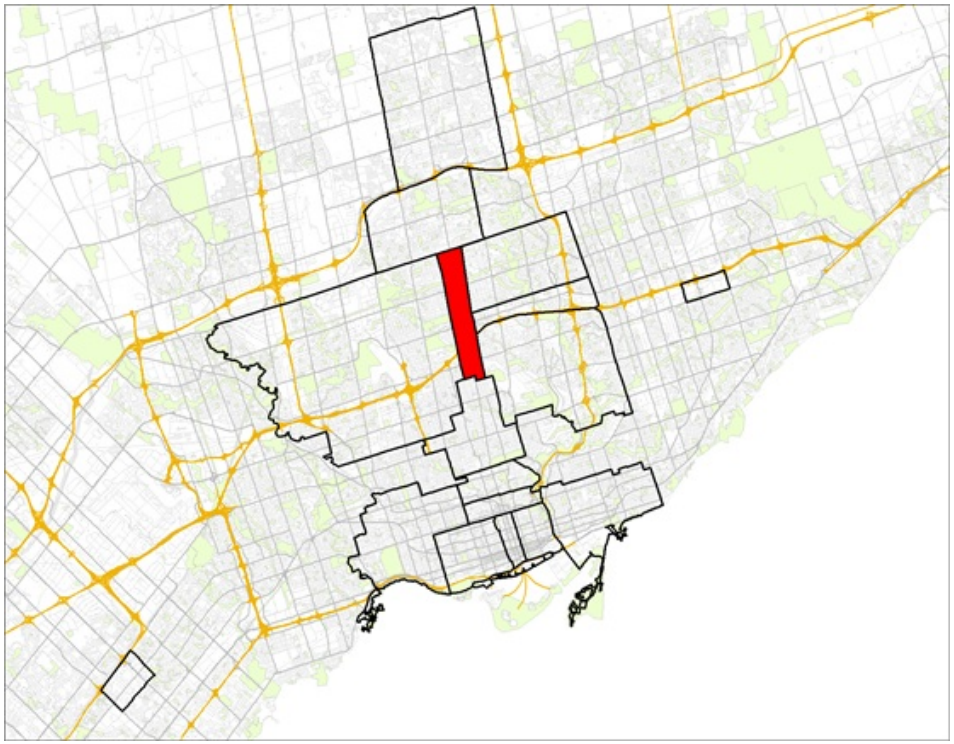
Greater Toronto Area North Yonge Corridor

New Homes High Rise Submarket Report

Data as of August 2023

Altus Group

North Yonge Corridor Submarket Report - August 2023

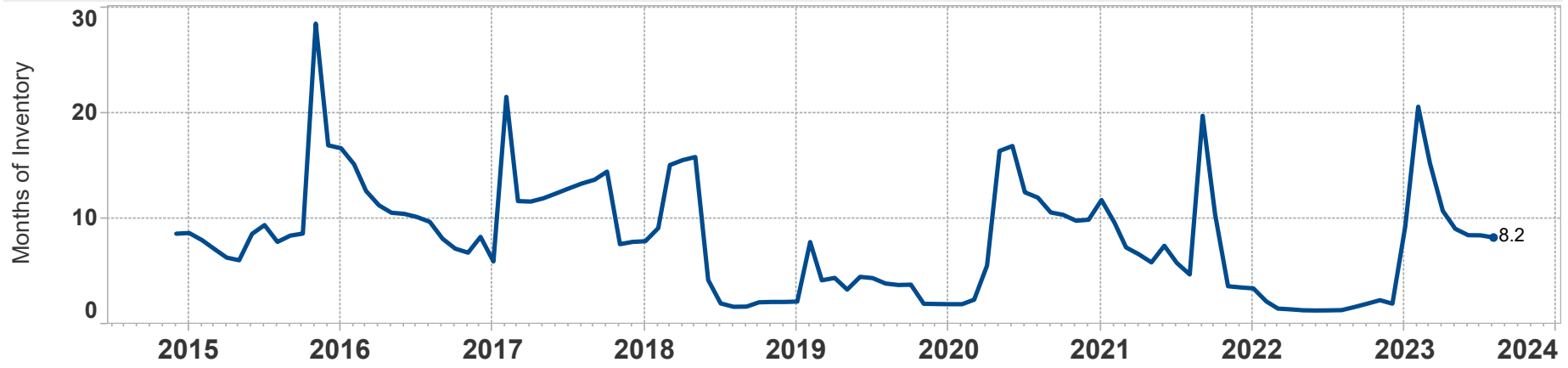


North Yonge Corridor		GTA
Distinct count of Site Name	8	385
No. of Units	3,240	96,568
Total Sales	2,636	82,326
Act Inv	604	14,242
Avg. wt. $/sf	$1,558	$1,408
Avg. Project $/SF	$1,372	$1,286
Avg. SF	673	821
Avg. $	$1,048,874	$1,156,529
Current Month Sales (incl. active & sold out)	9	443

Development Applications

North Yonge Corridor		City of Toronto
Count of Address	33	794
Total Units	26,058	462,476
Min. Density	1.0	0.0
Max. Density	26.1	61.7
Avg. Density	7.5	8.1

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



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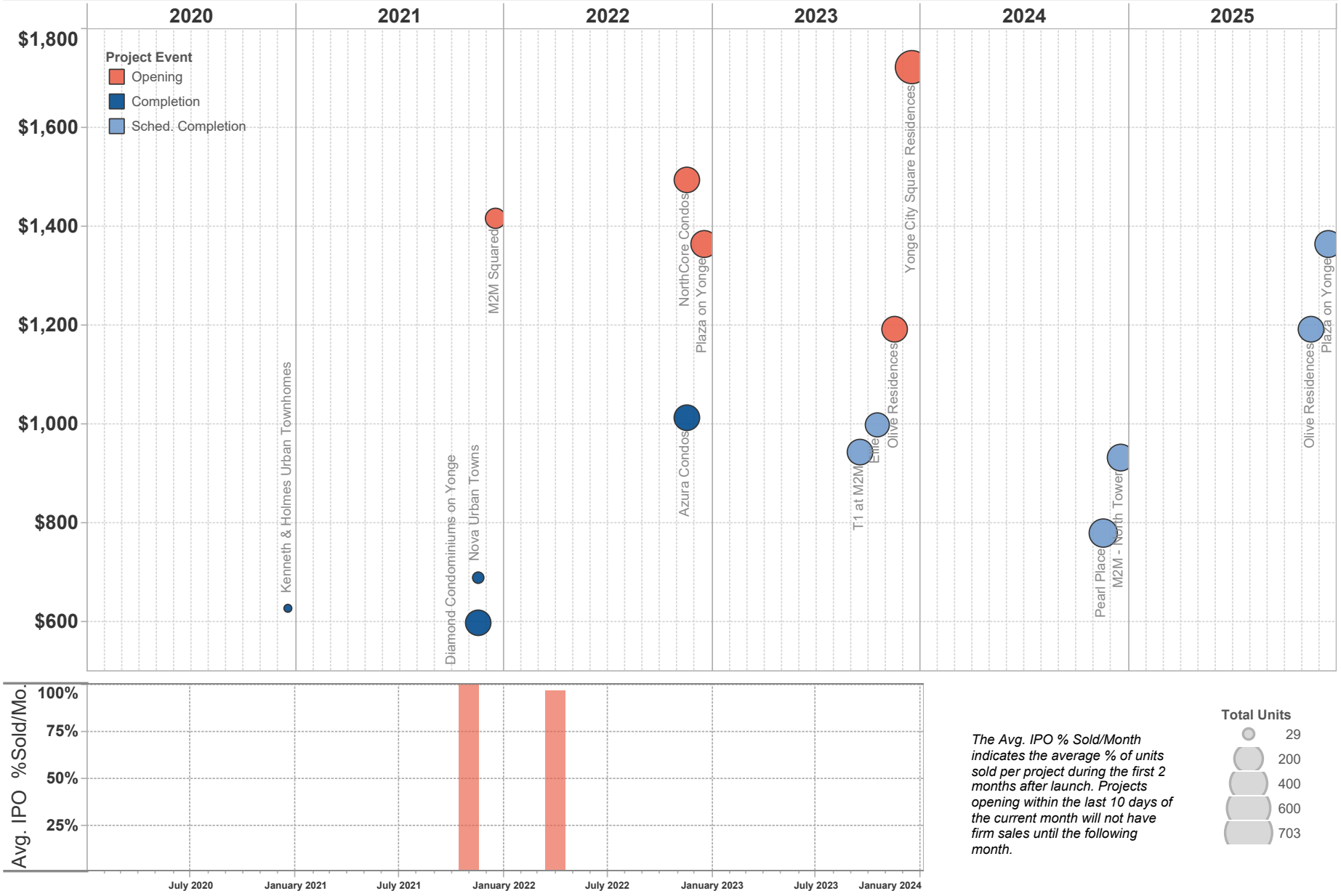
Recent Project Openings, Completions & Scheduled Completions



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.

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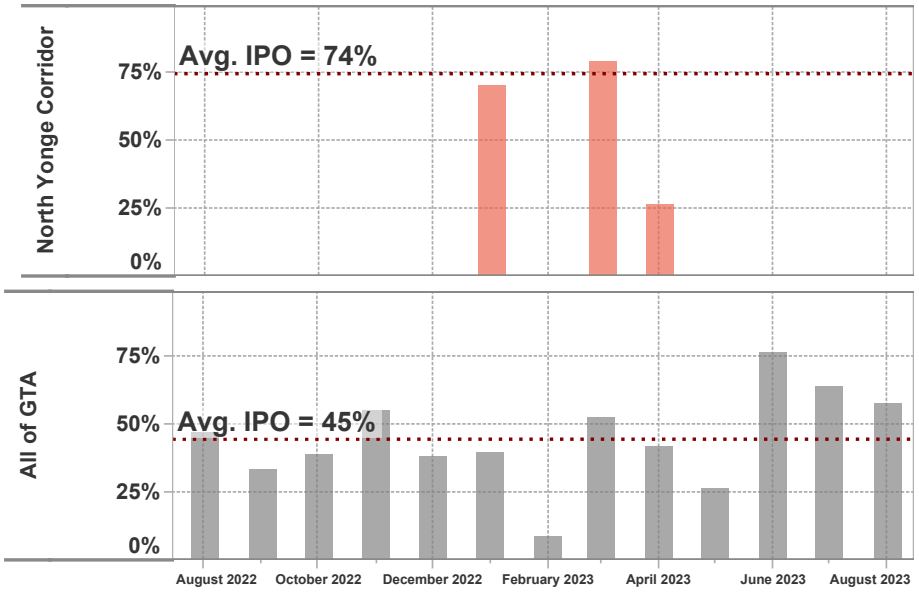
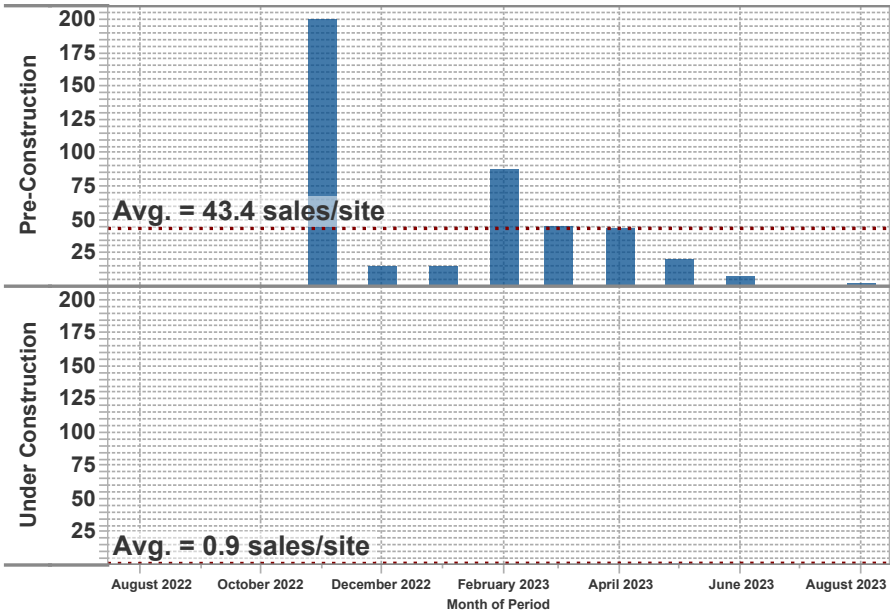
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. wt. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	212	0	136	76	$1,668	333	401	$506,000	$728,990
1 Bedroom	635	1	564	71	$1,541	442	576	$699,990	$909,990
1 Bedroom + Den	912	5	746	166	$1,587	573	637	$818,000	$989,990
2 Bedroom	1,009	3	865	144	$1,523	613	868	$877,000	$1,317,900
2 Bedroom + Den	165	0	128	37	$1,686	762	1,047	$989,000	$1,705,900
3 Bedroom & Up	240	0	151	89	$1,580	840	1,302	$1,094,900	$1,700,000
Penthouse	20	0	10	10	$1,116	836	1,081	$854,900	$1,284,900
Other	31	0	31	0					

IPO Launch Performance (first 2 months)



Post Launch Absorption: North Yonge Corridor



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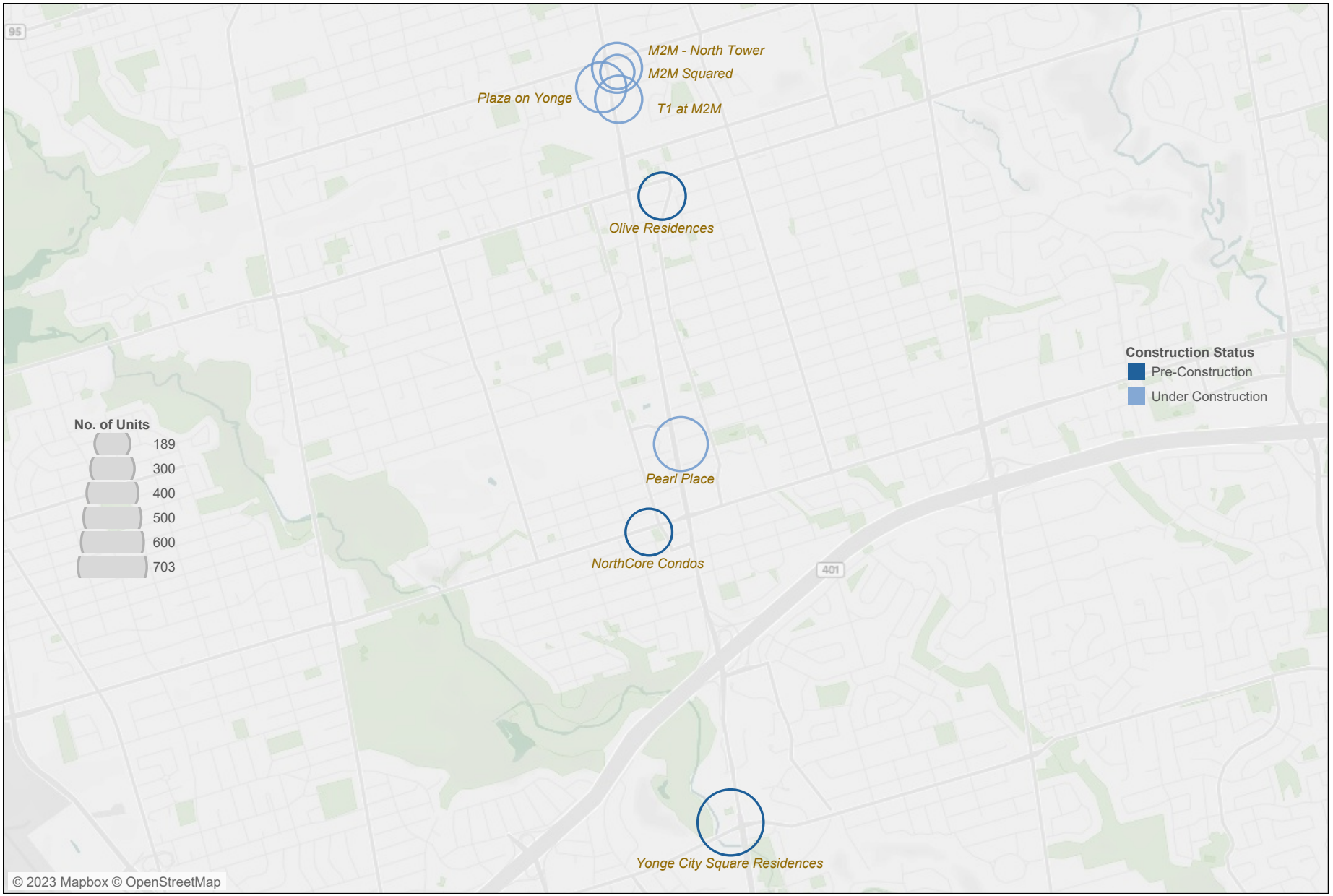
Current Active Projects



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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..
M2M - North Tower - Aoyuan International	Apartment	March 2024	0	0	0	403	$933	$1,091
M2M Squared - Aoyuan International	Apartment	January 2026	0	0	0	189	$1,417	$1,422
NorthCore Condos - Fieldgate Homes and Westdale Properti..	Apartment	March 2026	0	102	36	353	$1,495	$1,592
Olive Residences - Capital Developments	Apartment	October 2025	0	339	21	360	$1,193	$1,195
Pearl Place - Conservatory Group	Apartment	May 2024	1	10	45	467	$780	$1,666
Plaza on Yonge - Plaza	Apartment	March 2025	0	1	12	407	$1,365	$1,336
T1 at M2M - Aoyuan International	Apartment	November 2023	0	0	0	358	$944	$1,096
Yonge City Square Residences - Gupta Group	Apartment	April 2027	8	213	490	703	$1,723	$1,575

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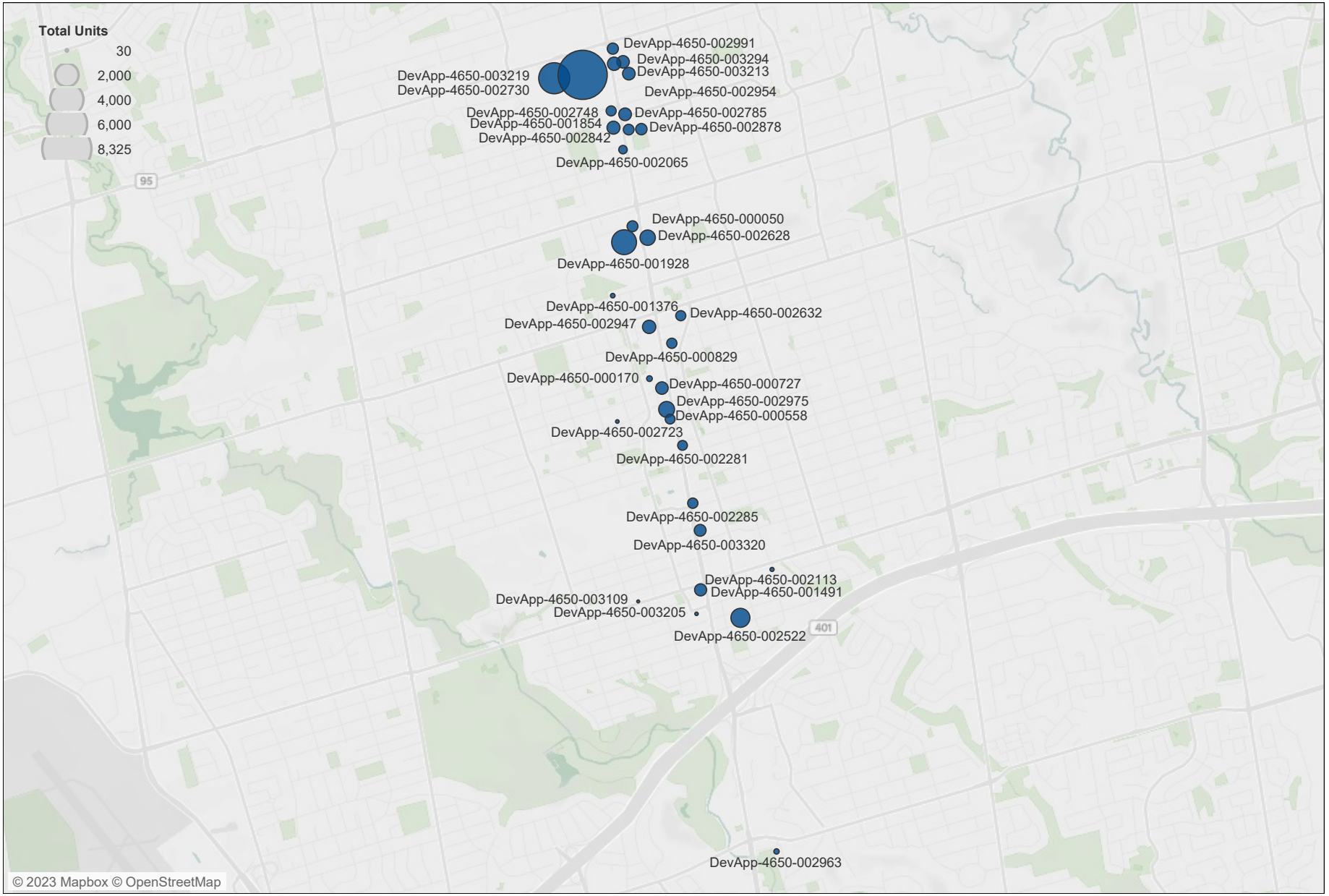
Current Development Applications



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Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000050	5840 - 5870 Yonge Street	2.0	407
DevApp-4650-000170	26 Hounslow Avenue	3.4	111
DevApp-4650-000558	5294 - 5306 Yonge Street	1.0	332
DevApp-4650-000727	5400 Yonge Street & 15 Horsham Avenue	5.0	533
DevApp-4650-000829	15 Holmes Avenue	5.0	358
DevApp-4650-001376	40 - 48 Hendon Avenue	2.5	71
DevApp-4650-001491	4800 Yonge Street	12.0	498
DevApp-4650-001854	6150 Yonge Street	5.8	578
DevApp-4650-001928	5800 Yonge Street		2,120
DevApp-4650-002065	6080 Yonge Street	5.9	246
DevApp-4650-002113	105 Sheppard Avenue East	3.0	58
DevApp-4650-002281	5203 Yonge Street	10.5	329
DevApp-4650-002285	5051 Yonge Street	9.4	365
DevApp-4650-002522	48 Avondale Avenue	9.5	1,238
DevApp-4650-002628	5799-5915 Yonge Street	1.8	808
DevApp-4650-002632	31 Finch Avenue East	5.3	350
DevApp-4650-002723	68 Churchill Avenue	1.0	44
DevApp-4650-002730	6464 Yonge Street	4.6	8,325
DevApp-4650-002748	6200 Yonge Street	7.0	347
DevApp-4650-002785	6167 Yonge Street	6.0	549
DevApp-4650-002842	6125 Yonge Street	5.9	391
DevApp-4650-002878	16 Centre Avenue	4.0	443
DevApp-4650-002947	5576 Yonge Street	11.4	608
DevApp-4650-002954	18 Athabaska Avenue	12.1	544
DevApp-4650-002963	25 Old York Mills Road	2.7	98
DevApp-4650-002975	5320-5324 Yonge Street	13.8	862
DevApp-4650-002991	6979-6991 Yonge Street	26.1	427
DevApp-4650-003109	120 Sheppard Avenue West	3.1	30
DevApp-4650-003205	23 Poyntz Avenue	3.5	41
DevApp-4650-003213	6355 Yonge Street	21.7	610
DevApp-4650-003219	5 Tangreen Court	9.6	3,325
DevApp-4650-003294	10-18 Abitibi Avenue	16.2	534
DevApp-4650-003320	4955 Yonge Street	9.7	478

North Yonge Corridor 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	

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