

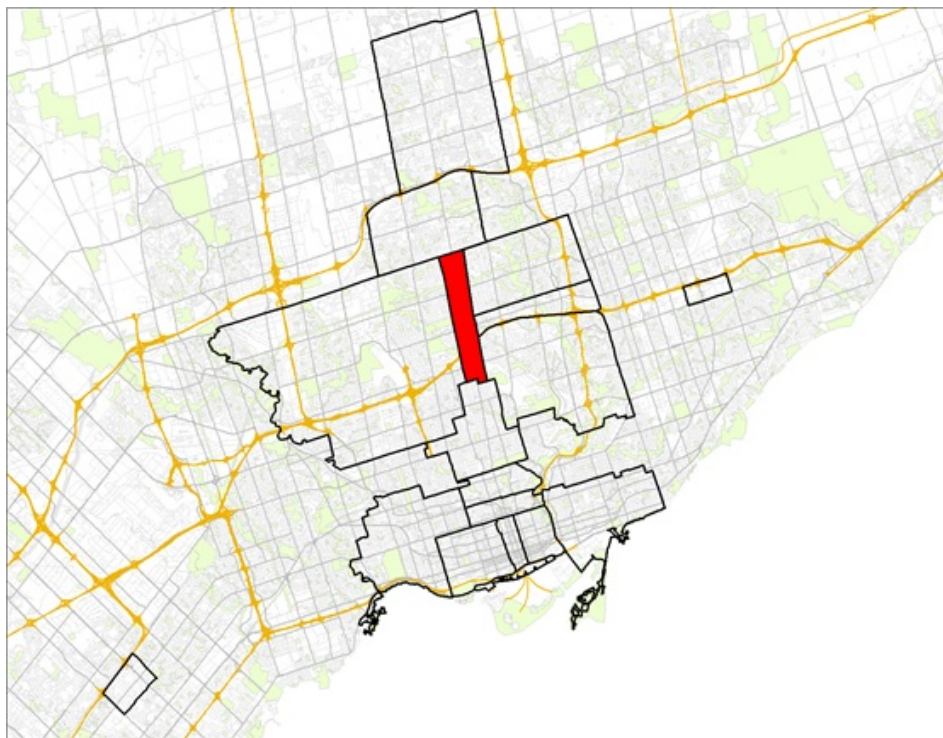


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of February 2024

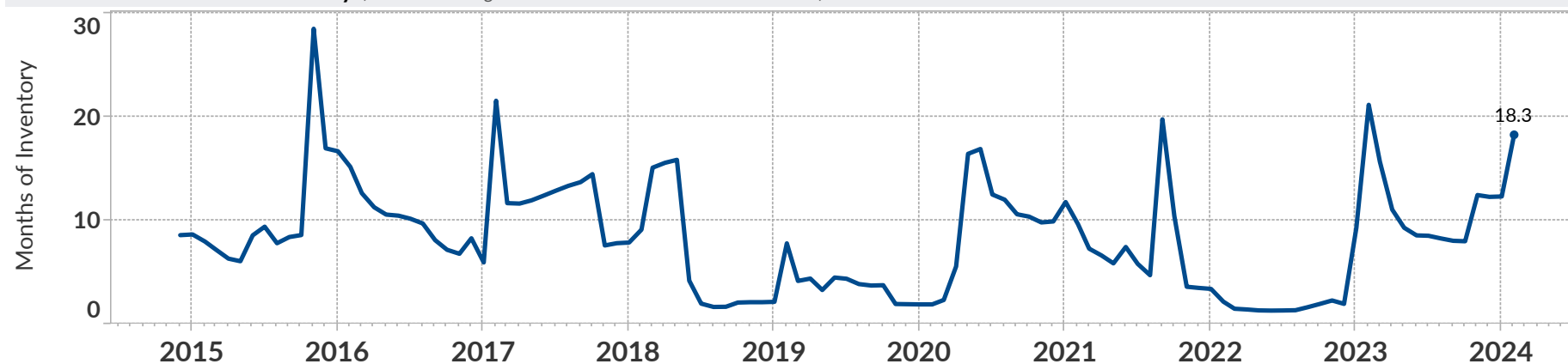


North Yonge Corridor Submarket Report - February 2024



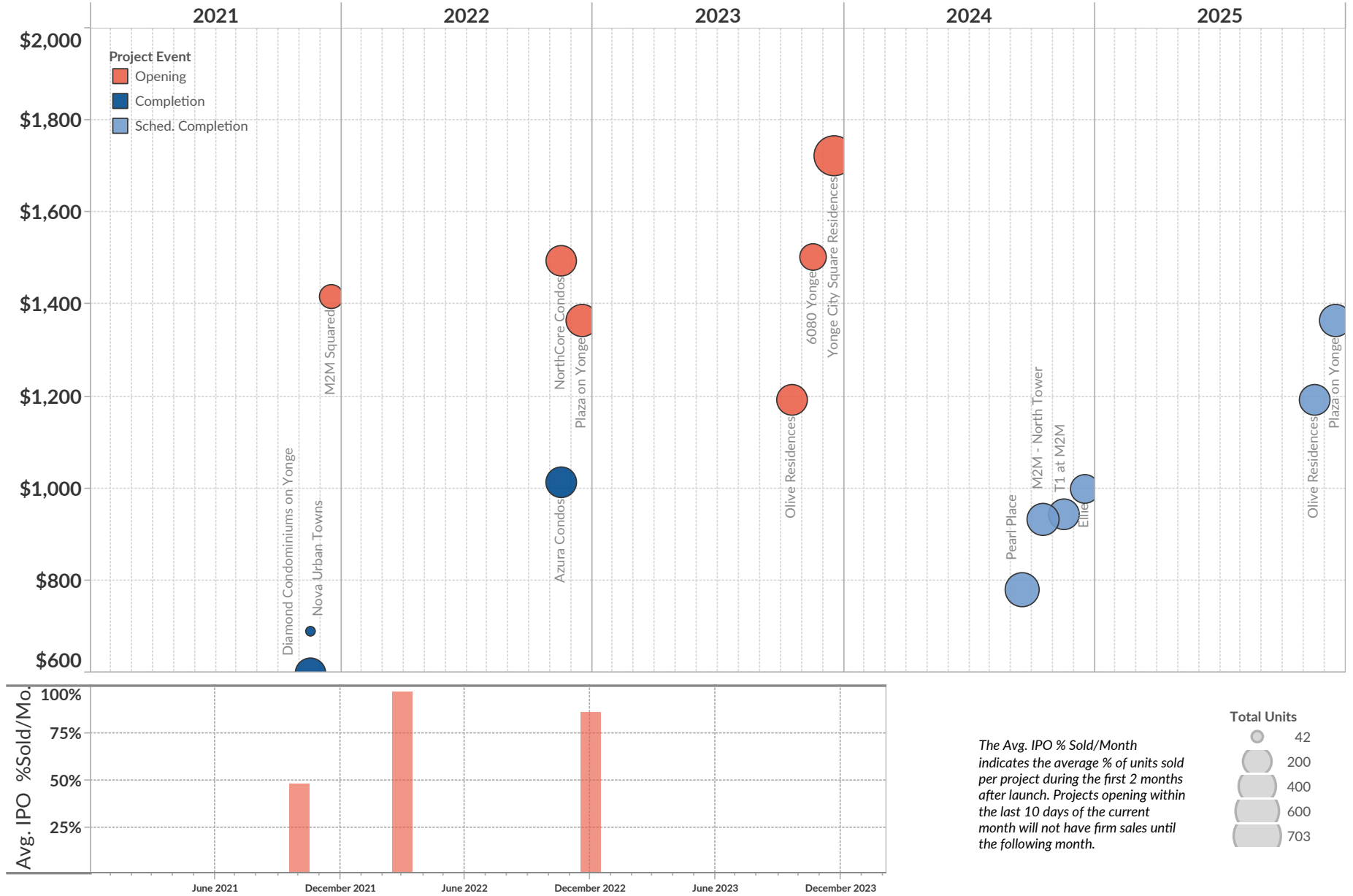
North Yonge Corridor		GTA
Distinct count of Site Name	9	380
No. of Units	3,489	97,390
Total Sales	2,745	80,643
Act Inv	744	16,747
Avg. \$/sf	\$1,656	\$1,402
Avg. Project \$/SF	\$1,410	\$1,303
Avg. SF	696	792
Avg. \$	\$1,153,097	\$1,110,173
No Measure Value	9	379

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



North Yonge Corridor Submarket Report - February 2024

Recent Project Openings, Completions & Scheduled Completions



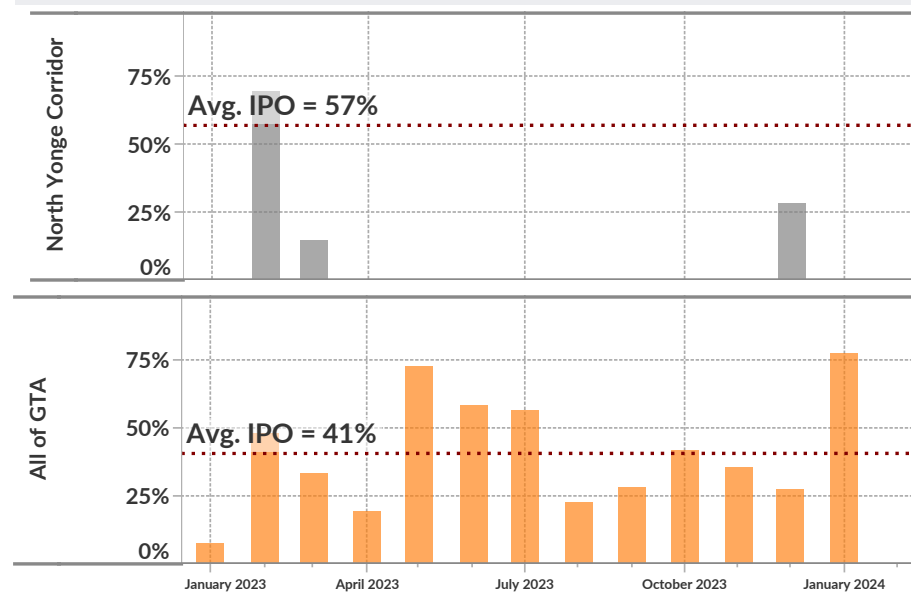
North Yonge Corridor Submarket Report - February 2024

Project Data by Unit Type

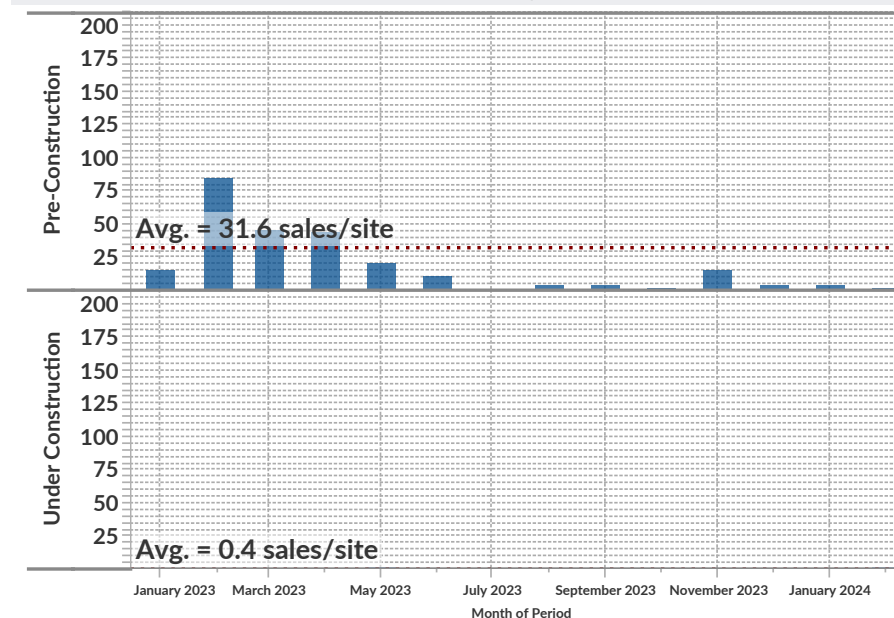
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	230	1	142	88
1 Bedroom	650	0	567	83
1 Bedroom + Den	1,002	3	782	220
2 Bedroom	1,080	2	904	176
2 Bedroom + Den	184	0	131	53
3 Bedroom & Up	270	3	163	107
Penthouse	20	0	20	0
Other	37	0	31	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,571	333	620	\$506,000	\$728,990
\$1,436	442	752	\$651,000	\$1,087,500
\$1,516	538	752	\$751,000	\$1,065,000
\$1,491	613	1,037	\$860,000	\$1,665,000
\$1,649	737	1,394	\$985,000	\$2,350,000
\$2,187	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)

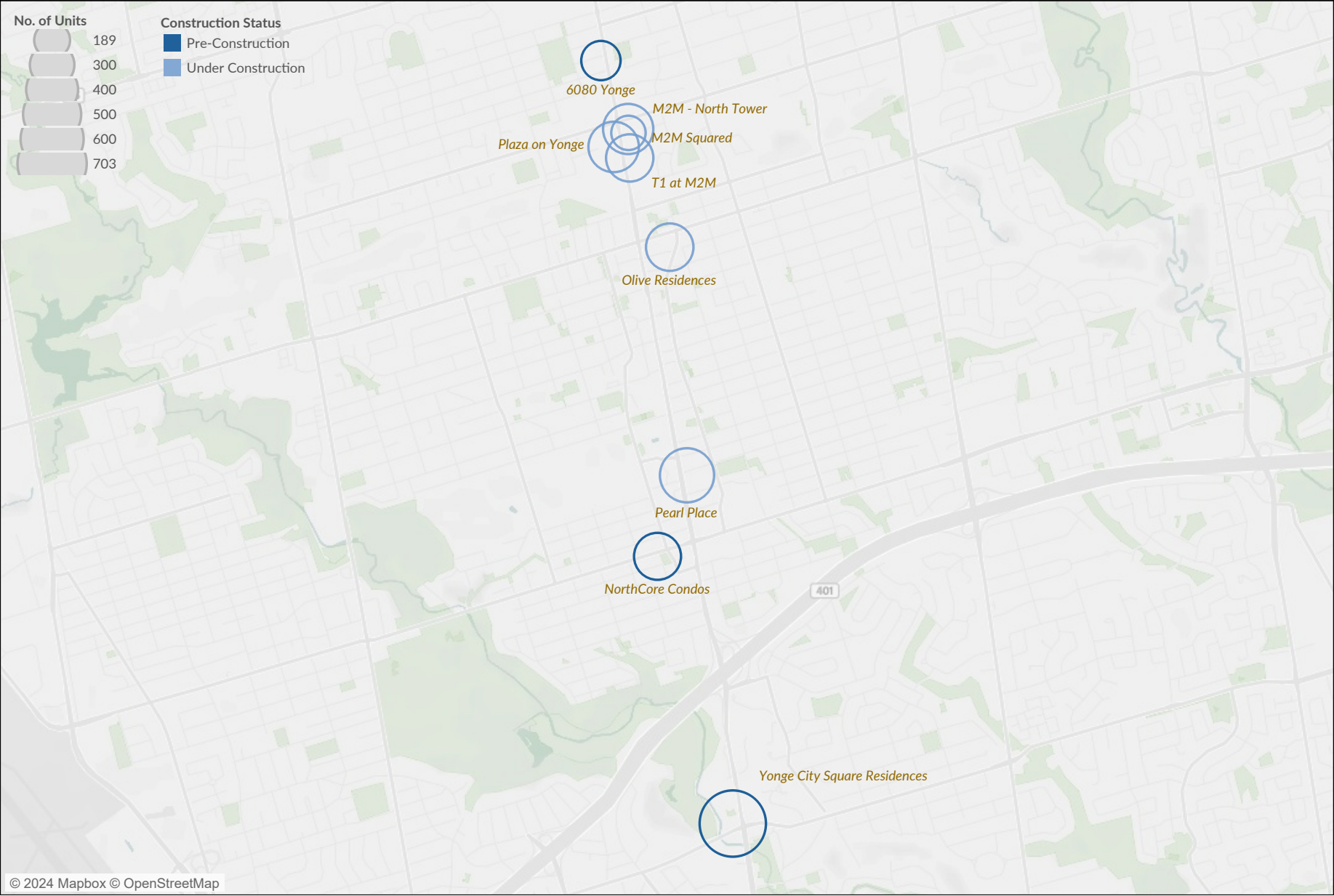


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - February 2024

Current Active Projects



North Yonge Corridor Submarket Report - February 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	5	15	163	247	\$1,503	\$1,519
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	0	2	31	353	\$1,495	\$1,542
Olive Residences - Capital Developments	Apartment	September 2025	3	6	11	360	\$1,193	\$1,265
Pearl Place - Conservatory Group	Apartment	August 2024	1	1	47	469	\$780	\$1,668
Plaza on Yonge - Plaza	Apartment	March 2025	0	0	12	407	\$1,365	\$1,336
T1 at M2M - Aoyuan International	Apartment	April 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 - February 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	35	17
Central Waterfront	4	7
Don Mills - York Mills	0	13
Downtown Core	3	6
Downtown East	10	20
Downtown West	6	25
Etobicoke Waterfront	3	1
Highway7 - Yonge	0	5
Mississauga City Centre	6	9
North Toronto	2	18
North Yonge Corridor	9	9
North York East		
North York West	0	10
Not Applicable	251	192
Scarborough City Centre		
Sheppard Corridor	31	12
Thornhill	0	2
Toronto East	9	6
Toronto West	6	20
Yonge - St. Clair	4	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,446	577	\$2,387	1,071	\$2,556,762
2,979	895	\$1,653	964	\$1,593,022
3,237	303	\$1,178	858	\$1,011,319
3,658	463	\$1,878	780	\$1,464,300
5,925	1,561	\$1,445	696	\$1,005,677
7,942	832	\$1,694	983	\$1,665,259
551	14	\$1,644	860	\$1,414,329
913	278	\$1,020	709	\$722,745
4,243	623	\$1,241	631	\$782,322
3,522	368	\$1,579	930	\$1,467,442
2,745	744	\$1,656	696	\$1,153,097
1,118	447	\$1,366	827	\$1,130,437
31,167	7,879	\$1,176	770	\$905,938
2,596	445	\$1,432	828	\$1,185,204
411	28	\$1,367	1,690	\$2,310,536
887	181	\$1,263	645	\$814,792
3,262	449	\$1,277	909	\$1,161,589
1,041	660	\$1,806	623	\$1,124,676



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