

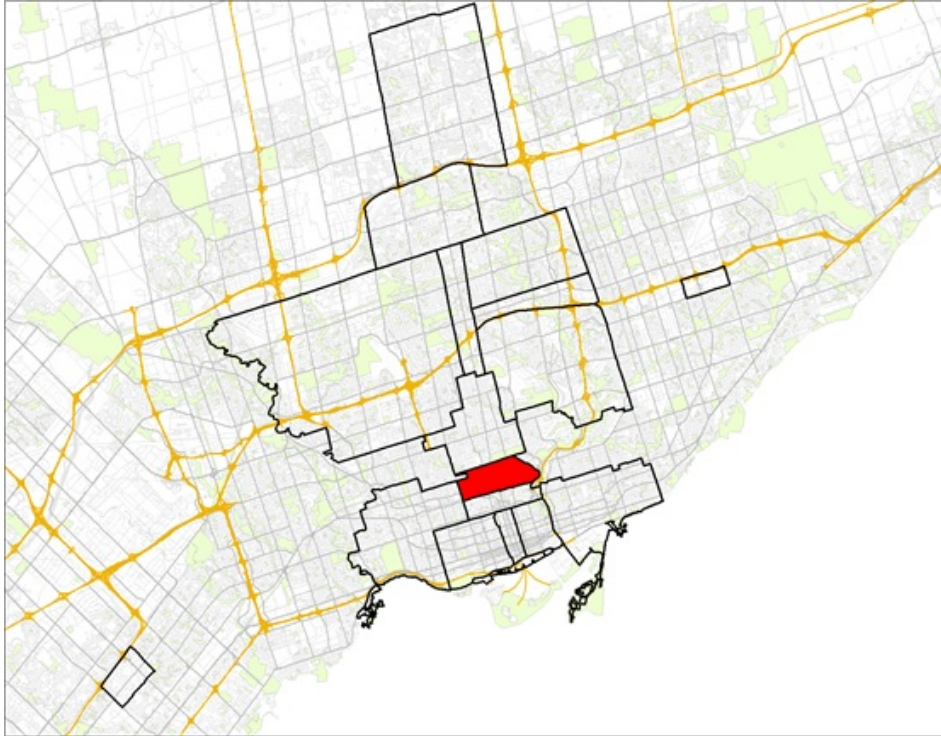


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of January 2024

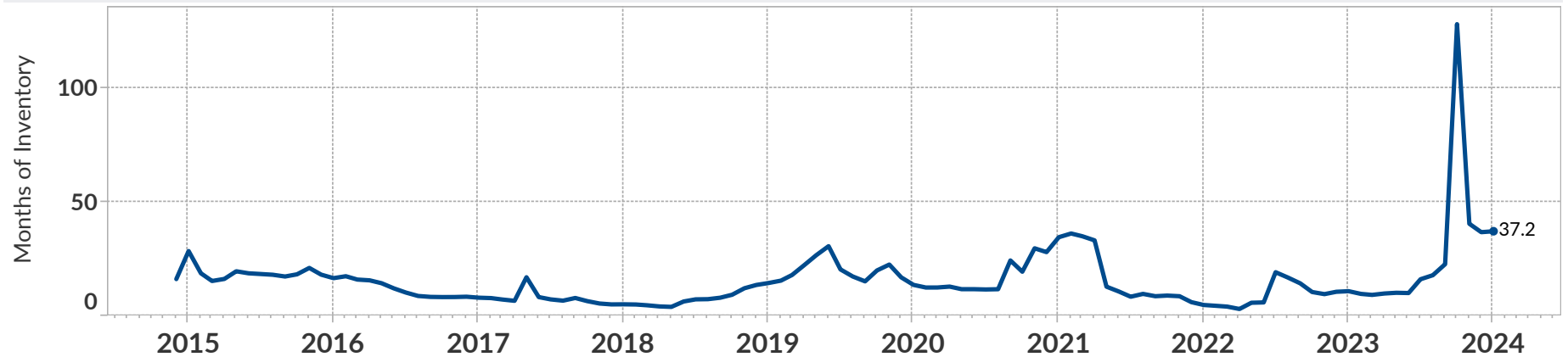


Yonge - St. Clair Submarket Report - January 2024



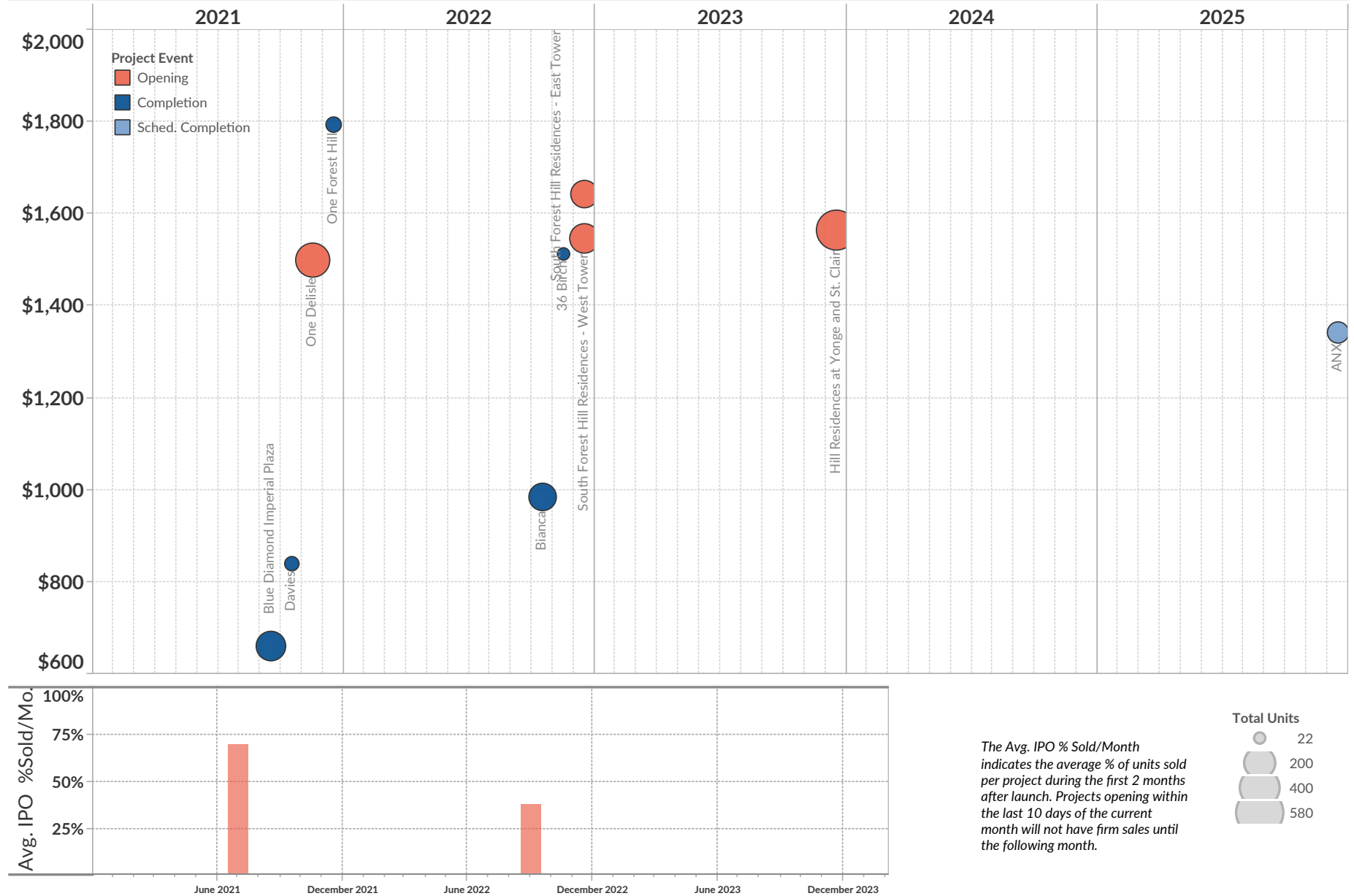
Yonge - St. Clair		GTA
Distinct count of Site Name	8	387
No. of Units	1,701	97,879
Total Sales	1,037	81,202
Act Inv	664	16,677
Avg. wt. \$/sf	\$1,800	\$1,412
Avg. Project \$/SF	\$1,914	\$1,301
Avg. SF	632	790
Avg. \$	\$1,137,687	\$1,115,800
Current Month Sales (incl. active & sold out)	5	233

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



Yonge - St. Clair Submarket Report - January 2024

Recent Project Openings, Completions & Scheduled Completions



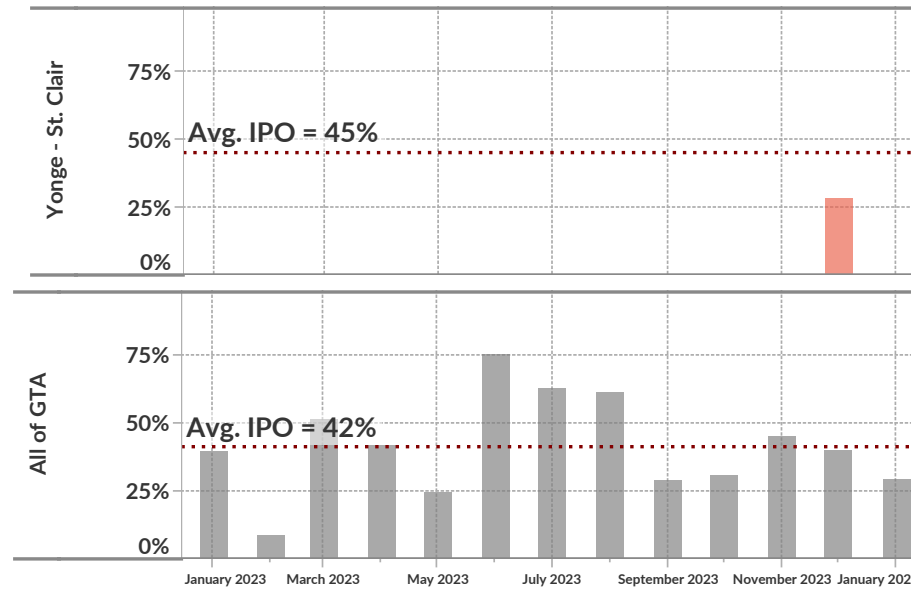
Yonge - St. Clair Submarket Report - January 2024

Project Data by Unit Type

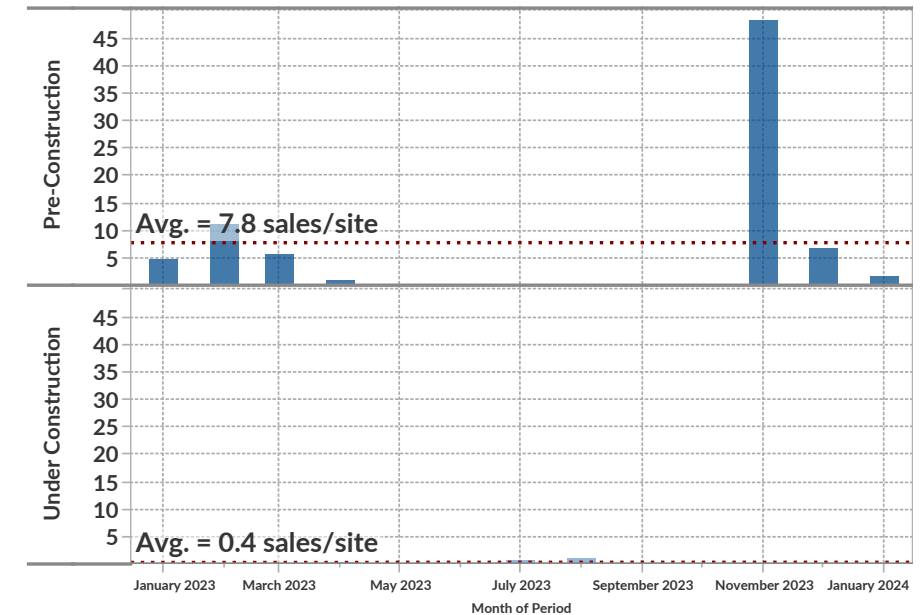
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	768	5	379	389
1 Bedroom + Den	345	0	299	46
2 Bedroom	382	0	214	168
2 Bedroom + Den	53	0	49	4
3 Bedroom & Up	124	0	68	56
Penthouse	8	0	8	0
Other				

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,358	488	488	\$1,150,900	\$1,150,900
\$1,658	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)

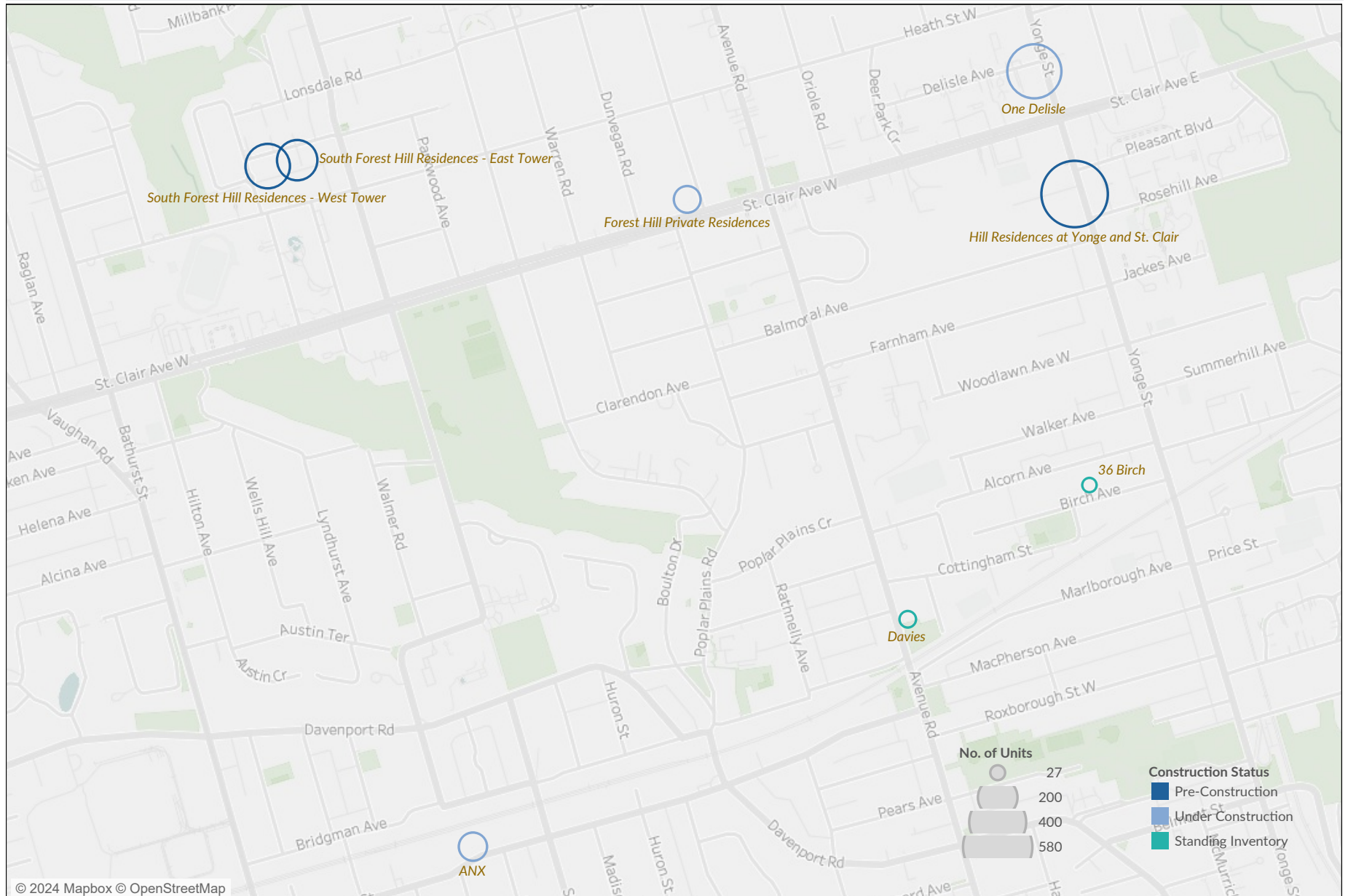


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - January 2024

Current Active Projects



Yonge - St. Clair 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
36 Birch - North Drive	Stacked	August 2022	0	0	5	27	\$1,513	\$1,365
ANX - Freed Developments Ltd.	Apartment	February 2025	0	0	15	105	\$1,342	\$1,960
Davies - Brandy Lane Homes	Apartment	December 2021	0	0	4	36	\$840	\$1,644
Forest Hill Private Residences - Altree Developments	Apartment	November 2024	0	0	33	94	\$2,158	\$2,193
Hill Residences at Yonge and St. Clair - Metropia	Apartment	November 2028	3	3	412	580	\$1,565	\$1,561
One Delisle - Slate Asset Management	Apartment	June 2027	0	0	21	385	\$1,500	\$3,177
South Forest Hill Residences - East Tower - Parallax Develop..	Apartment	June 2026	1	1	44	214	\$1,643	\$1,657
South Forest Hill Residences - West Tower - Parallax Develop..	Apartment	June 2027	1	1	130	260	\$1,547	\$1,752

Yonge - St. Clair 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



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