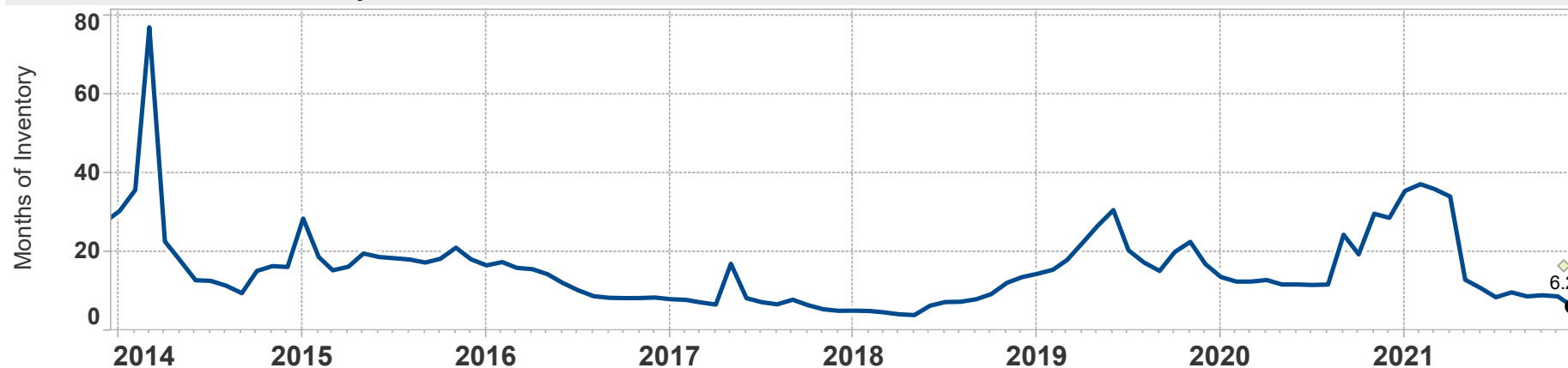
Yonge - St. Clair Submarket Report - December 2021



Yonge - St. Clair		GTA
Distinct count of Site Name	8	344
No. of Units	1,049	89,743
Total Sales	866	81,597
Act Inv	183	8,146
Avg. \$/sf	\$2,118	\$1,340
Avg. Project \$/SF	\$1,653	\$1,162
Avg. SF	1,547	989
Avg. \$	\$3,275,333	\$1,325,648
No Measure Value	49	2,170

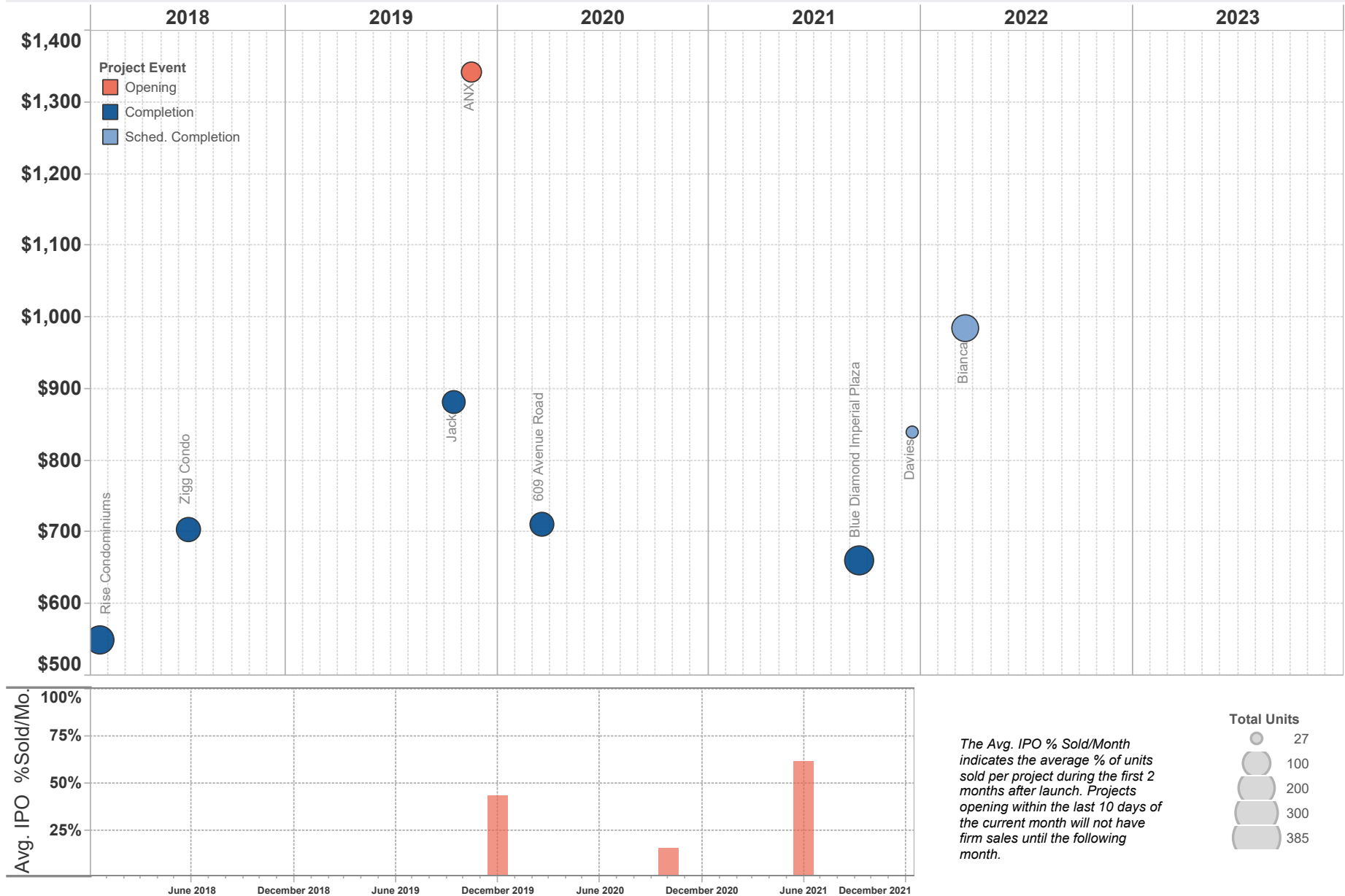
Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	16	631
Total Units	7,833	636,062
Min. Density	1.7	0.0
Max. Density	26.3	620.0
Avg. Density	8.8	7.9

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



Yonge - St. Clair Submarket Report - December 2021

Recent Project Openings, Completions & Scheduled Completions



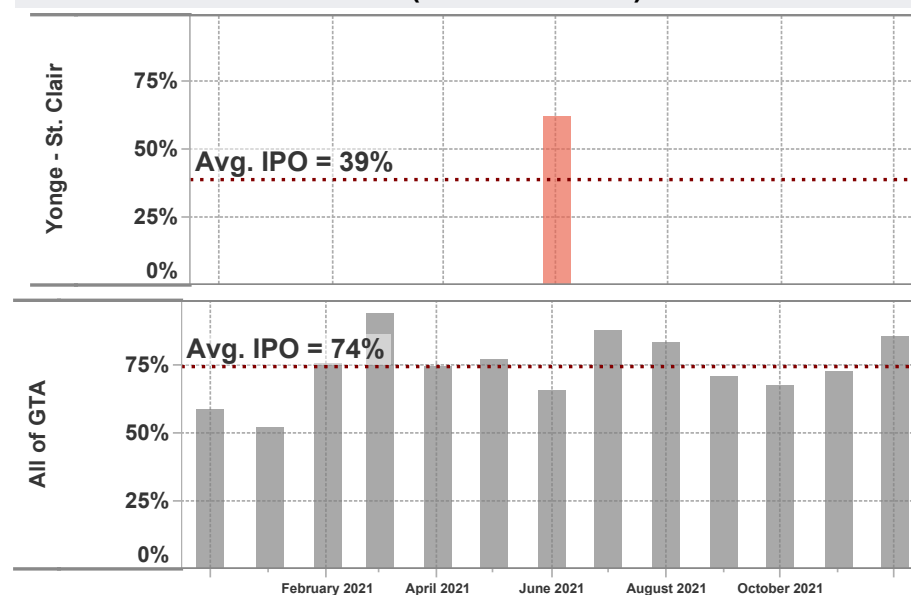
Yonge - St. Clair Submarket Report - December 2021

Project Data by Unit Type

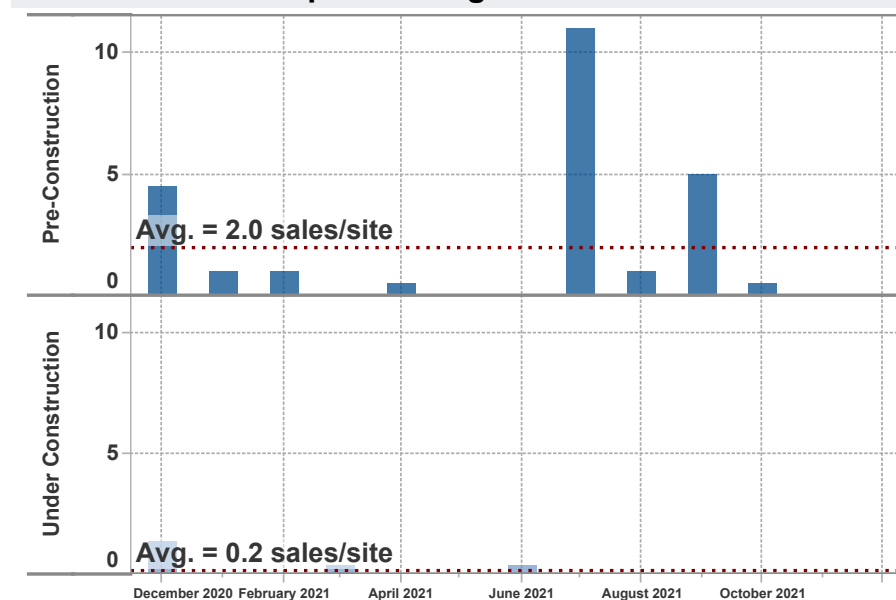
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	8	2
1 Bedroom	221	2	180	41
1 Bedroom + Den	233	7	224	9
2 Bedroom	302	18	258	44
2 Bedroom + Den	145	22	125	20
3 Bedroom & Up	86	0	22	64
Penthouse	50	0	48	2
Other	2	0	1	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,235	488	488	\$1,070,900	\$1,110,900
\$1,925	491	1,980	\$743,900	\$2,550,000
\$1,865	601	949	\$1,187,990	\$1,545,000
\$1,886	701	2,385	\$1,046,900	\$4,100,000
\$1,764	1,275	3,481	\$1,550,000	\$6,900,000
\$2,422	1,187	3,186	\$1,899,900	\$9,909,900
\$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)

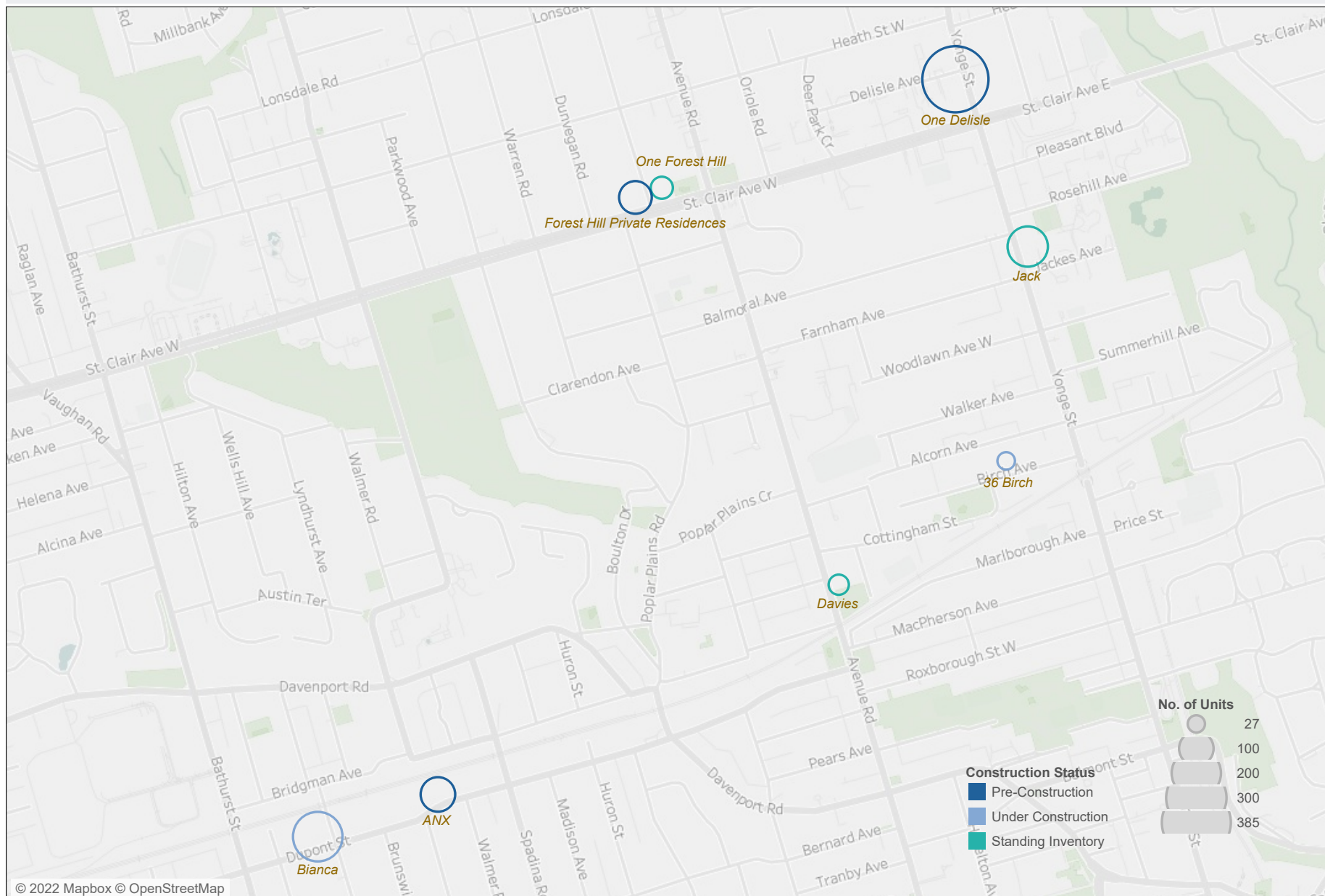


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - December 2021

Current Active Projects



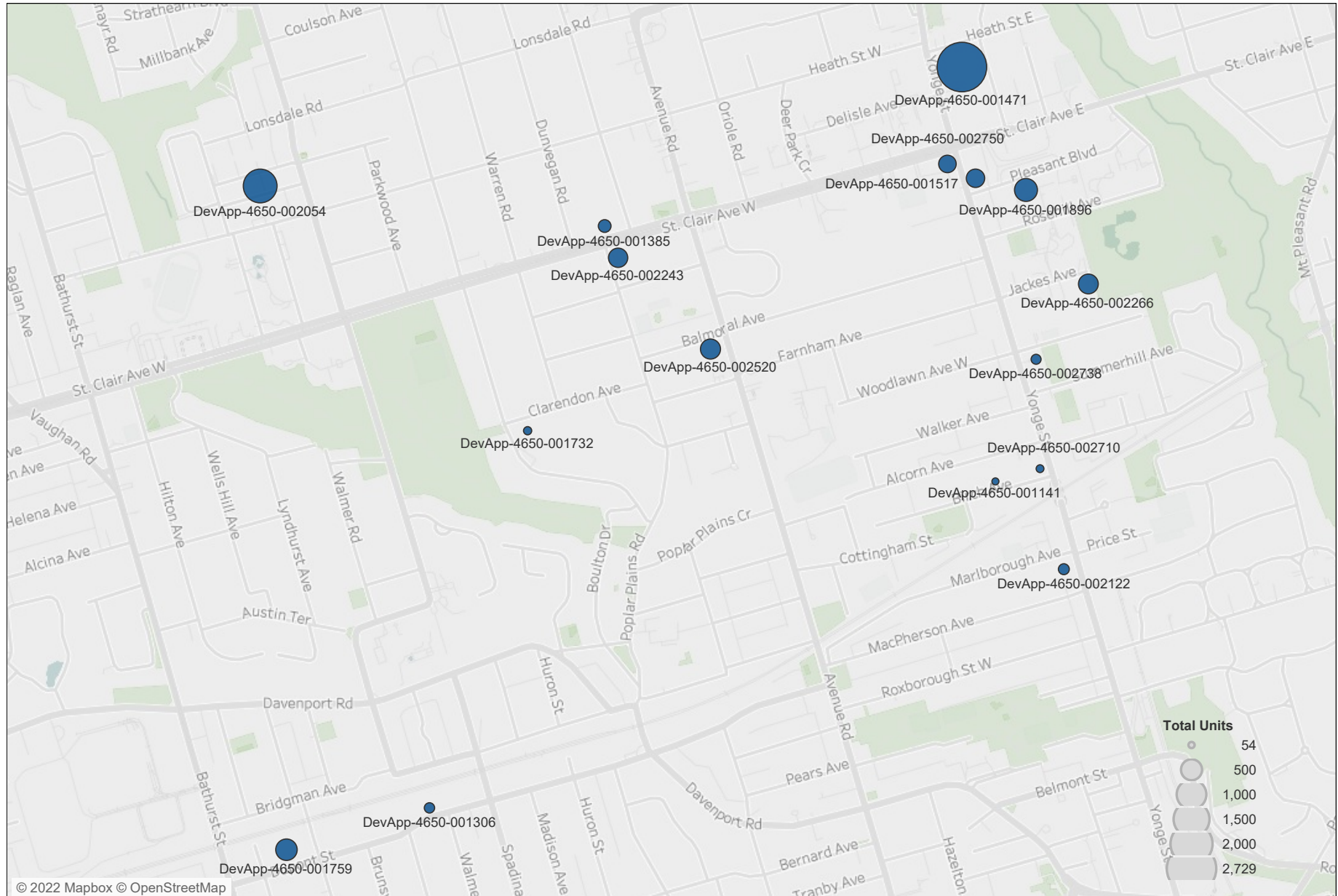
Yonge - St. Clair Submarket Report - December 2021

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..
36 Birch - North Drive	Stacked	April 2022	0	2	13	27	\$1,513	\$1,488
ANX - Freed Developments Ltd.	Apartment	May 2024	0	8	29	105	\$1,342	\$1,668
Bianca - Tridel	Apartment	March 2022	0	2	5	216	\$985	\$1,066
Davies - Brandy Lane Homes	Apartment	December 2021	0	1	7	36	\$840	\$1,639
Forest Hill Private Residences - Altree Developments	Apartment	November 2024	0	8	58	94	\$2,158	\$2,170
Jack - Aspen Ridge Homes	Apartment	October 2019	0	2	9	143	\$882	\$1,475
One Delisle - Slate Asset Management	Apartment	June 2026	49	327	58	385	\$1,500	\$2,073
One Forest Hill - North Drive	Apartment	July 2021	0	5	4	43	\$1,794	\$1,648

Yonge - St. Clair Submarket Report - December 2021

Current Development Applications



Yonge - St. Clair Submarket Report - December 2021

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	12.8	583
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
DevApp-4650-002520	438 Avenue Road	8.9	446
DevApp-4650-002710	1196 Yonge Street	9.8	67
DevApp-4650-002738	1233 Yonge Street	5.9	110
DevApp-4650-002750	1 St Clair Avenue West	26.3	340

Yonge - St. Clair 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.