

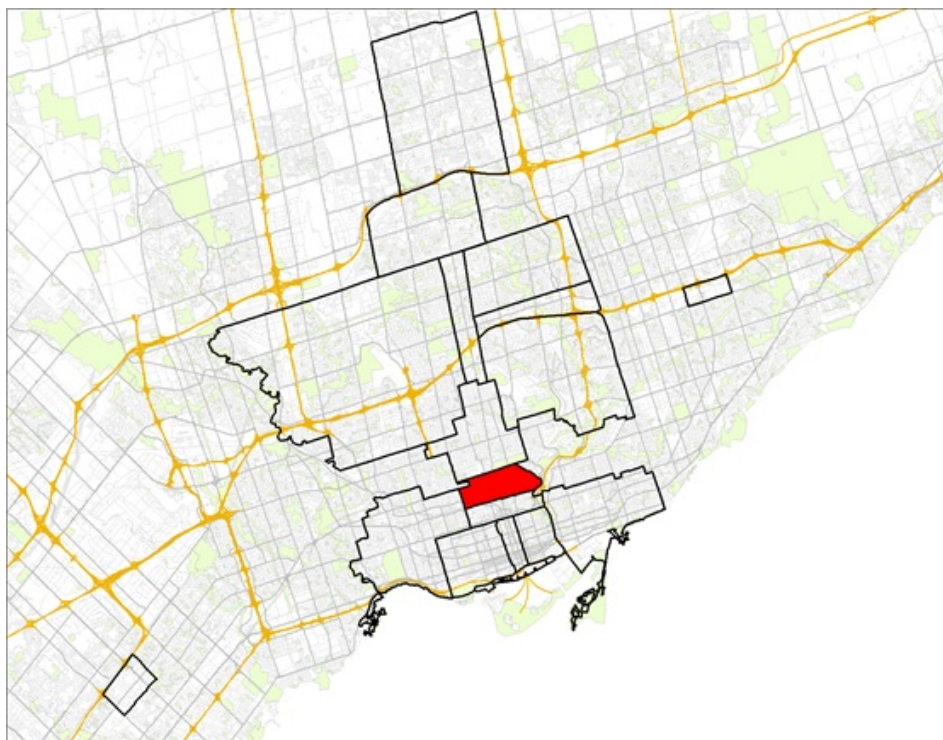


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of July 2023



Yonge - St. Clair Submarket Report - July 2023



Yonge - St. Clair		GTA
Distinct count of Site Name	7	382
No. of Units	1,121	96,539
Total Sales	871	81,924
Act Inv	250	14,615
Avg. wt. \$/sf	\$1,929	\$1,412
Avg. Project \$/SF	\$1,938	\$1,287
Avg. SF	976	817
Avg. \$	\$1,881,761	\$1,152,829
Current Month Sales (incl. active & sold out)	2	828

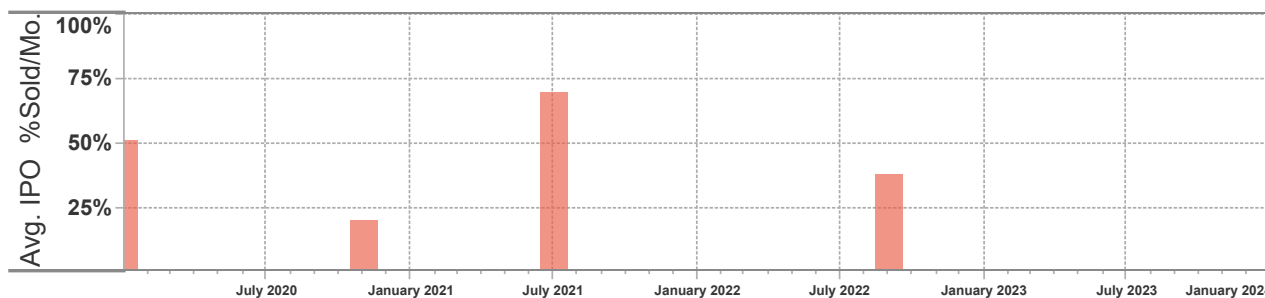
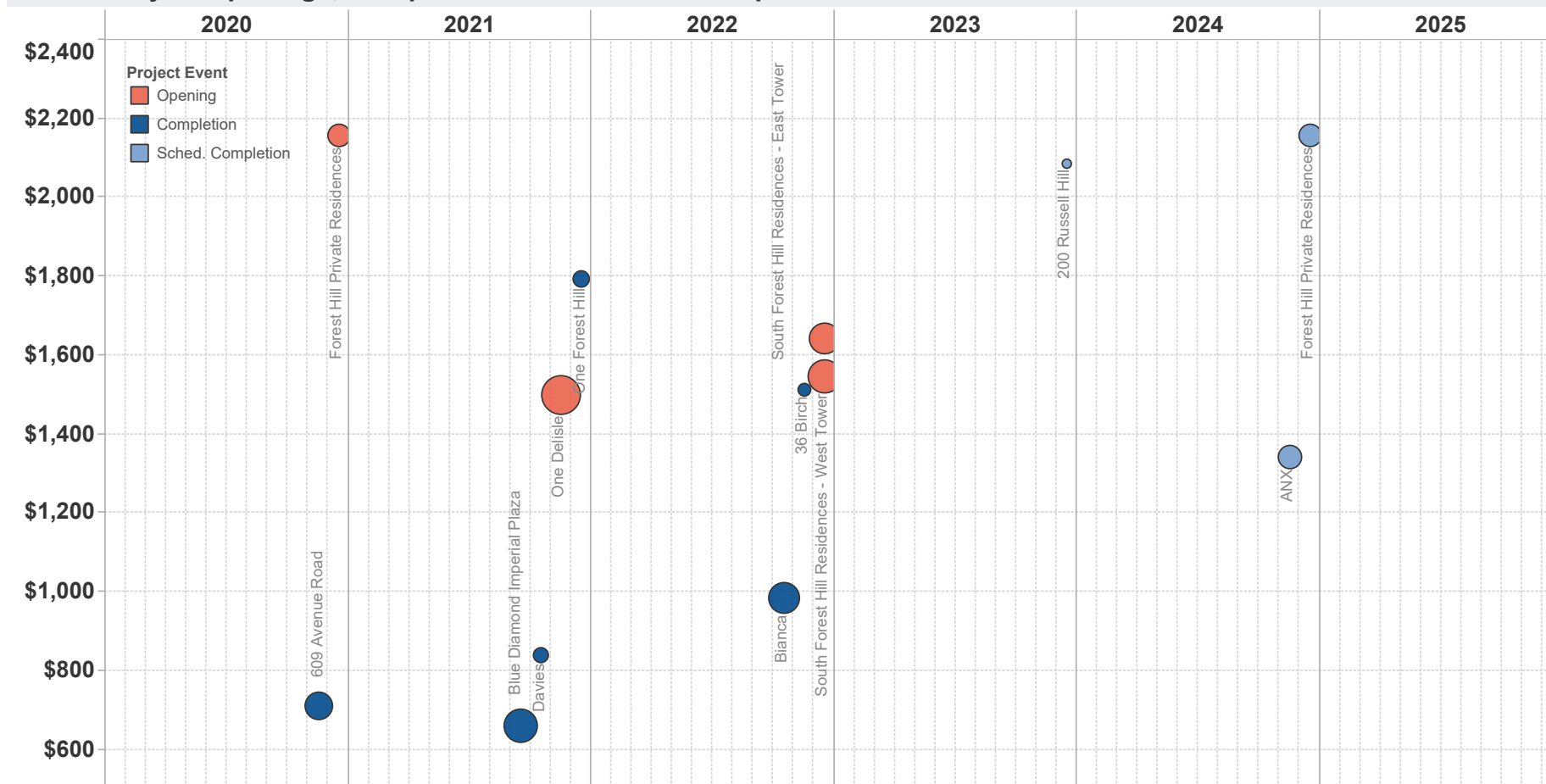
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	18	765
Total Units	4,428	424,430
Min. Density	1.7	0.0
Max. Density	32.5	61.9
Avg. Density	10.3	7.9

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

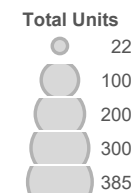


Yonge - St. Clair Submarket Report - July 2023

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.



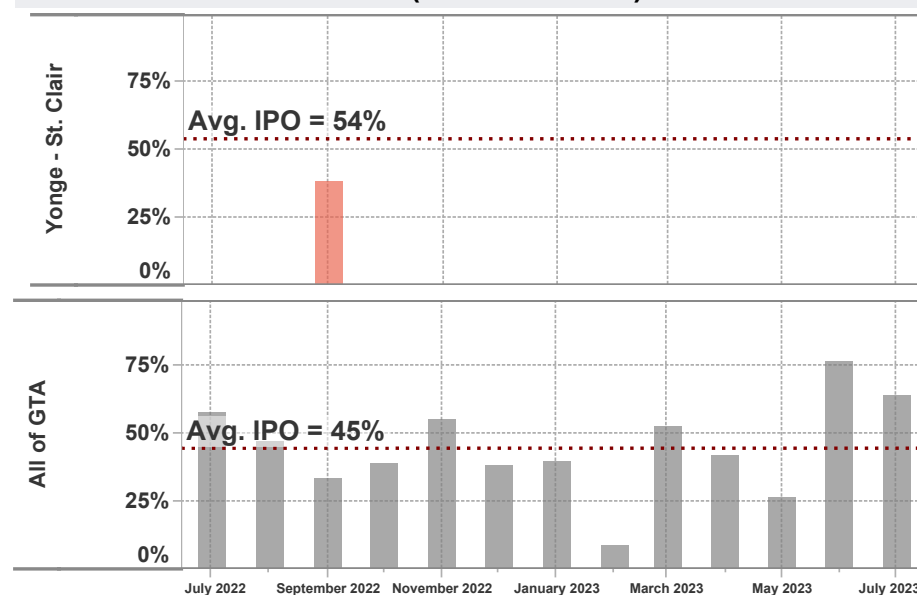
Yonge - St. Clair Submarket Report - July 2023

Project Data by Unit Type

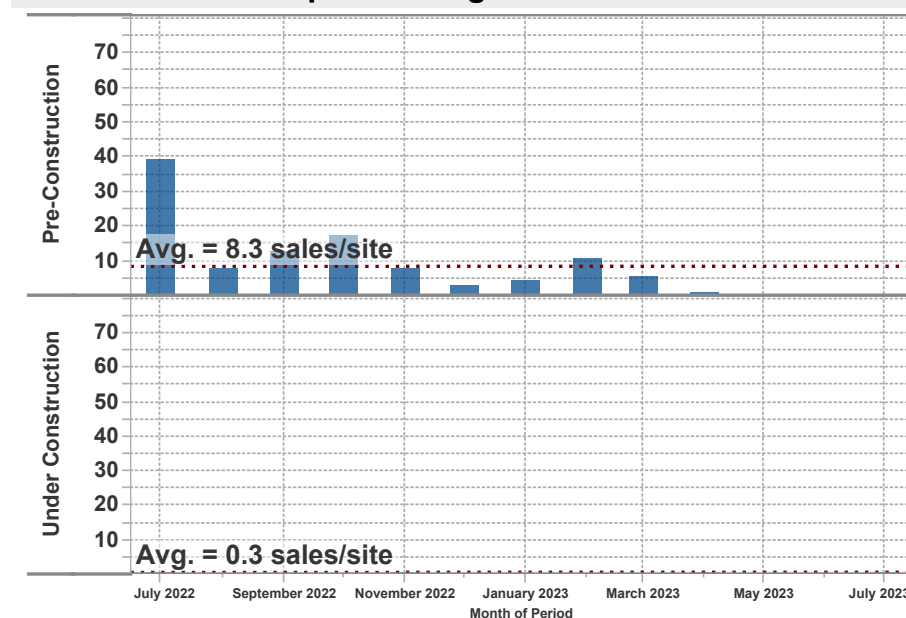
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	279	2	227	52
1 Bedroom + Den	344	0	302	42
2 Bedroom	292	0	202	90
2 Bedroom + Den	53	0	48	5
3 Bedroom & Up	124	0	63	61
Penthouse	8	0	8	0
Other				

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,865	480	1,229	\$836,990	\$2,550,000
\$1,694	528	686	\$808,990	\$1,699,900
\$1,830	648	1,842	\$1,005,900	\$4,100,000
\$1,134	2,196	2,832	\$2,850,000	\$2,850,000
\$2,201	854	3,171	\$1,500,000	\$11,959,900

IPO Launch Performance (first 2 months)

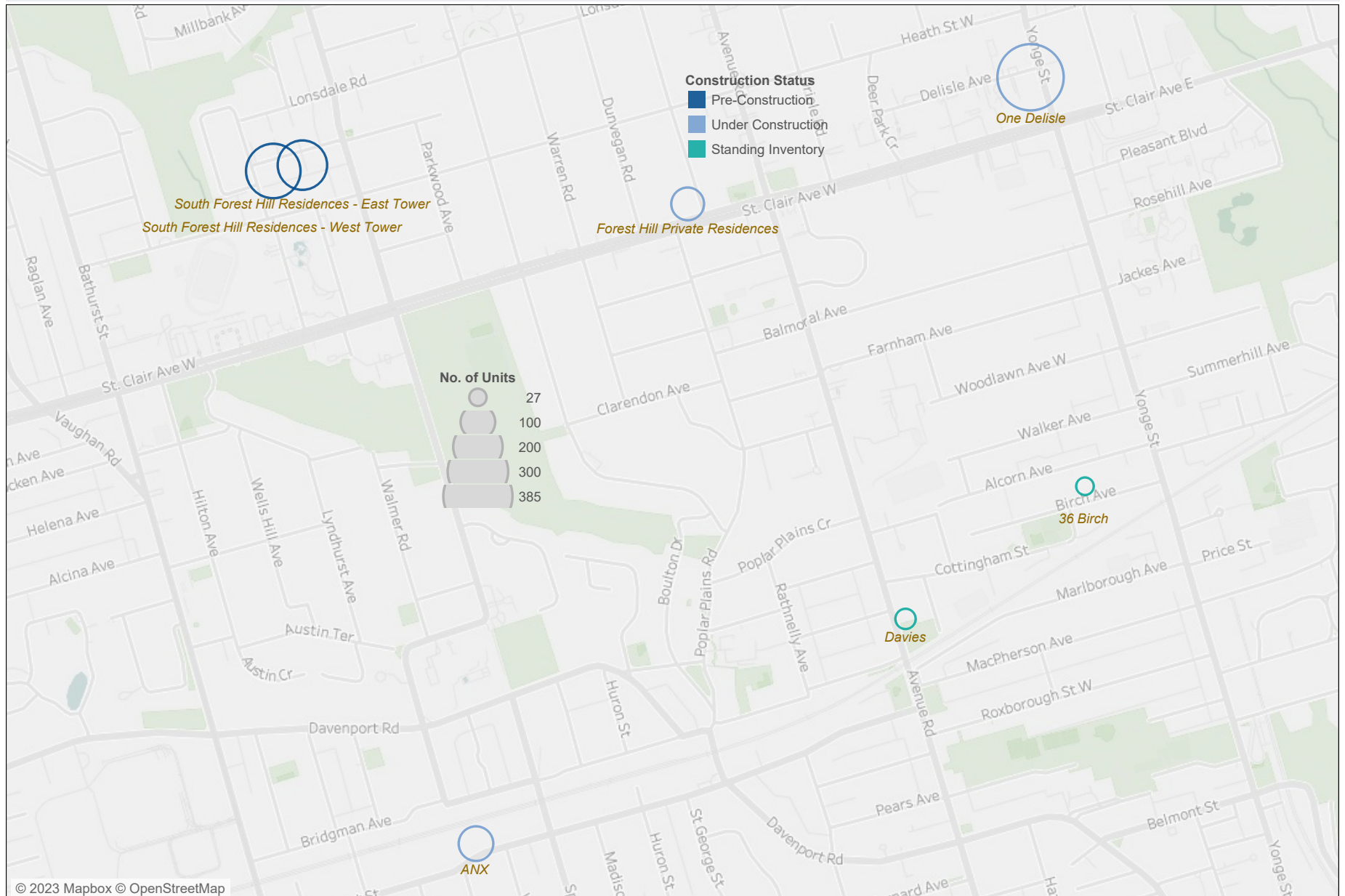


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - July 2023

Current Active Projects



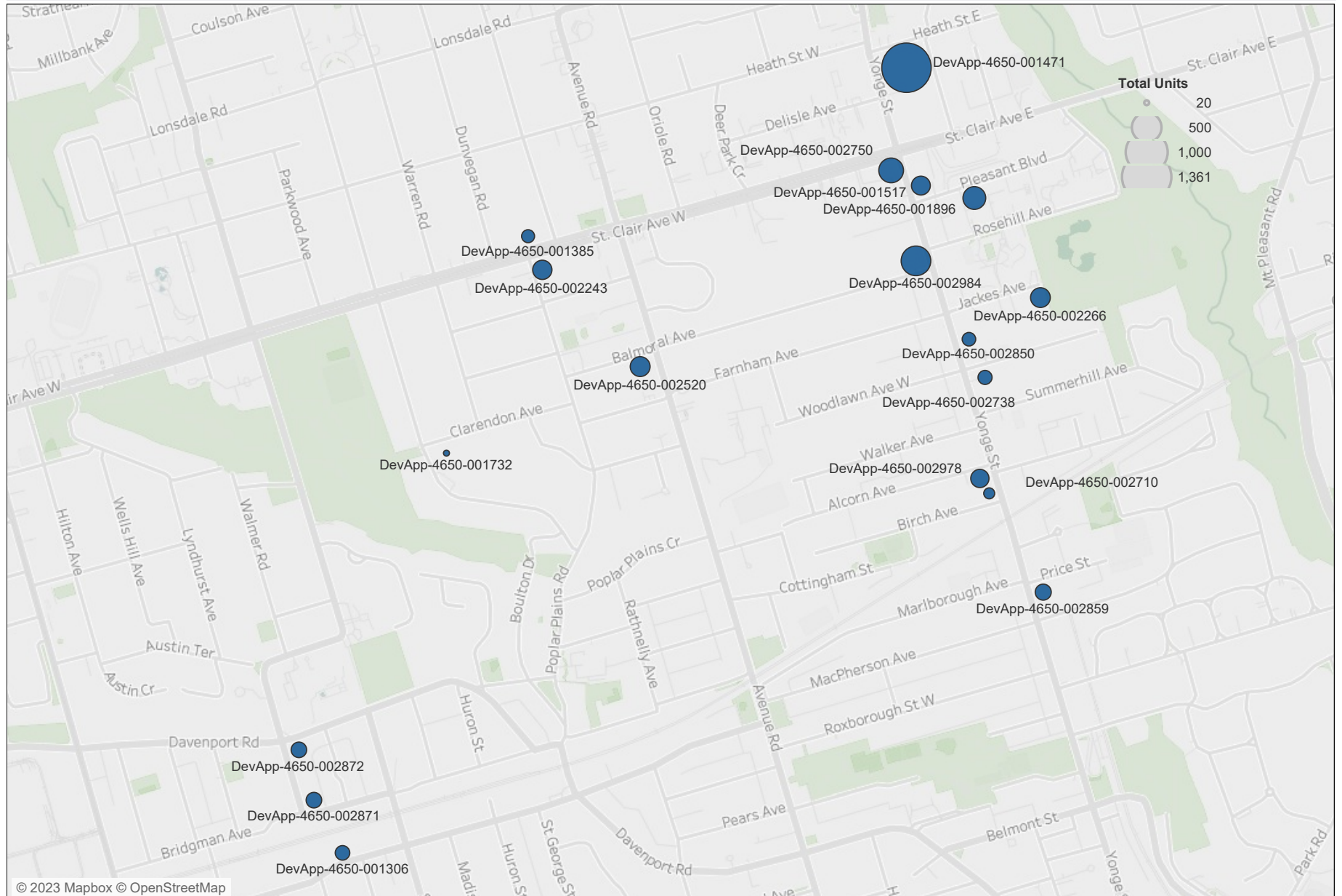
Yonge - St. Clair Submarket Report - July 2023

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	\$1,145
ANX - Freed Developments Ltd.	Apartment	May 2024	0	1	15	105	\$1,342	\$1,960
Davies - Brandy Lane Homes	Apartment	December 2021	0	2	4	36	\$840	\$1,644
Forest Hill Private Residences - Altree Developments	Apartment	November 2024	2	2	36	94	\$2,158	\$2,217
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	0	24	45	214	\$1,643	\$1,654
South Forest Hill Residences - West Tower - Parallax Develo..	Apartment	June 2027	0	20	131	260	\$1,547	\$1,753

Yonge - St. Clair Submarket Report - July 2023

Current Development Applications



Yonge - St. Clair Submarket Report - July 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 - July 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	● 55	● 16	● 4,236	● 481	● \$2,507	● 1,099	● \$2,755,337	● 17,365
Central Waterfront	● 8	● 6	● 2,542	● 486	● \$1,709	● 1,129	● \$1,929,746	● 12,588
Don Mills - York Mills	● 1	● 14	● 3,849	● 105	● \$1,135	● 1,185	● \$1,345,505	● 26,740
Downtown Core	● 5	● 8	● 4,812	● 526	● \$1,872	● 760	● \$1,423,561	● 30,497
Downtown East	● 22	● 20	● 6,196	● 1,403	● \$1,515	● 694	● \$1,050,578	● 23,178
Downtown West	● 3	● 23	● 7,665	● 749	● \$1,788	● 1,055	● \$1,886,877	● 17,137
Etobicoke Waterfront	● 0	● 1	● 544	● 21	● \$1,645	● 816	● \$1,342,988	● 9,281
Highway7 - Yonge	● 0	● 4	● 899	● 34	● \$1,117	● 1,140	● \$1,273,121	● 23,308
Mississauga City Centre	● 0	● 8	● 3,967	● 103	● \$1,214	● 765	● \$928,966	● 20,807
North Toronto	● 9	● 18	● 3,522	● 343	● \$1,560	● 952	● \$1,484,356	● 238
North Yonge Corridor	● 1	● 8	● 2,627	● 613	● \$1,558	● 671	● \$1,045,486	● 32,887
North York East	● 0	● 1	● 497	● 0	● .	● .	● .	● 129,027
North York West	● 20	● 11	● 1,091	● 608	● \$1,368	● 861	● \$1,178,151	● 20,375
Not Applicable	● 647	● 191	● 30,347	● 7,626	● \$1,172	● 775	● \$907,748	● 14,778
Scarborough City Centre								● 12,760
Sheppard Corridor	● 2	● 12	● 2,619	● 280	● \$1,444	● 831	● \$1,199,983	● 29,036
Thornhill	● 0	● 2	● 411	● 28	● \$1,367	● 1,690	● \$2,310,536	● 4,428
Toronto East	● 46	● 10	● 1,484	● 327	● \$1,238	● 692	● \$856,591	
Toronto West	● 7	● 22	● 3,745	● 632	● \$1,356	● 825	● \$1,118,566	
Yonge - St. Clair	● 2	● 7	● 871	● 250	● \$1,929	● 976	● \$1,881,761	



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