

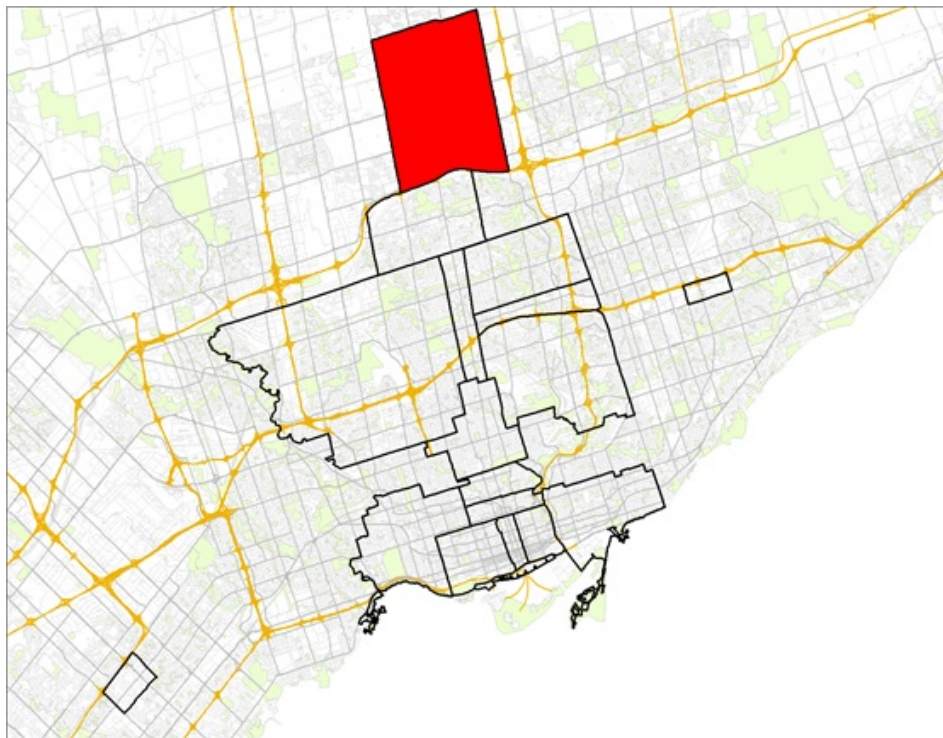


Greater Toronto Area
HWY 7 - Yonge

New Homes High Rise Submarket Report
Data as of October 2023



Highway7 - Yonge Submarket Report - October 2023

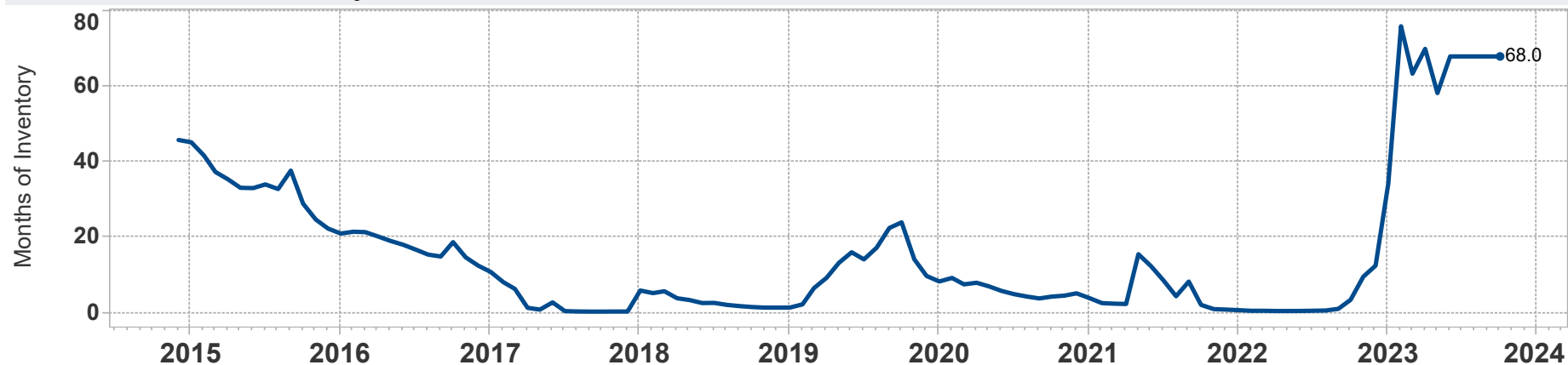


Highway7 - Yonge		GTA
Distinct count of Site Name	4	395
No. of Units	933	99,939
Total Sales	899	82,009
Act Inv	34	17,930
Avg. wt. \$/sf	\$1,112	\$1,406
Avg. Project \$/SF	\$1,035	\$1,292
Avg. SF	1,145	771
Avg. \$	\$1,272,782	\$1,084,633
Current Month Sales (incl. active & sold out)	0	1,304

Development Applications

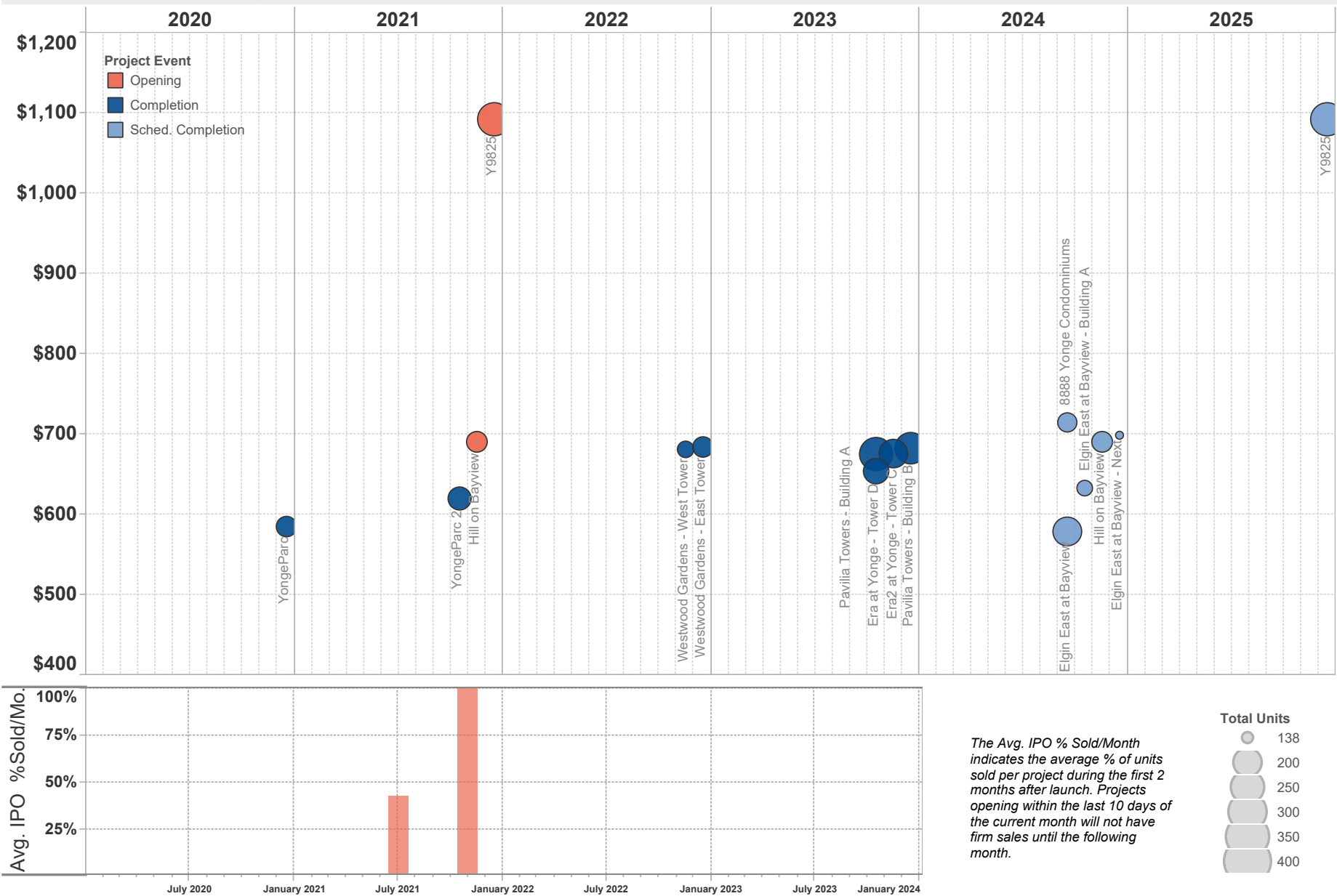
Highway7 - Yonge	City of Toronto
	798
	464,779
	0.0
	61.7
	8.1

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



Highway7 - Yonge Submarket Report - October 2023

Recent Project Openings, Completions & Scheduled Completions



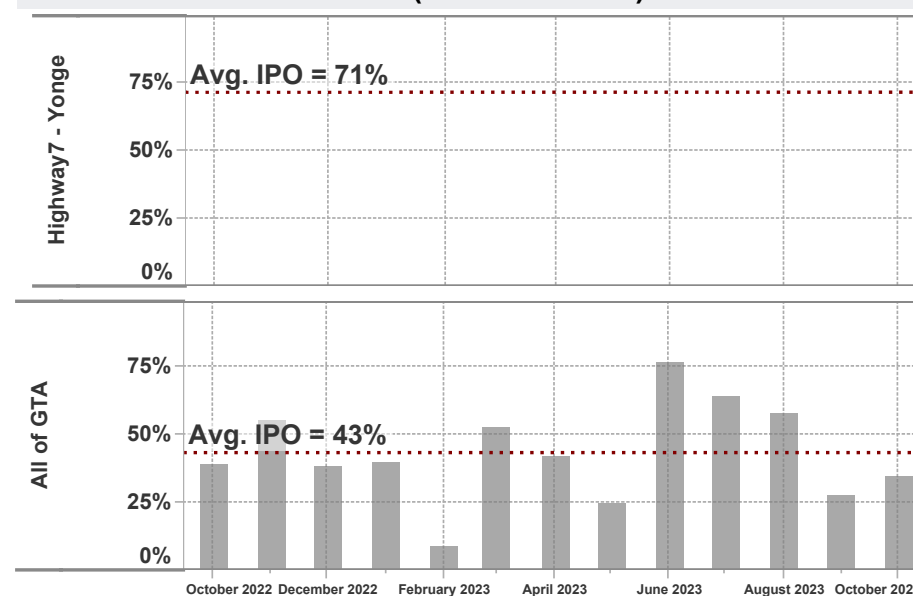
Highway7 - Yonge Submarket Report - October 2023

Project Data by Unit Type

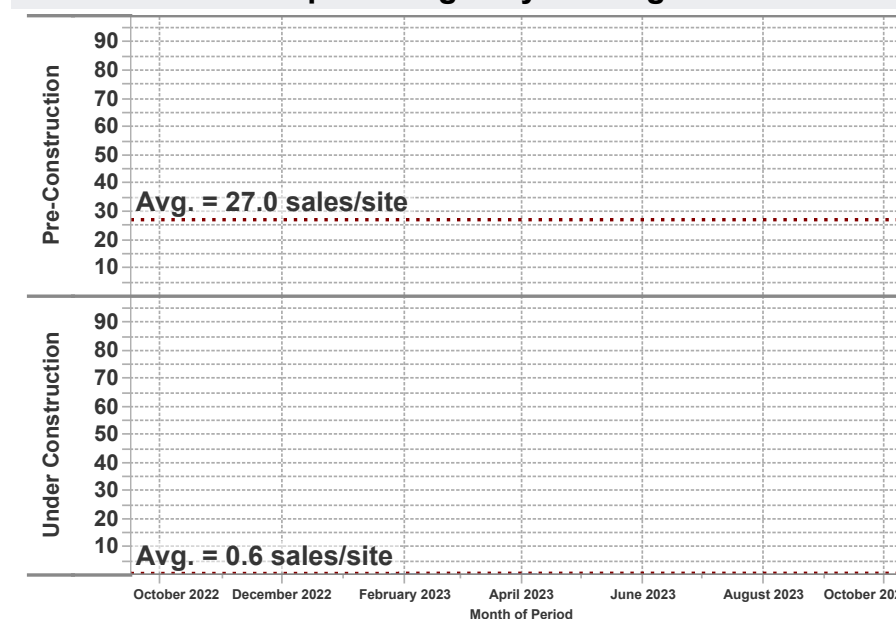
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio				
1 Bedroom	217	0	217	0
1 Bedroom + Den	228	0	223	5
2 Bedroom	280	0	275	5
2 Bedroom + Den	156	0	132	24
3 Bedroom & Up	52	0	52	0
Penthouse				
Other	0	0	0	0

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
\$1,109	1,029	1,333	\$1,067,900	\$1,499,900

IPO Launch Performance (first 2 months)

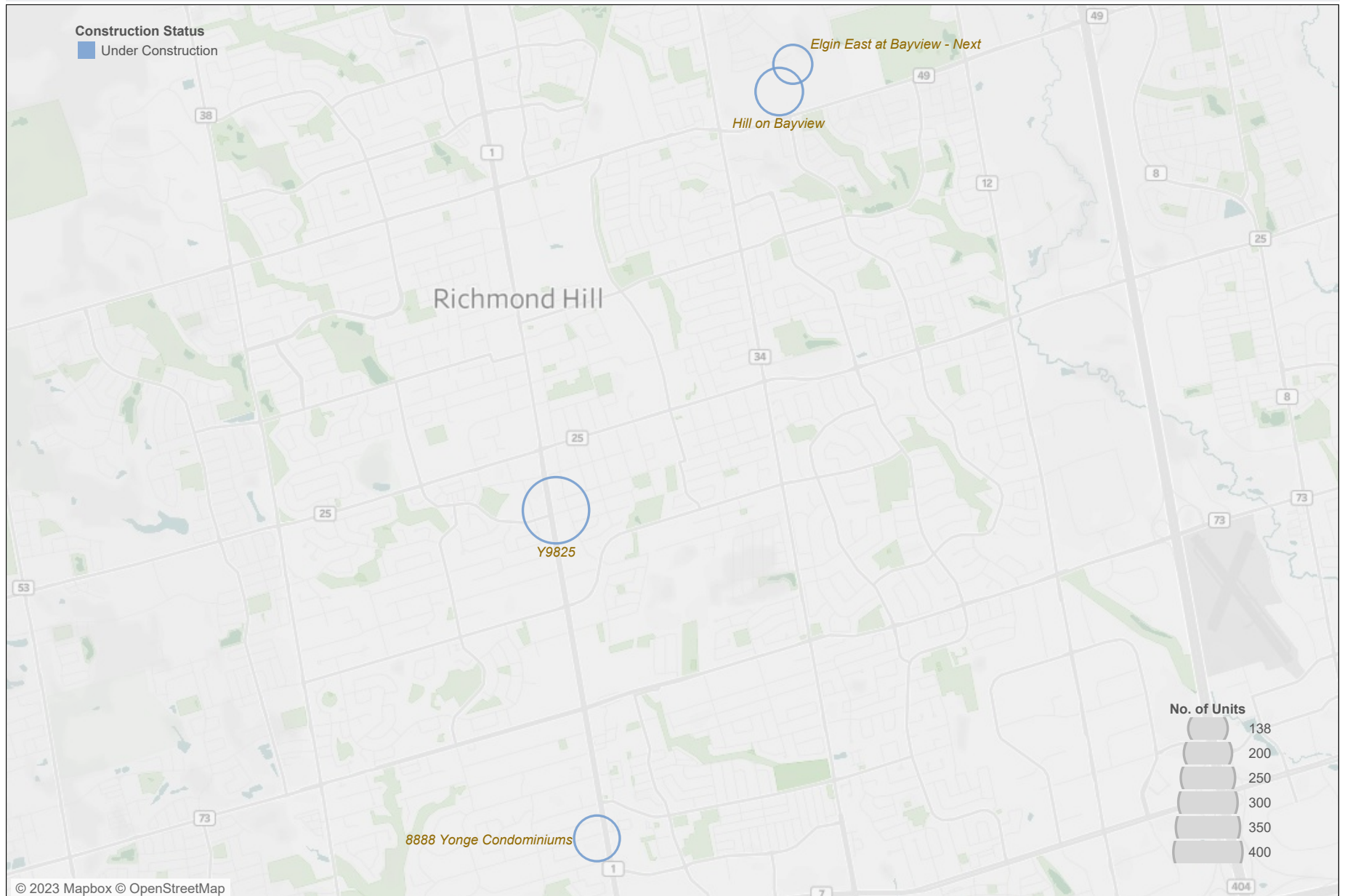


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - October 2023

Current Active Projects



Highway7 - Yonge Submarket Report - October 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	\$1,111
Y9825 - Metroview Developments	Apartment	September 2025	0	0	0	400	\$1,092	\$1,140

Highway7 - Yonge Submarket Report - October 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	• 36	• 17	• 4,396	• 623	• \$2,398	• 1,040	• \$2,494,961	• 17,259
Central Waterfront	• 0	• 7	• 2,544	• 1,330	• \$1,702	• 772	• \$1,313,568	• 17,168
Don Mills - York Mills	• 5	• 13	• 3,222	• 280	• \$1,174	• 855	• \$1,003,447	• 27,949
Downtown Core	• 33	• 7	• 4,164	• 480	• \$1,876	• 771	• \$1,446,416	• 30,787
Downtown East	• 108	• 21	• 6,352	• 1,637	• \$1,496	• 681	• \$1,018,238	• 25,508
Downtown West	• 99	• 26	• 7,932	• 963	• \$1,662	• 945	• \$1,571,343	• 17,335
Etobicoke Waterfront	• 1	• 1	• 547	• 18	• \$1,644	• 828	• \$1,361,206	• 3,135
Highway7 - Yonge	• 0	• 4	• 899	• 34	• \$1,112	• 1,145	• \$1,272,782	• 26,249
Mississauga City Centre	• 220	• 9	• 4,181	• 714	• \$1,242	• 608	• \$754,753	• 26,772
North Toronto	• 2	• 18	• 3,521	• 366	• \$1,565	• 933	• \$1,459,080	• 305
North Yonge Corridor	• 1	• 9	• 2,651	• 640	• \$1,557	• 674	• \$1,050,004	• 37,608
North York East								• 142,877
North York West	• 9	• 10	• 1,102	• 462	• \$1,386	• 857	• \$1,188,302	• 26,693
Not Applicable	• 757	• 200	• 31,817	• 8,342	• \$1,176	• 765	• \$899,729	• 14,960
Scarborough City Centre								• 13,225
Sheppard Corridor	• 9	• 12	• 2,415	• 456	• \$1,287	• 728	• \$936,687	• 31,232
Thornhill	• 0	• 2	• 411	• 28	• \$1,367	• 1,690	• \$2,310,536	• 5,717
Toronto East	• 17	• 9	• 1,315	• 210	• \$1,249	• 722	• \$901,652	
Toronto West	• 7	• 22	• 3,673	• 513	• \$1,257	• 899	• \$1,130,130	
Yonge - St. Clair	• 0	• 8	• 867	• 834	• \$1,759	• 589	• \$1,035,600	



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