

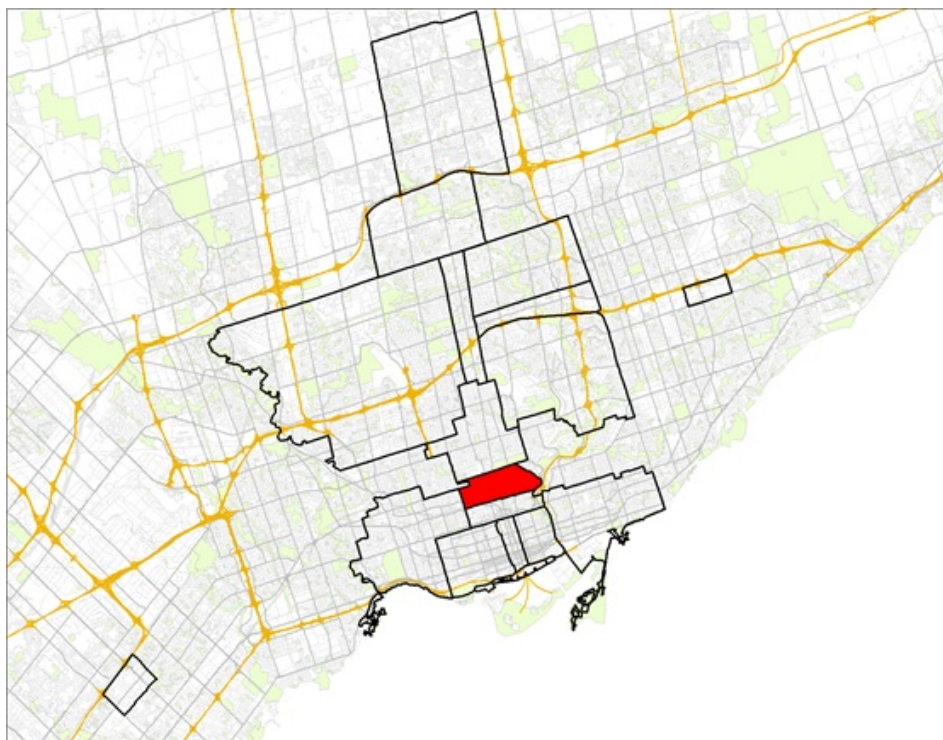


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of July 2022



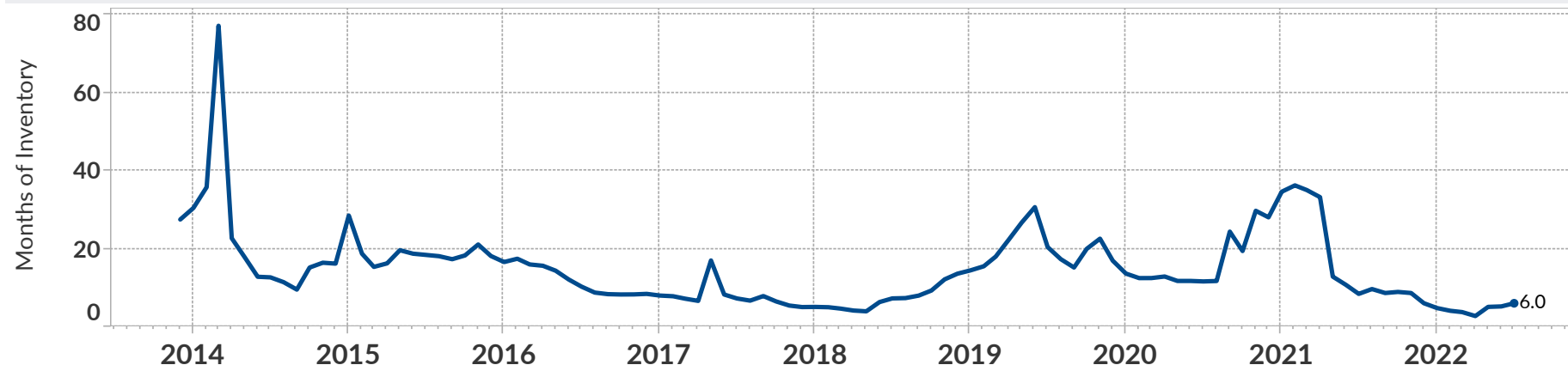
Yonge - St. Clair Submarket Report - July 2022



Yonge - St. Clair		GTA
Distinct count of Site Name	7	332
No. of Units	906	85,910
Total Sales	820	76,599
Act Inv	86	9,311
Avg. \$/sf	\$2,103	\$1,466
Avg. Project \$/SF	\$1,803	\$1,281
Avg. SF	1,587	874
Avg. \$	\$3,336,941	\$1,280,976
Current Month Sales (incl. active & sold out)	2	1,777

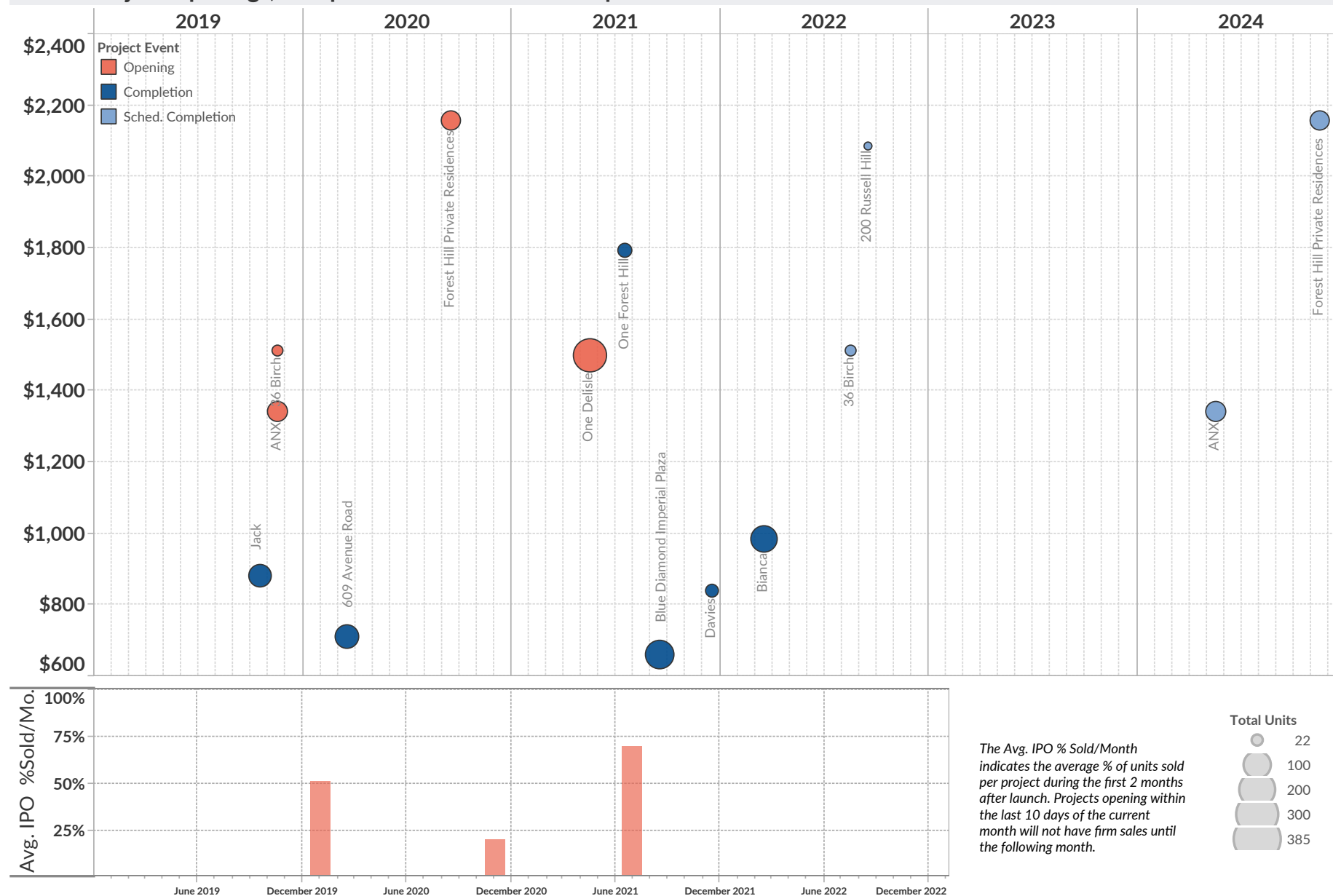
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	18	704
Total Units	4,284	384,701
Min. Density	1.7	0.0
Max. Density	26.3	61.7
Avg. Density	8.7	7.5

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



Yonge - St. Clair Submarket Report - July 2022

Recent Project Openings, Completions & Scheduled Completions



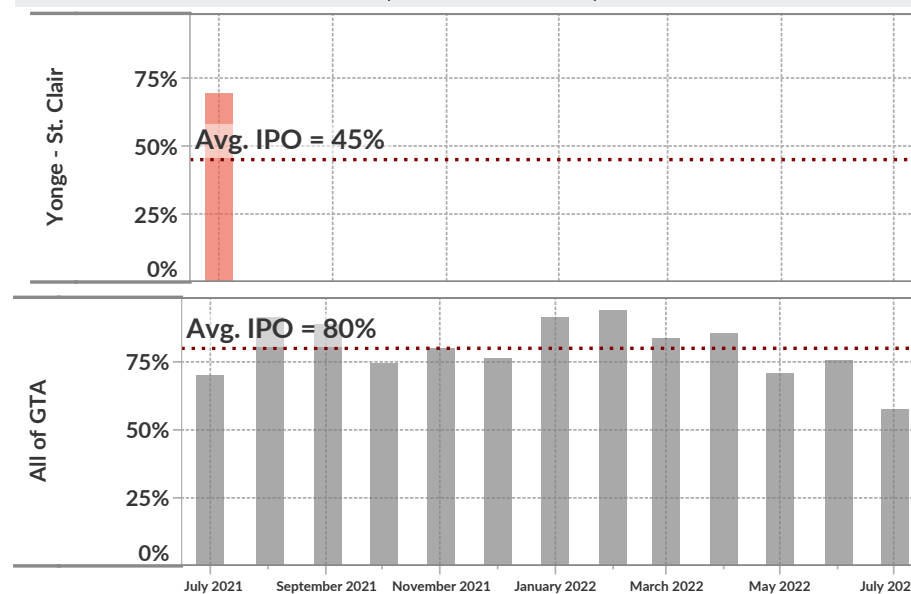
Yonge - St. Clair Submarket Report - July 2022

Project Data by Unit Type

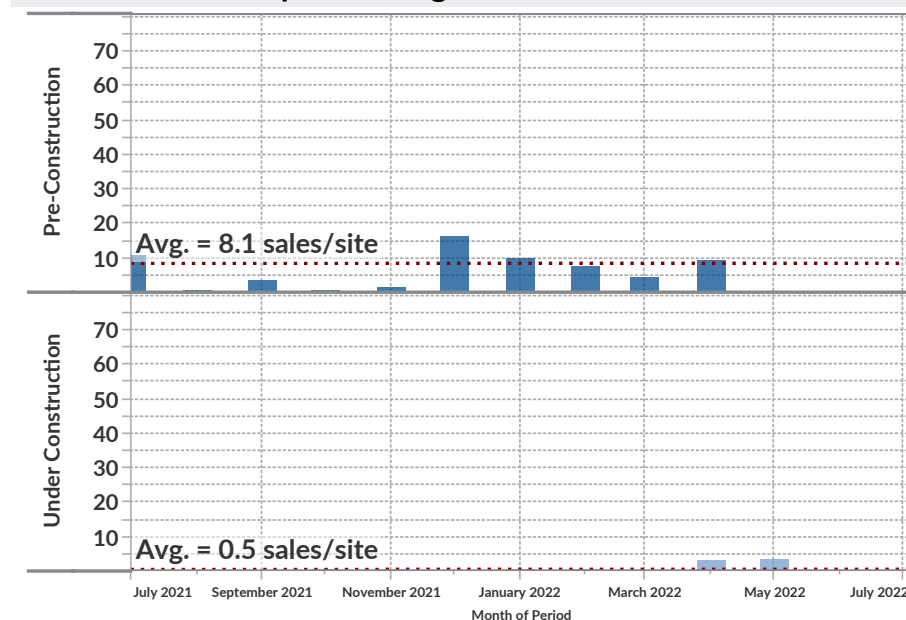
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	166	2	149	17
1 Bedroom + Den	218	0	215	3
2 Bedroom	243	0	213	30
2 Bedroom + Den	137	0	131	6
3 Bedroom & Up	86	0	58	28
Penthouse	44	0	43	1
Other	2	0	1	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,879	552	1,980	\$1,280,000	\$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)

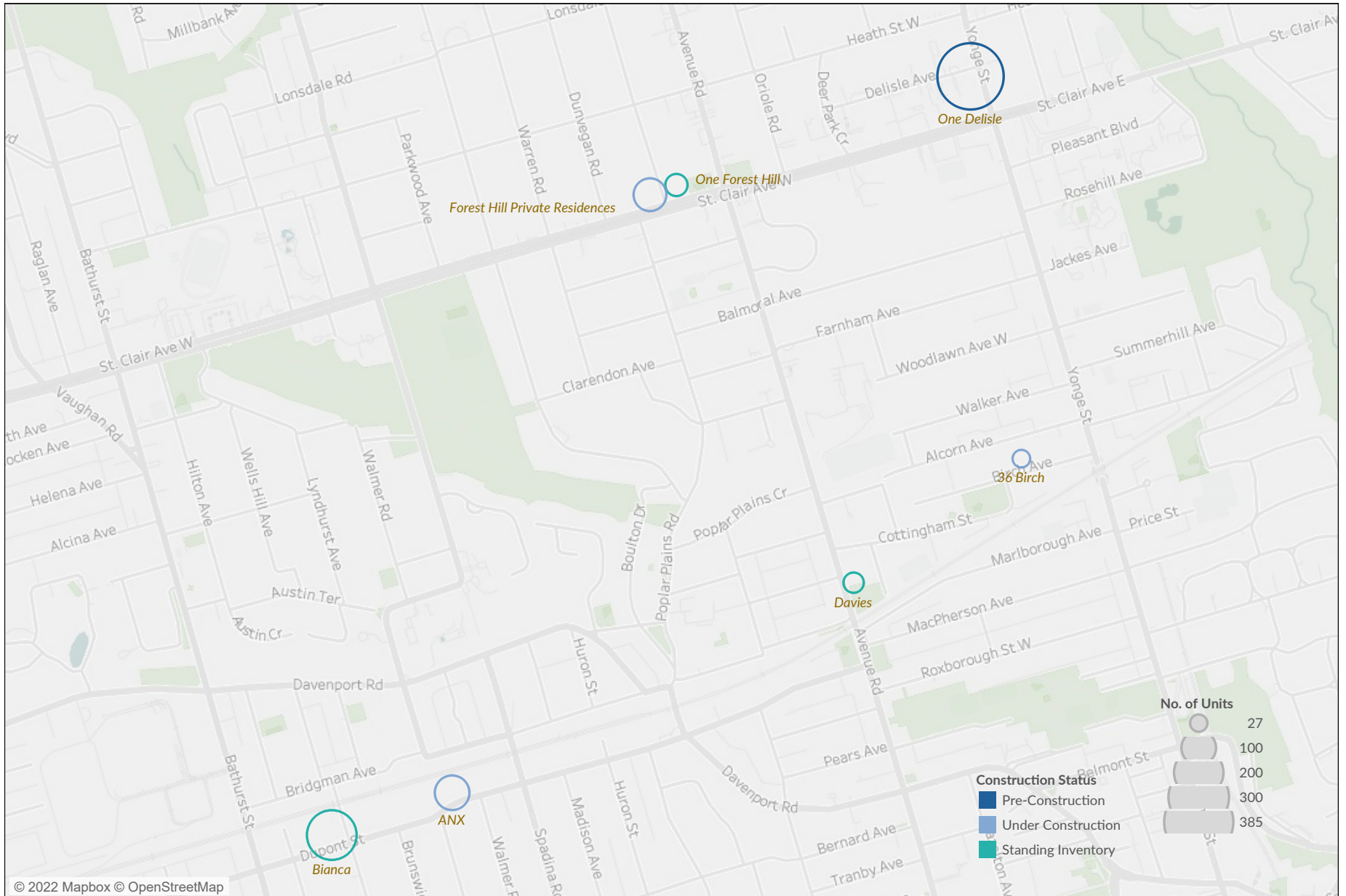


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - July 2022

Current Active Projects



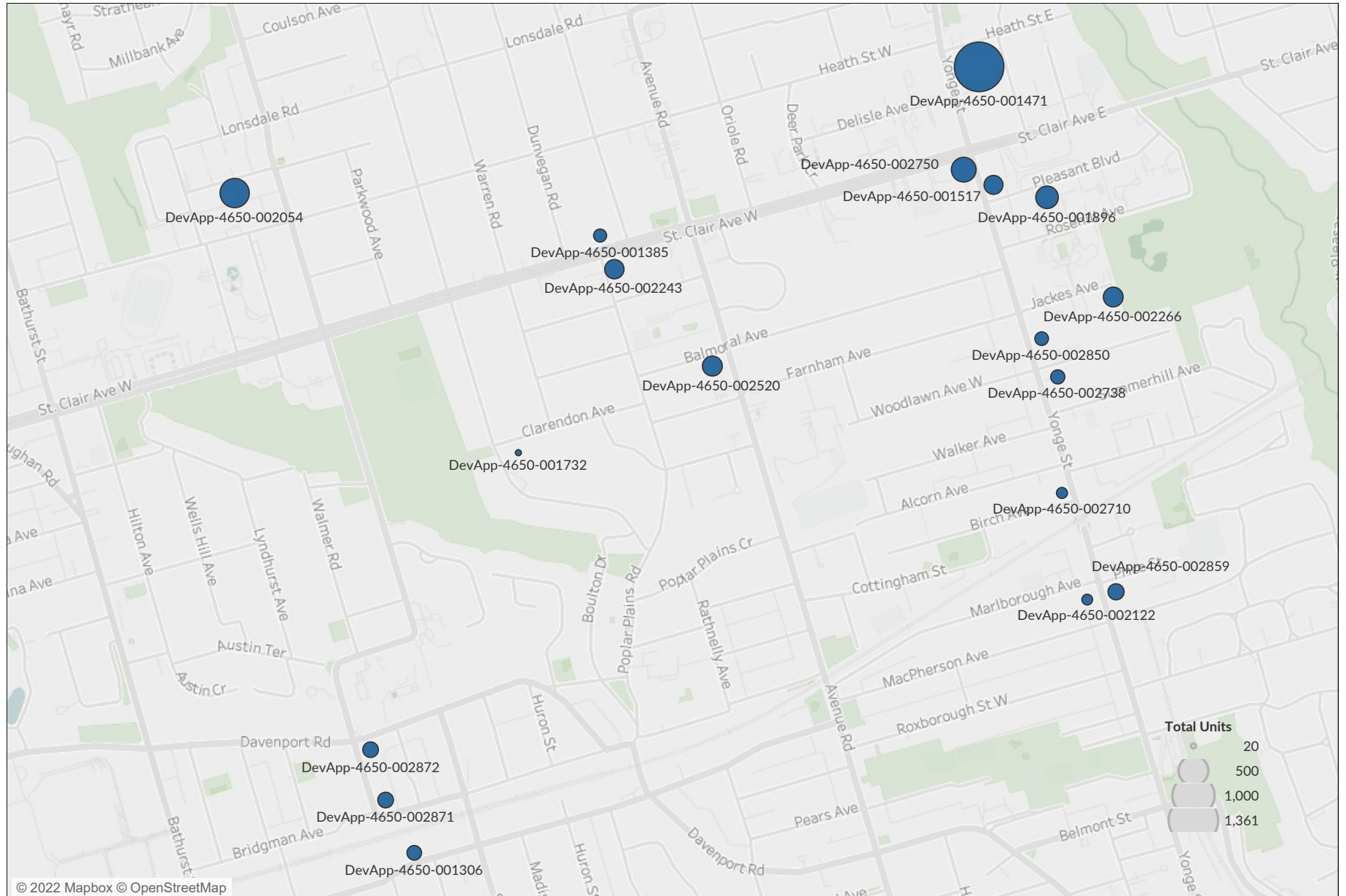
Yonge - St. Clair Submarket Report - July 2022

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
36 Birch - North Drive	Stacked	August 2022	0	6	7	27	\$1,513	\$1,529
ANX - Freed Developments Ltd.	Apartment	May 2024	2	13	16	105	\$1,342	\$1,858
Bianca - Tridel	Apartment	March 2022	0	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 - July 2022

Current Development Applications



Yonge - St. Clair Submarket Report - July 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
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-4650-001896	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	9.2	220
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 - 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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