

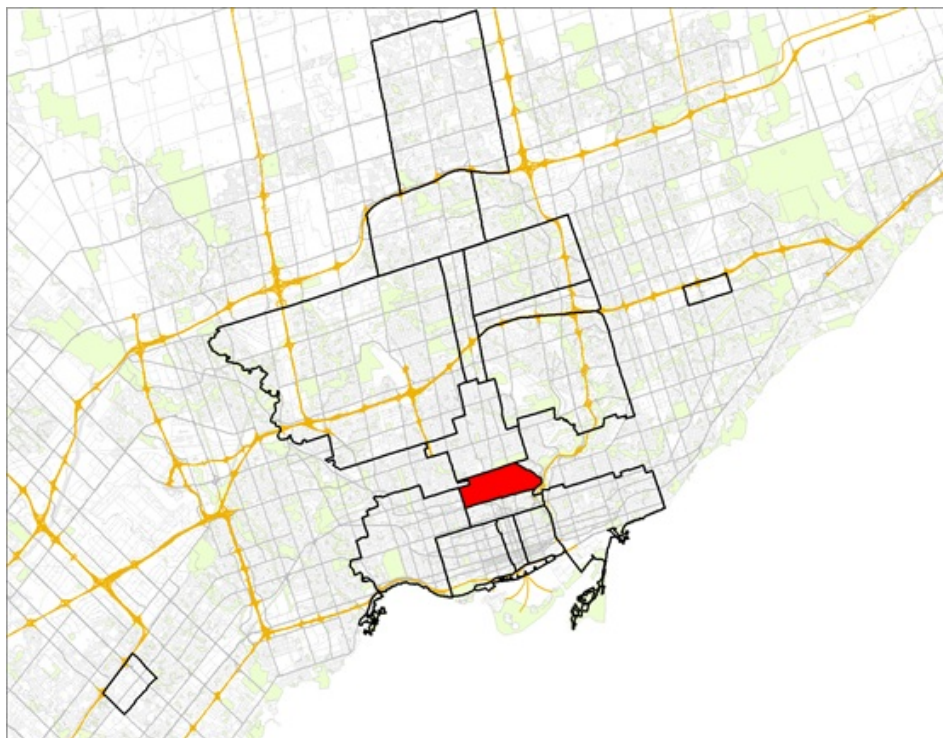


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of February 2024

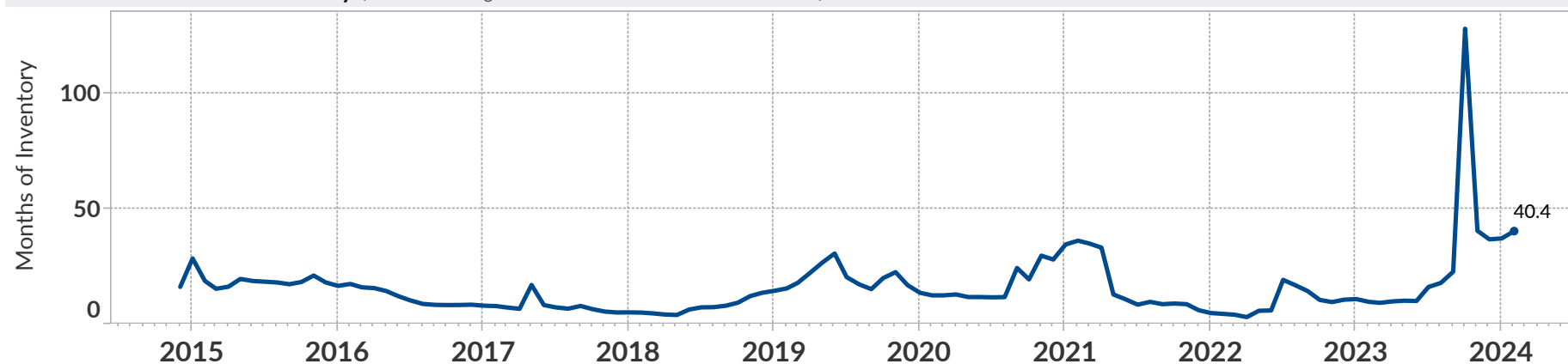


Yonge - St. Clair Submarket Report - February 2024



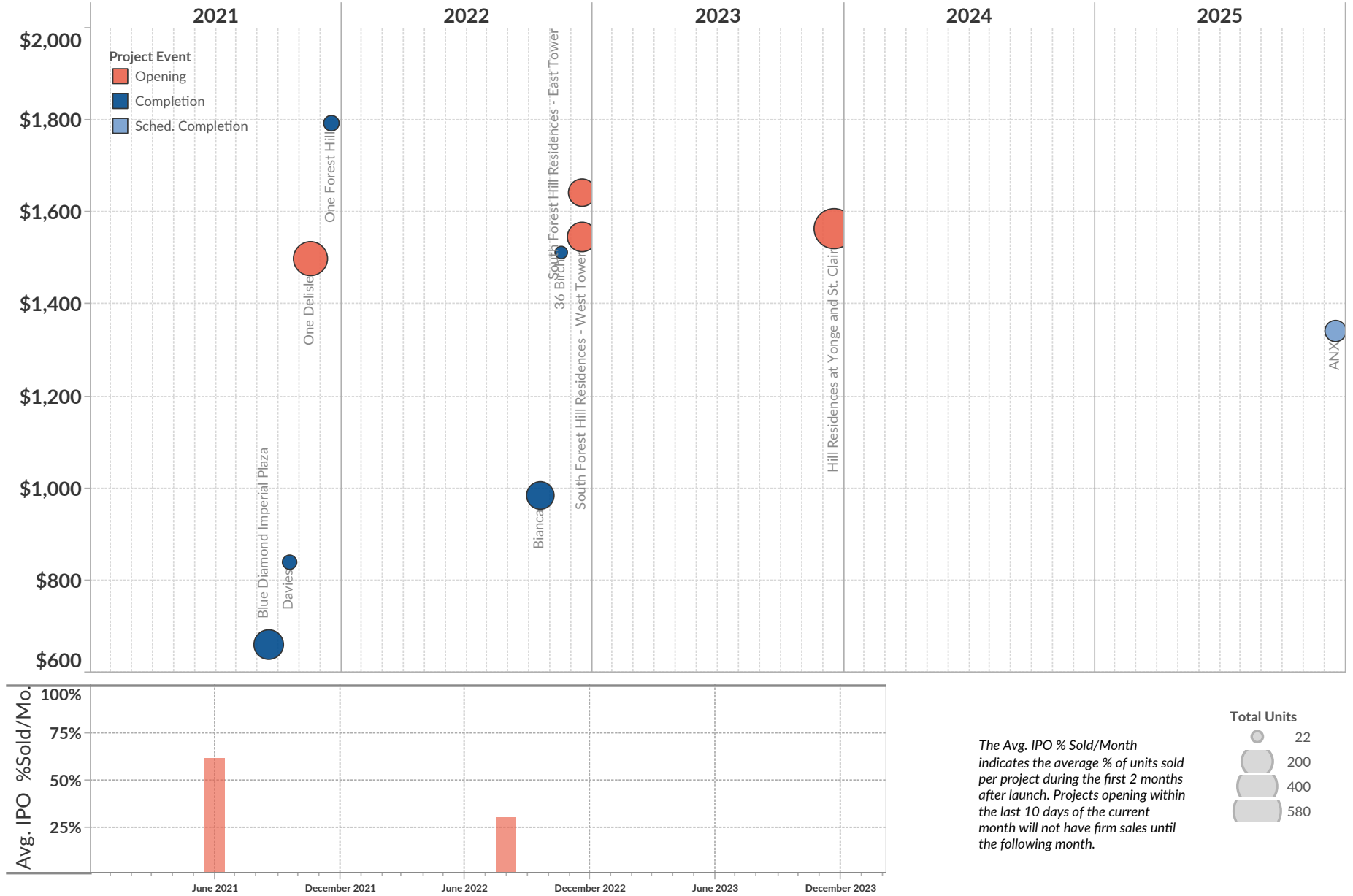
Yonge - St. Clair		GTA
Distinct count of Site Name	8	380
No. of Units	1,701	97,390
Total Sales	1,041	80,643
Act Inv	660	16,747
Avg. \$/sf	\$1,806	\$1,402
Avg. Project \$/SF	\$1,919	\$1,303
Avg. SF	623	792
Avg. \$	\$1,124,676	\$1,110,173
No Measure Value	4	379

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



Yonge - St. Clair Submarket Report - February 2024

Recent Project Openings, Completions & Scheduled Completions



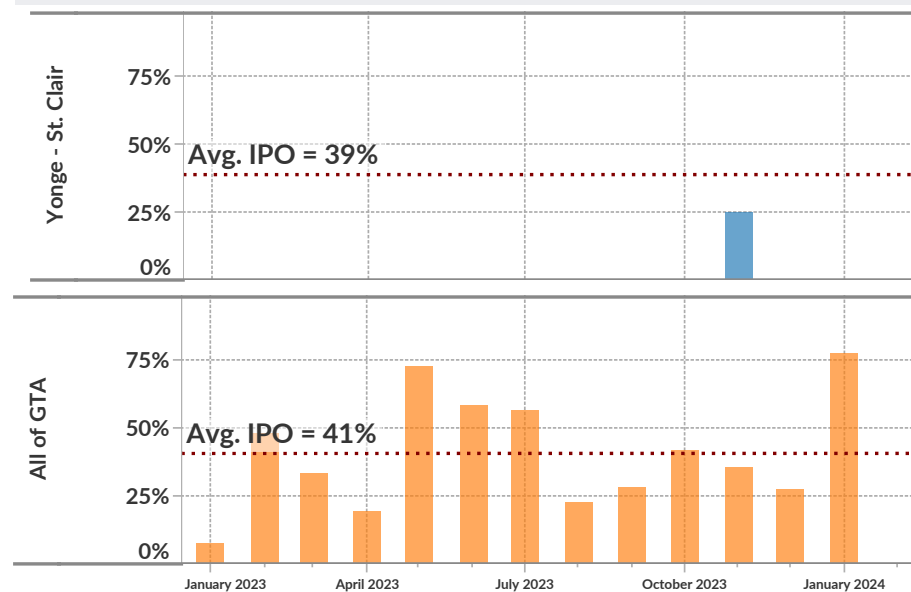
Yonge - St. Clair Submarket Report - February 2024

Project Data by Unit Type

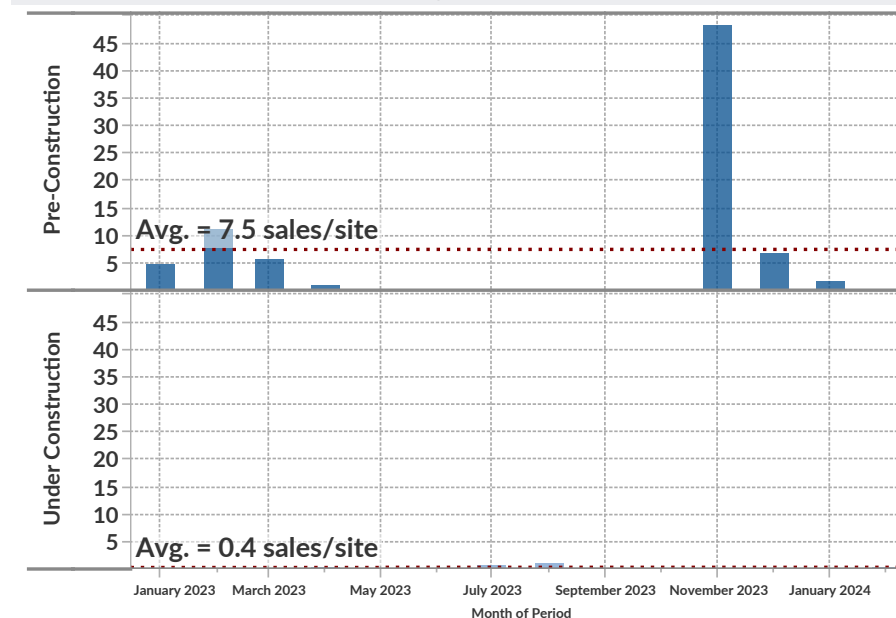
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	768	0	379	389
1 Bedroom + Den	345	0	299	46
2 Bedroom	382	1	215	167
2 Bedroom + Den	53	3	52	1
3 Bedroom & Up	124	0	68	56
Penthouse	8	0	8	0
Other				

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,358	488	488	\$1,150,900	\$1,150,900
\$1,659	306	1,065	\$549,900	\$2,379,900
\$1,760	528	686	\$808,990	\$1,735,900
\$1,728	563	1,842	\$799,900	\$4,194,000
\$1,411	2,832	2,832	\$3,995,000	\$3,995,000
\$2,234	854	3,171	\$1,500,000	\$12,059,900

IPO Launch Performance (first 2 months)

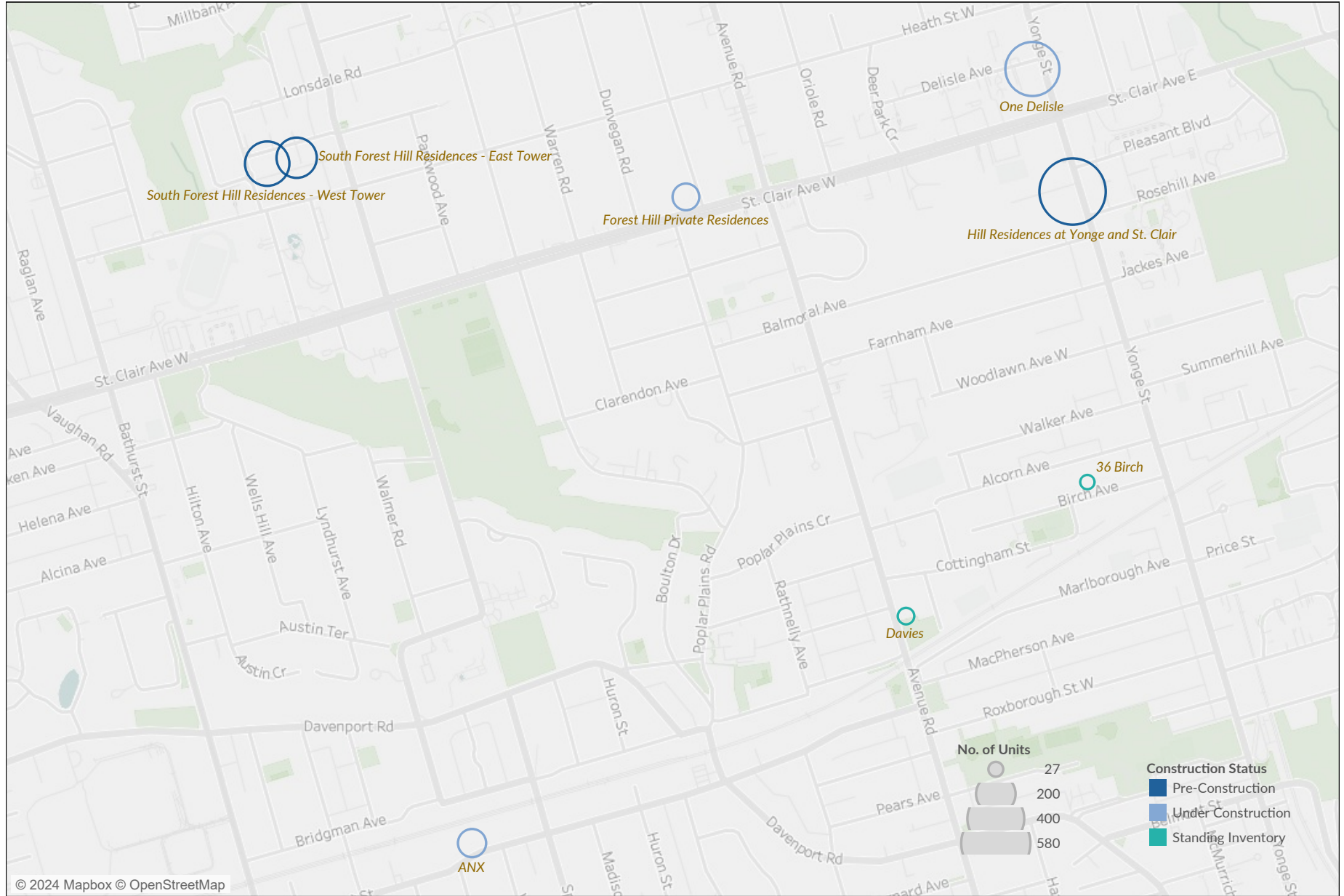


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - February 2024

Current Active Projects



Yonge - St. Clair 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
36 Birch - North Drive	Stacked	August 2022	3	3	2	27	\$1,513	\$1,409
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	1	1	32	94	\$2,158	\$2,190
Hill Residences at Yonge and St. Clair - Metropia	Apartment	November 2028	0	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	0	1	44	214	\$1,643	\$1,657
South Forest Hill Residences - West Tower - Parallax Develop..	Apartment	June 2027	0	1	130	260	\$1,547	\$1,752

Yonge - St. Clair 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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