



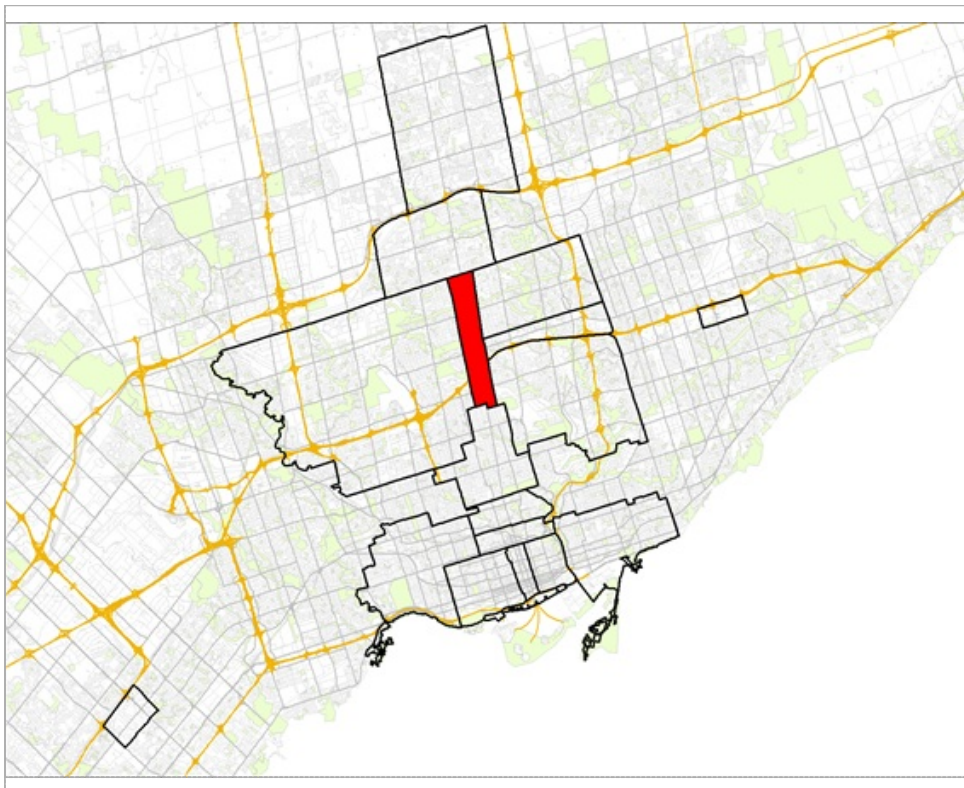
Greater Toronto Area | North Yonge Corridor

New Homes High Rise Submarket Report

Data as of December 2024

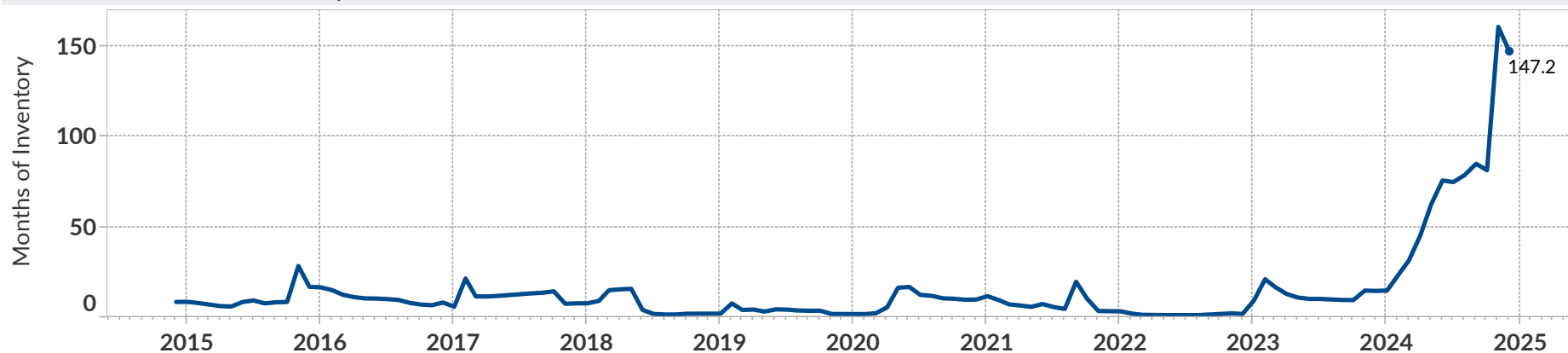


North Yonge Corridor Submarket Report - December 2024



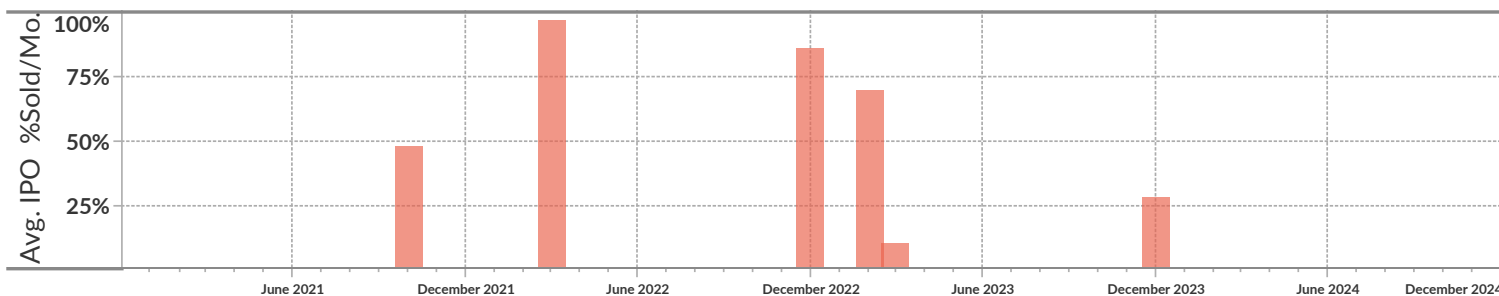
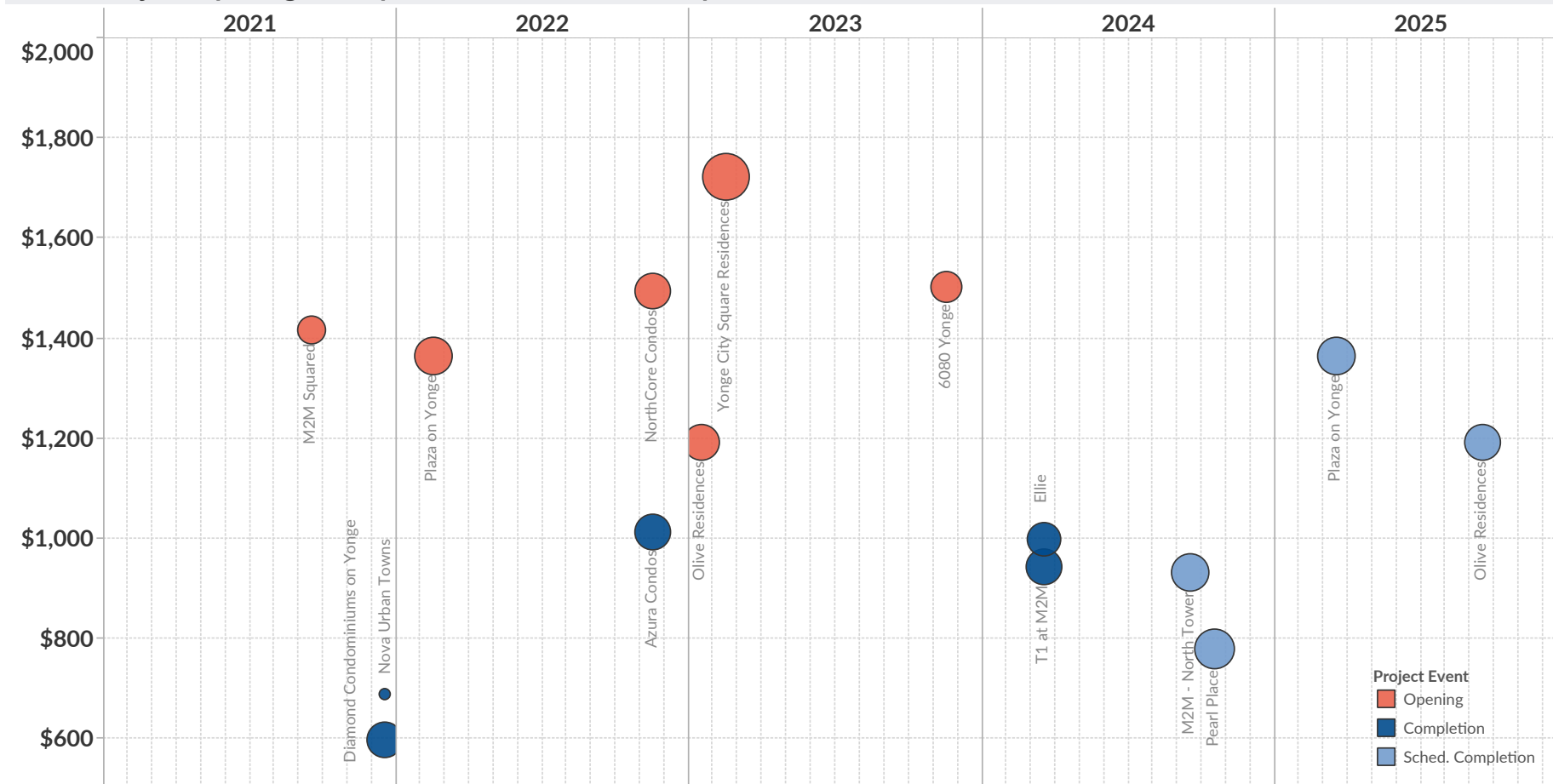
North Yonge Corridor		GTA
Distinct count of Site Name	9	335
No. of Units	3,489	86,795
Total Sales	2,716	69,828
Act Inv	773	16,967
Avg. \$/sf	\$1,634	\$1,406
Avg. Project \$/SF	\$1,404	\$1,309
Avg. SF	674	779
Avg. \$	\$1,101,621	\$1,095,629
Current Month Sales	17	150

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

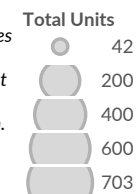


North Yonge Corridor Submarket Report - December 2024

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



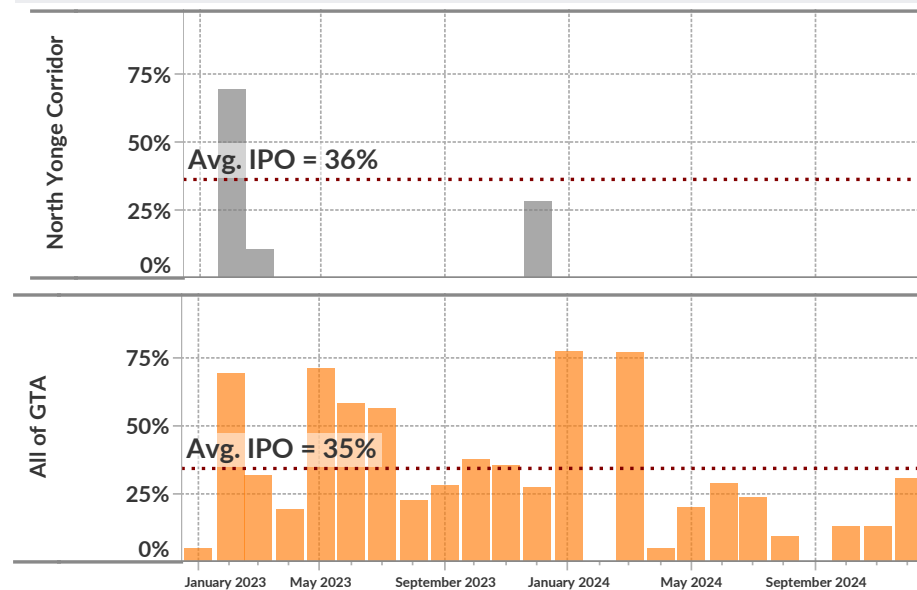
North Yonge Corridor Submarket Report - December 2024

Project Data by Unit Type

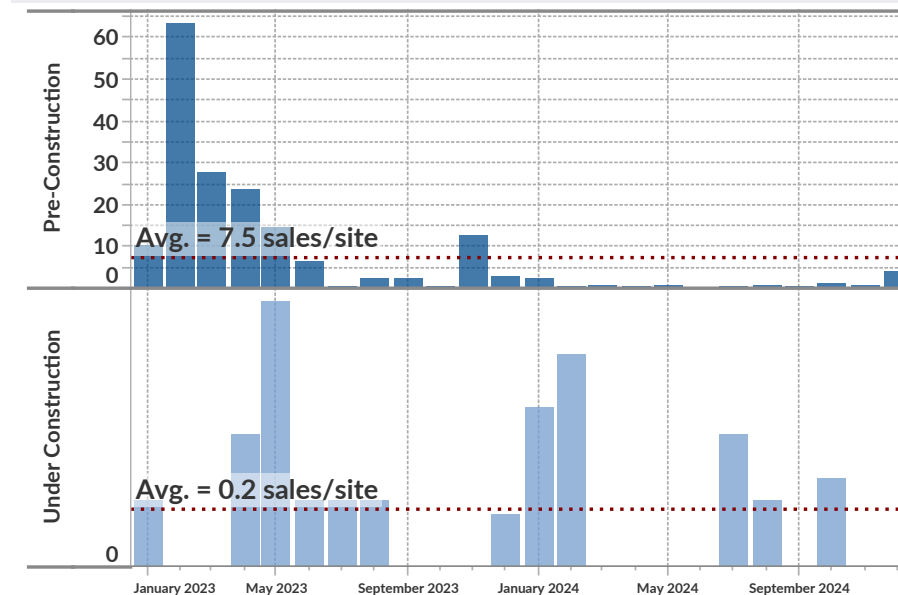
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	230	4	129	101
1 Bedroom	650	3	543	107
1 Bedroom + Den	1,002	5	789	213
2 Bedroom	1,080	3	900	180
2 Bedroom + Den	184	0	134	50
3 Bedroom & Up	270	2	164	106
Penthouse	20	0	20	0
Other	37	0	31	6

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,583	333	620	\$504,000	\$728,990
\$1,468	442	752	\$651,000	\$1,092,500
\$1,488	535	752	\$712,000	\$1,070,000
\$1,428	613	1,037	\$828,000	\$1,660,000
\$1,654	737	1,394	\$975,000	\$2,355,000
\$2,180	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)

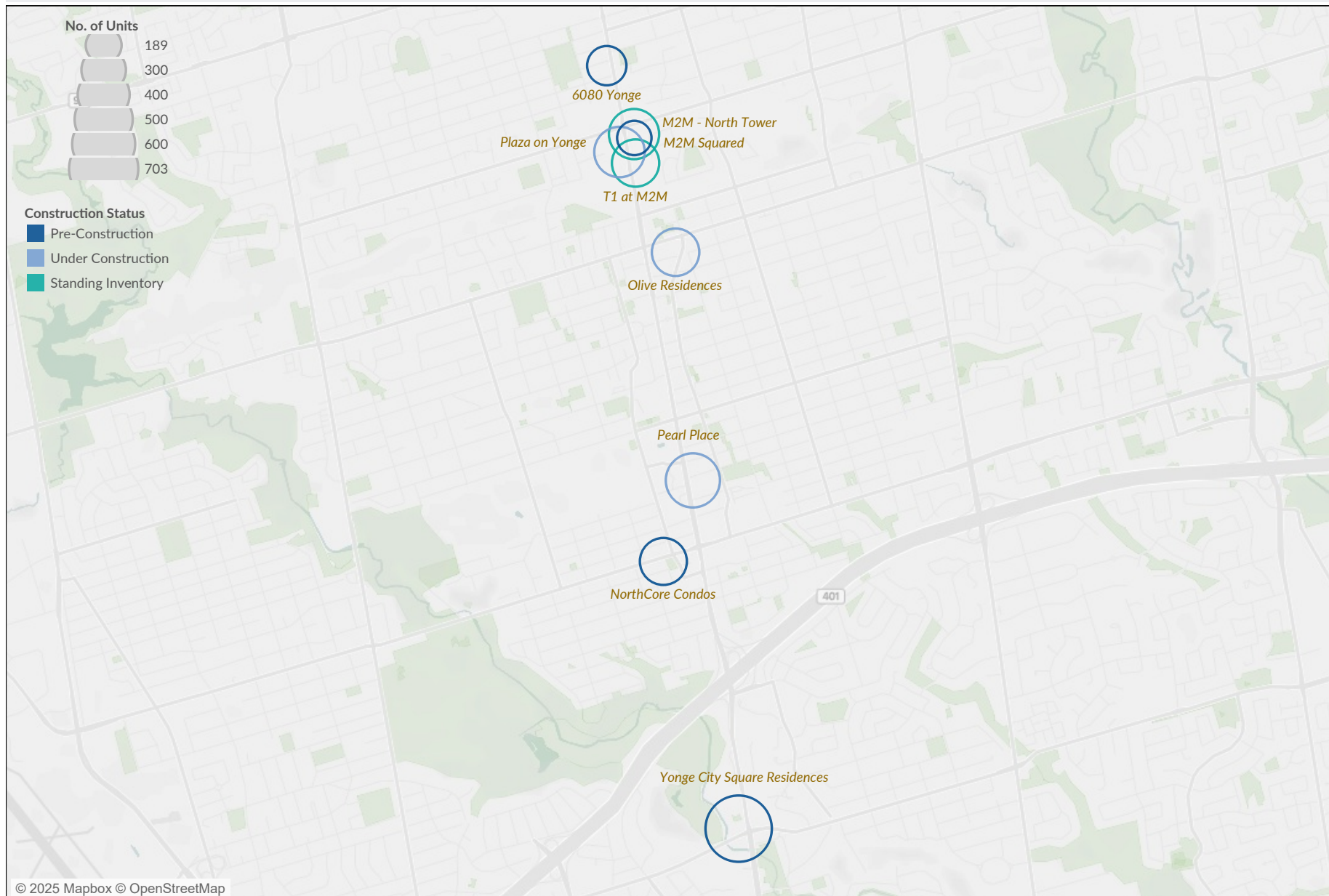


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - December 2024

Current Active Projects



North Yonge Corridor Submarket Report - December 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	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 2028	0	0	0	189	\$1,417	\$1,422
NorthCore Condos - Fieldgate Homes and Westdale Properties	Apartment	March 2027	0	2	38	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	April 2025	0	2	46	469	\$780	\$1,670
Plaza on Yonge - Plaza	Apartment	August 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	17	24	517	703	\$1,723	\$1,708

North Yonge Corridor Submarket Report - December 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	0	15
Central Waterfront	0	4
Don Mills - York Mills	1	8
Downtown Core	1	6
Downtown East	5	18
Downtown West	15	24
Etobicoke Waterfront	1	1
Highway7 - Yonge	1	4
Mississauga City Centre	4	10
North Toronto	0	15
North Yonge Corridor	17	9
North York East		
North York West	0	10
Not Applicable	85	169
Scarborough City Centre		
Sheppard Corridor	16	9
Thornhill	0	2
Toronto East	1	6
Toronto West	2	18
Yonge - St. Clair	1	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
1,797	282	\$1,221	791	\$966,545
3,675	446	\$1,866	784	\$1,462,216
5,312	1,162	\$1,420	718	\$1,019,602
7,446	1,275	\$1,862	931	\$1,732,613
553	12	\$1,649	782	\$1,289,608
884	208	\$1,069	799	\$853,756
4,792	657	\$1,239	659	\$815,997
2,549	321	\$1,583	958	\$1,515,814
2,716	773	\$1,634	674	\$1,101,621
1,195	632	\$1,322	761	\$1,005,801
26,823	8,602	\$1,165	733	\$853,574
1,898	405	\$1,413	809	\$1,142,370
416	27	\$1,553	1,661	\$2,580,278
902	170	\$1,261	655	\$826,204
3,025	457	\$1,239	924	\$1,145,298
1,100	162	\$2,117	987	\$2,088,585



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