

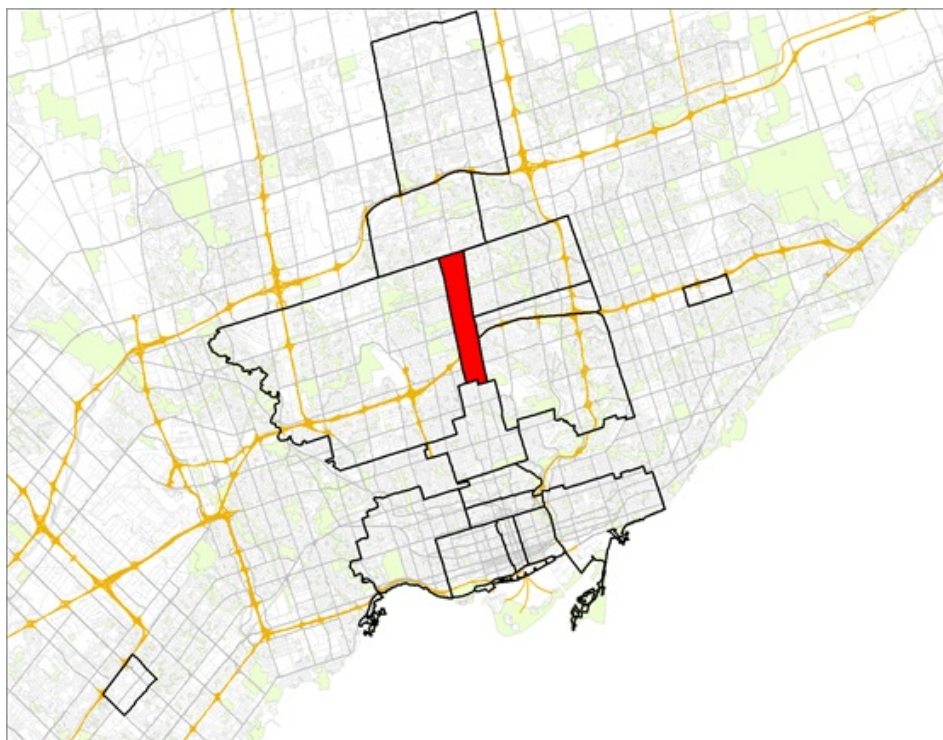


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of July 2022



North Yonge Corridor Submarket Report - July 2022



North Yonge Corridor		GTA
Distinct count of Site Name	6	332
No. of Units	1,853	85,910
Total Sales	1,784	76,599
Act Inv	69	9,311
Avg. \$/sf	\$1,565	\$1,466
Avg. Project \$/SF	\$1,258	\$1,281
Avg. SF	936	874
Avg. \$	\$1,464,762	\$1,280,976
Current Month Sales (incl. active & sold out)	2	1,777

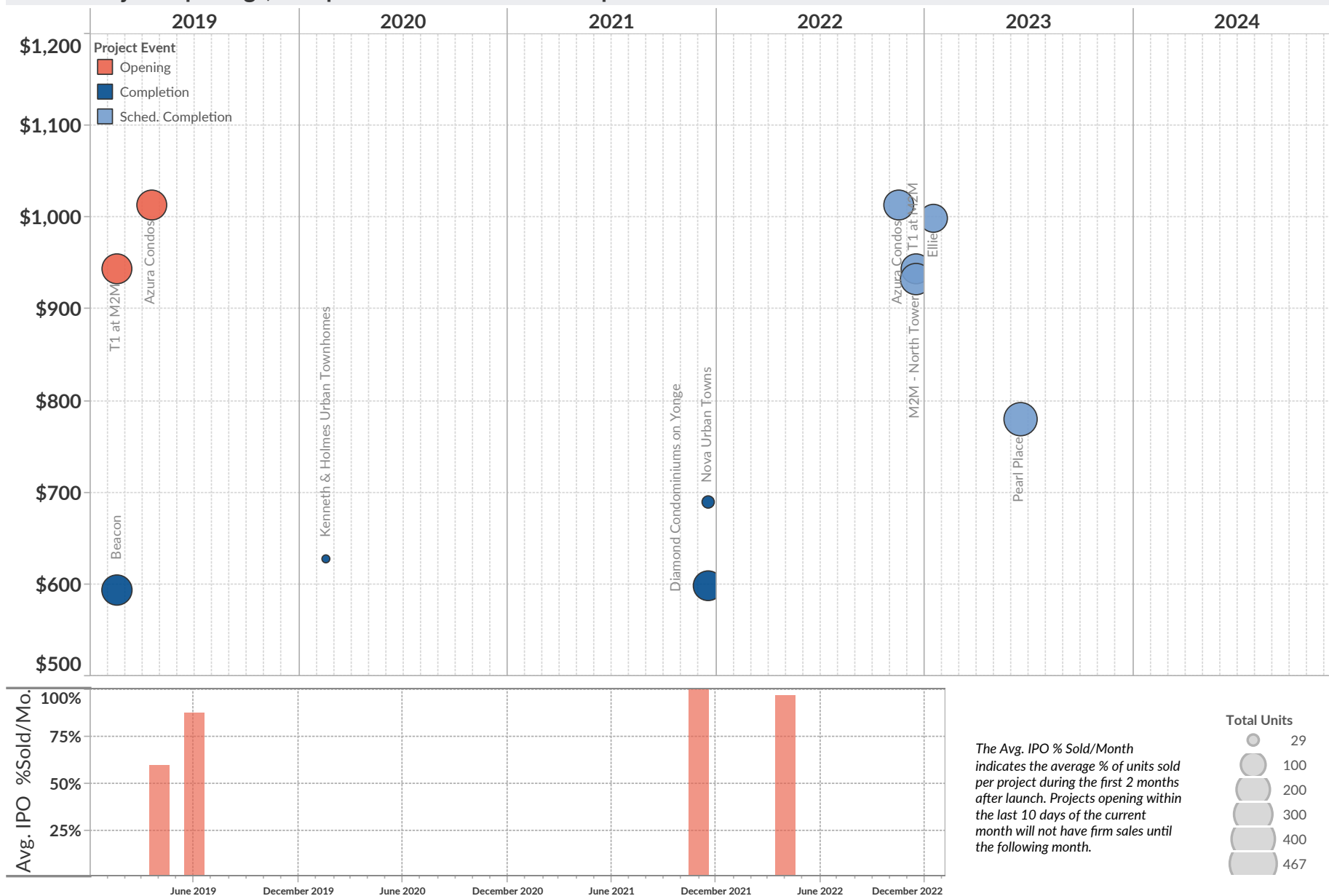
Development Applications		
North Yonge Corridor		City of Toronto
Count of Address	26	704
Total Units	18,848	384,701
Min. Density	1.0	0.0
Max. Density	12.2	61.7
Avg. Density	5.9	7.5

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



North Yonge Corridor Submarket Report - July 2022

Recent Project Openings, Completions & Scheduled Completions



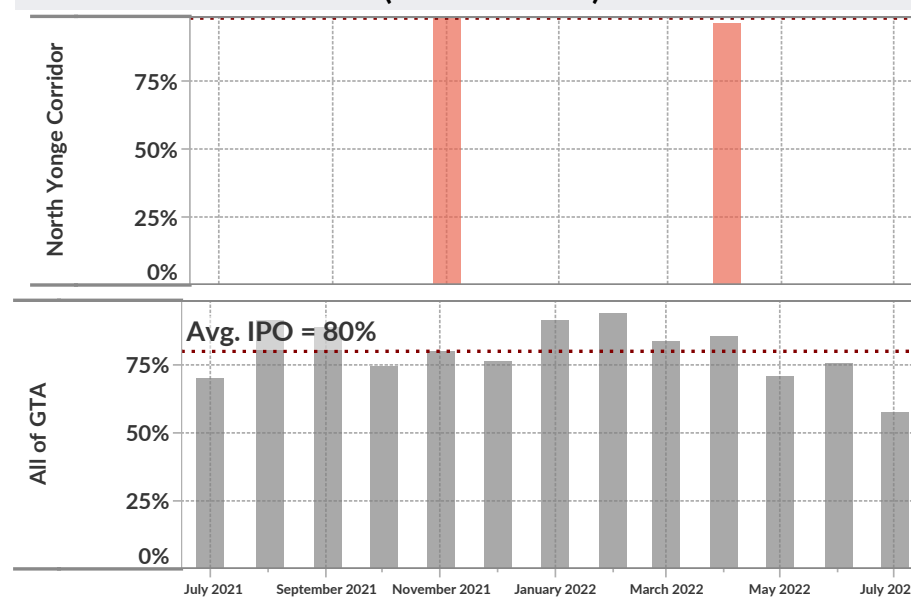
North Yonge Corridor Submarket Report - July 2022

Project Data by Unit Type

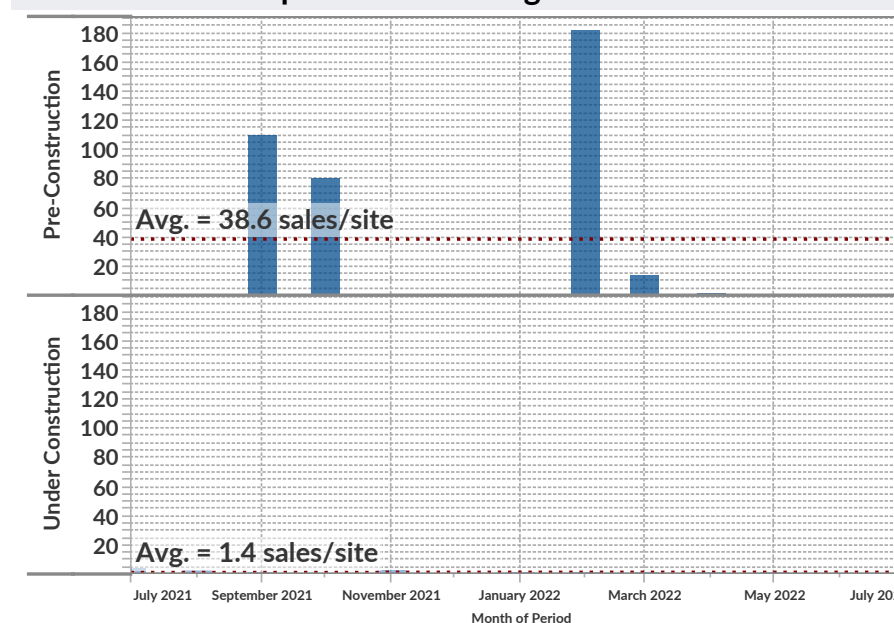
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	13	0	13	0
1 Bedroom	269	1	268	1
1 Bedroom + Den	522	0	517	5
2 Bedroom	747	0	734	13
2 Bedroom + Den	160	1	123	37
3 Bedroom & Up	89	0	84	5
Penthouse	10	0	10	0
Other	31	0	31	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,598	540	540	\$862,900	\$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)

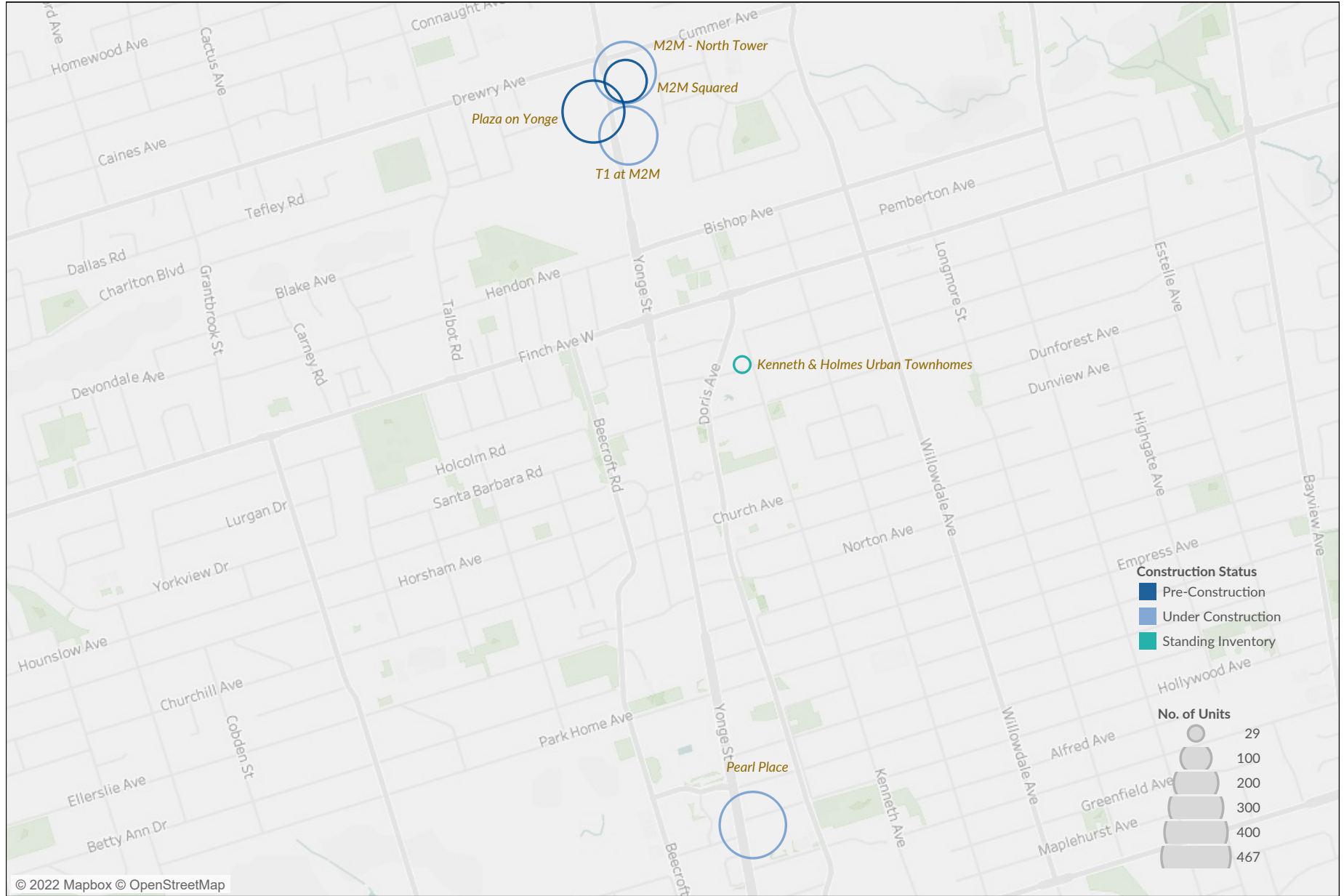


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - July 2022

Current Active Projects



North Yonge Corridor Submarket Report - July 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 Foot
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	2	24	54	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 - July 2022

Current Development Applications



North Yonge Corridor Submarket Report - July 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-4650-001376	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	716
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
DevApp-4650-002947	5576 Yonge Street	11.4	608
DevApp-4650-002954	18 Athabaska Avenue	12.1	544

North Yonge Corridor Submarket Report - July 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	16	4,353	263	\$2,614	1,431	\$3,742,064	15,030
Central Waterfront	2	8	3,990	541	\$1,659	1,122	\$1,862,158	13,435
Don Mills - York Mills	1	14	3,837	159	\$1,142	1,081	\$1,234,506	20,497
Downtown Core	287	10	5,312	559	\$1,858	807	\$1,498,558	26,612
Downtown East	139	19	6,180	1,084	\$1,546	669	\$1,034,589	22,622
Downtown West	475	25	7,910	851	\$1,702	981	\$1,669,566	20,670
Etobicoke Waterfront	0	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	0	4	1,171	24	\$1,111	1,310	\$1,454,833	22,208
Mississauga City Centre	11	8	3,335	122	\$1,227	715	\$876,944	18,848
North Toronto	37	18	3,768	326	\$1,554	1,075	\$1,671,411	206
North Yonge Corridor	2	6	1,784	69	\$1,565	936	\$1,464,762	29,041
North York East	0	1	497	0	.	.	.	113,625
North York West	2	7	830	180	\$1,445	1,347	\$1,946,116	18,119
Not Applicable	546	140	23,836	3,895	\$1,178	789	\$928,958	13,740
Scarborough City Centre								9,735
Sheppard Corridor	0	11	2,208	297	\$1,417	832	\$1,178,718	27,798
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	4,284
Toronto East	197	13	1,839	213	\$1,270	750	\$952,875	
Toronto West	58	22	3,989	612	\$1,314	860	\$1,129,758	
Yonge - St. Clair	2	7	820	86	\$2,103	1,587	\$3,336,941	

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