

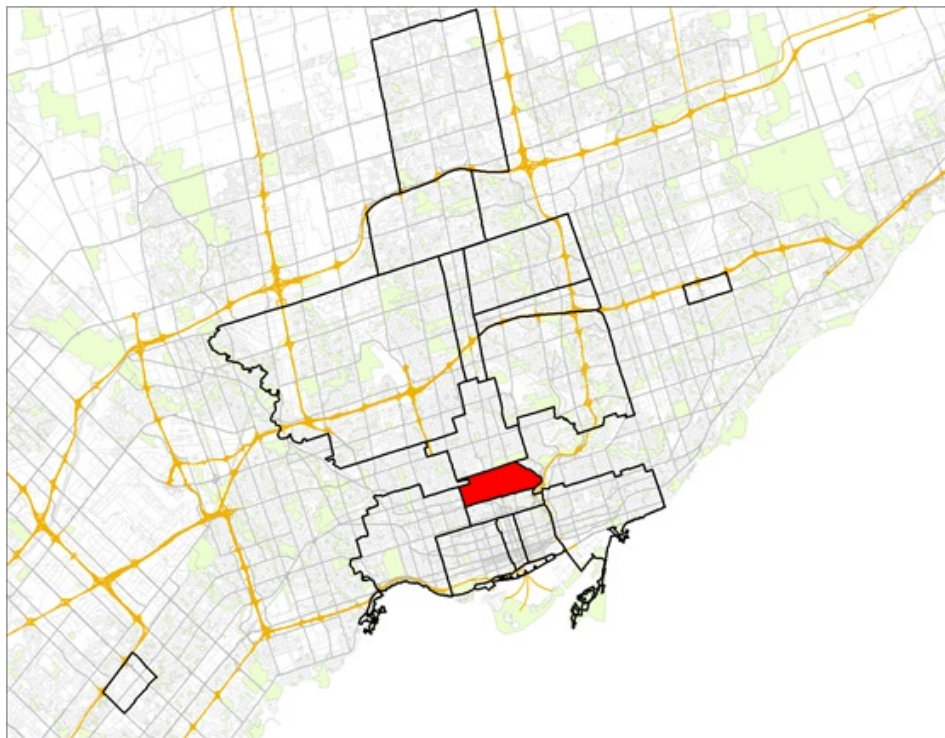


Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of February 2022



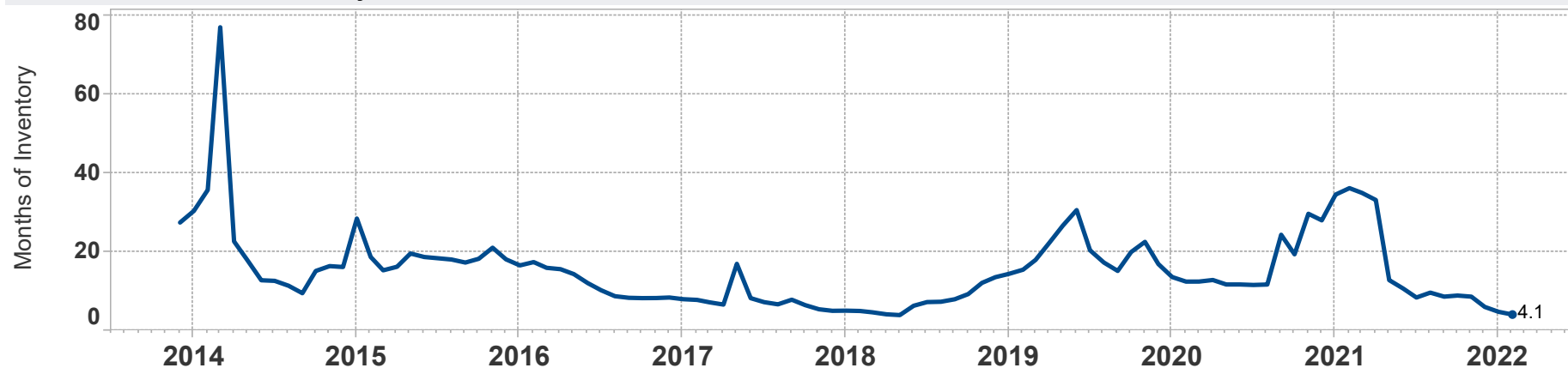
Yonge - St. Clair Submarket Report - February 2022



Yonge - St. Clair		GTA
Distinct count of Site Name	7	328
No. of Units	906	87,845
Total Sales	770	79,226
Act Inv	136	8,619
Avg. \$/sf	\$2,340	\$1,413
Avg. Project \$/SF	\$1,843	\$1,204
Avg. SF	1,807	934
Avg. \$	\$4,228,215	\$1,318,992
No Measure Value	17	3,048

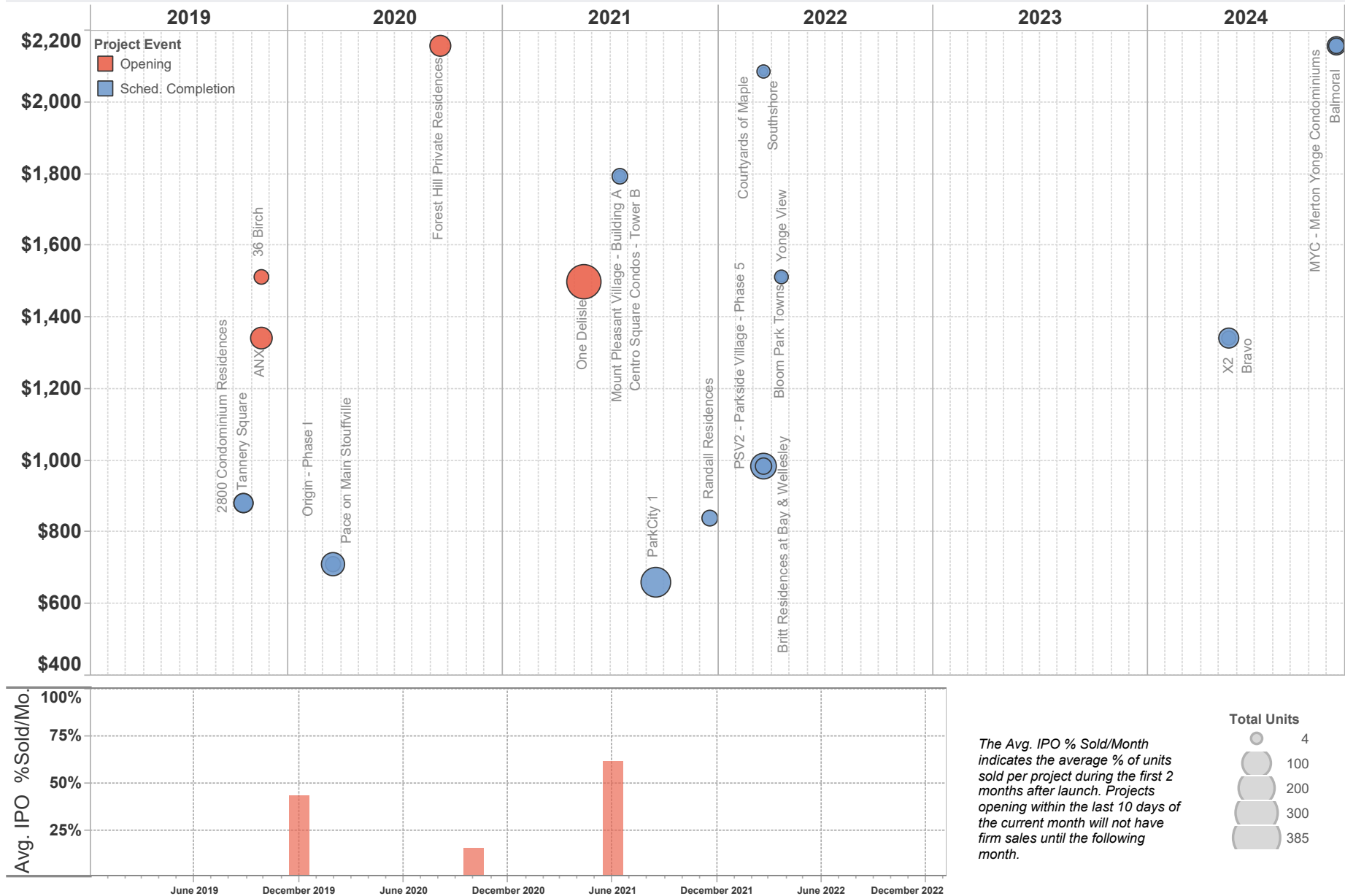
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	16	648
Total Units	4,178	364,157
Min. Density	1.7	0.0
Max. Density	26.3	620.0
Avg. Density	8.8	7.9

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



Yonge - St. Clair Submarket Report - February 2022

Recent Project Openings, Completions & Scheduled Completions



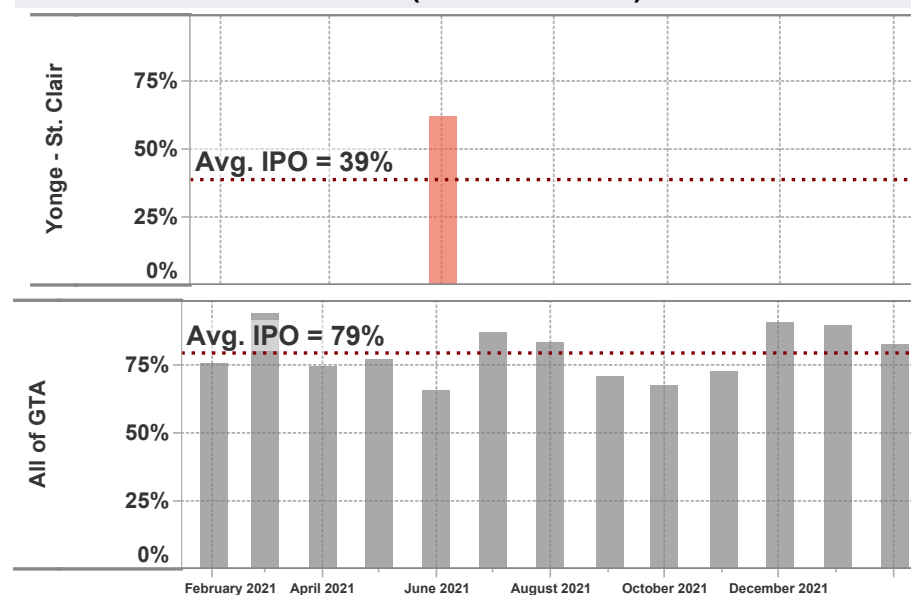
Yonge - St. Clair Submarket Report - February 2022

Project Data by Unit Type

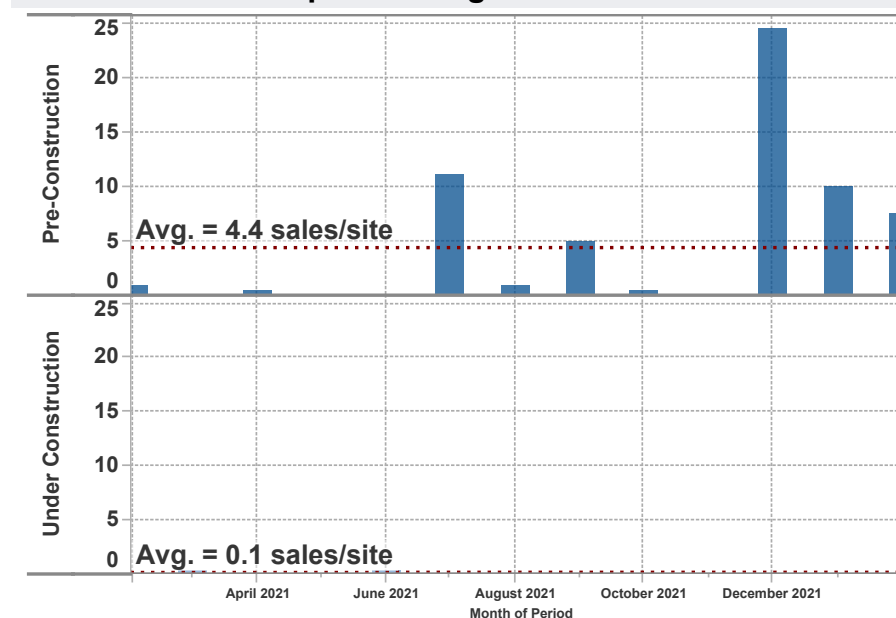
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	1	9	1
1 Bedroom	166	7	147	19
1 Bedroom + Den	218	6	218	0
2 Bedroom	243	1	210	33
2 Bedroom + Den	137	1	119	18
3 Bedroom & Up	86	1	23	63
Penthouse	44	0	43	1
Other	2	0	1	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,276	488	488	\$1,110,900	\$1,110,900
\$1,783	476	1,980	\$789,900	\$2,550,000
\$1,944	701	2,385	\$1,046,900	\$4,100,000
\$1,829	1,275	3,481	\$1,550,000	\$6,900,000
\$2,700	943	3,186	\$1,599,900	\$11,959,900
\$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)

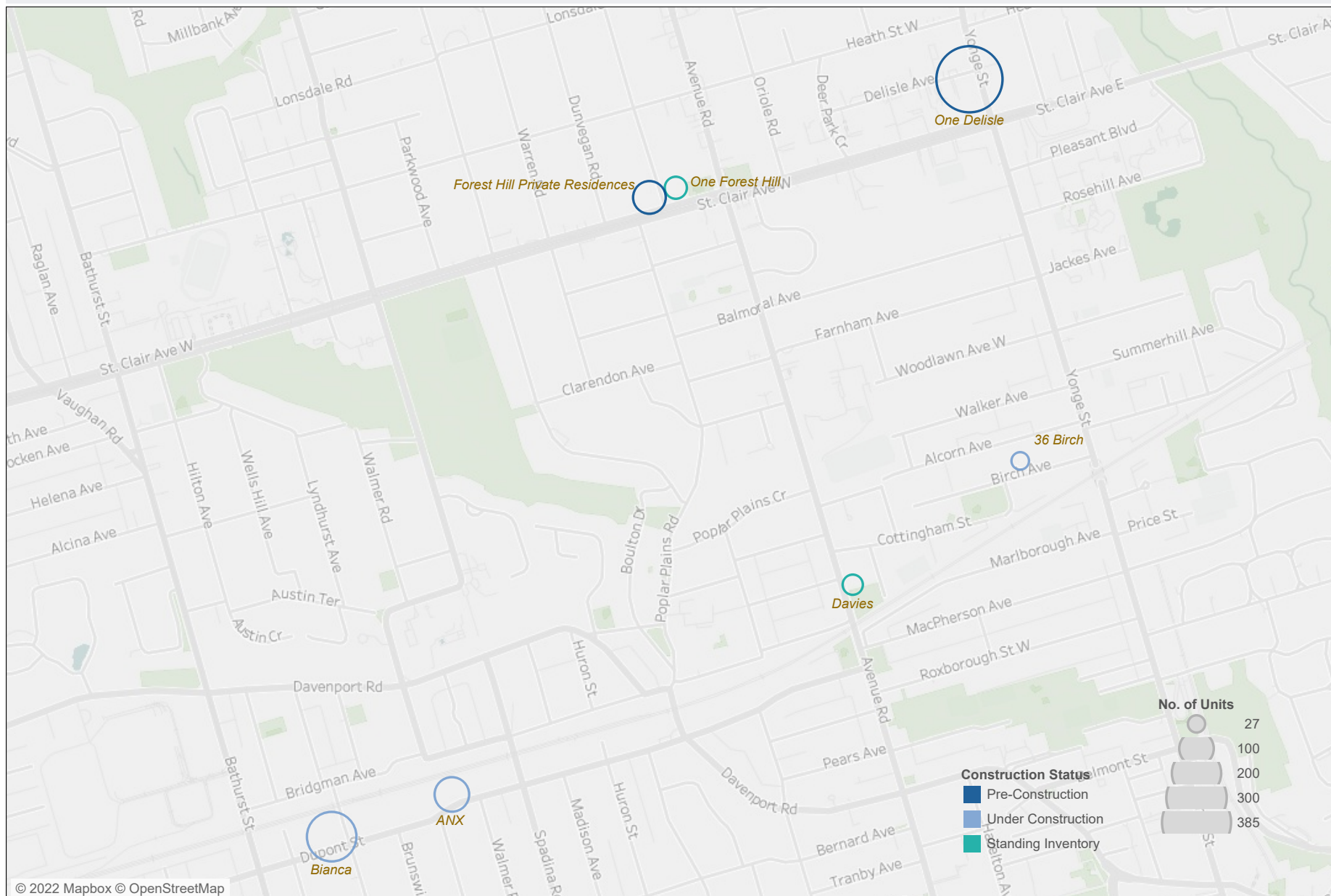


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - February 2022

Current Active Projects



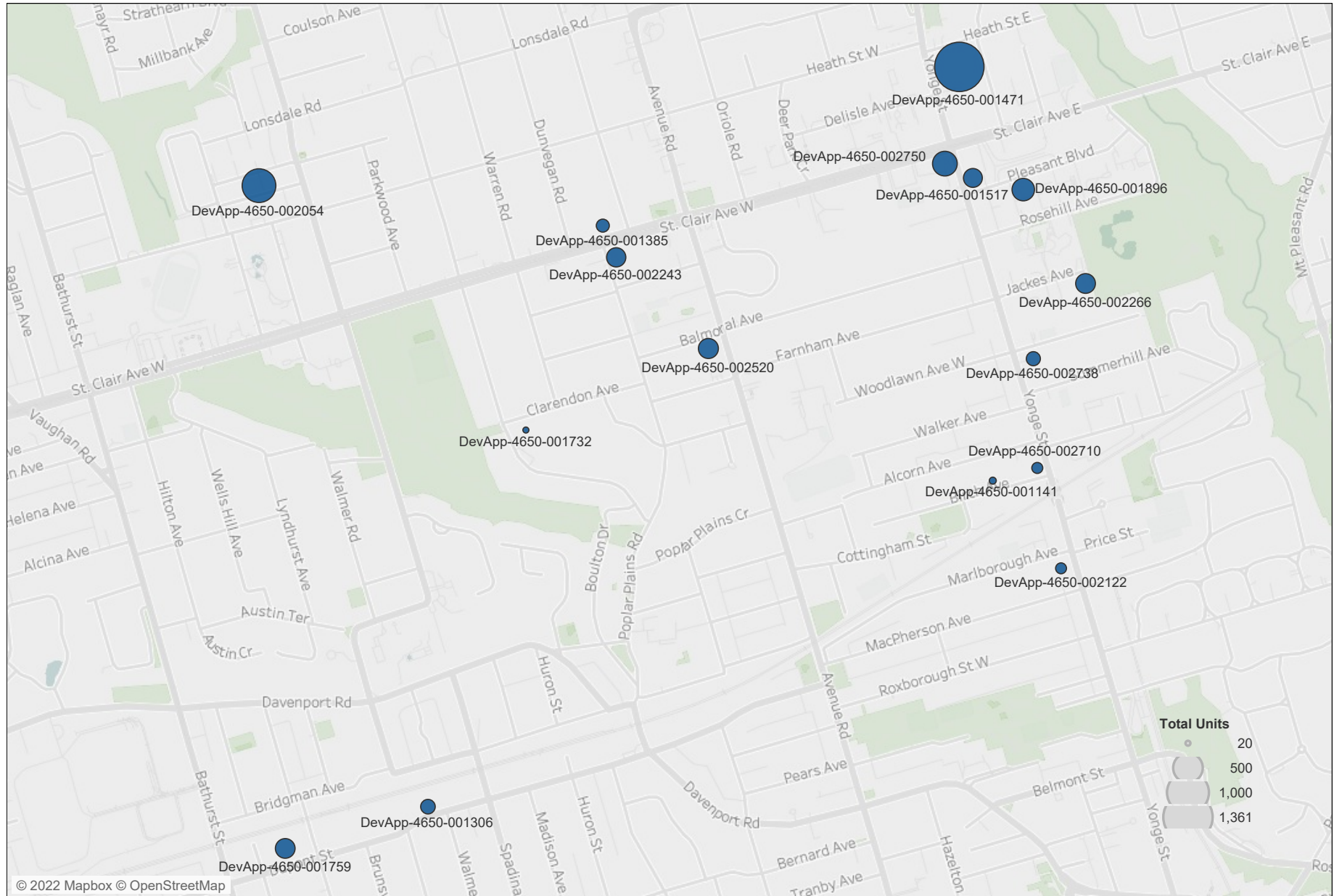
Yonge - St. Clair Submarket Report - February 2022

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	0	1	28	105	\$1,342	\$1,778
Bianca - Tridel	Apartment	March 2022	1	1	4	216	\$985	\$1,043
Davies - Brandy Lane Homes	Apartment	December 2021	1	1	6	36	\$840	\$1,644
Forest Hill Private Residences - Altree Developments	Apartment	November 2024	0	20	38	94	\$2,158	\$2,210
One Delisle - Slate Asset Management	Apartment	June 2026	15	15	43	385	\$1,500	\$3,091
One Forest Hill - North Drive	Apartment	July 2021	0	0	4	43	\$1,794	\$1,648

Yonge - St. Clair Submarket Report - February 2022

Current Development Applications



Yonge - St. Clair Submarket Report - February 2022

Current Development Application List

Inventory Number	Address	Min. Density	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	9.3	1,361
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	12.8	281
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
DevApp-4650-002520	438 Avenue Road	8.9	223
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 - February 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	• 78	• 18	• 4,961	• 345	• \$2,449	• 1,492	• \$3,653,966	• 13,579
Central Waterfront	• 2	• 9	• 4,129	• 579	• \$1,611	• 1,127	• \$1,816,254	• 16,313
Don Mills - York Mills	• 249	• 14	• 3,519	• 413	• \$1,073	• 894	• \$958,974	• 15,283
Downtown Core	• 50	• 8	• 3,581	• 1,280	• \$1,534	• 699	• \$1,071,937	• 23,554
Downtown East	• 47	• 18	• 5,891	• 572	• \$1,337	• 823	• \$1,101,131	• 18,747
Downtown West	• 43	• 24	• 7,764	• 747	• \$1,564	• 990	• \$1,548,722	• 19,843
Etobicoke Waterfront	• 3	• 1	• 512	• 5	• \$1,601	• 466	• \$745,900	• 8,154
Highway7 - Yonge	• 10	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 18,360
Mississauga City Centre	• 54	• 13	• 7,286	• 486	• \$1,234	• 757	• \$934,200	• 16,957
North Toronto	• 36	• 18	• 3,639	• 396	• \$1,453	• 1,046	• \$1,520,180	• 206
North Yonge Corridor	• 361	• 6	• 1,728	• 113	• \$1,614	• 801	• \$1,293,228	• 27,148
North York East	• 0	• 1	• 497	• 0	•	•	•	• 118,766
North York West	• 8	• 9	• 1,354	• 128	• \$1,358	• 1,741	• \$2,364,608	• 16,707
Not Applicable	• 1,890	• 134	• 23,898	• 2,561	• \$1,072	• 862	• \$923,935	• 11,036
Scarborough City Centre								• 10,992
Sheppard Corridor	• 15	• 11	• 2,281	• 213	• \$1,153	• 1,005	• \$1,159,295	• 24,334
Thornhill	• 32	• 4	• 1,113	• 81	• \$1,195	• 1,306	• \$1,561,338	• 4,178
Toronto East	• 10	• 8	• 1,120	• 42	• \$1,264	• 1,046	• \$1,322,389	
Toronto West	• 143	• 20	• 3,987	• 494	• \$1,275	• 912	• \$1,163,475	
Yonge - St. Clair	• 17	• 7	• 770	• 136	• \$2,340	• 1,807	• \$4,228,215	

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