

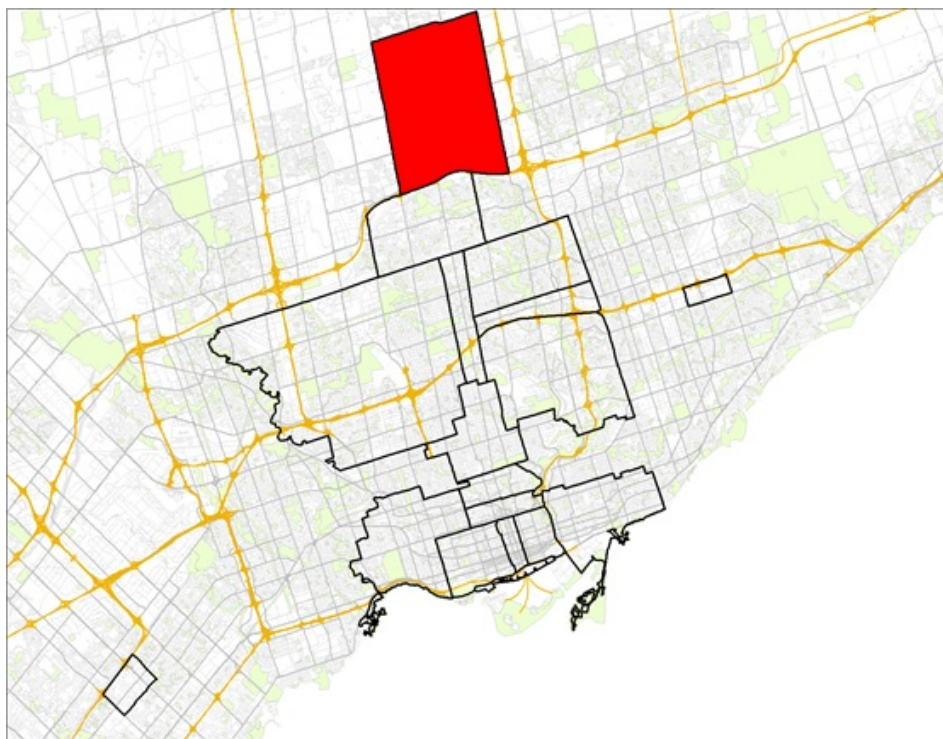


Greater Toronto Area
HWY 7 - Yonge

New Homes High Rise Submarket Report
Data as of July 2023



Highway7 - Yonge Submarket Report - July 2023

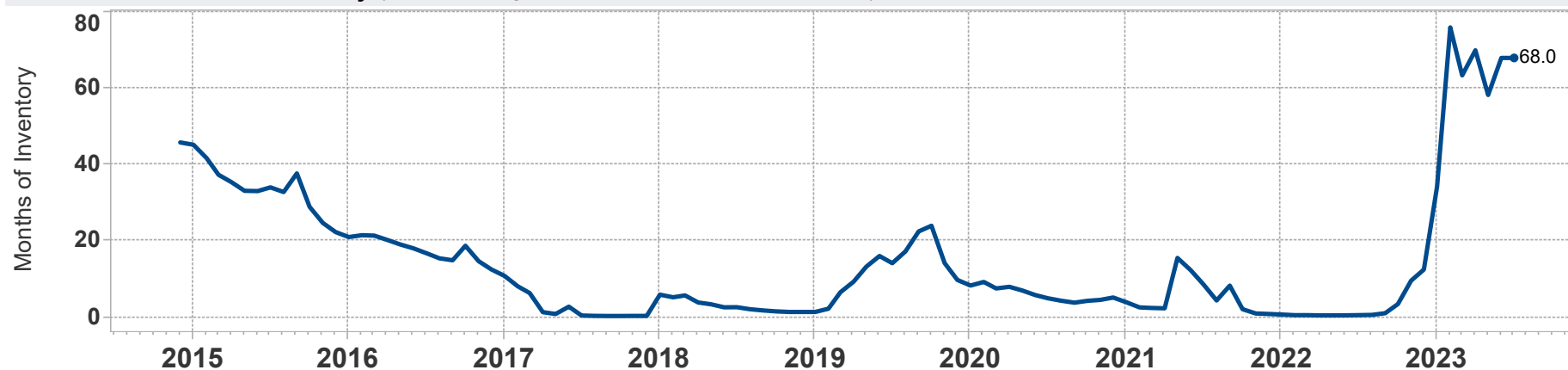


Highway7 - Yonge		GTA
Distinct count of Site Name	4	382
No. of Units	933	96,539
Total Sales	899	81,924
Act Inv	34	14,615
Avg. wt. \$/sf	\$1,117	\$1,412
Avg. Project \$/SF	\$1,037	\$1,287
Avg. SF	1,140	817
Avg. \$	\$1,273,121	\$1,152,829
Current Month Sales (incl. active & sold out)	0	828

Development Applications

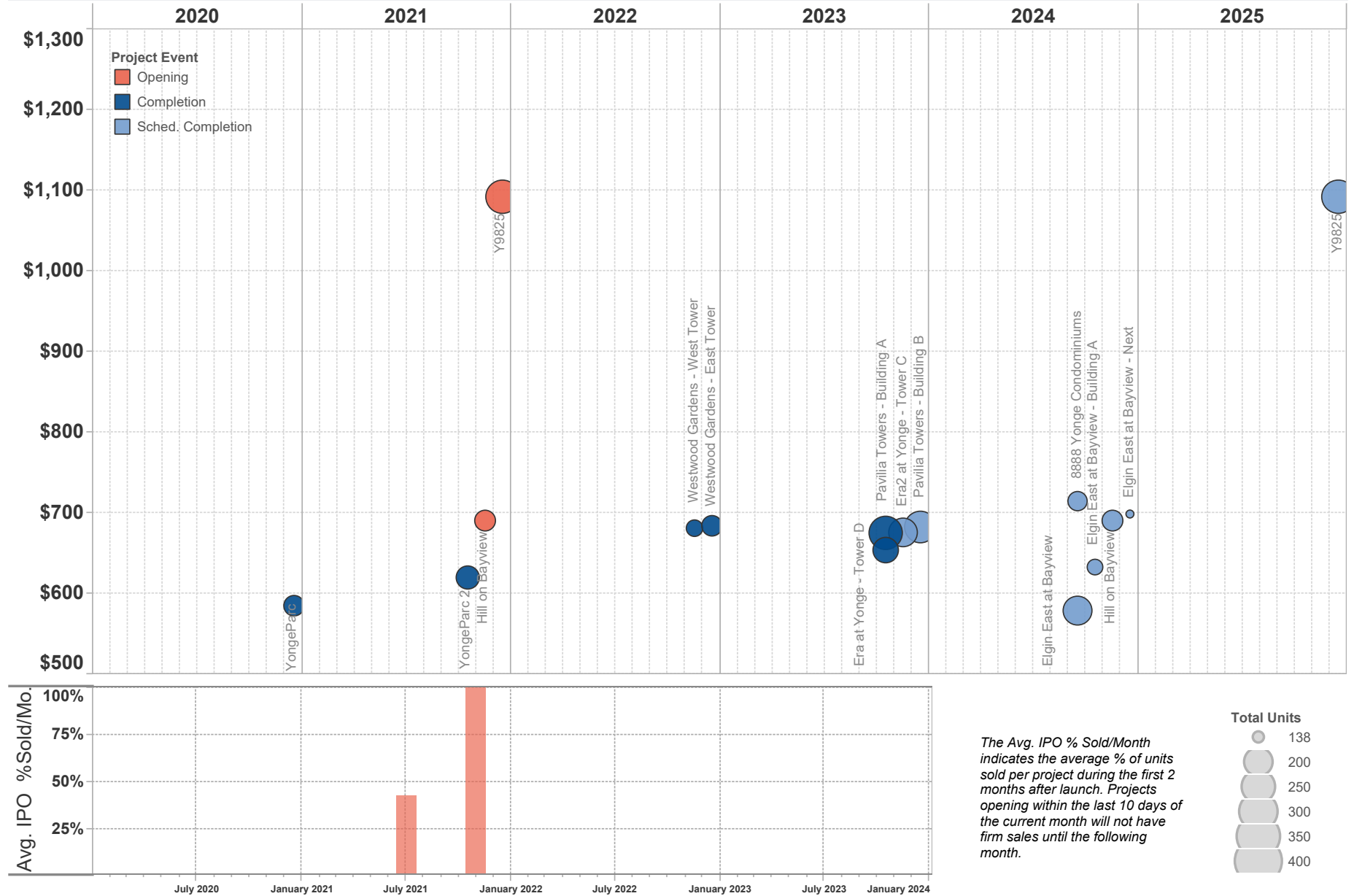
Highway7 - Yonge	City of Toronto
	765
	424,430
	0.0
	61.9
	7.9

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



Highway7 - Yonge Submarket Report - July 2023

Recent Project Openings, Completions & Scheduled Completions



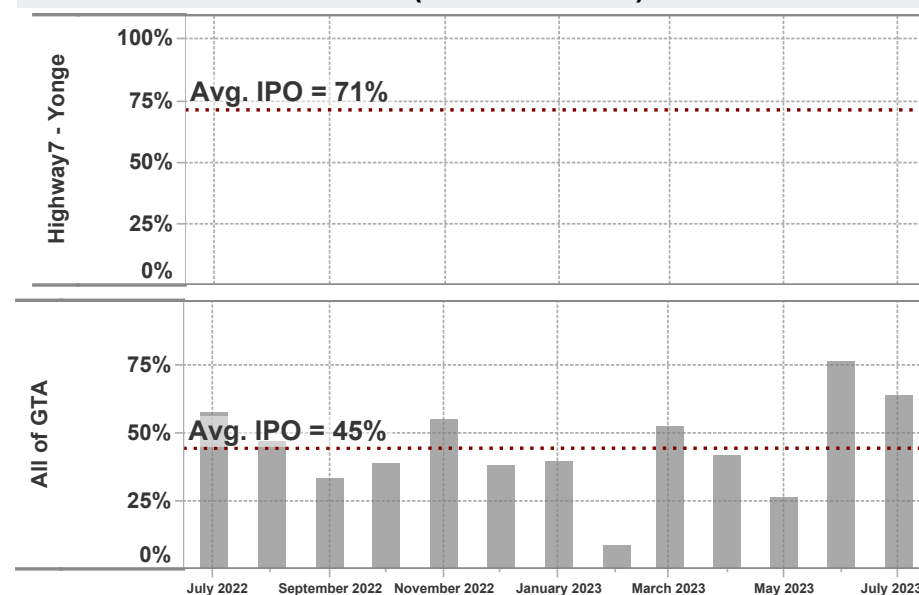
Highway7 - Yonge Submarket Report - July 2023

Project Data by Unit Type

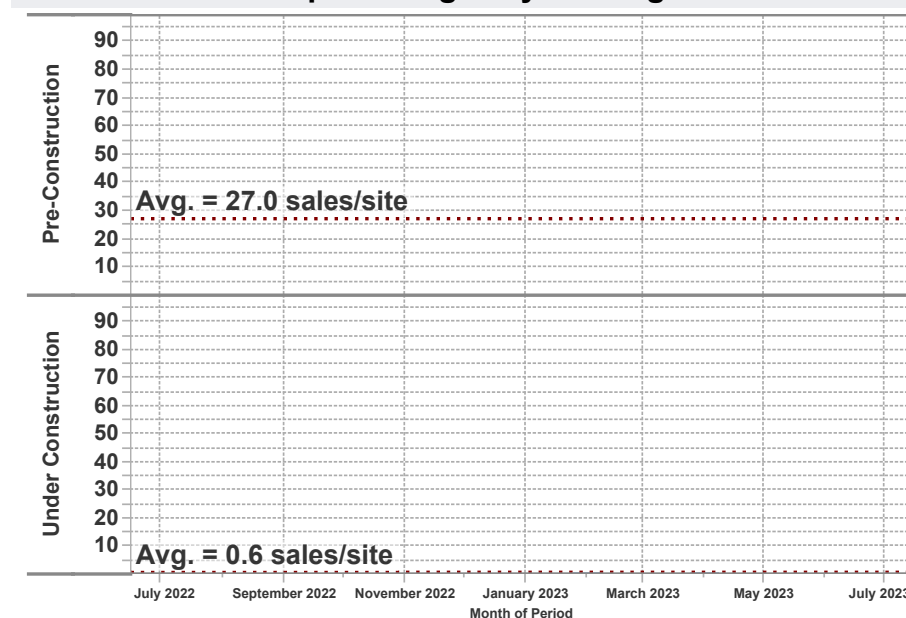
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio				
1 Bedroom	217	0	217	0
1 Bedroom + Den	228	0	223	5
2 Bedroom	280	0	275	5
2 Bedroom + Den	156	0	132	24
3 Bedroom & Up	52	0	52	0
Penthouse				
Other	0	0	0	0

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,201	650	683	\$761,900	\$838,900
\$1,060	795	908	\$887,900	\$916,900
\$1,116	1,029	1,333	\$1,067,900	\$1,500,900

IPO Launch Performance (first 2 months)

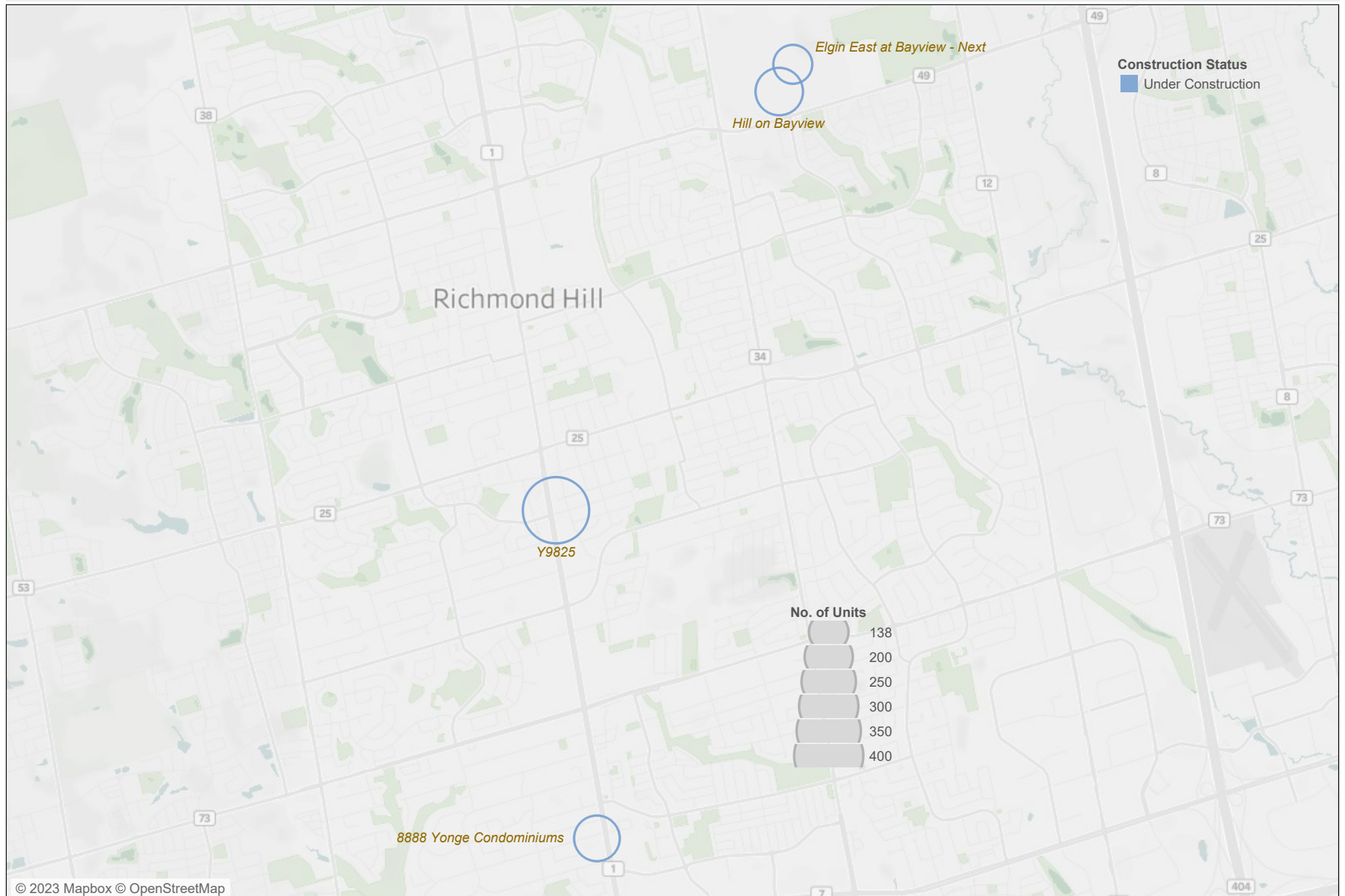


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - July 2023

Current Active Projects



Highway7 - Yonge 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..
8888 Yonge Condominiums - Metroview Developments	Apartment	March 2024	0	0	0	190	\$715	\$776
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	February 2024	0	5	11	138	\$699	\$1,112
Hill on Bayview - Armour Heights Developments	Stacked	October 2024	0	0	23	205	\$691	\$1,118
Y9825 - Metroview Developments	Apartment	September 2025	0	0	0	400	\$1,092	\$1,140

Highway7 - Yonge 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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