

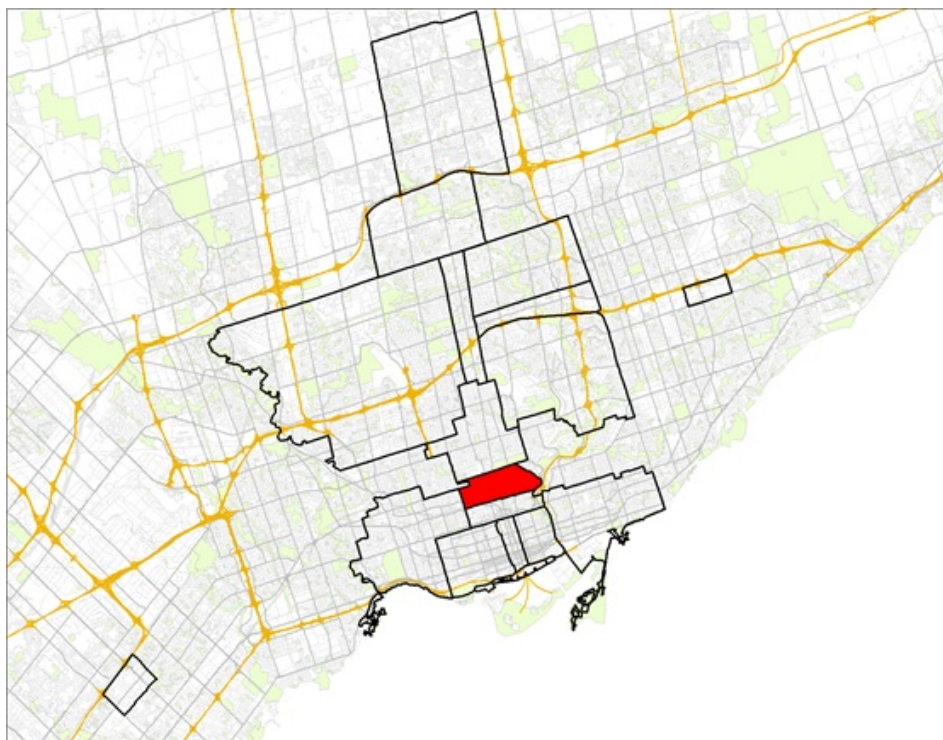


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of September 2022



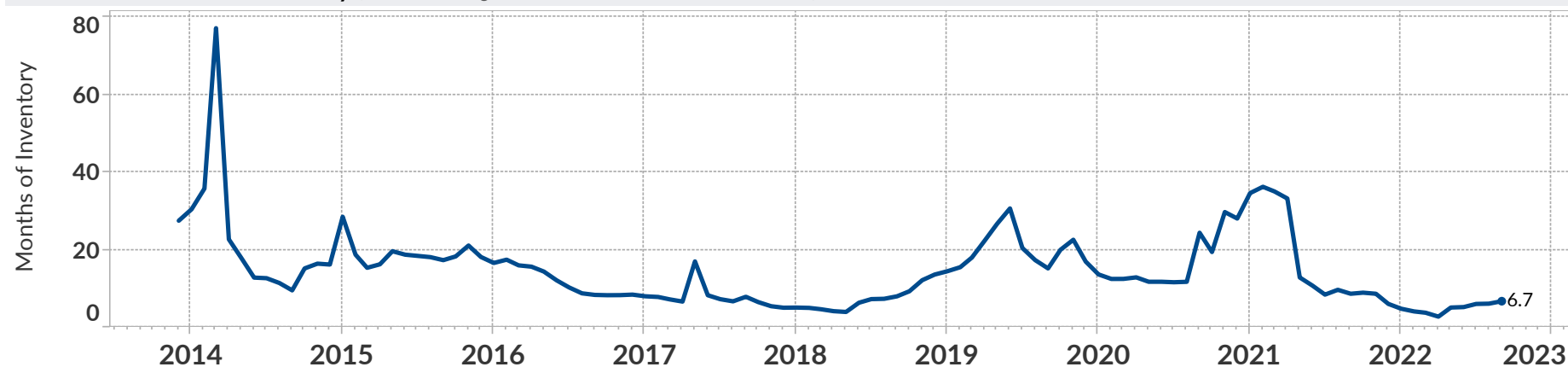
Yonge - St. Clair Submarket Report - September 2022



Yonge - St. Clair		GTA
Distinct count of Site Name	7	334
No. of Units	906	86,785
Total Sales	820	76,494
Act Inv	86	10,291
Avg. \$/sf	\$2,103	\$1,469
Avg. Project \$/SF	\$1,803	\$1,297
Avg. SF	1,587	851
Avg. \$	\$3,336,941	\$1,249,685
Current Month Sales (incl. active & sold out)	0	289

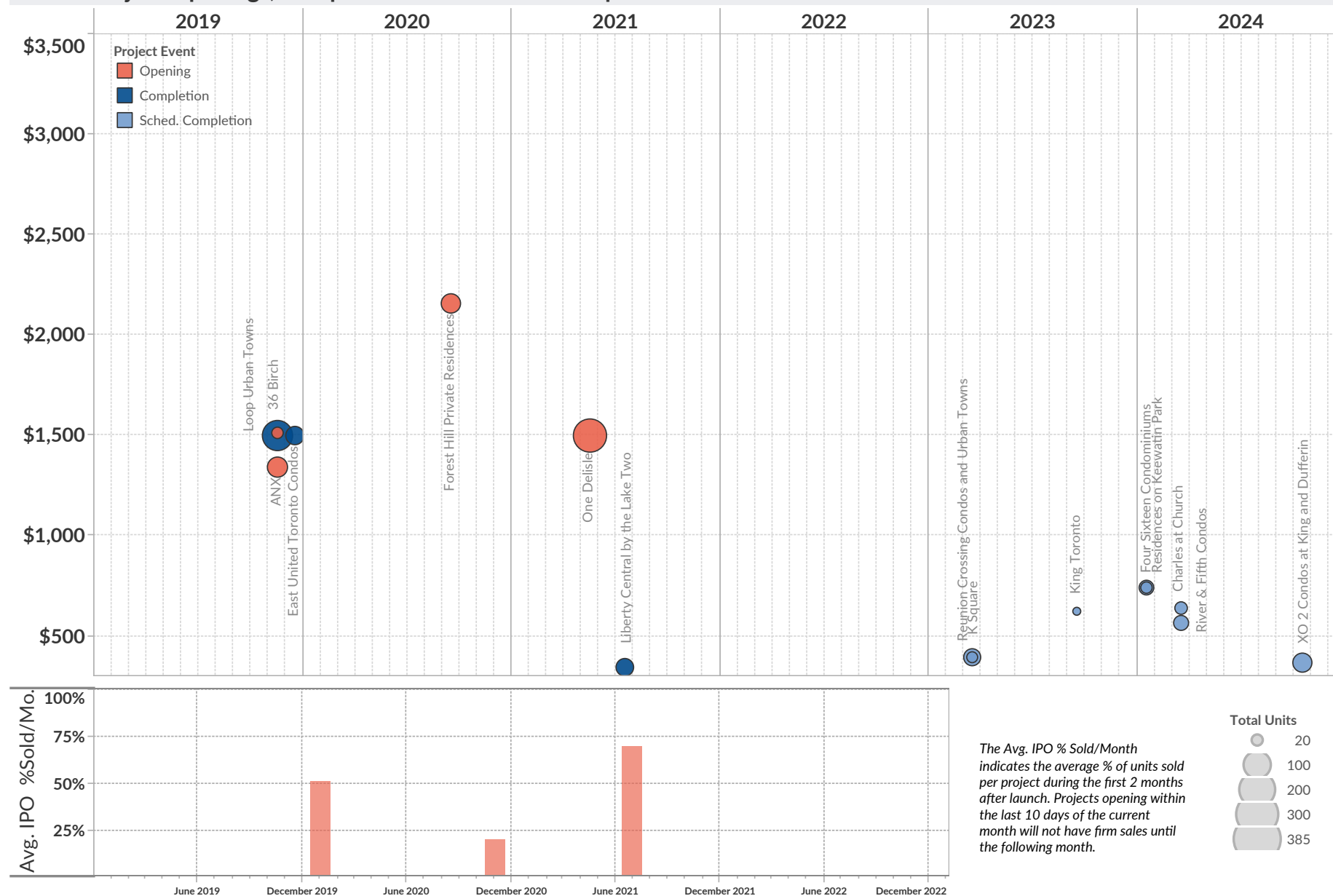
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	19	730
Total Units	3,728	334,129
Min. Density	1.7	0.0
Max. Density	26.3	61.7
Avg. Density	9.8	7.2

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



Yonge - St. Clair Submarket Report - September 2022

Recent Project Openings, Completions & Scheduled Completions



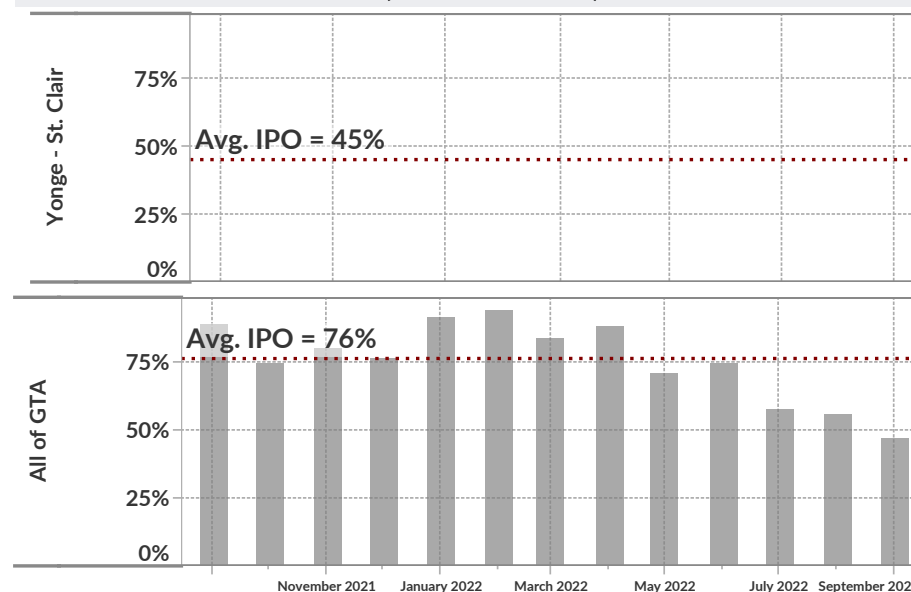
Yonge - St. Clair Submarket Report - September 2022

Project Data by Unit Type

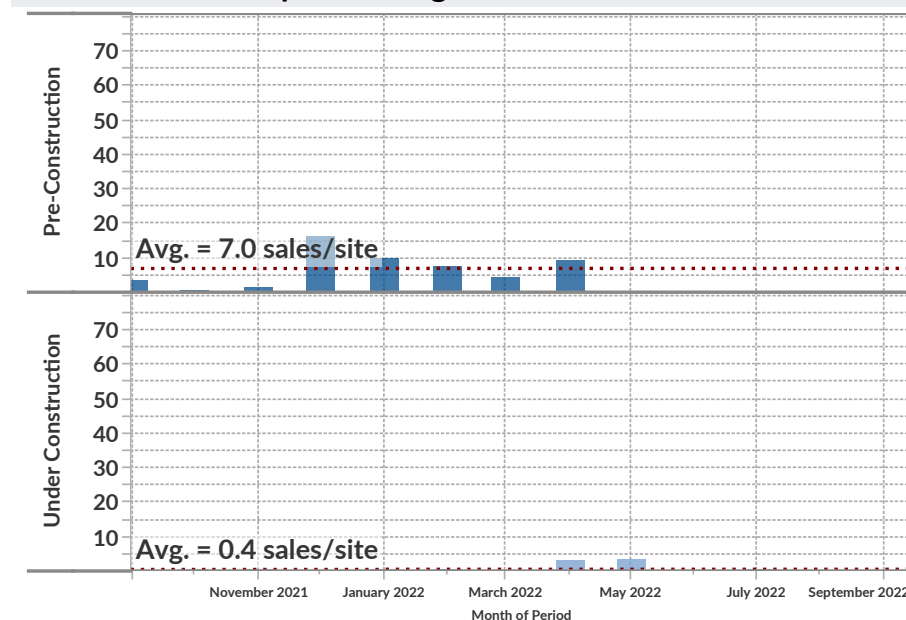
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	166	0	149	17
1 Bedroom + Den	218	0	215	3
2 Bedroom	243	0	213	30
2 Bedroom + Den	137	0	131	6
3 Bedroom & Up	86	0	58	28
Penthouse	44	0	43	1
Other	2	0	1	1

*				
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)

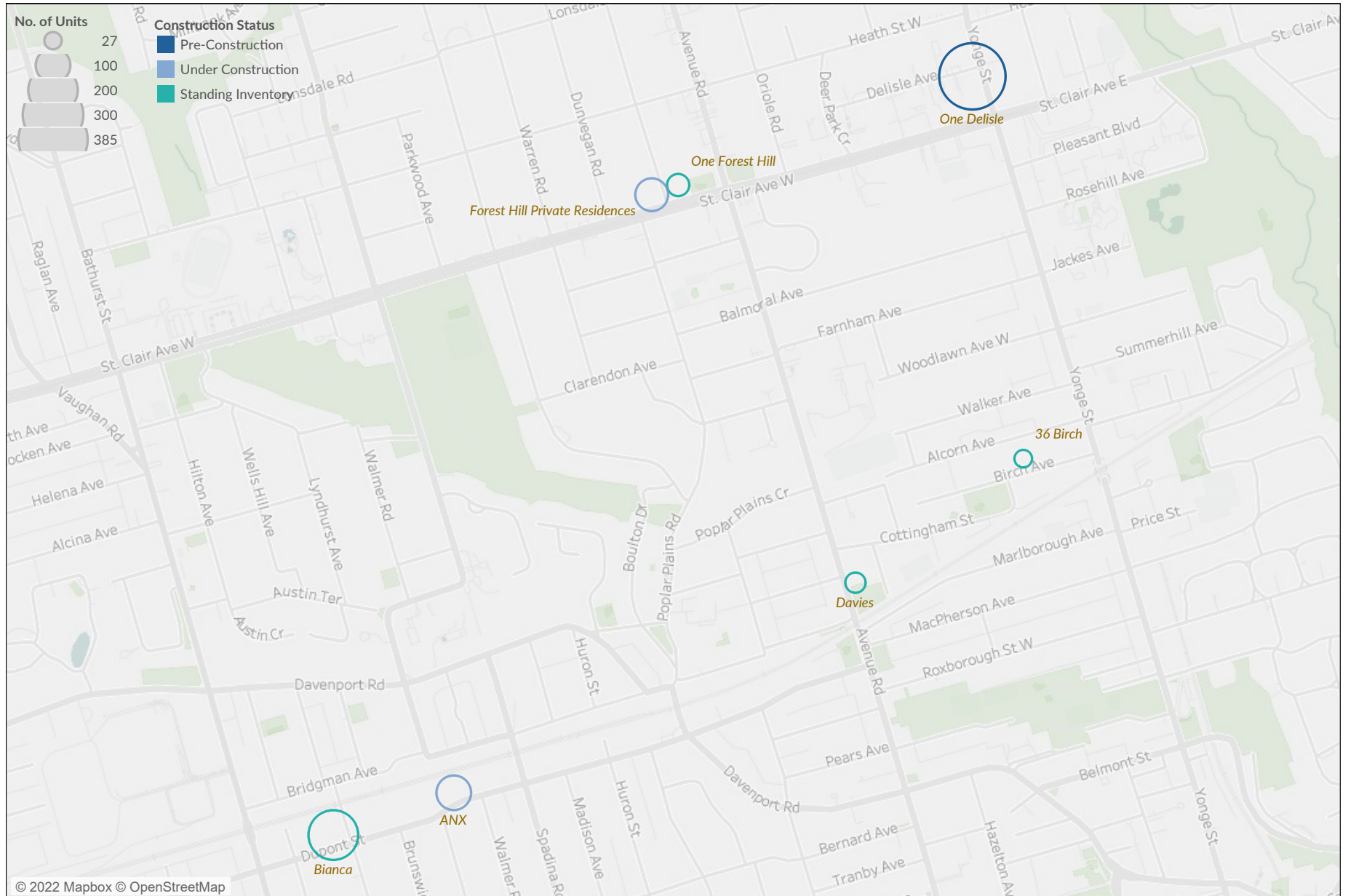


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - September 2022

Current Active Projects



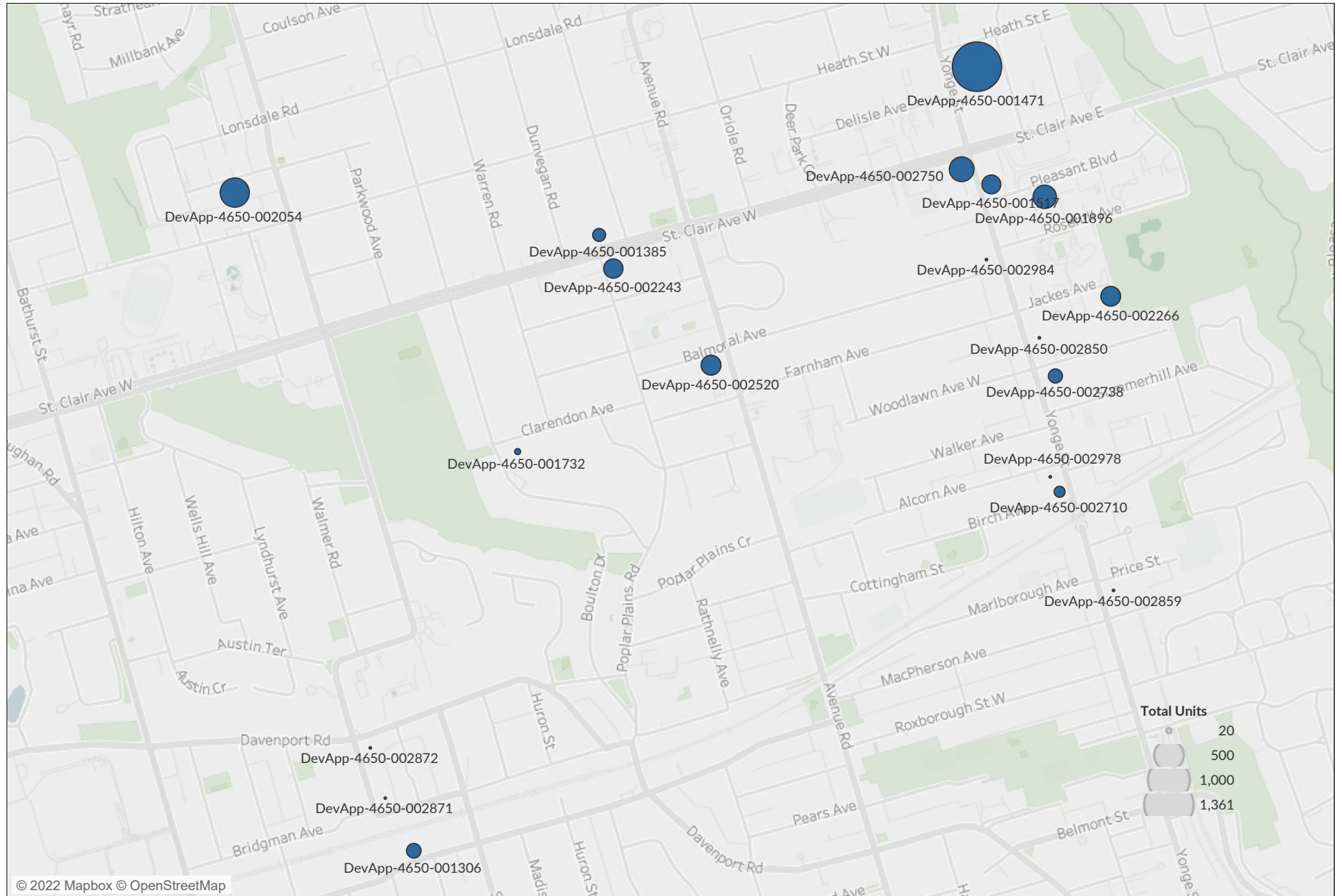
Yonge - St. Clair Submarket Report - September 2022

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 - September 2022

Current Development Applications



Yonge - St. Clair Submarket Report - September 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	13.4	303
DevApp-4650-002054	63 Montclair Avenue	9.2	474
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		
DevApp-4650-002859	1087 Yonge Street		
DevApp-4650-002871	500 MacPherson Avenue (South Building)		
DevApp-4650-002872	555 Davenport Road		
DevApp-4650-002978	1220 Yonge Street		
DevApp-4650-002984	1366 Yonge Street		

Yonge - St. Clair Submarket Report - September 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	16	4,355	261	\$2,616	1,433	\$3,749,268	12,426
Central Waterfront	1	8	3,992	539	\$1,673	1,121	\$1,875,981	13,435
Don Mills - York Mills	1	14	3,838	147	\$1,137	1,086	\$1,234,821	15,097
Downtown Core	27	9	4,612	1,303	\$1,746	699	\$1,220,770	21,814
Downtown East	7	18	5,444	1,088	\$1,500	682	\$1,023,402	19,405
Downtown West	12	25	8,060	704	\$1,693	1,034	\$1,751,106	17,462
Etobicoke Waterfront	0	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	17,314
Mississauga City Centre	5	9	4,271	122	\$1,227	710	\$871,254	17,149
North Toronto	6	19	3,783	511	\$1,549	908	\$1,406,606	206
North Yonge Corridor	0	6	1,784	69	\$1,565	936	\$1,464,762	26,501
North York East	0	1	497	0	.	.	.	100,392
North York West	7	7	843	172	\$1,447	1,378	\$1,994,020	18,119
Not Applicable	203	141	23,929	4,228	\$1,189	784	\$932,716	9,357
Scarborough City Centre								6,726
Sheppard Corridor	3	11	2,211	294	\$1,428	828	\$1,182,116	26,767
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	3,728
Toronto East	0	13	1,852	200	\$1,271	760	\$965,100	
Toronto West	17	23	4,092	513	\$1,341	881	\$1,180,965	
Yonge - St. Clair	0	7	820	86	\$2,103	1,587	\$3,336,941	

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