

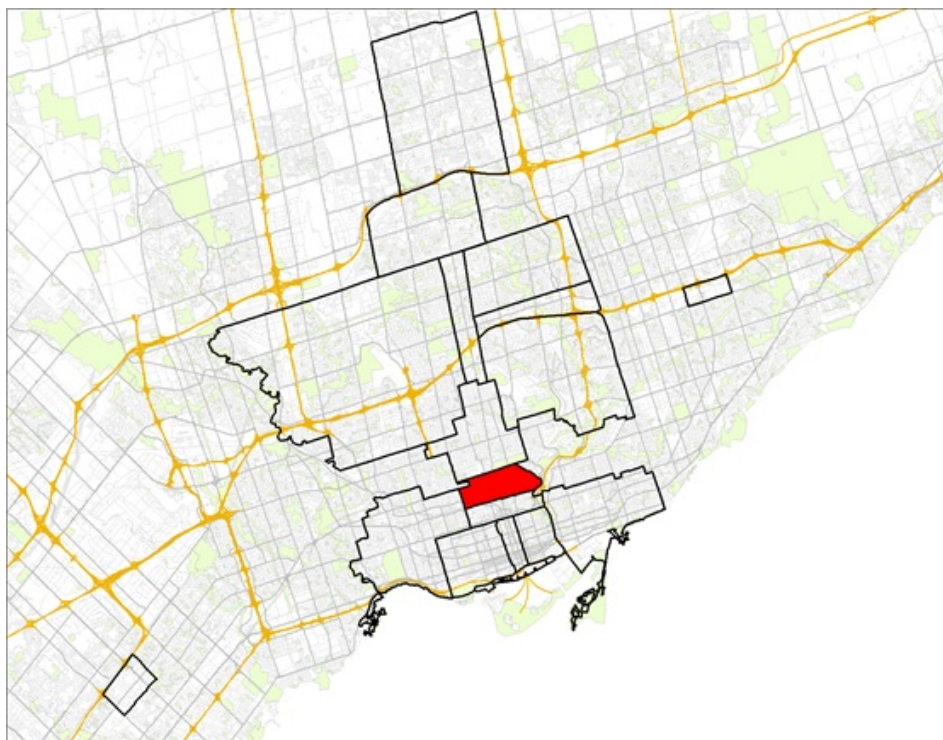


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of October 2022



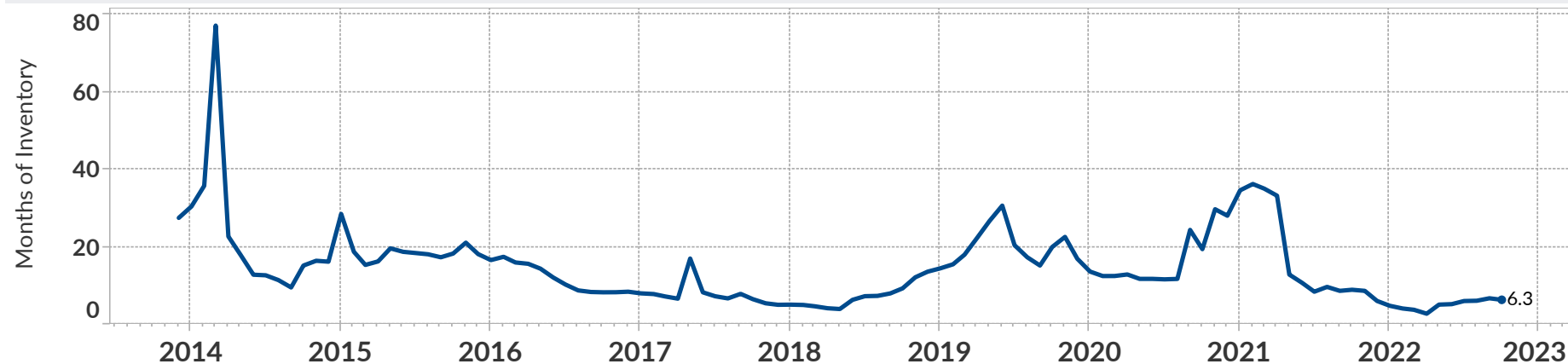
Yonge - St. Clair Submarket Report - October 2022



Yonge - St. Clair		GTA
Distinct count of Site Name	6	334
No. of Units	690	86,938
Total Sales	608	76,165
Act Inv	82	10,773
Avg. wt. \$/sf	\$2,209	\$1,440
Avg. Project \$/SF	\$1,996	\$1,297
Avg. SF	1,525	856
Avg. \$	\$3,369,932	\$1,232,344
Current Month Sales (incl. active & sold out)	4	1,601

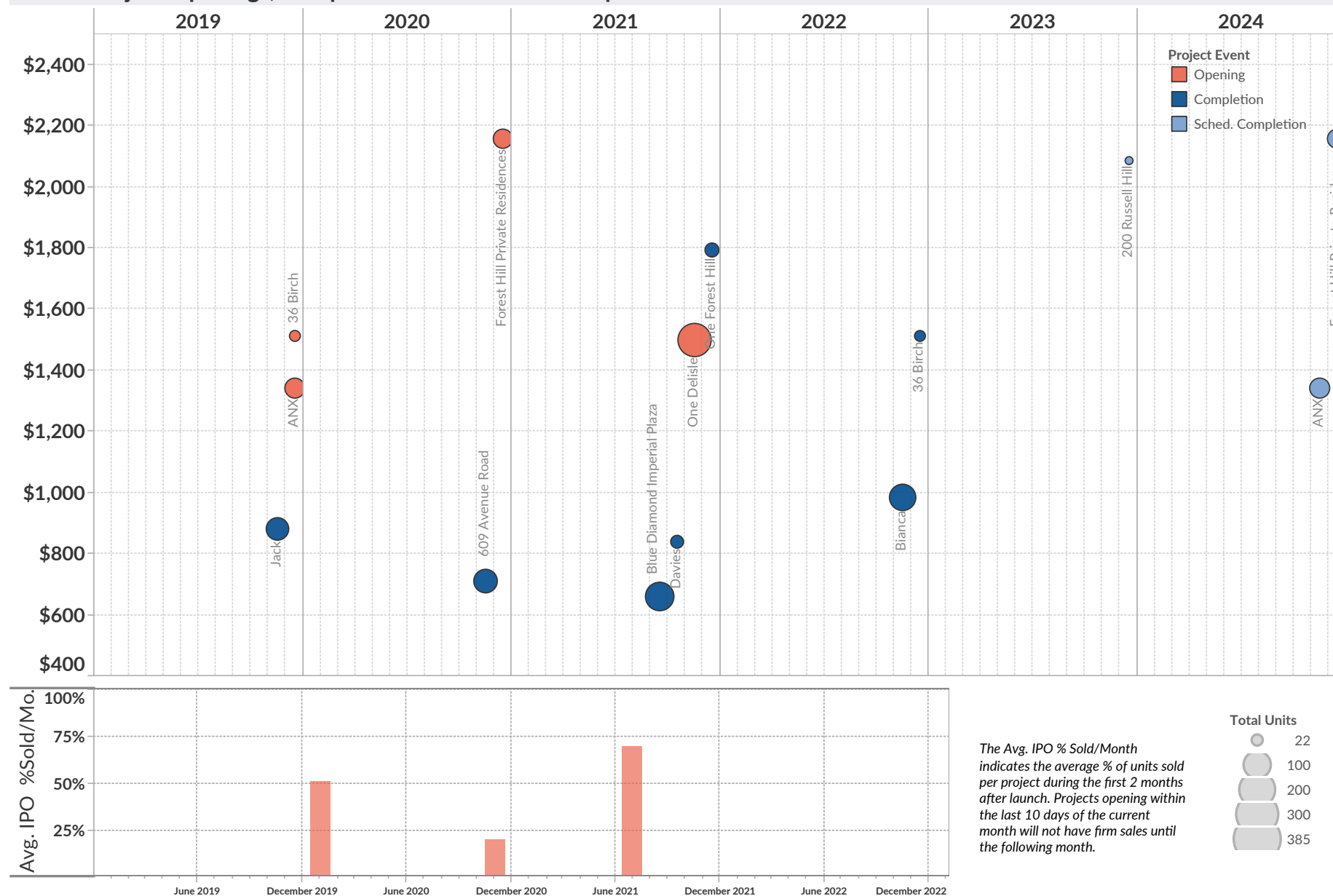
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	19	743
Total Units	4,916	409,580
Min. Density	1.7	0.0
Max. Density	32.5	61.7
Avg. Density	10.3	7.7

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



Yonge - St. Clair Submarket Report - October 2022

Recent Project Openings, Completions & Scheduled Completions



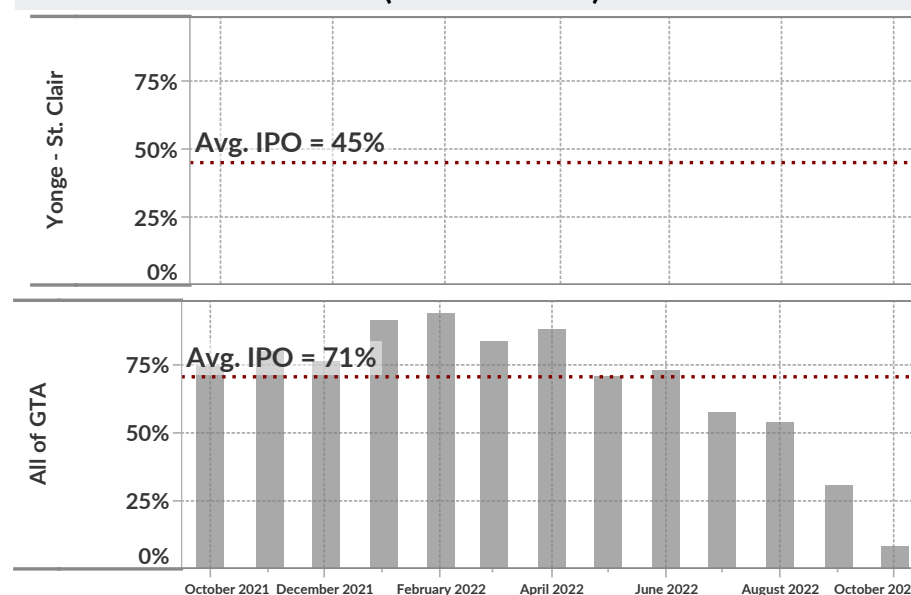
Yonge - St. Clair Submarket Report - October 2022

Project Data by Unit Type

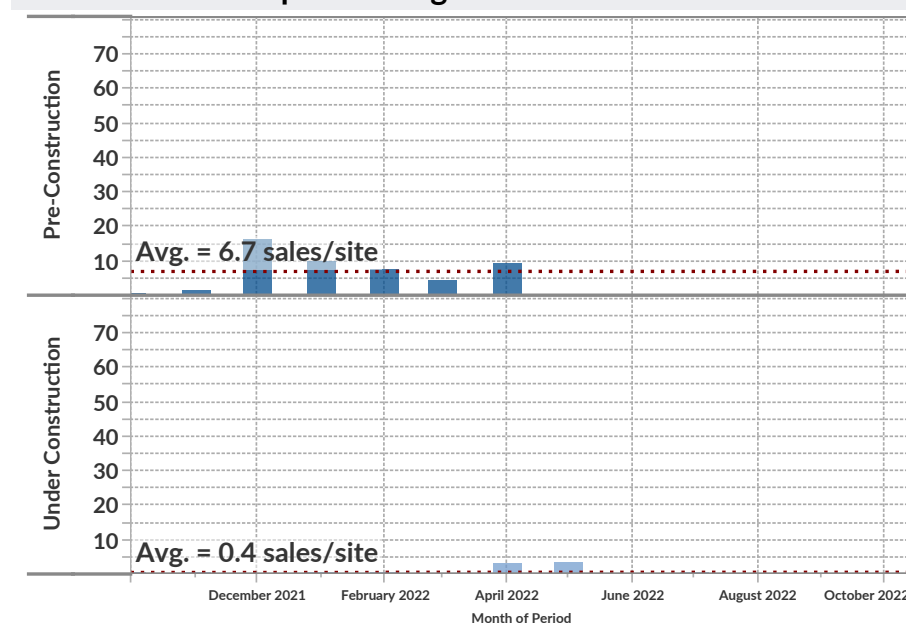
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	137	0	122	15
1 Bedroom + Den	177	0	174	3
2 Bedroom	198	0	168	30
2 Bedroom + Den	81	0	76	5
3 Bedroom & Up	76	1	49	27
Penthouse	9	0	8	1
Other	2	0	1	1

*				
Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,073	552	1,229	\$1,357,900	\$2,550,000
\$2,538	614	686	\$1,598,900	\$1,699,900
\$2,017	701	1,842	\$1,169,900	\$4,100,000
\$1,482	2,196	2,832	\$3,300,000	\$4,150,000
\$2,619	943	3,171	\$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)

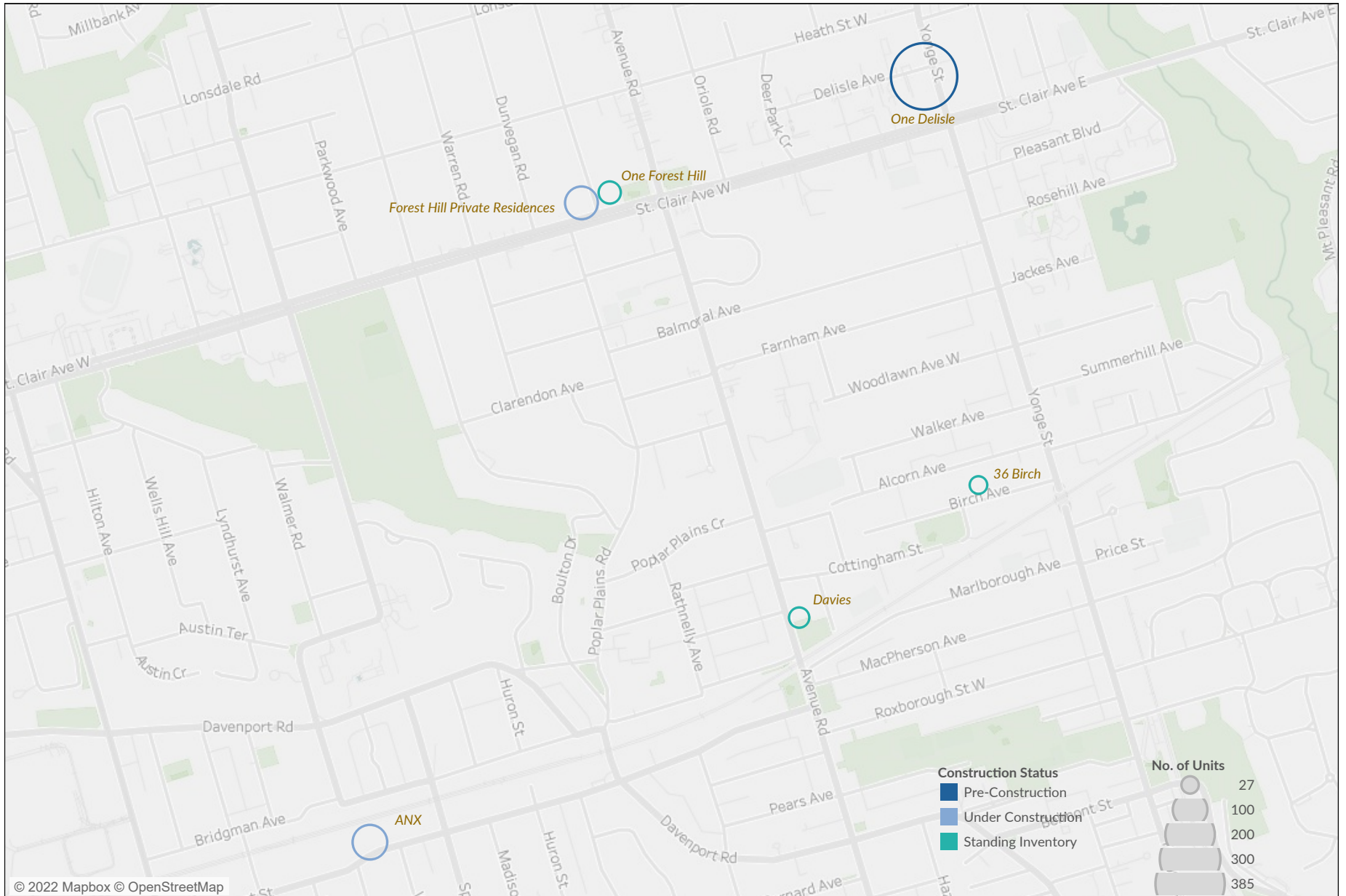


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - October 2022

Current Active Projects



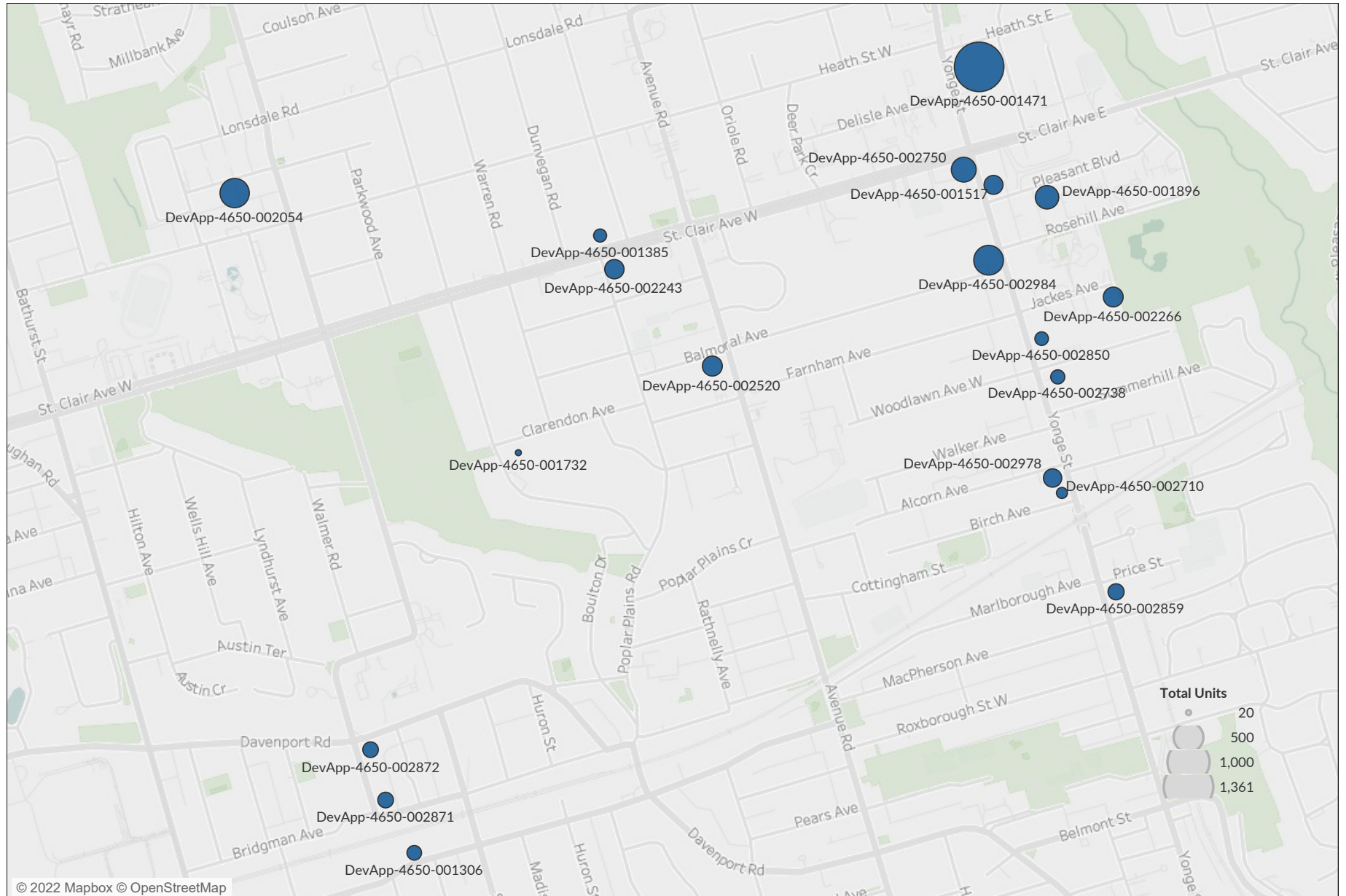
Yonge - St. Clair Submarket Report - October 2022

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	1	7	6	27	\$1,513	\$1,514
ANX - Freed Developments Ltd.	Apartment	May 2024	0	13	16	105	\$1,342	\$1,858
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	\$3,239
One Forest Hill - North Drive	Apartment	July 2021	0	3	1	43	\$1,794	\$1,509

Yonge - St. Clair Submarket Report - October 2022

Current Development Applications



Yonge - St. Clair Submarket Report - October 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	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
DevApp-4650-002984	1366 Yonge Street	32.5	489

Yonge - St. Clair Submarket Report - October 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 2	• 16	• 4,357	• 259	• \$2,613	• 1,416	• \$3,699,923	• 15,096
Central Waterfront	• 0	• 8	• 3,992	• 539	• \$1,673	• 1,121	• \$1,875,981	• 13,453
Don Mills - York Mills	• 0	• 14	• 3,839	• 128	• \$1,144	• 1,069	• \$1,223,339	• 24,363
Downtown Core	• 511	• 8	• 4,565	• 795	• \$1,830	• 761	• \$1,392,849	• 28,345
Downtown East	• 218	• 18	• 5,668	• 859	• \$1,546	• 691	• \$1,068,685	• 24,148
Downtown West	• 118	• 24	• 7,895	• 792	• \$1,790	• 1,033	• \$1,848,507	• 19,836
Etobicoke Waterfront	• 3	• 1	• 533	• 1	• \$1,626	• 466	• \$757,900	• 8,825
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,113	• 1,310	• \$1,457,125	• 20,542
Mississauga City Centre	• 11	• 9	• 4,282	• 111	• \$1,225	• 726	• \$889,325	• 32,996
North Toronto	• 127	• 19	• 3,911	• 384	• \$1,554	• 961	• \$1,494,313	• 121,041
North Yonge Corridor	• 0	• 6	• 1,783	• 70	• \$1,567	• 936	• \$1,467,200	• 18,119
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 13,817
North York West	• 5	• 7	• 847	• 168	• \$1,449	• 1,349	• \$1,954,180	• 11,049
Not Applicable	• 518	• 144	• 24,246	• 5,075	• \$1,161	• 786	• \$911,928	• 23,090
Scarborough City Centre								• 29,738
Sheppard Corridor	• 4	• 11	• 2,215	• 290	• \$1,434	• 824	• \$1,181,669	• 4,916
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	
Toronto East	• 6	• 13	• 1,642	• 416	• \$1,265	• 703	• \$889,562	
Toronto West	• 74	• 23	• 3,704	• 751	• \$1,328	• 835	• \$1,108,970	
Yonge - St. Clair	• 4	• 6	• 608	• 82	• \$2,209	• 1,525	• \$3,369,932	

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