

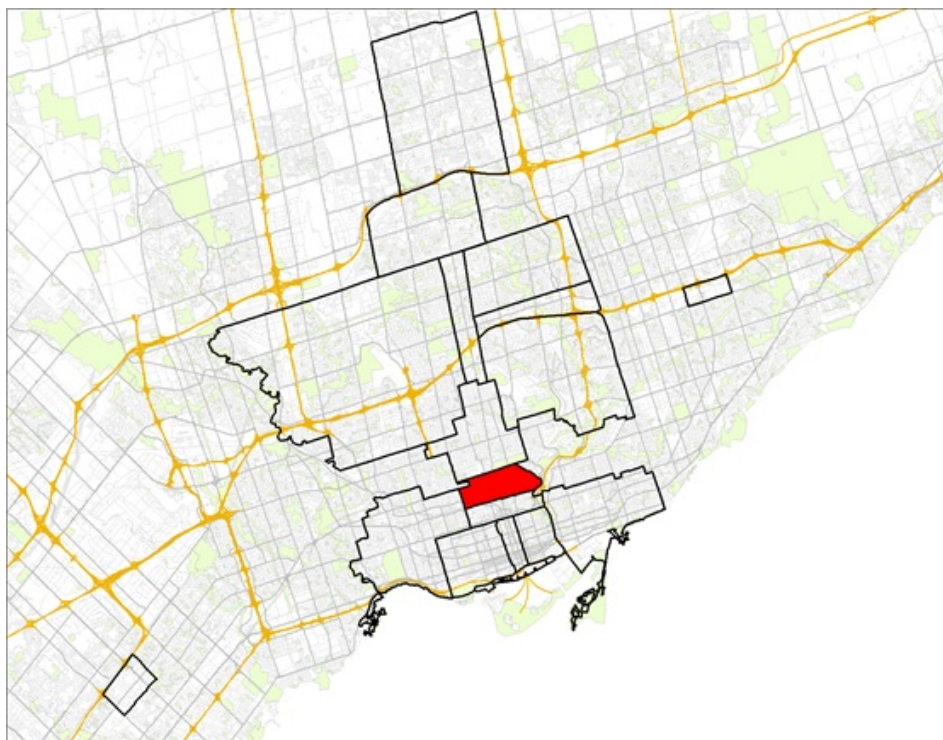


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of December 2022



Yonge - St. Clair Submarket Report - December 2022



Yonge - St. Clair		GTA
Distinct count of Site Name	5	344
No. of Units	647	88,333
Total Sales	568	76,743
Act Inv	79	11,590
Avg. wt. \$/sf	\$2,183	\$1,418
Avg. Project \$/SF	\$2,084	\$1,290
Avg. SF	1,480	853
Avg. \$	\$3,230,906	\$1,209,903
Current Month Sales (incl. active & sold out)	0	398

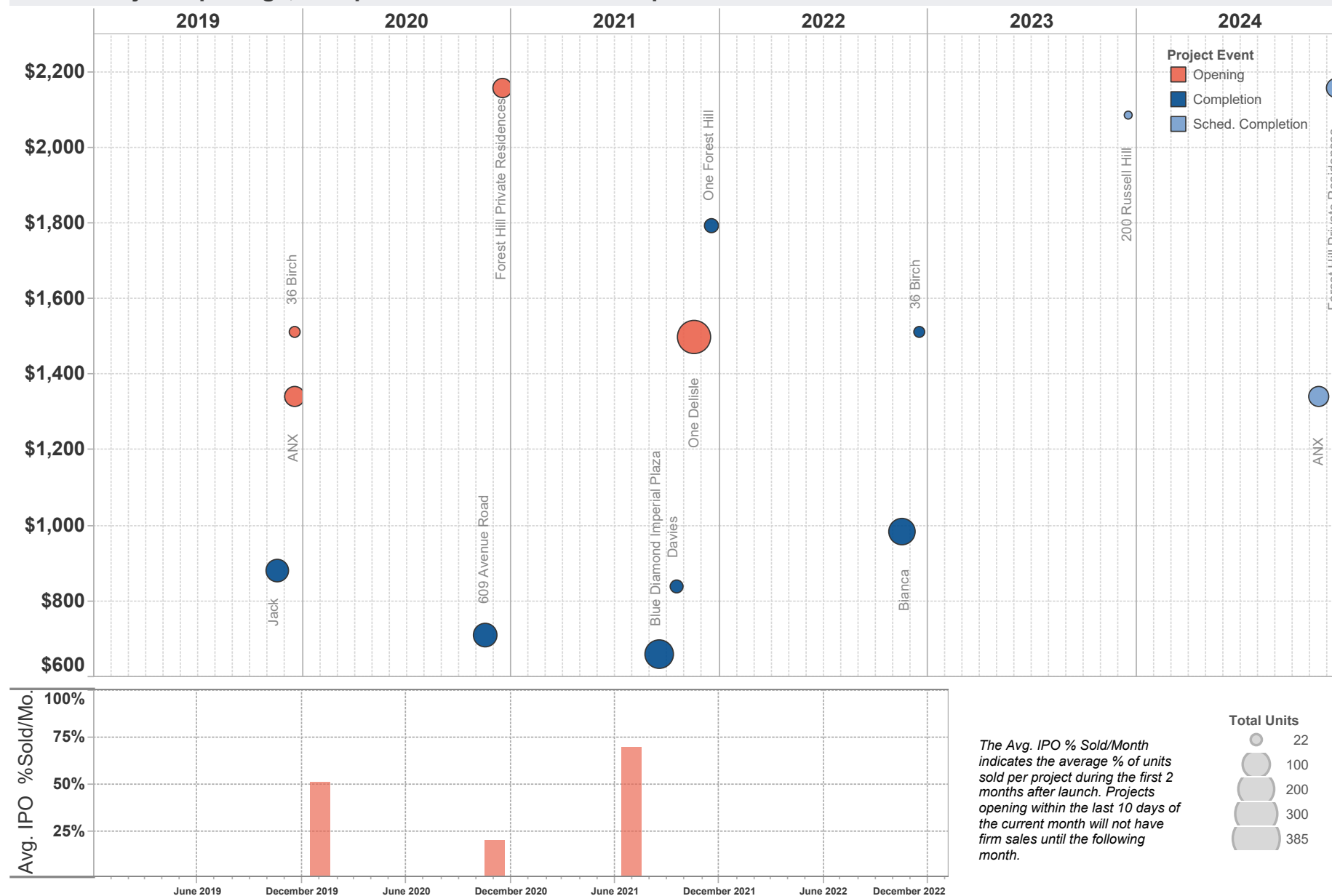
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	19	770
Total Units	7,742	620,781
Min. Density	1.7	0.0
Max. Density	32.5	61.7
Avg. Density	10.3	7.8

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



Yonge - St. Clair Submarket Report - December 2022

Recent Project Openings, Completions & Scheduled Completions



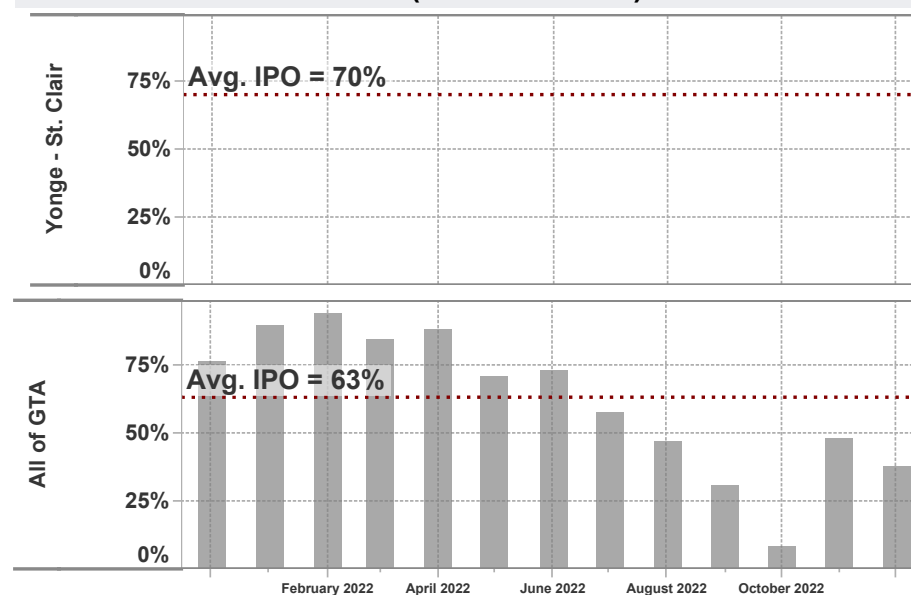
Yonge - St. Clair Submarket Report - December 2022

Project Data by Unit Type

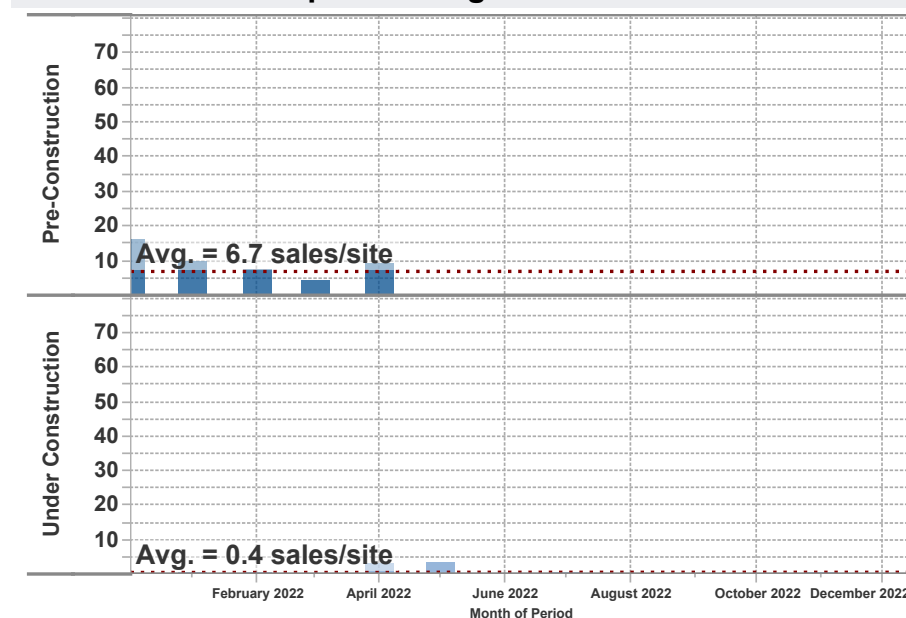
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	134	0	119	15
1 Bedroom + Den	177	0	174	3
2 Bedroom	192	0	162	30
2 Bedroom + Den	53	0	48	5
3 Bedroom & Up	73	0	48	25
Penthouse	8	0	7	1
Other				

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)

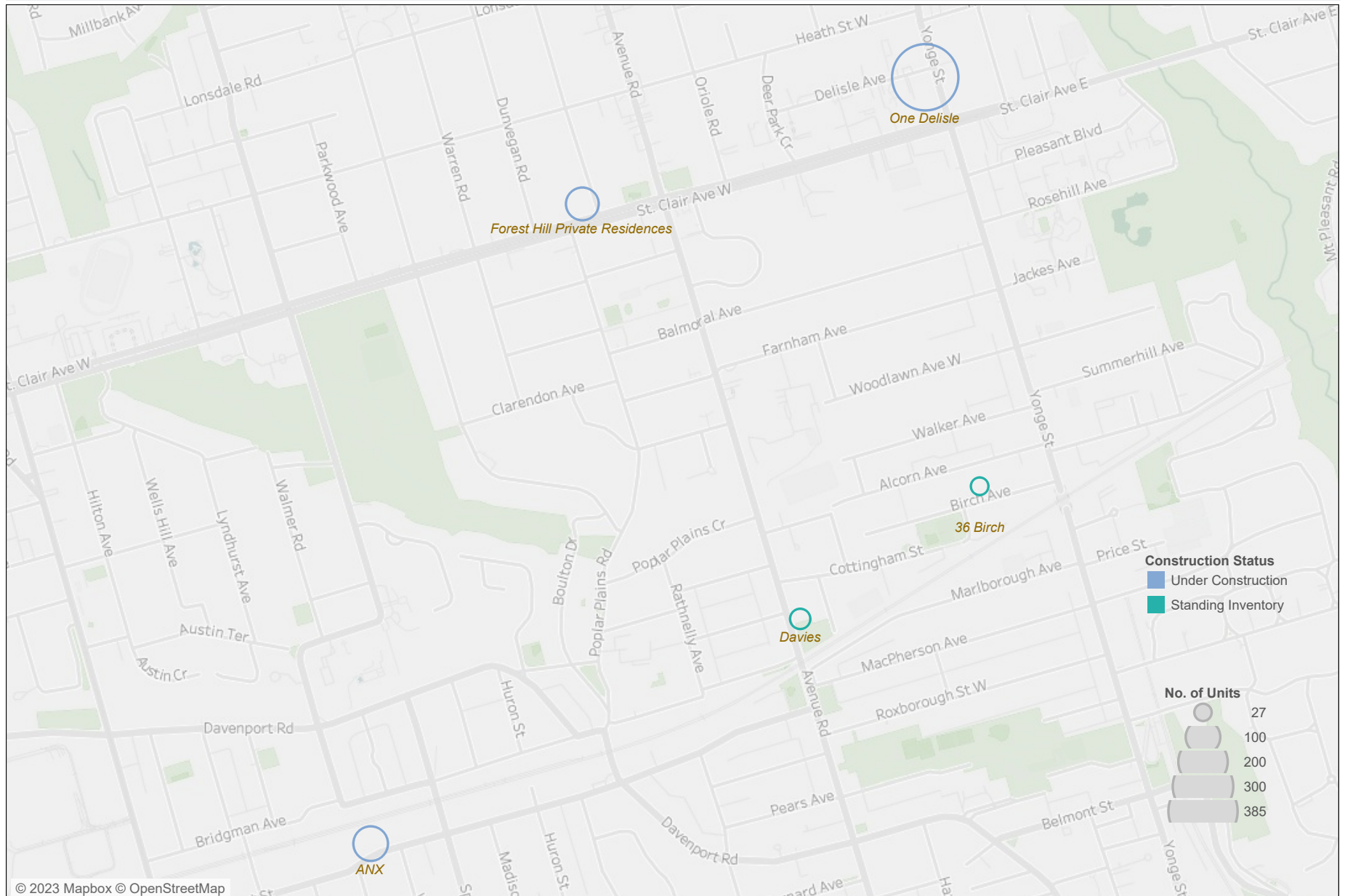


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - December 2022

Current Active Projects



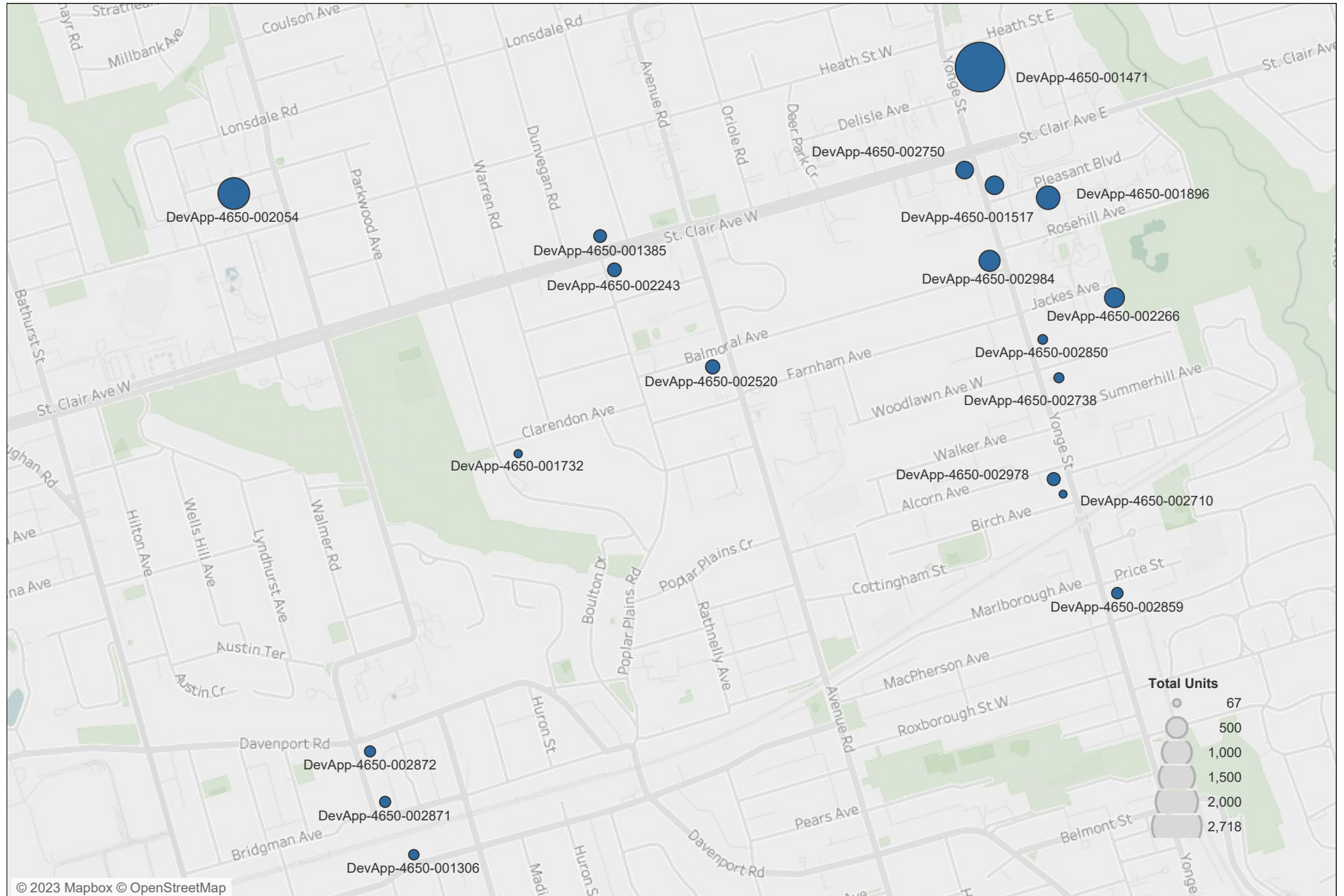
Yonge - St. Clair Submarket Report - December 2022

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 Fo..
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	0	45	13	385	\$1,500	\$3,192

Yonge - St. Clair Submarket Report - December 2022

Current Development Applications



Yonge - St. Clair Submarket Report - December 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	179
DevApp-4650-001471	22 St. Clair Avenue East	9.3	2,718
DevApp-4650-001517	1421 Yonge Street	12.6	375
DevApp-4650-001732	77 Clarendon Avenue	1.7	74
DevApp-4650-001896	29 Pleasant Boulevard	13.4	605
DevApp-4650-002054	63 Montclair Avenue	9.2	1,108
DevApp-4650-002243	175 St. Clair Avenue West	7.2	206
DevApp-4650-002266	49 Jackes Avenue	12.5	434
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 - December 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	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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