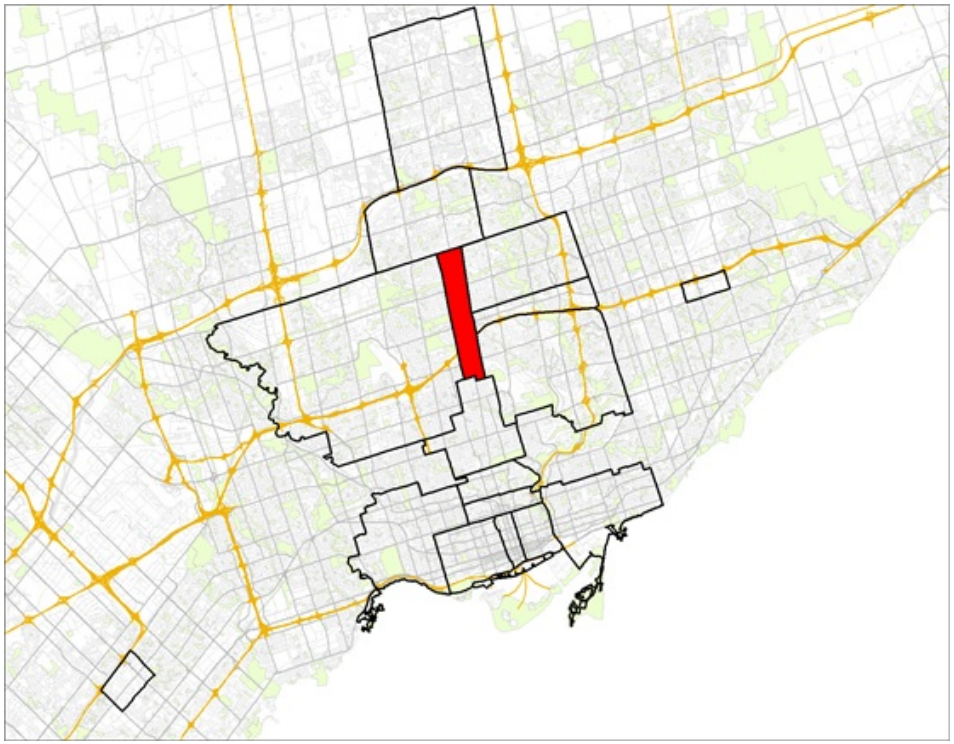
Greater Toronto Area North Yonge Corridor

New Homes High Rise Submarket Report

Data as of December 2022

Altus Group

North Yonge Corridor Submarket Report - December 2022

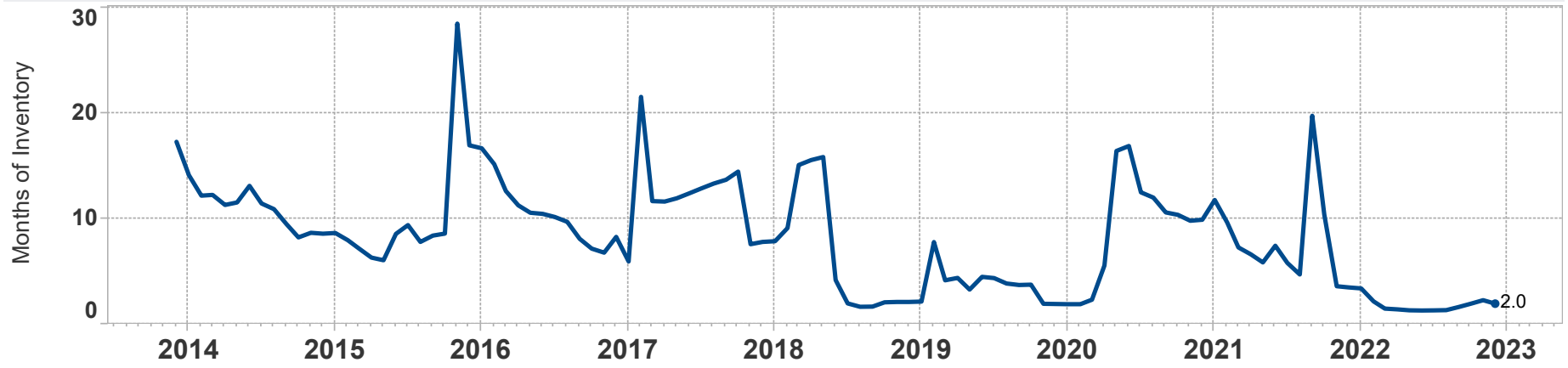


North Yonge Corridor		GTA
Distinct count of Site Name	7	344
No. of Units	2,103	88,333
Total Sales	1,999	76,743
Act Inv	104	11,590
Avg. wt. $/sf	$1,563	$1,418
Avg. Project $/SF	$1,279	$1,290
Avg. SF	795	853
Avg. $	$1,242,253	$1,209,903
Current Month Sales (incl. active & sold out)	15	398

Development Applications

North Yonge Corridor		City of Toronto
Count of Address	29	770
Total Units	25,285	620,781
Min. Density	1.0	0.0
Max. Density	26.1	61.7
Avg. Density	6.8	7.8

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



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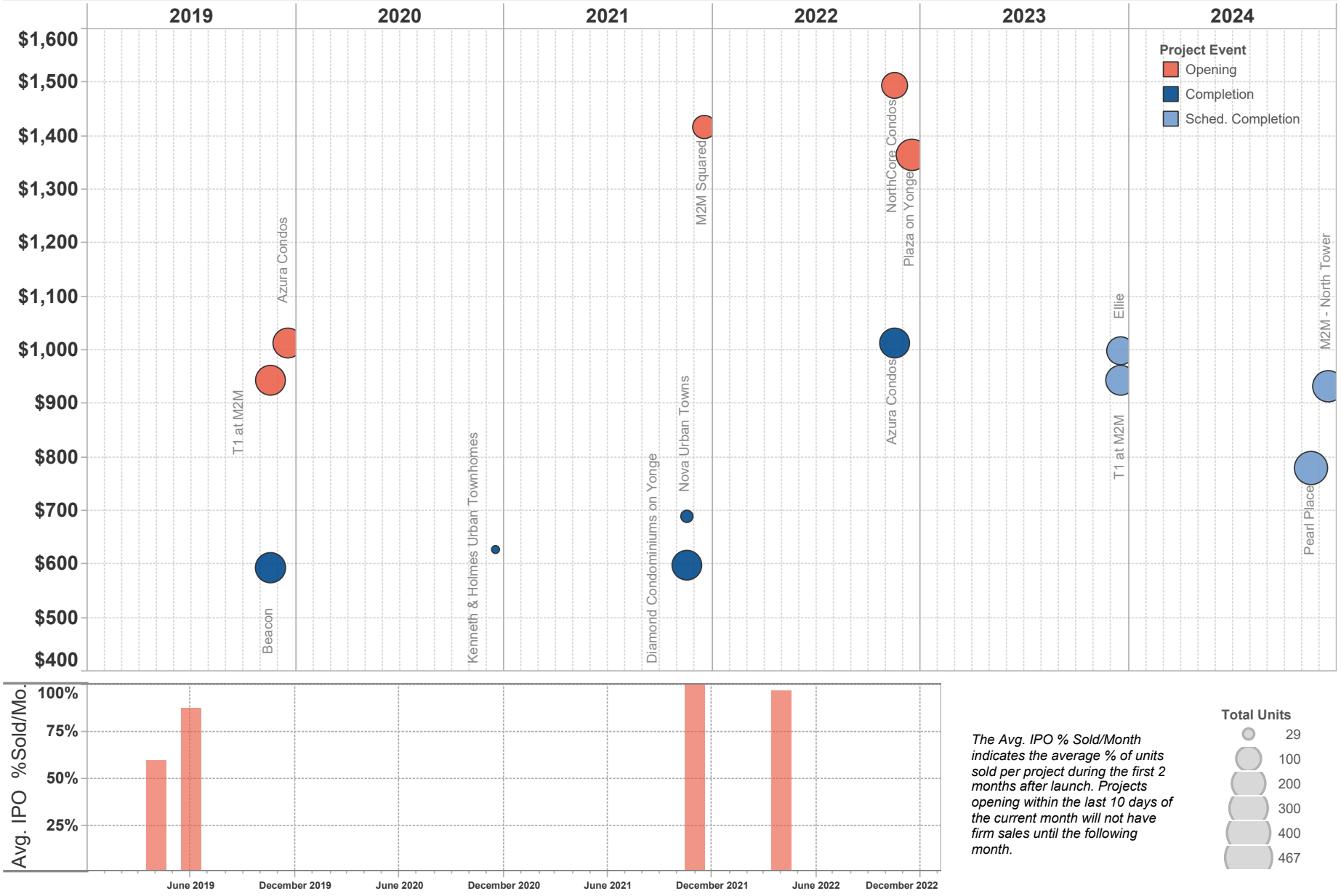
Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.

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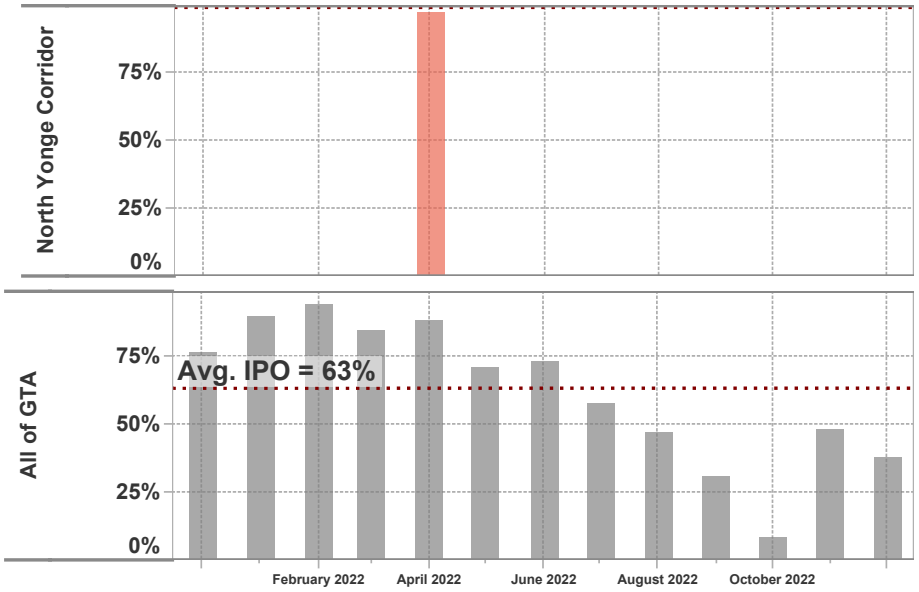
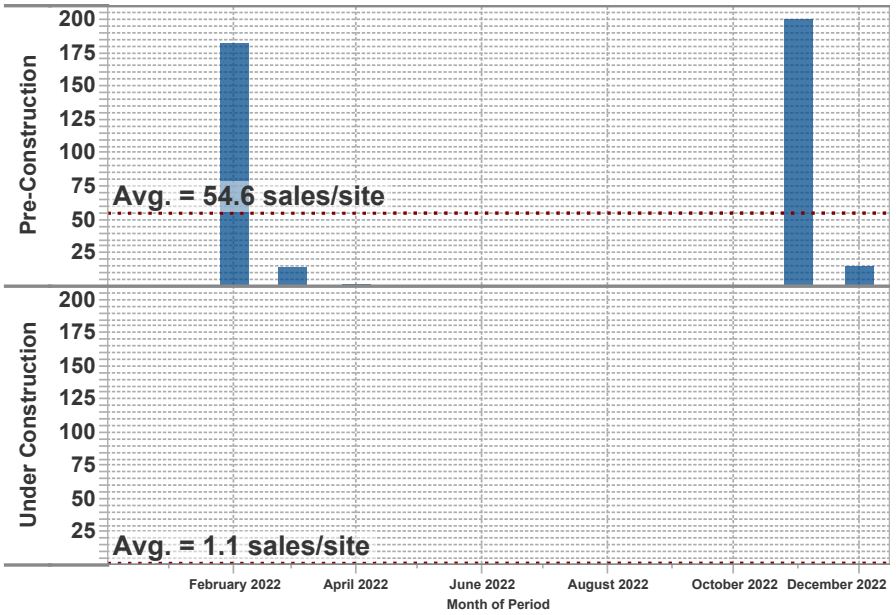
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. wt. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	33	0	23	10	$1,481	333	359	$495,000	$530,000
1 Bedroom	399	0	391	8	$1,623	409	540	$663,000	$862,900
1 Bedroom + Den	572	7	563	9	$1,474	491	637	$712,000	$926,900
2 Bedroom	777	1	754	23	$1,460	618	1,399	$912,000	$1,317,900
2 Bedroom + Den	160	0	122	38	$1,708	868	1,047	$1,564,900	$1,705,900
3 Bedroom & Up	109	7	101	8	$1,445	840	1,302	$1,321,900	$1,700,000
Penthouse	10	0	10	0					
Other	31	0	31	0					

IPO Launch Performance (first 2 months)



Post Launch Absorption: North Yonge Corridor



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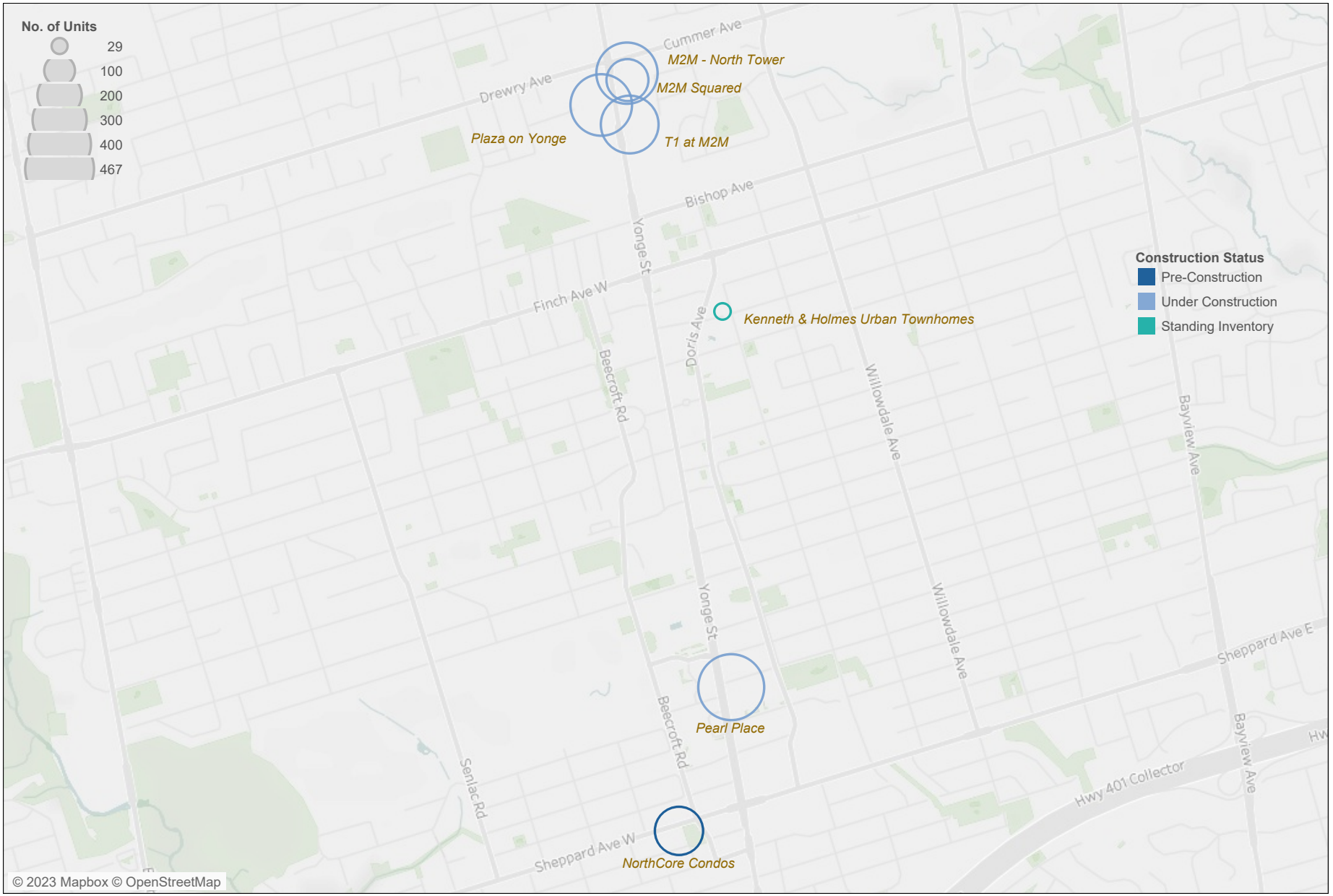
Current Active Projects



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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 Fo..
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February 2020	0	5	1	29	$628	$828
M2M - North Tower - Aoyuan International	Apartment	March 2024	0	0	0	403	$933	$1,091
M2M Squared - Aoyuan International	Apartment	January 2026	0	0	0	189	$1,417	$1,422
NorthCore Condos - Fieldgate Homes and Westdale Properti..	Apartment	March 2026	15	215	35	250	$1,495	$1,518
Pearl Place - Conservatory Group	Apartment	May 2024	0	23	55	467	$780	$1,665
Plaza on Yonge - Plaza	Apartment	March 2025	0	394	13	407	$1,365	$1,336
T1 at M2M - Aoyuan International	Apartment	September 2023	0	0	0	358	$944	$1,096

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Current Development Applications

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Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000050	5840 - 5870 Yonge Street	2.0	925
DevApp-4650-000170	26 Hounslow Avenue	3.4	145
DevApp-4650-000558	5294 - 5306 Yonge Street	1.0	723
DevApp-4650-000634	4155 Yonge Street	2.2	94
DevApp-4650-000727	5400 Yonge Street & 15 Horsham Avenue	5.0	857
DevApp-4650-000829	15 Holmes Avenue	5.0	697
DevApp-4650-001376	40 - 48 Hendon Avenue	2.5	71
DevApp-4650-001491	4800 Yonge Street	12.0	1,034
DevApp-4650-001854	6150 Yonge Street	5.7	1,067
DevApp-4650-001928	5800 Yonge Street		2,992
DevApp-4650-001943	4050 Yonge Street	8.3	716
DevApp-4650-002065	6080 Yonge Street	6.0	262
DevApp-4650-002113	105 Sheppard Avenue East	3.1	58
DevApp-4650-002281	5203 Yonge Street	10.5	329
DevApp-4650-002285	5051 Yonge Street	12.2	700
DevApp-4650-002522	48 Avondale Avenue	10.4	1,137
DevApp-4650-002628	5799-5915 Yonge Street	1.8	808
DevApp-4650-002632	31 Finch Avenue East	5.3	360
DevApp-4650-002723	68 Churchill Avenue	1.0	44
DevApp-4650-002730	6464 Yonge Street	4.6	8,325
DevApp-4650-002748	6200 Yonge Street	7.0	347
DevApp-4650-002785	6167 Yonge Street	6.0	549
DevApp-4650-002842	6125 Yonge Street	5.9	391
DevApp-4650-002878	16 Centre Avenue	4.0	453
DevApp-4650-002947	5576 Yonge Street	11.4	608
DevApp-4650-002954	18 Athabaska Avenue	12.1	544
DevApp-4650-002963	25 Old York Mills Road	2.7	98
DevApp-4650-002975	5320-5324 Yonge Street	10.3	524
DevApp-4650-002991	6979-6991 Yonge Street	26.1	427

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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	10	17	4,410	295	$2,548	1,416	$3,606,558	23,003
Central Waterfront	0	8	3,995	478	$1,709	1,135	$1,939,854	30,507
Don Mills - York Mills	0	14	3,851	85	$1,140	1,222	$1,393,092	37,120
Downtown Core	31	8	4,624	736	$1,873	747	$1,398,732	46,479
Downtown East	25	18	5,720	806	$1,554	697	$1,083,190	39,123
Downtown West	36	24	7,792	910	$1,806	984	$1,776,570	29,509
Etobicoke Waterfront	0	1	537	0				16,727
Highway7 - Yonge	0	4	1,171	24	$1,113	1,310	$1,457,125	34,227
Mississauga City Centre	0	9	4,282	111	$1,218	755	$919,967	25,285
North Toronto	9	18	3,486	369	$1,552	959	$1,488,675	206
North Yonge Corridor	15	7	1,999	104	$1,563	795	$1,242,253	43,624
North York East	0	1	497	0				184,492
North York West	11	8	906	246	$1,434	1,160	$1,662,611	20,364
Not Applicable	227	154	24,824	5,984	$1,141	791	$902,136	20,011
Scarborough City Centre								16,376
Sheppard Corridor	4	11	2,225	280	$1,431	827	$1,184,161	45,986
Thornhill	0	2	410	29	$1,367	1,700	$2,323,017	7,742
Toronto East	3	12	1,625	402	$1,263	706	$892,135	
Toronto West	27	23	3,821	652	$1,339	866	$1,159,884	
Yonge - St. Clair	0	5	568	79	$2,183	1,480	$3,230,906	

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