

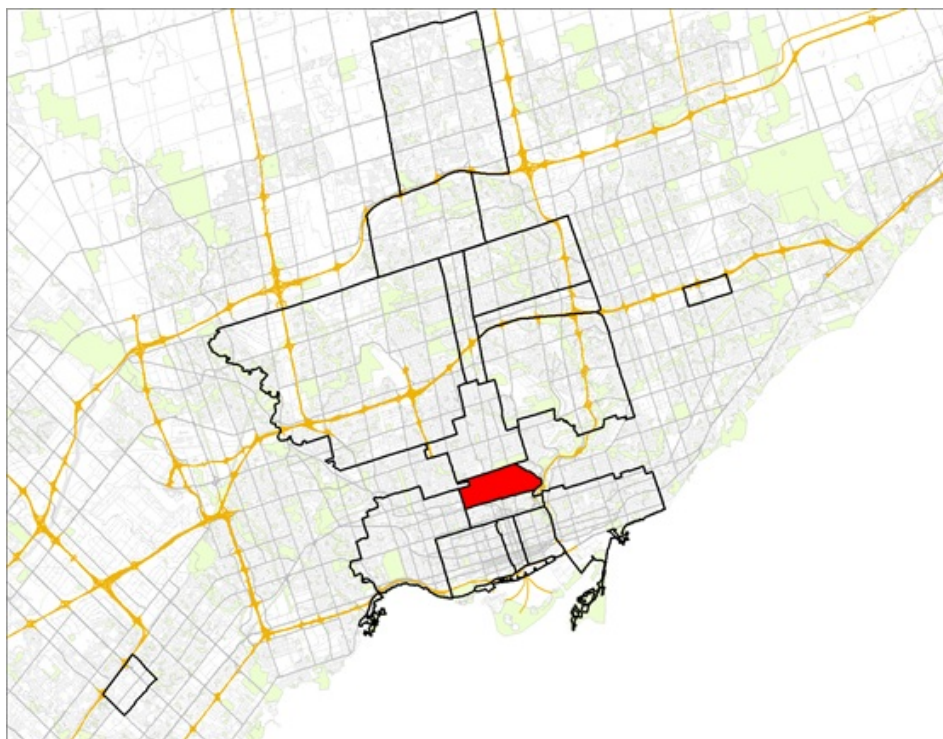


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of December 2023



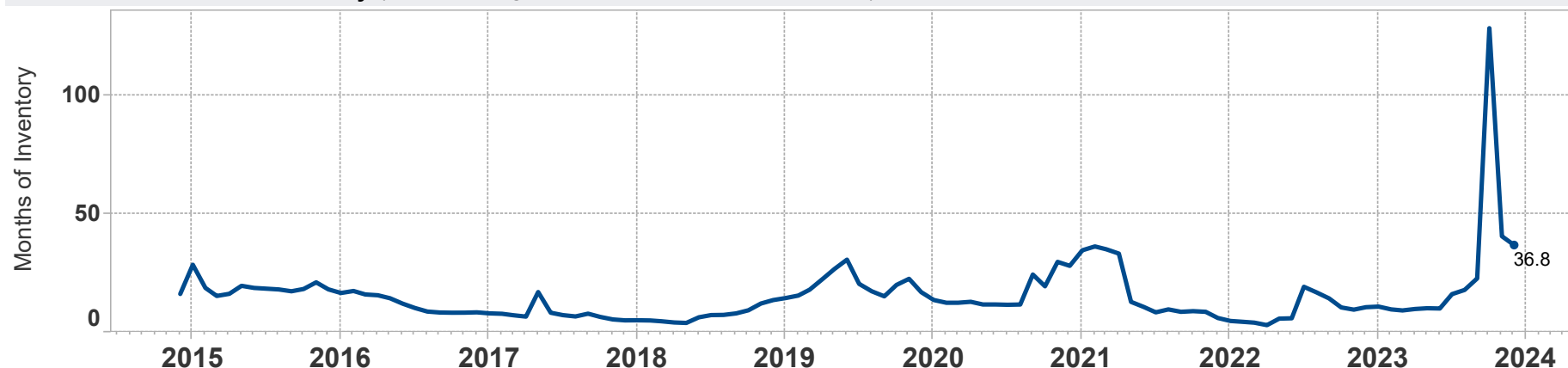
Yonge - St. Clair Submarket Report - December 2023



Yonge - St. Clair		GTA
Distinct count of Site Name	8	395
No. of Units	1,701	99,738
Total Sales	1,032	82,888
Act Inv	669	16,850
Avg. wt. \$/sf	\$1,799	\$1,405
Avg. Project \$/SF	\$1,913	\$1,295
Avg. SF	631	790
Avg. \$	\$1,134,574	\$1,110,103
Current Month Sales (incl. active & sold out)	20	400

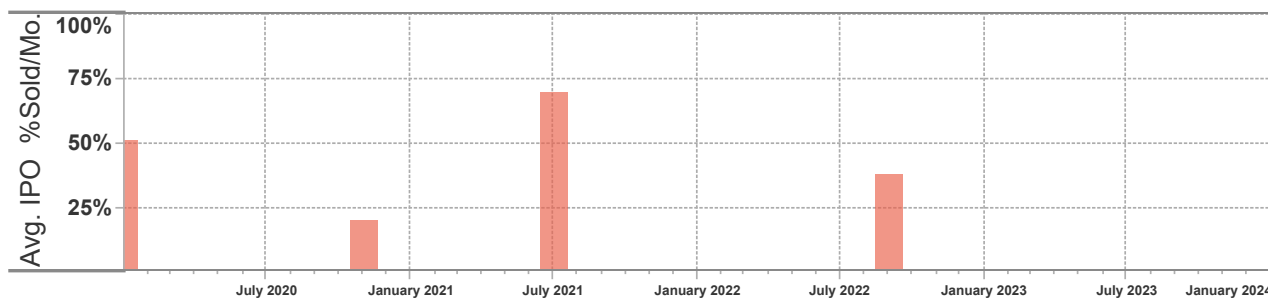
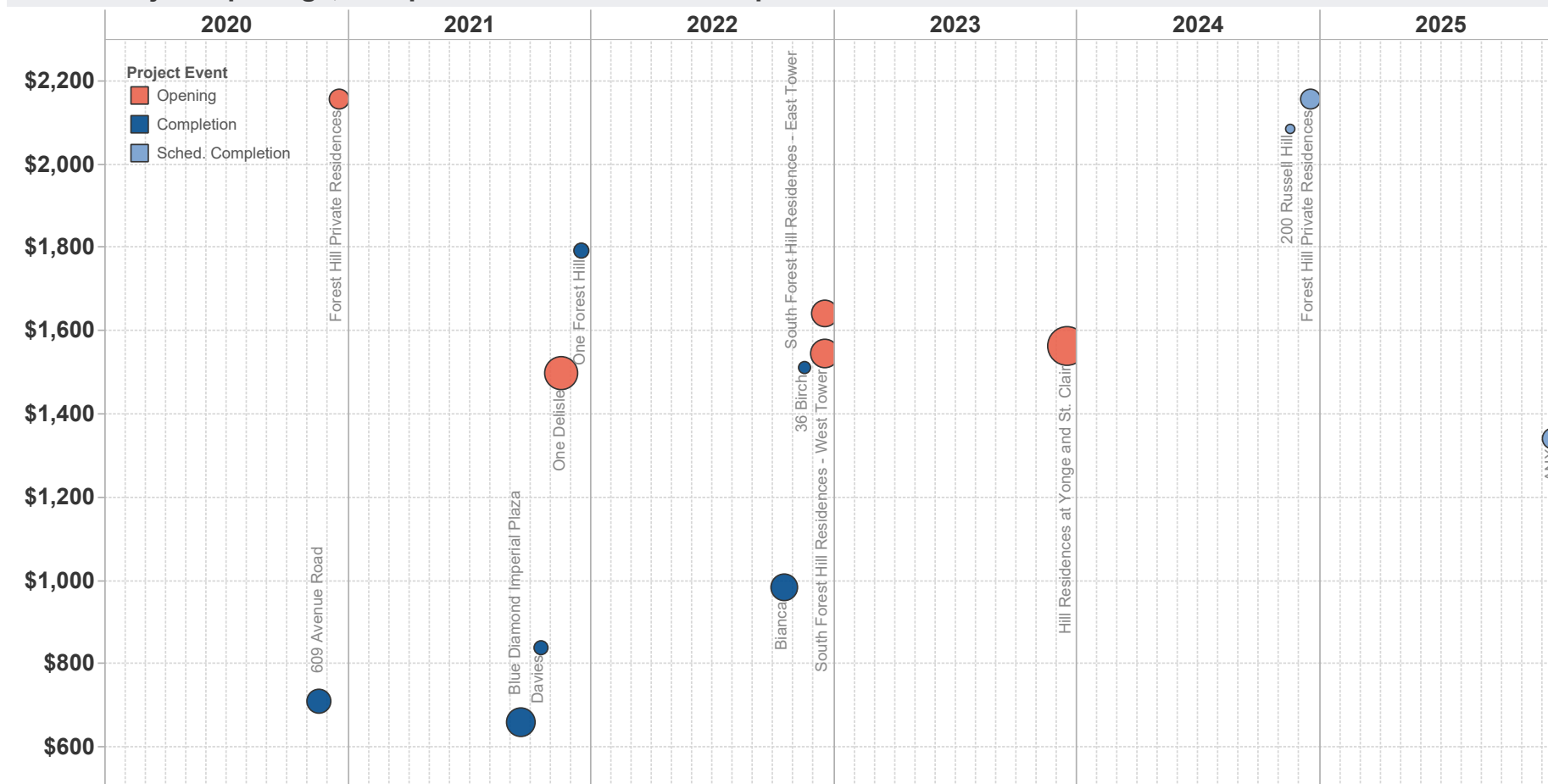
Development Applications		
Yonge - St. Clair		City of Toronto
Count of Address	19	801
Total Units	5,933	464,789
Min. Density	1.8	0.0
Max. Density	32.5	61.7
Avg. Density	13.0	8.0

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

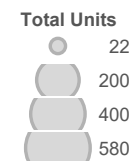


Yonge - St. Clair Submarket Report - December 2023

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.



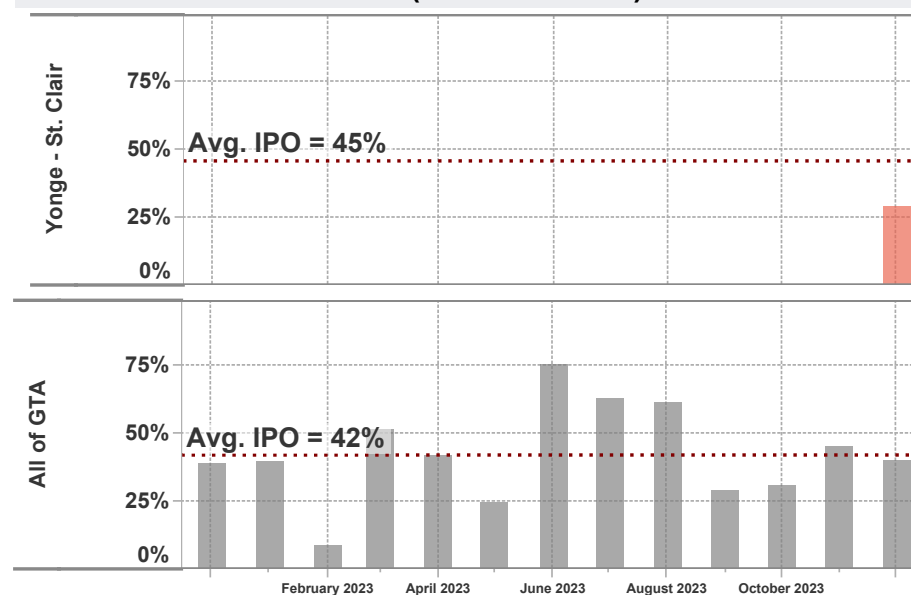
Yonge - St. Clair Submarket Report - December 2023

Project Data by Unit Type

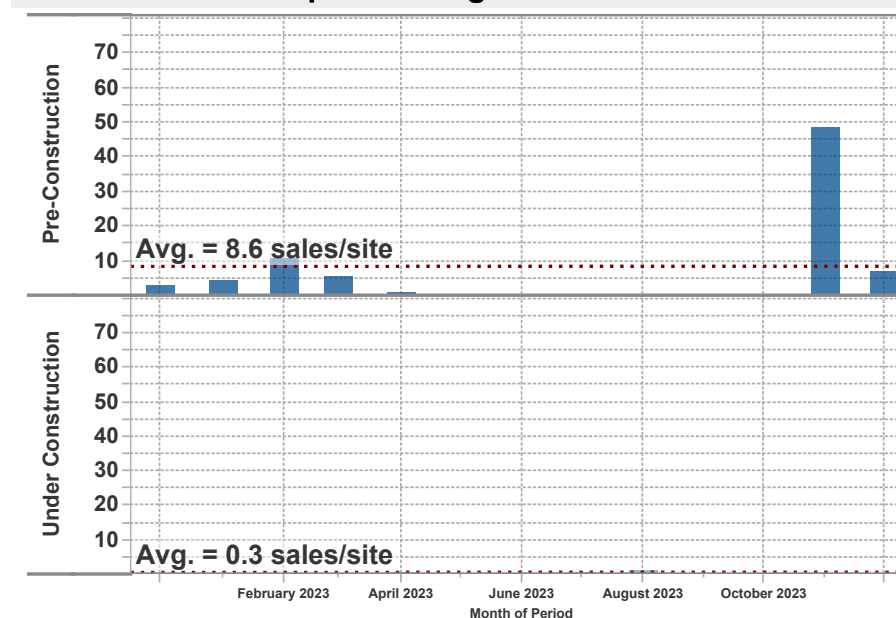
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	768	20	374	394
1 Bedroom + Den	345	0	299	46
2 Bedroom	382	0	214	168
2 Bedroom + Den	53	0	49	4
3 Bedroom & Up	124	0	68	56
Penthouse	8	0	8	0
Other				

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
\$1,657	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
\$1,352	2,229	2,832	\$2,850,000	\$3,995,000
\$2,234	854	3,171	\$1,500,000	\$12,059,900

IPO Launch Performance (first 2 months)

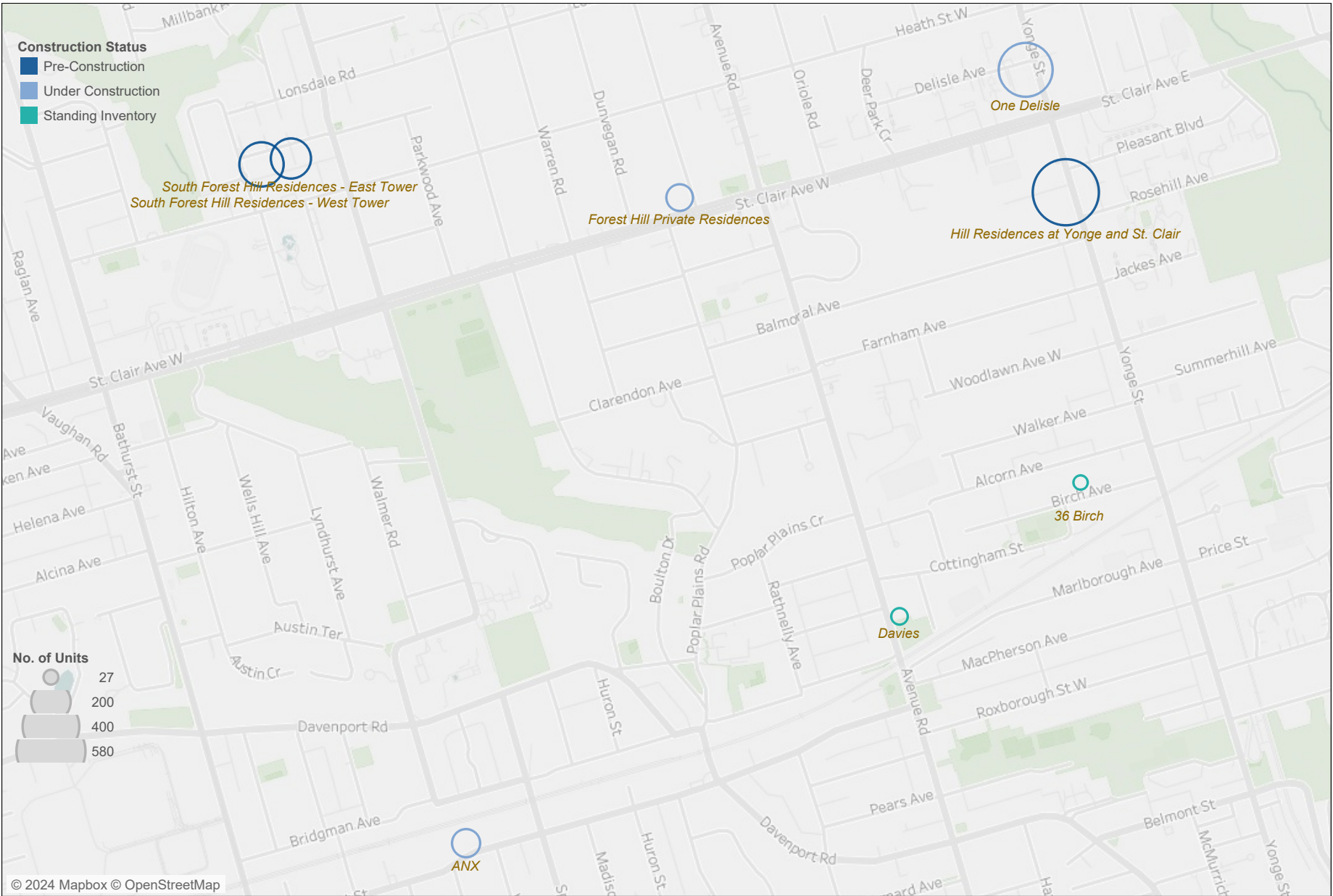


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - December 2023

Current Active Projects



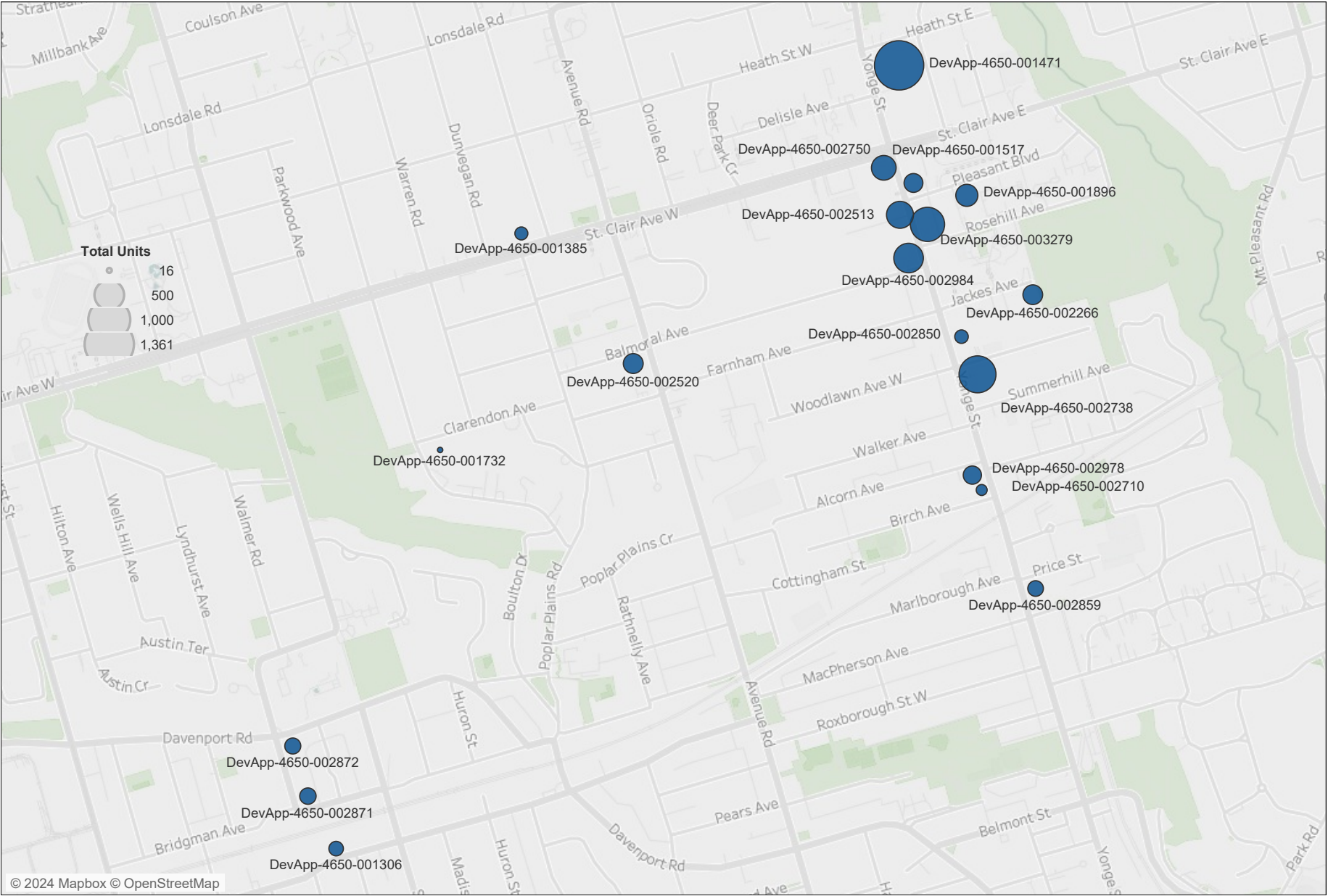
Yonge - St. Clair Submarket Report - December 2023

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	\$1,365
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	20	165	415	580	\$1,565	\$1,561
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 - December 2023

Current Development Applications



Yonge - St. Clair Submarket Report - December 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	1.8	16
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 - December 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	4,409	584	\$2,391	1,061	\$2,536,680	16,212
Central Waterfront	62	7	2,970	904	\$1,700	889	\$1,512,146	17,238
Don Mills - York Mills	4	13	3,232	308	\$1,178	854	\$1,006,229	27,928
Downtown Core	5	6	3,653	468	\$1,879	777	\$1,459,680	29,602
Downtown East	10	21	6,405	1,585	\$1,499	685	\$1,026,205	25,329
Downtown West	19	26	8,047	848	\$1,688	984	\$1,661,322	17,710
Etobicoke Waterfront	0	1	548	17	\$1,643	849	\$1,395,518	3,135
Highway7 - Yonge	0	4	918	15	\$1,110	849	\$941,833	26,939
Mississauga City Centre	7	9	4,230	636	\$1,241	629	\$779,924	28,193
North Toronto	0	18	3,513	375	\$1,578	936	\$1,475,978	305
North Yonge Corridor	13	9	2,730	757	\$1,541	704	\$1,085,447	30,147
North York East								149,420
North York West	0	10	1,118	447	\$1,375	827	\$1,137,476	26,693
Not Applicable	180	200	32,041	8,012	\$1,175	776	\$911,246	15,865
Scarborough City Centre								13,225
Sheppard Corridor	68	13	2,582	526	\$1,369	778	\$1,065,239	30,915
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,933
Toronto East	0	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	7	22	3,733	462	\$1,279	913	\$1,167,714	
Yonge - St. Clair	20	8	1,032	669	\$1,799	631	\$1,134,574	



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