

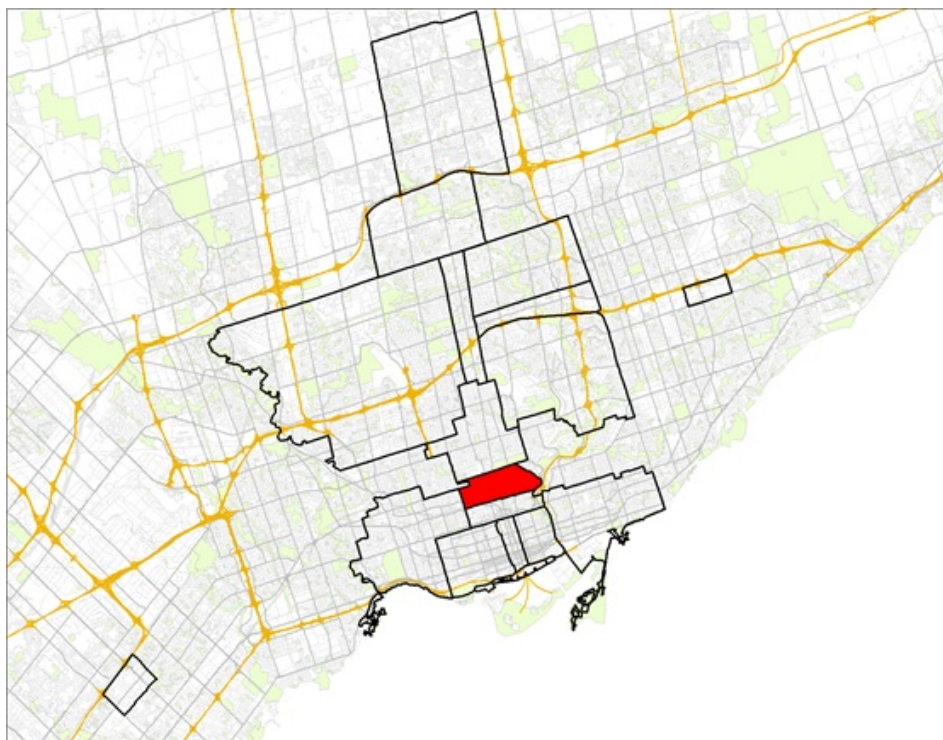


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of August 2022



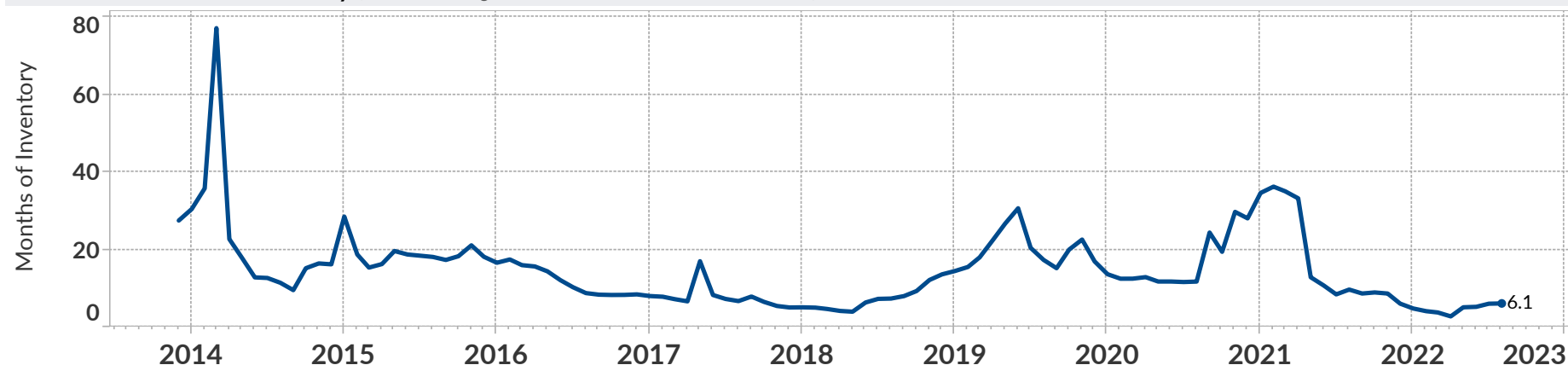
Yonge - St. Clair Submarket Report - August 2022



Yonge - St. Clair		GTA
Distinct count of Site Name	7	328
No. of Units	906	84,114
Total Sales	820	75,327
Act Inv	86	8,787
Avg. \$/sf	\$2,103	\$1,468
Avg. Project \$/SF	\$1,803	\$1,292
Avg. SF	1,587	882
Avg. \$	\$3,336,941	\$1,294,422
Current Month Sales (incl. active & sold out)	0	533

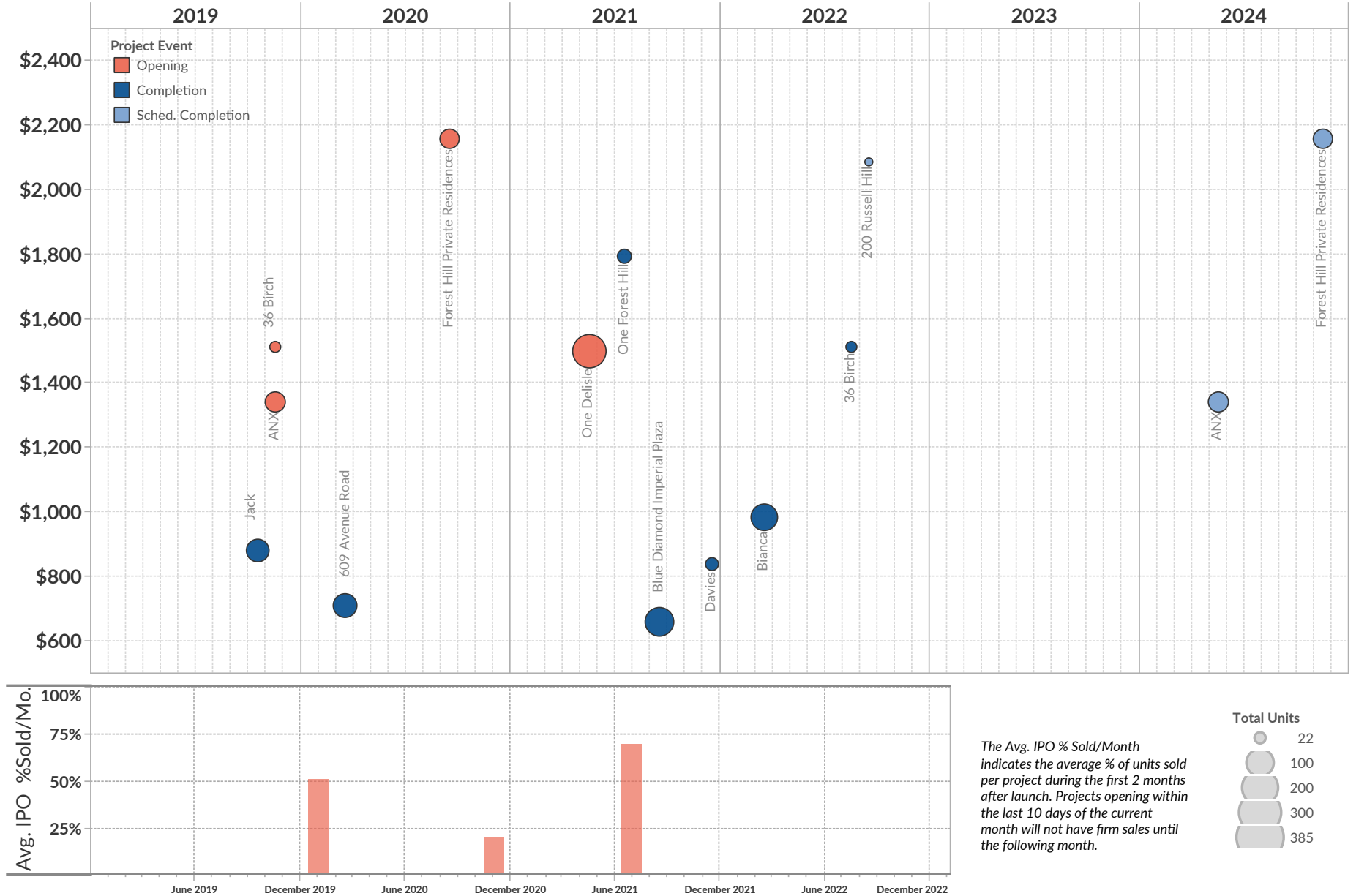
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	19	716
Total Units	4,469	393,016
Min. Density	1.7	0.0
Max. Density	26.3	61.7
Avg. Density	8.8	7.6

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



Yonge - St. Clair Submarket Report - August 2022

Recent Project Openings, Completions & Scheduled Completions



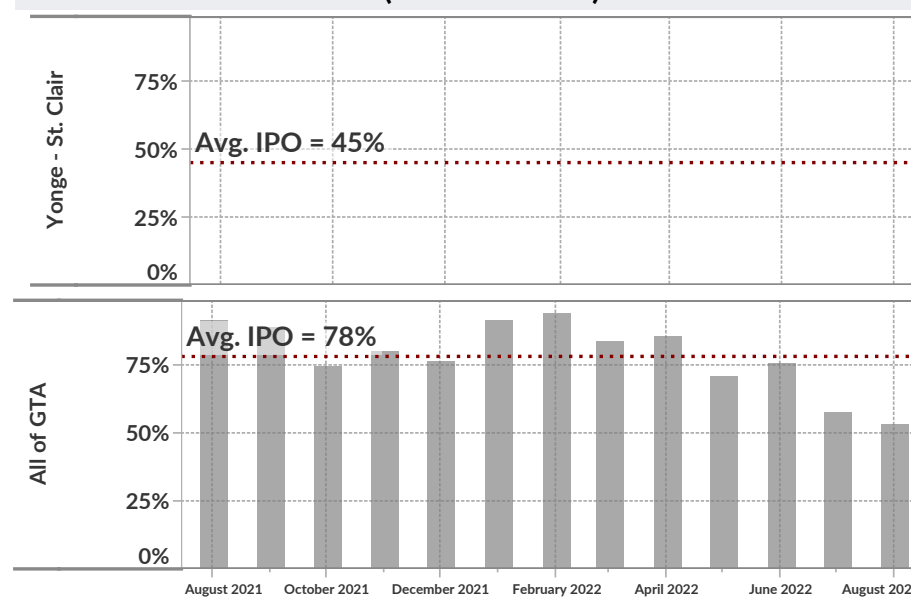
Yonge - St. Clair Submarket Report - August 2022

Project Data by Unit Type

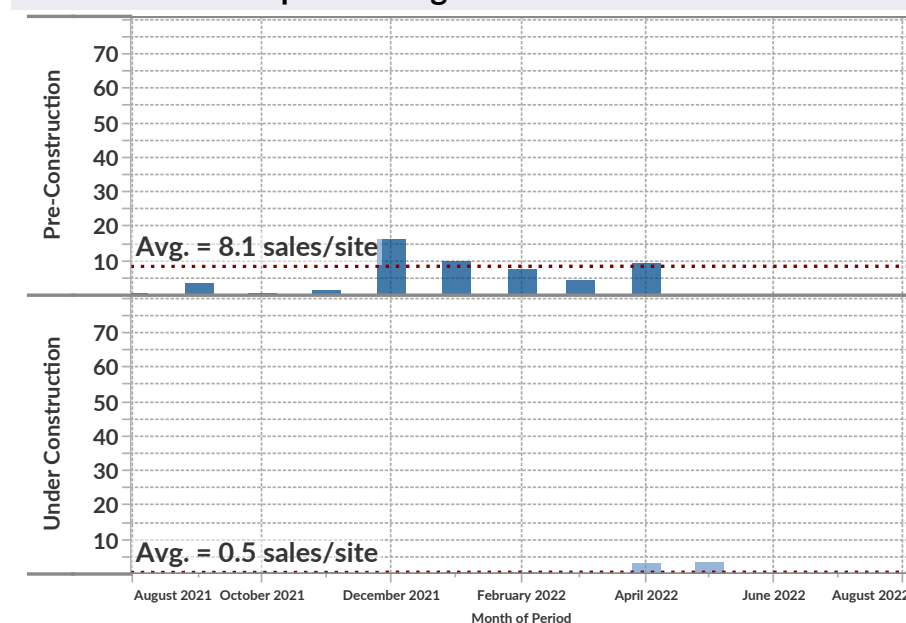
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	166	0	149	17
1 Bedroom + Den	218	0	215	3
2 Bedroom	243	0	213	30
2 Bedroom + Den	137	0	131	6
3 Bedroom & Up	86	0	58	28
Penthouse	44	0	43	1
Other	2	0	1	1

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)

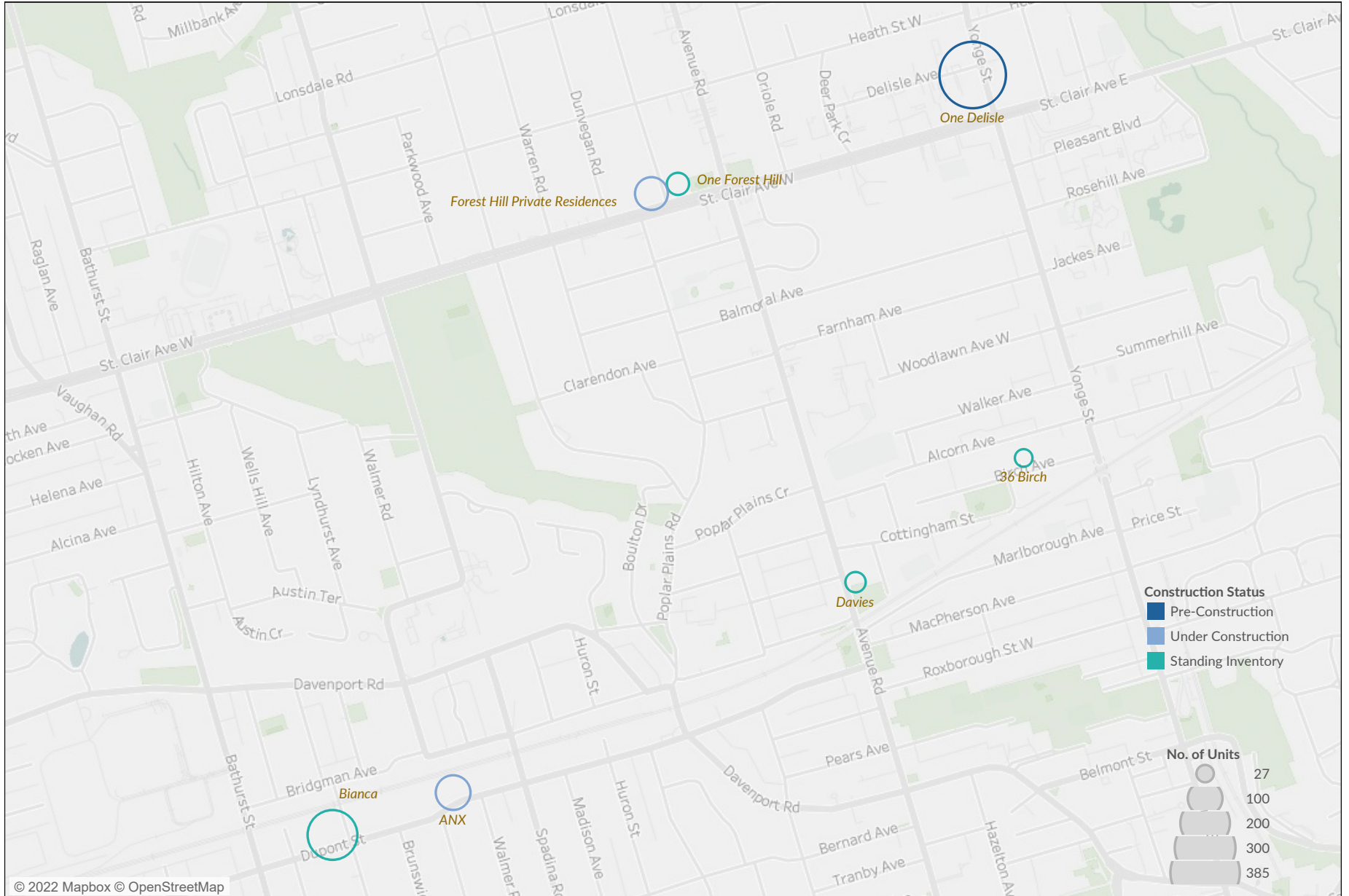


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - August 2022

Current Active Projects



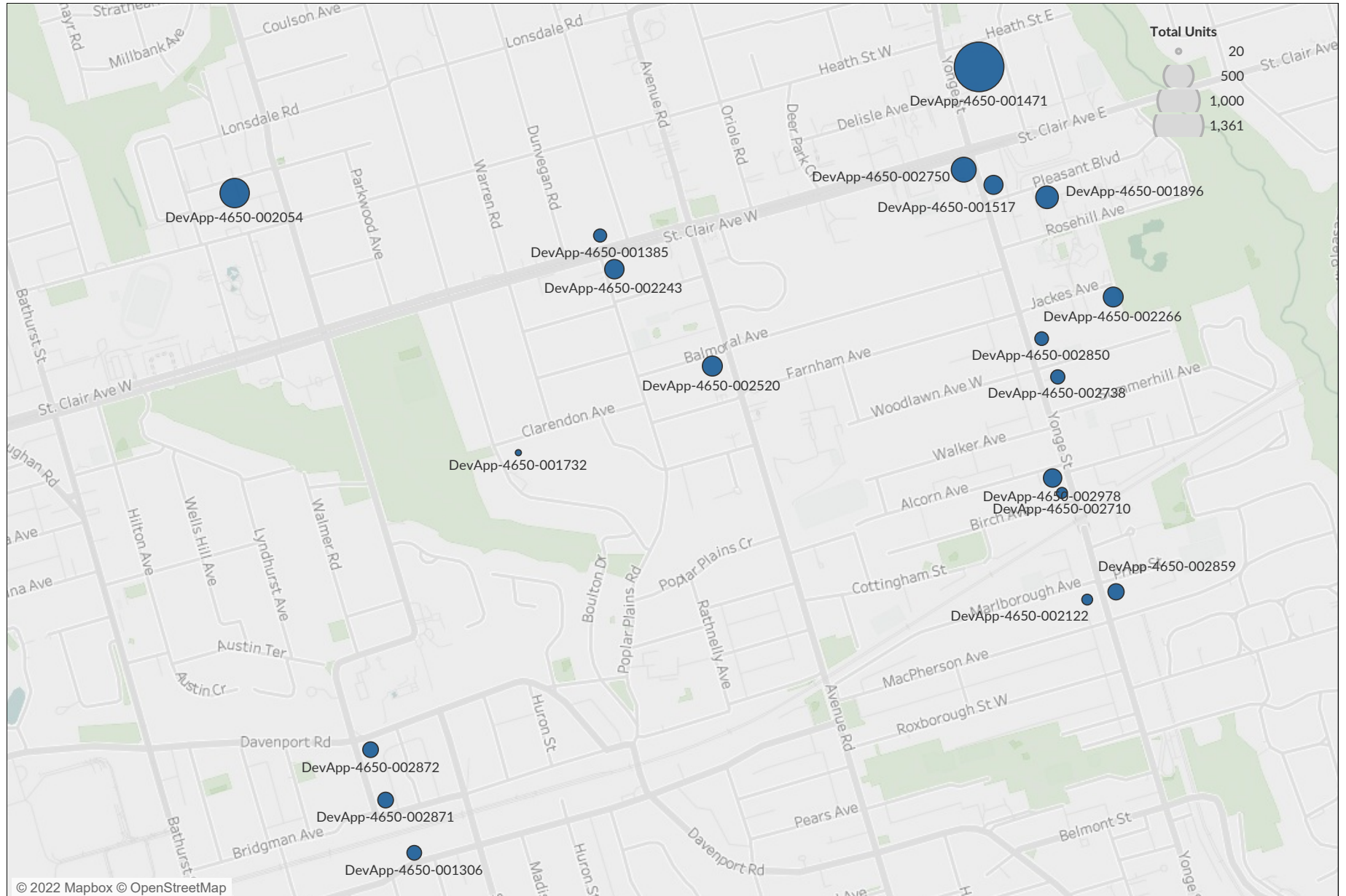
Yonge - St. Clair Submarket Report - August 2022

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	0	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 - August 2022

Current Development Applications



Yonge - St. Clair Submarket Report - August 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
DevApp-4650-002978	1220 Yonge Street	10.2	185

Yonge - St. Clair Submarket Report - August 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	• 3	• 16	• 4,355	• 261	• \$2,614	• 1,432	• \$3,743,520	• 15,125
Central Waterfront	• 1	• 8	• 3,991	• 540	• \$1,673	• 1,122	• \$1,877,585	• 13,435
Don Mills - York Mills	• 0	• 14	• 3,837	• 148	• \$1,138	• 1,082	• \$1,230,632	• 20,497
Downtown Core	• 50	• 8	• 4,584	• 512	• \$1,905	• 808	• \$1,539,808	• 26,741
Downtown East	• 88	• 17	• 5,508	• 996	• \$1,553	• 670	• \$1,040,944	• 24,125
Downtown West	• 133	• 25	• 8,046	• 718	• \$1,695	• 1,029	• \$1,743,451	• 19,862
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	• 22,189
Mississauga City Centre	• 1	• 8	• 3,336	• 121	• \$1,225	• 714	• \$874,948	• 20,052
North Toronto	• 11	• 18	• 3,777	• 317	• \$1,557	• 1,047	• \$1,629,891	• 206
North Yonge Corridor	• 1	• 6	• 1,785	• 68	• \$1,563	• 936	• \$1,462,253	• 28,895
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 118,475
North York West	• 6	• 7	• 836	• 177	• \$1,454	• 1,385	• \$2,013,105	• 18,119
Not Applicable	• 212	• 139	• 23,706	• 3,765	• \$1,172	• 792	• \$928,033	• 13,740
Scarborough City Centre								• 10,195
Sheppard Corridor	• 2	• 11	• 2,210	• 295	• \$1,417	• 831	• \$1,177,641	• 28,660
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,469
Toronto East	• 13	• 13	• 1,852	• 200	• \$1,271	• 760	• \$965,100	
Toronto West	• 12	• 23	• 4,076	• 529	• \$1,340	• 872	• \$1,168,053	
Yonge - St. Clair	• 0	• 7	• 820	• 86	• \$2,103	• 1,587	• \$3,336,941	

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