

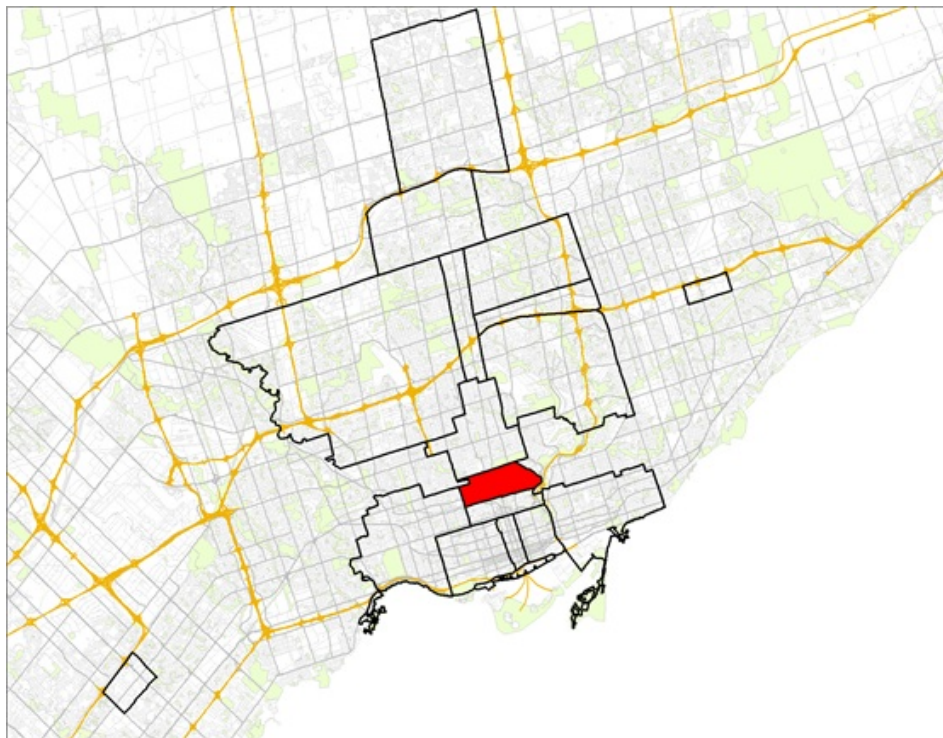


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of November 2023



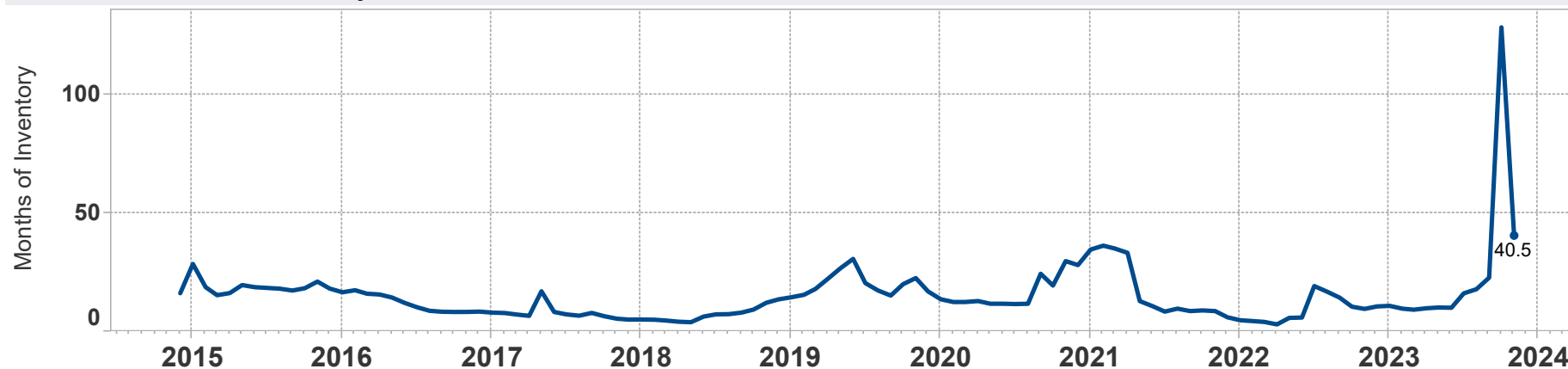
Yonge - St. Clair Submarket Report - November 2023



Yonge - St. Clair		GTA
Distinct count of Site Name	8	396
No. of Units	1,701	100,264
Total Sales	1,012	82,981
Act Inv	689	17,283
Avg. wt. \$/sf	\$1,789	\$1,404
Avg. Project \$/SF	\$1,885	\$1,296
Avg. SF	623	785
Avg. \$	\$1,114,910	\$1,102,213
Current Month Sales (incl. active & sold out)	145	1,310

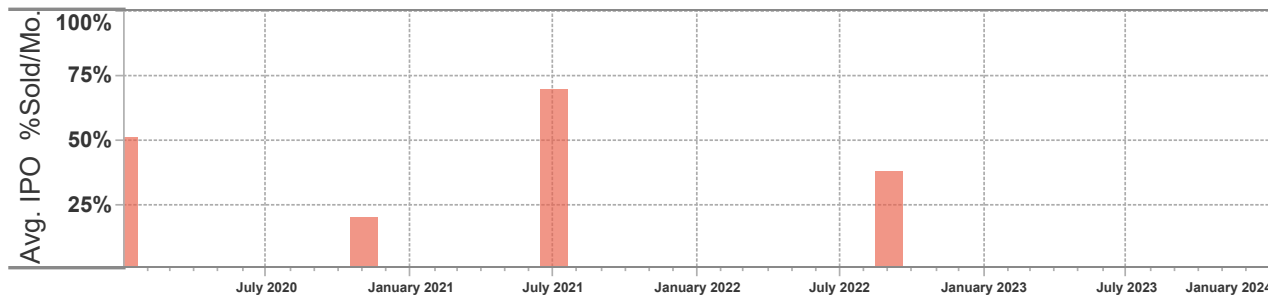
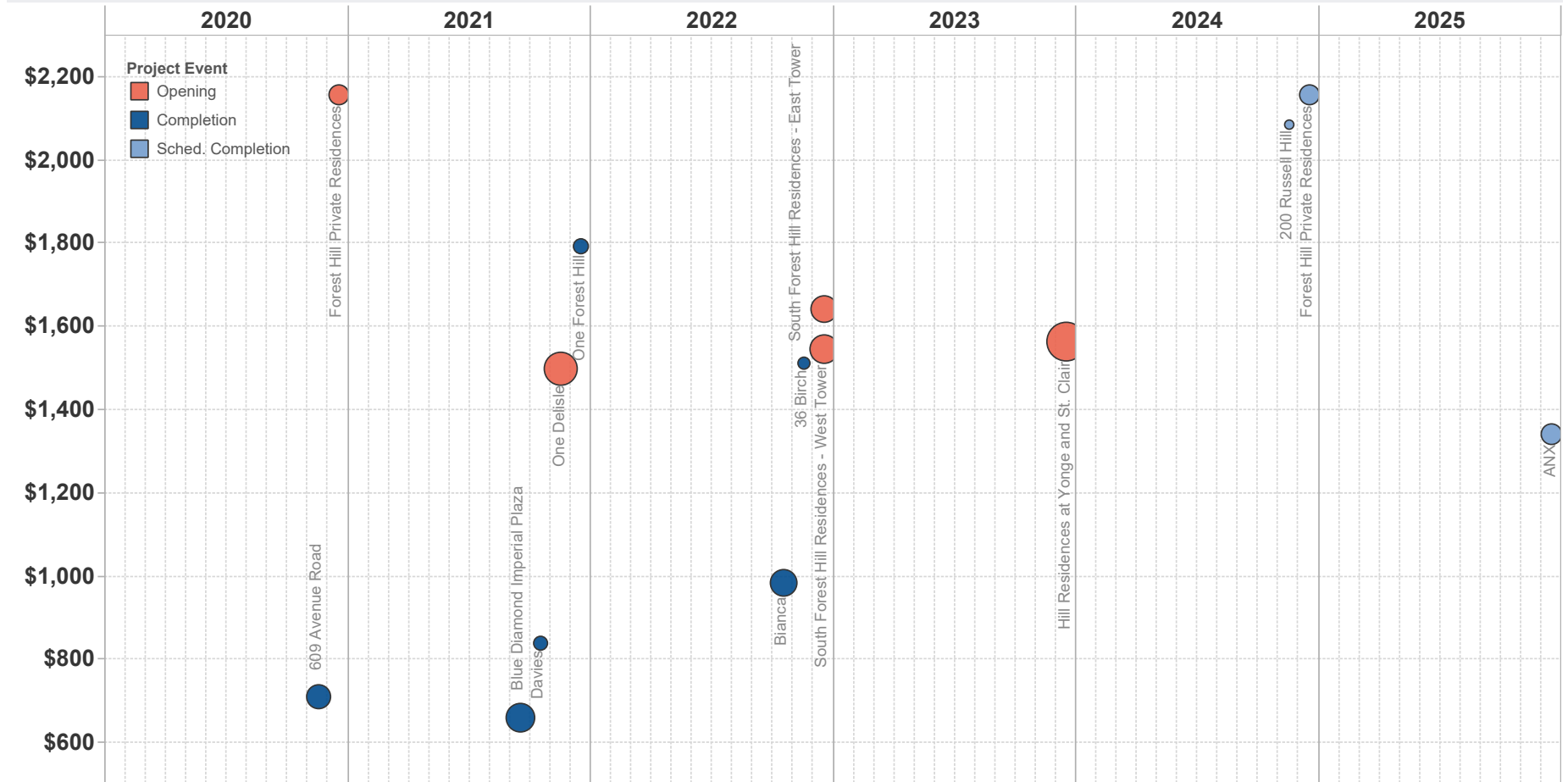
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	19	806
Total Units	5,937	466,957
Min. Density	1.7	0.0
Max. Density	32.5	61.7
Avg. Density	13.0	8.0

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

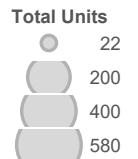


Yonge - St. Clair Submarket Report - November 2023

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



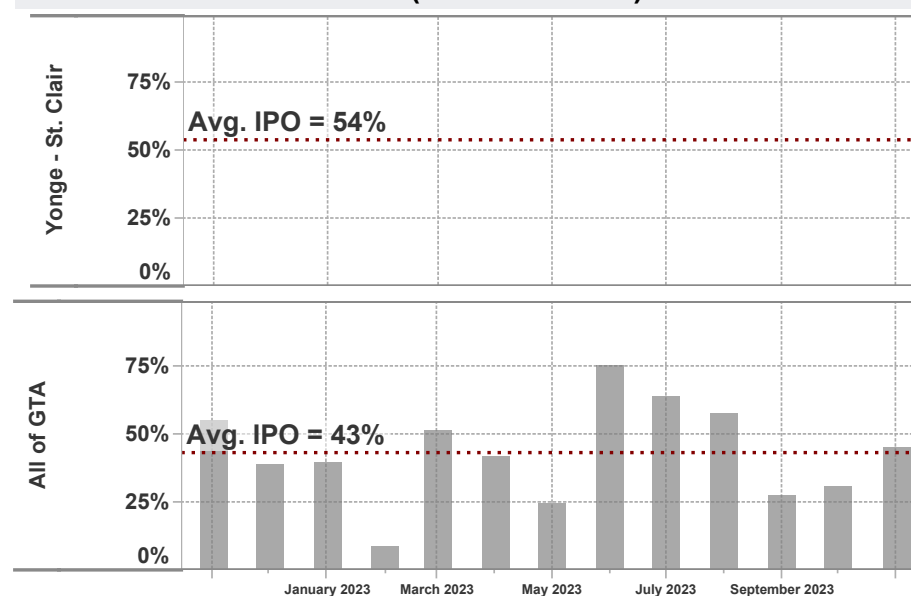
Yonge - St. Clair Submarket Report - November 2023

Project Data by Unit Type

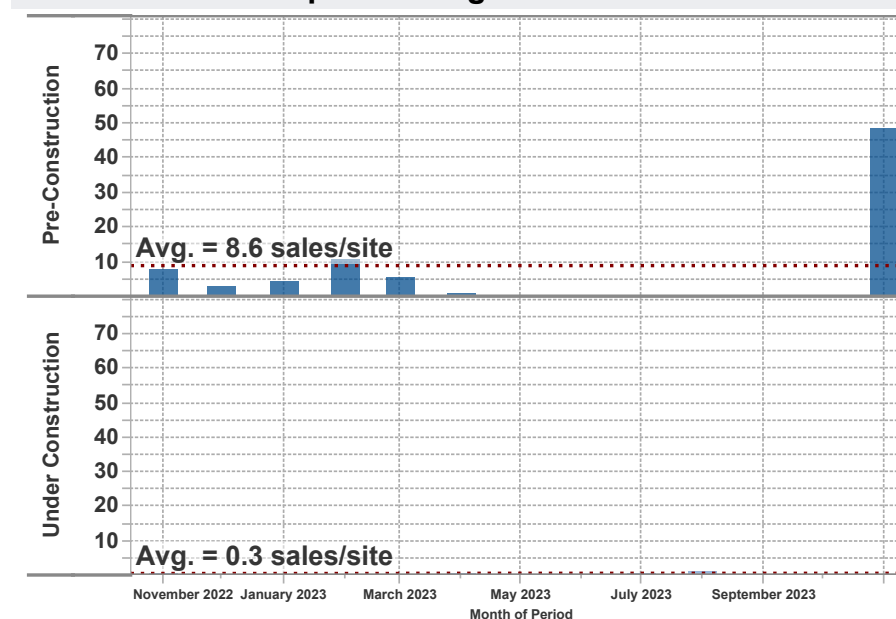
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	768	126	354	414
1 Bedroom + Den	345	0	299	46
2 Bedroom	382	19	214	168
2 Bedroom + Den	53	0	48	5
3 Bedroom & Up	124	0	69	55
Penthouse	8	0	8	0
Other				

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,287	488	488	\$1,115,900	\$1,115,900
\$1,655	306	1,065	\$549,900	\$2,250,900
\$1,760	528	686	\$808,990	\$1,735,900
\$1,736	563	1,842	\$799,900	\$4,194,000
\$1,134	2,196	2,832	\$2,850,000	\$2,850,000
\$2,265	854	3,171	\$1,500,000	\$12,059,900

IPO Launch Performance (first 2 months)

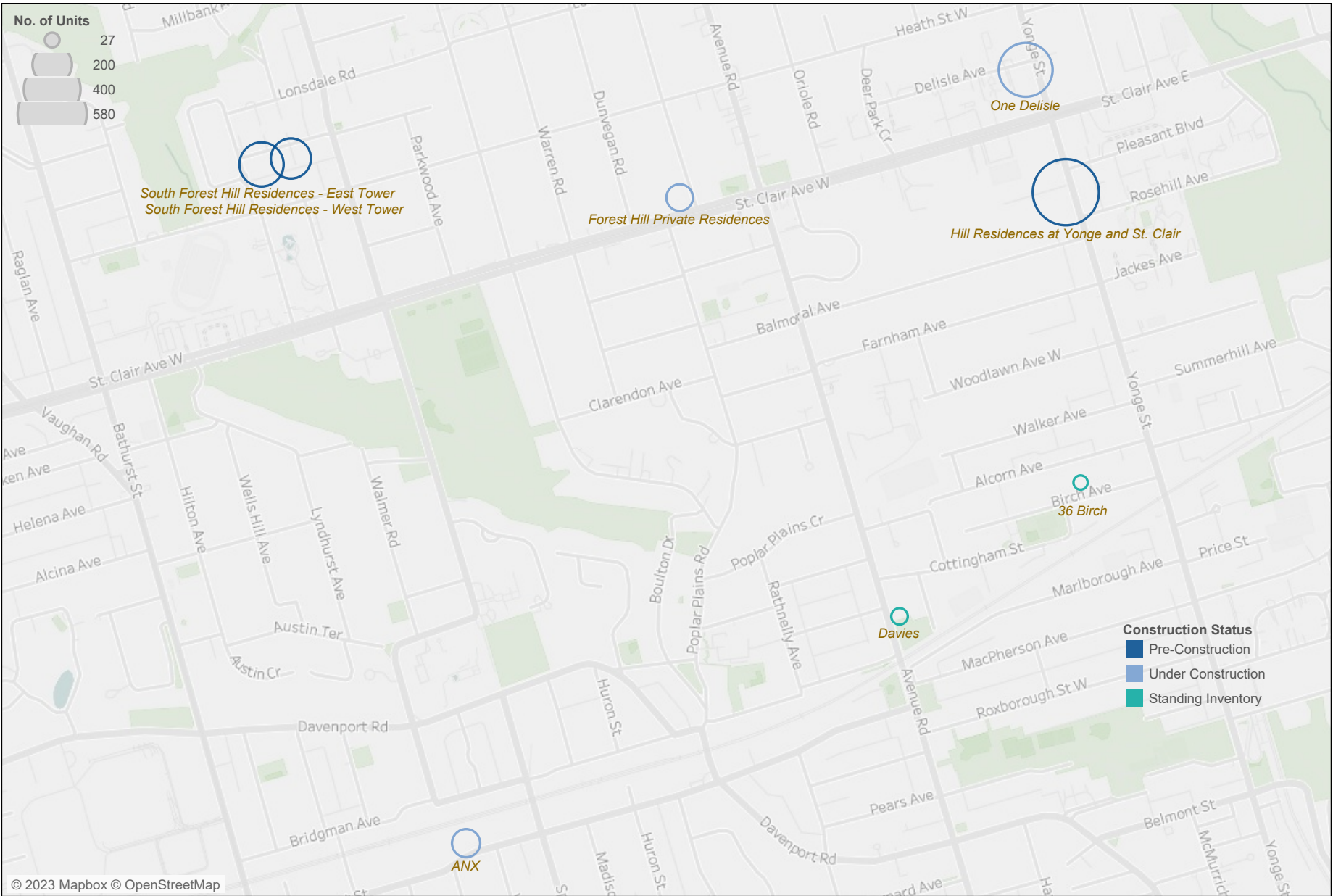


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - November 2023

Current Active Projects



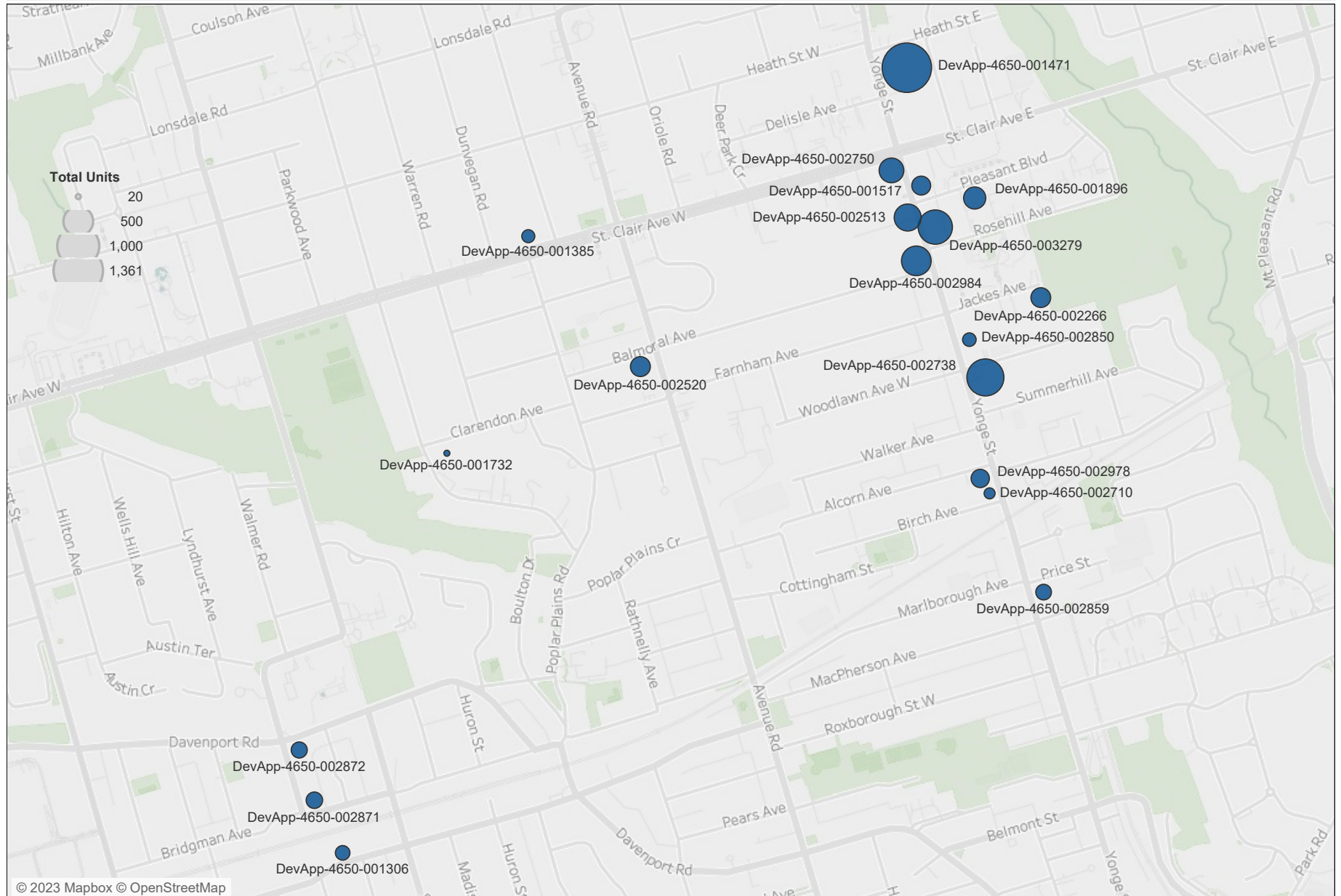
Yonge - St. Clair Submarket Report - November 2023

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	1	5	27	\$1,513	\$1,134
ANX - Freed Developments Ltd.	Apartment	February 2025	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	\$2,193
Hill Residences at Yonge and St. Clair - Metropia	Apartment	November 2028	145	145	435	580	\$1,565	\$1,563
One Delisle - Slate Asset Management	Apartment	June 2027	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

Yonge - St. Clair Submarket Report - November 2023

Current Development Applications



Yonge - St. Clair Submarket Report - November 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-4650-002520	438 Avenue Road	9.2	220
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 - November 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	5	17	4,392	601	\$2,404	1,042	\$2,505,147	16,205
Central Waterfront	364	7	2,908	966	\$1,704	864	\$1,471,594	17,168
Don Mills - York Mills	7	13	3,228	312	\$1,179	852	\$1,003,895	27,949
Downtown Core	5	7	4,169	475	\$1,877	773	\$1,451,417	30,040
Downtown East	33	21	6,385	1,605	\$1,498	684	\$1,024,665	25,732
Downtown West	116	26	8,024	871	\$1,690	977	\$1,651,666	17,335
Etobicoke Waterfront	0	1	547	18	\$1,644	828	\$1,361,206	3,135
Highway7 - Yonge	0	4	898	35	\$1,090	1,137	\$1,239,200	26,334
Mississauga City Centre	42	9	4,223	643	\$1,240	628	\$778,770	28,180
North Toronto	1	18	3,514	373	\$1,578	937	\$1,478,881	305
North Yonge Corridor	65	9	2,710	777	\$1,551	709	\$1,098,765	37,631
North York East								144,225
North York West	13	10	1,118	447	\$1,371	827	\$1,133,902	26,693
Not Applicable	357	200	31,882	8,204	\$1,173	770	\$902,770	15,600
Scarborough City Centre								13,225
Sheppard Corridor	104	13	2,518	561	\$1,361	766	\$1,043,205	31,263
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,937
Toronto East	1	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	52	22	3,726	469	\$1,276	910	\$1,161,564	
Yonge - St. Clair	145	8	1,012	689	\$1,789	623	\$1,114,910	



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