

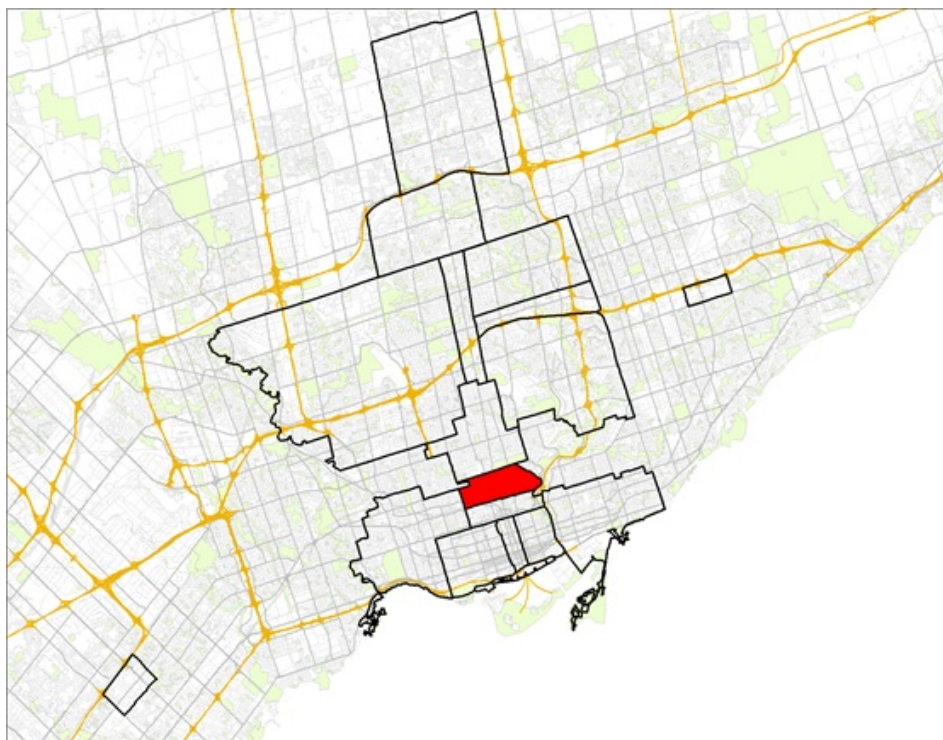


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of January 2023



Yonge - St. Clair Submarket Report - January 2023



Yonge - St. Clair		GTA
Distinct count of Site Name	5	345
No. of Units	647	88,911
Total Sales	568	77,042
Act Inv	79	11,869
Avg. wt. \$/sf	\$2,183	\$1,421
Avg. Project \$/SF	\$2,084	\$1,293
Avg. SF	1,480	845
Avg. \$	\$3,230,906	\$1,201,296
Current Month Sales (incl. active & sold out)	0	381

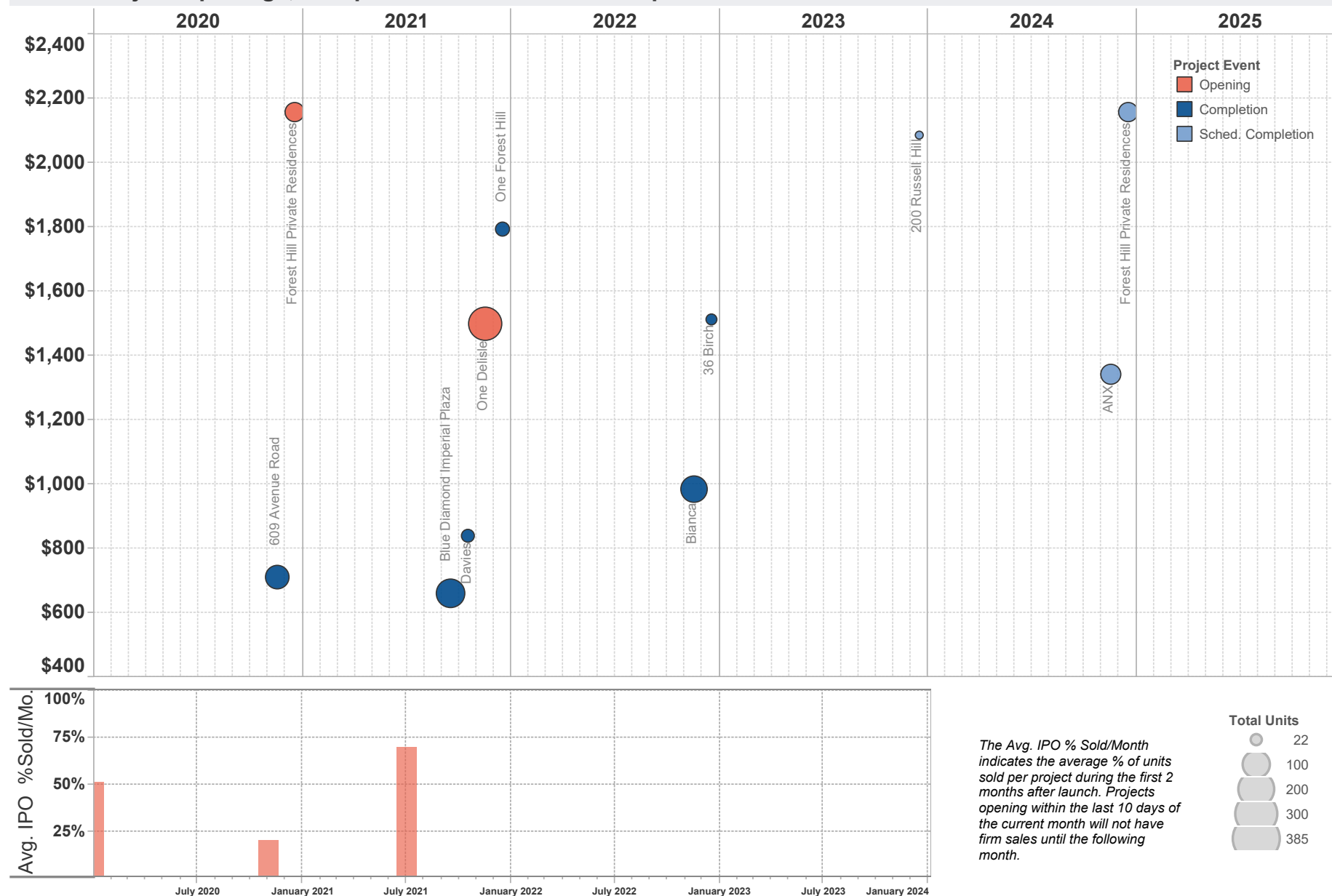
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	18	761
Total Units	4,442	422,579
Min. Density	1.7	0.0
Max. Density	32.5	61.7
Avg. Density	10.3	7.9

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



Yonge - St. Clair Submarket Report - January 2023

Recent Project Openings, Completions & Scheduled Completions



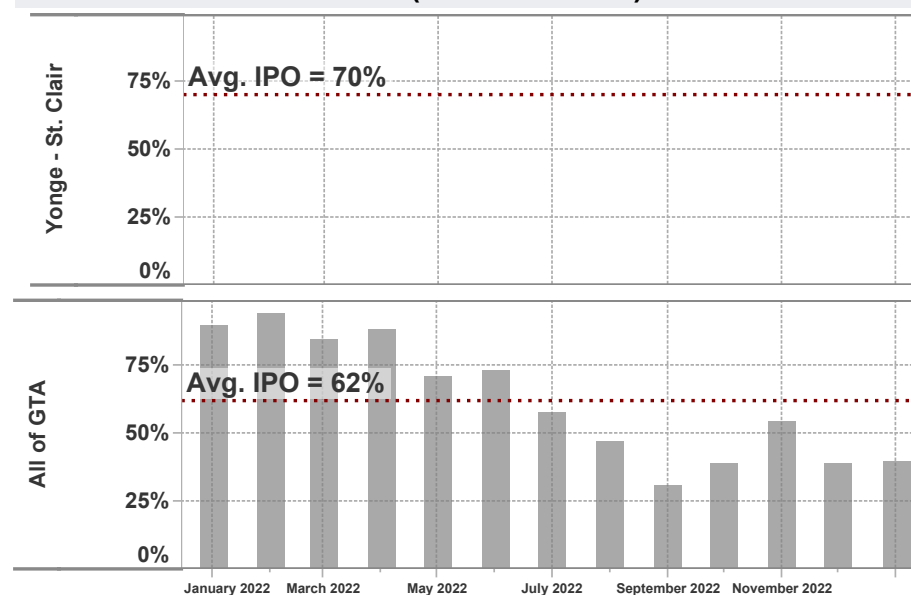
Yonge - St. Clair Submarket Report - January 2023

Project Data by Unit Type

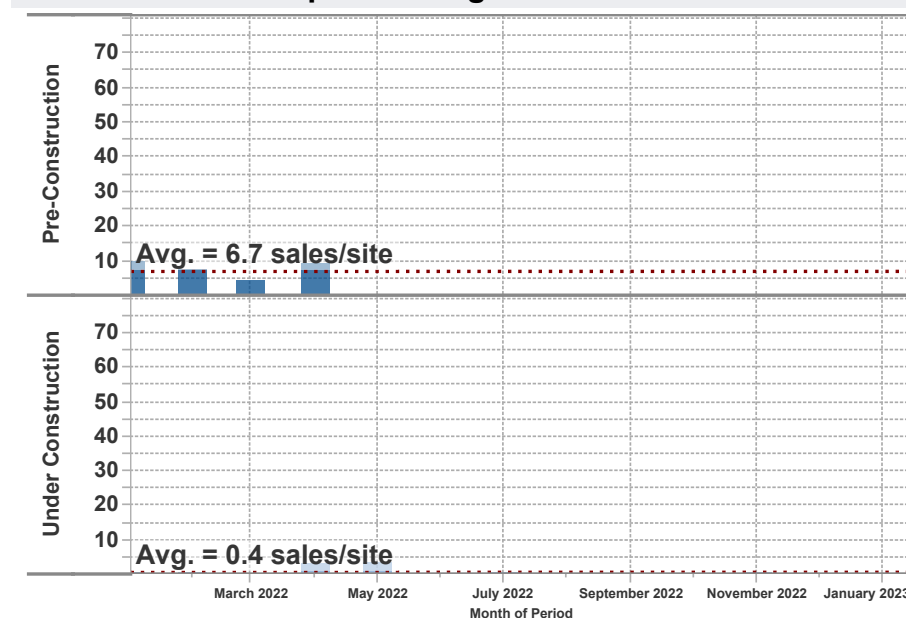
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	134	0	119	15
1 Bedroom + Den	177	0	174	3
2 Bedroom	192	0	162	30
2 Bedroom + Den	53	0	48	5
3 Bedroom & Up	73	0	48	25
Penthouse	8	0	7	1
Other				

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)

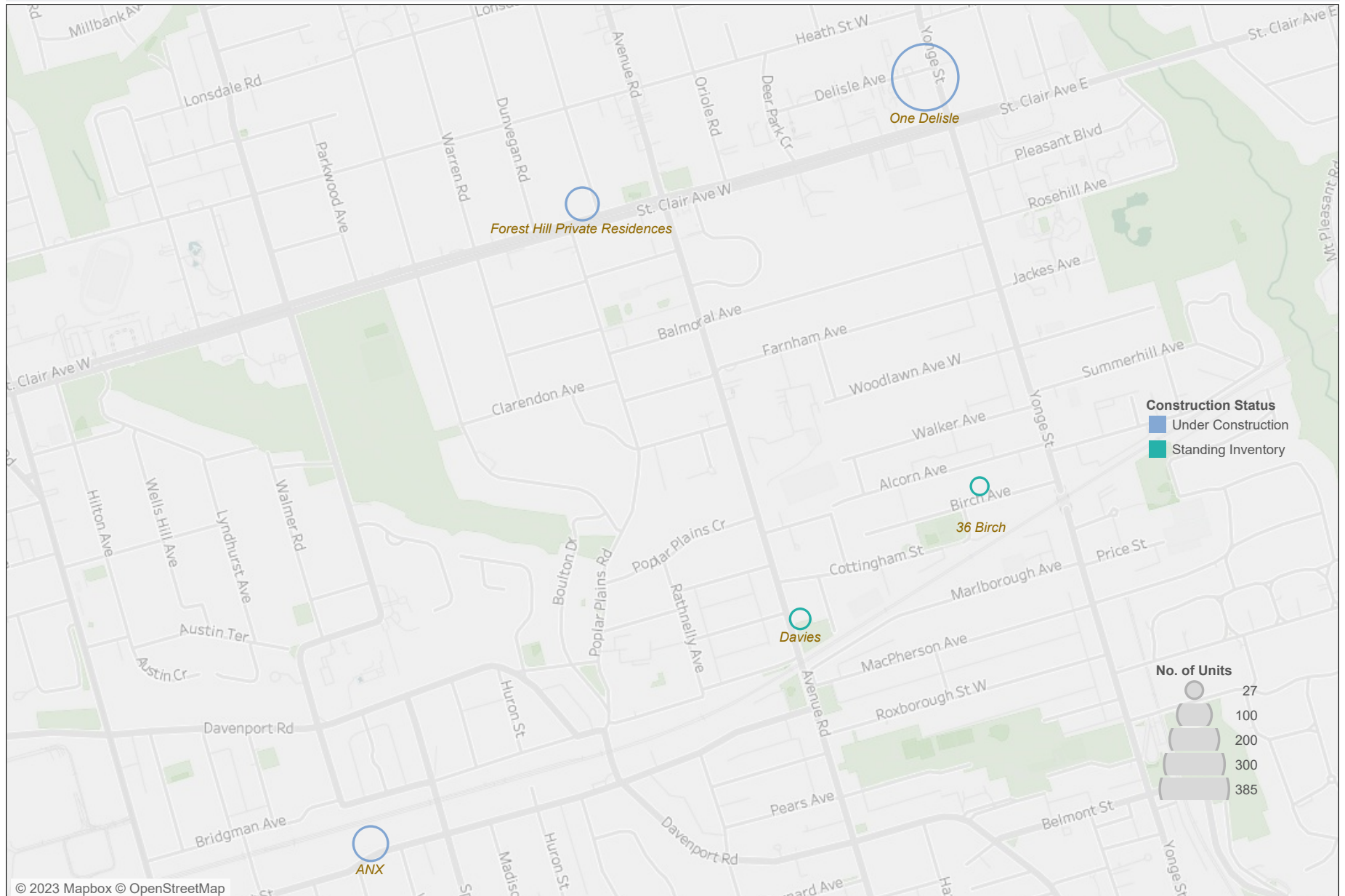


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - January 2023

Current Active Projects



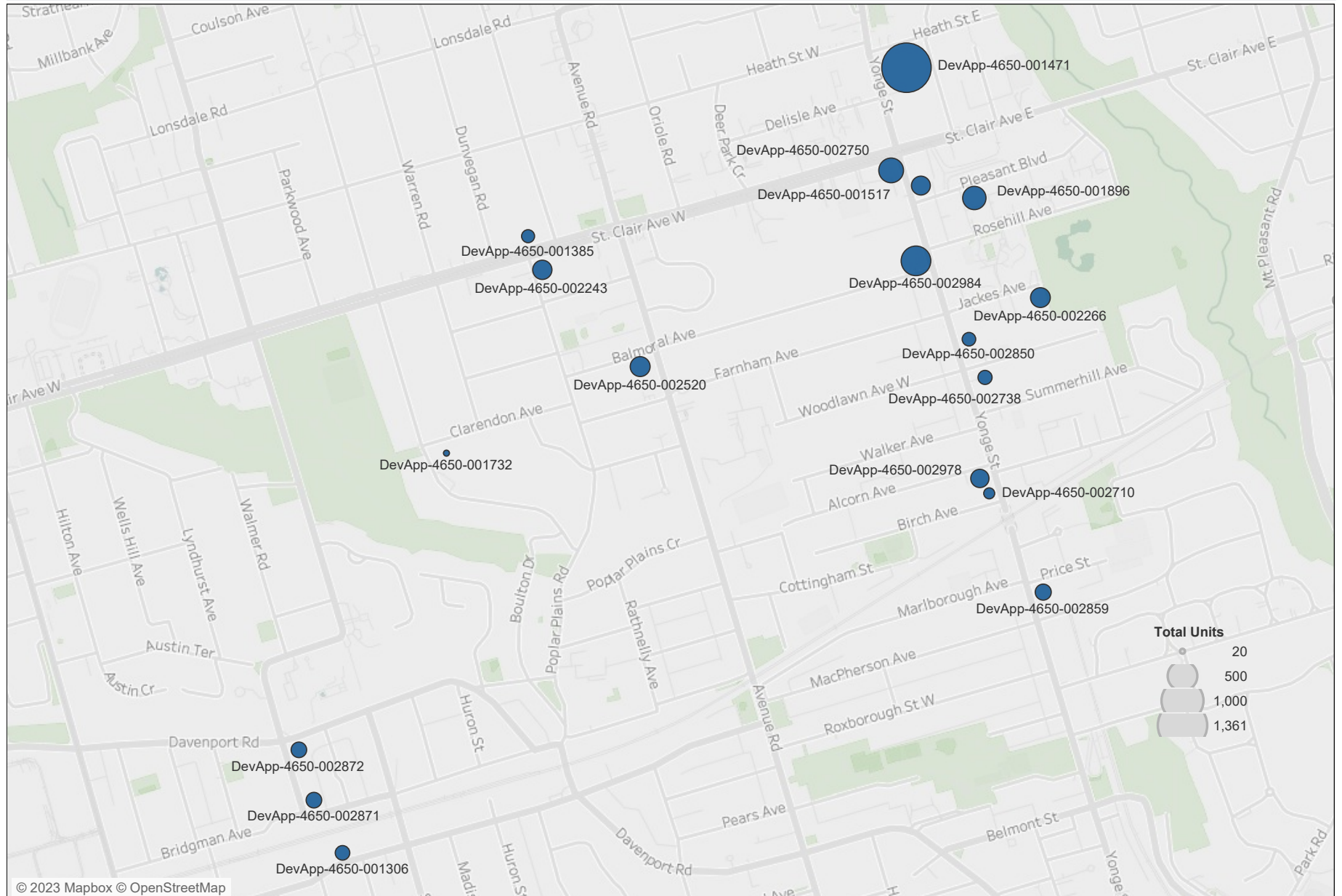
Yonge - St. Clair Submarket Report - January 2023

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	0	6	27	\$1,513	\$1,514
ANX - Freed Developments Ltd.	Apartment	May 2024	0	0	16	105	\$1,342	\$1,858
Davies - Brandy Lane Homes	Apartment	December 2021	0	0	6	36	\$840	\$1,644
Forest Hill Private Residences - Altree Developments	Apartment	November 2024	0	0	38	94	\$2,158	\$2,210
One Delisle - Slate Asset Management	Apartment	June 2026	0	0	13	385	\$1,500	\$3,192

Yonge - St. Clair Submarket Report - January 2023

Current Development Applications



Yonge - St. Clair Submarket Report - January 2023

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-4650-002243	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 - January 2023

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	● 14	● 17	● 4,424	● 281	● \$2,575	● 1,404	● \$3,616,696	● 16,046
Central Waterfront	● 0	● 8	● 3,995	● 478	● \$1,709	● 1,135	● \$1,939,854	● 13,674
Don Mills - York Mills	● 0	● 14	● 3,850	● 86	● \$1,142	● 1,217	● \$1,389,468	● 26,178
Downtown Core	● 1	● 8	● 4,625	● 736	● \$1,867	● 749	● \$1,397,511	● 29,932
Downtown East	● 216	● 19	● 5,936	● 1,184	● \$1,542	● 680	● \$1,049,382	● 23,877
Downtown West	● 6	● 24	● 7,799	● 903	● \$1,805	● 984	● \$1,776,927	● 18,422
Etobicoke Waterfront	● 0	● 1	● 537	● 0	● .	● .	● .	● 9,281
Highway7 - Yonge	● 0	● 5	● 1,293	● 40	● \$1,102	● 1,106	● \$1,218,985	● 24,242
Mississauga City Centre	● 0	● 9	● 4,282	● 111	● \$1,218	● 755	● \$919,967	● 20,820
North Toronto	● 8	● 18	● 3,494	● 357	● \$1,545	● 946	● \$1,462,361	● 238
North Yonge Corridor	● 32	● 8	● 2,031	● 521	● \$1,311	● 686	● \$899,158	● 33,217
North York East	● 0	● 1	● 497	● 0	● .	● .	● .	● 125,448
North York West	● 3	● 8	● 908	● 246	● \$1,461	● 1,154	● \$1,685,273	● 20,375
Not Applicable	● 73	● 153	● 24,774	● 5,517	● \$1,137	● 799	● \$908,486	● 14,794
Scarborough City Centre								● 12,605
Sheppard Corridor	● 8	● 11	● 2,233	● 272	● \$1,442	● 828	● \$1,193,633	● 28,988
Thornhill	● 0	● 2	● 410	● 29	● \$1,367	● 1,700	● \$2,323,017	● 4,442
Toronto East	● 4	● 11	● 1,554	● 397	● \$1,261	● 713	● \$898,721	
Toronto West	● 16	● 23	● 3,832	● 632	● \$1,346	● 876	● \$1,179,420	
Yonge - St. Clair	● 0	● 5	● 568	● 79	● \$2,183	● 1,480	● \$3,230,906	

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