



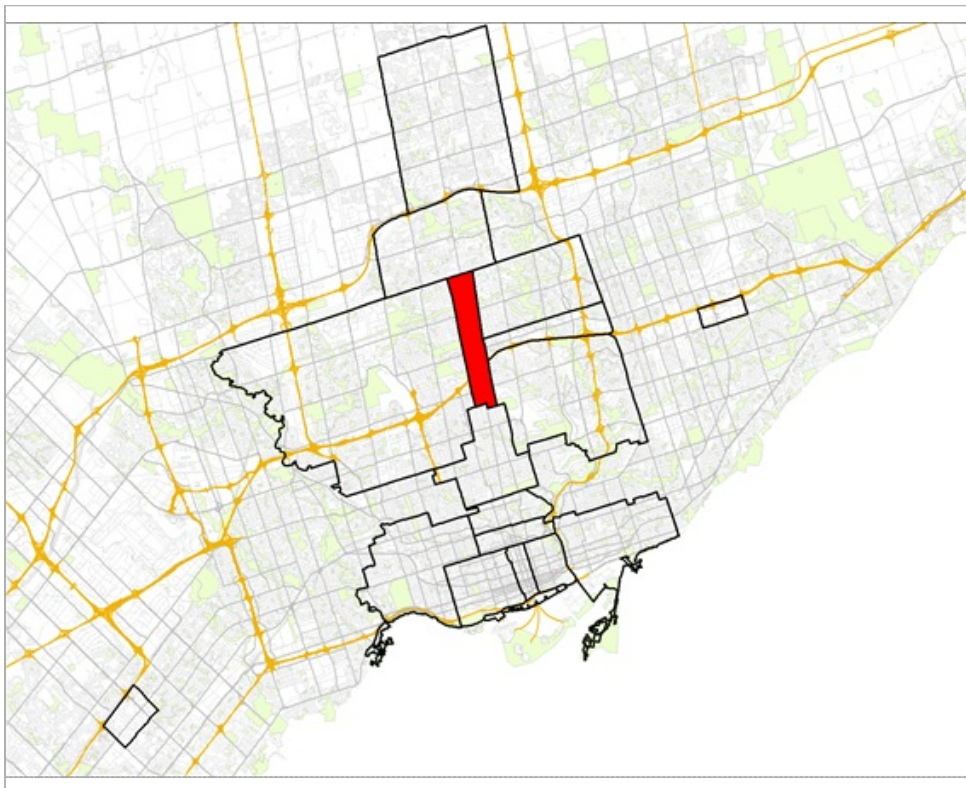
Greater Toronto Area | North Yonge Corridor

New Homes High Rise Submarket Report

Data as of June 2024

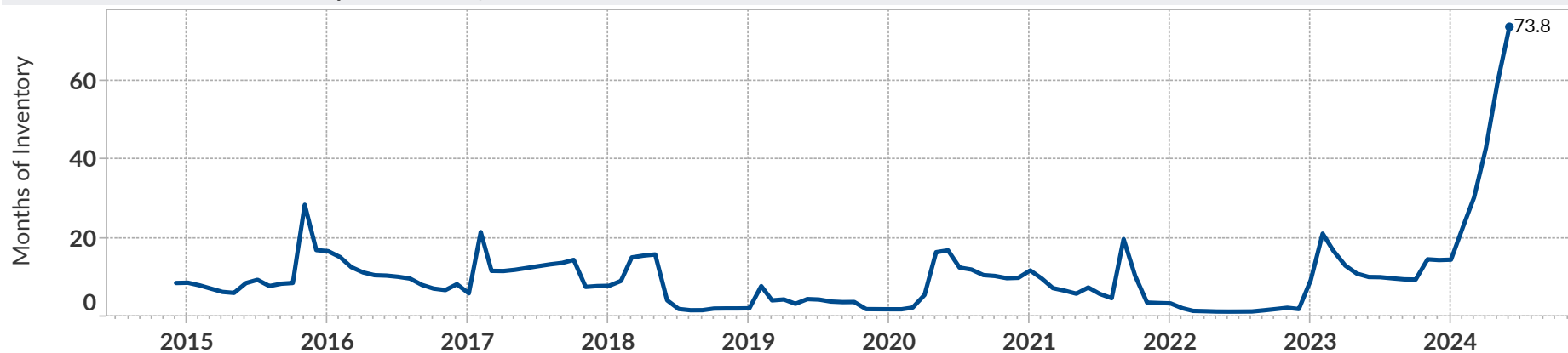


North Yonge Corridor Submarket Report - June 2024



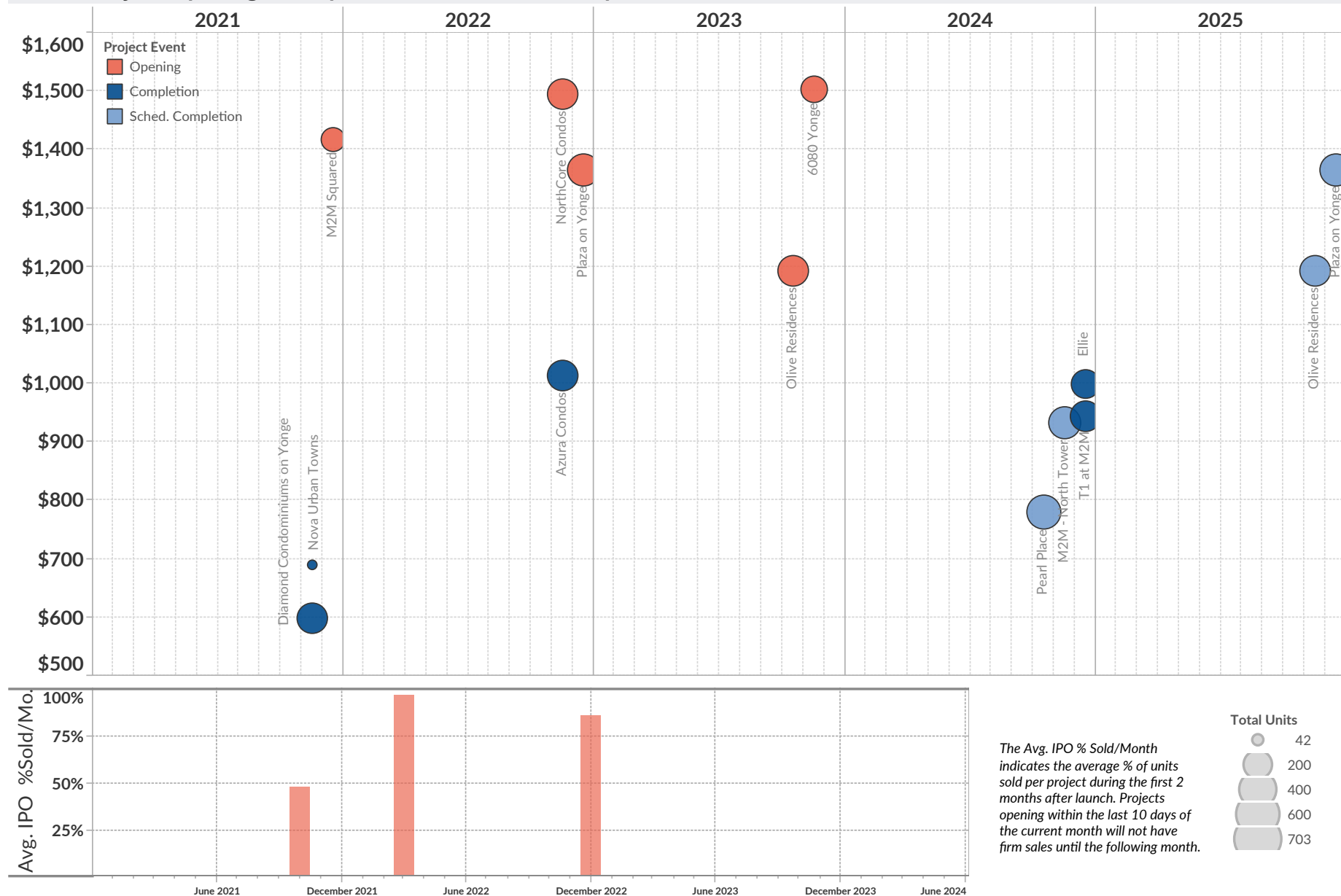
North Yonge Corridor		GTA
Distinct count of Site Name	9	352
No. of Units	3,489	91,271
Total Sales	2,690	73,880
Act Inv	799	17,391
Avg. \$/sf	\$1,648	\$1,402
Avg. Project \$/SF	\$1,407	\$1,314
Avg. SF	681	778
Avg. \$	\$1,122,006	\$1,091,457
Current Month Sales	0	732

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



North Yonge Corridor Submarket Report - June 2024

Recent Project Openings, Completions & Scheduled Completions



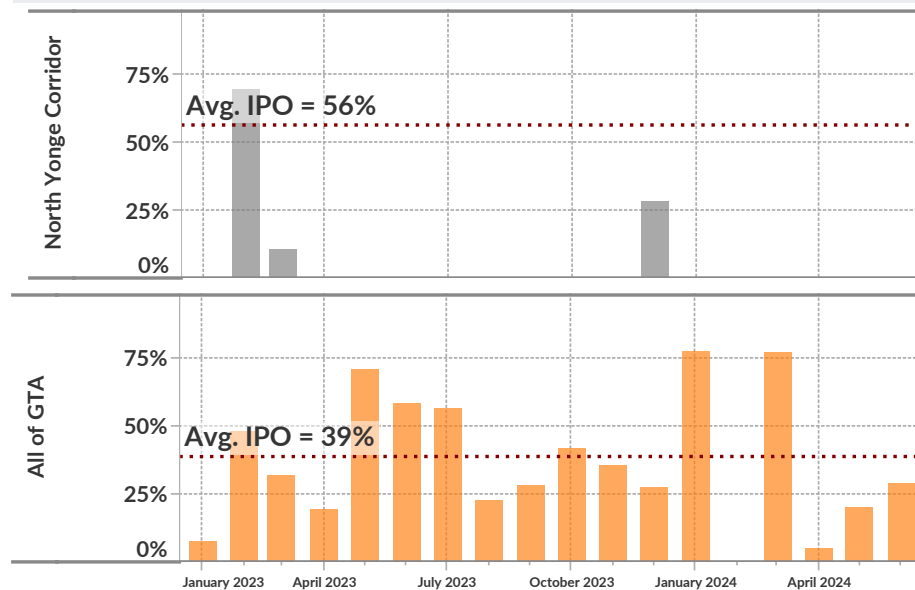
North Yonge Corridor Submarket Report - June 2024

Project Data by Unit Type

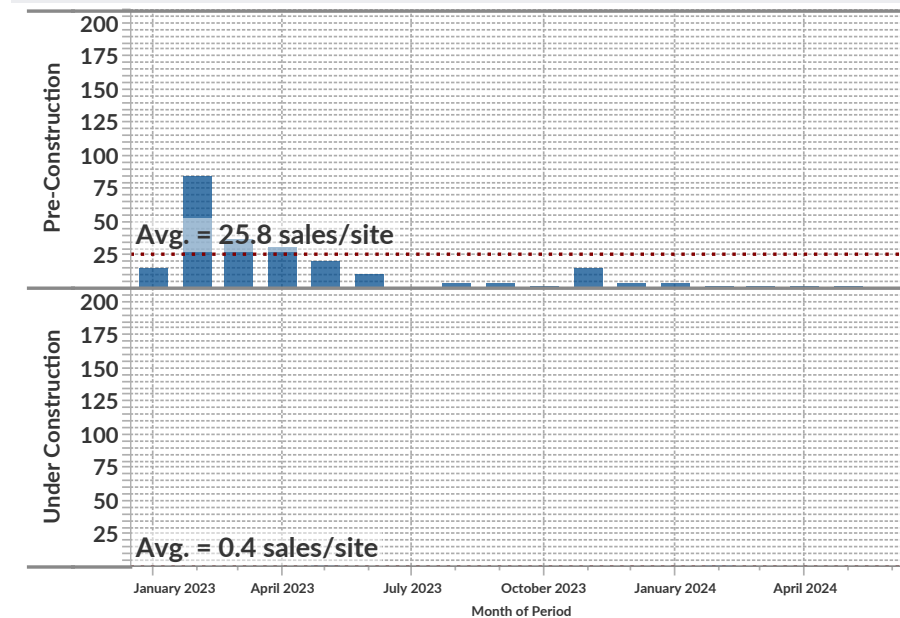
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	230	0	122	108
1 Bedroom	650	0	537	113
1 Bedroom + Den	1,002	0	786	216
2 Bedroom	1,080	0	892	188
2 Bedroom + Den	184	0	133	51
3 Bedroom & Up	270	0	164	106
Penthouse	20	0	20	0
Other	37	0	31	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,587	333	620	\$506,000	\$728,990
\$1,430	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)

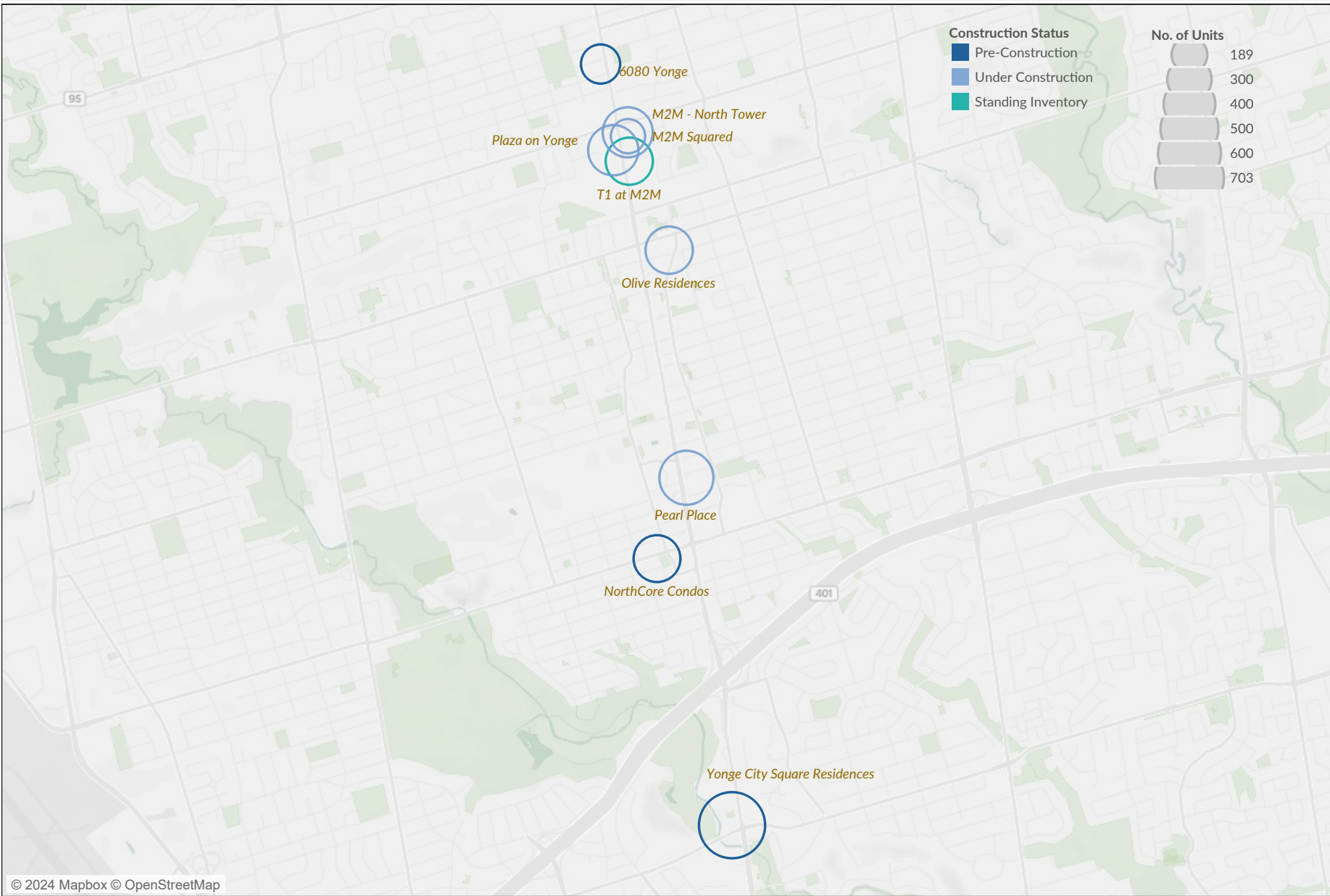


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - June 2024

Current Active Projects



North Yonge Corridor Submarket Report - June 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 SqFoot
6080 Yonge - Tridel and Arkfield Development	Apartment	March 2028	0	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	541	703	\$1,723	\$1,730

North Yonge Corridor Submarket Report - June 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	9	16
Central Waterfront	2	6
Don Mills - York Mills	4	10
Downtown Core	0	6
Downtown East	4	20
Downtown West	59	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	145	6
Mississauga City Centre	6	9
North Toronto	38	16
North Yonge Corridor	0	9
North York East		
North York West	0	9
Not Applicable	447	176
Scarborough City Centre		
Sheppard Corridor	6	9
Thornhill	1	2
Toronto East	4	6
Toronto West	6	19
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,525	571	\$2,409	1,090	\$2,624,621
2,774	860	\$1,686	883	\$1,488,637
2,410	302	\$1,194	831	\$992,342
3,668	453	\$1,869	783	\$1,463,030
5,939	1,547	\$1,447	691	\$999,496
7,531	1,281	\$1,816	868	\$1,575,153
552	13	\$1,640	854	\$1,400,746
1,310	239	\$1,061	793	\$841,454
4,268	624	\$1,234	660	\$813,771
3,036	313	\$1,583	950	\$1,503,615
2,690	799	\$1,648	681	\$1,122,006
1,074	443	\$1,377	821	\$1,130,591
27,640	8,613	\$1,163	744	\$865,932
1,865	460	\$1,429	810	\$1,158,010
412	27	\$1,361	1,703	\$2,317,778
898	170	\$1,259	649	\$816,567
3,242	460	\$1,223	918	\$1,122,685
1,046	216	\$2,061	902	\$1,858,227



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