

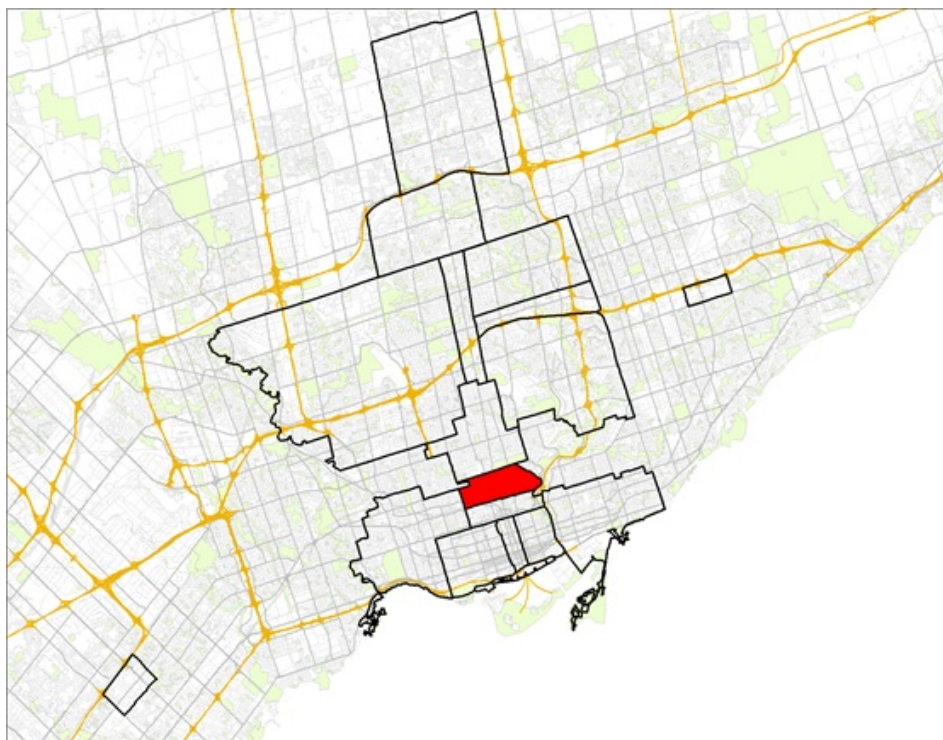


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of June 2022



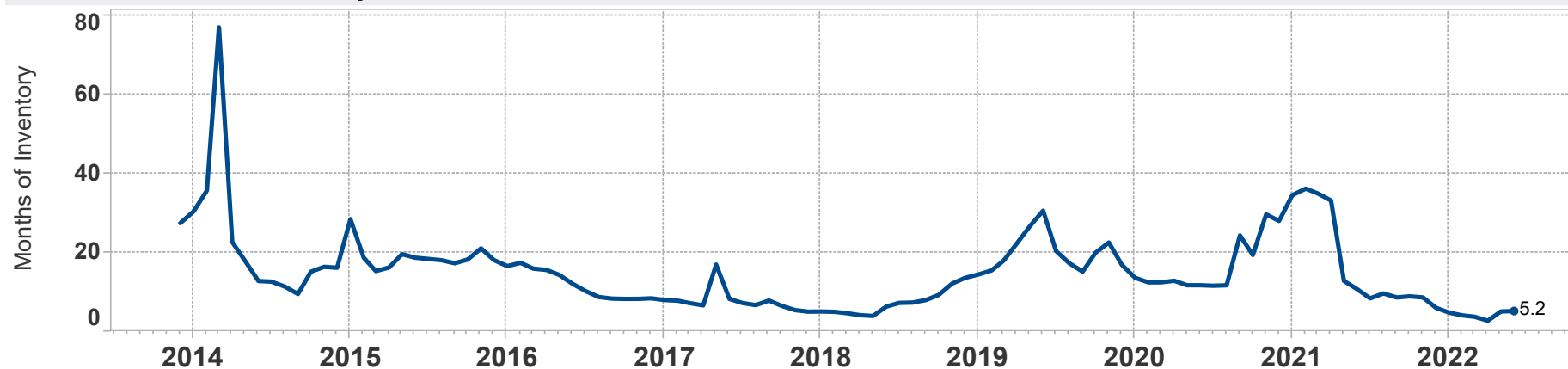
Yonge - St. Clair Submarket Report - June 2022



Yonge - St. Clair		GTA
Distinct count of Site Name	7	329
No. of Units	906	85,434
Total Sales	818	75,717
Act Inv	88	9,717
Avg. \$/sf	\$2,100	\$1,483
Avg. Project \$/SF	\$1,803	\$1,274
Avg. SF	1,562	865
Avg. \$	\$3,279,167	\$1,282,383
Current Month Sales (incl. active & sold out)	1	1,519

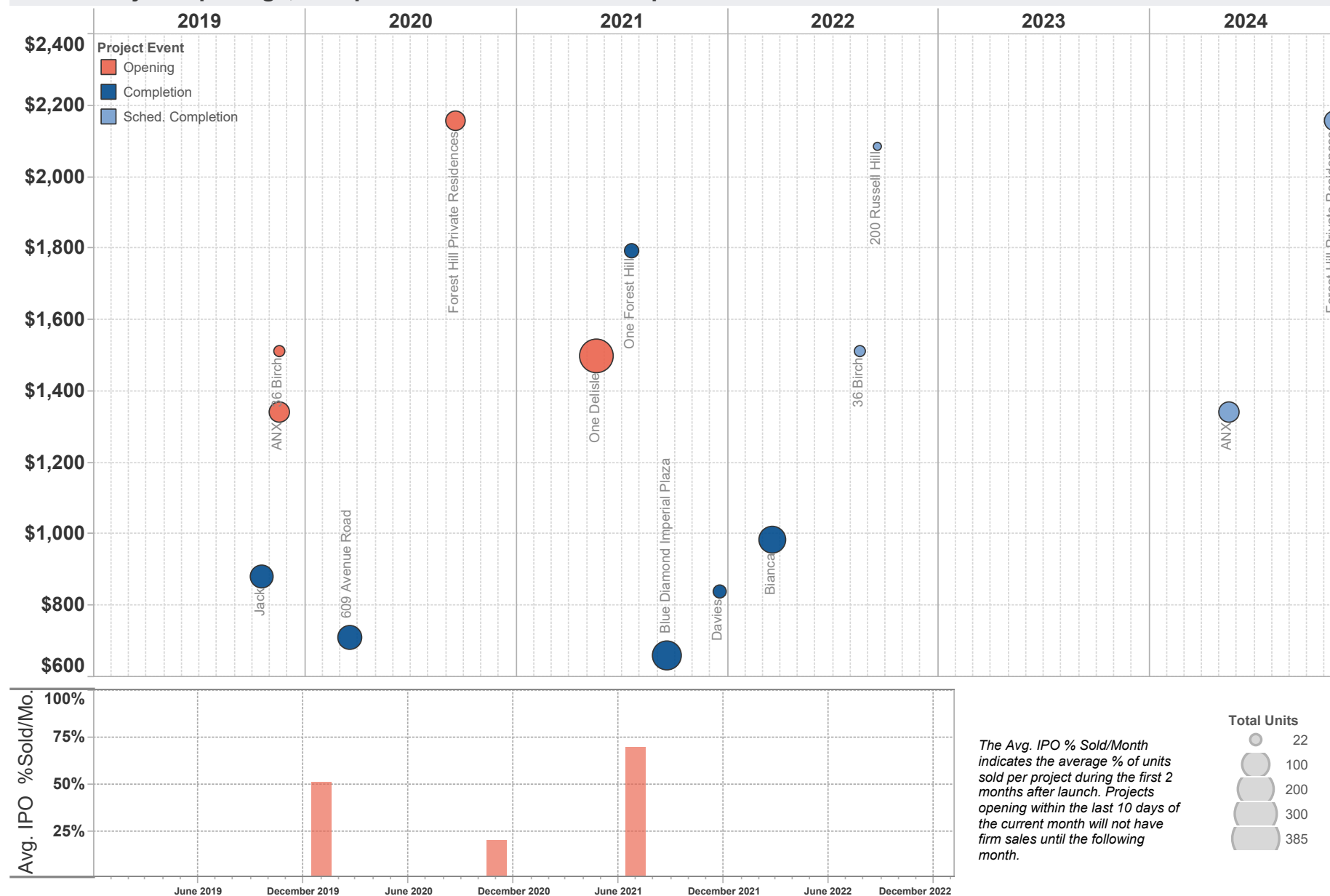
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	20	689
Total Units	4,530	373,016
Min. Density	1.7	0.0
Max. Density	26.3	61.7
Avg. Density	8.2	7.3

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



Yonge - St. Clair Submarket Report - June 2022

Recent Project Openings, Completions & Scheduled Completions



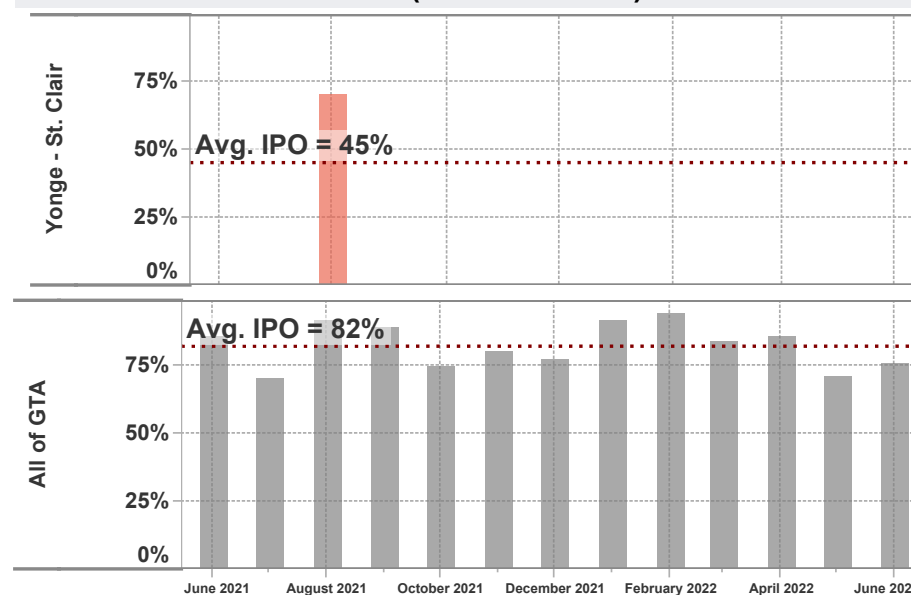
Yonge - St. Clair Submarket Report - June 2022

Project Data by Unit Type

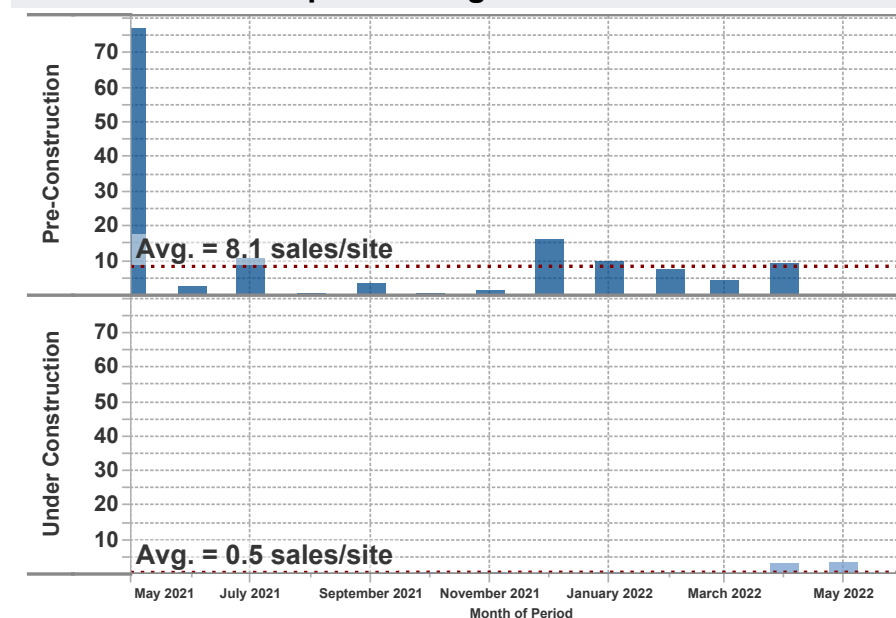
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	166	0	147	19
1 Bedroom + Den	218	0	215	3
2 Bedroom	243	0	213	30
2 Bedroom + Den	137	1	131	6
3 Bedroom & Up	86	0	58	28
Penthouse	44	0	43	1
Other	2	0	1	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,868	476	1,980	\$789,900	\$2,550,000
\$2,538	614	686	\$1,598,900	\$1,699,900
\$2,017	701	1,842	\$1,169,900	\$4,100,000
\$1,494	1,510	2,832	\$1,700,000	\$4,100,000
\$2,419	943	3,186	\$1,694,900	\$11,959,900
\$1,772	1,975	1,975	\$3,500,000	\$3,500,000
\$1,509	3,576	3,576	\$5,395,000	\$5,395,000

IPO Launch Performance (first 2 months)

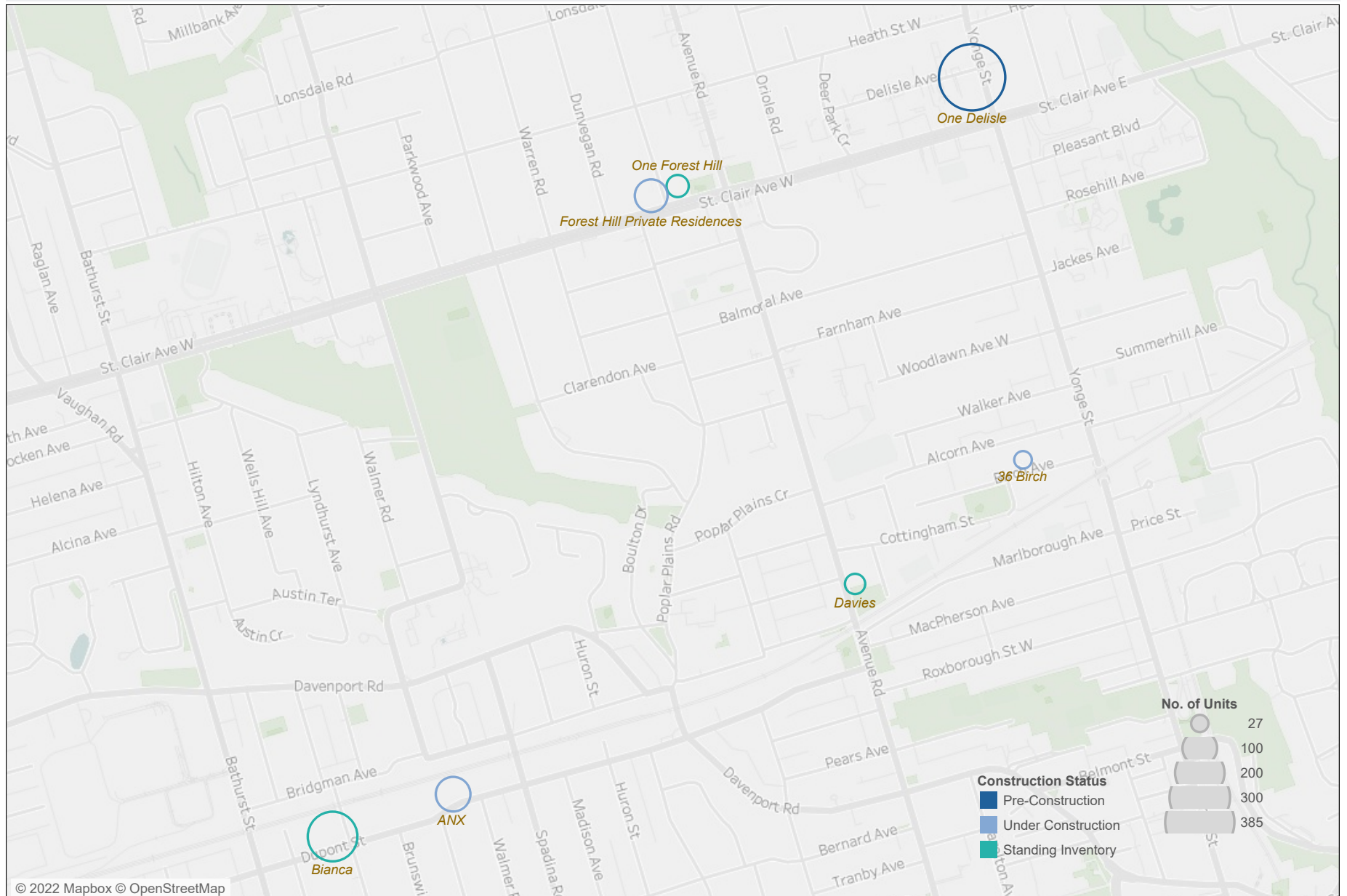


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - June 2022

Current Active Projects



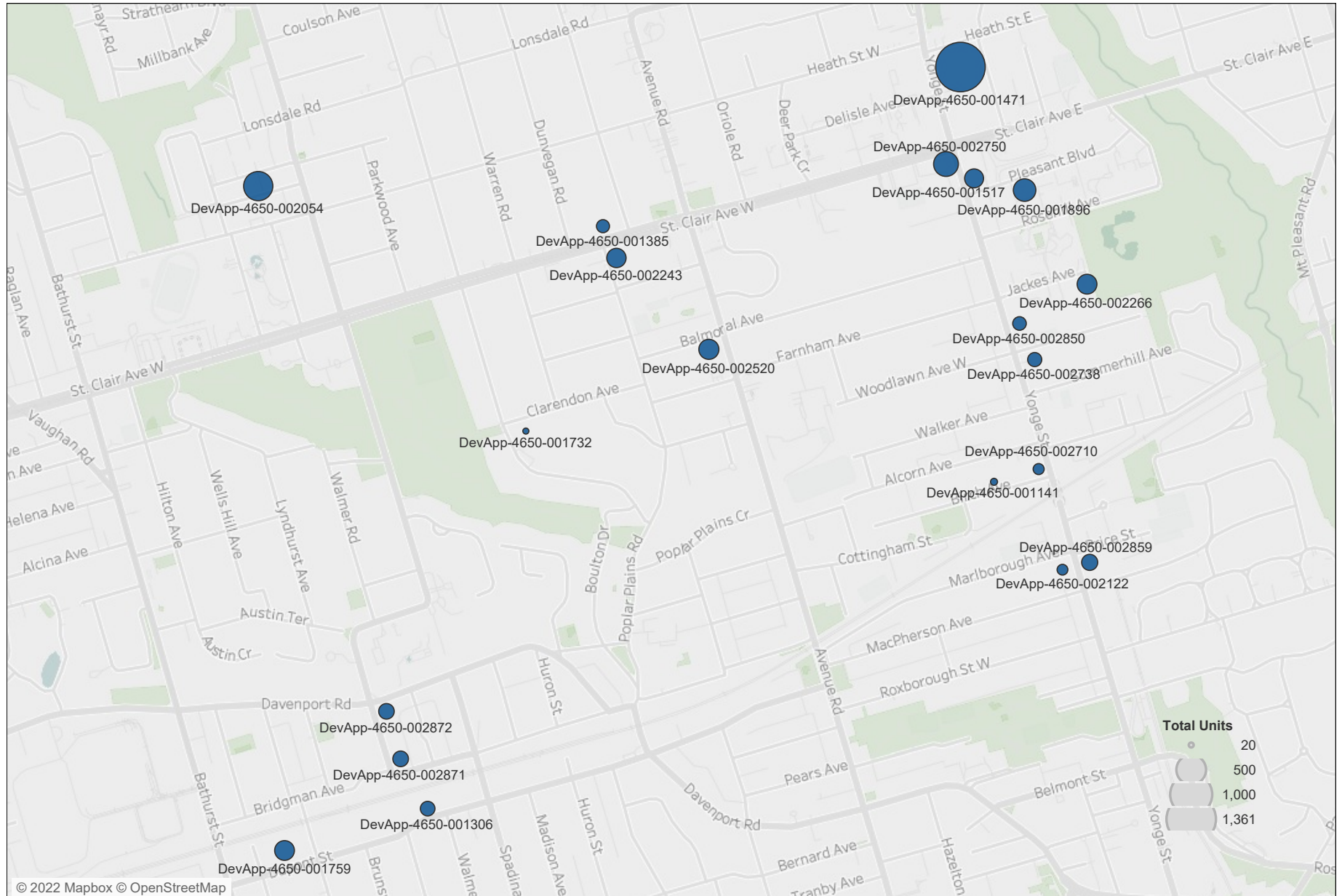
Yonge - St. Clair Submarket Report - June 2022

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	August 2022	0	6	7	27	\$1,513	\$1,529
ANX - Freed Developments Ltd.	Apartment	May 2024	0	11	18	105	\$1,342	\$1,858
Bianca - Tridel	Apartment	March 2022	1	2	3	216	\$985	\$995
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	0	43	15	385	\$1,500	\$2,878
One Forest Hill - North Drive	Apartment	July 2021	0	3	1	43	\$1,794	\$1,509

Yonge - St. Clair Submarket Report - June 2022

Current Development Applications



Yonge - St. Clair Submarket Report - June 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	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	9.2	474
DevApp-4650-002122	1140 Yonge Street	5.5	64
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
DevApp-4650-002850	1303 Yonge Street	6.4	102
DevApp-4650-002859	1087 Yonge Street	9.6	143
DevApp-4650-002871	500 MacPherson Avenue (South Building)	4.9	135
DevApp-4650-002872	555 Davenport Road	4.8	134

Yonge - St. Clair Submarket Report - June 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	0	18	5,030	283	\$2,596	1,463	\$3,799,146	14,868
Central Waterfront	0	9	4,160	544	\$1,617	1,124	\$1,817,044	13,435
Don Mills - York Mills	5	14	3,838	173	\$1,130	1,129	\$1,276,555	16,234
Downtown Core	58	9	5,090	347	\$1,940	919	\$1,781,764	25,772
Downtown East	145	19	6,047	1,217	\$1,551	656	\$1,016,607	21,095
Downtown West	107	25	7,434	1,327	\$1,748	879	\$1,535,799	19,927
Etobicoke Waterfront	4	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	1	5	1,200	24	\$1,111	1,310	\$1,454,833	17,726
Mississauga City Centre	64	8	3,323	133	\$1,242	708	\$878,899	206
North Toronto	5	18	3,738	308	\$1,541	1,060	\$1,633,099	28,806
North Yonge Corridor	1	6	1,782	71	\$1,567	931	\$1,458,562	112,168
North York East	0	1	497	0	.	.	.	18,119
North York West	9	7	828	180	\$1,447	1,345	\$1,944,902	13,740
Not Applicable	898	137	23,285	3,918	\$1,185	777	\$920,096	9,720
Scarborough City Centre								20,848
Sheppard Corridor	23	11	2,209	296	\$1,415	831	\$1,175,761	27,591
Thornhill	9	2	410	29	\$1,367	1,700	\$2,323,017	4,530
Toronto East	9	11	1,571	156	\$1,224	849	\$1,039,096	
Toronto West	180	21	3,927	622	\$1,314	850	\$1,117,609	
Yonge - St. Clair	1	7	818	88	\$2,100	1,562	\$3,279,167	

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