

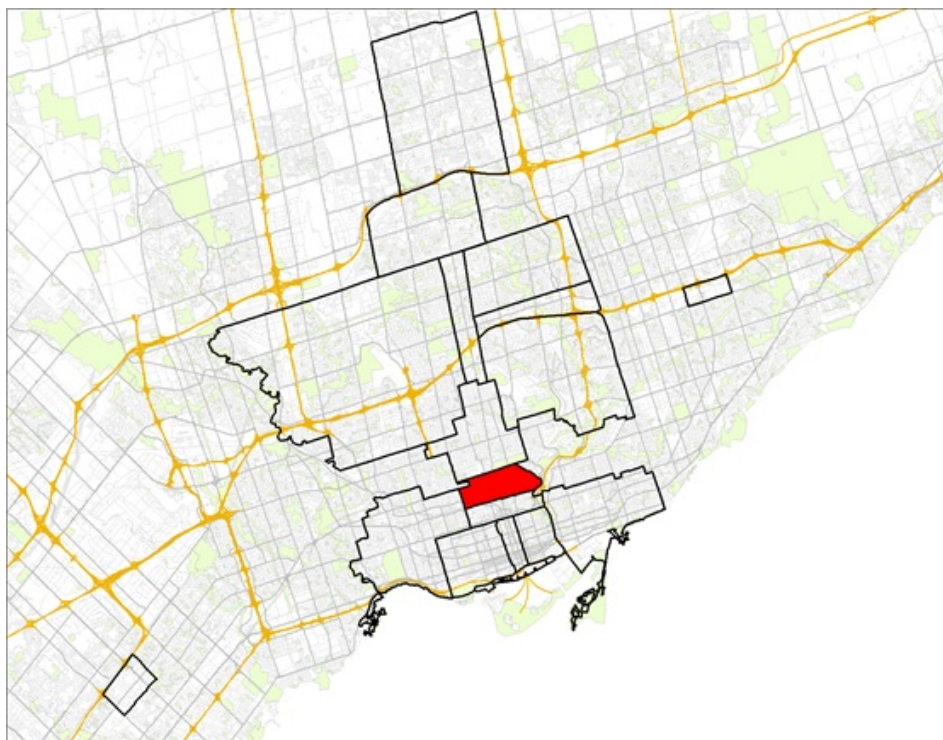


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of April 2023



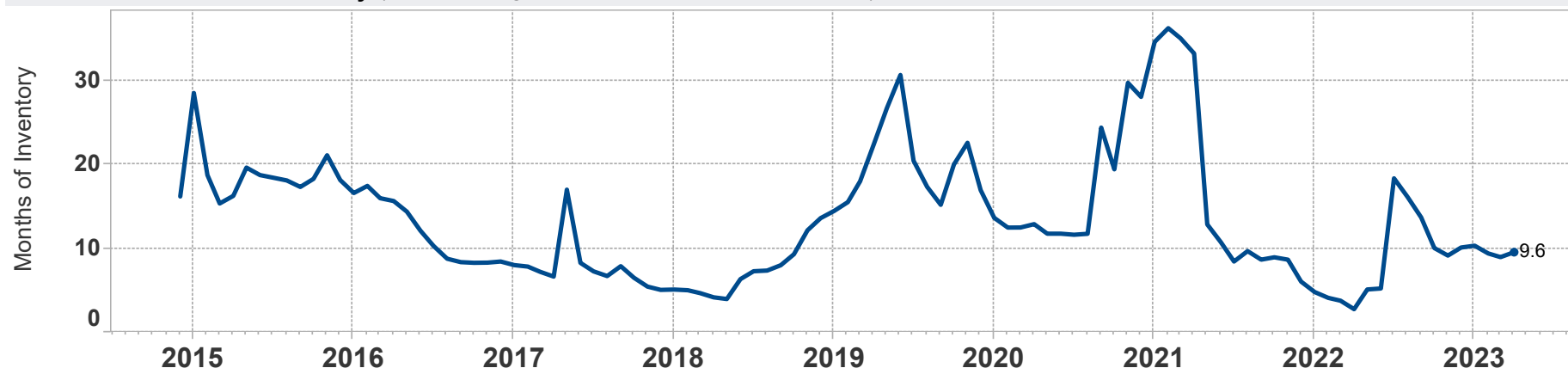
Yonge - St. Clair Submarket Report - April 2023



Yonge - St. Clair		GTA
Distinct count of Site Name	7	359
No. of Units	1,121	93,231
Total Sales	867	79,643
Act Inv	254	13,588
Avg. wt. \$/sf	\$1,937	\$1,425
Avg. Project \$/SF	\$1,976	\$1,300
Avg. SF	982	820
Avg. \$	\$1,902,086	\$1,168,483
Current Month Sales (incl. active & sold out)	3	1,327

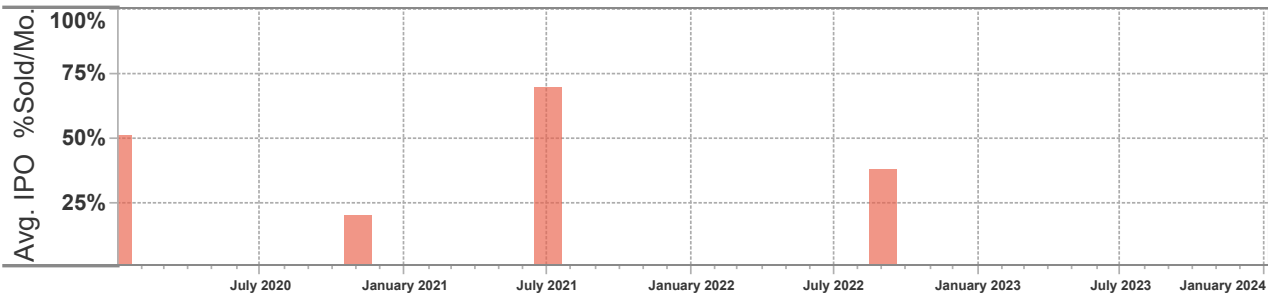
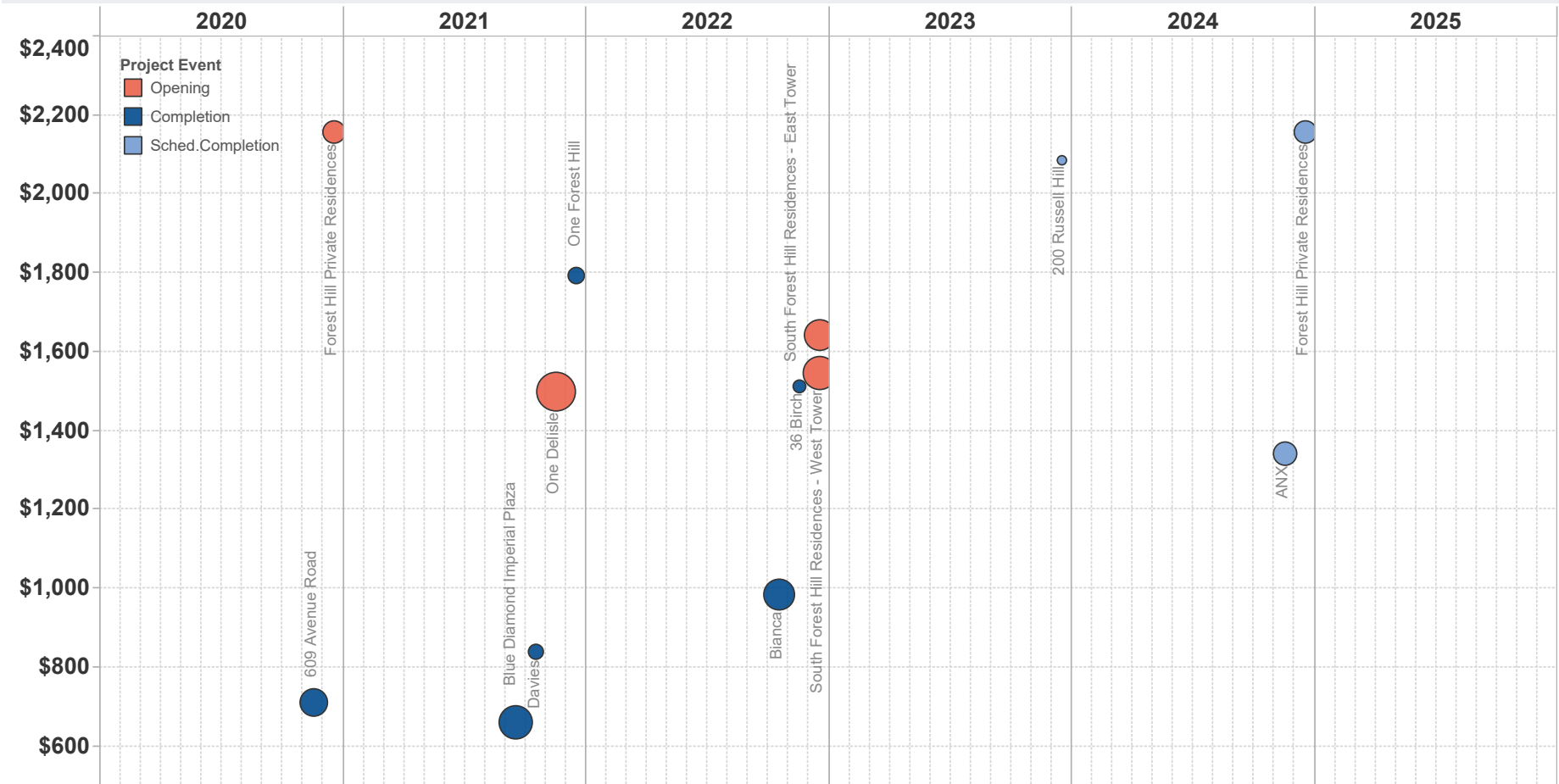
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	18	765
Total Units	4,428	424,430
Min. Density	1.7	0.0
Max. Density	32.5	61.9
Avg. Density	10.3	7.9

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

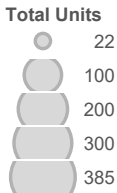


Yonge - St. Clair Submarket Report - April 2023

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



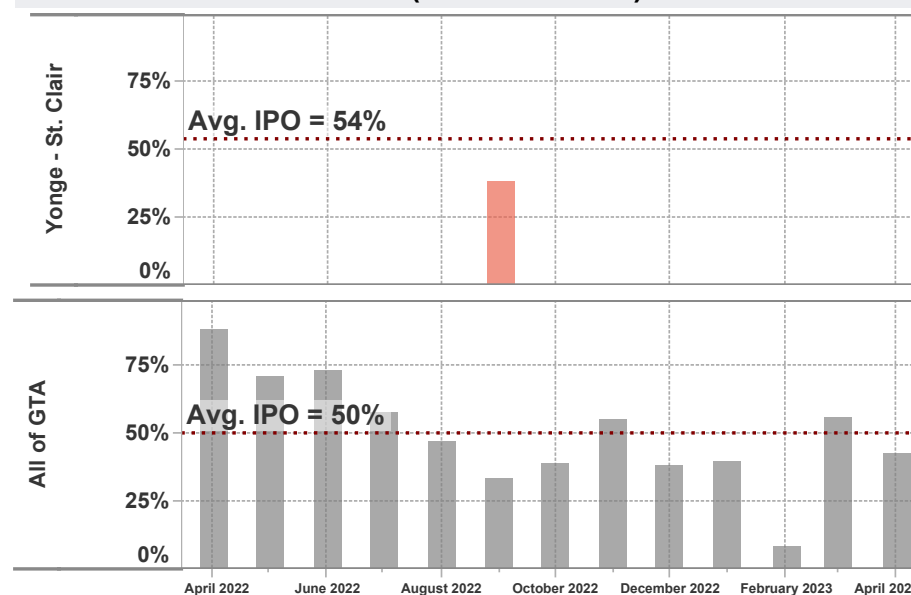
Yonge - St. Clair Submarket Report - April 2023

Project Data by Unit Type

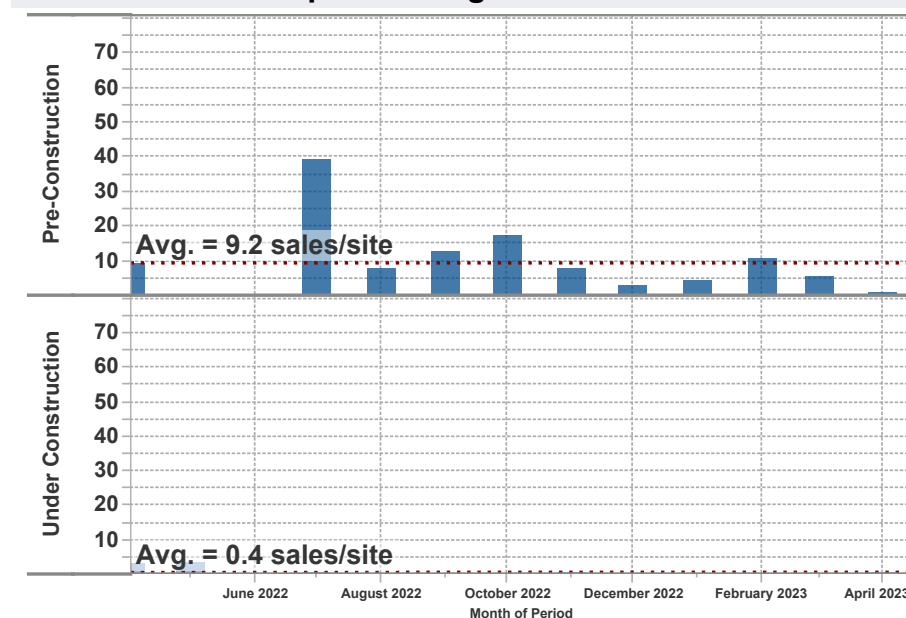
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	279	0	225	54
1 Bedroom + Den	344	1	302	42
2 Bedroom	292	1	201	91
2 Bedroom + Den	53	0	48	5
3 Bedroom & Up	124	1	63	61
Penthouse	8	0	7	1
Other				

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,876	480	1,229	\$836,990	\$2,550,000
\$1,694	528	686	\$808,990	\$1,699,900
\$1,804	648	1,842	\$1,005,900	\$4,100,000
\$1,482	2,196	2,832	\$3,300,000	\$4,150,000
\$2,201	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)

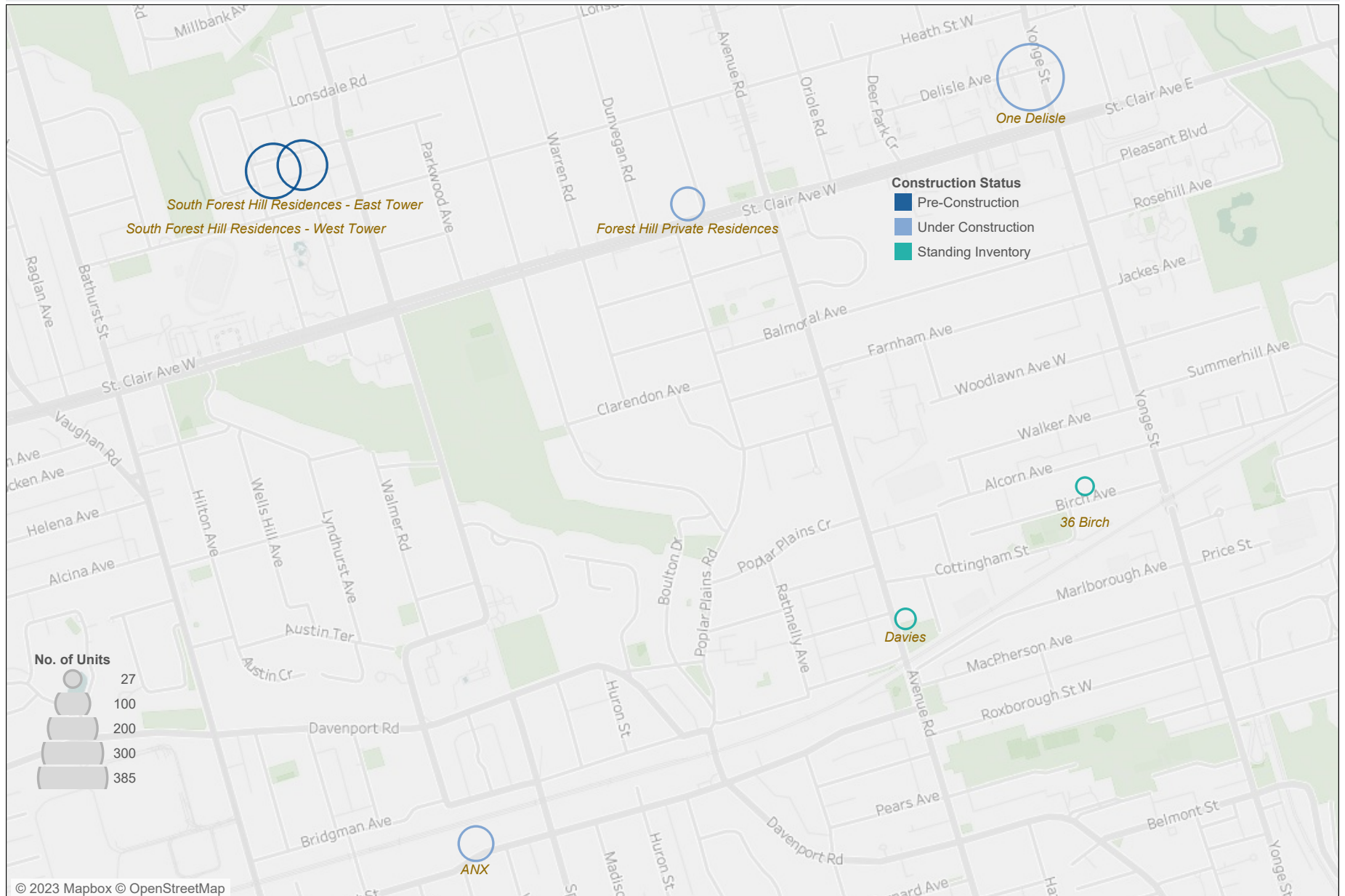


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - April 2023

Current Active Projects



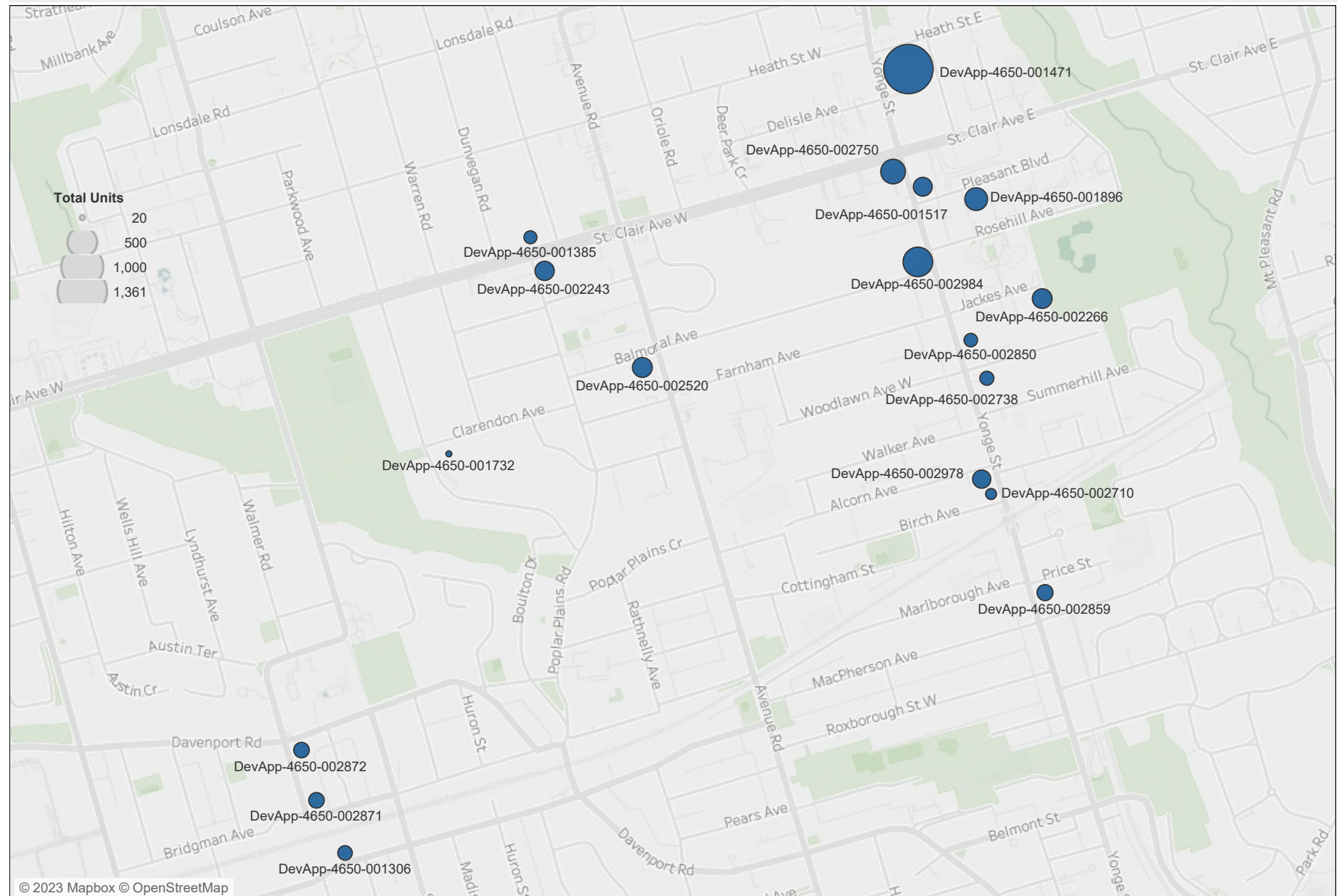
Yonge - St. Clair Submarket Report - April 2023

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	1	1	15	105	\$1,342	\$1,864
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	1	24	45	214	\$1,643	\$1,654
South Forest Hill Residences - West Tower - Parallax Develo..	Apartment	June 2027	1	20	131	260	\$1,547	\$1,753

Yonge - St. Clair Submarket Report - April 2023

Current Development Applications



Yonge - St. Clair Submarket Report - April 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 - April 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	 185	 17	 4,613	 319	 \$2,523	 1,314	 \$3,315,568	 17,365
Central Waterfront	 0	 8	 3,995	 478	 \$1,709	 1,135	 \$1,939,854	 12,588
Don Mills - York Mills	 2	 14	 3,845	 102	 \$1,151	 1,172	 \$1,348,276	 26,740
Downtown Core	 26	 8	 4,781	 584	 \$1,931	 777	 \$1,501,646	 30,497
Downtown East	 18	 19	 5,829	 1,397	 \$1,489	 693	 \$1,032,395	 23,178
Downtown West	 98	 23	 7,590	 818	 \$1,786	 1,019	 \$1,820,483	 17,137
Etobicoke Waterfront	 0	 1	 541	 24	 \$1,647	 811	 \$1,335,378	 9,281
Highway7 - Yonge	 2	 5	 1,298	 35	 \$1,112	 1,144	 \$1,272,940	 23,308
Mississauga City Centre	 2	 8	 3,963	 107	 \$1,214	 762	 \$925,620	 20,807
North Toronto	 32	 18	 3,519	 332	 \$1,561	 976	 \$1,524,340	 32,887
North Yonge Corridor	 123	 8	 2,524	 701	 \$1,557	 659	 \$1,026,398	 238
North York East	 0	 1	 497	 0	 .	 .	 .	 129,027
North York West	 28	 9	 989	 407	 \$1,362	 946	 \$1,288,166	 20,375
Not Applicable	 741	 165	 26,309	 6,636	 \$1,179	 770	 \$907,825	 14,778
Scarborough City Centre								 12,760
Sheppard Corridor	 36	 12	 2,592	 291	 \$1,420	 828	 \$1,175,431	 29,036
Thornhill	 0	 2	 410	 29	 \$1,367	 1,700	 \$2,323,017	 4,428
Toronto East	 8	 10	 1,433	 378	 \$1,266	 700	 \$885,707	
Toronto West	 23	 24	 4,048	 696	 \$1,341	 827	 \$1,109,292	
Yonge - St. Clair	 3	 7	 867	 254	 \$1,937	 982	 \$1,902,086	

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