

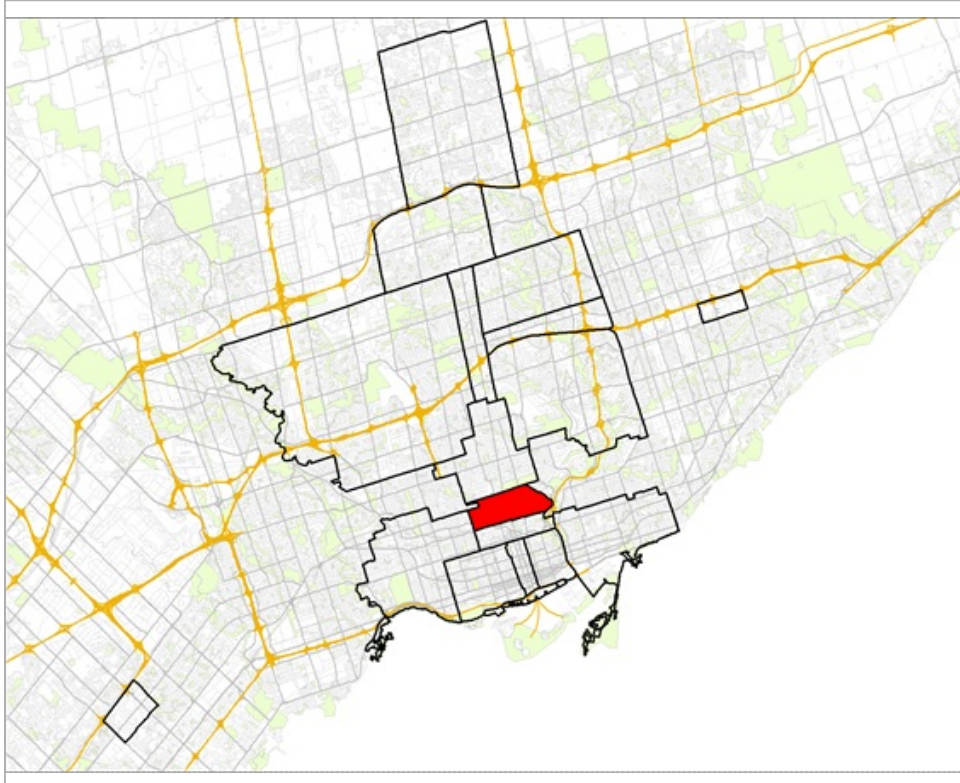


Greater Toronto Area | Yonge - St. Clair New Homes High Rise Submarket Report

Data as of April 2024

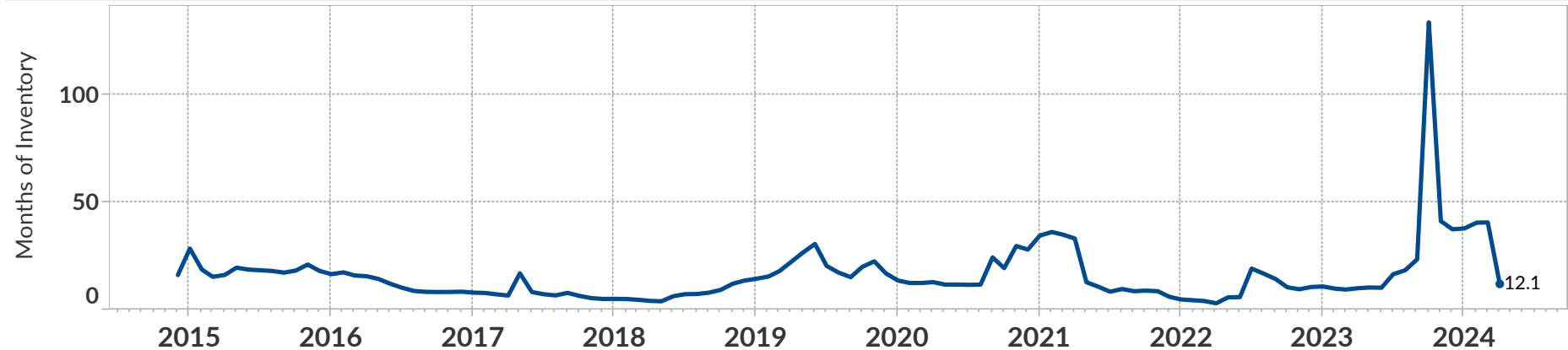


Yonge - St. Clair Submarket Report - April 2024



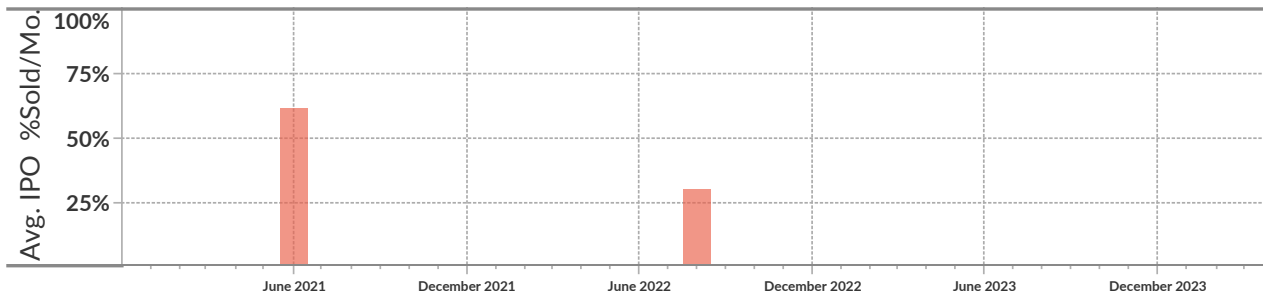
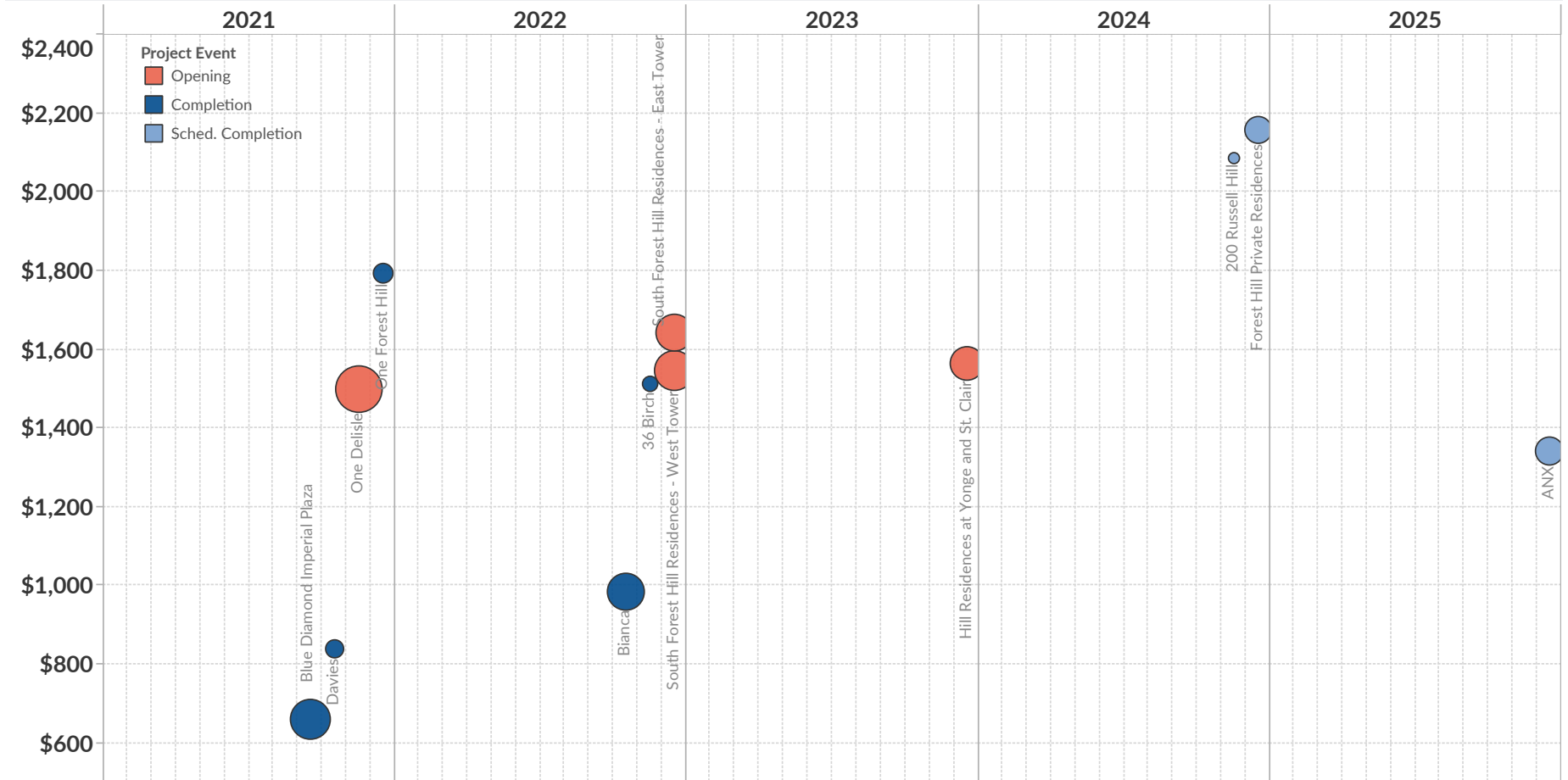
Yonge - St. Clair		GTA
Distinct count of Site Name	8	353
No. of Units	1,289	90,746
Total Sales	1,072	74,268
Act Inv	217	16,478
Avg. \$/sf	\$2,059	\$1,420
Avg. Project \$/SF	\$1,925	\$1,318
Avg. SF	912	794
Avg. \$	\$1,876,784	\$1,127,454
Current Month Sales	26	518

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

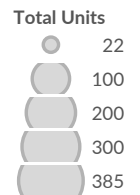


Yonge - St. Clair Submarket Report - April 2024

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



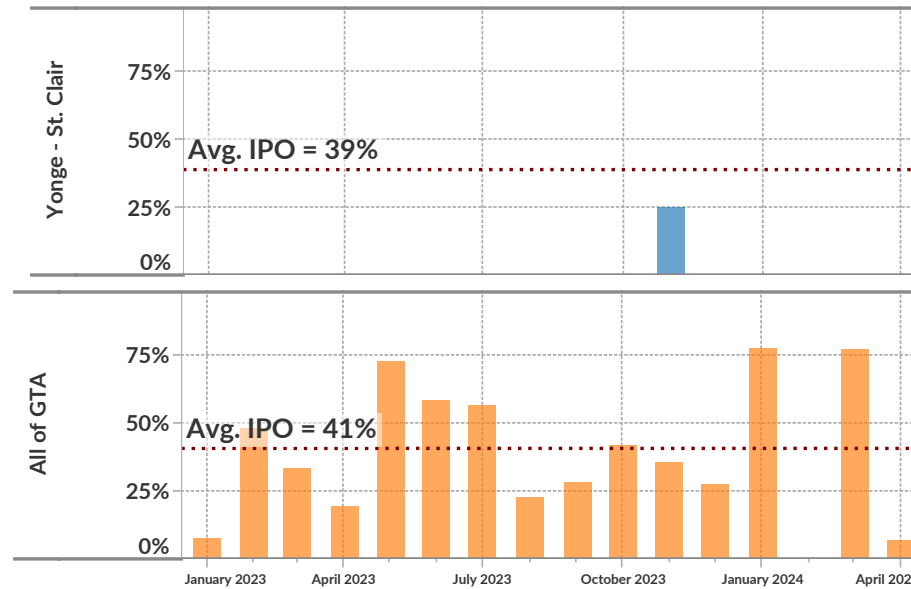
Yonge - St. Clair Submarket Report - April 2024

Project Data by Unit Type

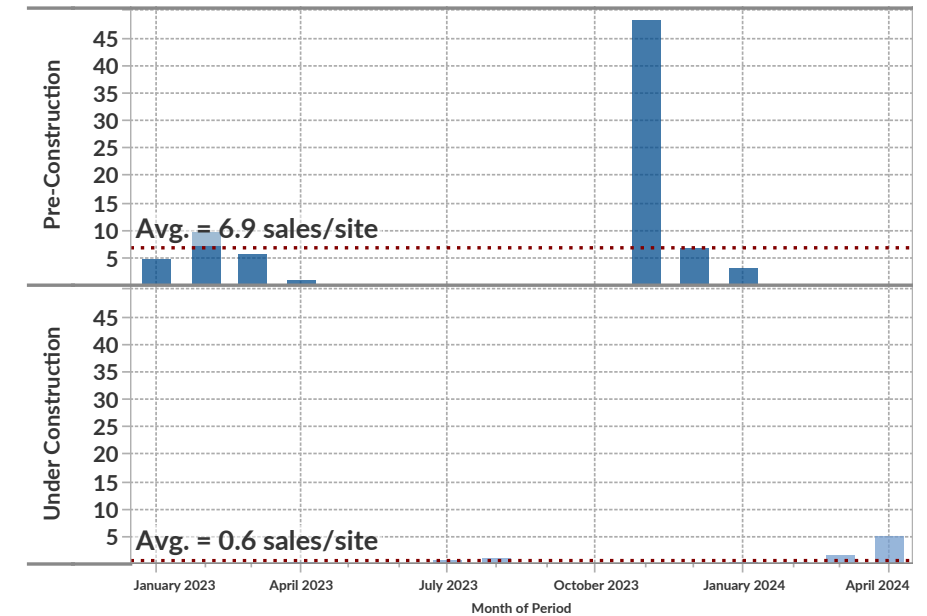
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	428	5	384	44
1 Bedroom + Den	344	0	296	48
2 Bedroom	311	12	227	84
2 Bedroom + Den	53	1	53	0
3 Bedroom & Up	124	8	84	40
Penthouse	8	0	8	0
Other				

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,358	488	488	\$1,150,900	\$1,150,900
\$1,987	480	1,065	\$770,990	\$2,379,900
\$1,772	514	686	\$851,990	\$1,735,900
\$1,923	648	1,842	\$1,007,990	\$4,194,000
\$2,382	943	3,171	\$1,789,900	\$12,059,900

IPO Launch Performance (first 2 months)

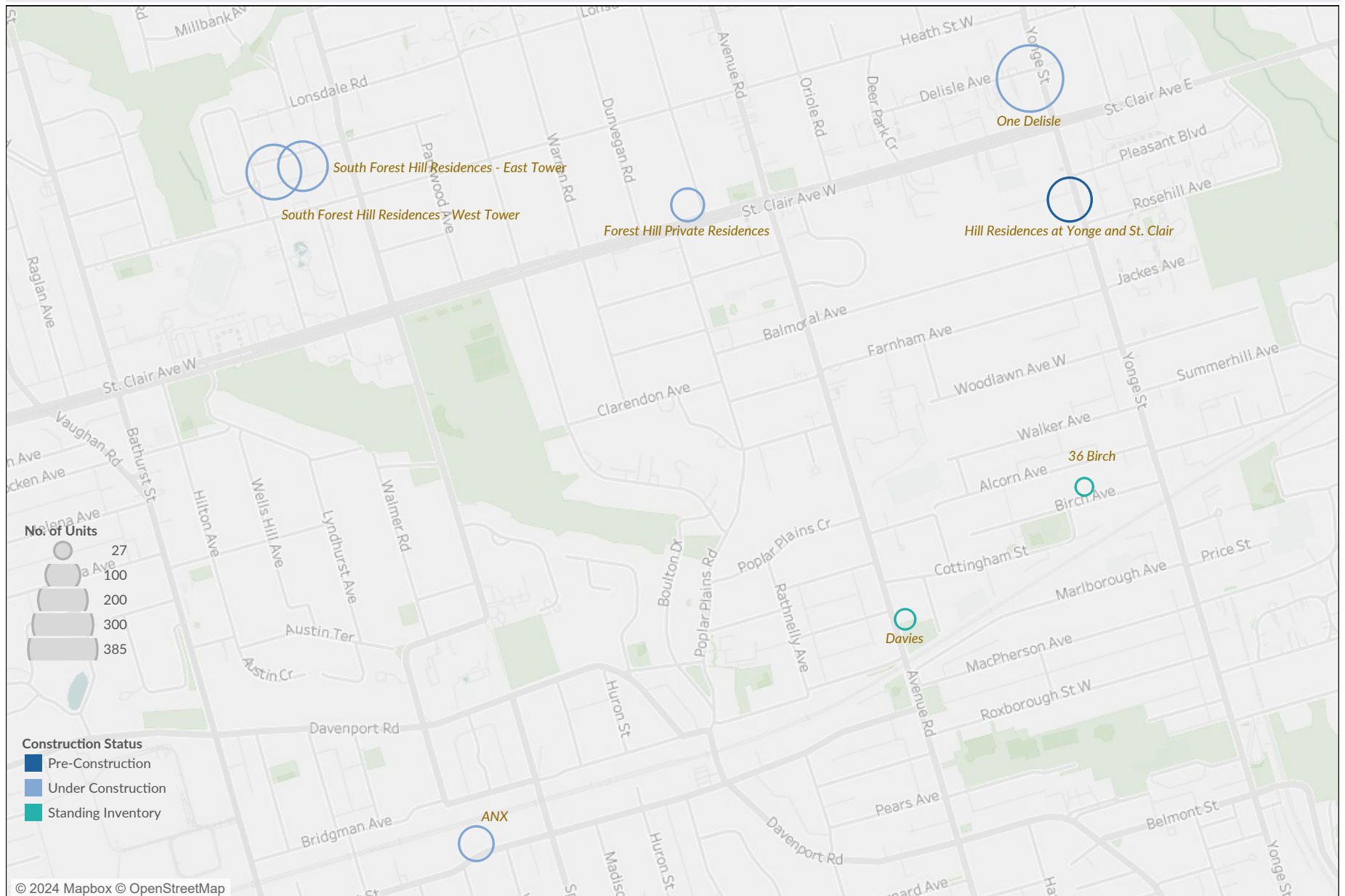


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - April 2024

Current Active Projects



Yonge - St. Clair 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
36 Birch - North Drive	Stacked	August 2022	1	4	1	27	\$1,513	\$1,408
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	0	168	\$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	25	34	14	214	\$1,643	\$1,708
South Forest Hill Residences - West Tower - Parallax Develop..	Apartment	June 2027	0	1	130	260	\$1,547	\$1,752

Yonge - St. Clair 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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