

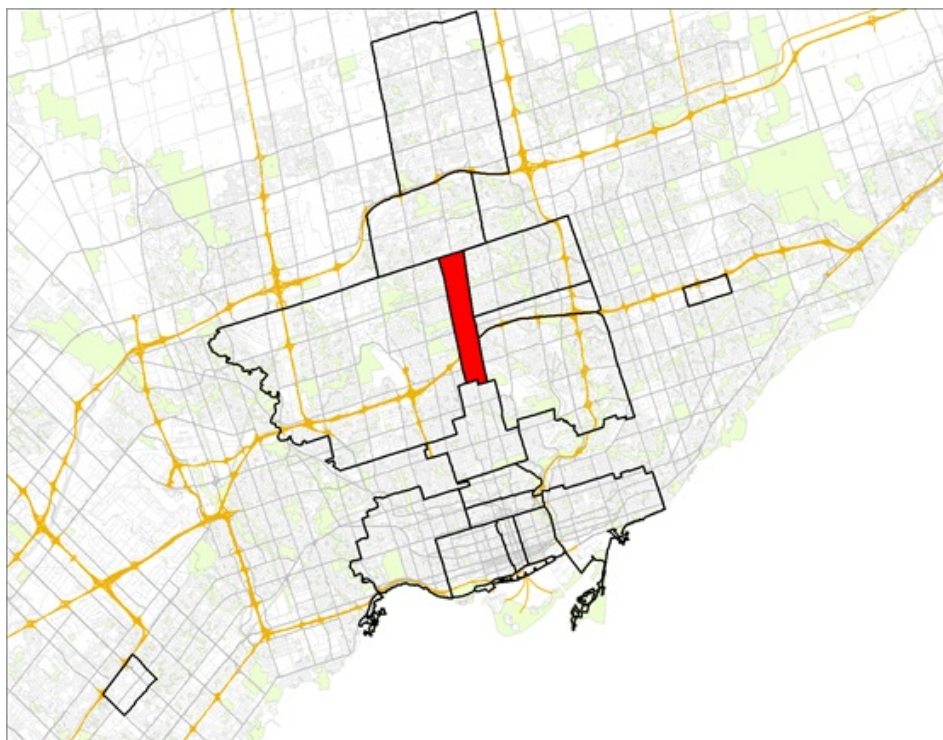


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of May 2022



North Yonge Corridor Submarket Report - May 2022



North Yonge Corridor		GTA
Distinct count of Site Name	6	315
No. of Units	1,853	82,362
Total Sales	1,781	74,312
Act Inv	72	8,050
Avg. \$/sf	\$1,567	\$1,430
Avg. Project \$/SF	\$1,258	\$1,270
Avg. SF	925	908
Avg. \$	\$1,450,206	\$1,299,422
Current Month Sales (incl. active & sold out)	5	2,058

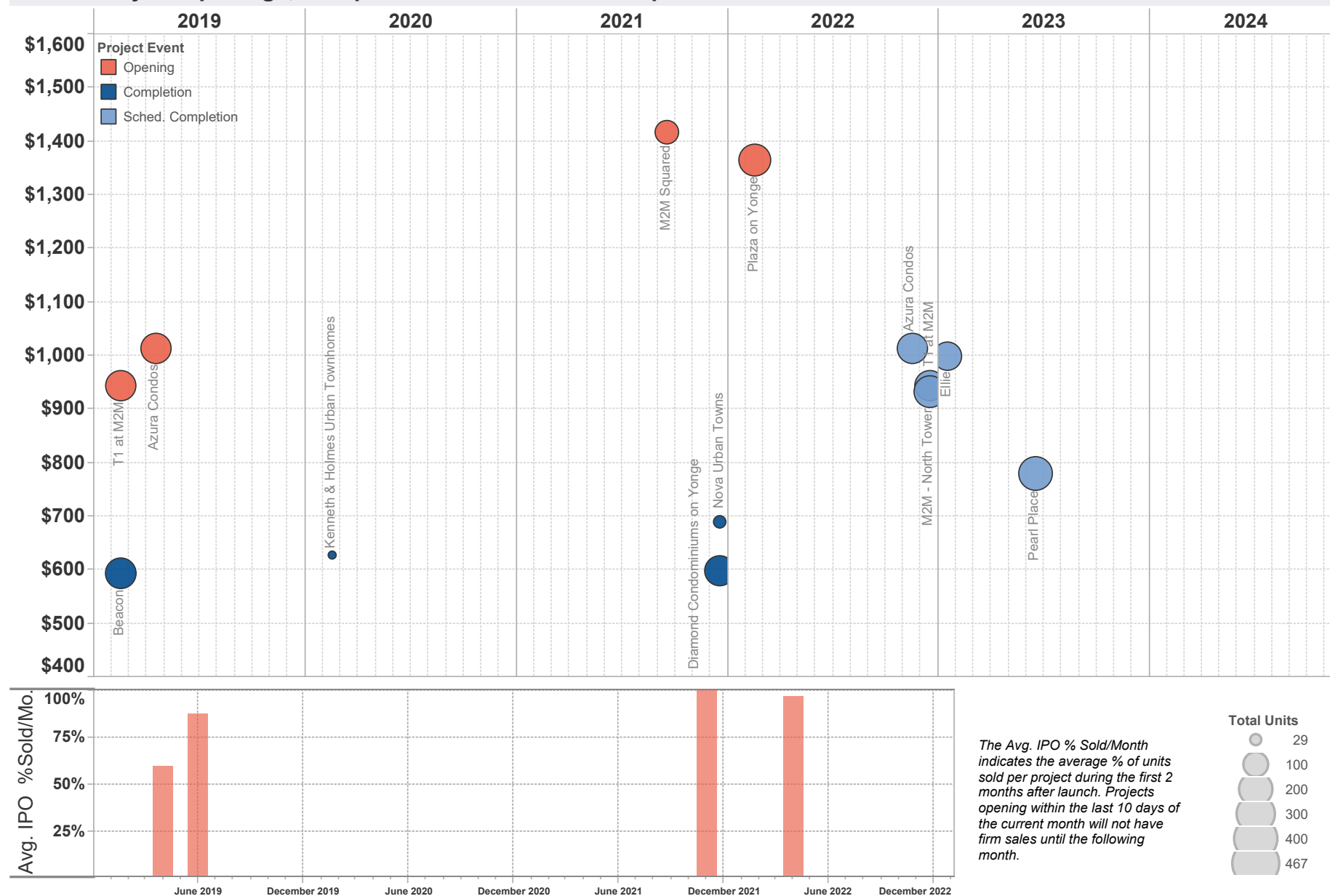
Development Applications		
North Yonge Corridor		City of Toronto
Count of Address	25	687
Total Units	17,735	373,850
Min. Density	1.0	0.0
Max. Density	12.2	61.7
Avg. Density	5.3	7.2

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



North Yonge Corridor Submarket Report - May 2022

Recent Project Openings, Completions & Scheduled Completions



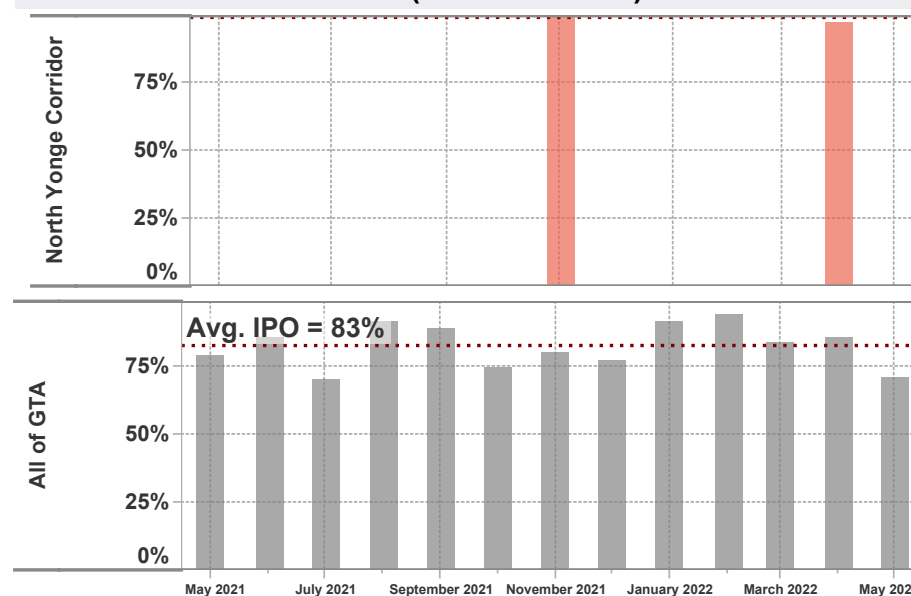
North Yonge Corridor Submarket Report - May 2022

Project Data by Unit Type

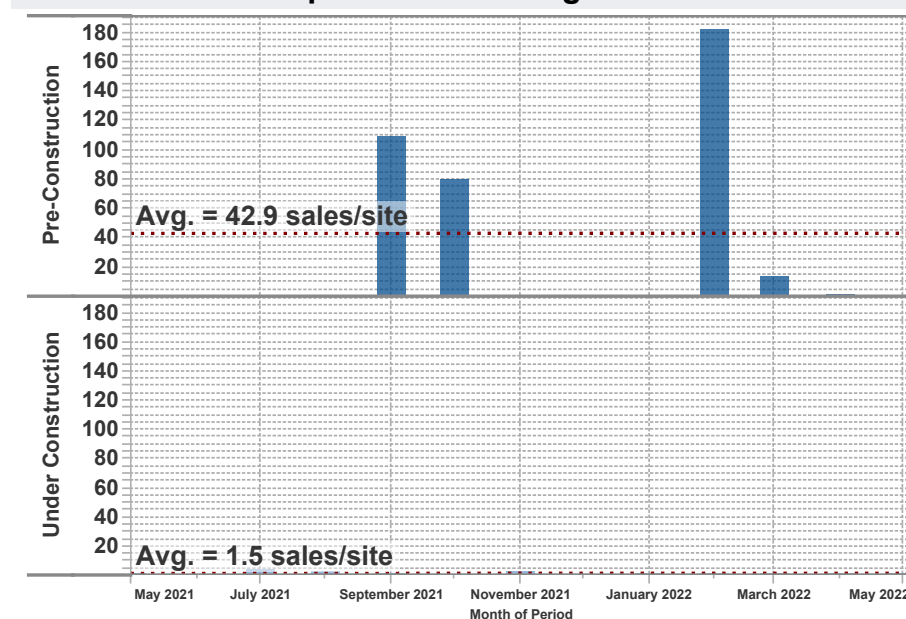
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	13	0	13	0
1 Bedroom	269	1	266	3
1 Bedroom + Den	522	0	517	5
2 Bedroom	747	1	734	13
2 Bedroom + Den	160	3	122	38
3 Bedroom & Up	89	0	84	5
Penthouse	10	0	10	0
Other	31	0	31	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,589	540	540	\$852,900	\$862,900
\$1,492	573	637	\$818,000	\$926,900
\$1,413	685	1,399	\$1,098,900	\$1,317,900
\$1,708	868	1,047	\$1,564,900	\$1,705,900
\$1,358	926	1,302	\$1,321,900	\$1,700,000

IPO Launch Performance (first 2 months)

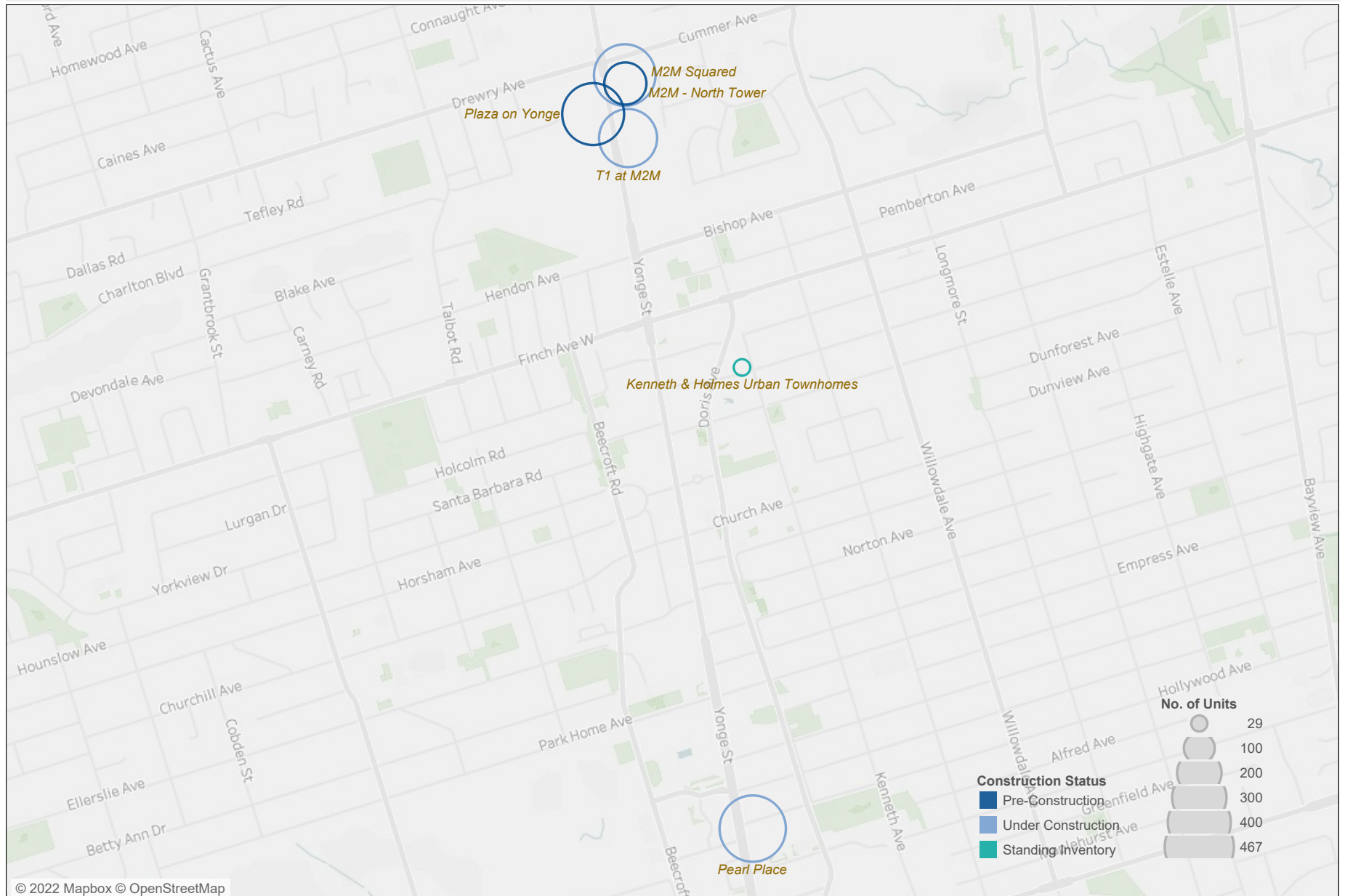


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - May 2022

Current Active Projects



North Yonge Corridor Submarket Report - May 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..
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February 2020	0	4	2	29	\$628	\$941
M2M - North Tower - Aoyuan International	Apartment	December 2022	0	0	0	403	\$933	\$1,091
M2M Squared - Aoyuan International	Apartment	January 2026	0	0	0	189	\$1,417	\$1,422
Pearl Place - Conservatory Group	Apartment	June 2023	5	21	57	467	\$780	\$1,664
Plaza on Yonge - Plaza	Apartment	March 2025	0	394	13	407	\$1,365	\$1,336
T1 at M2M - Aoyuan International	Apartment	December 2022	0	0	0	358	\$944	\$1,096

North Yonge Corridor Submarket Report - May 2022

Current Development Applications



North Yonge Corridor Submarket Report - May 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	42
DEVAPP-4650-000050	5840 - 5870 Yonge Street	2.0	407
DEVAPP-4650-000170	26 Hounslow Avenue	3.4	111
DevApp-4650-000558	5294 - 5306 Yonge Street	1.0	332
DevApp-4650-000634	4155 Yonge Street	2.2	30
DevApp-4650-000829	15 Holmes Avenue	5.0	358
DevApp-4650-001317	110 - 112 Sheppard Avenue West	3.0	30
DevApp-4650-001376	40 - 48 Hendon Avenue	2.5	71
DevApp-4650-001491	4800 Yonge Street	12.0	498
DevApp-4650-001854	6150 Yonge Street	5.7	546
DevApp-4650-001928	5800 Yonge Street		1,496
DevApp-4650-001943	4050 Yonge Street	8.3	725
DevApp-4650-002065	6080 Yonge Street	6.0	262
DevApp-4650-002113	105 Sheppard Avenue East	3.1	58
DevApp-4650-002281	5203 Yonge Street	10.5	329
DevApp-4650-002285	5051 Yonge Street	12.2	350
DevApp-4650-002522	48 Avondale Avenue	10.6	1,046
DevApp-4650-002628	5799-5915 Yonge Street	1.8	808
DevApp-4650-002632	31 Finch Avenue East	5.3	360
DevApp-4650-002723	68 Churchill Avenue	1.0	44
DevApp-4650-002730	6464 Yonge Street	4.6	8,325
DevApp-4650-002748	6200 Yonge Street	7.0	347
DevApp-4650-002785	6167 Yonge Street	6.0	549
DevApp-4650-002842	6125 Yonge Street	5.9	391
DevApp-4650-002878	16 Centre Avenue	4.0	220

North Yonge Corridor Submarket Report - May 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	• 12	• 18	• 5,030	• 283	• \$2,584	• 1,463	• \$3,781,888	• 13,750
Central Waterfront	• 4	• 9	• 4,157	• 547	• \$1,615	• 1,129	• \$1,823,523	• 17,435
Don Mills - York Mills	• 35	• 14	• 3,837	• 174	• \$1,122	• 1,134	• \$1,272,475	• 16,547
Downtown Core	• 28	• 9	• 5,032	• 405	• \$2,035	• 938	• \$1,909,854	• 23,883
Downtown East	• 66	• 17	• 5,902	• 427	• \$1,451	• 772	• \$1,120,144	• 21,496
Downtown West	• 2	• 23	• 7,325	• 603	• \$1,595	• 1,034	• \$1,649,032	• 19,449
Etobicoke Waterfront	• 4	• 1	• 526	• 2	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 0	• 5	• 1,199	• 25	• \$1,111	• 1,310	• \$1,455,256	• 20,063
Mississauga City Centre	• 516	• 8	• 3,259	• 197	• \$1,253	• 687	• \$860,873	• 17,735
North Toronto	• 3	• 18	• 3,733	• 313	• \$1,541	• 1,059	• \$1,631,045	• 206
North Yonge Corridor	• 5	• 6	• 1,781	• 72	• \$1,567	• 925	• \$1,450,206	• 28,646
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 112,252
North York West	• 276	• 7	• 819	• 189	• \$1,445	• 1,320	• \$1,906,261	• 18,119
Not Applicable	• 1,013	• 129	• 22,815	• 3,532	• \$1,112	• 790	• \$878,390	• 14,432
Scarborough City Centre								• 9,720
Sheppard Corridor	• 36	• 10	• 1,869	• 279	• \$1,473	• 790	• \$1,164,250	• 27,354
Thornhill	• 12	• 2	• 401	• 38	• \$1,294	• 1,576	• \$2,039,368	• 4,532
Toronto East	• 18	• 11	• 1,564	• 161	• \$1,230	• 837	• \$1,029,329	
Toronto West	• 18	• 20	• 3,749	• 714	• \$1,314	• 821	• \$1,079,215	
Yonge - St. Clair	• 10	• 7	• 817	• 89	• \$2,092	• 1,558	• \$3,259,738	

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.