

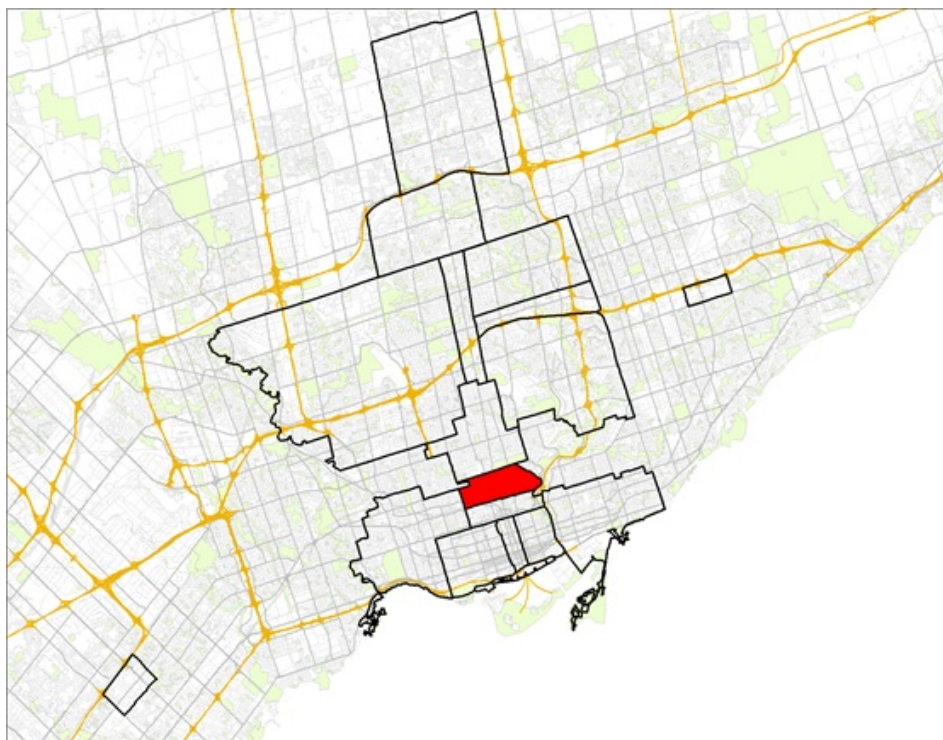


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of September 2023



Yonge - St. Clair Submarket Report - September 2023



Yonge - St. Clair		GTA
Distinct count of Site Name	7	390
No. of Units	1,121	99,243
Total Sales	875	82,881
Act Inv	246	16,362
Avg. wt. \$/sf	\$1,917	\$1,400
Avg. Project \$/SF	\$1,931	\$1,289
Avg. SF	951	786
Avg. \$	\$1,823,364	\$1,100,373
Current Month Sales (incl. active & sold out)	1	1,290

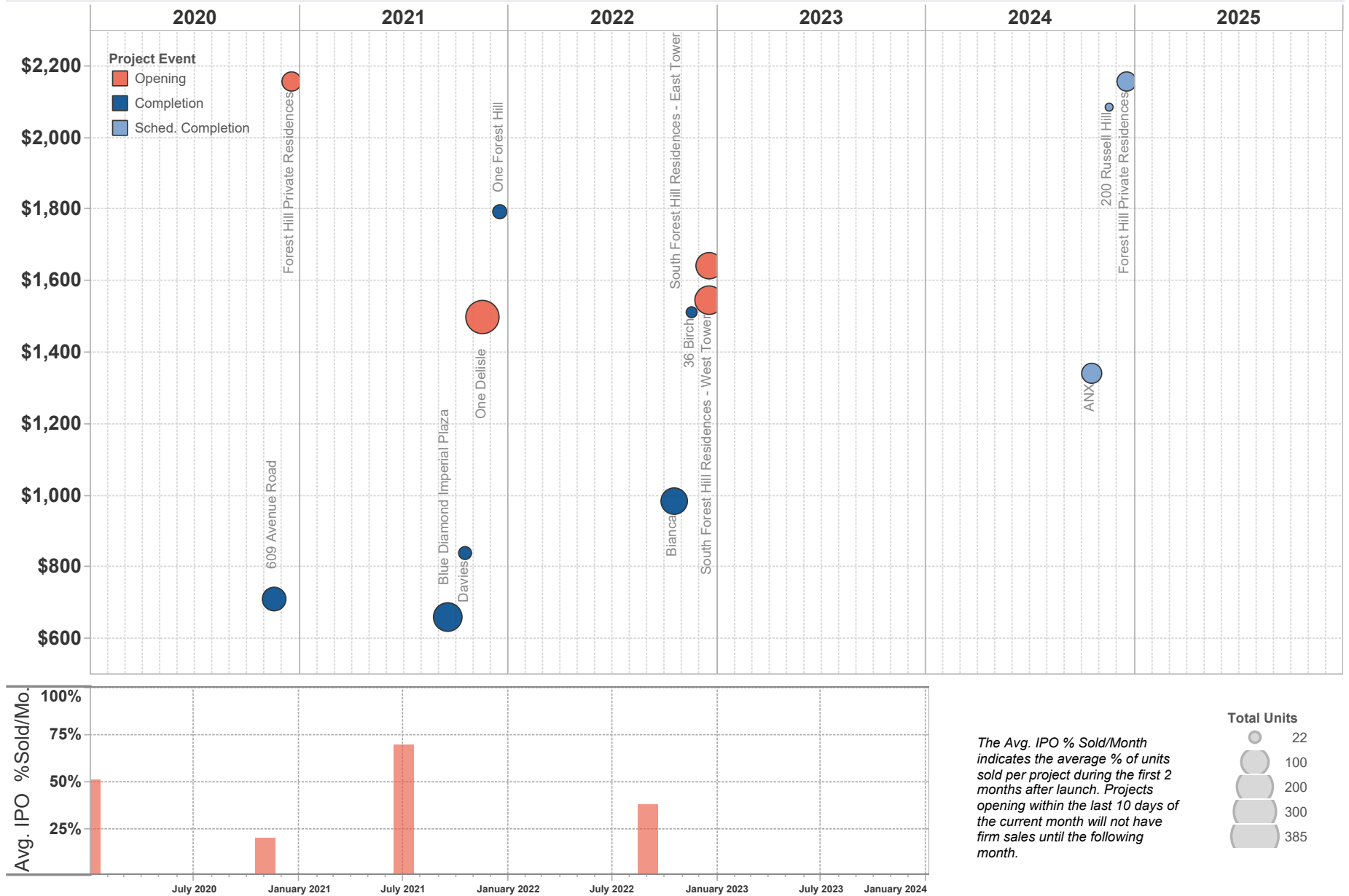
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	18	792
Total Units	5,717	462,470
Min. Density	1.7	0.0
Max. Density	32.5	61.7
Avg. Density	13.2	8.1

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



Yonge - St. Clair Submarket Report - September 2023

Recent Project Openings, Completions & Scheduled Completions



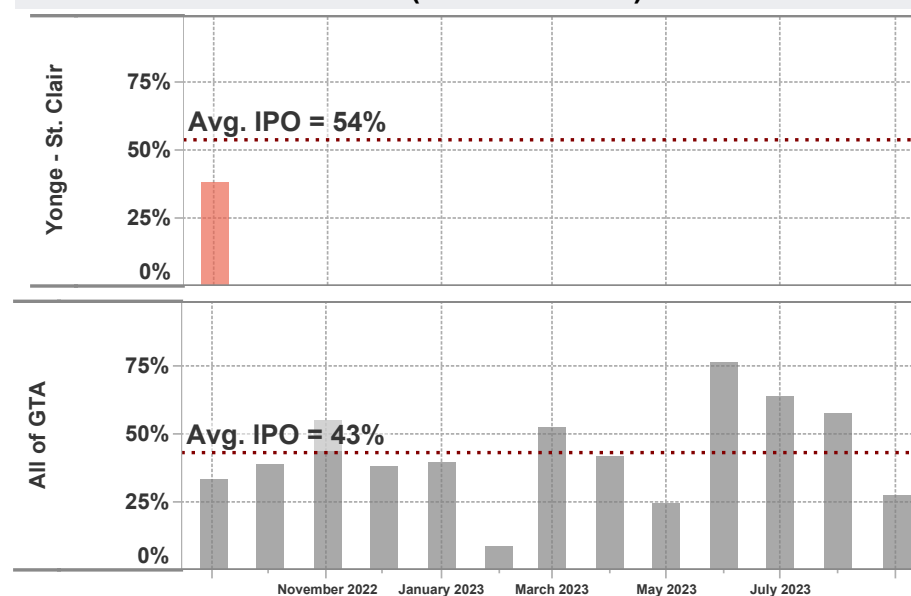
Yonge - St. Clair Submarket Report - September 2023

Project Data by Unit Type

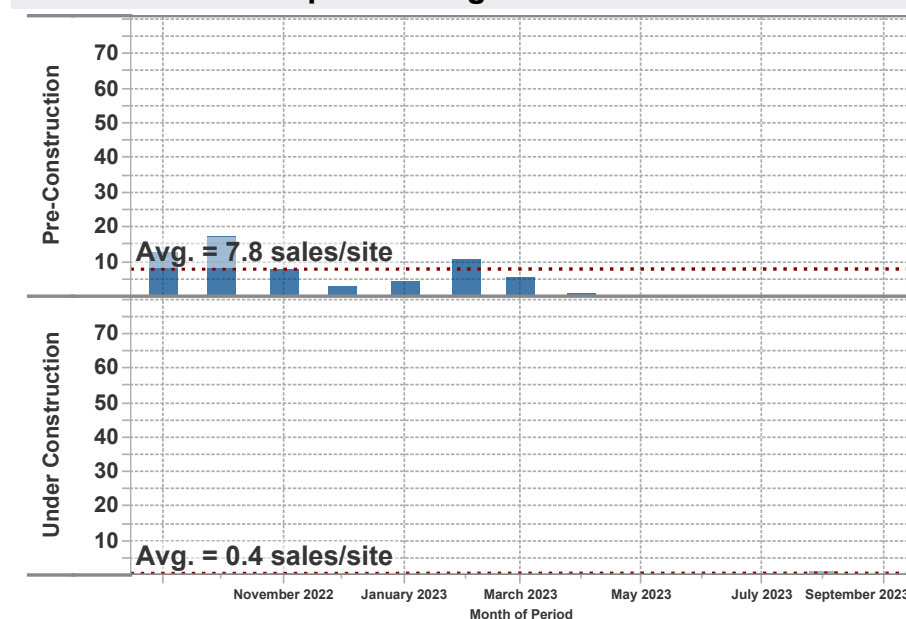
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	279	0	230	49
1 Bedroom + Den	344	0	302	42
2 Bedroom	292	0	195	97
2 Bedroom + Den	53	0	48	5
3 Bedroom & Up	124	1	71	53
Penthouse	8	0	8	0
Other				

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
\$2,192	854	3,171	\$1,500,000	\$11,959,900

IPO Launch Performance (first 2 months)

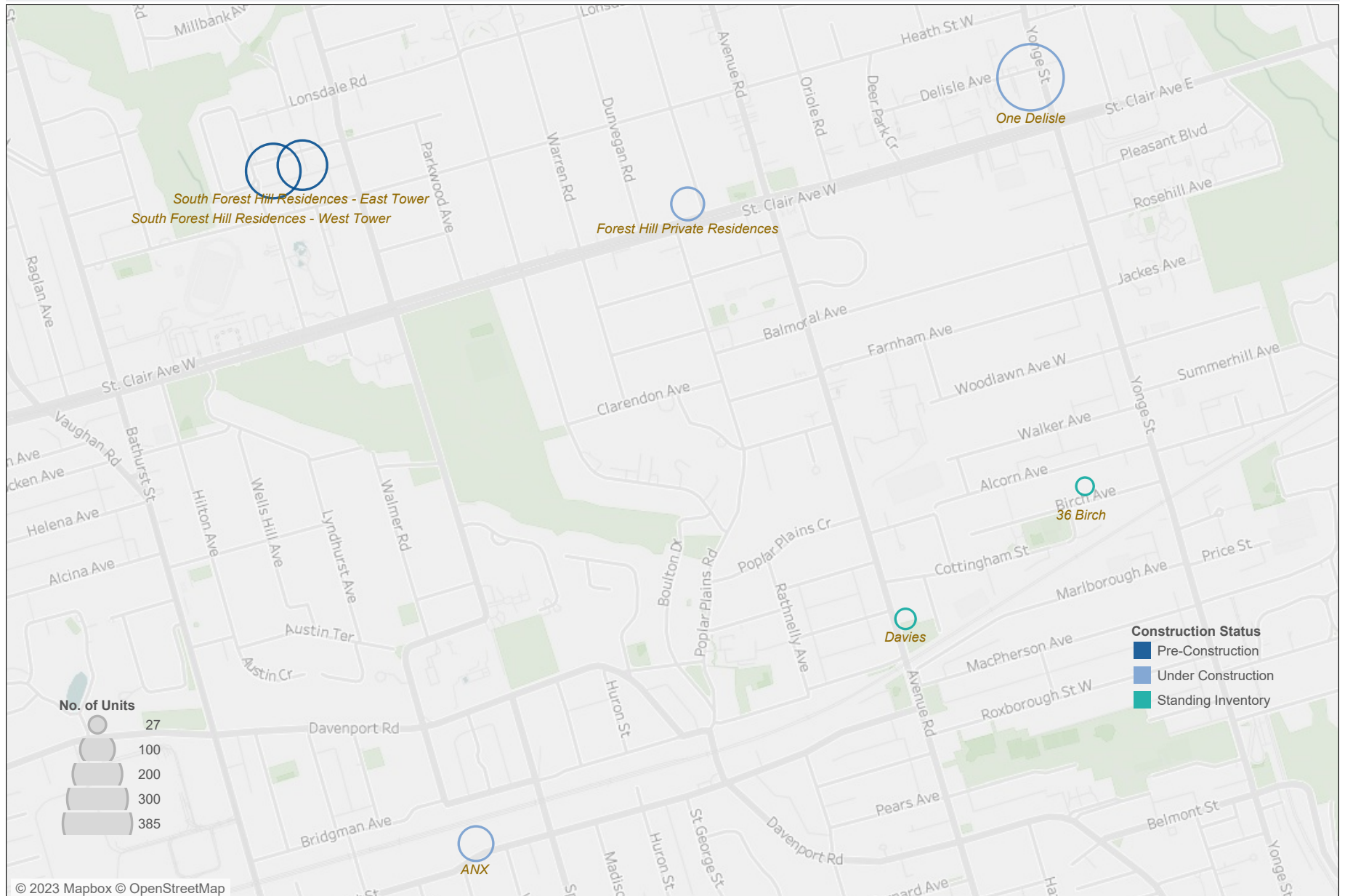


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - September 2023

Current Active Projects



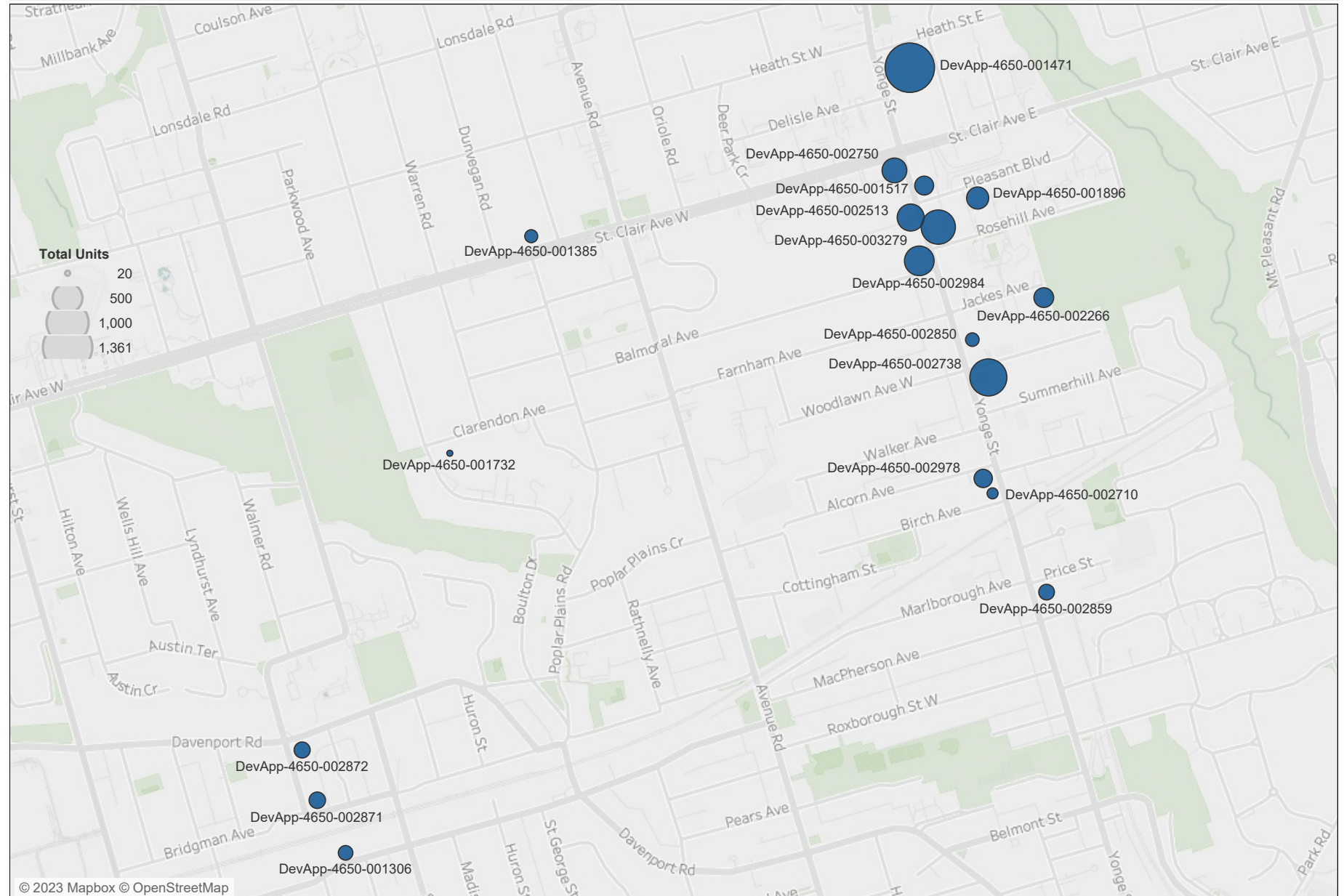
Yonge - St. Clair Submarket Report - September 2023

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	1	1	5	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	0	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 - September 2023

Current Development Applications



Yonge - St. Clair Submarket Report - September 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 - September 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	130	17	4,374	645	\$2,364	993	\$2,347,311	16,534
Central Waterfront	0	6	2,544	484	\$1,710	1,130	\$1,932,586	17,168
Don Mills - York Mills	5	13	3,531	100	\$1,141	1,173	\$1,338,302	27,949
Downtown Core	5	8	4,820	518	\$1,872	760	\$1,421,931	31,614
Downtown East	14	21	6,232	1,757	\$1,495	668	\$998,899	25,506
Downtown West	130	24	7,798	832	\$1,776	1,019	\$1,809,473	17,279
Etobicoke Waterfront	1	1	546	19	\$1,647	811	\$1,335,505	8,698
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	26,252
Mississauga City Centre	0	9	3,961	934	\$1,244	578	\$718,713	25,804
North Toronto	1	18	3,519	368	\$1,565	930	\$1,455,739	305
North Yonge Corridor	14	8	2,650	590	\$1,563	672	\$1,049,549	32,858
North York East	0	1	497	0	.	.	.	143,616
North York West	38	10	1,093	484	\$1,385	854	\$1,183,788	24,358
Not Applicable	809	198	31,367	8,474	\$1,167	757	\$883,833	14,963
Scarborough City Centre								13,202
Sheppard Corridor	36	11	2,361	244	\$1,404	836	\$1,174,095	30,647
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,717
Toronto East	91	10	1,584	227	\$1,256	730	\$916,542	
Toronto West	15	22	3,819	378	\$1,386	879	\$1,218,272	
Yonge - St. Clair	1	7	875	246	\$1,917	951	\$1,823,364	



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