



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

Data as of March 2025

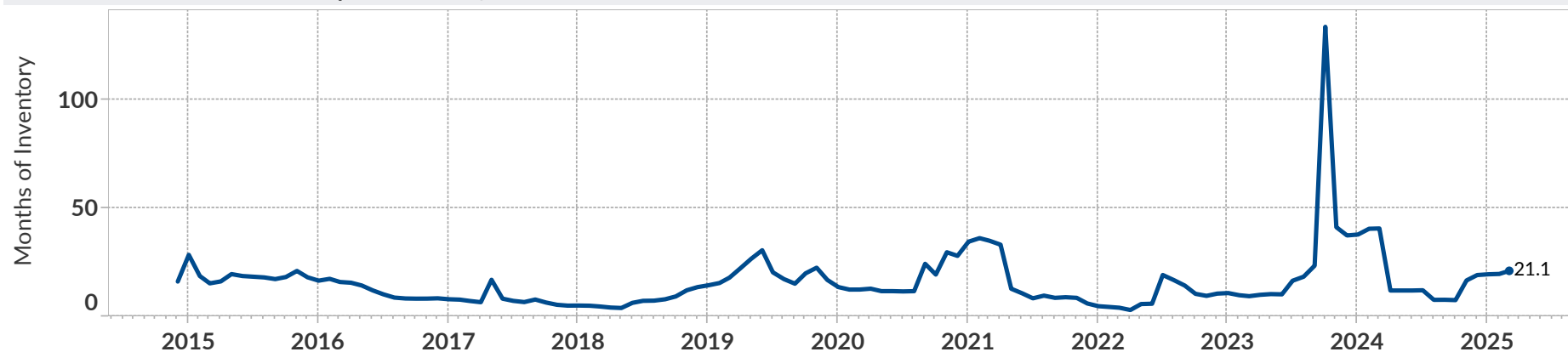


Yonge - St. Clair Submarket Report - March 2025



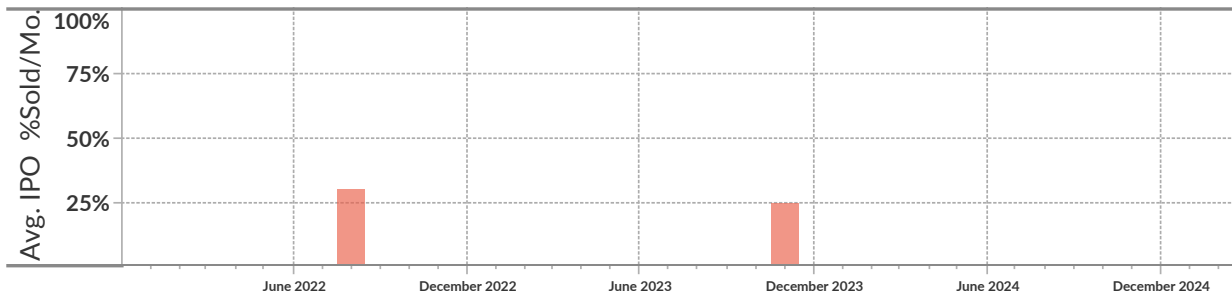
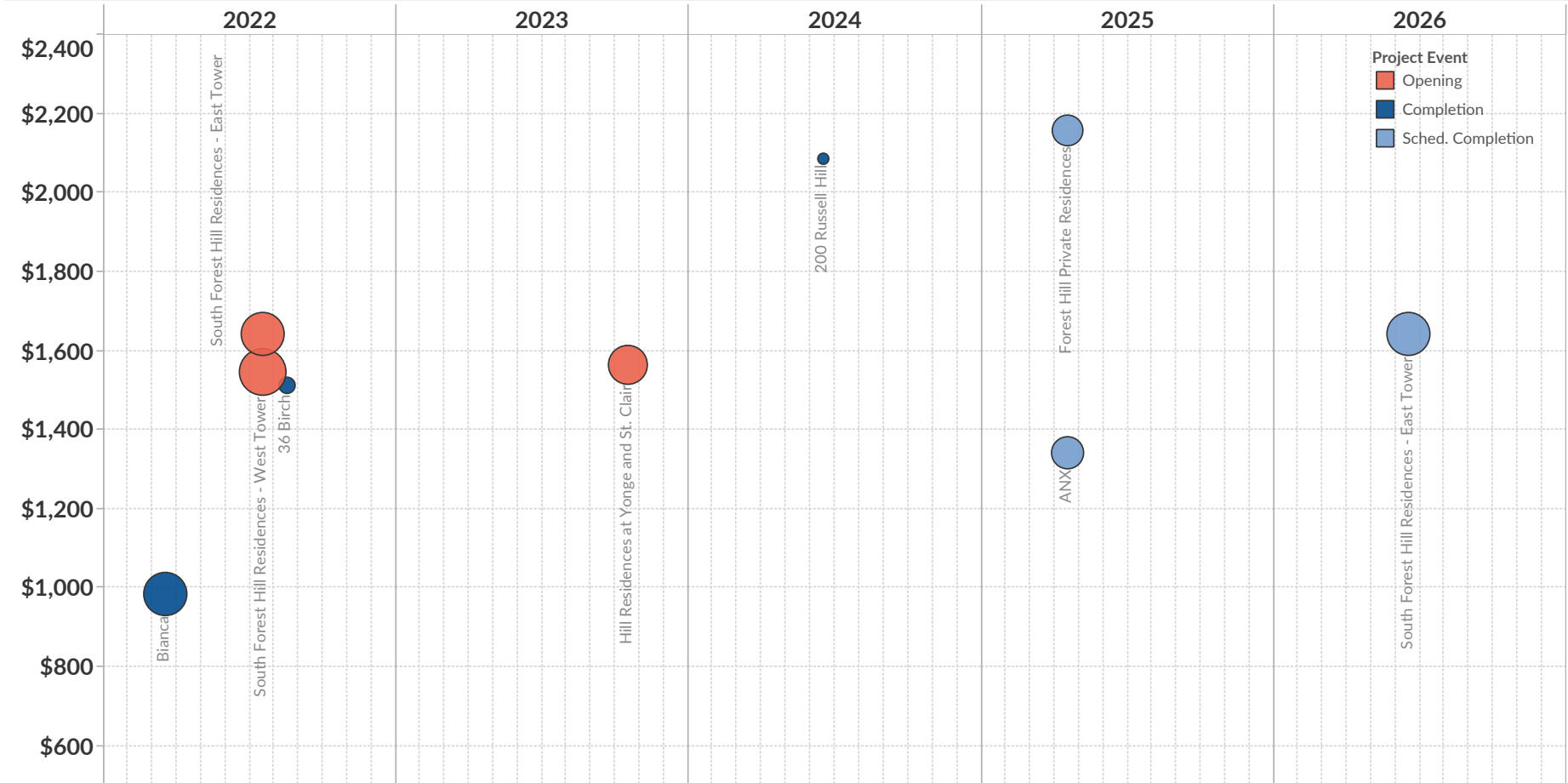
Yonge - St. Clair		GTA
Distinct count of Site Name	7	334
No. of Units	1,262	85,947
Total Sales	1,107	69,144
Act Inv	155	16,803
Avg. \$/sf	\$2,153	\$1,401
Avg. Project \$/SF	\$2,027	\$1,311
Avg. SF	1,236	780
Avg. \$	\$2,661,060	\$1,092,679
Current Month Sales	1	160

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

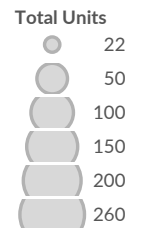


Yonge - St. Clair Submarket Report - March 2025

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



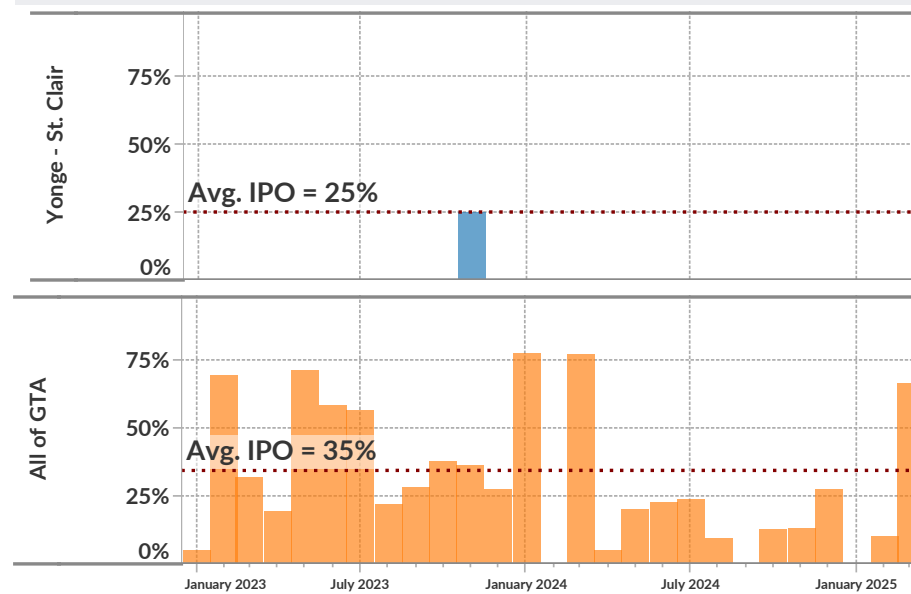
Yonge - St. Clair Submarket Report - March 2025

Project Data by Unit Type

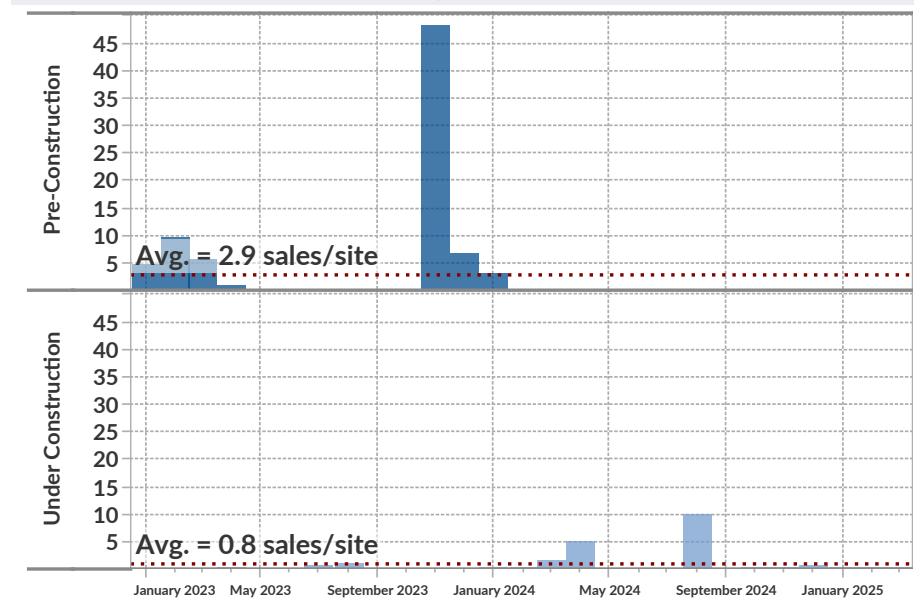
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	428	0	408	20
1 Bedroom + Den	344	1	319	25
2 Bedroom	306	0	235	71
2 Bedroom + Den	37	0	37	0
3 Bedroom & Up	118	0	82	36
Penthouse	8	0	8	0
Other				

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,358	488	488	\$1,150,900	\$1,150,900
\$2,151	480	1,065	\$870,990	\$2,379,900
\$1,878	528	686	\$851,990	\$1,735,900
\$2,047	701	1,842	\$1,169,900	\$4,194,000
\$2,423	943	3,171	\$1,694,900	\$11,659,900

IPO Launch Performance (first 2 months)

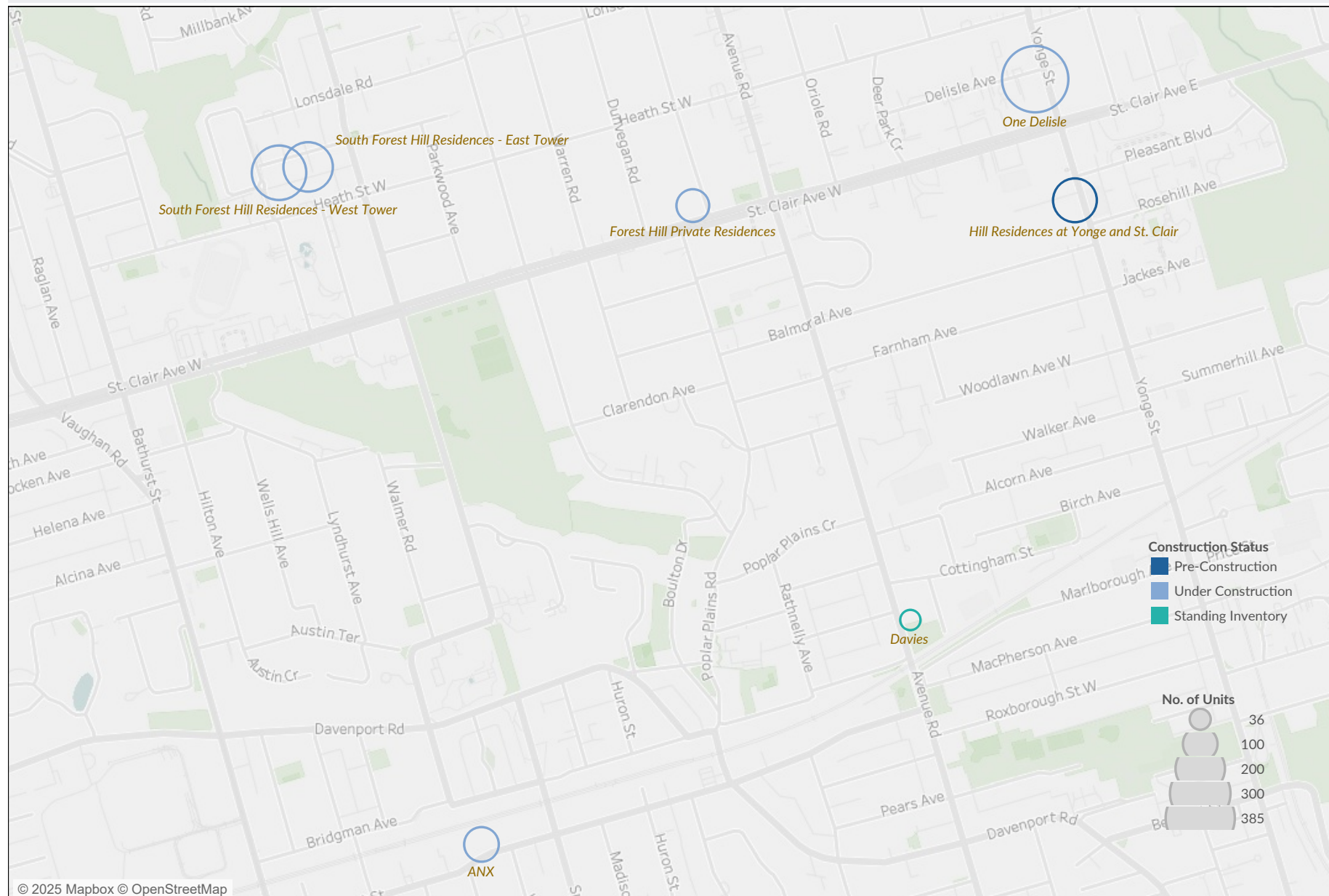


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - March 2025

Current Active Projects



Yonge - St. Clair Submarket Report - March 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	April 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	April 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	\$1,866
South Forest Hill Residences - West Tower - Parallax Develop..	Apartment	June 2027	1	5	71	260	\$1,547	\$1,953

Yonge - St. Clair Submarket Report - March 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	● 8	● 15
Central Waterfront	● 2	● 4
Don Mills - York Mills	● 0	● 8
Downtown Core	● 2	● 6
Downtown East	● 9	● 18
Downtown West	● 6	● 23
Etobicoke Waterfront	● 0	● 1
Highway7 - Yonge	● 0	● 4
Mississauga City Centre	● 2	● 10
North Toronto	● 4	● 16
North Yonge Corridor	● 3	● 9
North York East		
North York West	● 3	● 10
Not Applicable	● 109	● 170
Scarborough City Centre		
Sheppard Corridor	● 2	● 9
Thornhill	● 0	● 2
Toronto East	● 1	● 6
Toronto West	● 8	● 16
Yonge - St. Clair	● 1	● 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
● 2,978	● 502	● \$2,487	● 1,111	● \$2,762,801
● 1,823	● 818	● \$1,698	● 908	● \$1,541,892
● 1,797	● 282	● \$1,221	● 791	● \$966,545
● 3,679	● 442	● \$1,866	● 786	● \$1,466,658
● 5,338	● 1,136	● \$1,369	● 711	● \$973,636
● 7,133	● 1,255	● \$1,865	● 926	● \$1,727,951
● 553	● 12	● \$1,649	● 782	● \$1,289,608
● 889	● 203	● \$1,055	● 799	● \$842,676
● 4,801	● 648	● \$1,227	● 663	● \$813,191
● 2,558	● 341	● \$1,593	● 939	● \$1,495,930
● 2,723	● 781	● \$1,621	● 677	● \$1,097,116
● 1,203	● 624	● \$1,325	● 763	● \$1,010,661
● 26,739	● 8,671	● \$1,152	● 737	● \$848,497
● 1,915	● 411	● \$1,396	● 809	● \$1,130,235
● 416	● 27	● \$1,553	● 1,661	● \$2,580,278
● 903	● 169	● \$1,259	● 661	● \$831,439
● 2,589	● 326	● \$1,350	● 858	● \$1,158,951
● 1,107	● 155	● \$2,153	● 1,236	● \$2,661,060



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.