

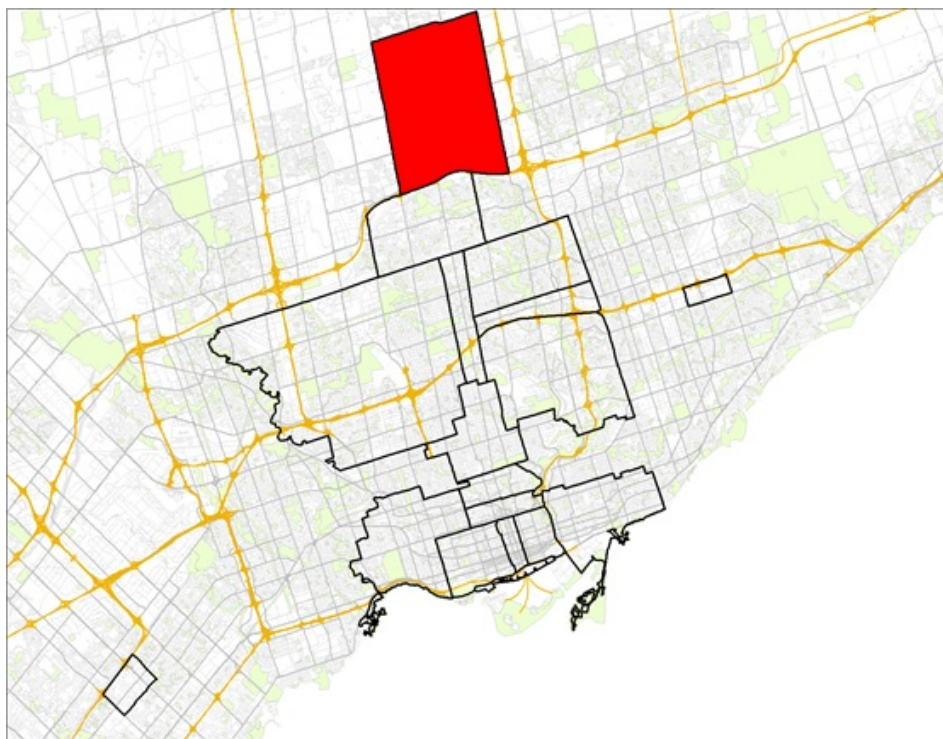


Greater Toronto Area
HWY 7 - Yonge

New Homes High Rise Submarket Report
Data as of December 2023



Highway7 - Yonge Submarket Report - December 2023



Highway7 - Yonge		GTA
Distinct count of Site Name	4	395
No. of Units	933	99,738
Total Sales	918	82,888
Act Inv	15	16,850
Avg. wt. \$/sf	\$1,110	\$1,405
Avg. Project \$/SF	\$1,035	\$1,295
Avg. SF	849	790
Avg. \$	\$941,833	\$1,110,103
Current Month Sales (incl. active & sold out)	0	400

Development Applications

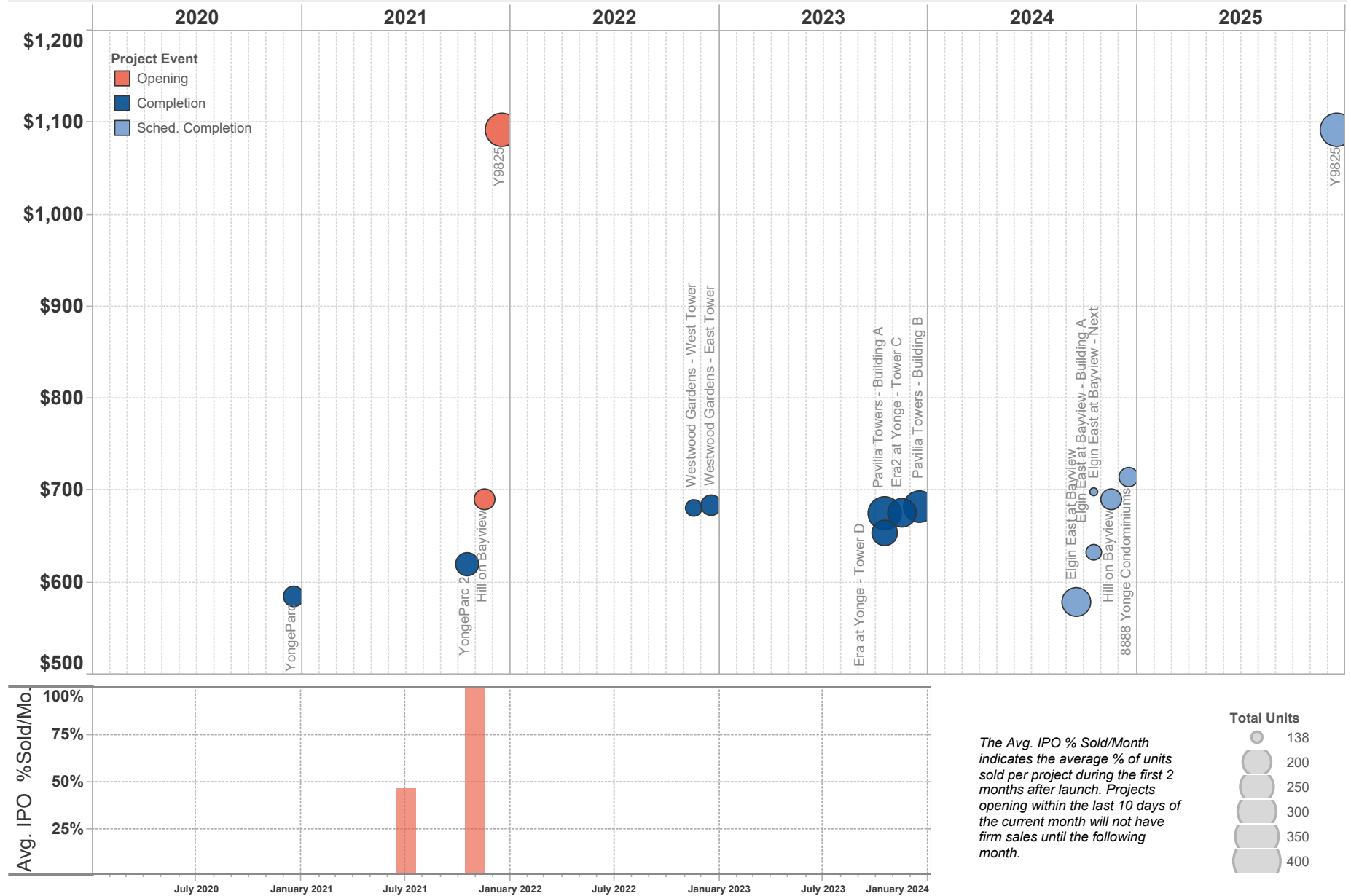
Highway7 - Yonge	City of Toronto
	801
	464,789
	0.0
	61.7
	8.0

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



Highway7 - Yonge Submarket Report - December 2023

Recent Project Openings, Completions & Scheduled Completions



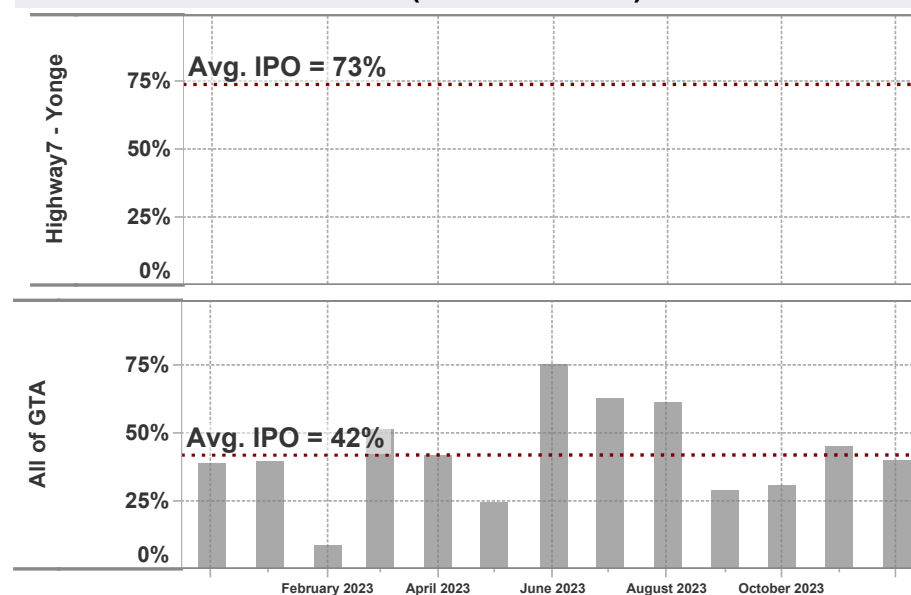
Highway7 - Yonge Submarket Report - December 2023

Project Data by Unit Type

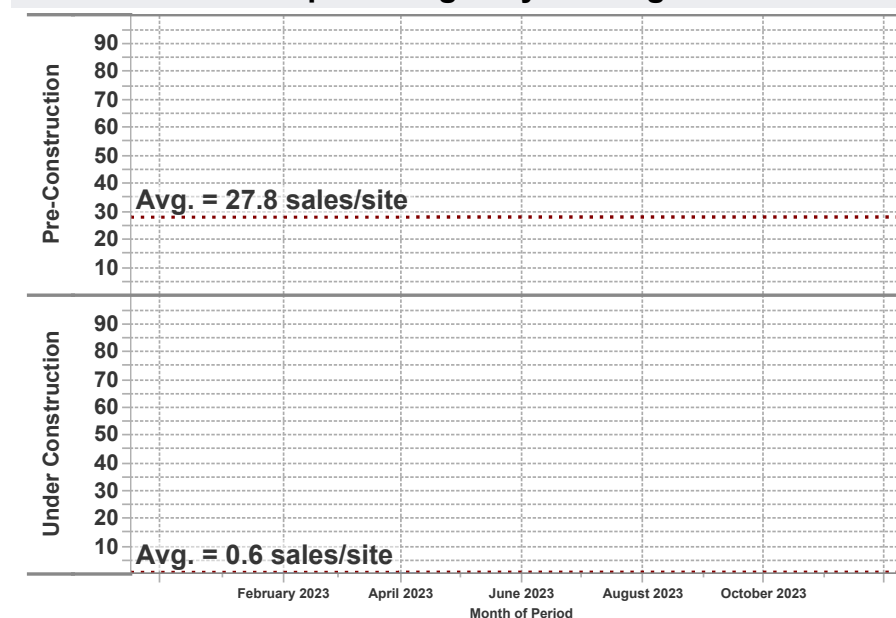
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio				
1 Bedroom	217	0	217	0
1 Bedroom + Den	228	0	222	6
2 Bedroom	280	0	273	7
2 Bedroom + Den	156	0	154	2
3 Bedroom & Up	52	0	52	0
Penthouse				
Other	0	0	0	0

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,196	650	825	\$761,900	\$969,900
\$1,069	795	1,381	\$887,900	\$1,499,900
\$1,064	1,029	1,333	\$1,067,900	\$1,429,900

IPO Launch Performance (first 2 months)

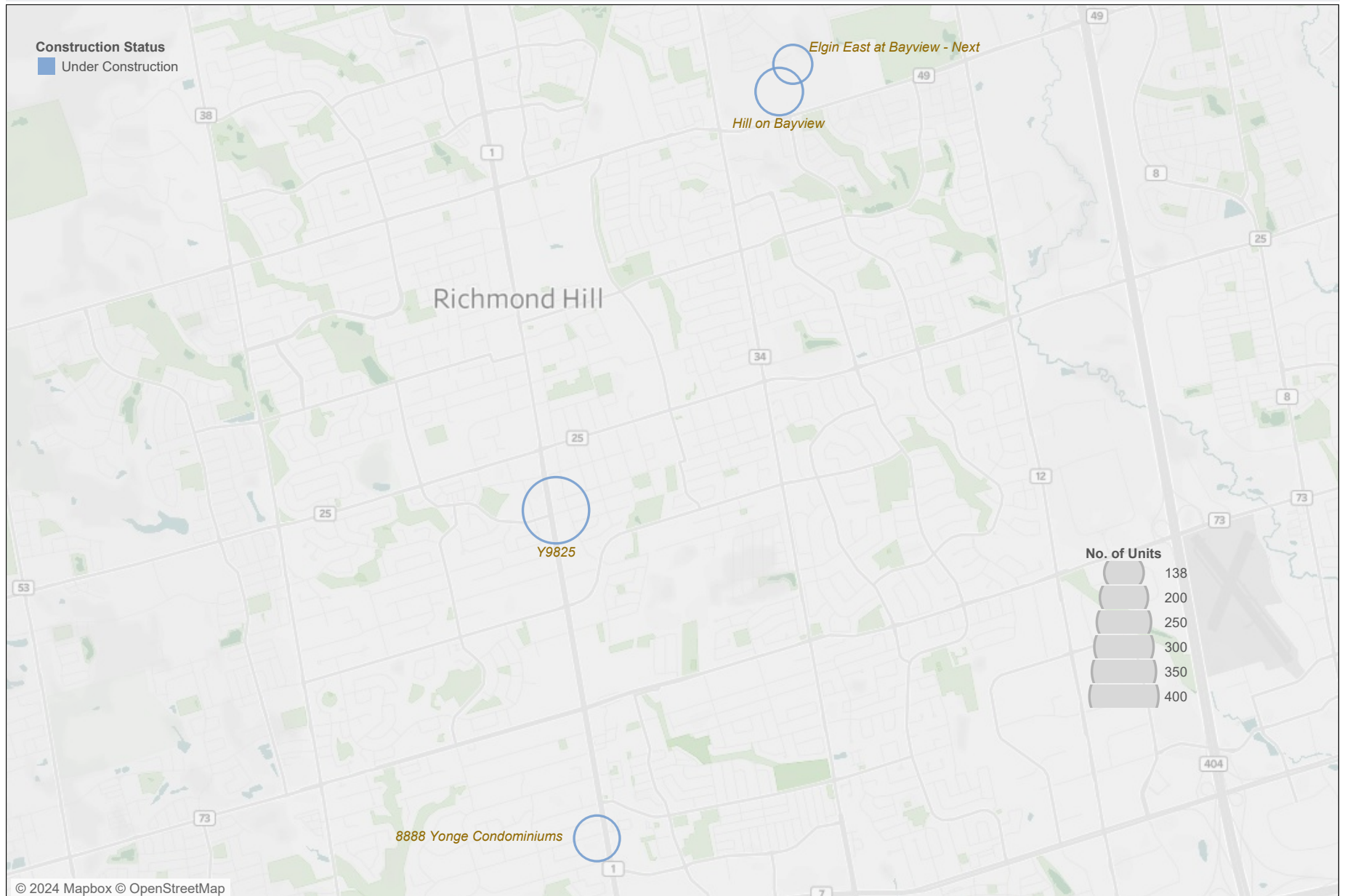


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - December 2023

Current Active Projects



Highway7 - Yonge 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..
8888 Yonge Condominiums - Metroview Developments	Apartment	May 2024	0	0	0	190	\$715	\$776
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	February 2024	0	4	12	138	\$699	\$1,107
Hill on Bayview - Armour Heights Developments	Stacked	October 2024	0	0	3	205	\$691	\$1,117
Y9825 - Metroview Developments	Apartment	September 2025	0	0	0	400	\$1,092	\$1,140

Highway7 - Yonge 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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