



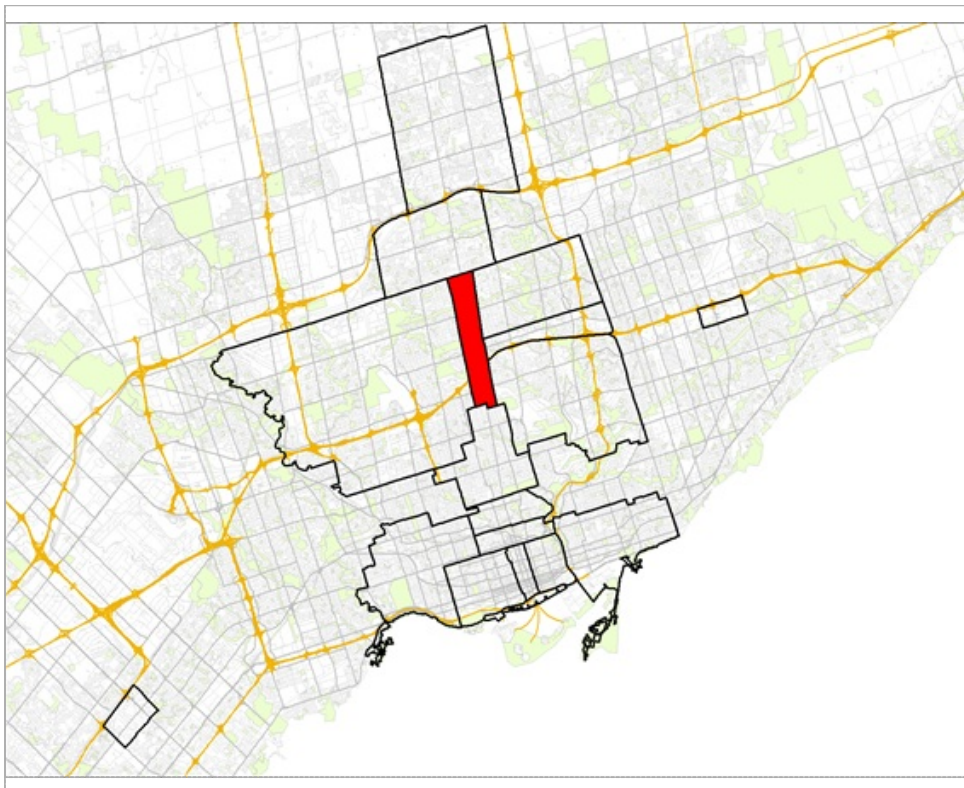
Greater Toronto Area | North Yonge Corridor

New Homes High Rise Submarket Report

Data as of November 2024

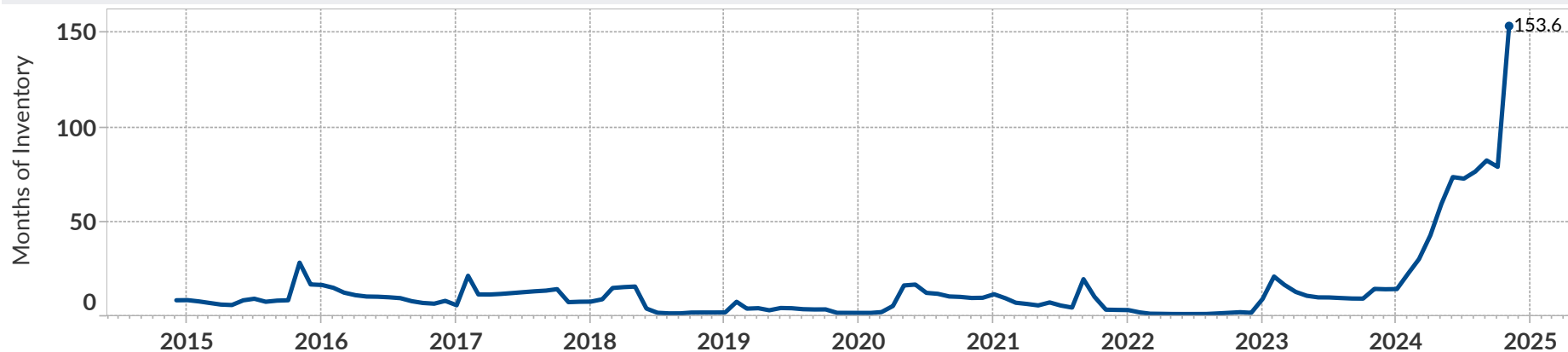


North Yonge Corridor Submarket Report - November 2024



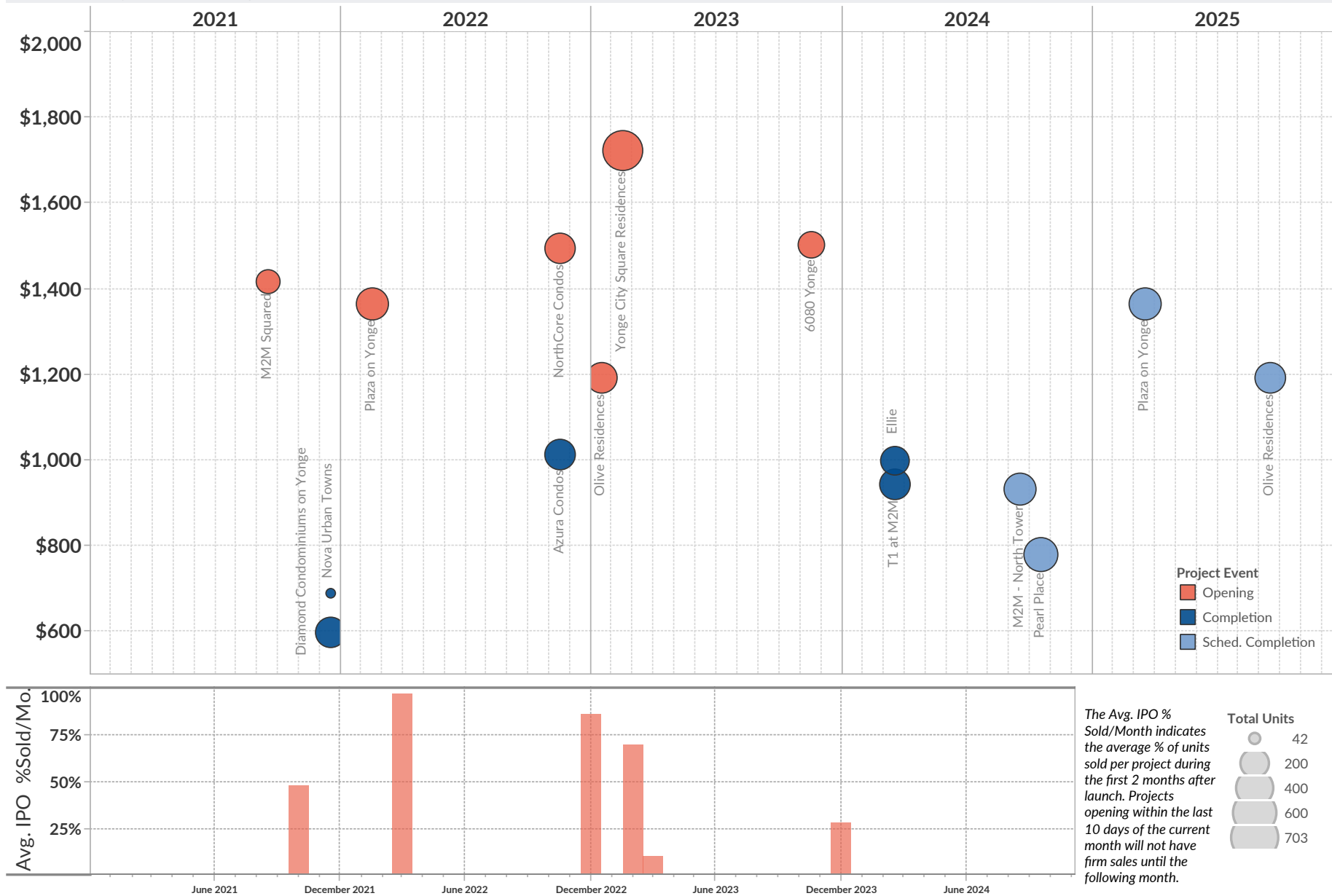
North Yonge Corridor		GTA
Distinct count of Site Name	9	335
No. of Units	3,489	86,904
Total Sales	2,708	69,736
Act Inv	781	17,168
Avg. \$/sf	\$1,637	\$1,402
Avg. Project \$/SF	\$1,404	\$1,310
Avg. SF	673	780
Avg. \$	\$1,101,150	\$1,094,226
Current Month Sales	4	249

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



North Yonge Corridor Submarket Report - November 2024

Recent Project Openings, Completions & Scheduled Completions



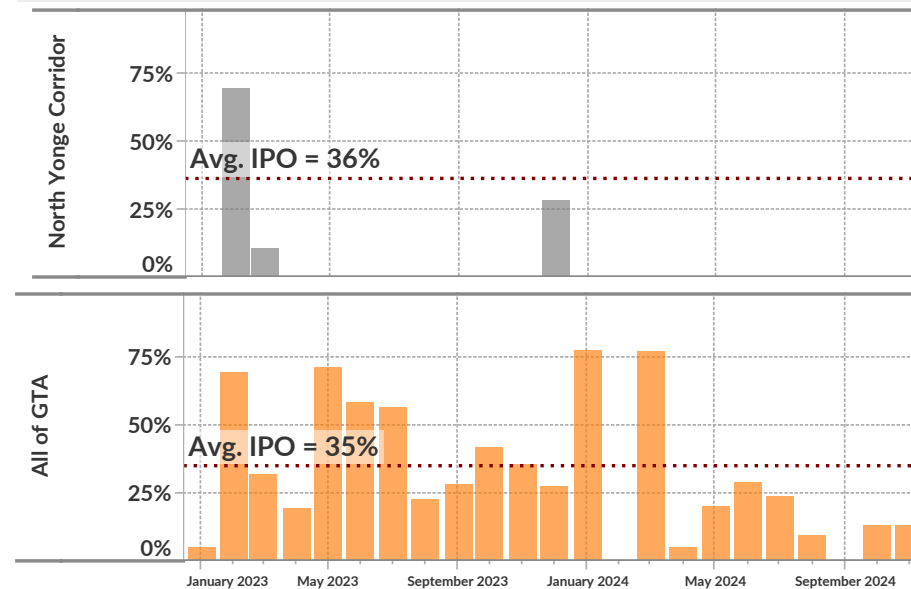
North Yonge Corridor Submarket Report - November 2024

Project Data by Unit Type

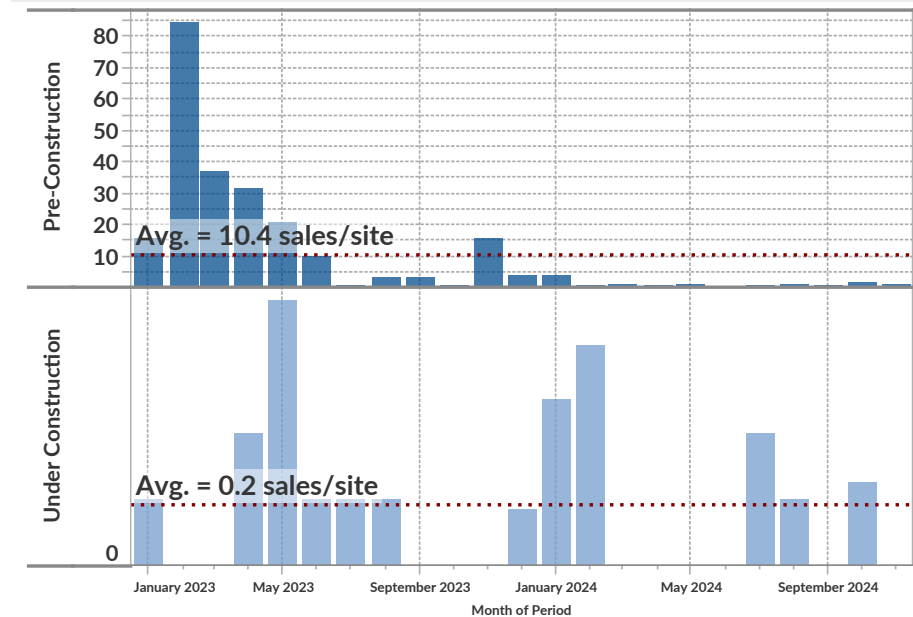
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	230	1	125	105
1 Bedroom	650	1	541	109
1 Bedroom + Den	1,002	2	790	212
2 Bedroom	1,080	0	897	183
2 Bedroom + Den	184	0	134	50
3 Bedroom & Up	270	0	164	106
Penthouse	20	0	20	0
Other	37	0	31	6

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,591	333	620	\$504,000	\$728,990
\$1,468	442	752	\$651,000	\$1,092,500
\$1,491	550	752	\$739,000	\$1,070,000
\$1,427	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)

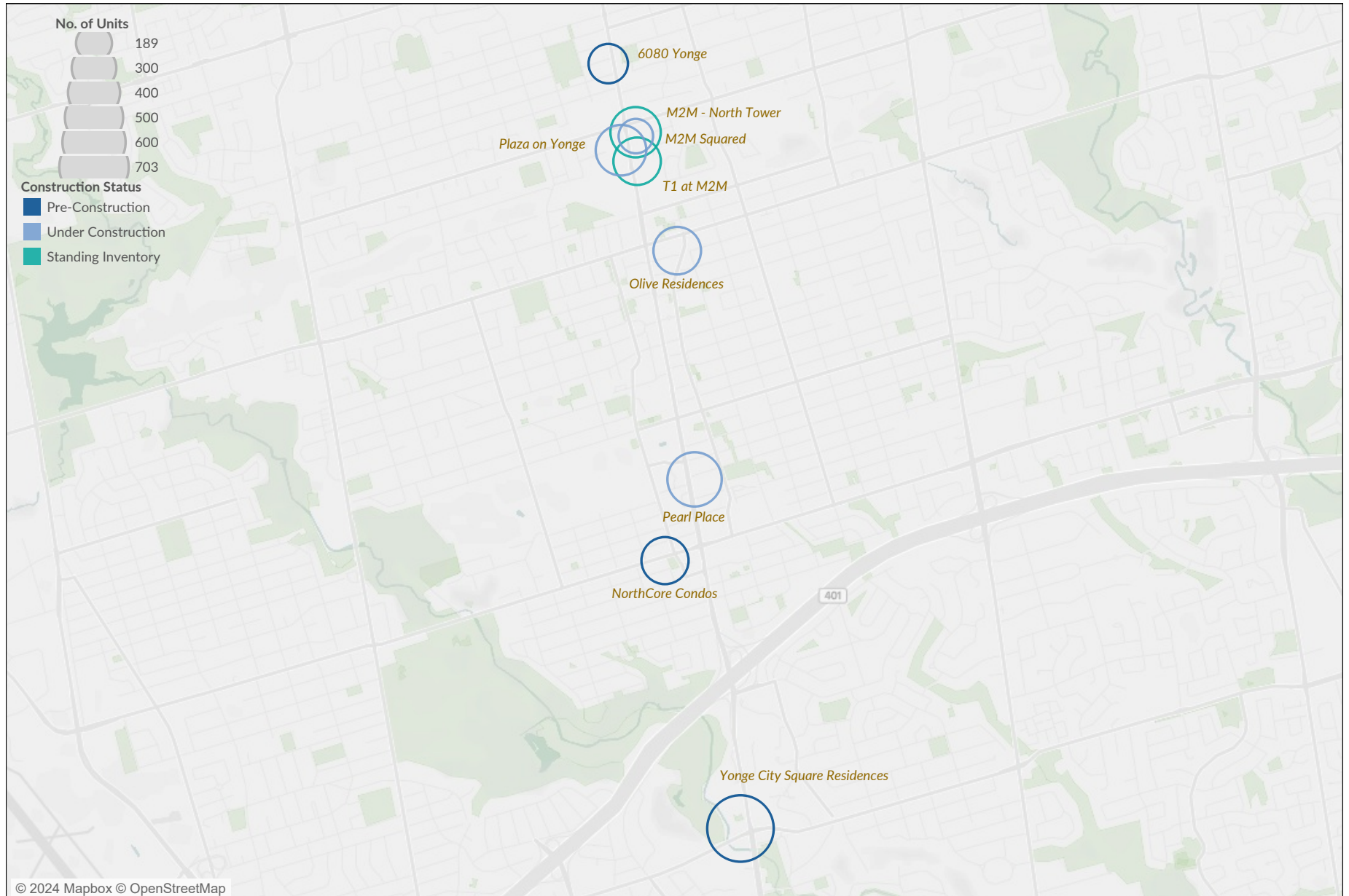


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - November 2024

Current Active Projects



North Yonge Corridor Submarket Report - November 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	26	152	247	\$1,503	\$1,518
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	0	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	7	534	703	\$1,723	\$1,708

North Yonge Corridor Submarket Report - November 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 3	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 0	• 6
Downtown East	• 3	• 18
Downtown West	• 23	• 24
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 2	• 4
Mississauga City Centre	• 2	• 10
North Toronto	• 0	• 15
North Yonge Corridor	• 4	• 9
North York East		
North York West	• 22	• 10
Not Applicable	• 177	• 169
Scarborough City Centre		
Sheppard Corridor	• 3	• 9
Thornhill	• 1	• 2
Toronto East	• 1	• 6
Toronto West	• 4	• 18
Yonge - St. Clair	• 2	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,943	• 537	• \$2,419	• 1,098	• \$2,655,658
• 1,802	• 839	• \$1,697	• 893	• \$1,515,112
• 1,796	• 283	• \$1,221	• 791	• \$966,161
• 3,674	• 447	• \$1,863	• 787	• \$1,466,253
• 5,307	• 1,167	• \$1,420	• 718	• \$1,019,462
• 7,568	• 1,153	• \$1,887	• 970	• \$1,830,460
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 883	• 209	• \$1,074	• 799	• \$858,402
• 4,788	• 661	• \$1,218	• 669	• \$814,484
• 2,549	• 321	• \$1,584	• 956	• \$1,513,903
• 2,708	• 781	• \$1,637	• 673	• \$1,101,150
• 1,195	• 632	• \$1,322	• 761	• \$1,005,801
• 26,651	• 8,776	• \$1,164	• 732	• \$851,252
• 1,881	• 529	• \$1,382	• 816	• \$1,128,216
• 416	• 27	• \$1,553	• 1,661	• \$2,580,278
• 901	• 171	• \$1,263	• 658	• \$830,922
• 3,023	• 459	• \$1,240	• 924	• \$1,145,471
• 1,099	• 163	• \$2,125	• 989	• \$2,102,718



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