

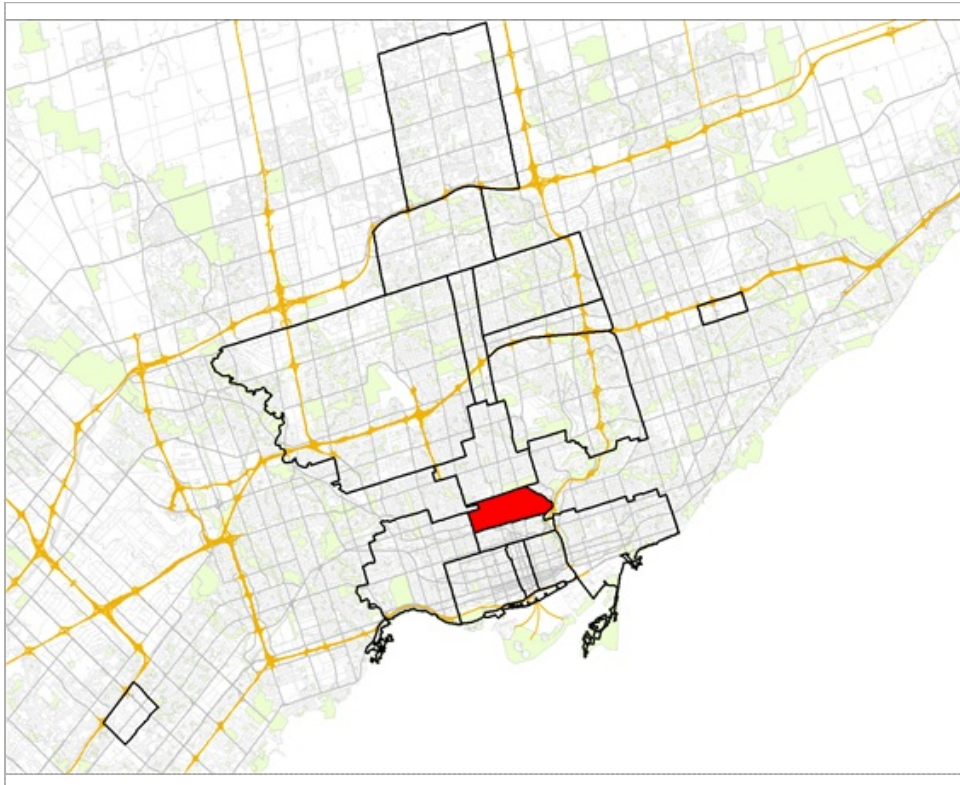


Greater Toronto Area | Yonge - St. Clair New Homes High Rise Submarket Report

Data as of March 2024

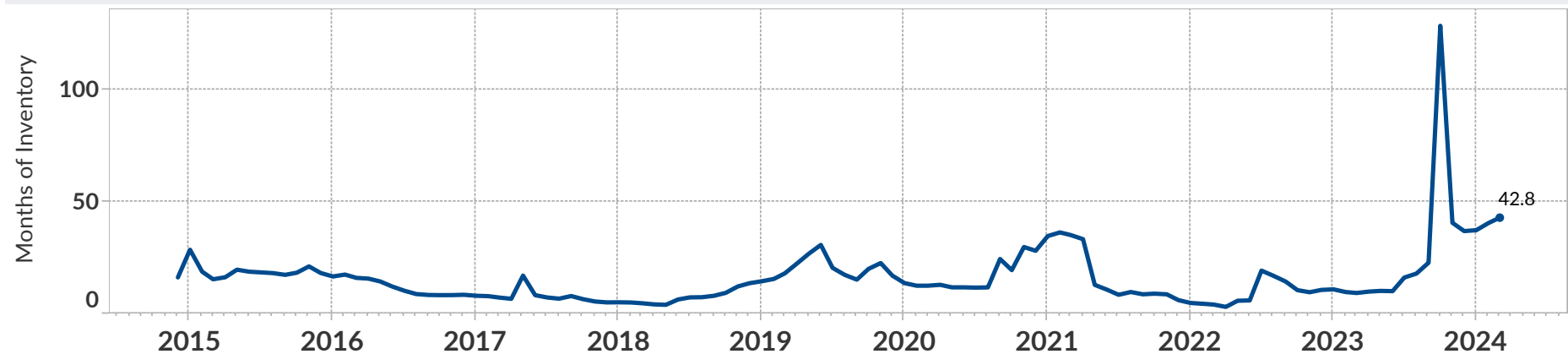


Yonge - St. Clair Submarket Report - March 2024



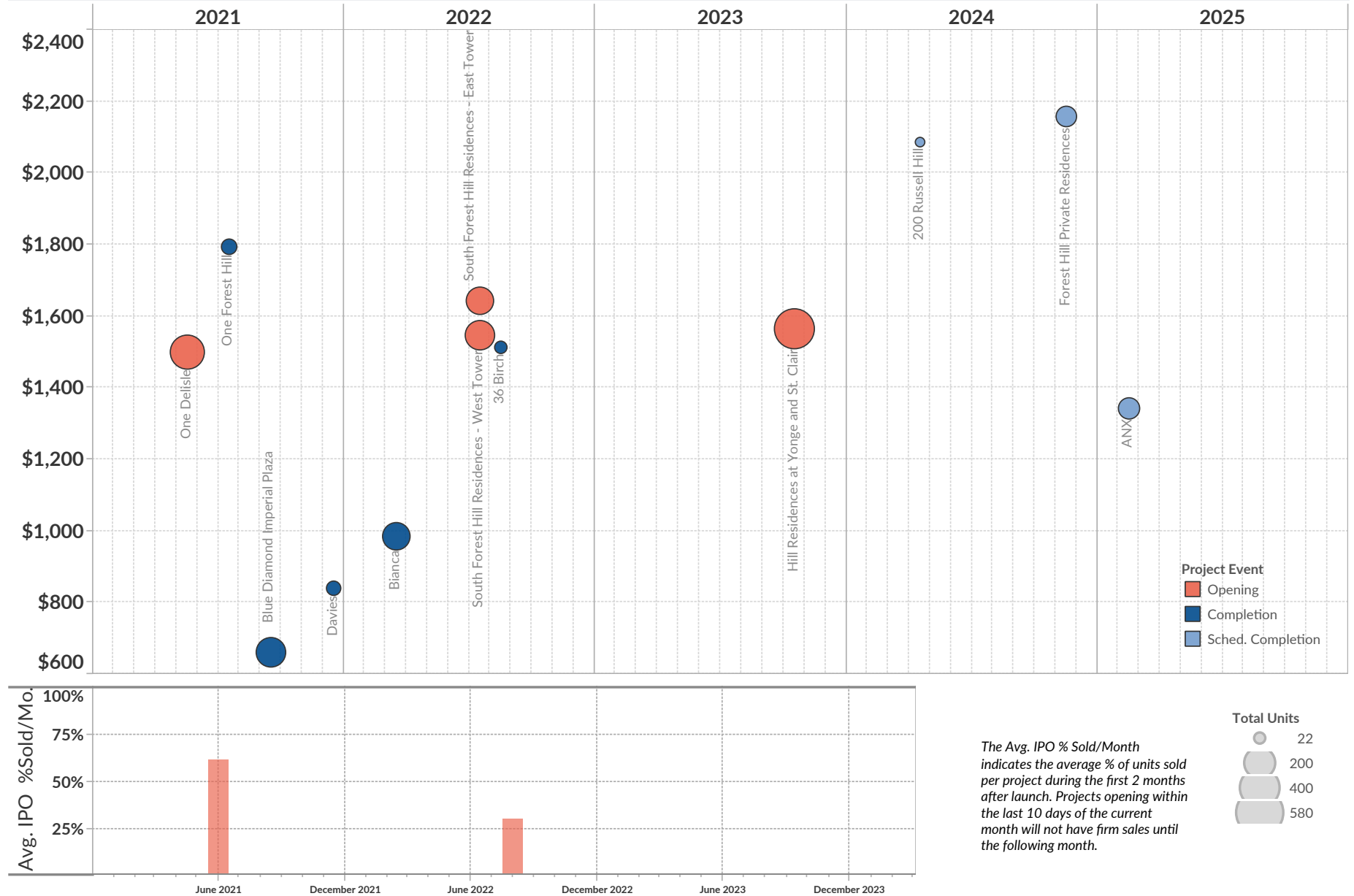
Yonge - St. Clair		GTA
Distinct count of Site Name	8	352
No. of Units	1,701	90,798
Total Sales	1,041	74,480
Act Inv	660	16,318
Avg. \$/sf		\$1,409
Avg. Project \$/SF		\$1,315
Avg. SF		793
Avg. \$		\$1,117,379
Current Month Sales		601

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



Yonge - St. Clair Submarket Report - March 2024

Recent Project Openings, Completions & Scheduled Completions



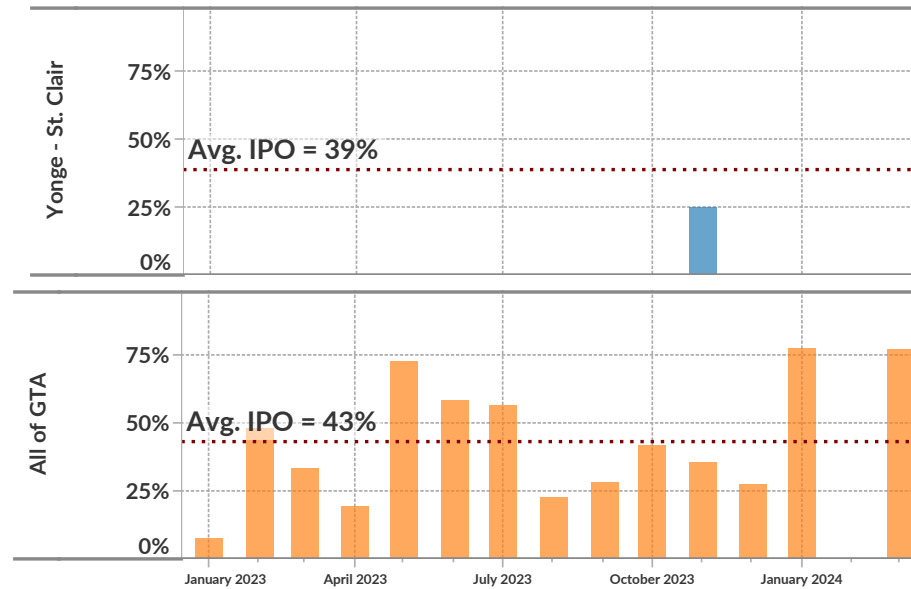
Yonge - St. Clair Submarket Report - March 2024

Project Data by Unit Type

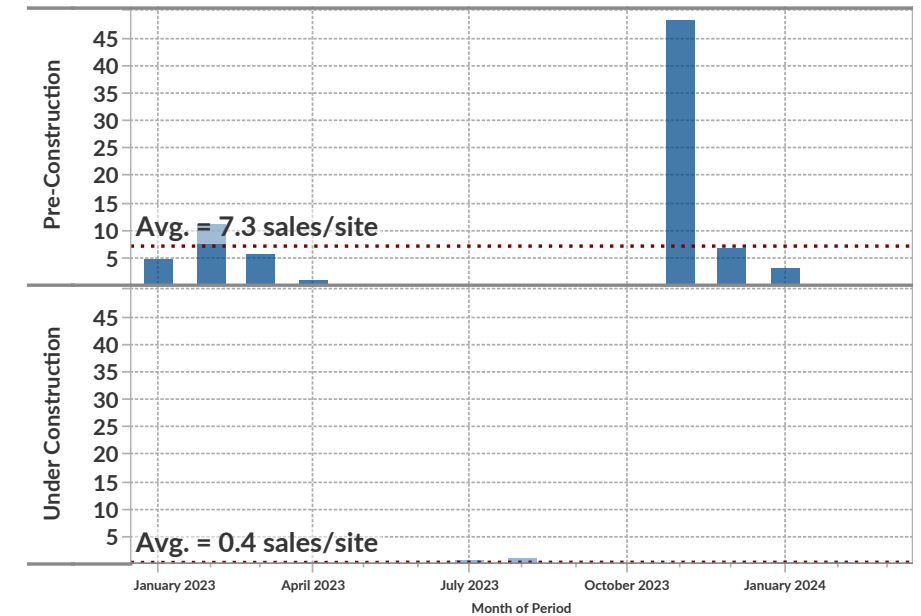
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	768	0	379	389
1 Bedroom + Den	345	0	299	46
2 Bedroom	382	0	215	167
2 Bedroom + Den	53	0	52	1
3 Bedroom & Up	124	0	68	56
Penthouse	8	0	8	0
Other				

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)

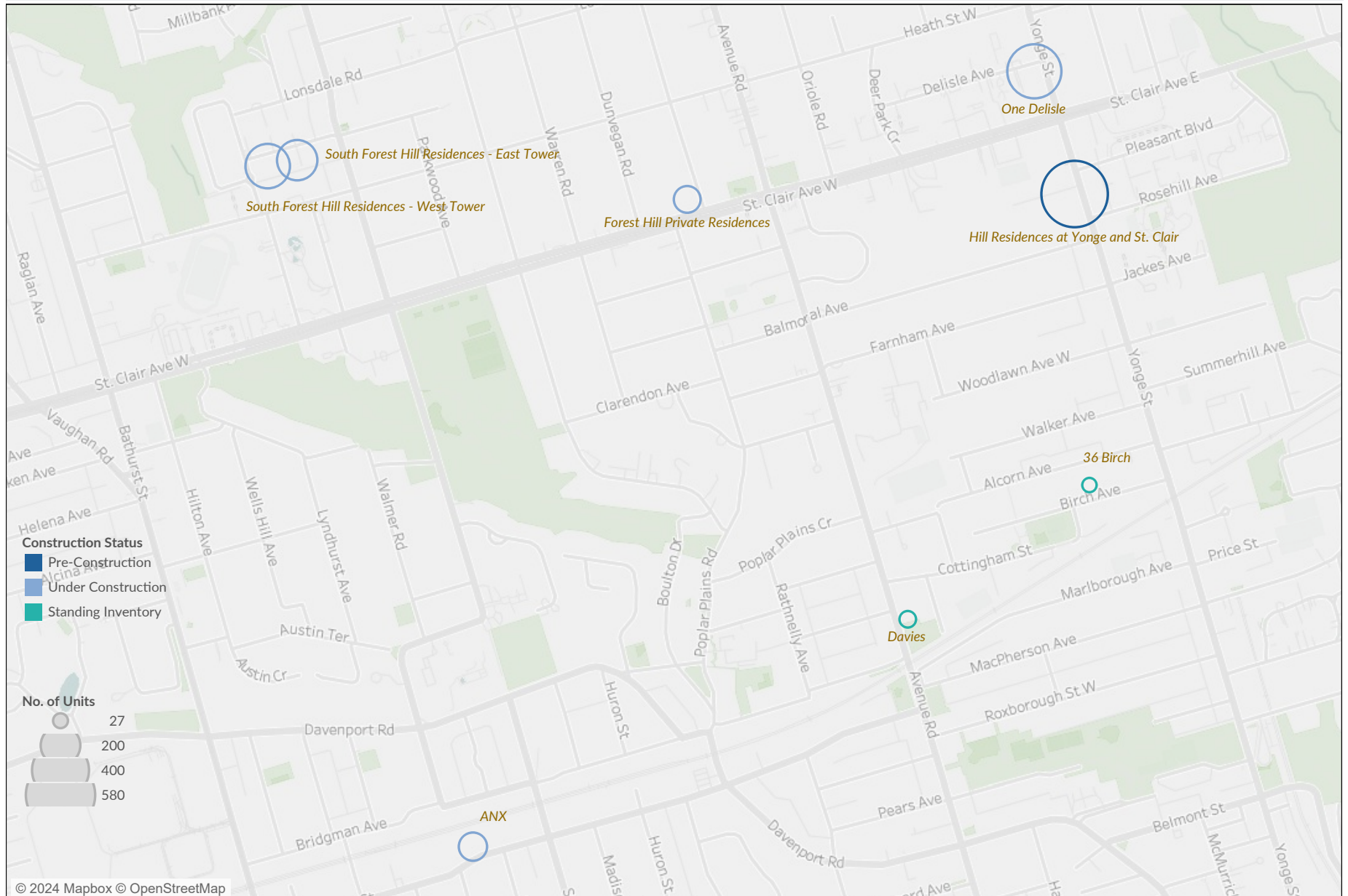


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - March 2024

Current Active Projects



Yonge - St. Clair Submarket Report - March 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	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	0	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 - March 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	17
Central Waterfront	2	6
Don Mills - York Mills	0	10
Downtown Core	3	6
Downtown East	18	20
Downtown West	10	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	259	5
Mississauga City Centre	5	9
North Toronto	4	17
North Yonge Corridor	4	9
North York East		
North York West	0	9
Not Applicable	261	176
Scarborough City Centre		
Sheppard Corridor	8	9
Thornhill	0	2
Toronto East	3	6
Toronto West	18	19
Yonge - St. Clair	0	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,059	592	\$2,398	1,082	\$2,594,363
2,745	889	\$1,654	956	\$1,581,428
2,384	277	\$1,196	826	\$988,143
3,661	460	\$1,878	781	\$1,467,515
5,944	1,542	\$1,457	694	\$1,011,230
7,230	798	\$1,700	978	\$1,662,182
551	14	\$1,644	860	\$1,414,329
1,172	32	\$1,073	767	\$822,416
4,252	640	\$1,234	657	\$810,778
3,300	354	\$1,577	937	\$1,477,042
2,746	743	\$1,656	696	\$1,153,080
1,072	445	\$1,375	818	\$1,124,927
27,975	7,747	\$1,176	774	\$909,521
1,835	490	\$1,414	806	\$1,139,593
411	28	\$1,361	1,690	\$2,301,250
890	178	\$1,264	647	\$817,465
3,212	429	\$1,259	903	\$1,137,113
1,041	660	\$1,806	623	\$1,124,676



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