



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

Data as of June 2024

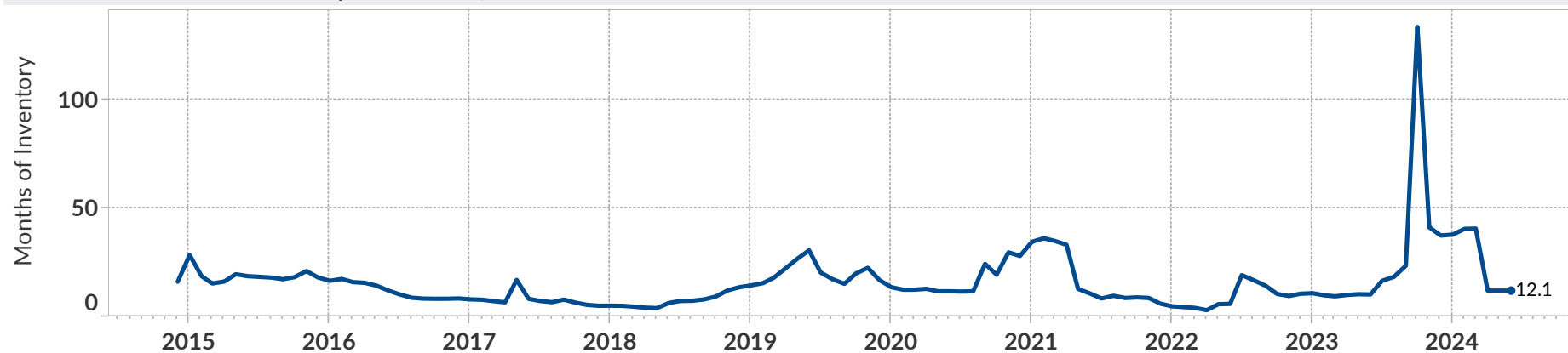


## Yonge - St. Clair Submarket Report - June 2024



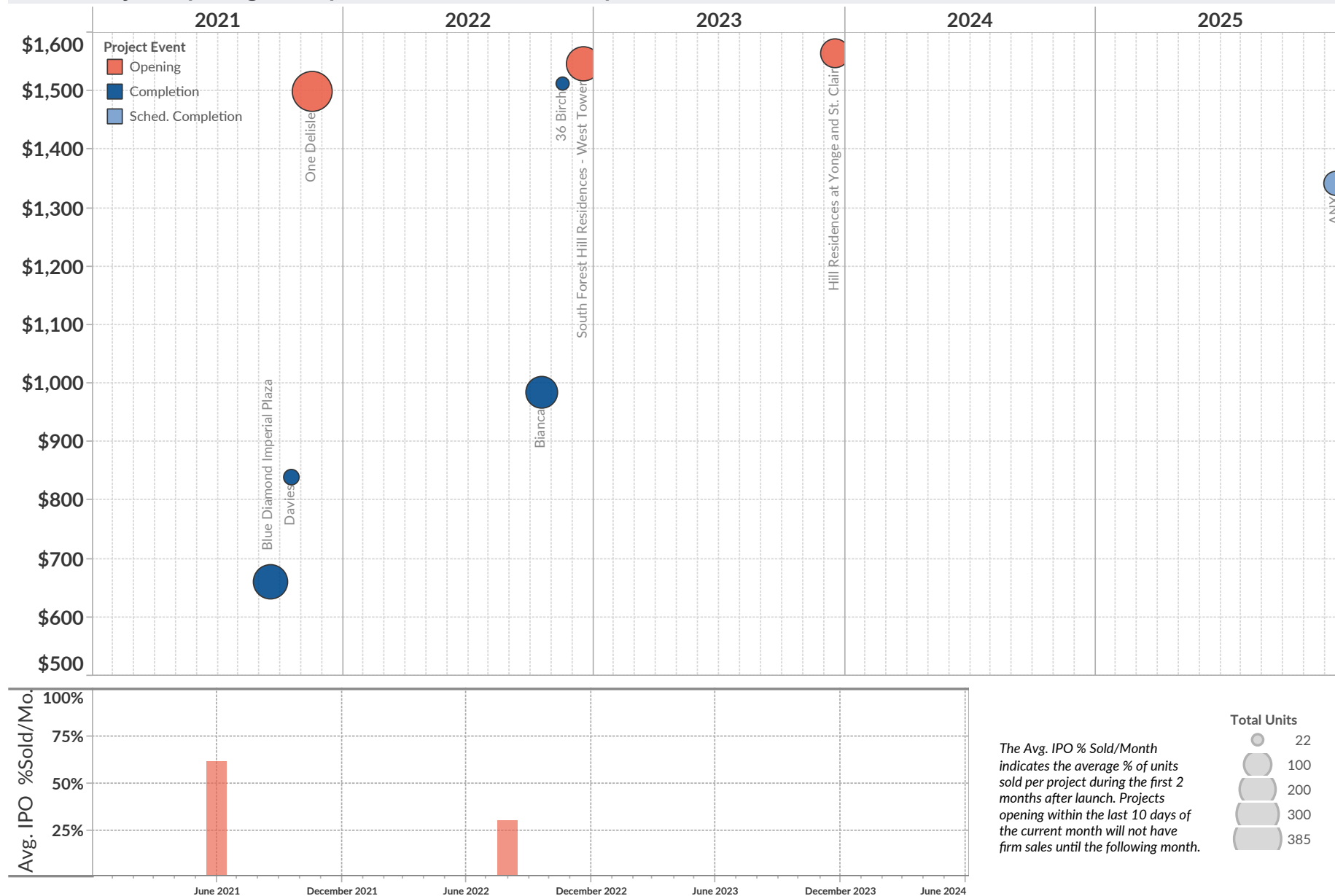
| Yonge - St. Clair           |             | GTA         |
|-----------------------------|-------------|-------------|
| Distinct count of Site Name | 7           | 352         |
| No. of Units                | 1,262       | 91,271      |
| Total Sales                 | 1,046       | 73,880      |
| Act Inv                     | 216         | 17,391      |
| Avg. \$/sf                  | \$2,061     | \$1,402     |
| Avg. Project \$/SF          | \$1,990     | \$1,314     |
| Avg. SF                     | 902         | 778         |
| Avg. \$                     | \$1,858,227 | \$1,091,457 |
| Current Month Sales         | 1           | 732         |

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



# Yonge - St. Clair Submarket Report - June 2024

## Recent Project Openings, Completions & Scheduled Completions



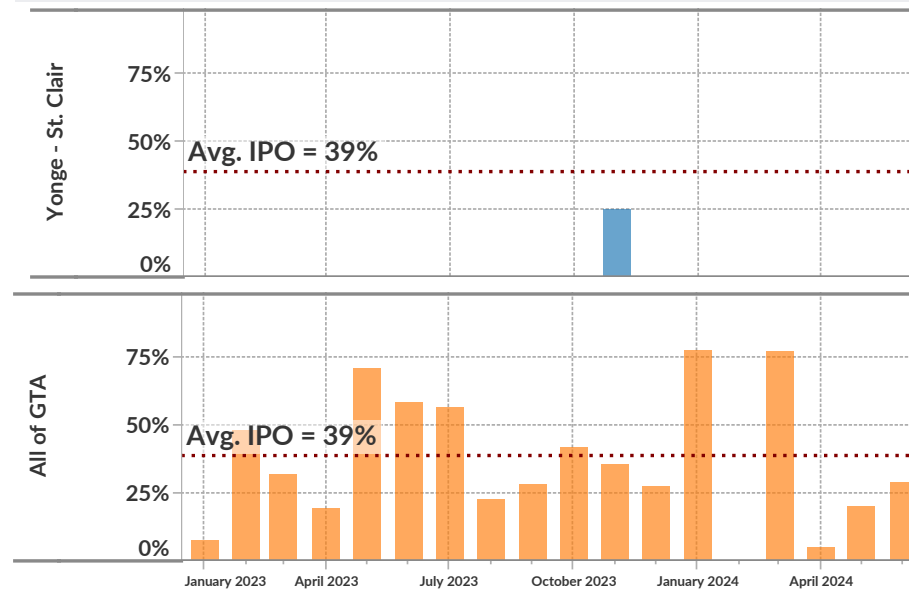
## Yonge - St. Clair Submarket Report - June 2024

### Project Data by Unit Type

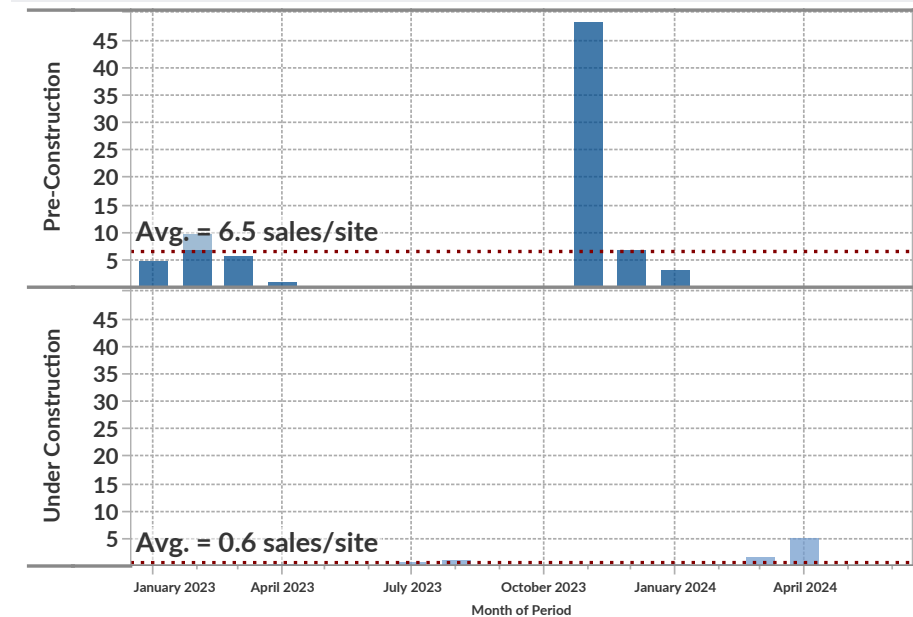
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 10           | 0                   | 9           | 1       |
| 1 Bedroom       | 428          | 0                   | 384         | 44      |
| 1 Bedroom + Den | 344          | 0                   | 296         | 48      |
| 2 Bedroom       | 306          | 0                   | 222         | 84      |
| 2 Bedroom + Den | 37           | 0                   | 37          | 0       |
| 3 Bedroom & Up  | 118          | 0                   | 79          | 39      |
| 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       |
|            |                 |                  |                  |                   |
| \$2,404    | 943             | 3,171            | \$1,789,900      | \$11,659,900      |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |

### IPO Launch Performance (first 2 months)

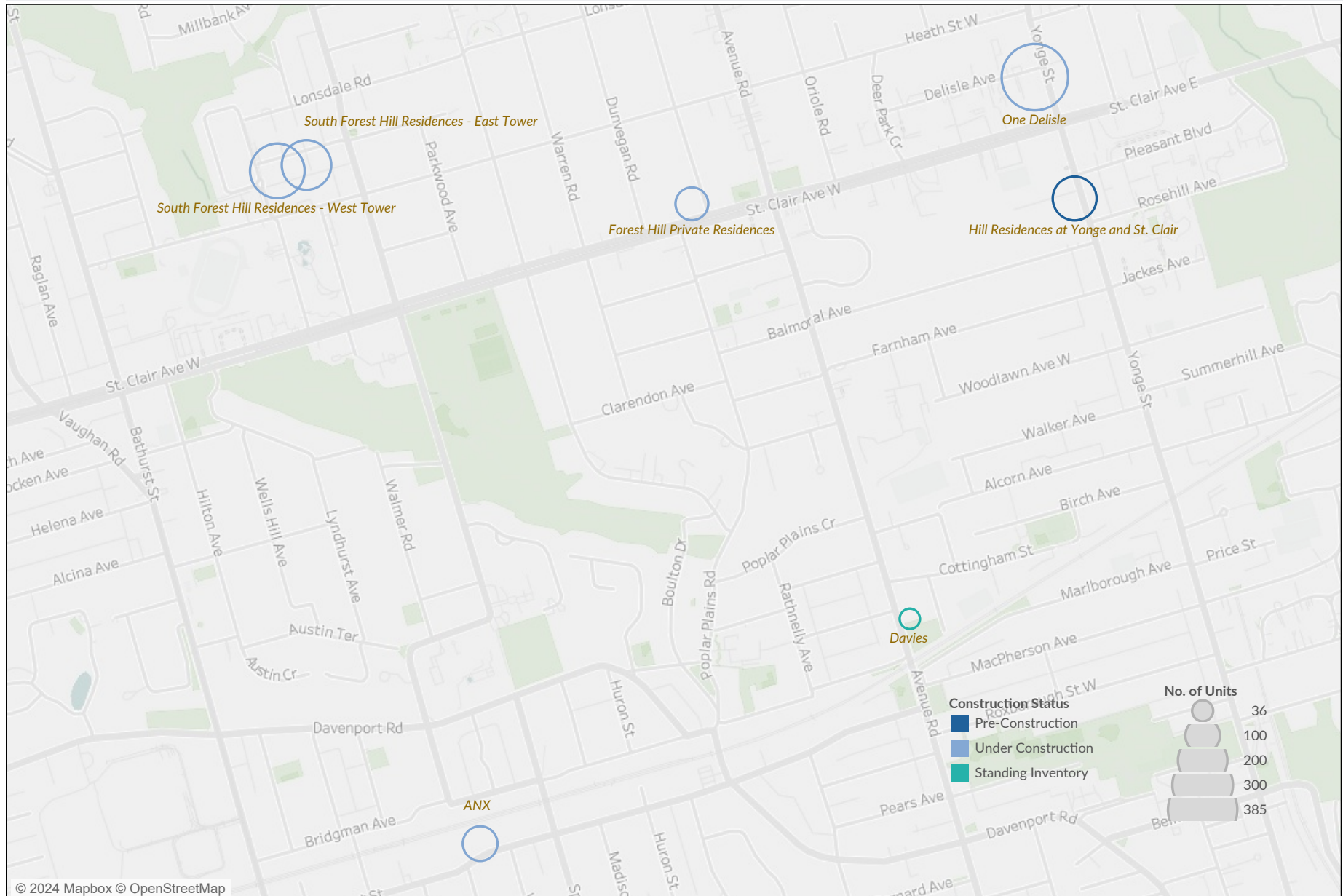


### Post Launch Absorption: Yonge - St. Clair



# Yonge - St. Clair Submarket Report - June 2024

## Current Active Projects



## Yonge - St. Clair 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 |
|----------------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|-------------------------------|
| 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             | \$3,118                       |
| South Forest Hill Residences - East Tower - Parallax Develop.. | Apartment    | June 2026               | 0                   | 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 - 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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