

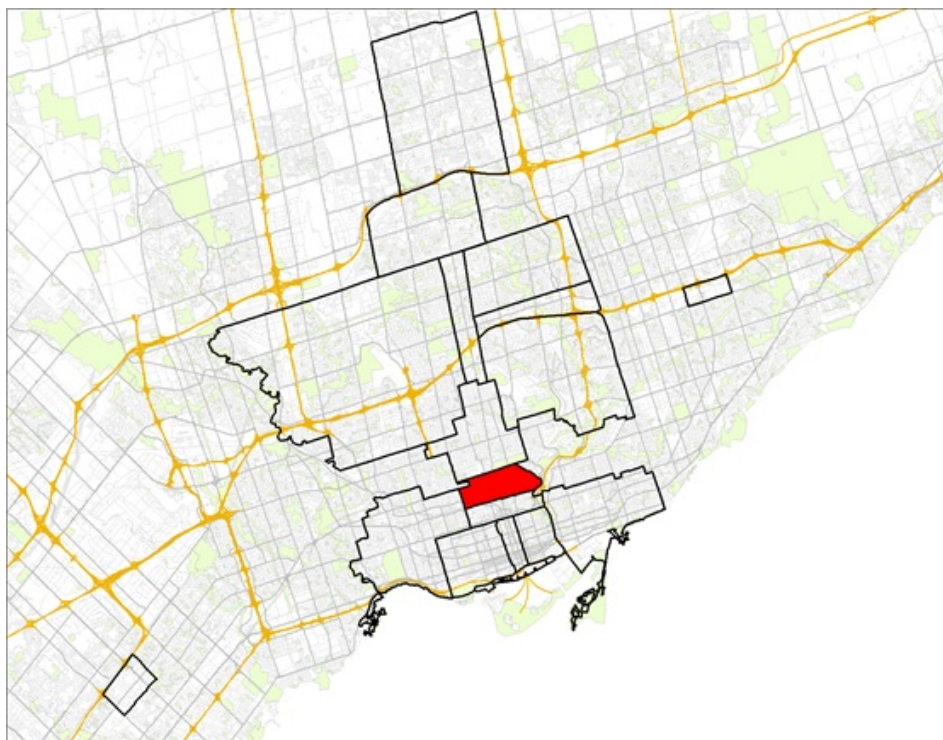


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of August 2023



Yonge - St. Clair Submarket Report - August 2023



Yonge - St. Clair		GTA
Distinct count of Site Name	7	385
No. of Units	1,121	96,568
Total Sales	874	82,326
Act Inv	247	14,242
Avg. wt. \$/sf	\$1,910	\$1,408
Avg. Project \$/SF	\$1,931	\$1,286
Avg. SF	957	821
Avg. \$	\$1,827,520	\$1,156,529
Current Month Sales (incl. active & sold out)	3	443

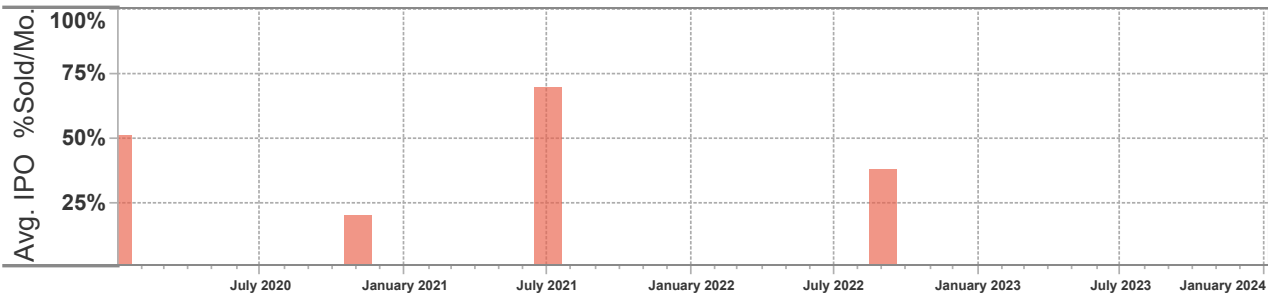
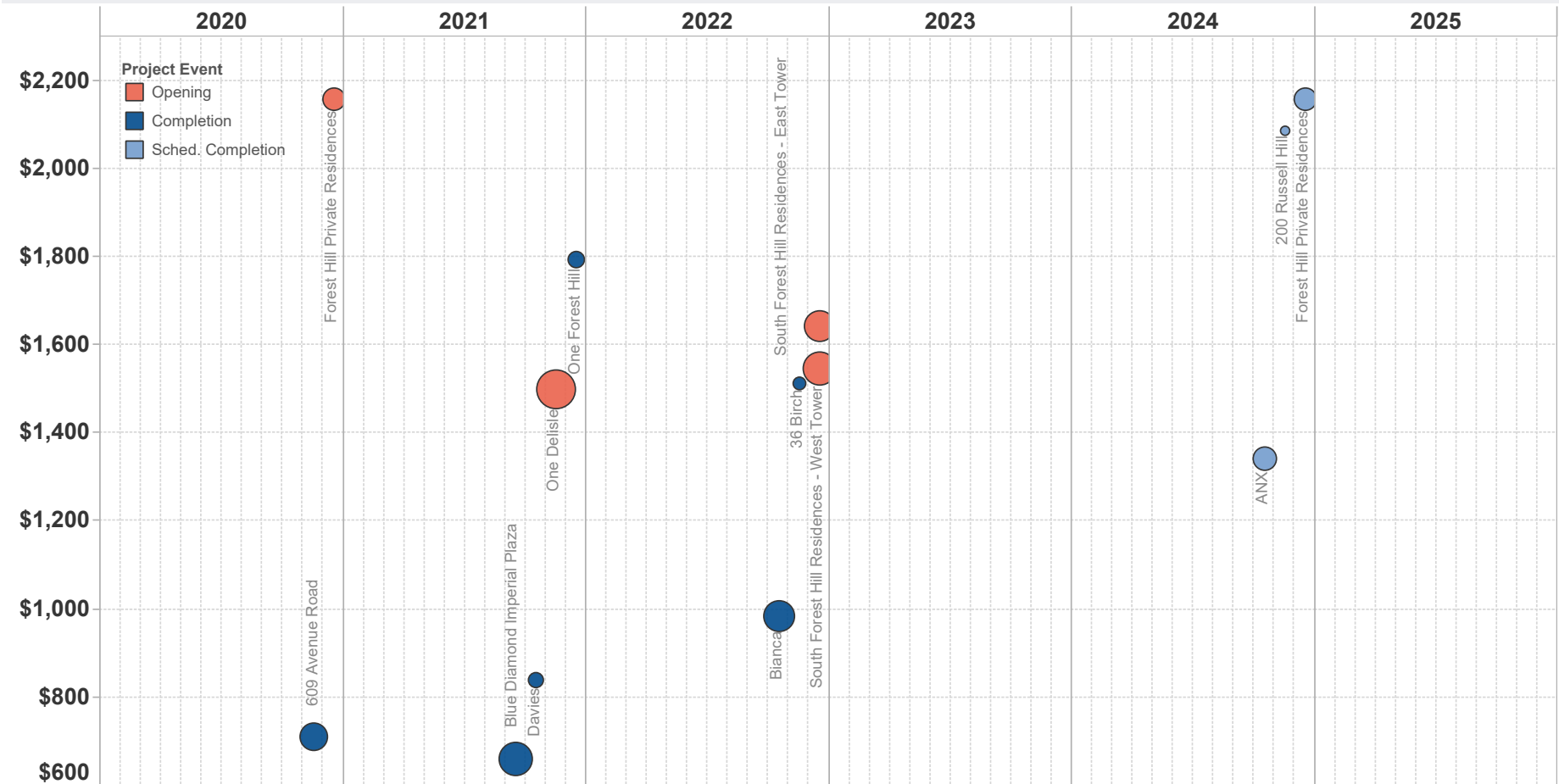
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	18	794
Total Units	5,717	462,476
Min. Density	1.7	0.0
Max. Density	32.5	61.7
Avg. Density	13.2	8.1

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

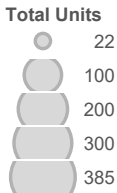


Yonge - St. Clair Submarket Report - August 2023

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.



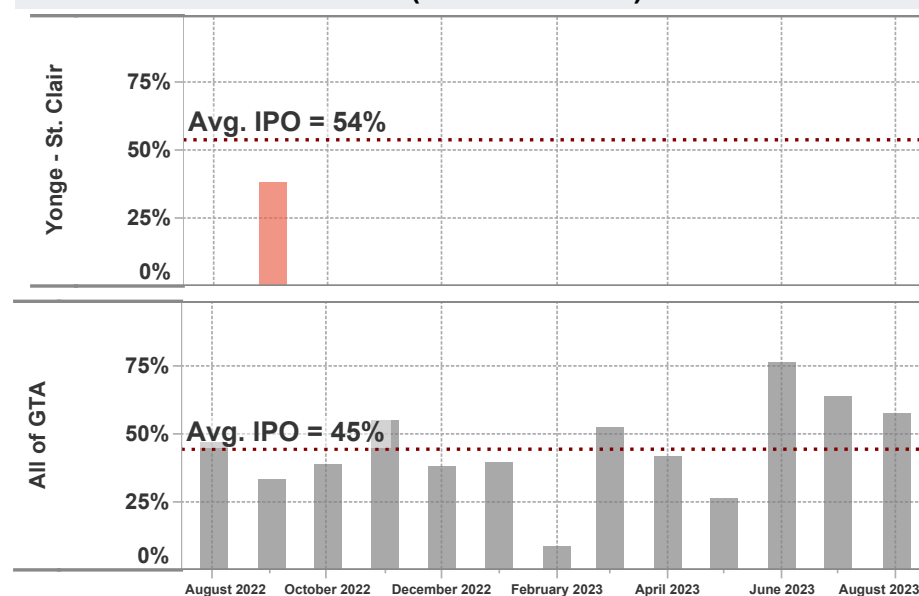
Yonge - St. Clair Submarket Report - August 2023

Project Data by Unit Type

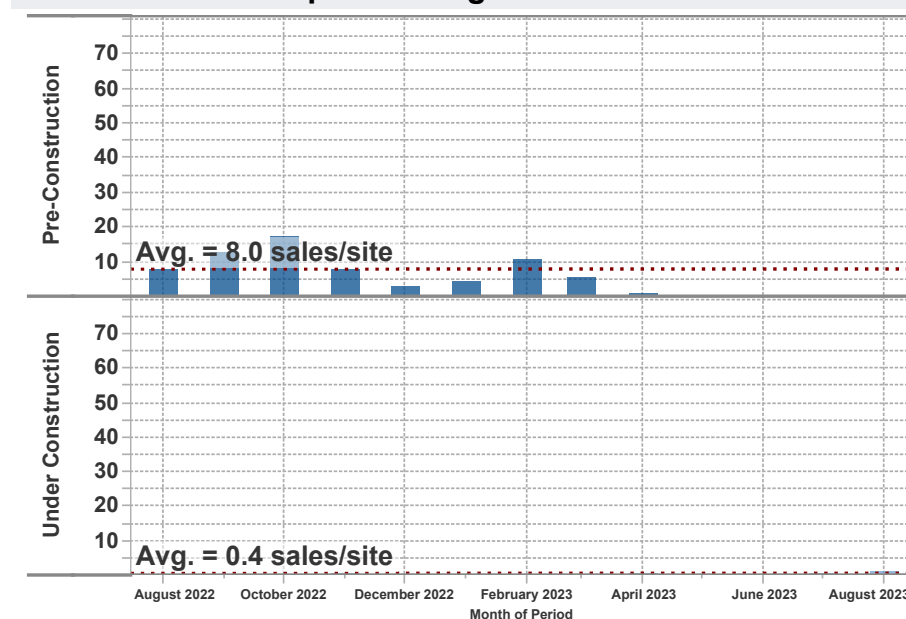
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	279	3	230	49
1 Bedroom + Den	344	0	302	42
2 Bedroom	292	0	195	97
2 Bedroom + Den	53	0	48	5
3 Bedroom & Up	124	0	70	54
Penthouse	8	0	8	0
Other				

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,865	480	1,065	\$836,990	\$2,250,900
\$1,694	528	686	\$808,990	\$1,699,900
\$1,867	648	1,842	\$1,005,900	\$4,100,000
\$1,134	2,196	2,832	\$2,850,000	\$2,850,000
\$2,163	854	3,171	\$1,500,000	\$11,959,900

IPO Launch Performance (first 2 months)

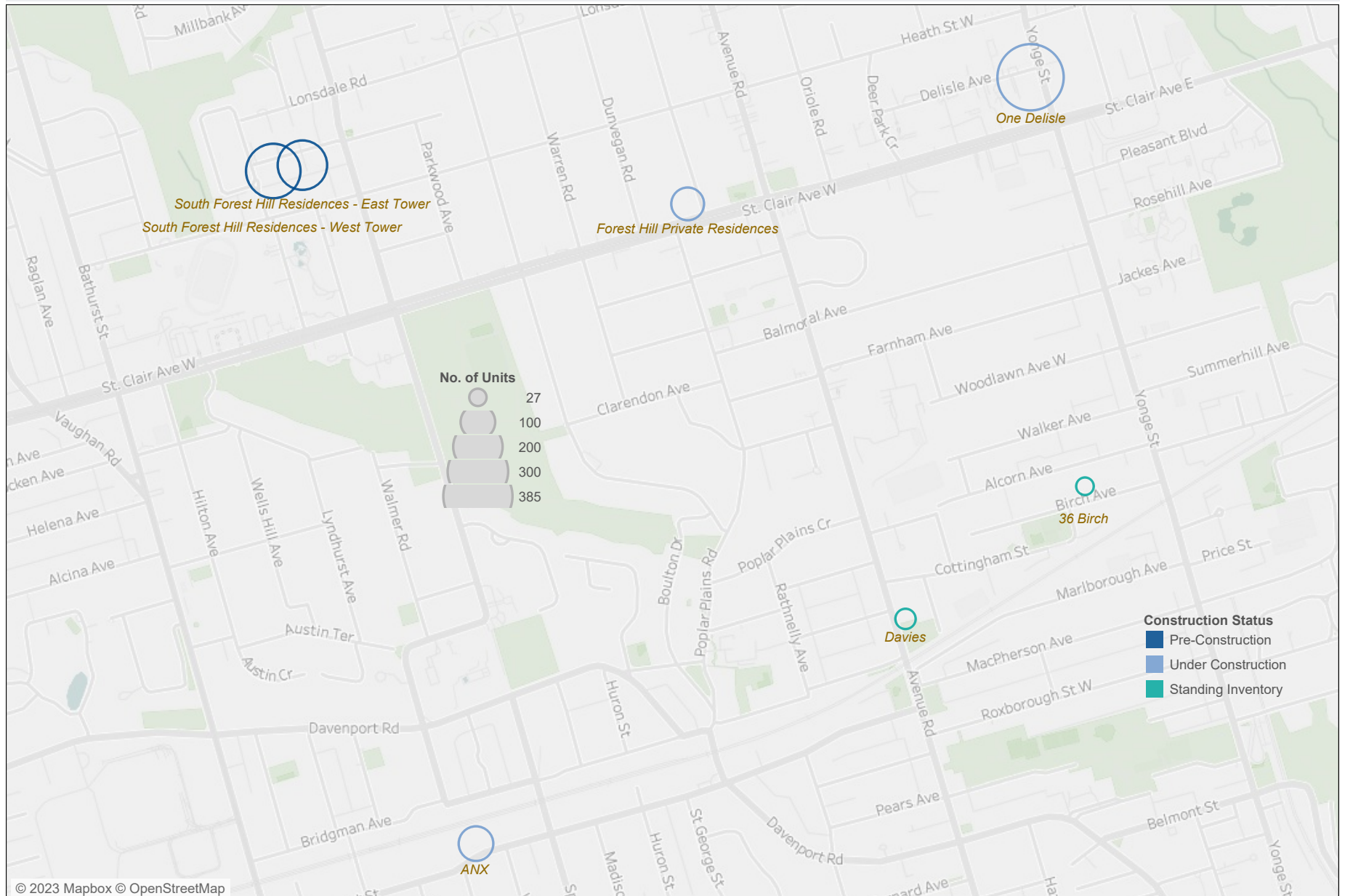


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - August 2023

Current Active Projects



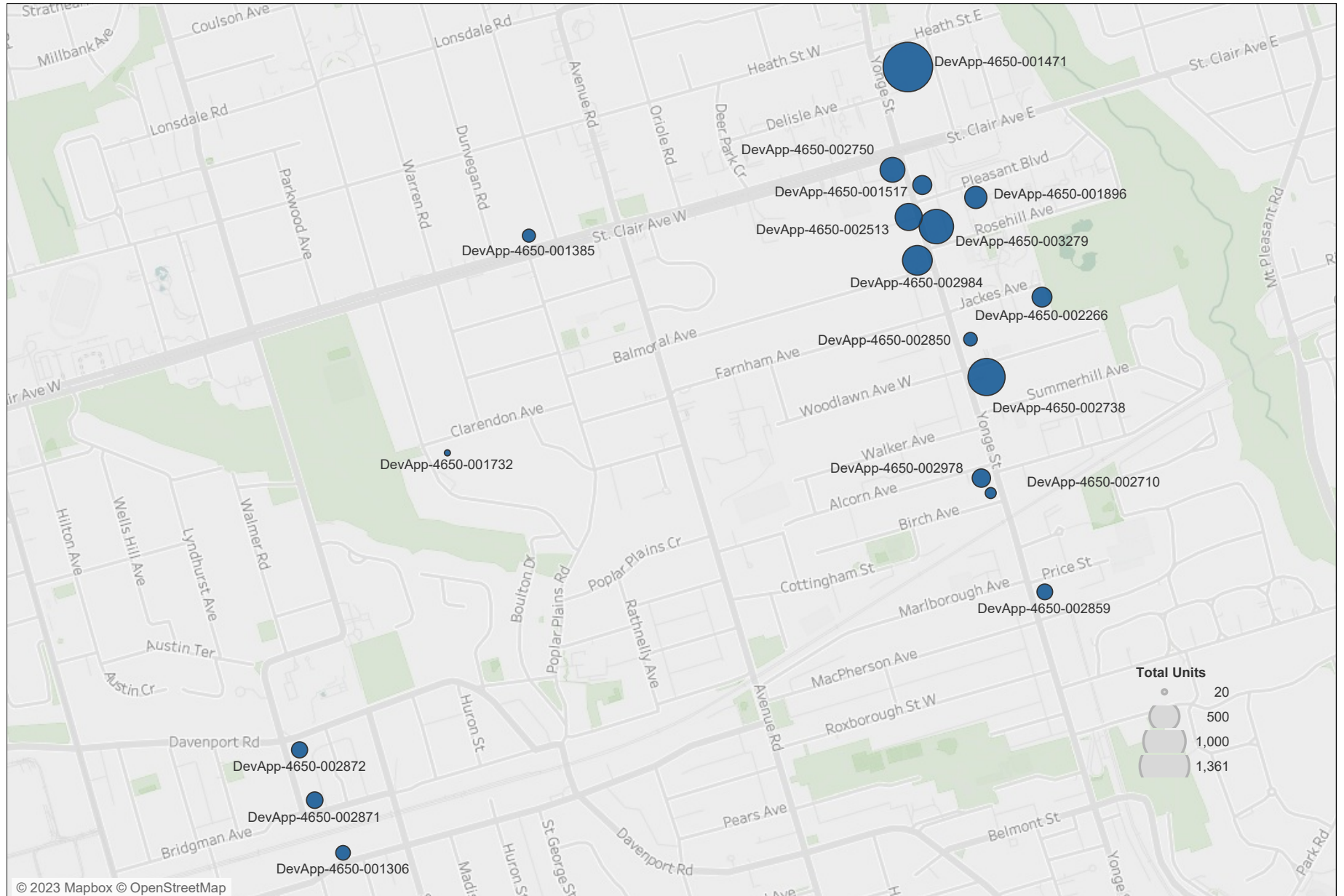
Yonge - St. Clair Submarket Report - August 2023

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	3	5	33	94	\$2,158	\$2,170
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 - August 2023

Current Development Applications



Yonge - St. Clair Submarket Report - August 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	272
DevApp-4650-002266	49 Jackes Avenue	12.5	217
DevApp-4650-002513	1406 Yonge Street	28.7	406
DevApp-4650-002710	1196 Yonge Street	9.8	67
DevApp-4650-002738	1233 Yonge Street	24.5	764
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	9.1	136
DevApp-4650-002871	500 MacPherson Avenue (South Building)	4.7	150
DevApp-4650-002872	555 Davenport Road	5.0	143
DevApp-4650-002978	1220 Yonge Street	10.2	185
DevApp-4650-002984	1366 Yonge Street	32.5	489
DevApp-4650-003279	1365 Yonge Street	21.1	655

Yonge - St. Clair Submarket Report - August 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	• 11	• 16	• 4,247	• 470	• \$2,512	• 1,108	• \$2,783,935	• 16,439
Central Waterfront	• 3	• 6	• 2,544	• 484	• \$1,710	• 1,130	• \$1,932,586	• 17,168
Don Mills - York Mills	• 1	• 14	• 3,850	• 104	• \$1,138	• 1,170	• \$1,331,442	• 28,216
Downtown Core	• 3	• 8	• 4,815	• 523	• \$1,877	• 760	• \$1,427,423	• 31,600
Downtown East	• 18	• 20	• 6,218	• 1,383	• \$1,513	• 694	• \$1,050,669	• 25,705
Downtown West	• 4	• 23	• 7,668	• 746	• \$1,789	• 1,056	• \$1,888,873	• 17,279
Etobicoke Waterfront	• 1	• 1	• 545	• 20	• \$1,647	• 811	• \$1,335,505	• 9,281
Highway7 - Yonge	• 0	• 4	• 899	• 34	• \$1,117	• 1,140	• \$1,273,121	• 25,237
Mississauga City Centre	• 5	• 8	• 3,961	• 109	• \$1,244	• 769	• \$957,260	• 26,058
North Toronto	• 14	• 18	• 3,520	• 367	• \$1,560	• 924	• \$1,441,857	• 305
North Yonge Corridor	• 9	• 8	• 2,636	• 604	• \$1,558	• 673	• \$1,048,874	• 32,789
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 143,340
North York West	• 22	• 11	• 1,113	• 586	• \$1,331	• 867	• \$1,154,406	• 24,358
Not Applicable	• 288	• 194	• 30,613	• 7,545	• \$1,168	• 779	• \$909,976	• 14,963
Scarborough City Centre								• 13,202
Sheppard Corridor	• 0	• 12	• 2,619	• 280	• \$1,407	• 830	• \$1,168,501	• 30,819
Thornhill	• 0	• 2	• 411	• 28	• \$1,367	• 1,690	• \$2,310,536	• 5,717
Toronto East	• 8	• 10	• 1,493	• 318	• \$1,249	• 707	• \$882,844	
Toronto West	• 53	• 22	• 3,803	• 394	• \$1,384	• 879	• \$1,216,180	
Yonge - St. Clair	• 3	• 7	• 874	• 247	• \$1,910	• 957	• \$1,827,520	



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&O.E.