



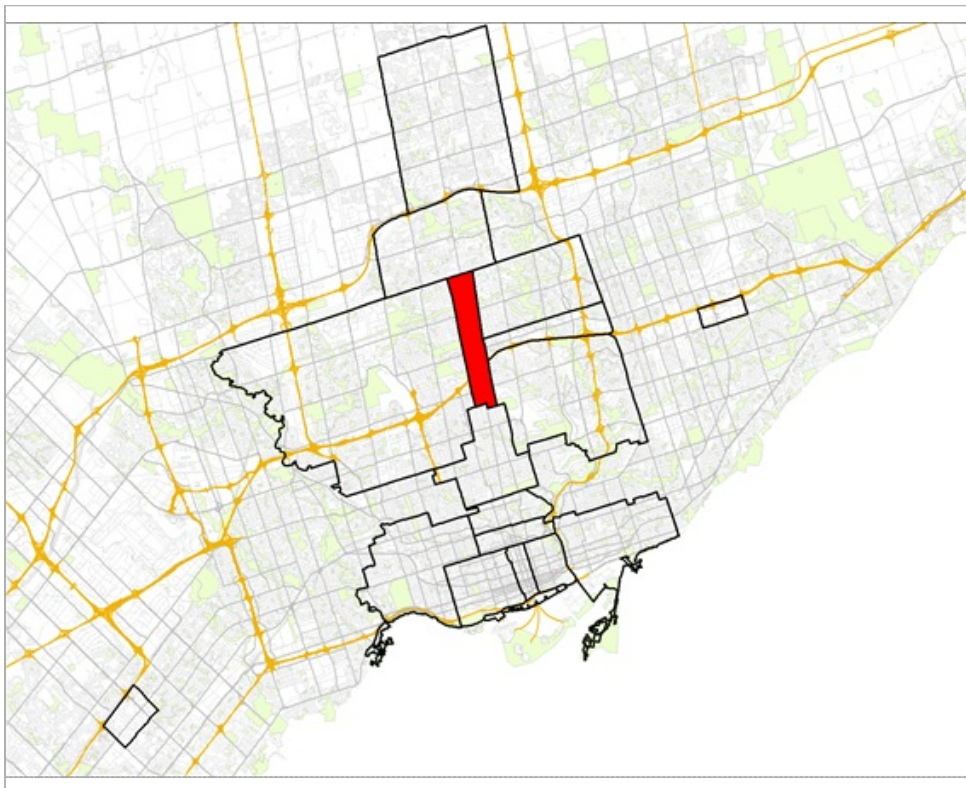
Greater Toronto Area | North Yonge Corridor

New Homes High Rise Submarket Report

Data as of May 2024

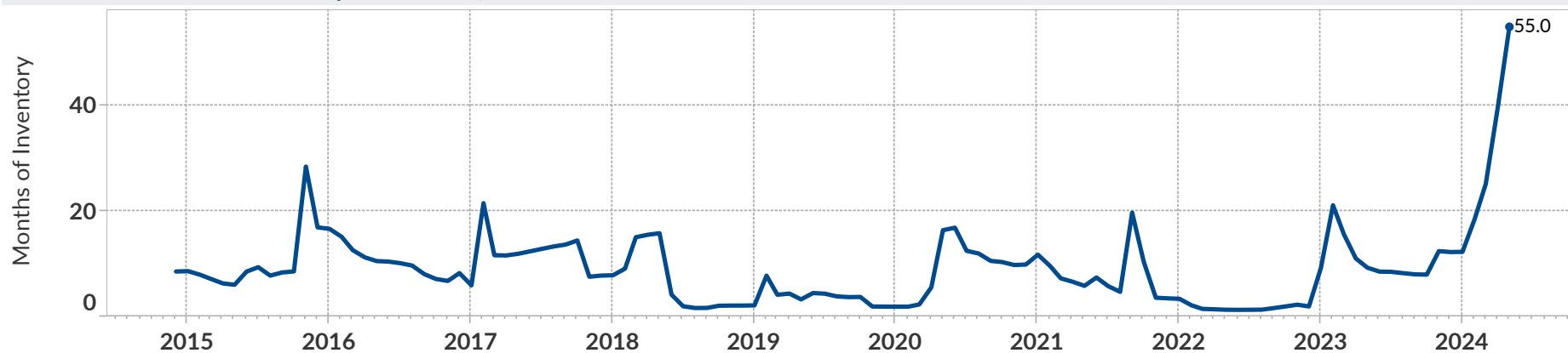


North Yonge Corridor Submarket Report - May 2024



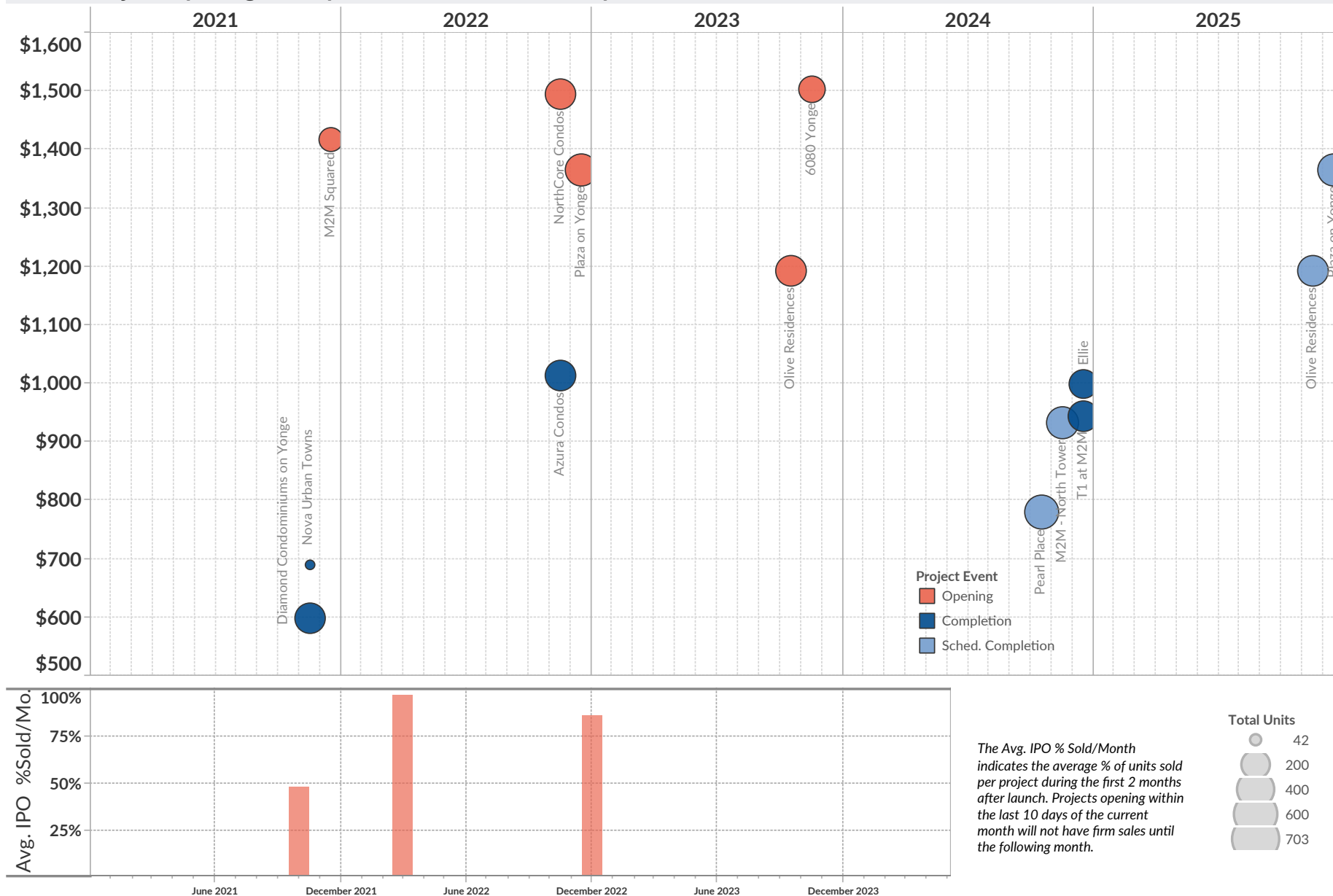
North Yonge Corridor		GTA
Distinct count of Site Name	9	354
No. of Units	3,489	91,110
Total Sales	2,751	74,265
Act Inv	738	16,845
Avg. \$/sf	\$1,657	\$1,415
Avg. Project \$/SF	\$1,410	\$1,318
Avg. SF	697	786
Avg. \$	\$1,154,212	\$1,113,220
Current Month Sales	3	539

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



North Yonge Corridor Submarket Report - May 2024

Recent Project Openings, Completions & Scheduled Completions



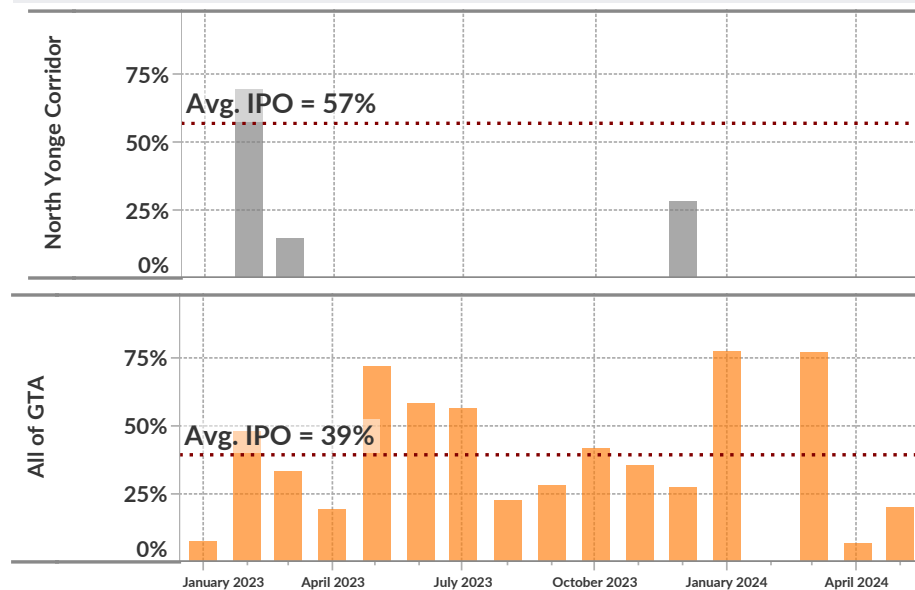
North Yonge Corridor Submarket Report - May 2024

Project Data by Unit Type

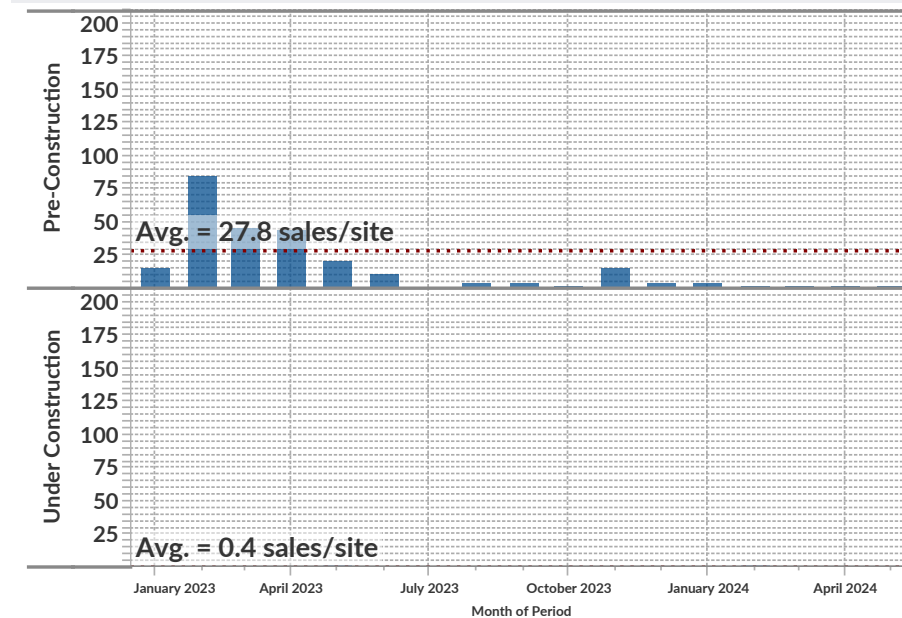
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	230	0	141	89
1 Bedroom	650	0	569	81
1 Bedroom + Den	1,002	2	786	216
2 Bedroom	1,080	0	902	178
2 Bedroom + Den	184	1	133	51
3 Bedroom & Up	270	0	164	106
Penthouse	20	0	20	0
Other	37	0	31	6

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
\$1,511	550	752	\$751,000	\$1,070,000
\$1,494	613	1,037	\$860,000	\$1,660,000
\$1,652	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)

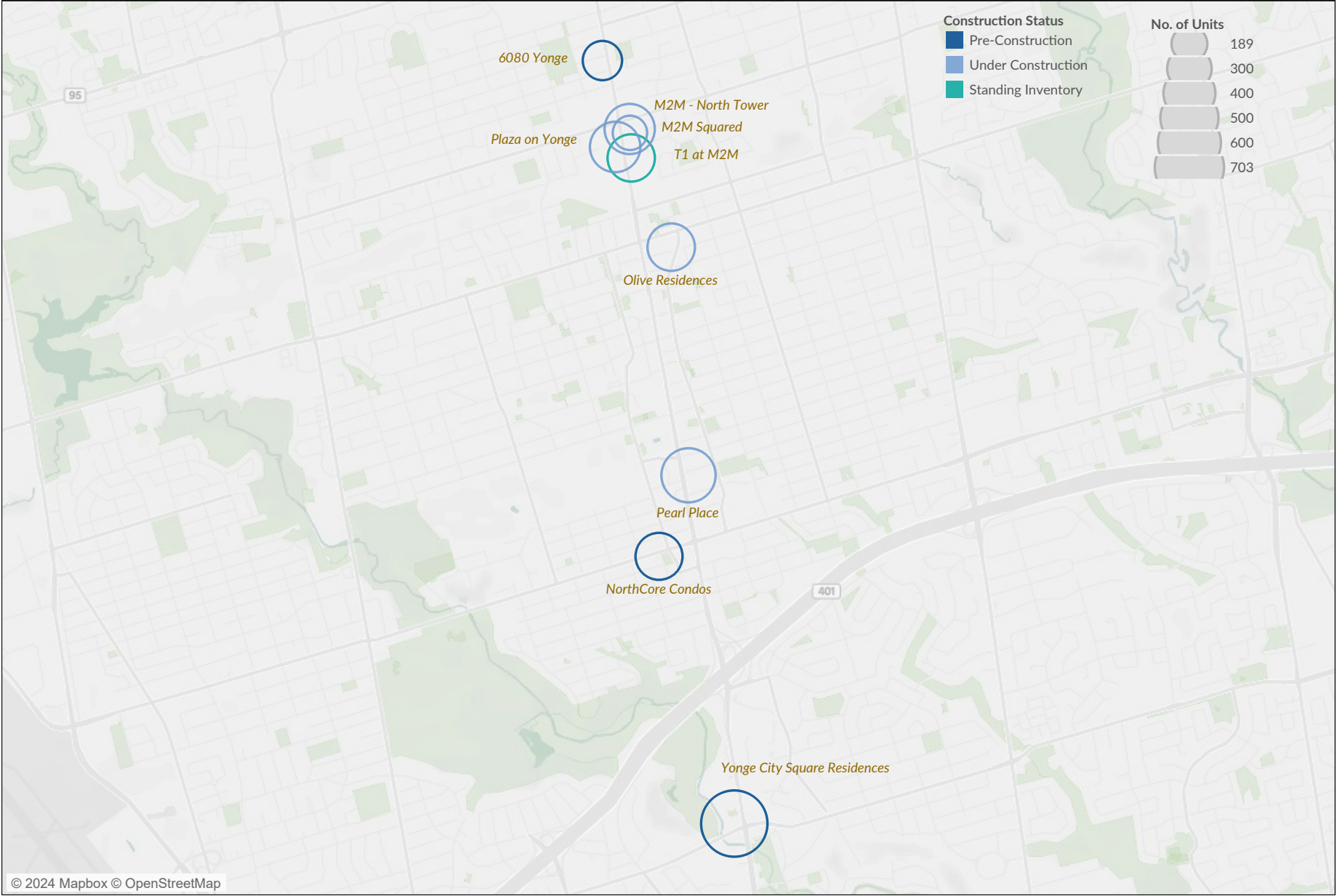


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - May 2024

Current Active Projects



North Yonge Corridor Submarket Report - May 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	3	21	157	247	\$1,503	\$1,516
M2M - North Tower - Aoyuan International	Apartment	September 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	October 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 - May 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 5	• 17
Central Waterfront	• 6	• 6
Don Mills - York Mills	• 5	• 10
Downtown Core	• 2	• 6
Downtown East	• 4	• 20
Downtown West	• 43	• 25
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 5
Mississauga City Centre	• 4	• 9
North Toronto	• 3	• 17
North Yonge Corridor	• 3	• 9
North York East		
North York West	• 0	• 9
Not Applicable	• 440	• 176
Scarborough City Centre		
Sheppard Corridor	• 7	• 9
Thornhill	• 0	• 2
Toronto East	• 4	• 6
Toronto West	• 12	• 19
Yonge - St. Clair	• 0	• 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 4,071	• 580	• \$2,402	• 1,088	• \$2,613,901
• 2,772	• 862	• \$1,678	• 883	• \$1,482,243
• 2,406	• 306	• \$1,191	• 836	• \$996,455
• 3,668	• 453	• \$1,869	• 783	• \$1,463,030
• 5,965	• 1,521	• \$1,451	• 691	• \$1,002,578
• 7,435	• 1,377	• \$1,814	• 869	• \$1,575,612
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 1,165	• 39	• \$1,100	• 1,012	• \$1,113,310
• 4,262	• 630	• \$1,234	• 660	• \$813,660
• 3,307	• 351	• \$1,579	• 931	• \$1,469,531
• 2,751	• 738	• \$1,657	• 697	• \$1,154,212
• 1,074	• 443	• \$1,377	• 821	• \$1,130,591
• 27,367	• 8,240	• \$1,166	• 756	• \$881,655
• 1,857	• 468	• \$1,422	• 813	• \$1,155,526
• 411	• 28	• \$1,361	• 1,690	• \$2,301,250
• 894	• 174	• \$1,259	• 648	• \$815,407
• 3,236	• 405	• \$1,268	• 904	• \$1,146,005
• 1,072	• 217	• \$2,051	• 912	• \$1,869,410



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