

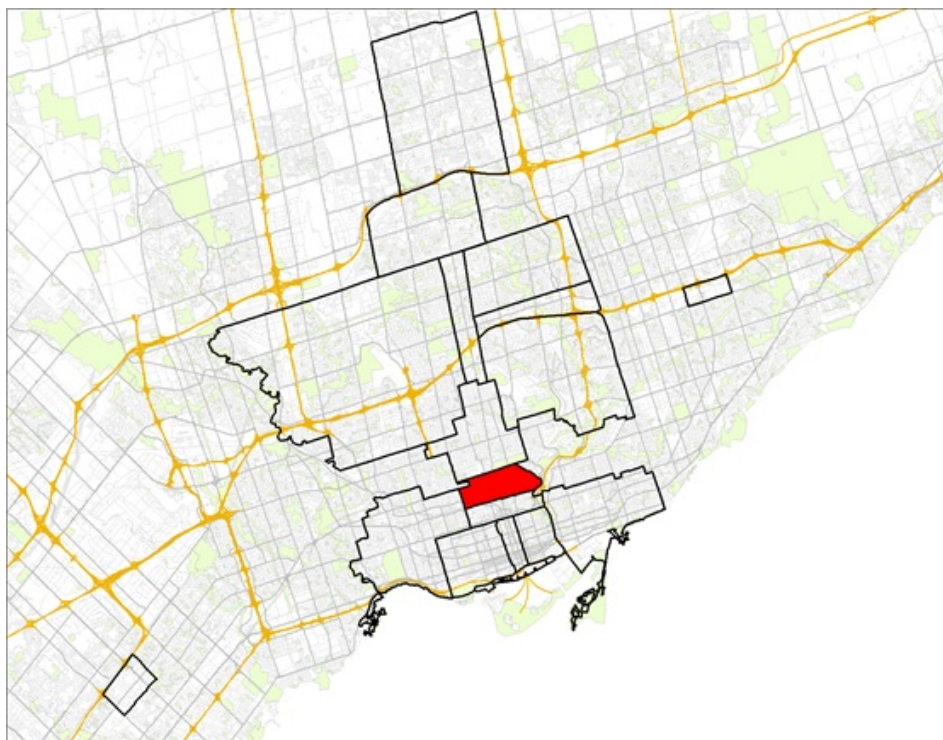


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of November 2022



Yonge - St. Clair Submarket Report - November 2022

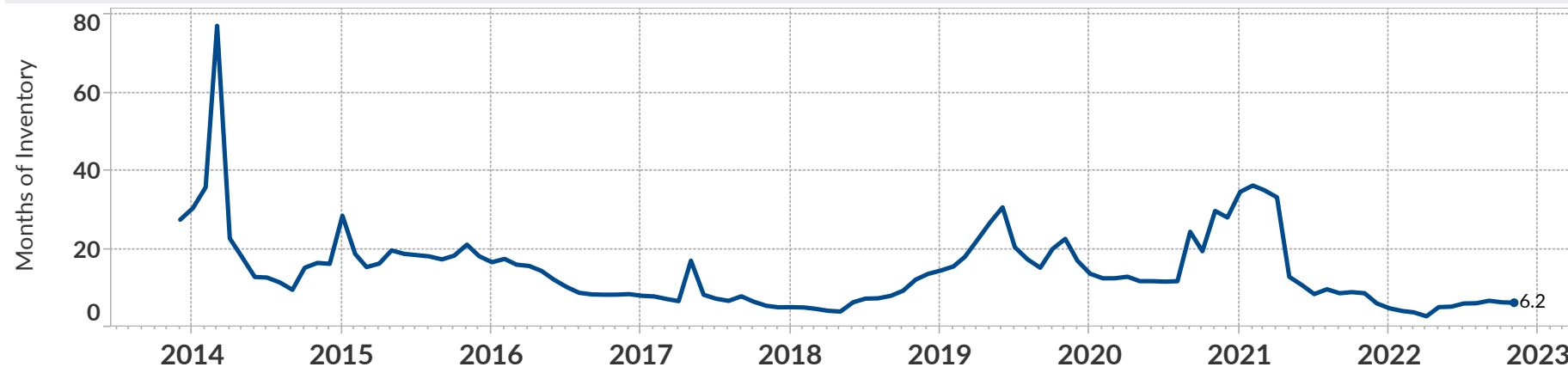


Yonge - St. Clair		GTA
Distinct count of Site Name	5	345
No. of Units	647	88,680
Total Sales	568	76,683
Act Inv	79	11,997
Avg. wt. \$/sf	\$2,183	\$1,431
Avg. Project \$/SF	\$2,084	\$1,290
Avg. SF	1,480	846
Avg. \$	\$3,230,906	\$1,210,702
Current Month Sales (incl. active & sold out)	3	1,053

Development Applications

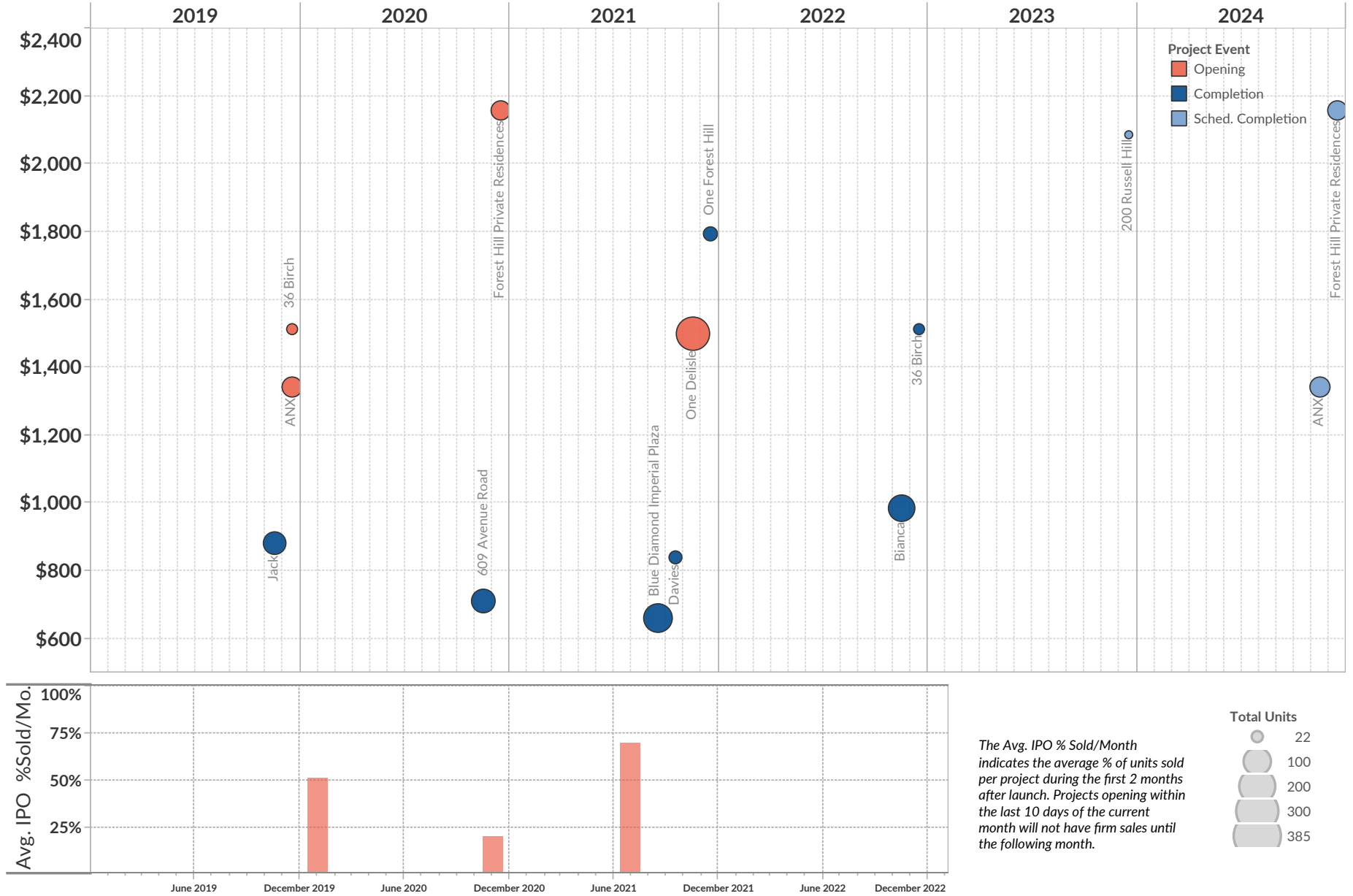
Yonge - St. Clair		City of Toronto
Count of Address	19	759
Total Units	4,916	417,669
Min. Density	1.7	0.0
Max. Density	32.5	61.7
Avg. Density	10.3	7.8

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



Yonge - St. Clair Submarket Report - November 2022

Recent Project Openings, Completions & Scheduled Completions



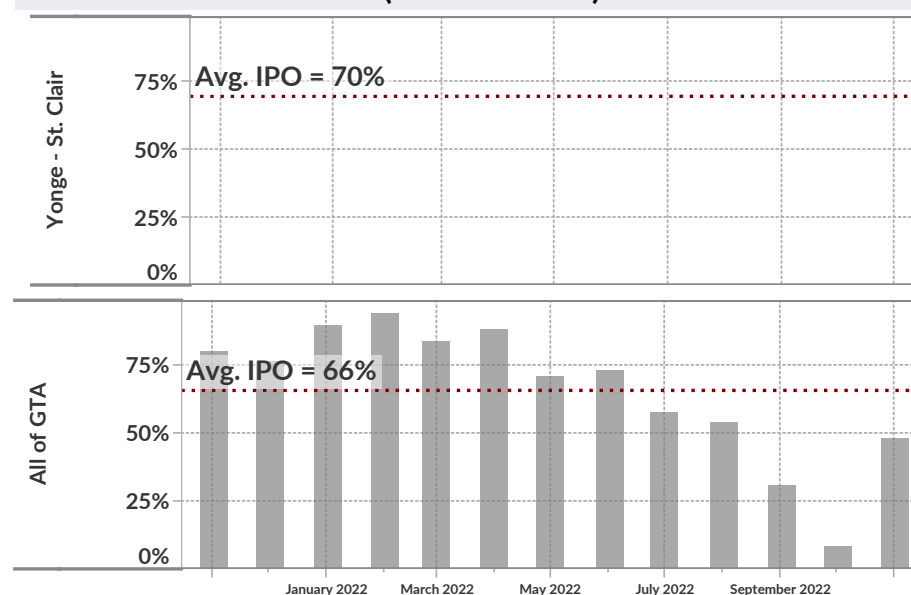
Yonge - St. Clair Submarket Report - November 2022

Project Data by Unit Type

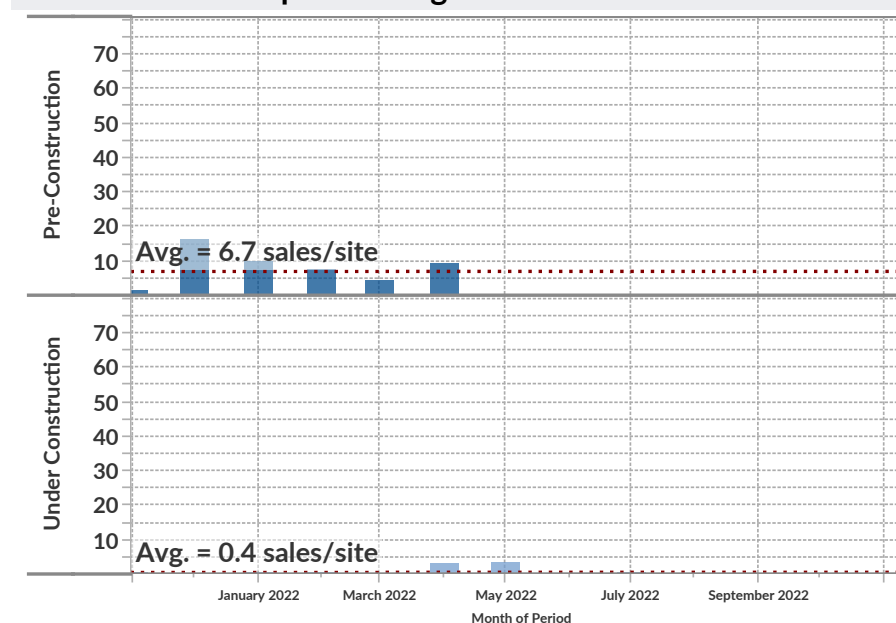
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	134	0	119	15
1 Bedroom + Den	177	0	174	3
2 Bedroom	192	0	162	30
2 Bedroom + Den	53	0	48	5
3 Bedroom & Up	73	2	48	25
Penthouse	8	0	7	1
Other				

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
\$2,541	943	3,171	\$1,694,900	\$11,959,900
\$1,772	1,975	1,975	\$3,500,000	\$3,500,000

IPO Launch Performance (first 2 months)

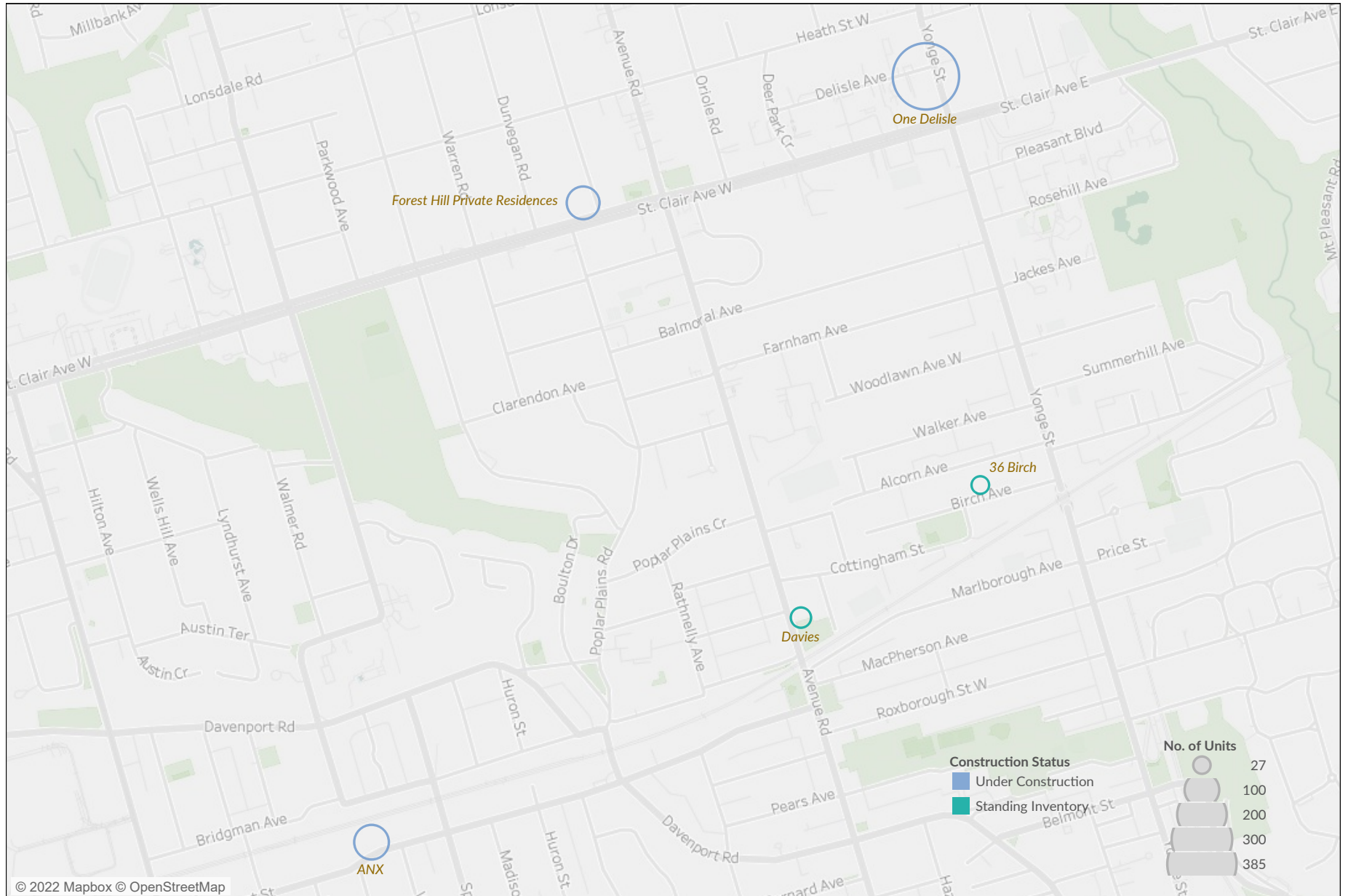


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - November 2022

Current Active Projects



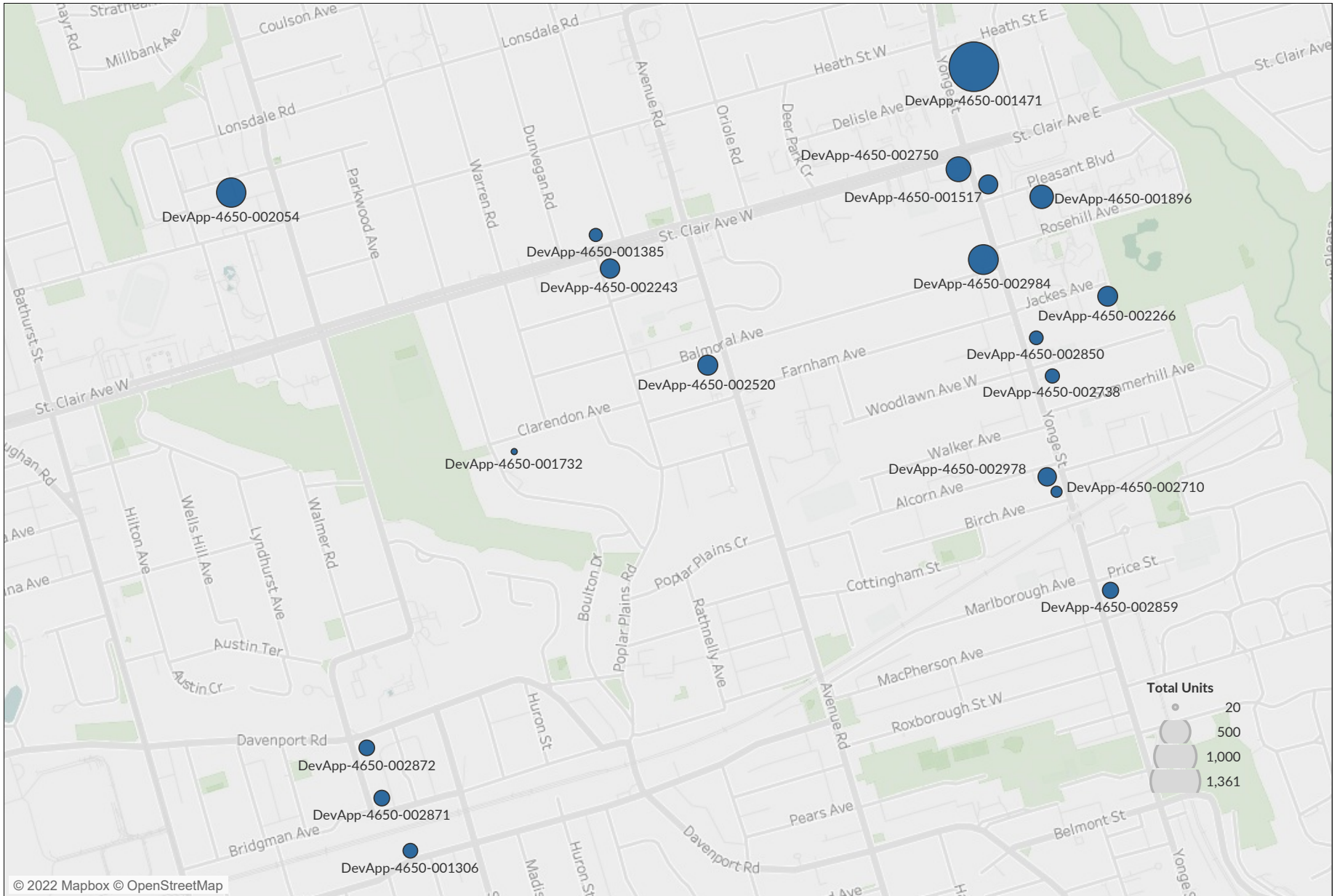
Yonge - St. Clair Submarket Report - November 2022

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	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	2	45	13	385	\$1,500	\$3,192

Yonge - St. Clair Submarket Report - November 2022

Current Development Applications



Yonge - St. Clair Submarket Report - November 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 - November 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	• 16	• 17	• 4,374	• 332	• \$2,511	• 1,422	• \$3,571,151	• 16,039
Central Waterfront	• 2	• 8	• 3,994	• 519	• \$1,682	• 1,130	• \$1,900,994	• 13,643
Don Mills - York Mills	• 2	• 14	• 3,842	• 83	• \$1,146	• 1,210	• \$1,387,154	• 24,933
Downtown Core	• 17	• 8	• 4,586	• 774	• \$1,842	• 751	• \$1,383,156	• 28,717
Downtown East	• 13	• 18	• 5,686	• 841	• \$1,551	• 695	• \$1,077,458	• 25,407
Downtown West	• 4	• 24	• 7,795	• 886	• \$1,813	• 987	• \$1,790,127	• 18,911
Etobicoke Waterfront	• 0	• 1	• 533	• 1	• \$1,626	• 466	• \$757,900	• 9,281
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,113	• 1,310	• \$1,457,125	• 23,957
Mississauga City Centre	• 5	• 9	• 4,282	• 111	• \$1,218	• 755	• \$919,967	• 20,775
North Toronto	• 6	• 18	• 3,477	• 378	• \$1,557	• 959	• \$1,493,166	• 206
North Yonge Corridor	• 202	• 7	• 1,985	• 118	• \$1,537	• 775	• \$1,190,863	• 33,243
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 123,527
North York West	• 48	• 8	• 895	• 257	• \$1,432	• 1,160	• \$1,661,056	• 18,119
Not Applicable	• 640	• 154	• 24,941	• 6,194	• \$1,166	• 776	• \$904,759	• 14,847
Scarborough City Centre								• 11,407
Sheppard Corridor	• 6	• 11	• 2,221	• 284	• \$1,432	• 827	• \$1,184,479	• 29,741
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,916
Toronto East	• 1	• 13	• 1,639	• 419	• \$1,264	• 711	• \$898,221	
Toronto West	• 88	• 23	• 3,787	• 668	• \$1,335	• 856	• \$1,143,026	
Yonge - St. Clair	• 3	• 5	• 568	• 79	• \$2,183	• 1,480	• \$3,230,906	

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