



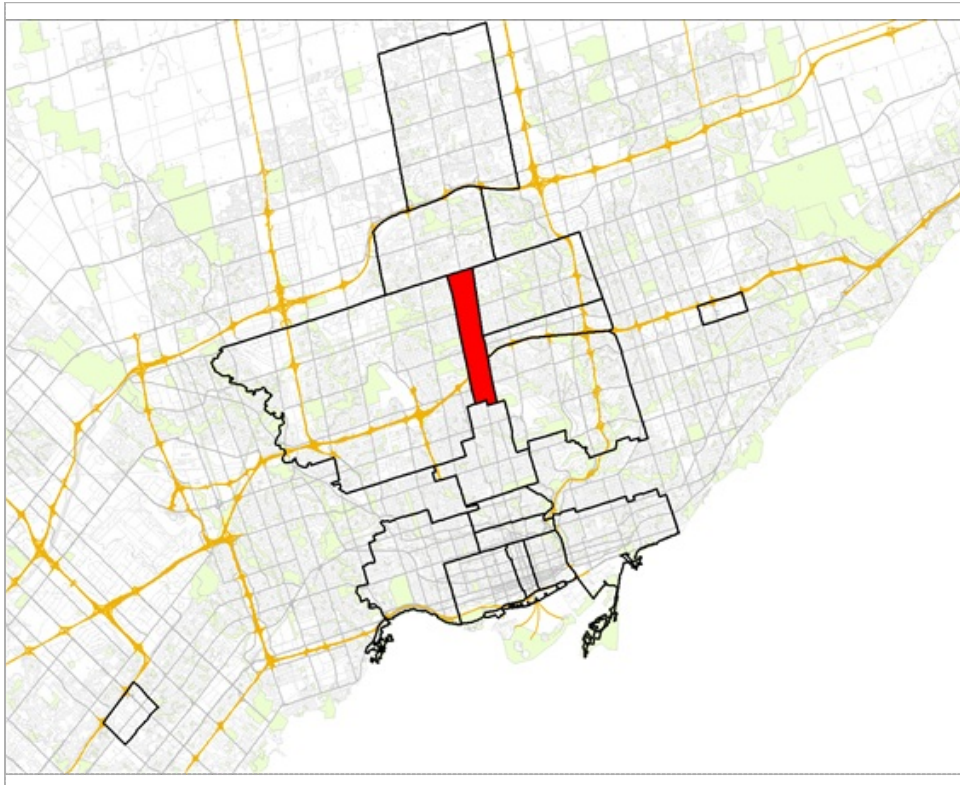
Greater Toronto Area | North Yonge Corridor

New Homes High Rise Submarket Report

Data as of October 2024

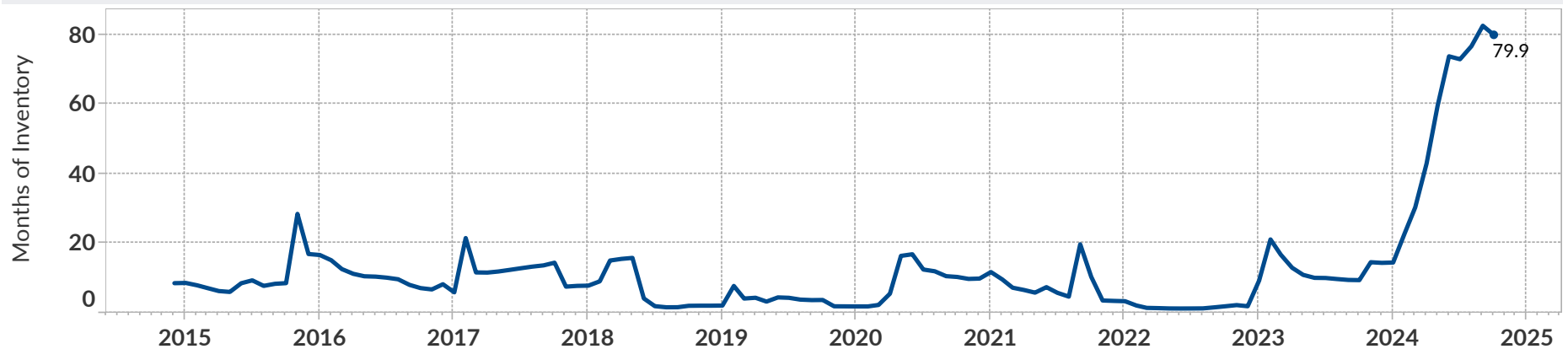


North Yonge Corridor Submarket Report - October 2024



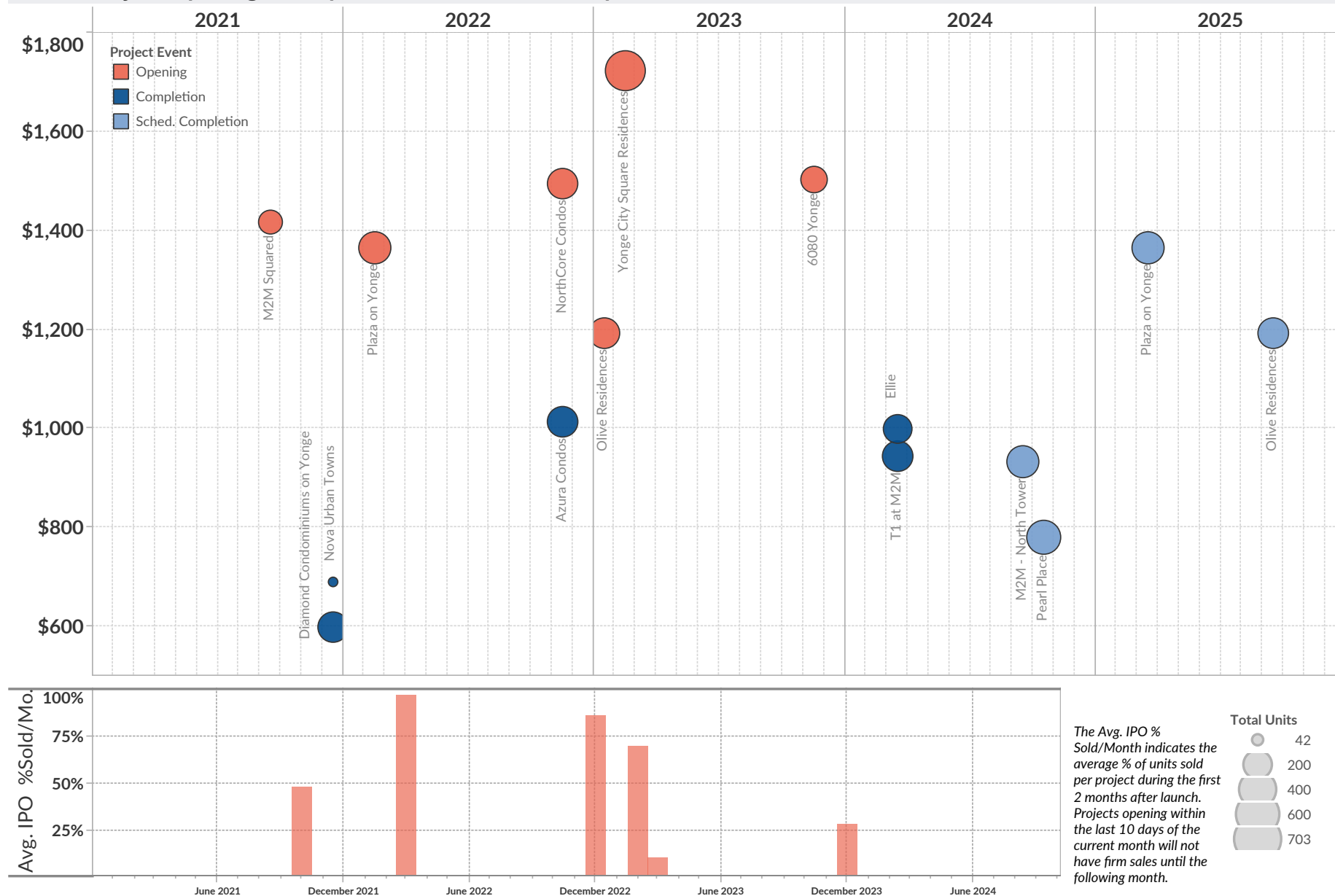
North Yonge Corridor		GTA
Distinct count of Site Name	9	338
No. of Units	3,489	87,750
Total Sales	2,703	70,068
Act Inv	786	17,682
Avg. \$/sf	\$1,636	\$1,393
Avg. Project \$/SF	\$1,404	\$1,309
Avg. SF	672	776
Avg. \$	\$1,099,752	\$1,081,599
Current Month Sales	5	210

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



North Yonge Corridor Submarket Report - October 2024

Recent Project Openings, Completions & Scheduled Completions



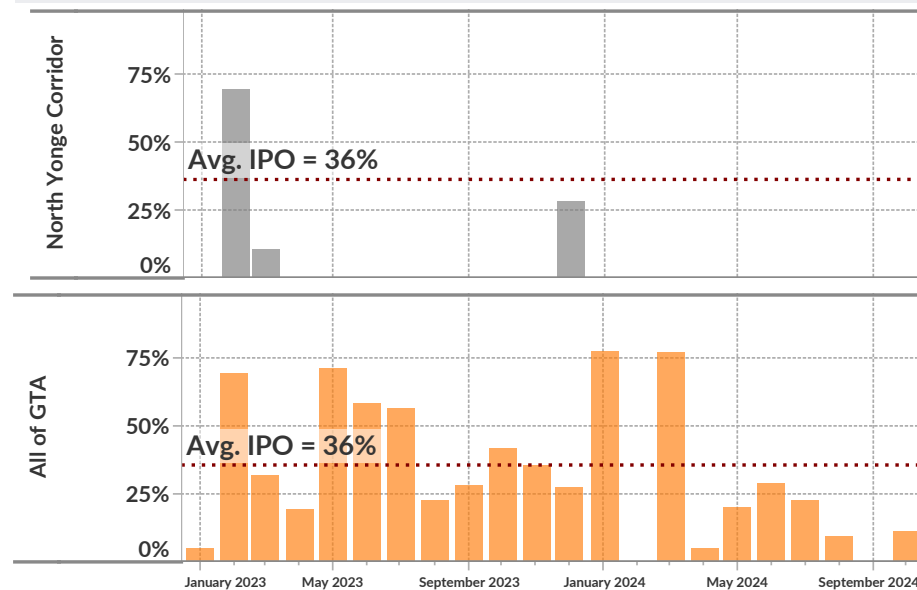
North Yonge Corridor Submarket Report - October 2024

Project Data by Unit Type

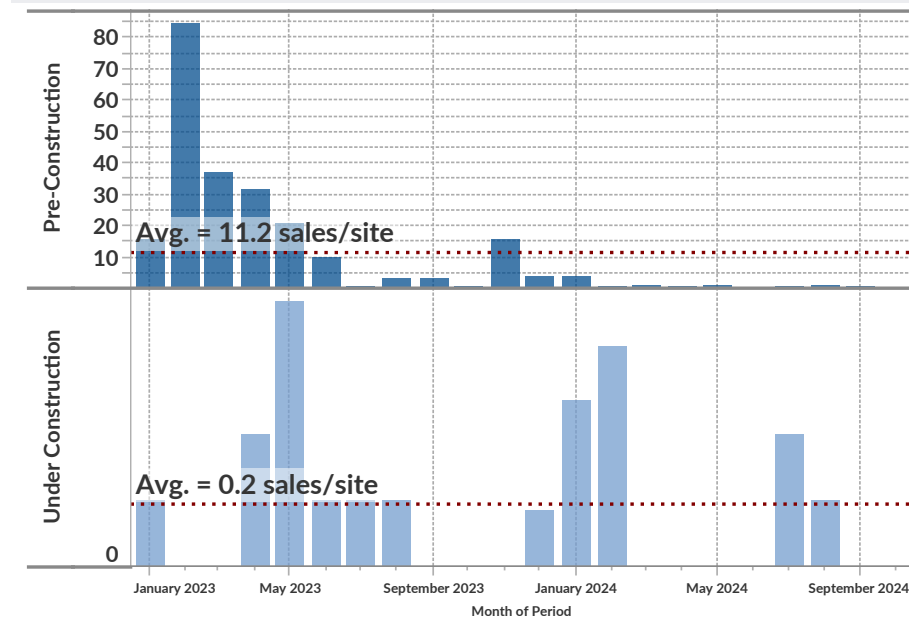
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	230	0	124	106
1 Bedroom	650	2	540	110
1 Bedroom + Den	1,002	2	788	214
2 Bedroom	1,080	1	896	184
2 Bedroom + Den	184	0	134	50
3 Bedroom & Up	270	0	164	106
Penthouse	20	0	20	0
Other	37	0	31	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,592	333	620	\$504,000	\$728,990
\$1,467	442	752	\$651,000	\$1,092,500
\$1,491	550	752	\$739,000	\$1,070,000
\$1,428	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)

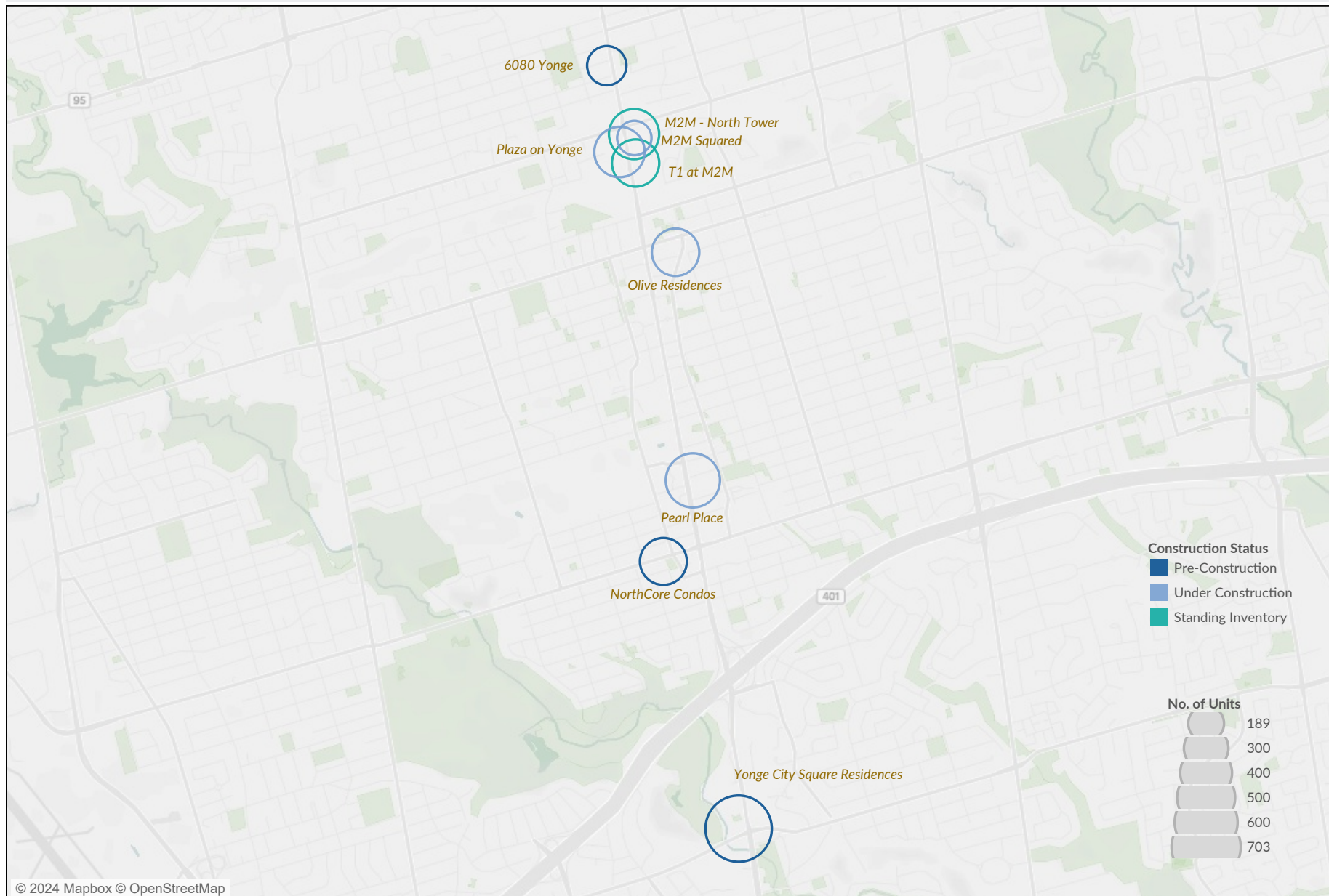


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - October 2024

Current Active Projects



North Yonge Corridor Submarket Report - October 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	1	24	154	247	\$1,503	\$1,517
M2M - North Tower - Aoyuan International	Apartment	September 2024	0	0	0	403	\$933	\$1,091
M2M Squared - Aoyuan International	Apartment	January 2027	0	0	0	189	\$1,417	\$1,422
NorthCore Condos - Fieldgate Homes and Westdale Properties	Apartment	March 2027	0	4	29	353	\$1,495	\$1,530
Olive Residences - Capital Developments	Apartment	September 2025	0	9	8	360	\$1,193	\$1,265
Pearl Place - Conservatory Group	Apartment	January 2025	1	2	46	469	\$780	\$1,670
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	3	4	537	703	\$1,723	\$1,707

North Yonge Corridor Submarket Report - October 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	15
Central Waterfront	12	6
Don Mills - York Mills	2	8
Downtown Core	3	6
Downtown East	7	18
Downtown West	33	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	3	15
North Yonge Corridor	5	9
North York East		
North York West	12	10
Not Applicable	115	170
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	18
Yonge - St. Clair	2	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,941	539	\$2,419	1,102	\$2,667,085
2,792	842	\$1,697	891	\$1,512,683
1,796	283	\$1,221	791	\$966,161
3,674	447	\$1,866	787	\$1,467,683
5,303	1,171	\$1,419	717	\$1,017,908
7,510	1,211	\$1,865	959	\$1,788,630
552	13	\$1,640	854	\$1,400,746
881	211	\$1,069	798	\$852,767
4,786	663	\$1,218	669	\$814,845
2,560	310	\$1,576	939	\$1,480,579
2,703	786	\$1,636	672	\$1,099,752
1,173	728	\$1,287	751	\$966,116
26,088	9,122	\$1,159	728	\$843,365
1,878	532	\$1,383	816	\$1,127,719
414	25	\$1,361	1,683	\$2,289,400
900	172	\$1,262	657	\$829,501
3,020	462	\$1,238	923	\$1,142,788
1,097	165	\$2,122	984	\$2,088,813



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