

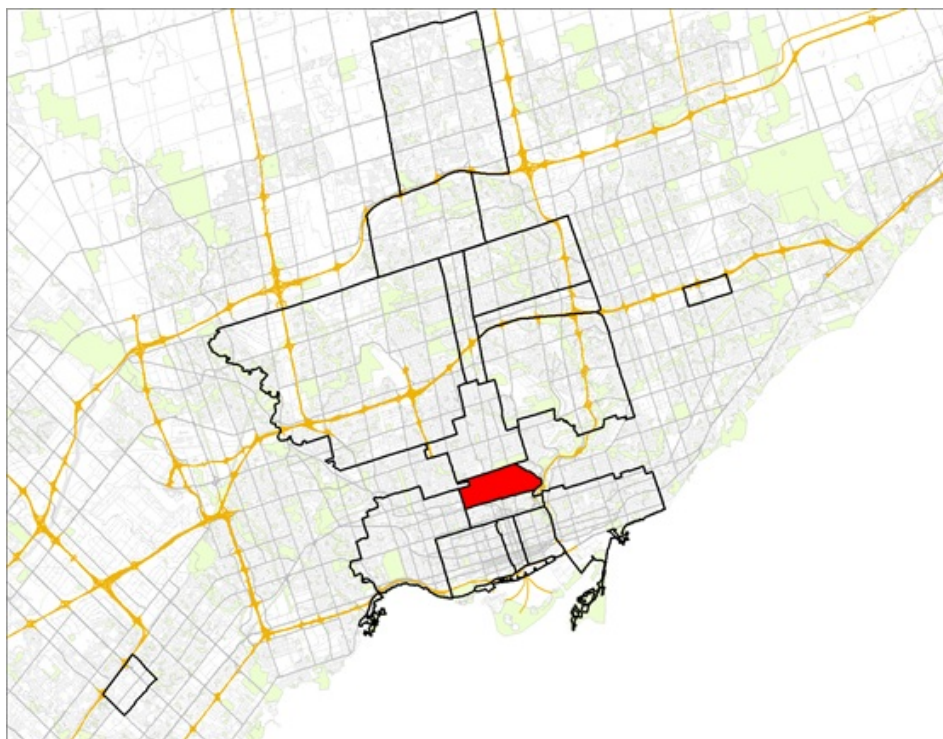


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of March 2023



Yonge - St. Clair Submarket Report - March 2023



Yonge - St. Clair		GTA
Distinct count of Site Name	7	353
No. of Units	1,121	91,245
Total Sales	864	78,358
Act Inv	257	12,887
Avg. wt. \$/sf	\$1,887	\$1,435
Avg. Project \$/SF	\$1,956	\$1,296
Avg. SF	981	827
Avg. \$	\$1,851,580	\$1,186,819
Current Month Sales (incl. active & sold out)	11	893

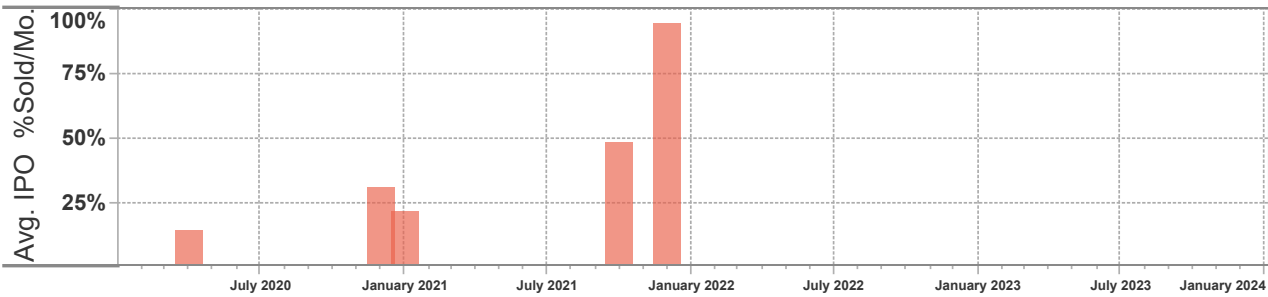
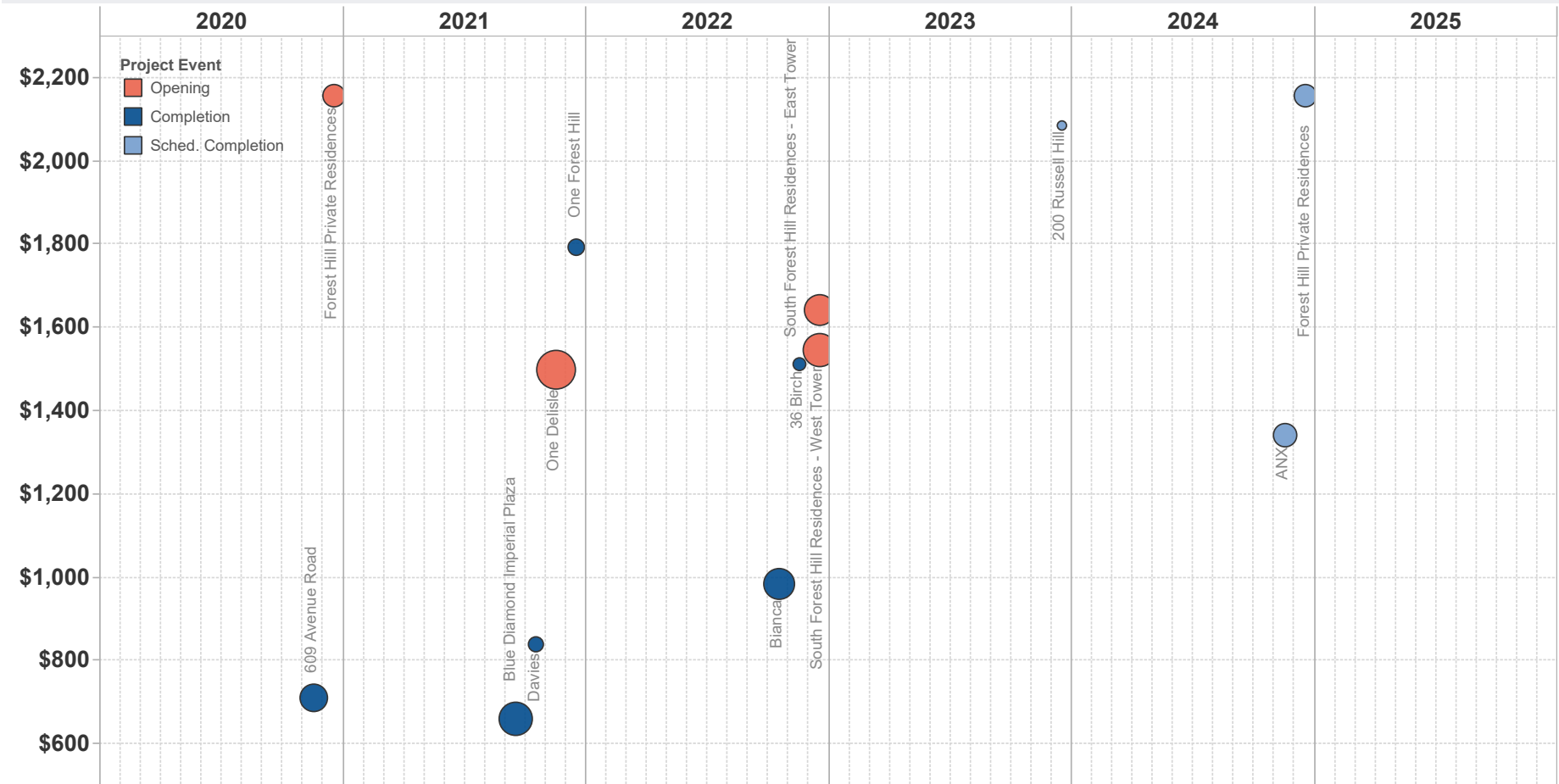
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	18	765
Total Units	4,428	424,430
Min. Density	1.7	0.0
Max. Density	32.5	61.9
Avg. Density	10.3	7.9

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

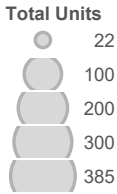


Bloor - Yorkville Submarket Report - March 2023

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.



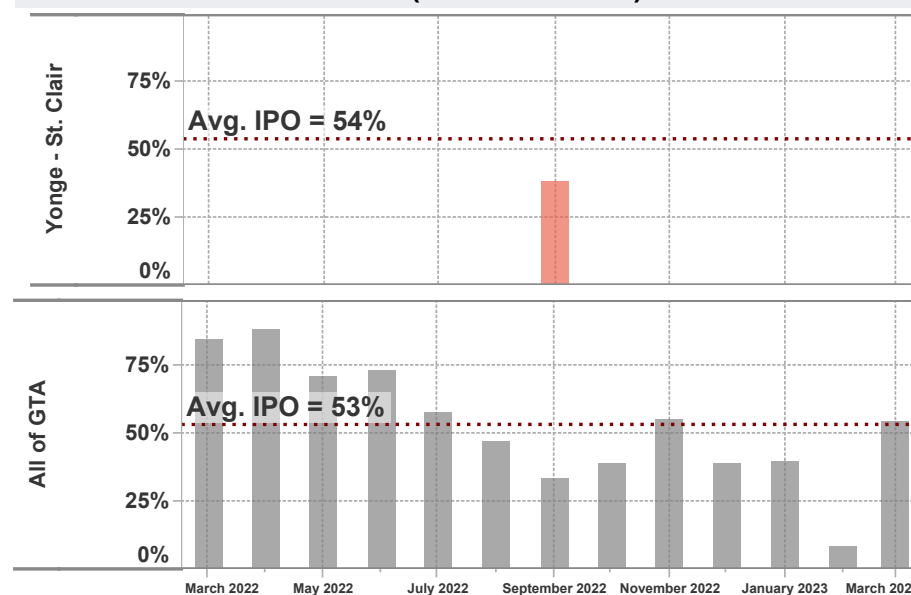
Yonge - St. Clair Submarket Report - March 2023

Project Data by Unit Type

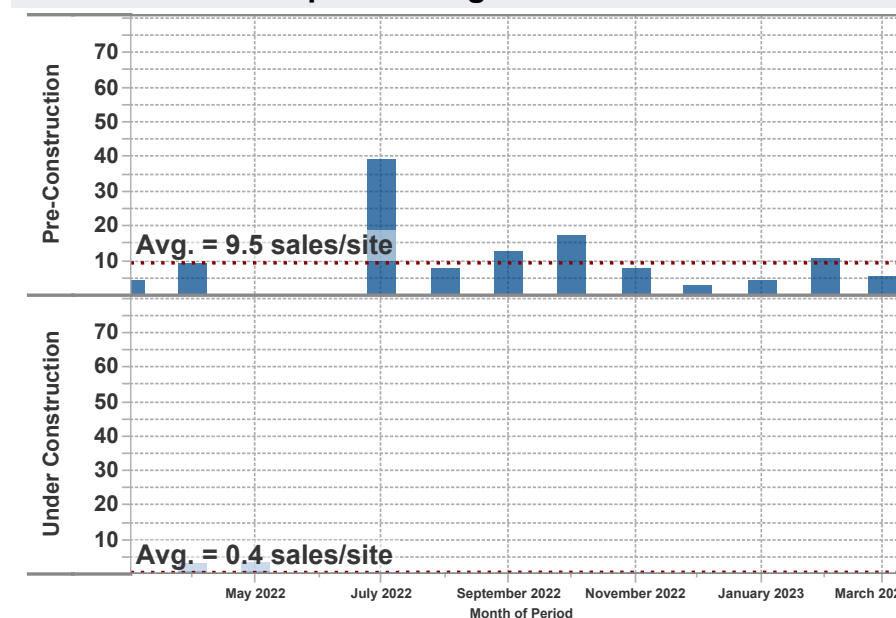
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	279	5	225	54
1 Bedroom + Den	344	6	301	43
2 Bedroom	292	0	200	92
2 Bedroom + Den	53	0	48	5
3 Bedroom & Up	124	0	62	62
Penthouse	8	0	7	1
Other				

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,529	480	1,229	\$87,990	\$2,550,000
\$1,693	528	686	\$808,990	\$1,699,900
\$1,801	648	1,842	\$1,005,900	\$4,100,000
\$1,482	2,196	2,832	\$3,300,000	\$4,150,000
\$2,197	854	3,171	\$1,500,000	\$11,959,900
\$1,772	1,975	1,975	\$3,500,000	\$3,500,000

IPO Launch Performance (first 2 months)

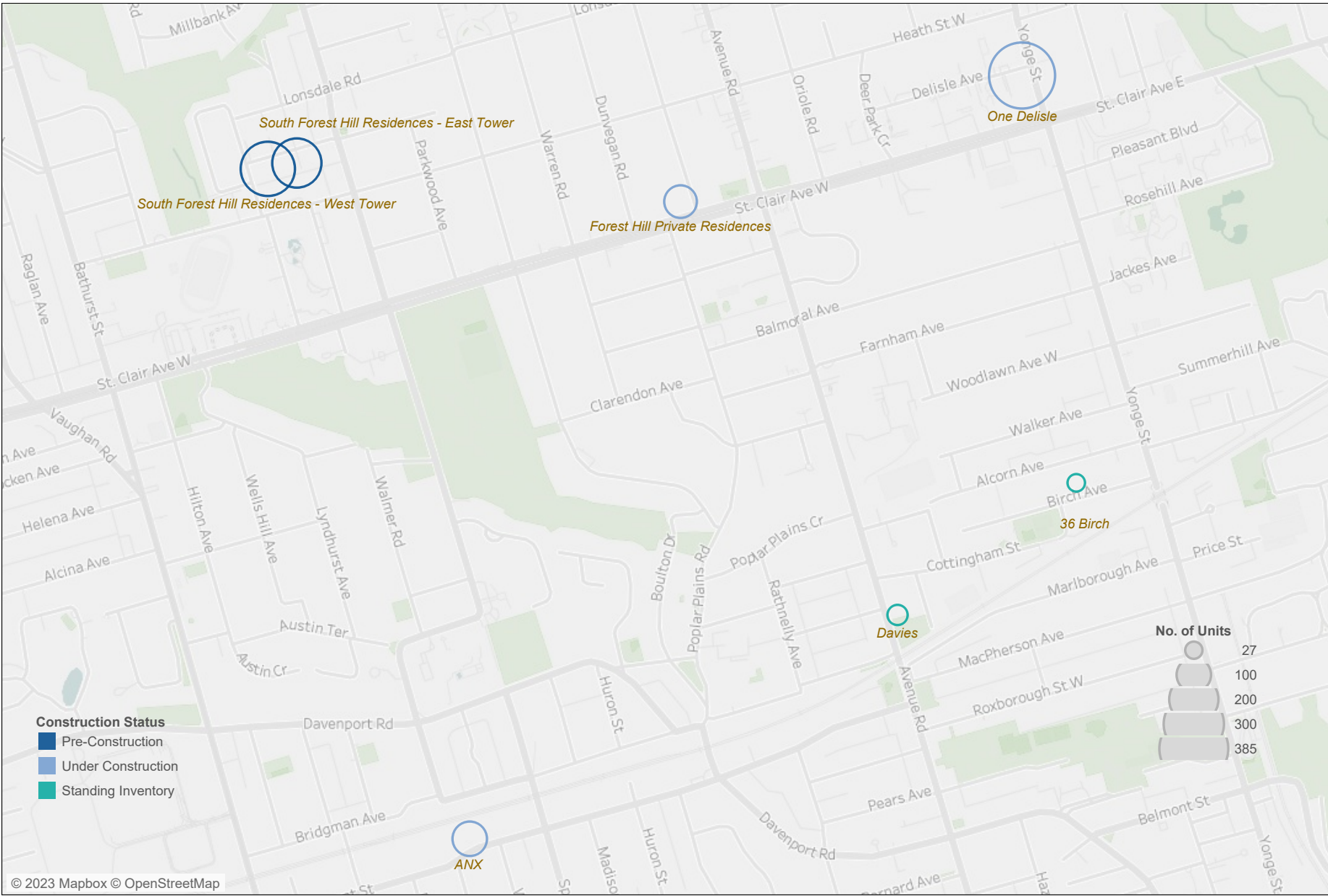


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - March 2023

Current Active Projects



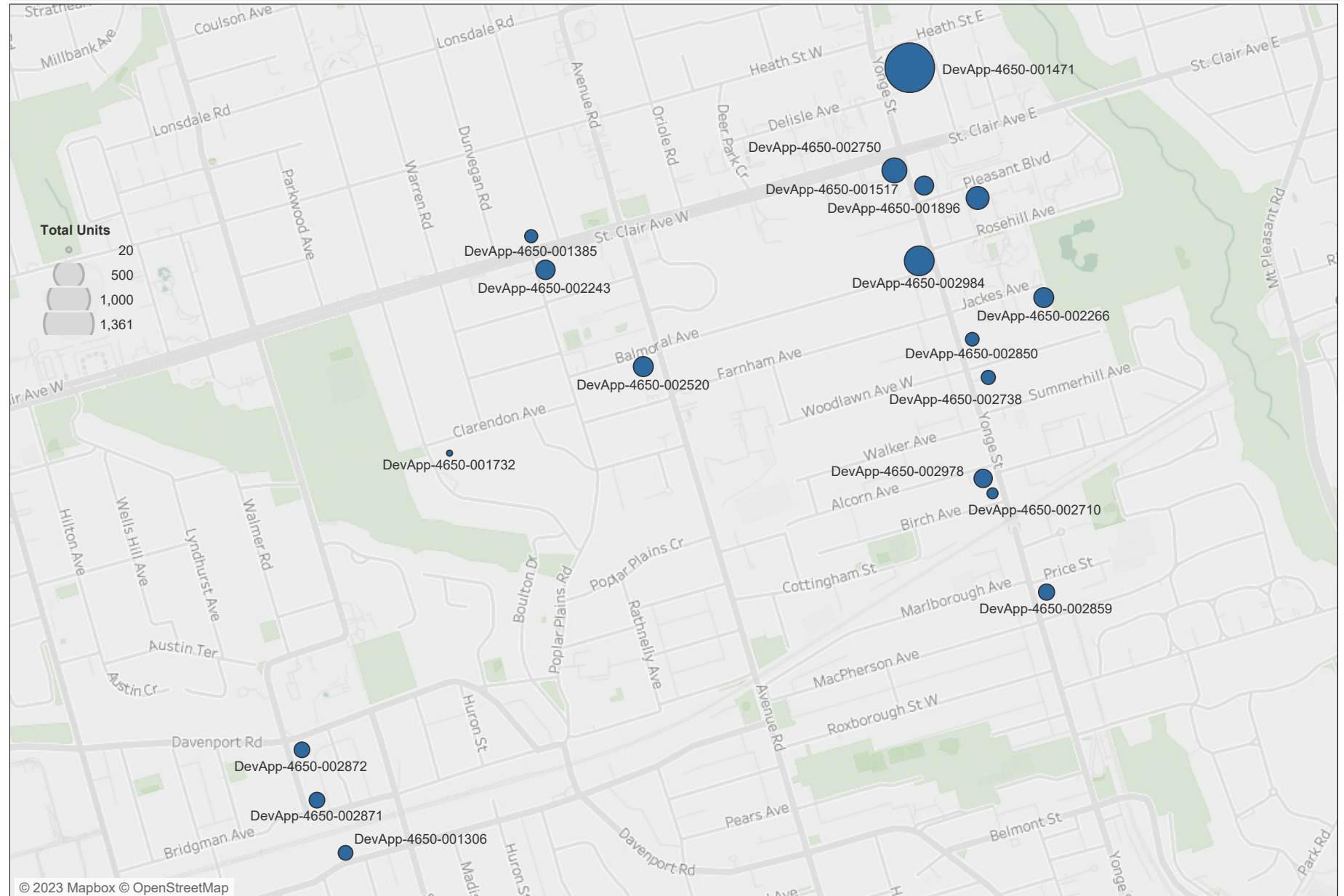
Yonge - St. Clair Submarket Report - March 2023

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
South Forest Hill Residences - East Tower - Parallax Develop..	Apartment	June 2026	8	23	46	214	\$1,643	\$1,651
South Forest Hill Residences - West Tower - Parallax Develo..	Apartment	June 2027	3	19	132	260	\$1,547	\$1,621

Yonge - St. Clair Submarket Report - March 2023

Current Development Applications



Yonge - St. Clair Submarket Report - March 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	13.5	289
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 - March 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	• 4	• 17	• 4,429	• 276	• \$2,607	• 1,417	• \$3,695,281	• 17,365
Central Waterfront	• 0	• 8	• 3,995	• 478	• \$1,709	• 1,135	• \$1,939,854	• 12,588
Don Mills - York Mills	• 1	• 14	• 3,843	• 104	• \$1,150	• 1,172	• \$1,348,308	• 26,740
Downtown Core	• 53	• 8	• 4,760	• 603	• \$1,923	• 774	• \$1,488,835	• 30,497
Downtown East	• 21	• 18	• 5,800	• 1,102	• \$1,542	• 685	• \$1,056,163	• 23,178
Downtown West	• 13	• 22	• 7,492	• 791	• \$1,792	• 1,034	• \$1,852,583	• 17,137
Etobicoke Waterfront	• 1	• 1	• 541	• 24	• \$1,647	• 811	• \$1,335,378	• 9,281
Highway7 - Yonge	• 1	• 5	• 1,296	• 37	• \$1,104	• 1,130	• \$1,247,370	• 23,308
Mississauga City Centre	• 1	• 8	• 3,961	• 109	• \$1,218	• 760	• \$925,028	• 20,807
North Toronto	• 1	• 18	• 3,495	• 356	• \$1,550	• 945	• \$1,465,373	• 238
North Yonge Corridor	• 114	• 8	• 2,379	• 827	• \$1,555	• 640	• \$994,922	• 32,887
North York East	• 0	• 1	• 497	• 0	•	•	•	• 129,027
North York West	• 51	• 9	• 962	• 431	• \$1,361	• 933	• \$1,270,363	• 20,375
Not Applicable	• 219	• 161	• 25,631	• 5,993	• \$1,177	• 784	• \$922,702	• 14,778
Scarborough City Centre								• 12,760
Sheppard Corridor	• 325	• 12	• 2,555	• 363	• \$1,385	• 797	• \$1,104,701	• 29,036
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,428
Toronto East	• 6	• 10	• 1,427	• 384	• \$1,265	• 698	• \$883,415	
Toronto West	• 71	• 24	• 4,021	• 723	• \$1,342	• 819	• \$1,098,837	
Yonge - St. Clair	• 11	• 7	• 864	• 257	• \$1,887	• 981	• \$1,851,580	

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