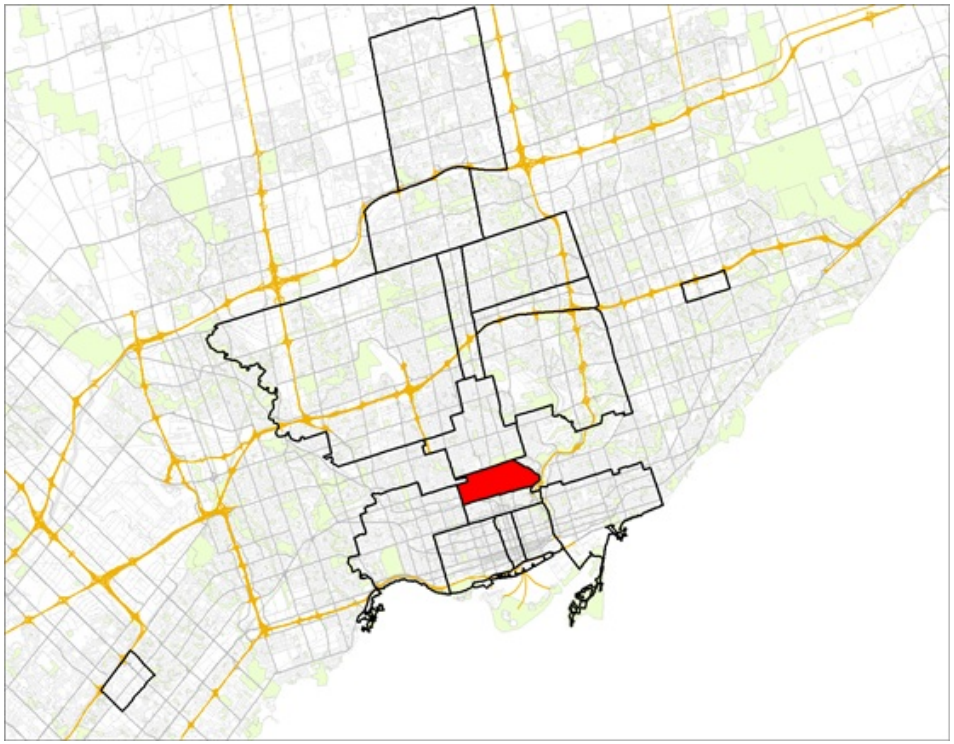
Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of October 2023

AltusGroup

Yonge - St. Clair Submarket Report - October 2023

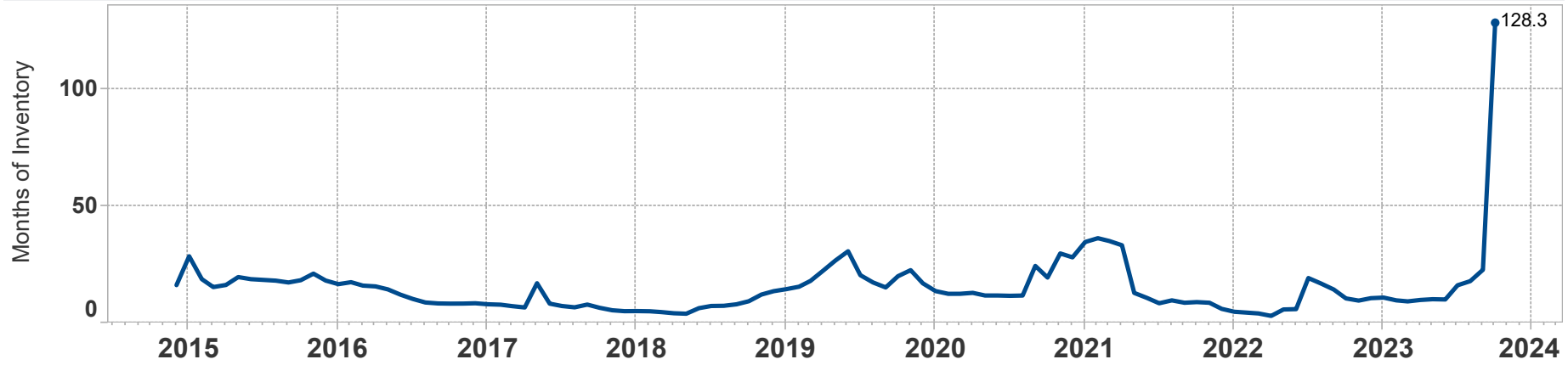


Yonge - St. Clair		GTA
Distinct count of Site Name	8	395
No. of Units	1,701	99,939
Total Sales	867	82,009
Act Inv	834	17,930
Avg. wt. $/sf	$1,759	$1,406
Avg. Project $/SF	$1,883	$1,292
Avg. SF	589	771
Avg. $	$1,035,600	$1,084,633
Current Month Sales (incl. active & sold out)	0	1,304

Development Applications

Yonge - St. Clair		City of Toronto
Count of Address	18	798
Total Units	5,717	464,779
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)*



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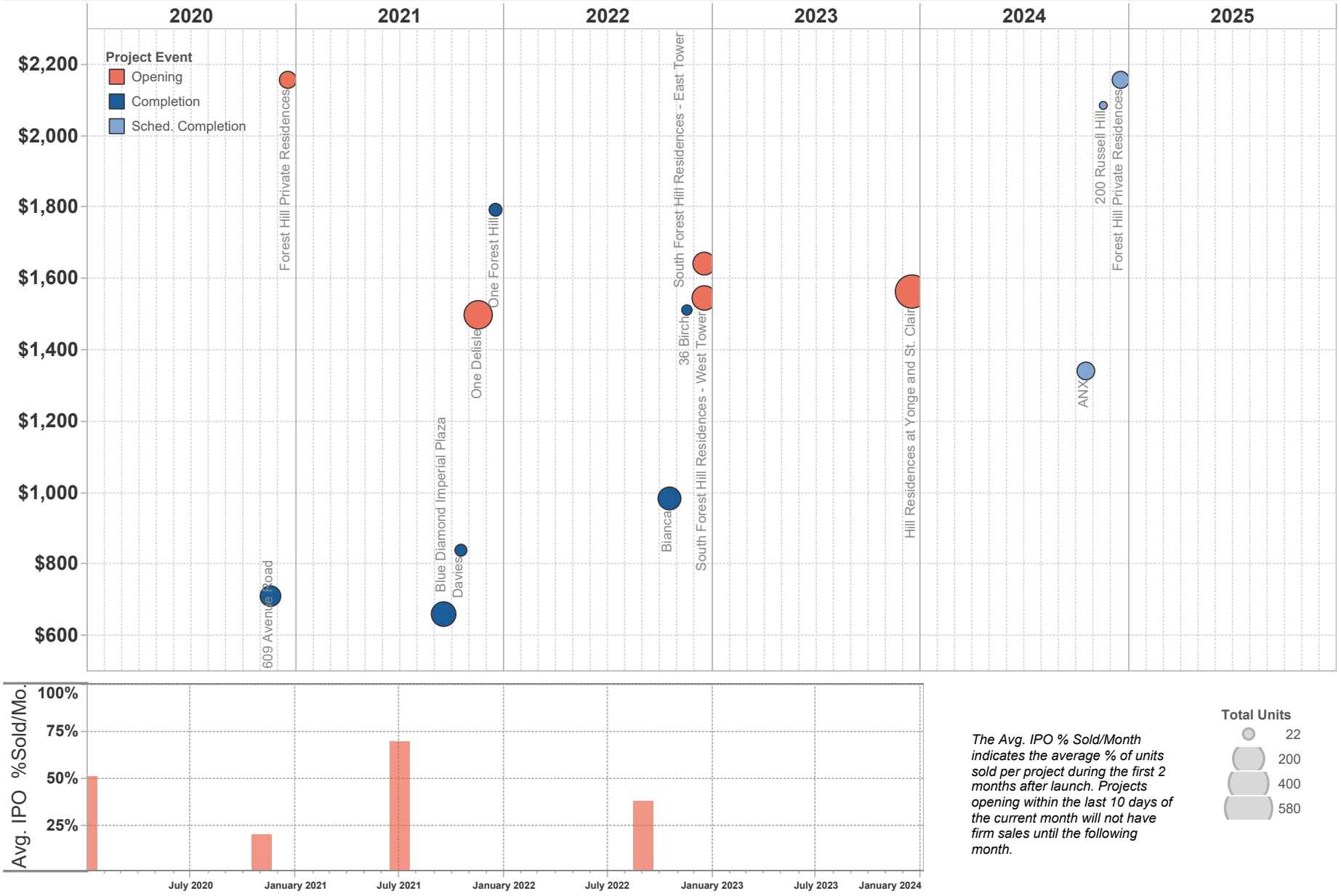
Recent Project Openings, Completions & Scheduled Completions



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.

Total Units

22
200
400
580

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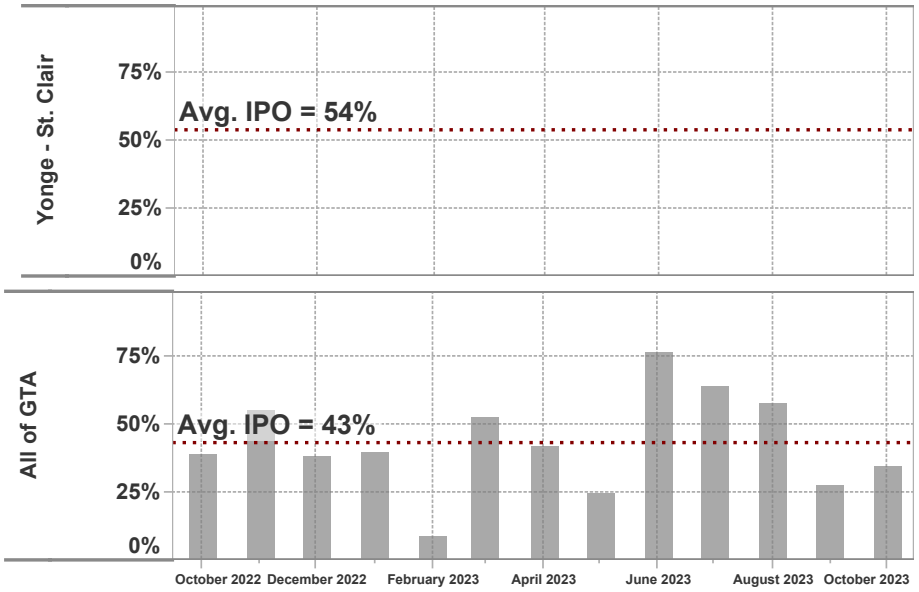
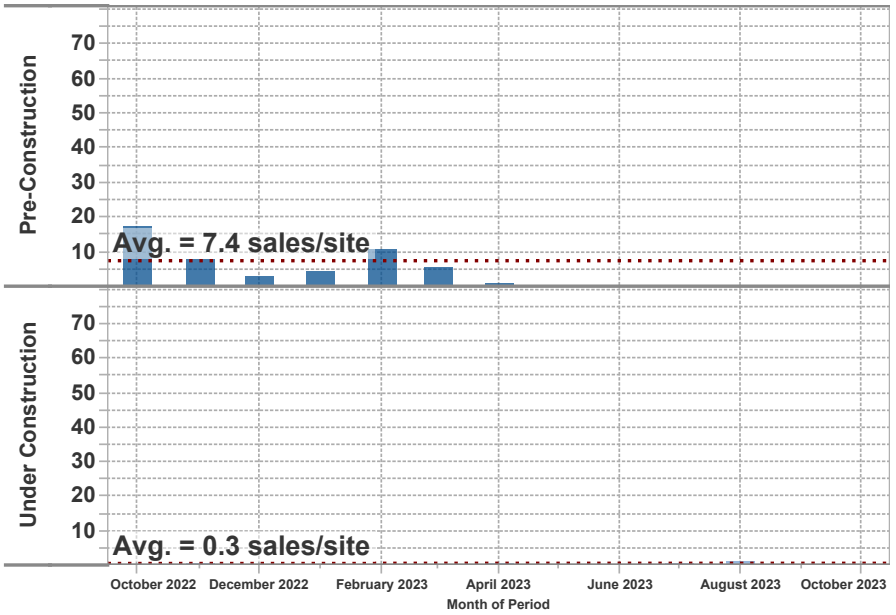
Project Data by Unit Type

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	10	0	9	1	$2,287	488	488	$1,115,900	$1,115,900
1 Bedroom	768	0	228	540	$1,643	306	1,065	$549,900	$2,250,900
1 Bedroom + Den	345	0	299	46	$1,760	528	686	$808,990	$1,735,900
2 Bedroom	382	0	195	187	$1,704	563	1,842	$799,900	$4,100,000
2 Bedroom + Den	53	0	48	5	$1,134	2,196	2,832	$2,850,000	$2,850,000
3 Bedroom & Up	124	0	69	55	$2,265	854	3,171	$1,500,000	$12,059,900
Penthouse	8	0	8	0					
Other									

IPO Launch Performance (first 2 months)



Post Launch Absorption: Yonge - St. Clair



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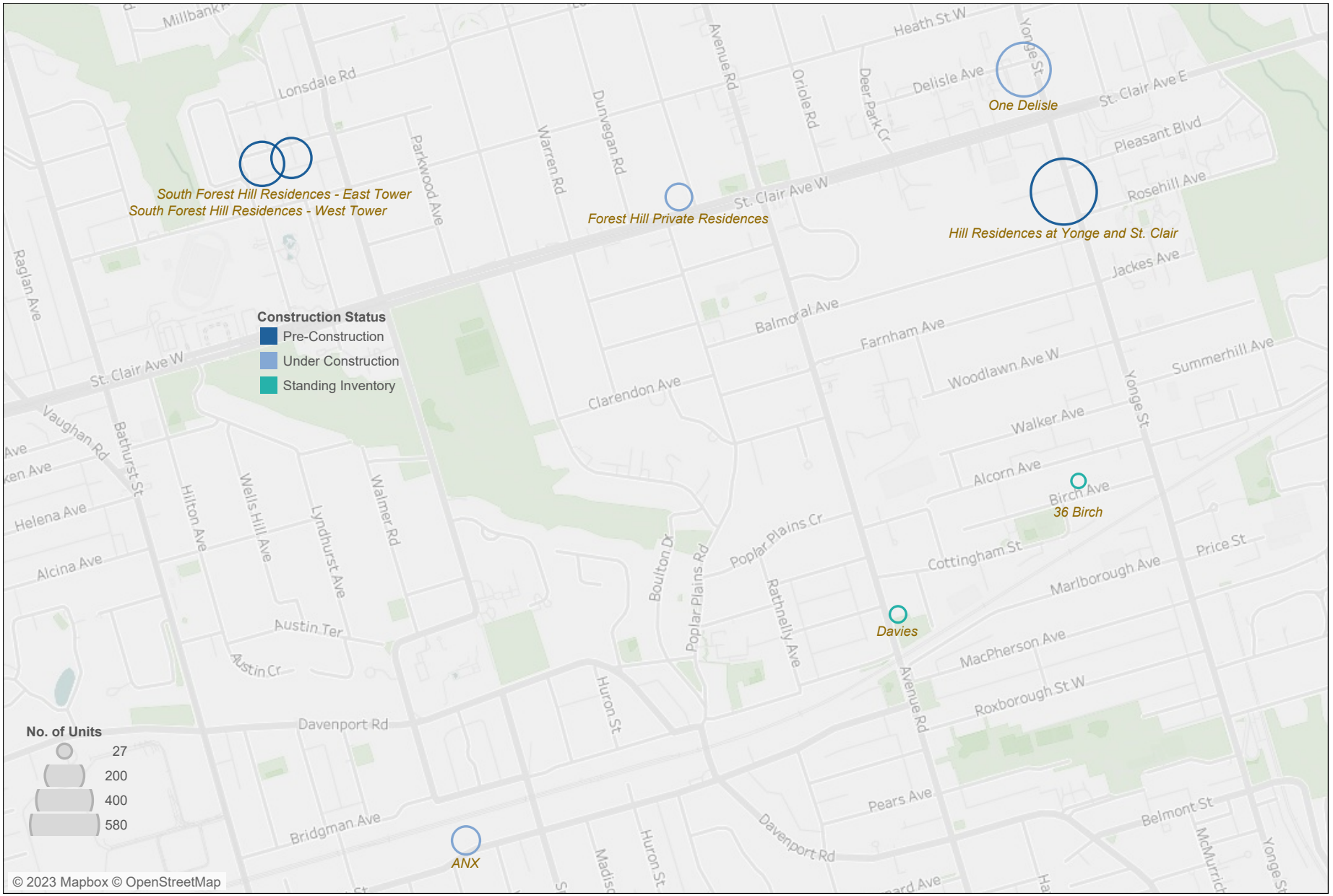
Current Active Projects



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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..
36 Birch - North Drive	Stacked	August 2022	0	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
Hill Residences at Yonge and St. Clair - Metropia	Apartment	November 2028	0	0	580	580	$1,565	$1,565
One Delisle - Slate Asset Management	Apartment	June 2026	0	0	21	385	$1,500	$3,176
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

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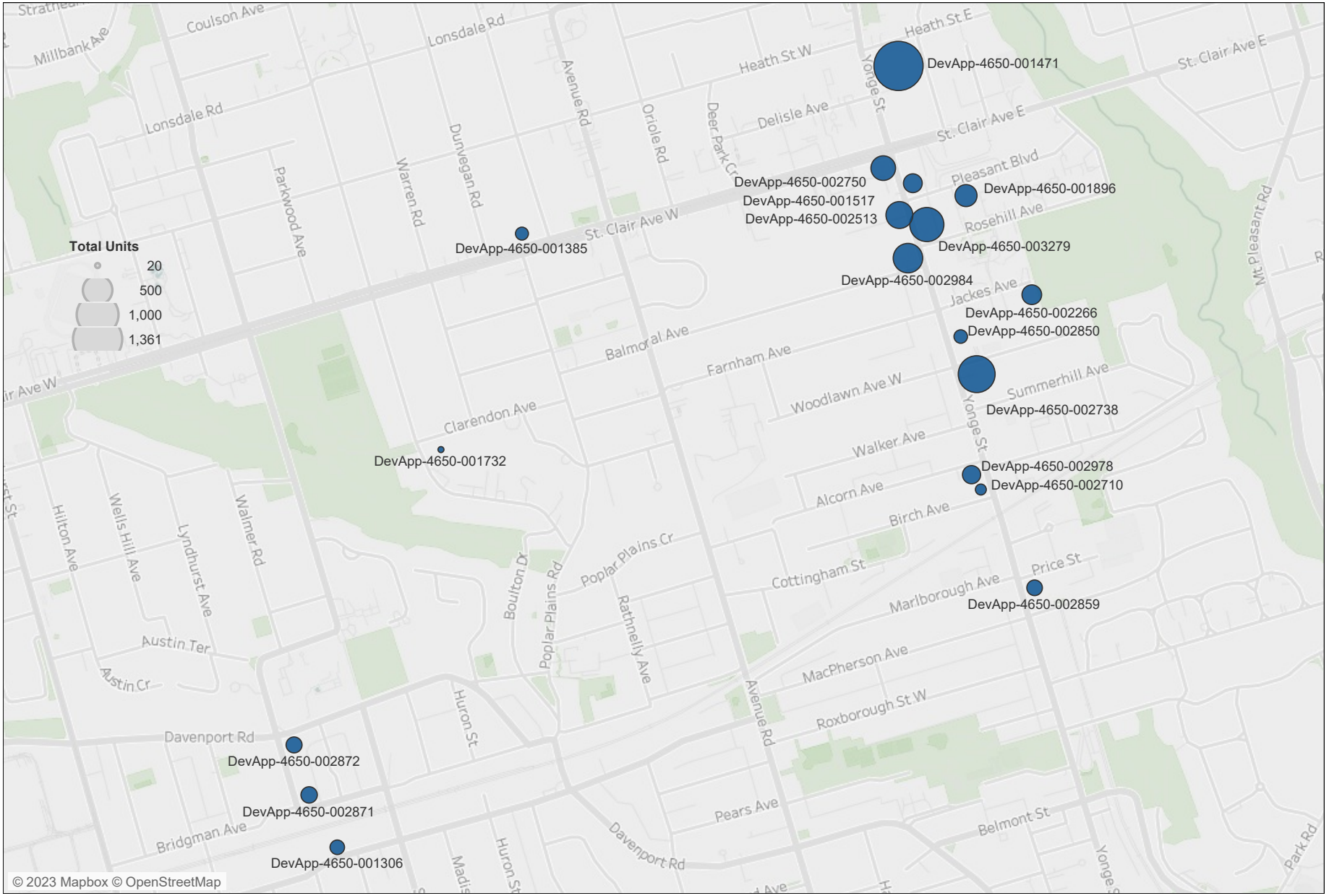
Current Development Applications



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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

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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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