

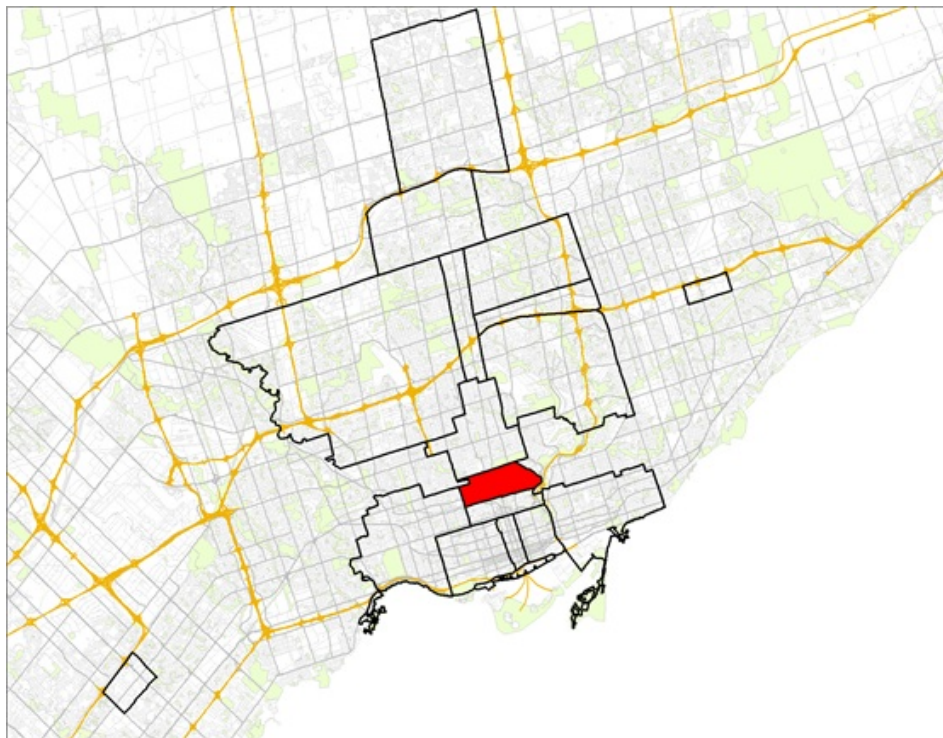


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of March 2022



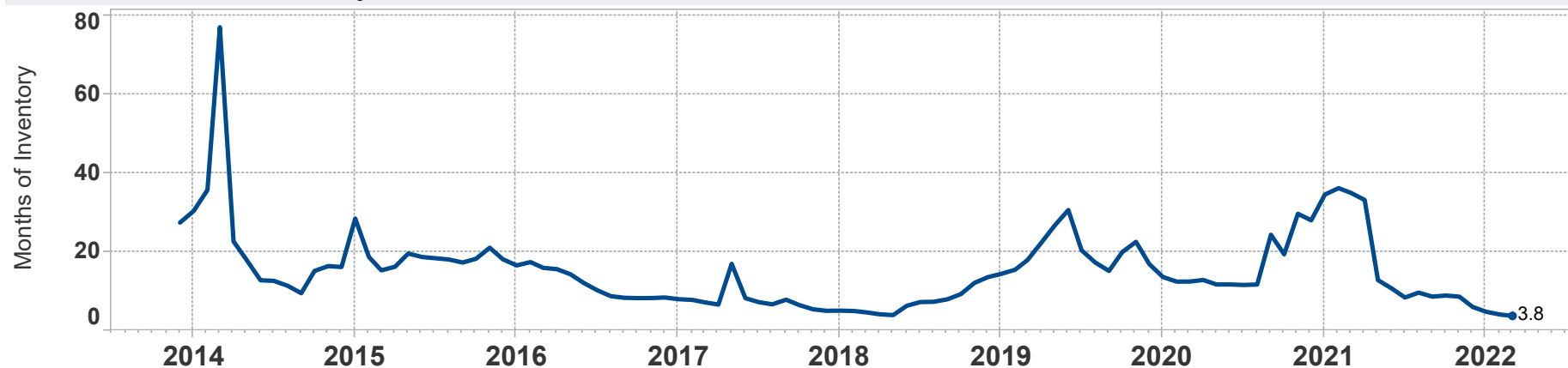
Yonge - St. Clair Submarket Report - March 2022



Yonge - St. Clair		GTA
Distinct count of Site Name	7	322
No. of Units	906	86,113
Total Sales	779	78,893
Act Inv	127	7,220
Avg. \$/sf	\$2,336	\$1,463
Avg. Project \$/SF	\$1,857	\$1,235
Avg. SF	1,838	978
Avg. \$	\$4,293,605	\$1,431,736
Current Month Sales (incl. active & sold out)	9	3,277

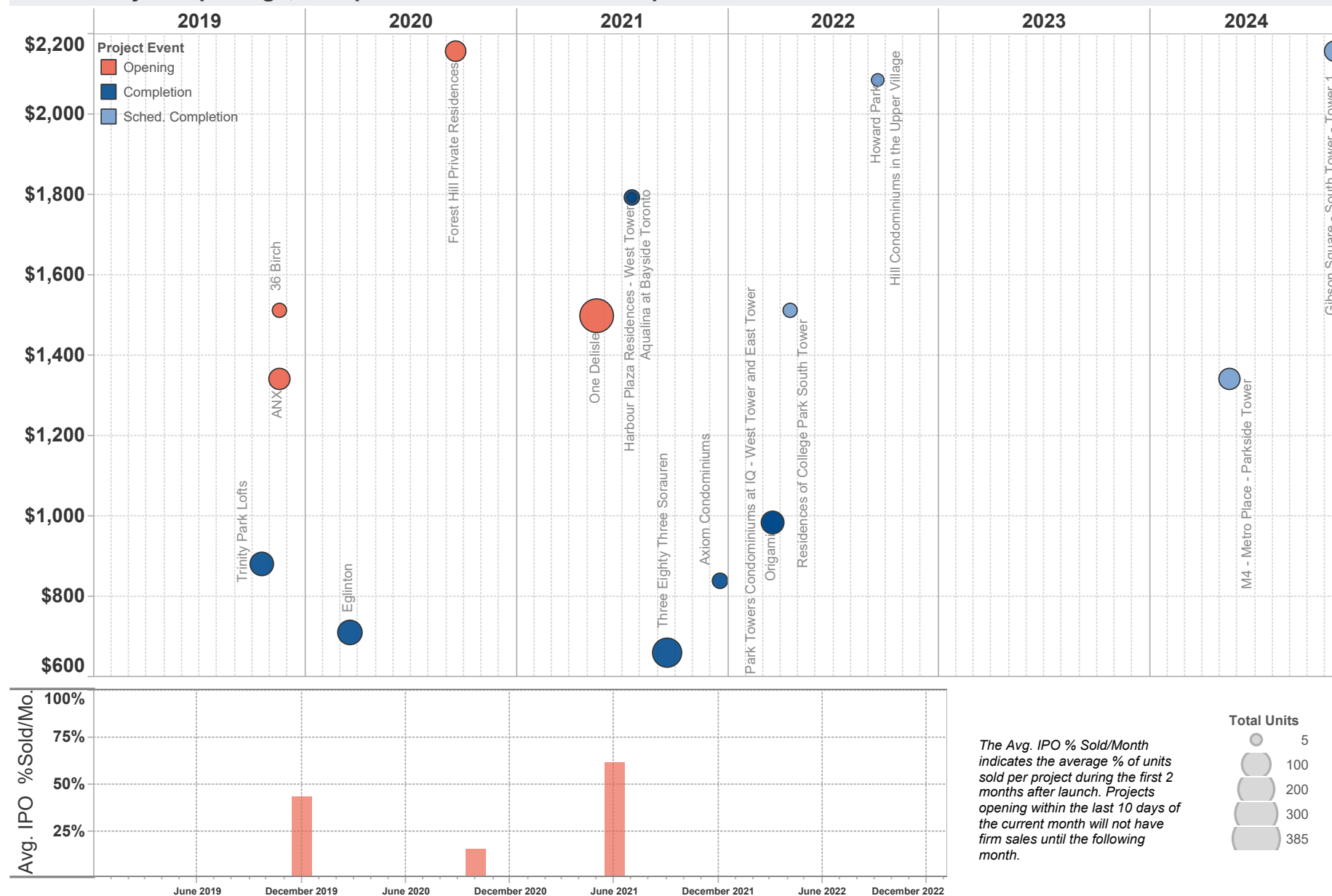
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	16	660
Total Units	3,543	271,565
Min. Density	1.7	0.0
Max. Density	12.8	620.0
Avg. Density	7.8	7.8

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



Yonge - St. Clair Submarket Report - March 2022

Recent Project Openings, Completions & Scheduled Completions



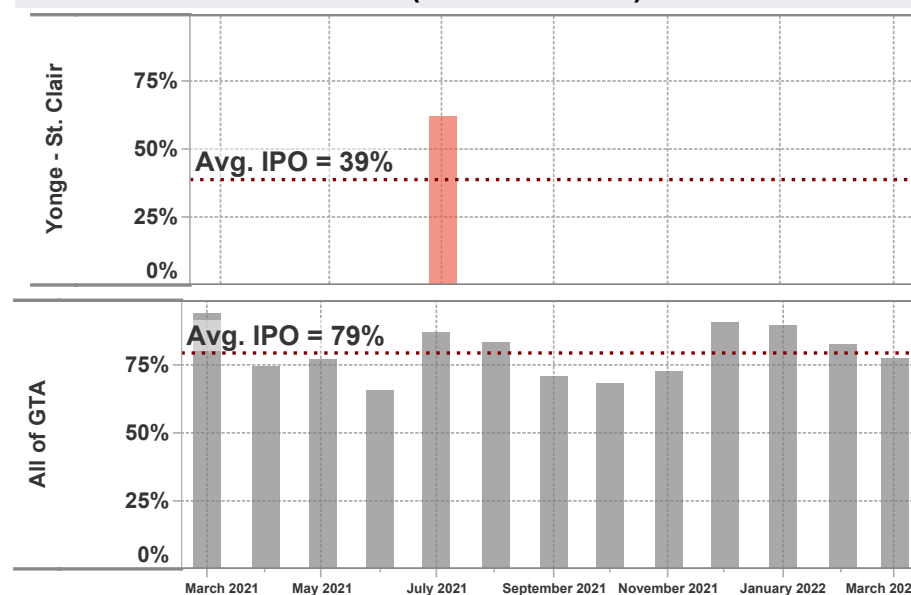
Yonge - St. Clair Submarket Report - March 2022

Project Data by Unit Type

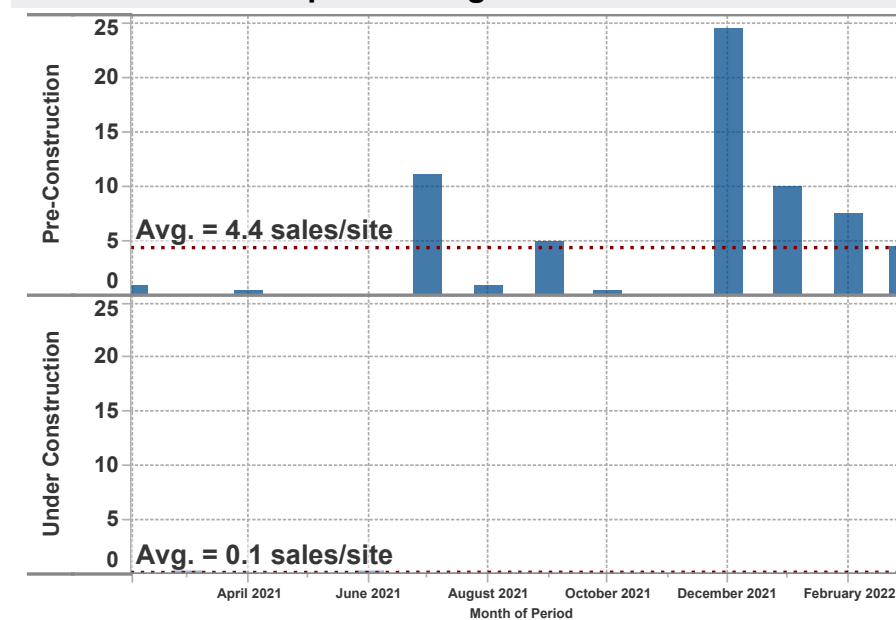
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	166	0	147	19
1 Bedroom + Den	218	0	217	1
2 Bedroom	243	1	211	32
2 Bedroom + Den	137	8	127	10
3 Bedroom & Up	86	0	23	63
Penthouse	44	0	43	1
Other	2	0	1	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,783	476	1,980	\$789,900	\$2,550,000
\$2,591	656	656	\$1,699,900	\$1,699,900
\$1,925	701	2,385	\$1,046,900	\$4,100,000
\$1,558	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)

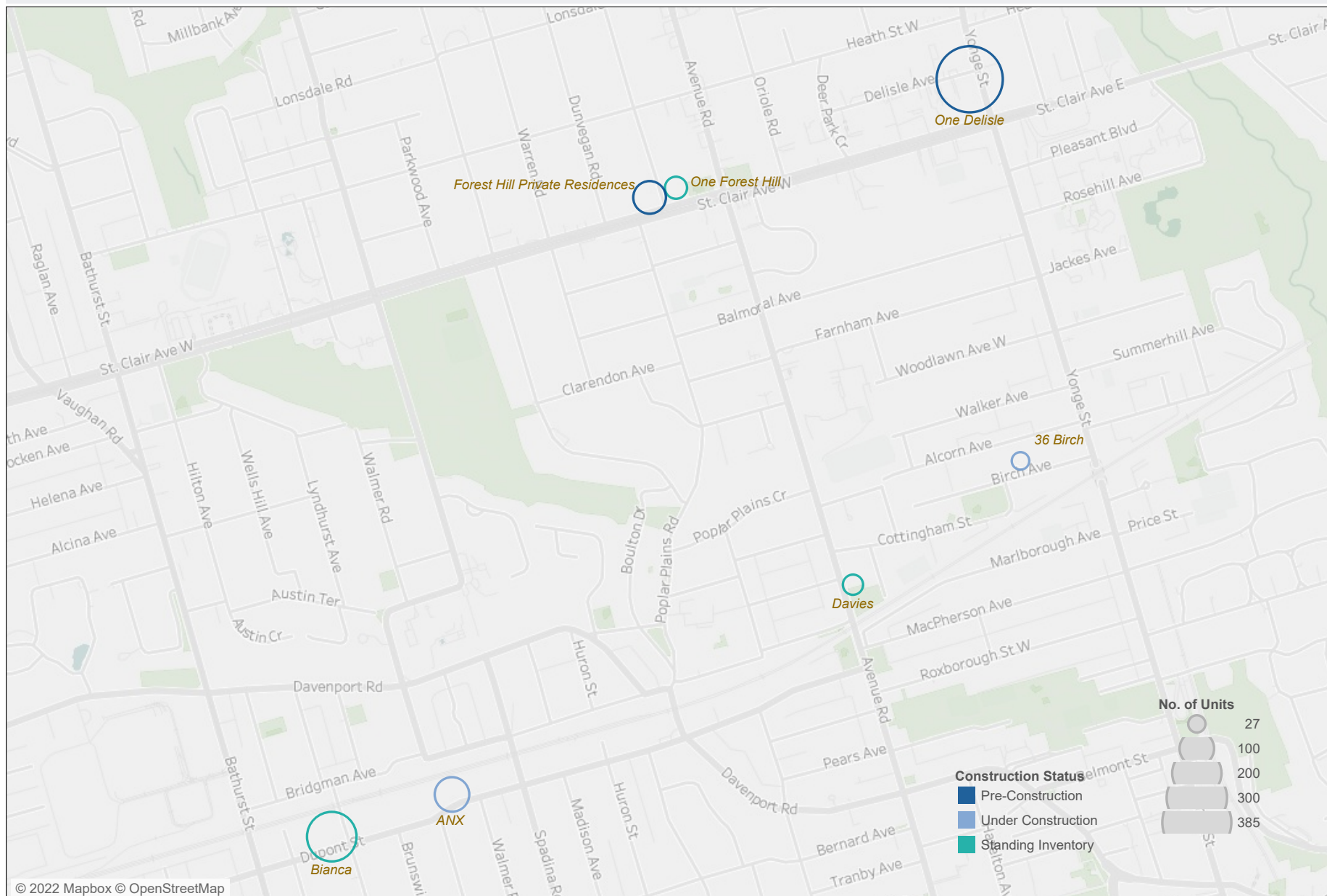


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - March 2022

Current Active Projects



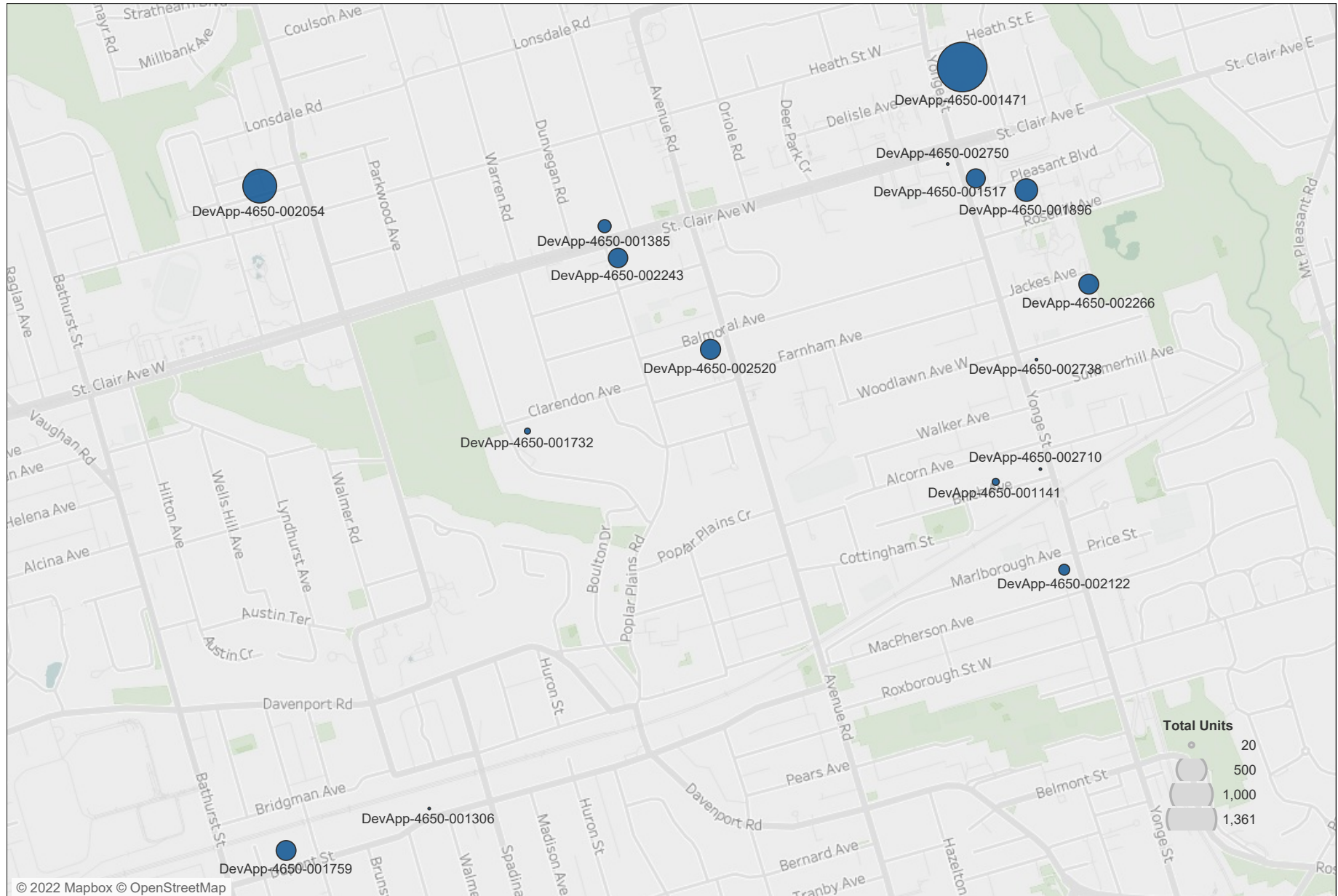
Yonge - St. Clair Submarket Report - March 2022

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	0	1	4	216	\$985	\$1,043
Davies - Brandy Lane Homes	Apartment	December 2021	0	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	9	24	34	385	\$1,500	\$3,188
One Forest Hill - North Drive	Apartment	July 2021	0	0	4	43	\$1,794	\$1,648

Yonge - St. Clair Submarket Report - March 2022

Current Development Applications



Yonge - St. Clair Submarket Report - March 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-001141	26 Birch Avenue	2.6	27
DevApp-4650-001306	328 Dupont Street		
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		
DevApp-4650-002738	1233 Yonge Street		
DevApp-4650-002750	1 St Clair Avenue West		

Yonge - St. Clair Submarket Report - March 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	• 18	• 18	• 4,991	• 322	• \$2,465	• 1,532	• \$3,775,708	• 10,382
Central Waterfront	• 14	• 9	• 4,147	• 561	• \$1,614	• 1,128	• \$1,821,027	• 16,313
Don Mills - York Mills	• 161	• 14	• 3,675	• 321	• \$1,122	• 955	• \$1,071,323	• 11,228
Downtown Core	• 1,287	• 9	• 4,876	• 547	• \$2,011	• 887	• \$1,783,158	• 19,254
Downtown East	• 99	• 16	• 5,351	• 550	• \$1,389	• 822	• \$1,141,922	• 17,043
Downtown West	• 72	• 24	• 7,889	• 620	• \$1,583	• 1,030	• \$1,629,985	• 17,878
Etobicoke Waterfront	• 6	• 1	• 518	• 5	• \$1,560	• 486	• \$758,000	• 7,581
Highway7 - Yonge	• 0	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 5,645
Mississauga City Centre	• 358	• 11	• 6,774	• 126	• \$1,146	• 920	• \$1,054,225	• 206
North Toronto	• 49	• 18	• 3,714	• 323	• \$1,497	• 1,088	• \$1,629,305	• 23,718
North Yonge Corridor	• 34	• 6	• 1,772	• 81	• \$1,577	• 920	• \$1,451,141	• 90,704
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 1,157
North York West	• 20	• 6	• 544	• 99	• \$1,405	• 2,026	• \$2,846,414	• 7,354
Not Applicable	• 1,018	• 135	• 24,049	• 2,603	• \$1,081	• 853	• \$922,204	• 9,298
Scarborough City Centre								• 13,411
Sheppard Corridor	• 67	• 10	• 1,847	• 375	• \$1,440	• 766	• \$1,102,844	• 16,850
Thornhill	• 17	• 4	• 1,130	• 64	• \$1,187	• 1,336	• \$1,585,893	• 3,543
Toronto East	• 4	• 8	• 1,124	• 42	• \$1,273	• 1,070	• \$1,361,873	
Toronto West	• 44	• 20	• 4,020	• 426	• \$1,290	• 940	• \$1,211,723	
Yonge - St. Clair	• 9	• 7	• 779	• 127	• \$2,336	• 1,838	• \$4,293,605	

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