

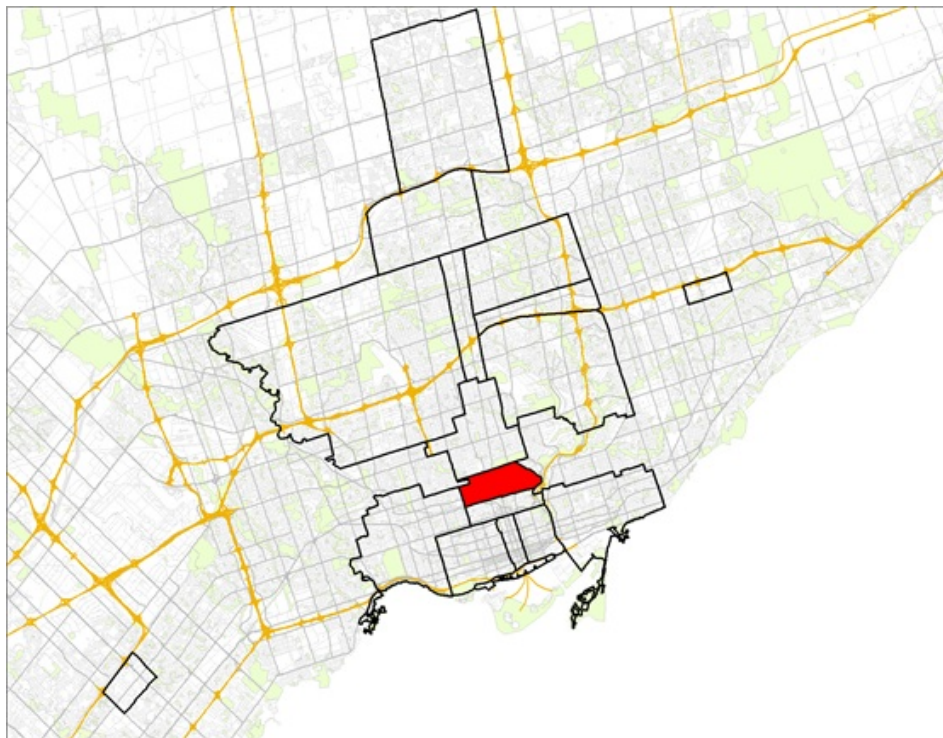


Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of January 2022



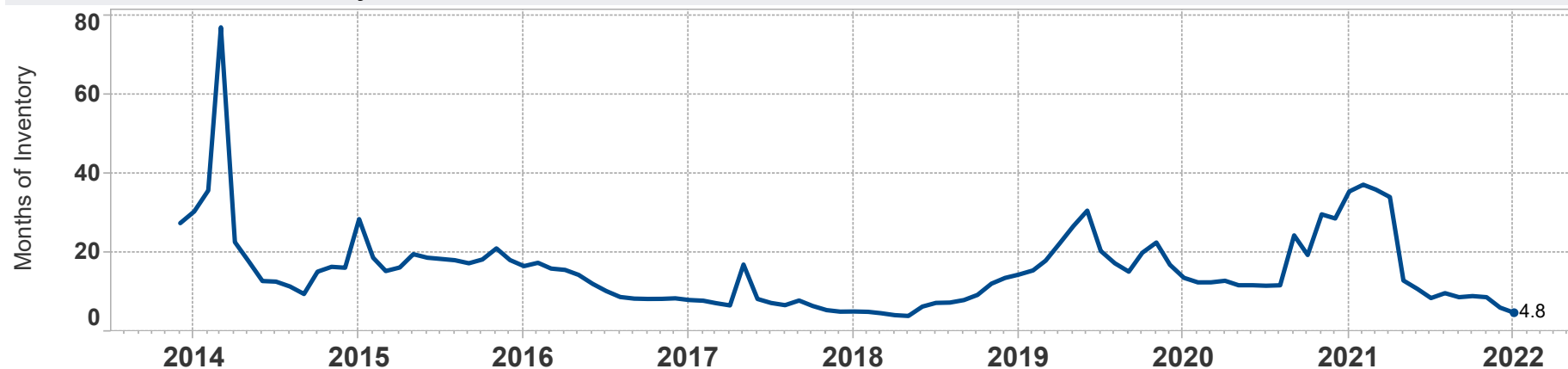
Yonge - St. Clair Submarket Report - January 2022



Yonge - St. Clair		GTA
Distinct count of Site Name	7	341
No. of Units	906	89,623
Total Sales	753	81,290
Act Inv	153	8,333
Avg. \$/sf	\$2,208	\$1,363
Avg. Project \$/SF	\$1,802	\$1,182
Avg. SF	1,626	961
Avg. \$	\$3,591,360	\$1,309,467
No Measure Value	28	2,274

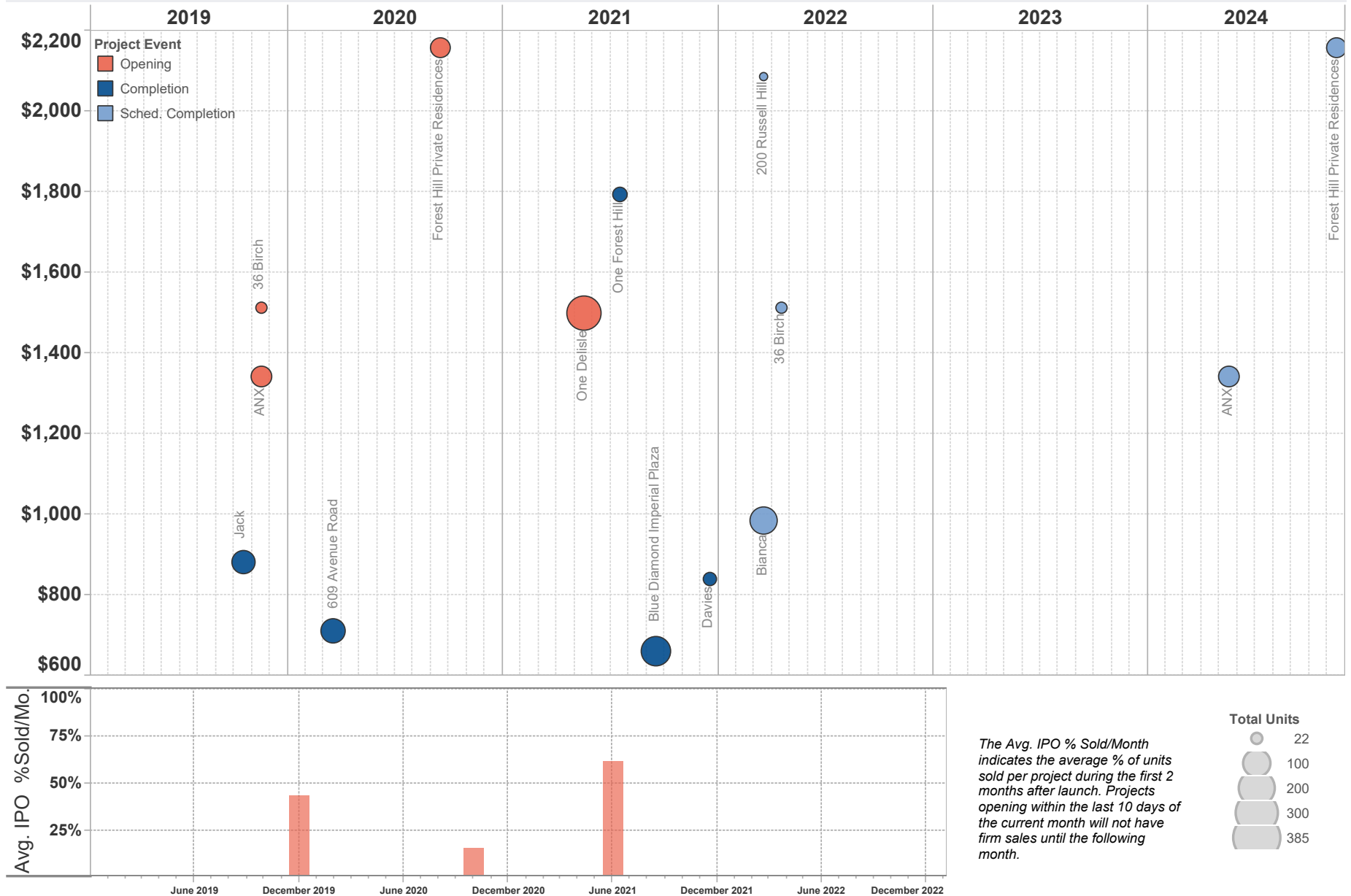
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	16	631
Total Units	7,833	636,062
Min. Density	1.7	0.0
Max. Density	26.3	620.0
Avg. Density	8.8	7.9

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



Yonge - St. Clair Submarket Report - January 2022

Recent Project Openings, Completions & Scheduled Completions



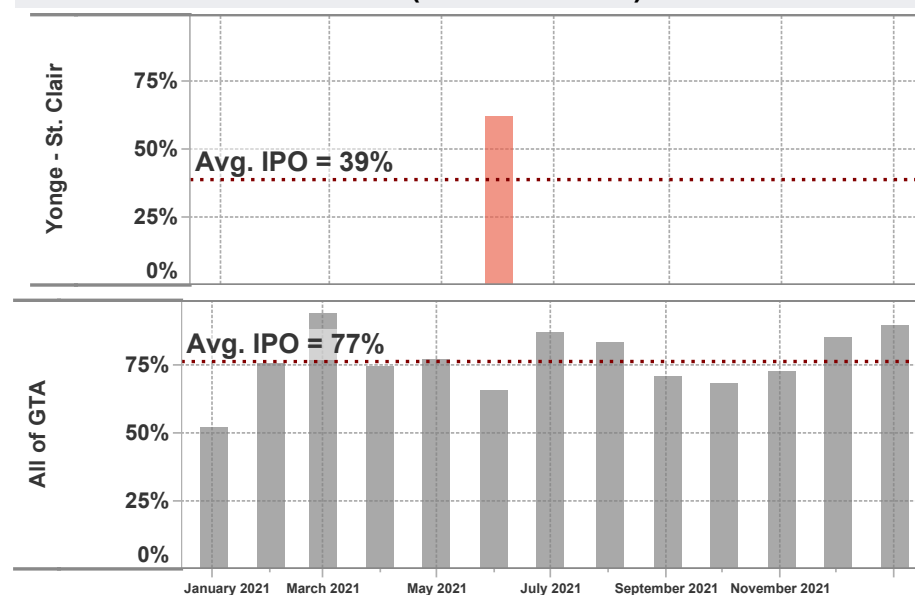
Yonge - St. Clair Submarket Report - January 2022

Project Data by Unit Type

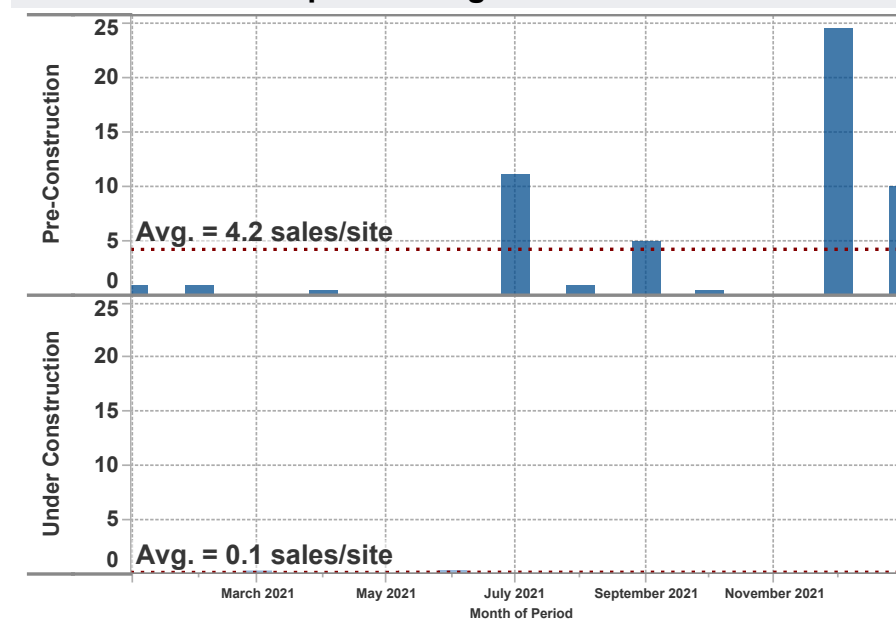
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	8	2
1 Bedroom	166	15	140	26
1 Bedroom + Den	218	0	212	6
2 Bedroom	243	6	209	34
2 Bedroom + Den	137	0	118	19
3 Bedroom & Up	86	0	22	64
Penthouse	44	0	43	1
Other	2	0	1	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,235	488	488	\$1,070,900	\$1,110,900
\$1,877	476	1,980	\$789,900	\$2,550,000
\$2,276	601	650	\$1,354,900	\$1,492,000
\$1,921	701	2,385	\$1,046,900	\$4,100,000
\$1,771	1,275	3,481	\$1,550,000	\$6,900,000
\$2,510	943	3,186	\$1,599,900	\$10,459,900
\$1,772	1,975	1,975	\$3,500,000	\$3,500,000
\$1,496	3,576	3,576	\$5,350,000	\$5,350,000

IPO Launch Performance (first 2 months)

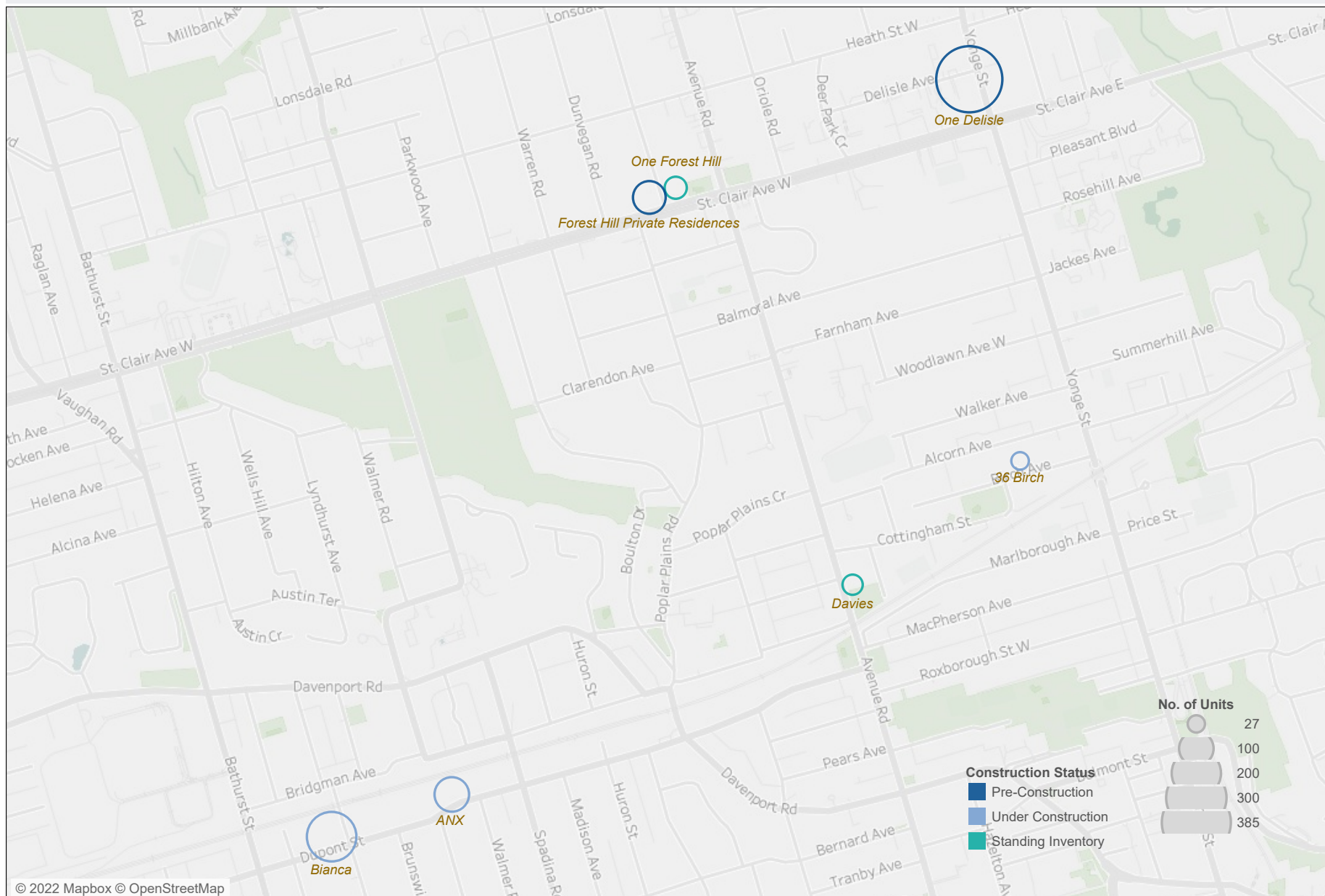


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - January 2022

Current Active Projects



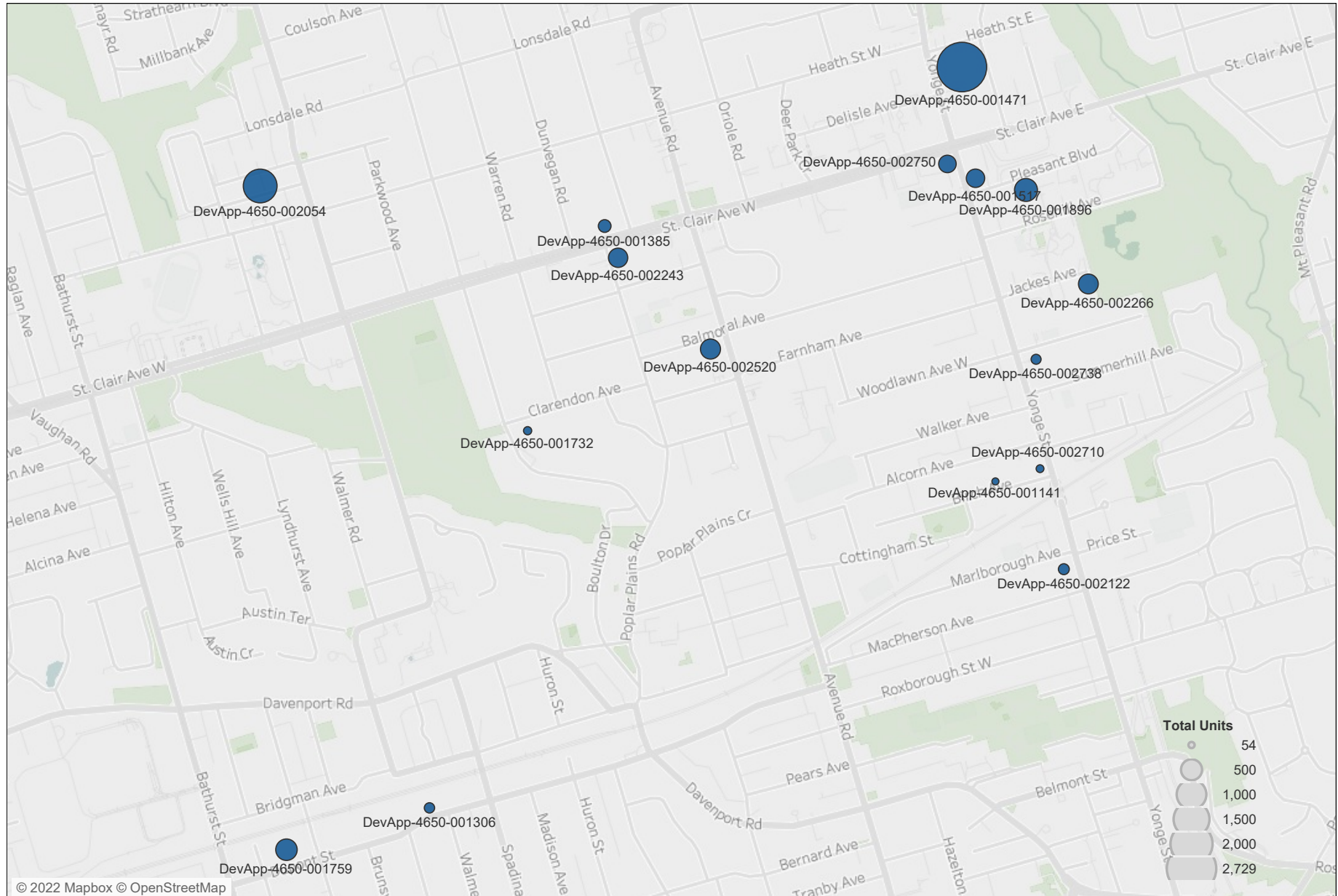
Yonge - St. Clair Submarket Report - January 2022

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	0	13	27	\$1,513	\$1,488
ANX - Freed Developments Ltd.	Apartment	May 2024	1	1	28	105	\$1,342	\$1,778
Bianca - Tridel	Apartment	March 2022	0	0	5	216	\$985	\$1,066
Davies - Brandy Lane Homes	Apartment	December 2021	0	0	7	36	\$840	\$1,639
Forest Hill Private Residences - Altree Developments	Apartment	November 2024	20	20	38	94	\$2,158	\$2,210
One Delisle - Slate Asset Management	Apartment	June 2026	0	0	58	385	\$1,500	\$2,787
One Forest Hill - North Drive	Apartment	July 2021	0	0	4	43	\$1,794	\$1,648

Yonge - St. Clair Submarket Report - January 2022

Current Development Applications



Yonge - St. Clair Submarket Report - January 2022

Current Development Application List

Inventory Number	Address	Min. Density	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 - January 2022

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	• 30	• 18	• 4,884	• 371	• \$2,399	• 1,453	• \$3,484,803	• 23,683
Central Waterfront	• 5	• 9	• 4,127	• 581	• \$1,610	• 1,128	• \$1,816,302	• 38,096
Don Mills - York Mills	• 36	• 13	• 3,272	• 175	• \$1,049	• 1,116	• \$1,170,511	• 30,497
Downtown Core	• 614	• 8	• 4,187	• 252	• \$1,936	• 903	• \$1,747,021	• 42,806
Downtown East	• 34	• 19	• 6,003	• 617	• \$1,333	• 817	• \$1,090,011	• 35,238
Downtown West	• 193	• 25	• 8,029	• 800	• \$1,554	• 974	• \$1,514,452	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 9	• 6	• 1,552	• 38	• \$1,013	• 1,307	• \$1,323,684	• 31,614
Mississauga City Centre	• 46	• 12	• 7,232	• 291	• \$1,122	• 866	• \$971,730	• 22,002
North Toronto	• 69	• 18	• 3,602	• 433	• \$1,433	• 1,025	• \$1,468,698	• 412
North Yonge Corridor	• 7	• 5	• 1,367	• 79	• \$1,584	• 802	• \$1,270,765	• 42,142
North York East	• 1	• 1	• 497	• 0	• .	• .	• .	• 217,068
North York West	• 58	• 9	• 1,347	• 135	• \$1,351	• 1,713	• \$2,314,272	• 20,900
Not Applicable	• 812	• 139	• 24,742	• 3,357	• \$1,033	• 839	• \$866,164	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 13	• 11	• 2,261	• 233	• \$1,158	• 990	• \$1,145,602	• 41,546
Thornhill	• 11	• 7	• 1,529	• 130	• \$1,061	• 1,231	• \$1,305,573	• 7,833
Toronto East	• 25	• 11	• 1,410	• 47	• \$1,267	• 1,019	• \$1,291,188	
Toronto West	• 283	• 22	• 3,987	• 635	• \$1,246	• 878	• \$1,094,317	
Yonge - St. Clair	• 28	• 7	• 753	• 153	• \$2,208	• 1,626	• \$3,591,360	

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