



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

Data as of July 2024

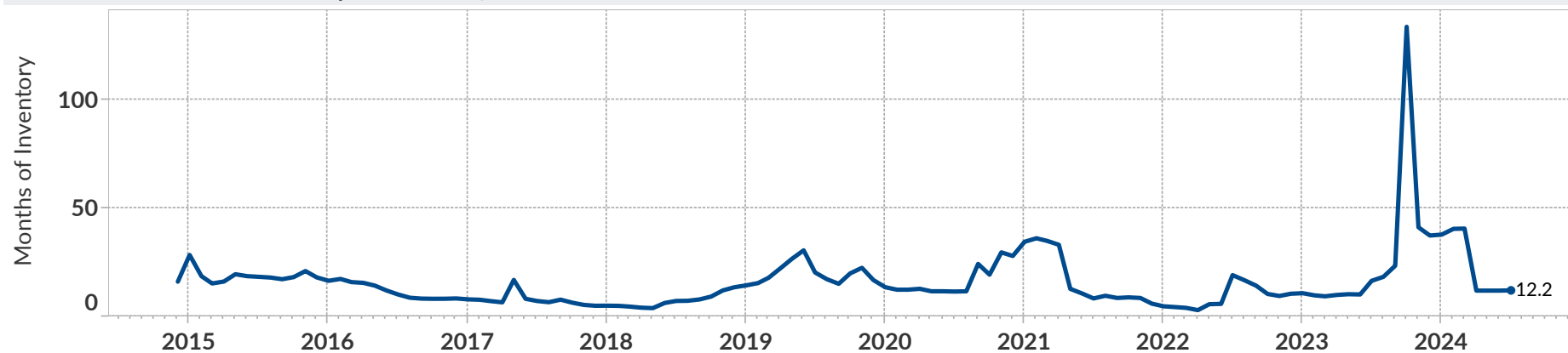


Yonge - St. Clair Submarket Report - July 2024



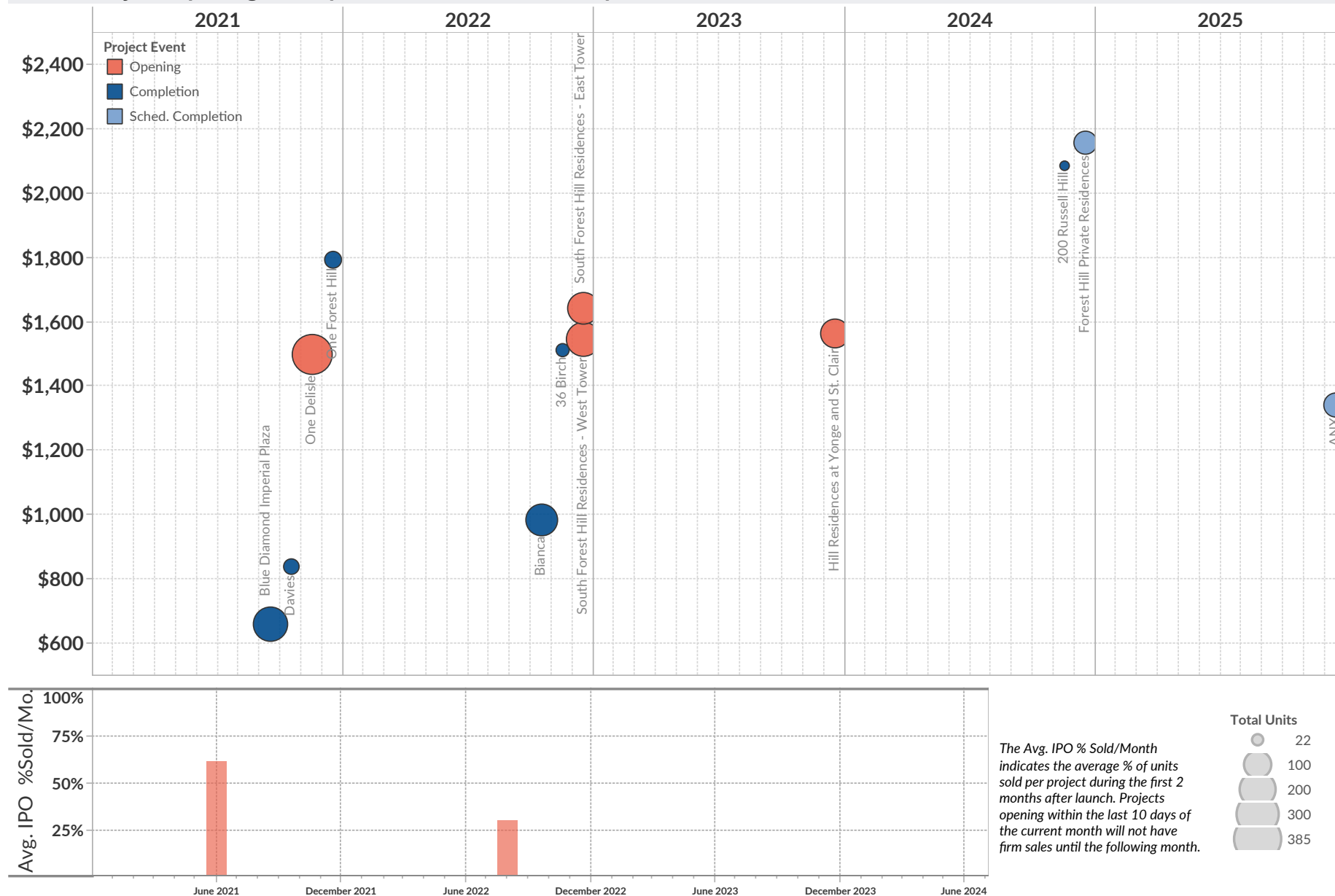
Yonge - St. Clair		GTA
Distinct count of Site Name	7	353
No. of Units	1,262	91,585
Total Sales	1,046	74,140
Act Inv	216	17,445
Avg. \$/sf	\$2,061	\$1,403
Avg. Project \$/SF	\$1,990	\$1,312
Avg. SF	902	777
Avg. \$	\$1,858,227	\$1,090,371
Current Month Sales	0	287

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



Yonge - St. Clair Submarket Report - July 2024

Recent Project Openings, Completions & Scheduled Completions



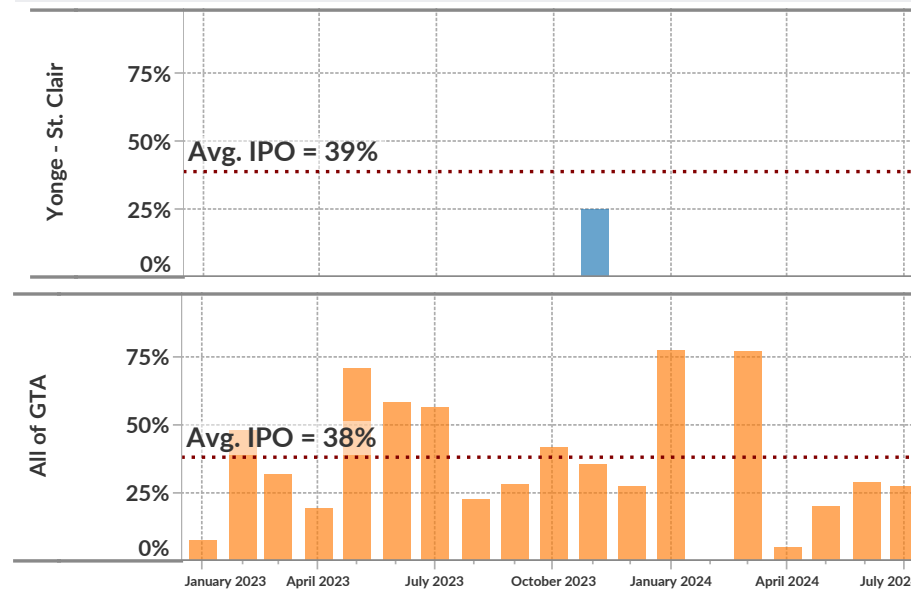
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Project Data by Unit Type

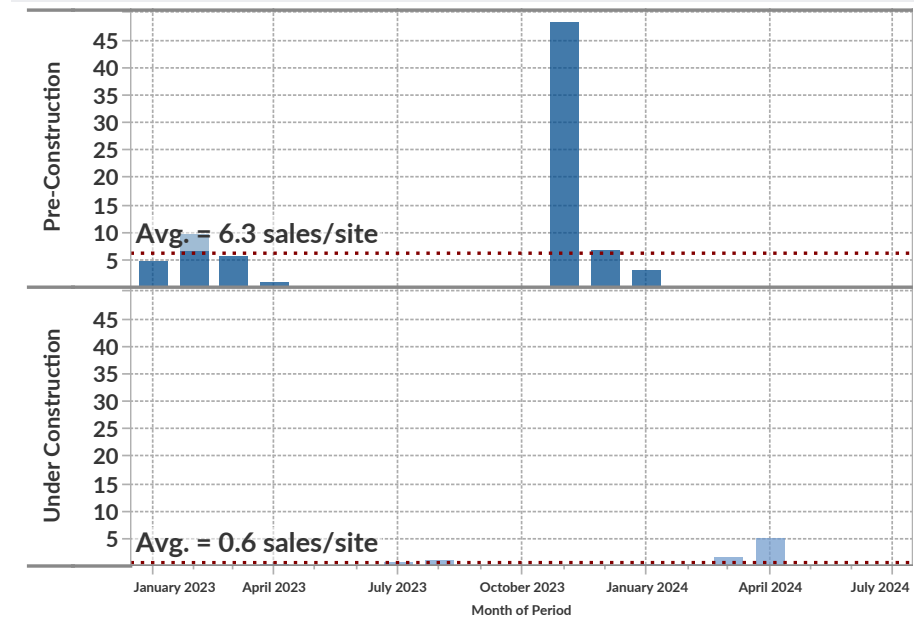
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	428	0	384	44
1 Bedroom + Den	344	0	296	48
2 Bedroom	306	0	222	84
2 Bedroom + Den	37	0	37	0
3 Bedroom & Up	118	0	79	39
Penthouse	8	0	8	0
Other				

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)

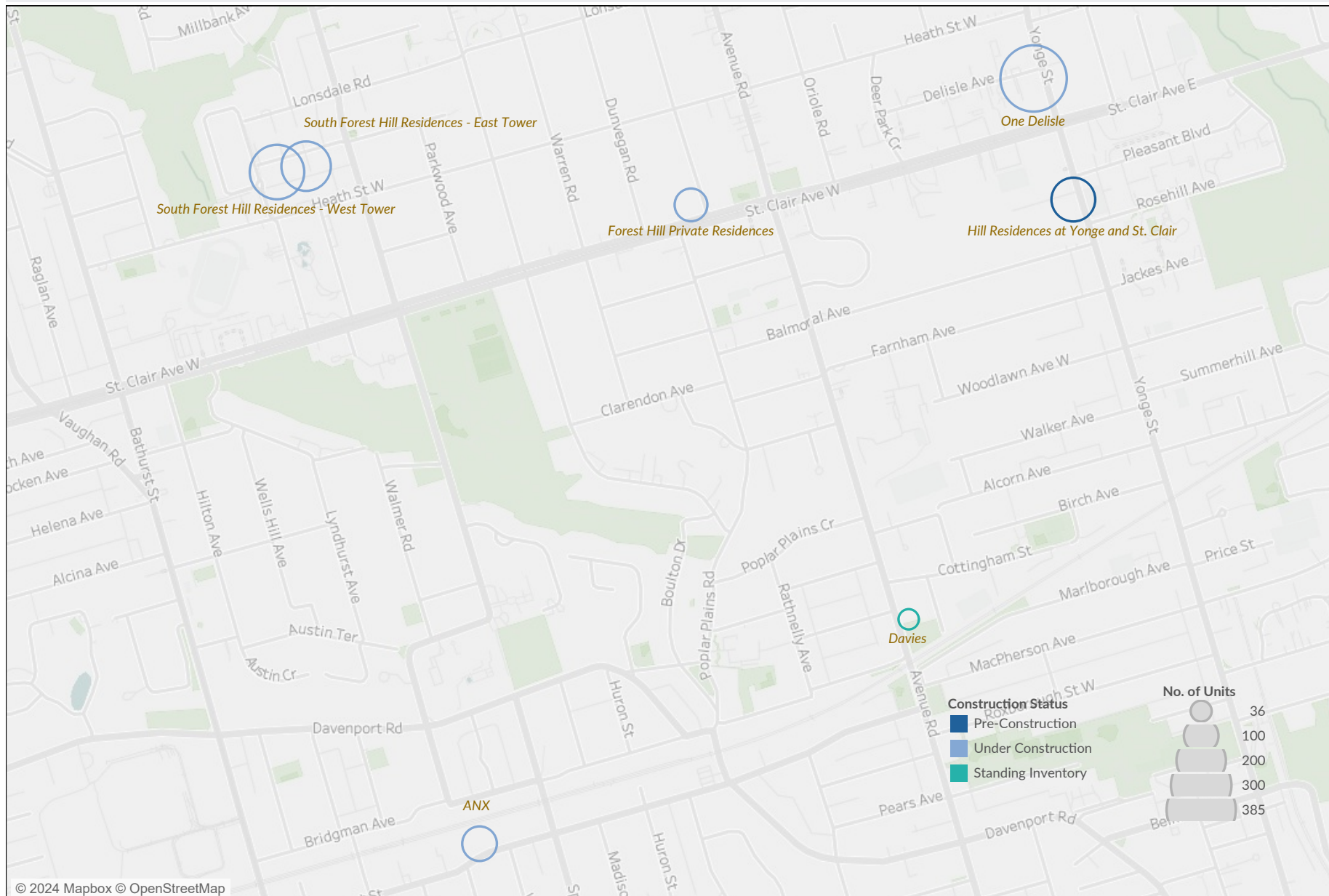


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



Yonge - St. Clair Submarket Report - July 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

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Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	16	16
Central Waterfront	2	6
Don Mills - York Mills	5	10
Downtown Core	2	6
Downtown East	9	20
Downtown West	22	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	14	6
Mississauga City Centre	2	9
North Toronto	0	16
North Yonge Corridor	2	9
North York East		
North York West	5	9
Not Applicable	202	177
Scarborough City Centre		
Sheppard Corridor	4	9
Thornhill	0	2
Toronto East	0	6
Toronto West	2	19
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,541	555	\$2,408	1,092	\$2,628,717
2,776	858	\$1,686	884	\$1,490,227
2,415	304	\$1,195	829	\$990,246
3,670	451	\$1,869	784	\$1,465,210
5,948	1,538	\$1,440	694	\$998,656
7,555	1,257	\$1,818	872	\$1,584,962
552	13	\$1,640	854	\$1,400,746
1,324	234	\$1,063	797	\$847,099
4,265	627	\$1,234	660	\$814,171
3,036	313	\$1,583	950	\$1,503,615
2,692	797	\$1,649	680	\$1,121,700
1,079	438	\$1,376	824	\$1,133,661
27,832	8,693	\$1,168	740	\$864,881
1,869	456	\$1,429	812	\$1,160,510
412	27	\$1,361	1,703	\$2,317,778
898	174	\$1,263	658	\$831,684
3,230	494	\$1,223	923	\$1,128,721
1,046	216	\$2,061	902	\$1,858,227



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