



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

Data as of January 2025

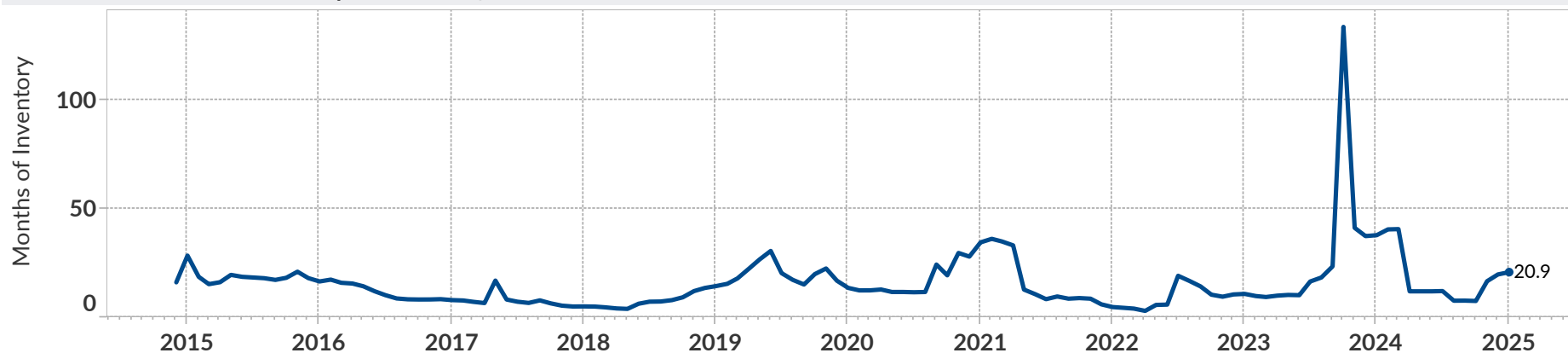


Yonge - St. Clair Submarket Report - January 2025



Yonge - St. Clair		GTA
Distinct count of Site Name	7	335
No. of Units	1,262	86,474
Total Sales	1,100	69,568
Act Inv	162	16,906
Avg. \$/sf	\$2,117	\$1,405
Avg. Project \$/SF	\$1,976	\$1,311
Avg. SF	987	779
Avg. \$	\$2,088,585	\$1,094,003
Current Month Sales	0	101

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



Yonge - St. Clair Submarket Report - January 2025

Recent Project Openings, Completions & Scheduled Completions



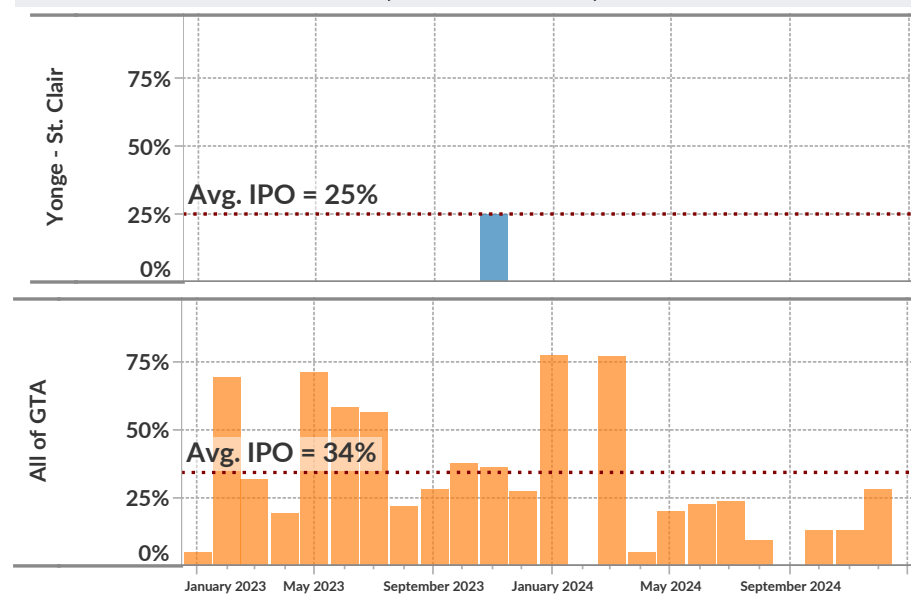
Yonge - St. Clair Submarket Report - January 2025

Project Data by Unit Type

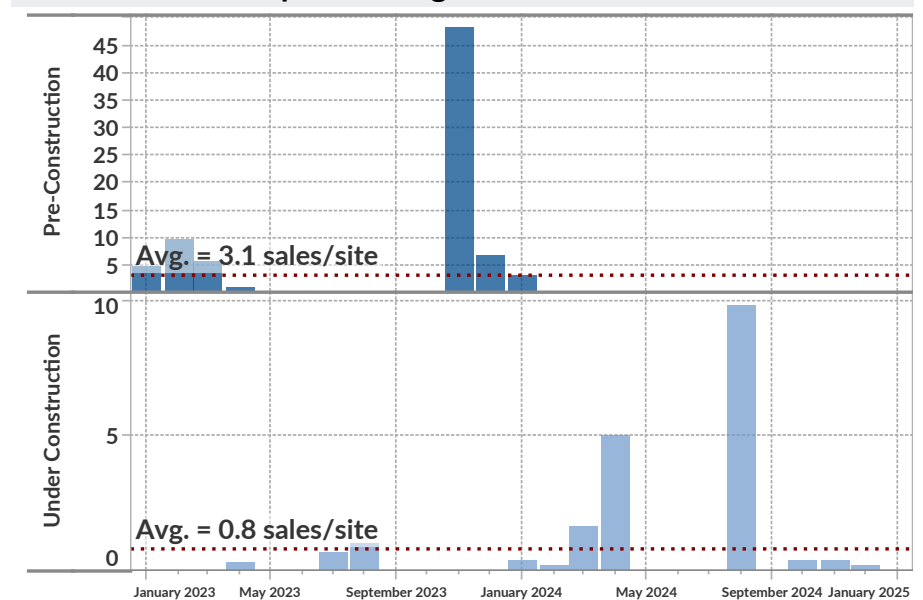
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	428	0	406	22
1 Bedroom + Den	344	0	309	35
2 Bedroom	306	0	235	71
2 Bedroom + Den	37	0	37	0
3 Bedroom & Up	118	0	85	33
Penthouse	8	0	8	0
Other				

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,358	488	488	\$1,150,900	\$1,150,900
\$2,117	480	1,065	\$770,990	\$2,379,900
\$1,821	514	686	\$851,990	\$1,735,900
\$1,949	648	1,842	\$1,007,990	\$4,194,000
\$2,455	943	3,171	\$1,694,900	\$11,659,900

IPO Launch Performance (first 2 months)

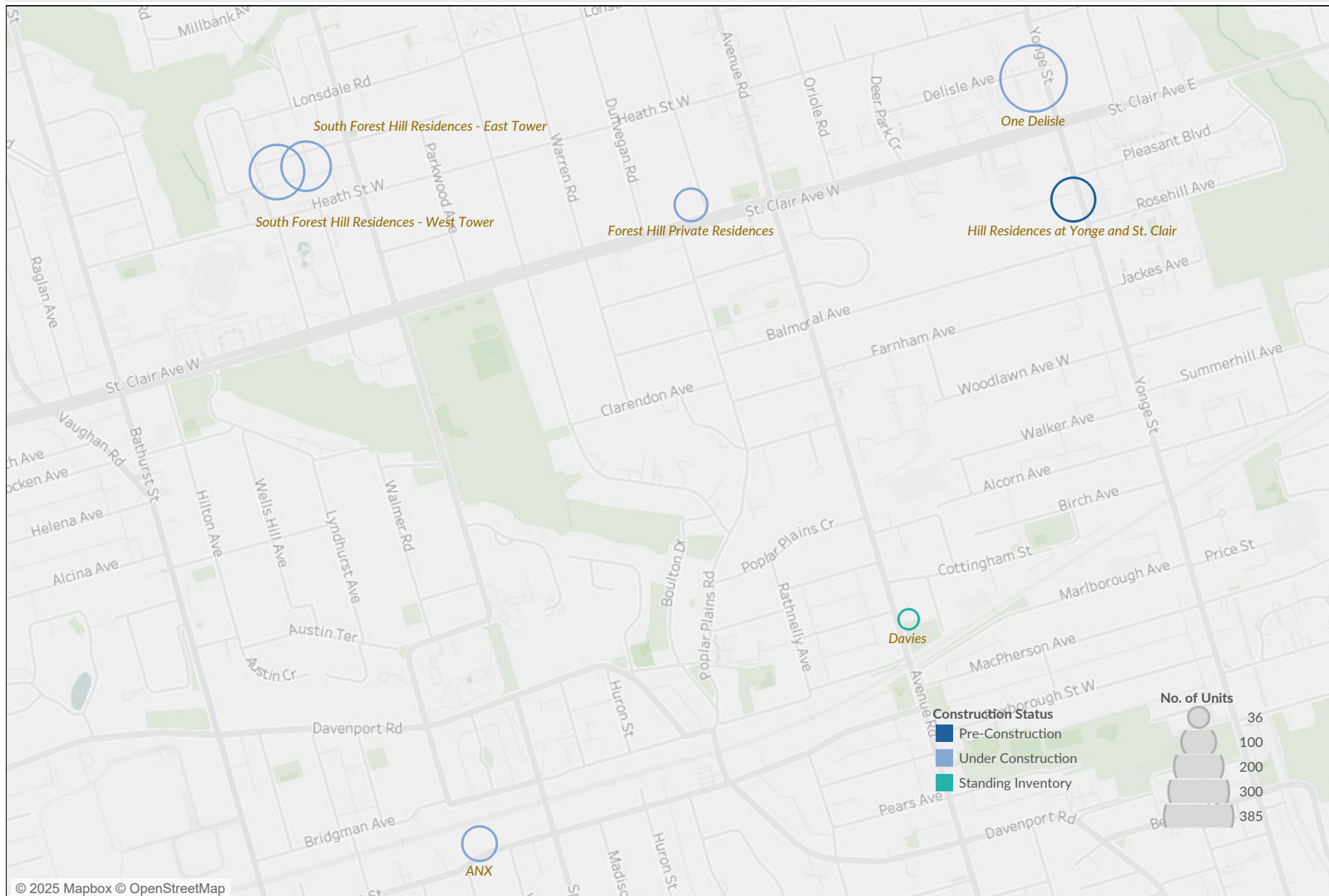


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - January 2025

Current Active Projects



Yonge - St. Clair Submarket Report - January 2025

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 \$/SF
ANX - Freed Developments Ltd.	Apartment	February 2025	0	0	14	105	\$1,342	\$1,858
Davies - Brandy Lane Homes	Apartment	December 2021	0	0	4	36	\$840	\$1,644
Forest Hill Private Residences - Altree Developments	Apartment	March 2025	0	0	32	94	\$2,158	\$2,190
Hill Residences at Yonge and St. Clair - Metropia	Apartment	November 2028	0	0	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	0	13	214	\$1,643	\$1,708
South Forest Hill Residences - West Tower - Parallax Develop..	Apartment	June 2027	0	0	78	260	\$1,547	\$1,753

Yonge - St. Clair Submarket Report - January 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	4	15
Central Waterfront	8	4
Don Mills - York Mills	0	8
Downtown Core	0	6
Downtown East	5	18
Downtown West	15	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	2	4
Mississauga City Centre	1	10
North Toronto	2	16
North Yonge Corridor	0	9
North York East		
North York West	1	10
Not Applicable	50	169
Scarborough City Centre		
Sheppard Corridor	3	9
Thornhill	0	2
Toronto East	0	6
Toronto West	10	18
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,965	515	\$2,486	1,107	\$2,752,763
1,818	823	\$1,697	902	\$1,531,085
1,797	282	\$1,221	791	\$966,545
3,675	446	\$1,866	784	\$1,462,216
5,317	1,157	\$1,425	710	\$1,012,109
7,121	1,267	\$1,861	927	\$1,724,439
553	12	\$1,649	782	\$1,289,608
889	203	\$1,055	799	\$842,676
4,798	651	\$1,231	662	\$815,241
2,551	348	\$1,581	957	\$1,513,598
2,716	788	\$1,618	679	\$1,099,491
1,196	631	\$1,322	761	\$1,006,390
26,815	8,578	\$1,162	732	\$851,235
1,901	402	\$1,413	808	\$1,141,978
416	27	\$1,553	1,661	\$2,580,278
901	171	\$1,262	657	\$829,004
3,039	443	\$1,214	925	\$1,122,811
1,100	162	\$2,117	987	\$2,088,585



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.