



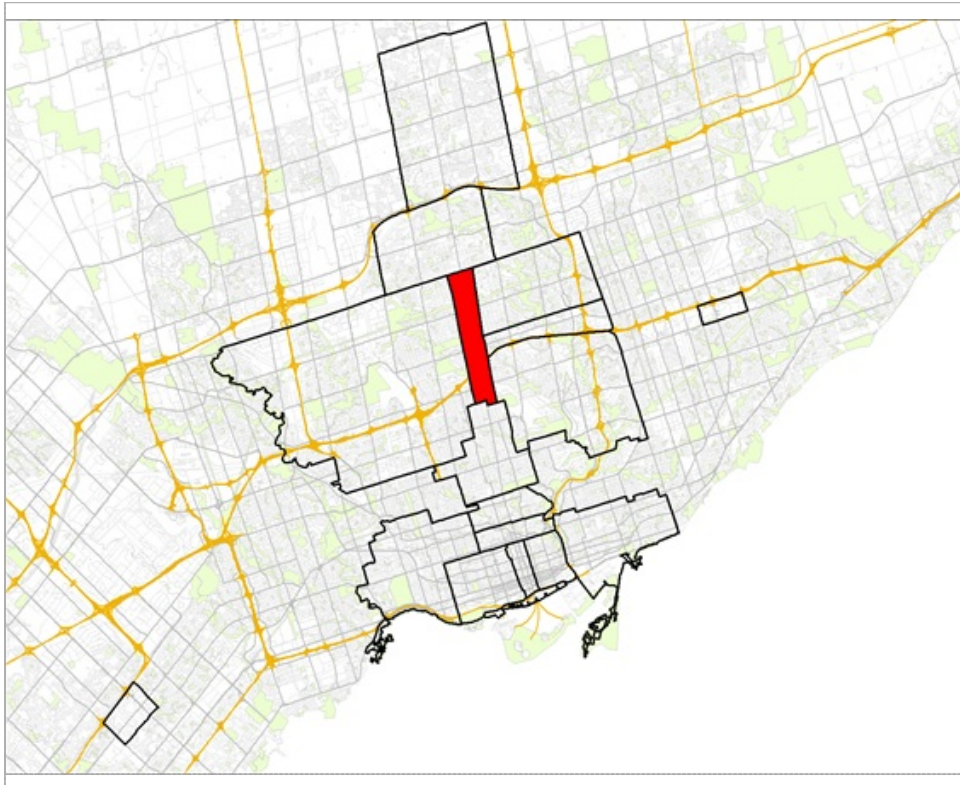
Greater Toronto Area | North Yonge Corridor

New Homes High Rise Submarket Report

Data as of April 2024

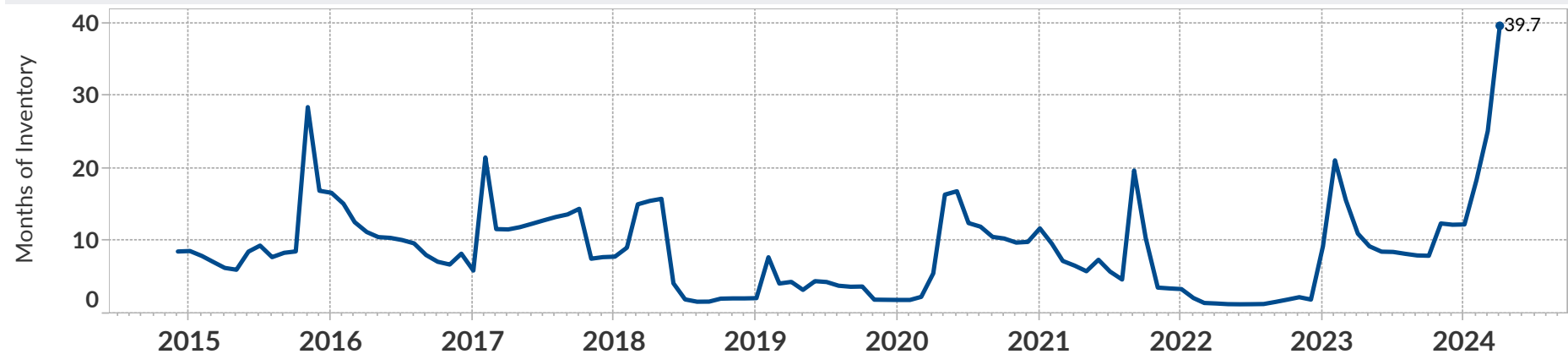


North Yonge Corridor Submarket Report - April 2024



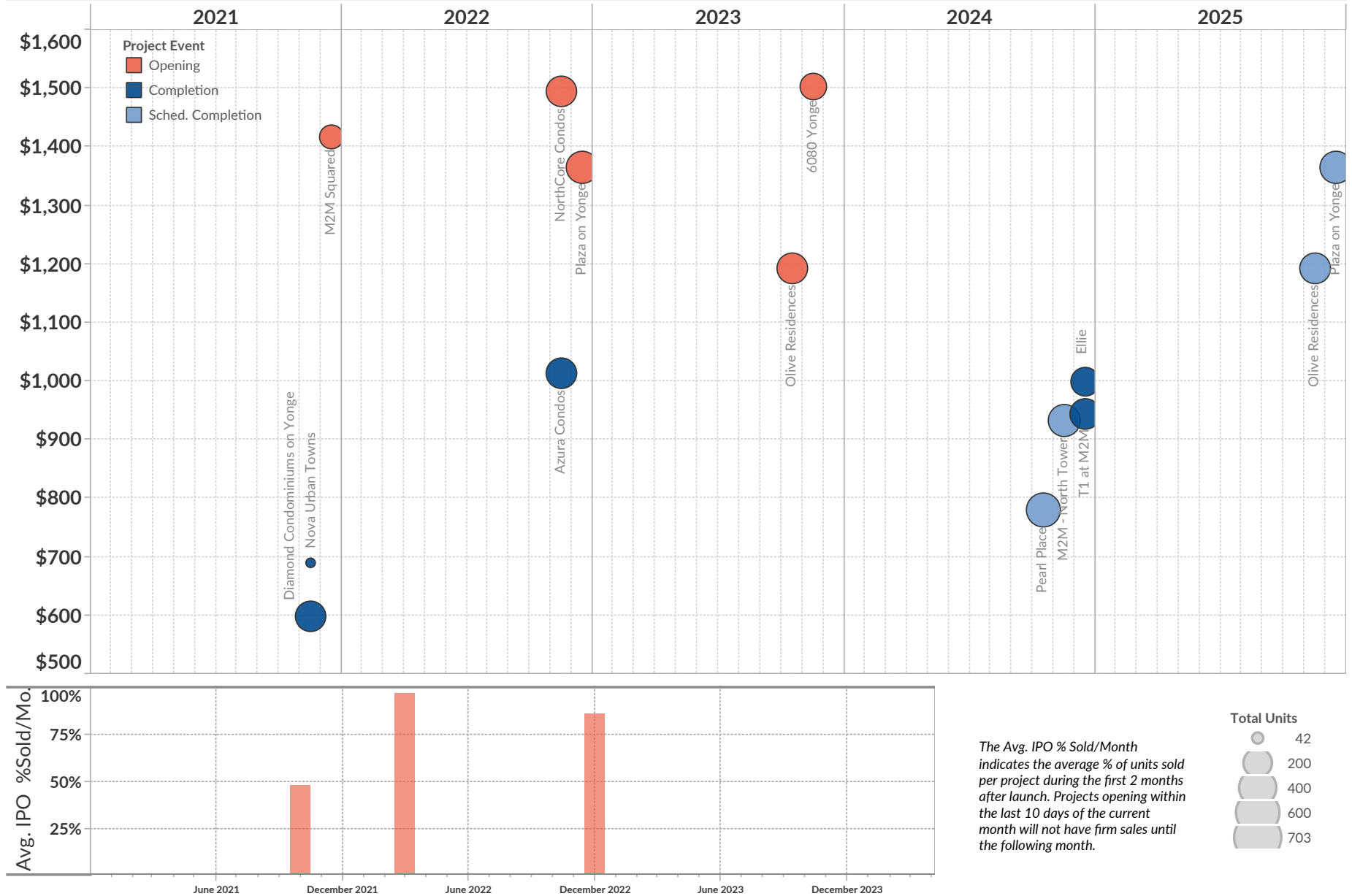
North Yonge Corridor		GTA
Distinct count of Site Name	9	353
No. of Units	3,489	90,746
Total Sales	2,748	74,268
Act Inv	741	16,478
Avg. \$/sf	\$1,656	\$1,420
Avg. Project \$/SF	\$1,410	\$1,318
Avg. SF	697	794
Avg. \$	\$1,154,309	\$1,127,454
Current Month Sales	2	518

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



North Yonge Corridor Submarket Report - April 2024

Recent Project Openings, Completions & Scheduled Completions



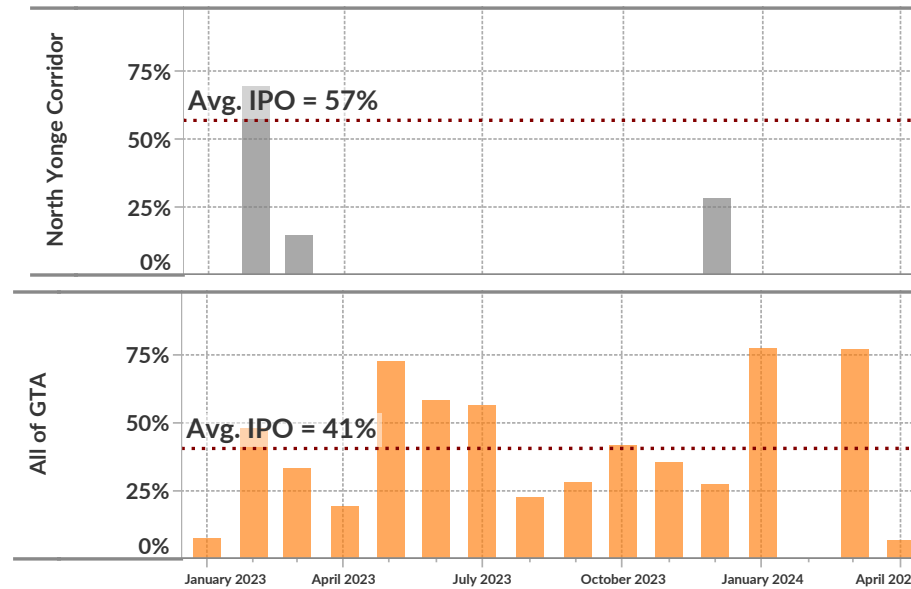
North Yonge Corridor Submarket Report - April 2024

Project Data by Unit Type

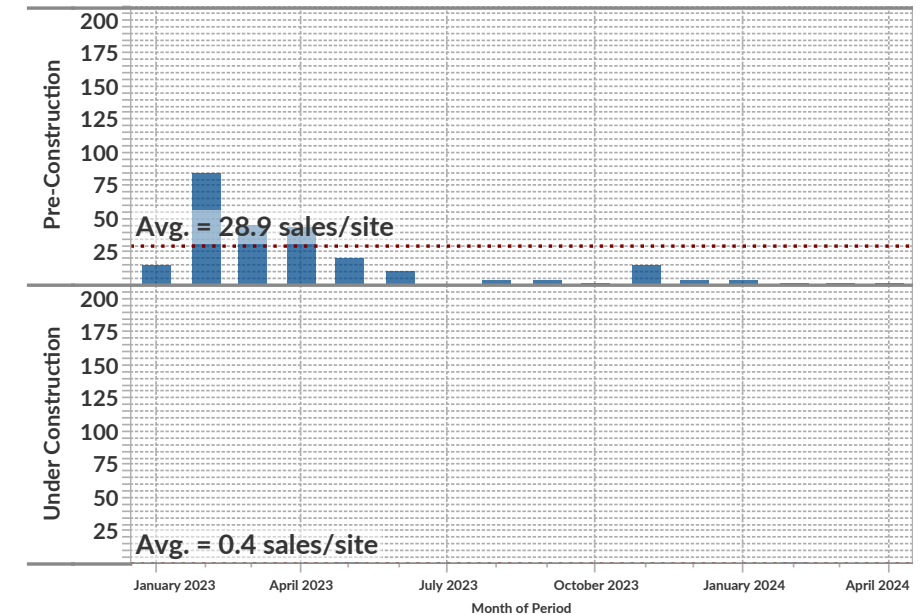
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	230	0	141	89
1 Bedroom	650	0	569	81
1 Bedroom + Den	1,002	1	784	218
2 Bedroom	1,080	0	902	178
2 Bedroom + Den	184	0	132	52
3 Bedroom & Up	270	1	164	106
Penthouse	20	0	20	0
Other	37	0	31	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,566	333	620	\$506,000	\$728,990
\$1,435	442	752	\$651,000	\$1,092,500
\$1,510	550	752	\$751,000	\$1,070,000
\$1,494	613	1,037	\$860,000	\$1,660,000
\$1,650	737	1,394	\$975,000	\$2,355,000
\$2,195	840	1,546	\$1,094,900	\$3,423,000
\$1,605	1,019	1,614	\$1,720,000	\$2,505,000

IPO Launch Performance (first 2 months)

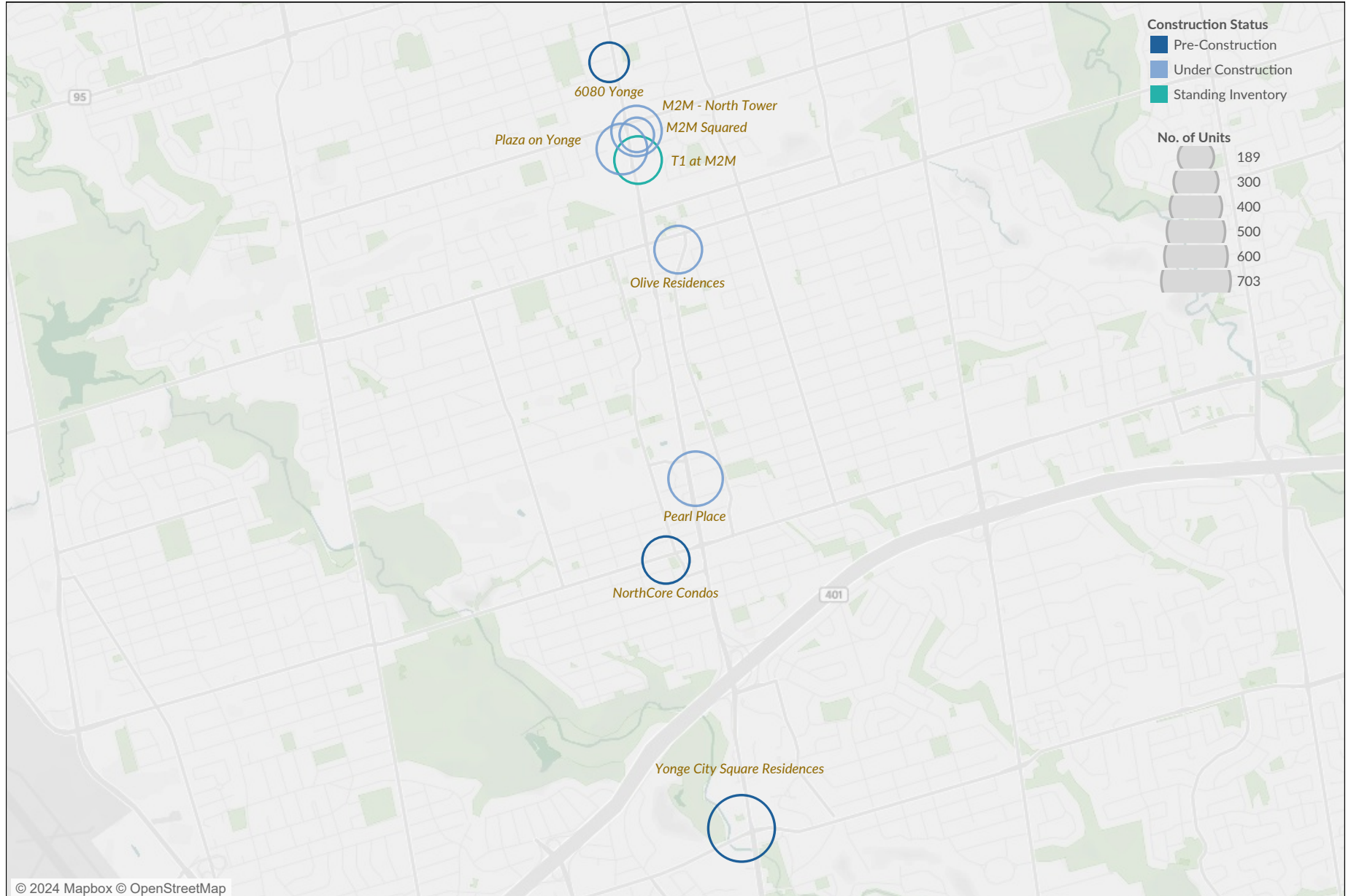


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - April 2024

Current Active Projects



North Yonge Corridor Submarket Report - April 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 \$/SF
6080 Yonge - Tridel and Arkfield Development	Apartment	March 2028	2	18	160	247	\$1,503	\$1,515
M2M - North Tower - Aoyuan International	Apartment	June 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 2027	0	2	31	353	\$1,495	\$1,542
Olive Residences - Capital Developments	Apartment	September 2025	0	6	11	360	\$1,193	\$1,265
Pearl Place - Conservatory Group	Apartment	August 2024	0	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	March 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 - April 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	 7	 17
Central Waterfront	 24	 6
Don Mills - York Mills	 9	 10
Downtown Core	 5	 6
Downtown East	 8	 20
Downtown West	 162	 25
Etobicoke Waterfront	 0	 1
Highway7 - Yonge	 13	 5
Mississauga City Centre	 4	 9
North Toronto	 3	 17
North Yonge Corridor	 2	 9
North York East		
North York West	 2	 9
Not Applicable	 227	 175
Scarborough City Centre		
Sheppard Corridor	 13	 9
Thornhill	 0	 2
Toronto East	 0	 6
Toronto West	 13	 19
Yonge - St. Clair	 26	 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
 4,066	 585	 \$2,400	 1,085	 \$2,602,961
 2,766	 868	 \$1,678	 881	 \$1,478,693
 2,401	 311	 \$1,192	 838	 \$999,002
 3,666	 455	 \$1,869	 782	 \$1,462,632
 5,951	 1,535	 \$1,456	 690	 \$1,004,278
 7,391	 1,421	 \$1,817	 868	 \$1,578,028
 551	 14	 \$1,644	 860	 \$1,414,329
 1,165	 39	 \$1,100	 1,012	 \$1,113,310
 4,256	 636	 \$1,234	 658	 \$811,624
 3,304	 354	 \$1,578	 937	 \$1,477,917
 2,748	 741	 \$1,656	 697	 \$1,154,309
 1,074	 443	 \$1,377	 821	 \$1,130,591
 27,481	 7,762	 \$1,162	 770	 \$894,594
 1,850	 475	 \$1,420	 812	 \$1,153,054
 411	 28	 \$1,361	 1,690	 \$2,301,250
 890	 178	 \$1,264	 647	 \$817,465
 3,225	 416	 \$1,267	 903	 \$1,144,027
 1,072	 217	 \$2,059	 912	 \$1,876,784



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