

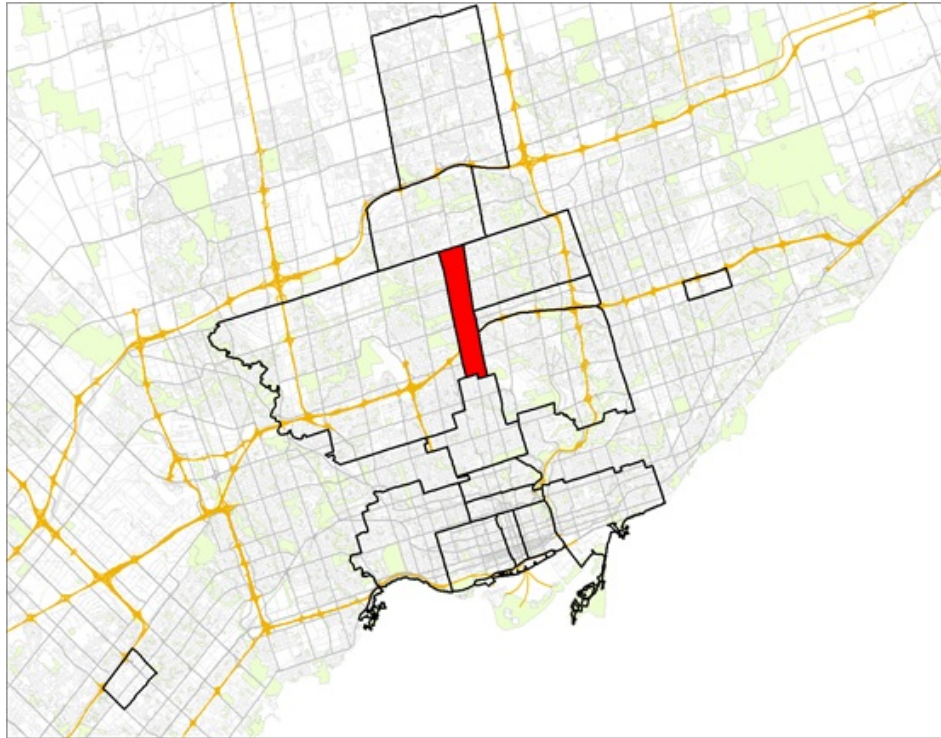


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of January 2024

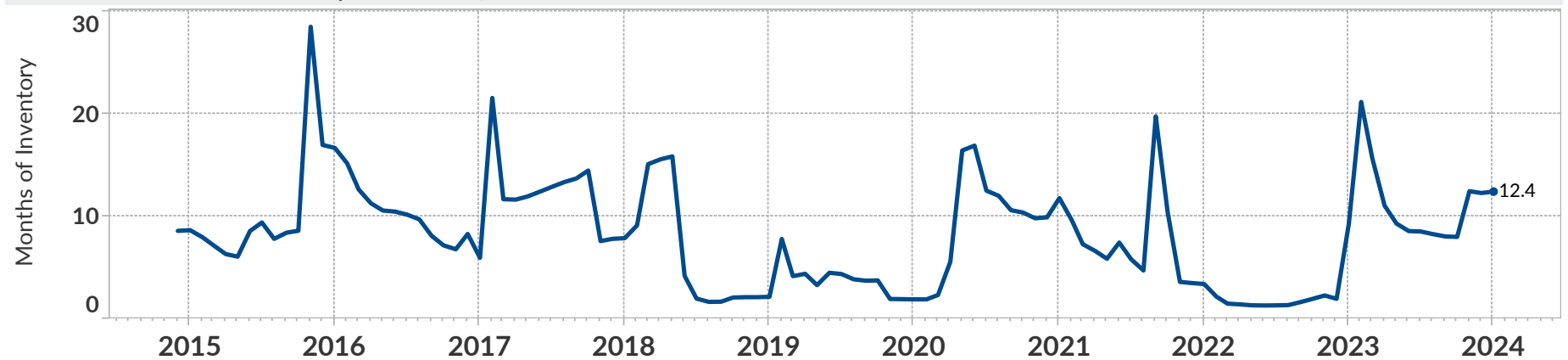


North Yonge Corridor Submarket Report - January 2024



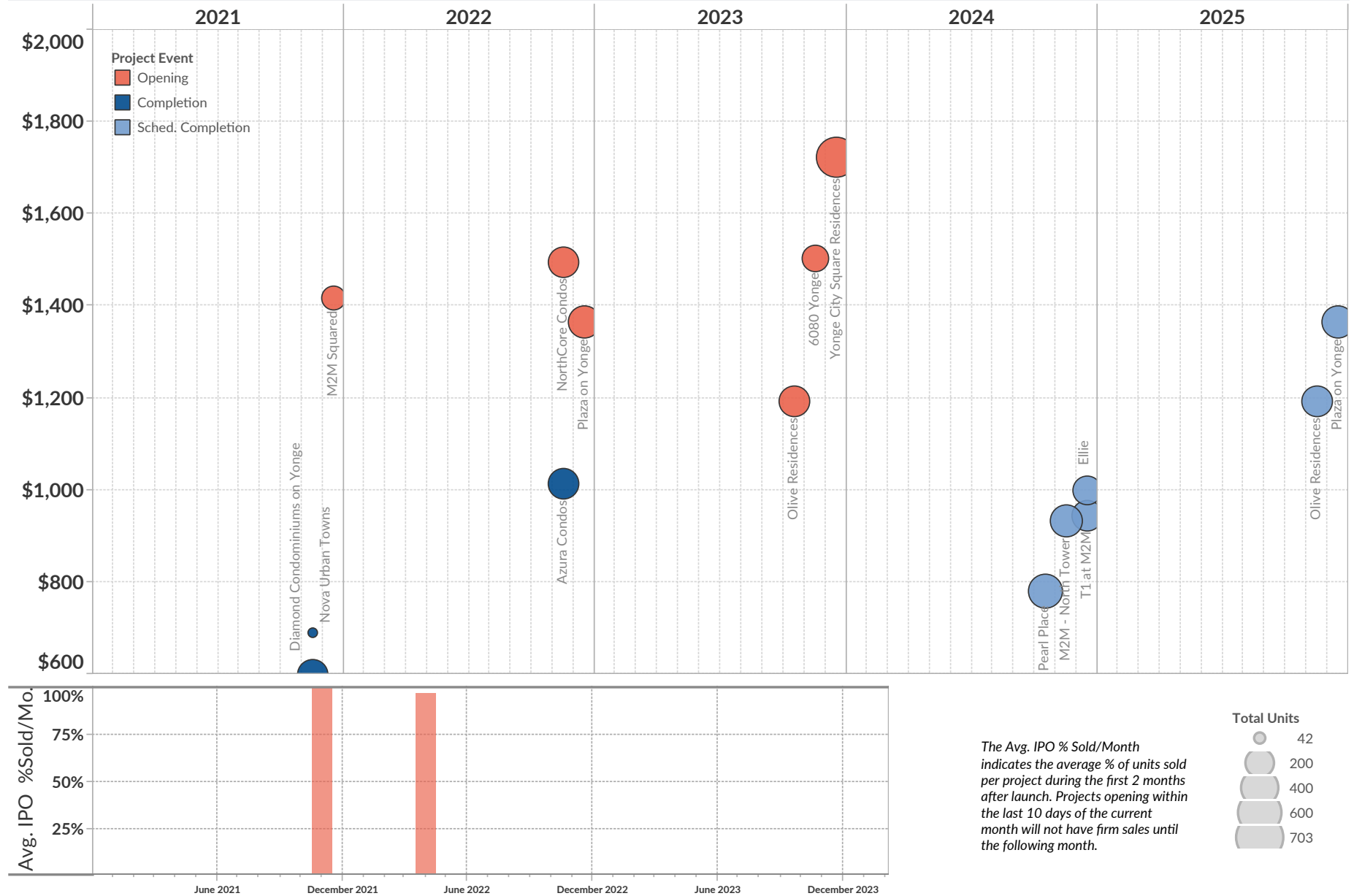
North Yonge Corridor		GTA
Distinct count of Site Name	9	387
No. of Units	3,489	97,879
Total Sales	2,733	81,202
Act Inv	756	16,677
Avg. wt. \$/sf	\$1,652	\$1,412
Avg. Project \$/SF	\$1,413	\$1,301
Avg. SF	697	790
Avg. \$	\$1,151,473	\$1,115,800
Current Month Sales (incl. active & sold out)	12	233

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



North Yonge Corridor Submarket Report - January 2024

Recent Project Openings, Completions & Scheduled Completions



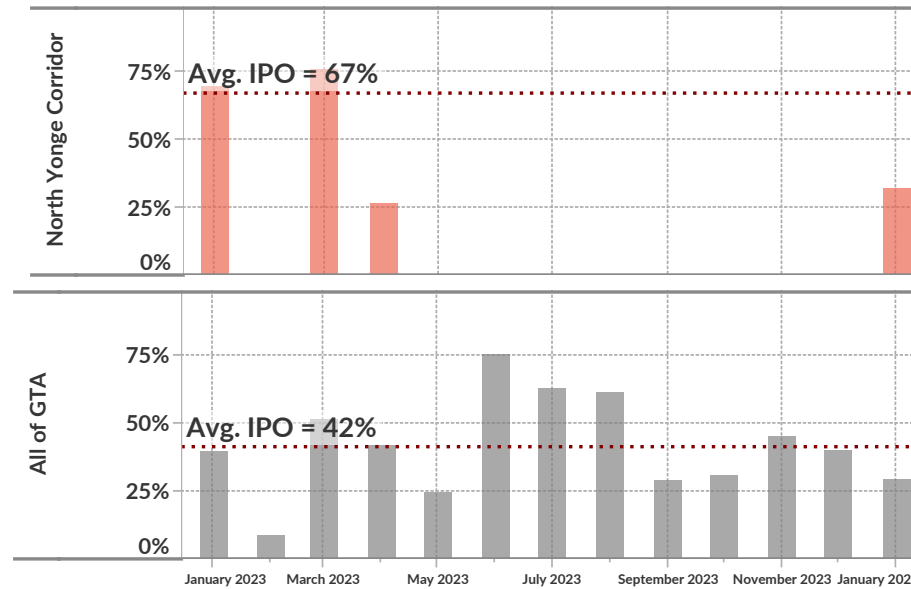
North Yonge Corridor Submarket Report - January 2024

Project Data by Unit Type

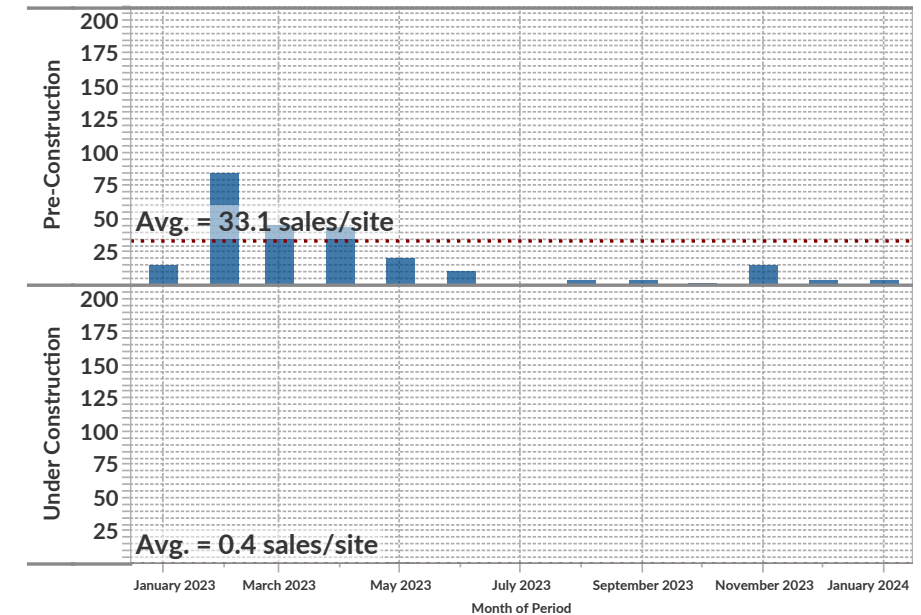
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	230	0	141	89
1 Bedroom	650	1	567	83
1 Bedroom + Den	1,002	4	779	223
2 Bedroom	1,080	5	900	180
2 Bedroom + Den	184	0	131	53
3 Bedroom & Up	270	2	159	111
Penthouse	20	0	20	0
Other	37	0	31	6

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,565	333	620	\$506,000	\$728,990
\$1,436	442	752	\$651,000	\$1,087,500
\$1,514	538	752	\$751,000	\$1,065,000
\$1,489	613	1,037	\$860,000	\$1,665,000
\$1,649	737	1,394	\$985,000	\$2,350,000
\$2,162	840	1,546	\$1,094,900	\$3,423,000
\$1,601	1,019	1,614	\$1,715,000	\$2,500,000

IPO Launch Performance (first 2 months)

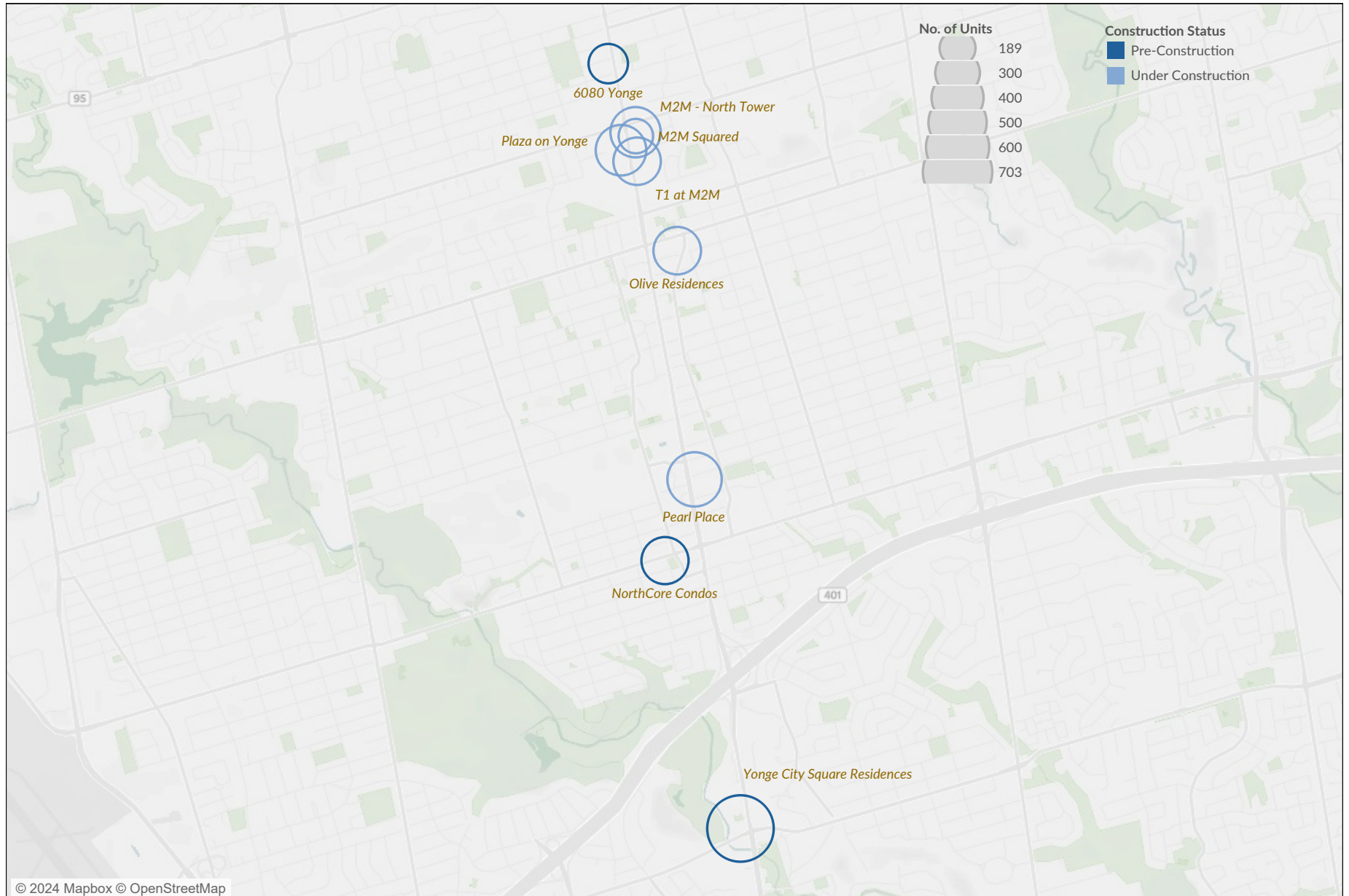


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - January 2024

Current Active Projects



North Yonge Corridor Submarket Report - January 2024

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 Foot
6080 Yonge - Tridel and Arkfield Development	Apartment	March 2028	10	10	168	247	\$1,503	\$1,517
M2M - North Tower - Aoyuan International	Apartment	May 2024	0	0	0	403	\$933	\$1,091
M2M Squared - Aoyuan International	Apartment	January 2026	0	0	0	189	\$1,417	\$1,422
NorthCore Condos - Fieldgate Homes and Westdale Properties	Apartment	March 2026	2	2	31	353	\$1,495	\$1,542
Olive Residences - Capital Developments	Apartment	December 2025	0	0	17	360	\$1,193	\$1,293
Pearl Place - Conservatory Group	Apartment	August 2024	0	0	48	469	\$780	\$1,663
Plaza on Yonge - Plaza	Apartment	March 2025	0	0	12	407	\$1,365	\$1,336
T1 at M2M - Aoyuan International	Apartment	February 2024	0	0	0	358	\$944	\$1,096
Yonge City Square Residences - Gupta Group	Apartment	April 2027	0	0	480	703	\$1,723	\$1,753

North Yonge Corridor Submarket Report - January 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	17
Central Waterfront	6	7
Don Mills - York Mills	2	13
Downtown Core	2	6
Downtown East	20	20
Downtown West	12	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	7	9
North Toronto	11	18
North Yonge Corridor	12	9
North York East		
North York West	0	10
Not Applicable	119	196
Scarborough City Centre		
Sheppard Corridor	17	13
Thornhill	0	2
Toronto East	7	9
Toronto West	10	20
Yonge - St. Clair	5	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$
4,411	582	\$2,387	1,067	\$2,547,183
2,976	898	\$1,700	892	\$1,516,226
3,234	306	\$1,179	855	\$1,007,688
3,655	466	\$1,878	778	\$1,462,157
5,920	1,566	\$1,483	696	\$1,031,248
7,938	836	\$1,692	985	\$1,667,384
548	17	\$1,643	849	\$1,395,518
918	15	\$1,110	849	\$942,000
4,237	629	\$1,241	629	\$780,886
3,524	364	\$1,579	937	\$1,479,273
2,733	756	\$1,652	697	\$1,151,473
1,118	447	\$1,375	827	\$1,137,476
31,371	7,913	\$1,177	772	\$908,981
2,589	534	\$1,402	796	\$1,115,799
411	28	\$1,367	1,690	\$2,310,536
1,323	204	\$1,258	708	\$891,022
3,259	452	\$1,286	912	\$1,172,522
1,037	664	\$1,800	632	\$1,137,687



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&O.E.