



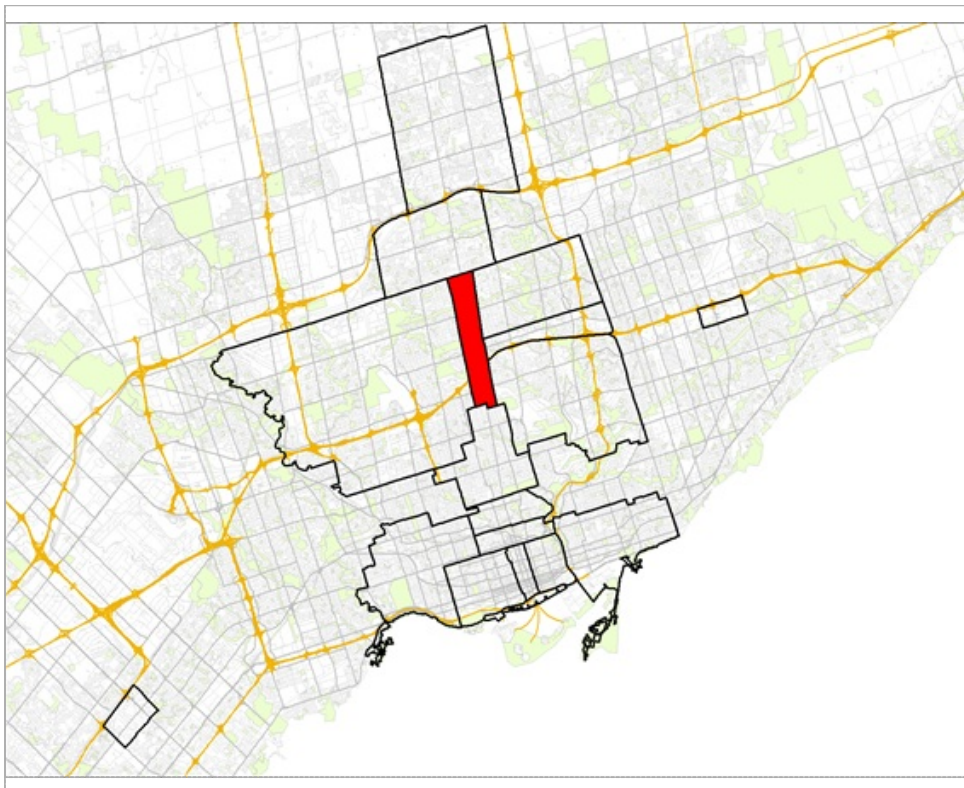
Greater Toronto Area | North Yonge Corridor

New Homes High Rise Submarket Report

Data as of August 2024

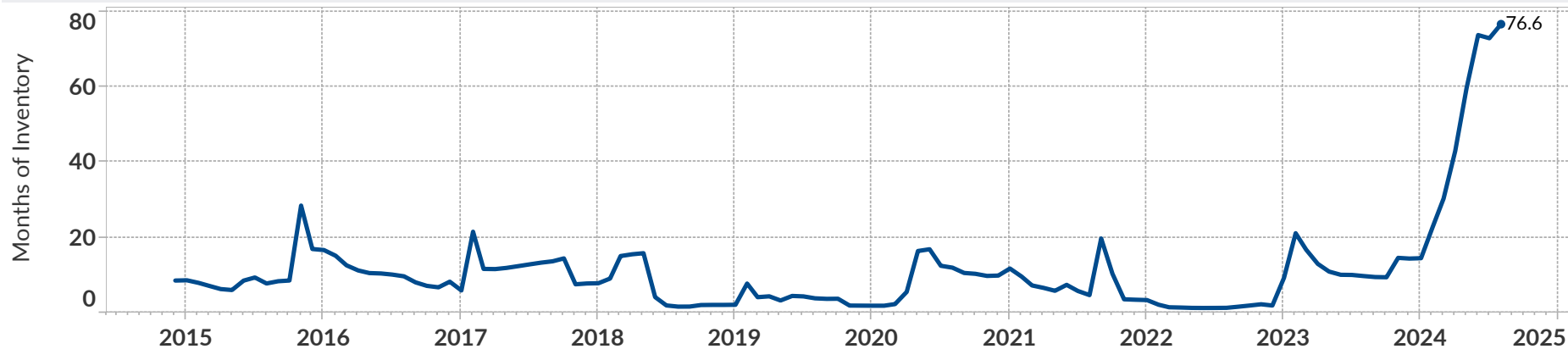


North Yonge Corridor Submarket Report - August 2024



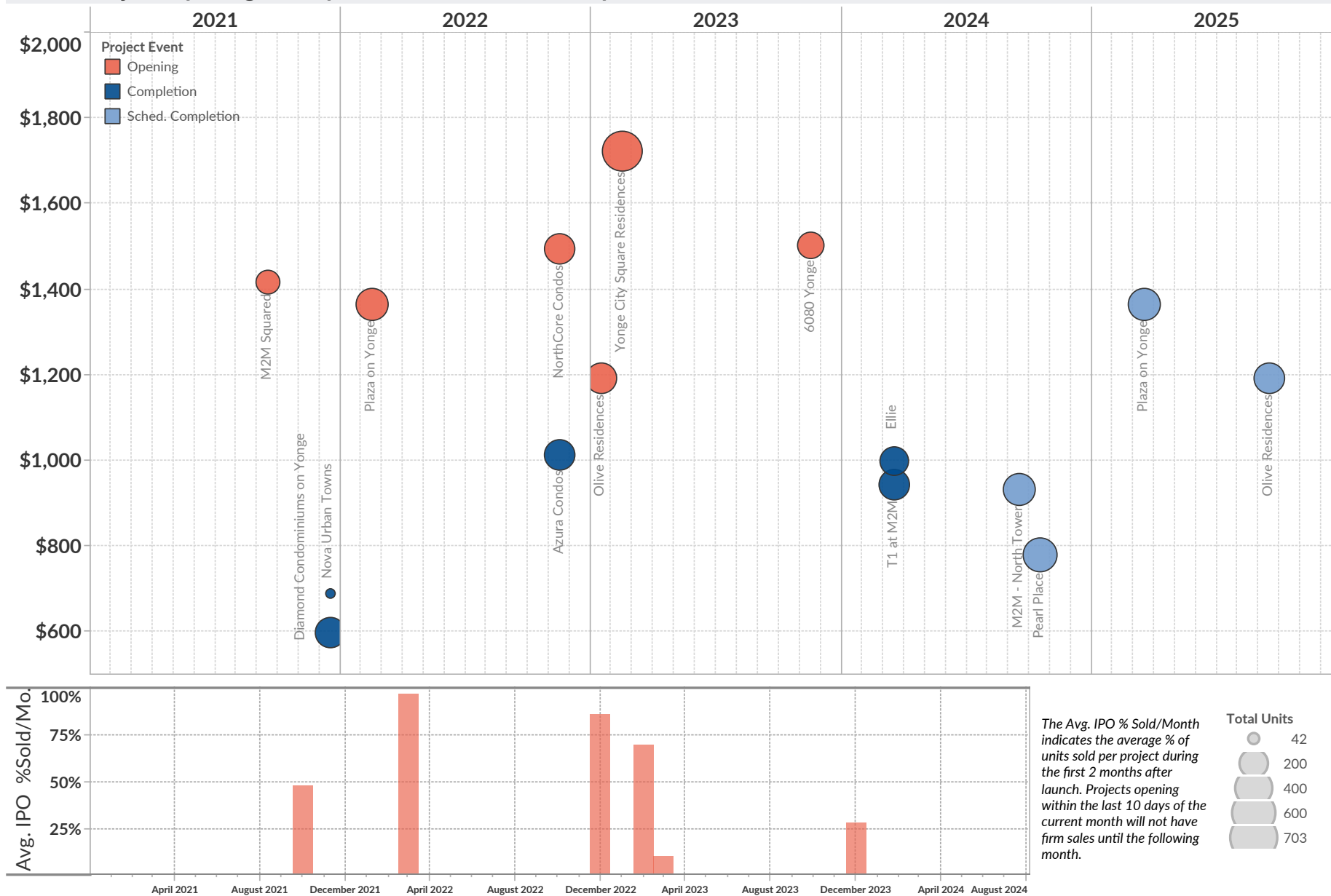
North Yonge Corridor		GTA
Distinct count of Site Name	9	345
No. of Units	3,489	89,028
Total Sales	2,697	71,795
Act Inv	792	17,233
Avg. \$/sf	\$1,635	\$1,408
Avg. Project \$/SF	\$1,403	\$1,314
Avg. SF	671	781
Avg. \$	\$1,097,839	\$1,099,571
Current Month Sales	4	235

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



North Yonge Corridor Submarket Report - August 2024

Recent Project Openings, Completions & Scheduled Completions



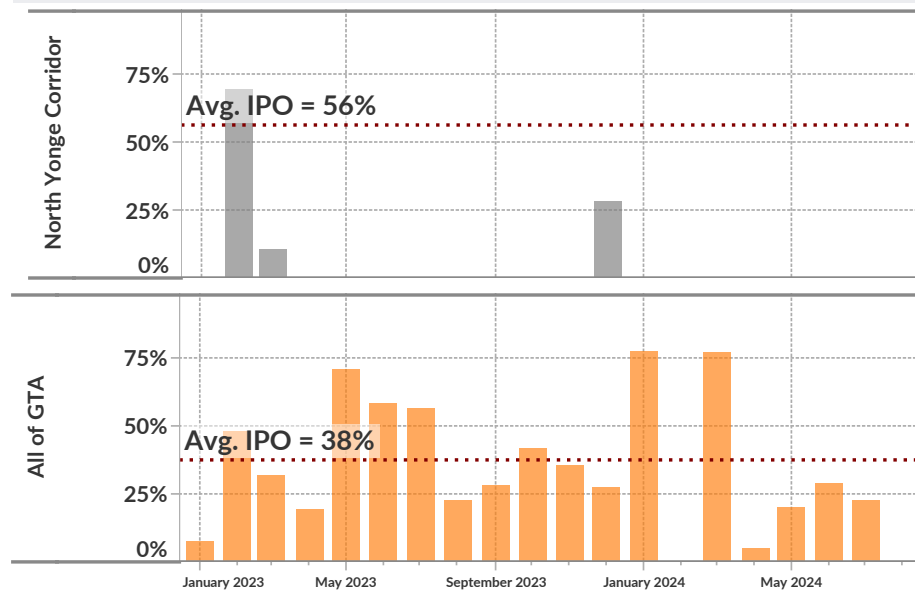
North Yonge Corridor Submarket Report - August 2024

Project Data by Unit Type

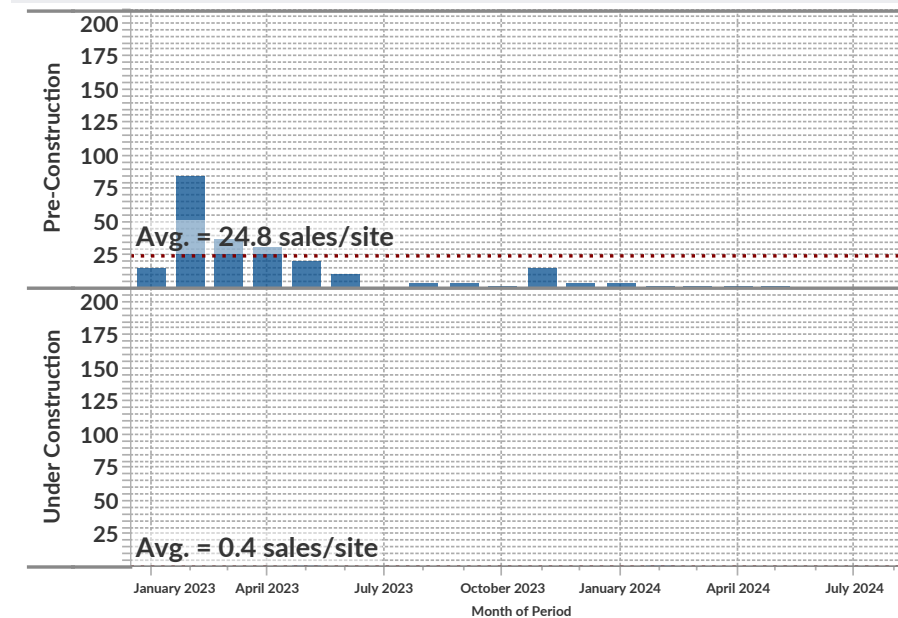
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	230	1	123	107
1 Bedroom	650	1	538	112
1 Bedroom + Den	1,002	0	786	216
2 Bedroom	1,080	2	895	185
2 Bedroom + Den	184	0	134	50
3 Bedroom & Up	270	0	164	106
Penthouse	20	0	20	0
Other	37	0	31	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,587	333	620	\$504,000	\$728,990
\$1,467	442	752	\$651,000	\$1,092,500
\$1,490	550	752	\$739,000	\$1,070,000
\$1,429	613	1,037	\$828,000	\$1,660,000
\$1,654	737	1,394	\$975,000	\$2,355,000
\$2,194	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)

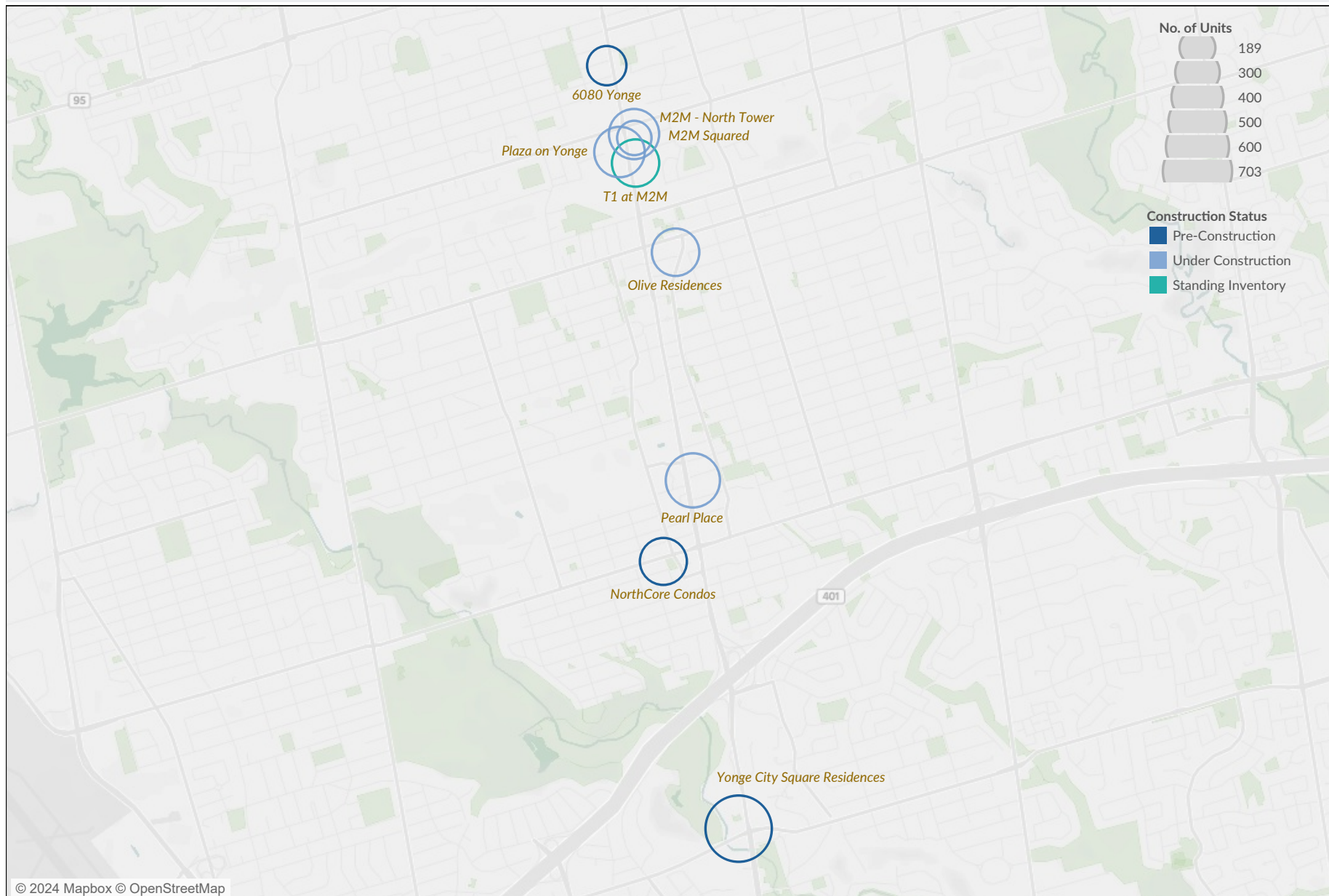


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - August 2024

Current Active Projects



North Yonge Corridor Submarket Report - August 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	22	156	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	2	4	29	353	\$1,495	\$1,530
Olive Residences - Capital Developments	Apartment	September 2025	1	9	8	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	1	1	540	703	\$1,723	\$1,706

North Yonge Corridor Submarket Report - August 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	16
Central Waterfront	1	6
Don Mills - York Mills	11	8
Downtown Core	1	6
Downtown East	7	19
Downtown West	10	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	11	5
Mississauga City Centre	2	9
North Toronto	2	15
North Yonge Corridor	4	9
North York East		
North York West	5	9
Not Applicable	114	174
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	1	6
Toronto West	10	19
Yonge - St. Clair	49	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,546	550	\$2,416	1,095	\$2,644,459
2,777	857	\$1,687	884	\$1,491,025
1,794	285	\$1,214	783	\$950,543
3,670	451	\$1,869	784	\$1,465,270
5,547	1,521	\$1,440	692	\$995,929
7,558	1,254	\$1,839	932	\$1,713,783
552	13	\$1,640	854	\$1,400,746
1,063	219	\$1,064	800	\$851,267
4,267	625	\$1,234	660	\$814,210
2,560	304	\$1,584	956	\$1,514,735
2,697	792	\$1,635	671	\$1,097,839
1,084	433	\$1,368	830	\$1,134,772
27,162	8,625	\$1,168	741	\$865,477
1,870	455	\$1,429	813	\$1,161,522
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,240	484	\$1,225	925	\$1,133,216
1,095	167	\$2,119	979	\$2,075,126



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