



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

Data as of April 2025

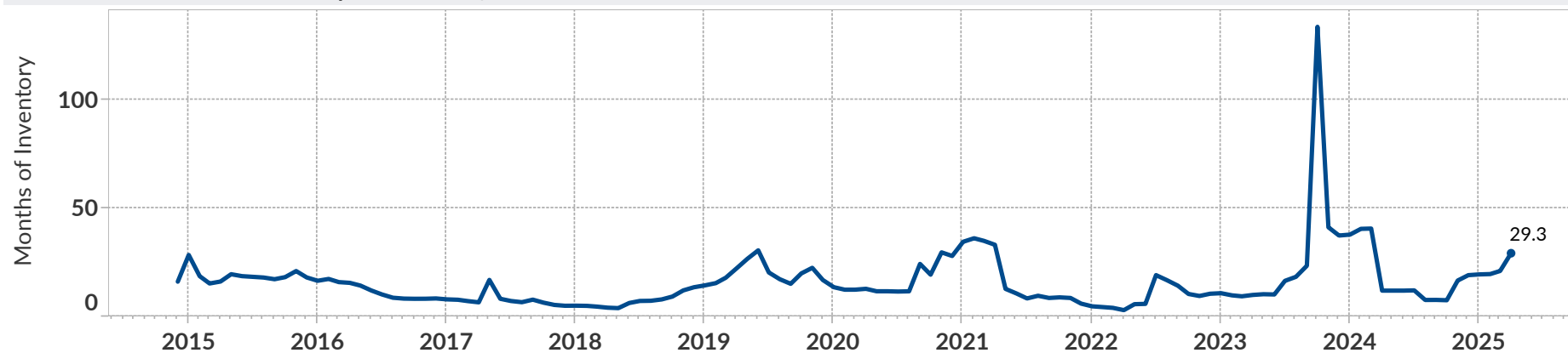


Yonge - St. Clair Submarket Report - April 2025



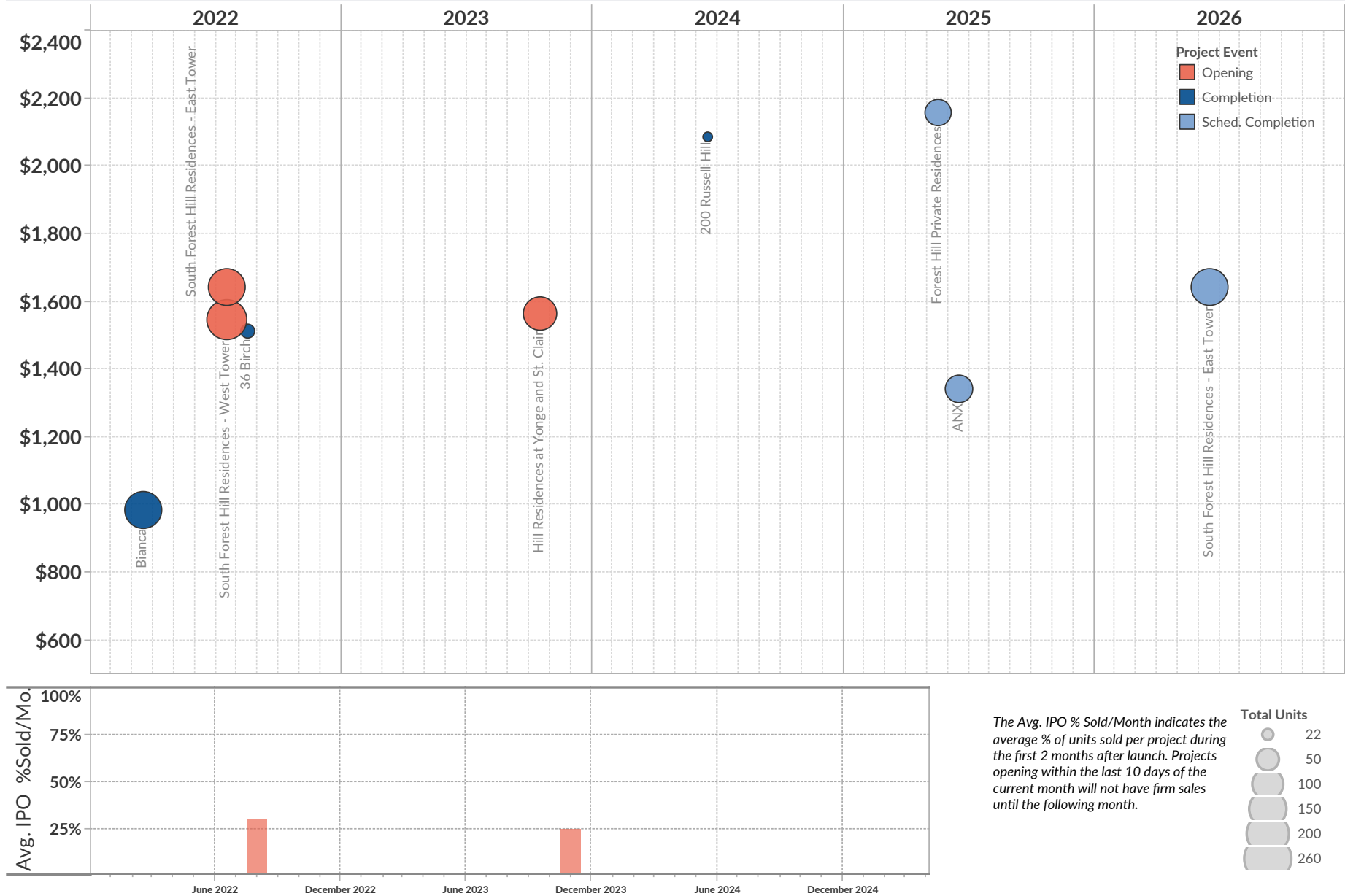
Yonge - St. Clair		GTA
Distinct count of Site Name	7	331
No. of Units	1,262	84,902
Total Sales	1,108	68,347
Act Inv	154	16,555
Avg. \$/sf		\$1,385
Avg. Project \$/SF		\$1,311
Avg. SF		779
Avg. \$		\$1,079,548
Current Month Sales	1	105

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



Yonge - St. Clair Submarket Report - April 2025

Recent Project Openings, Completions & Scheduled Completions



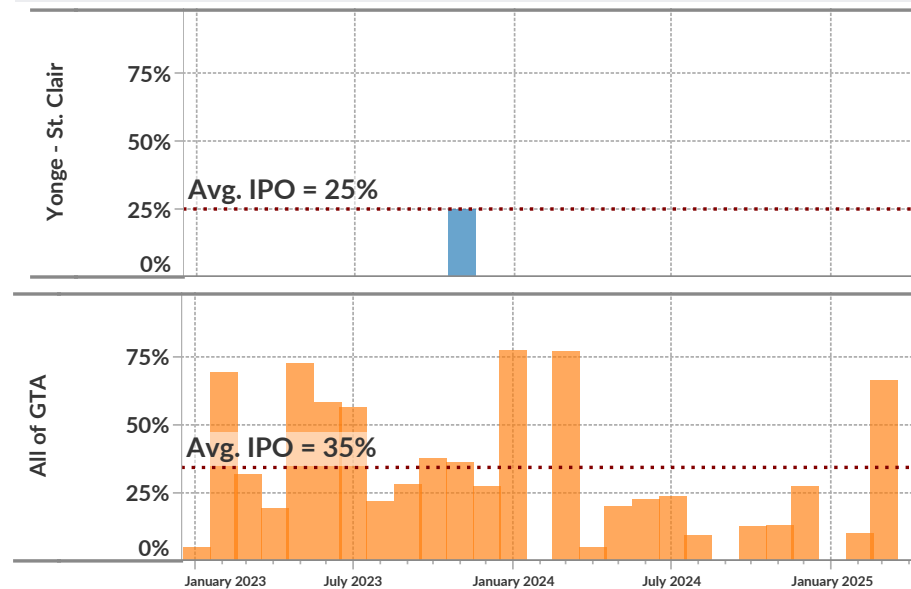
Yonge - St. Clair Submarket Report - April 2025

Project Data by Unit Type

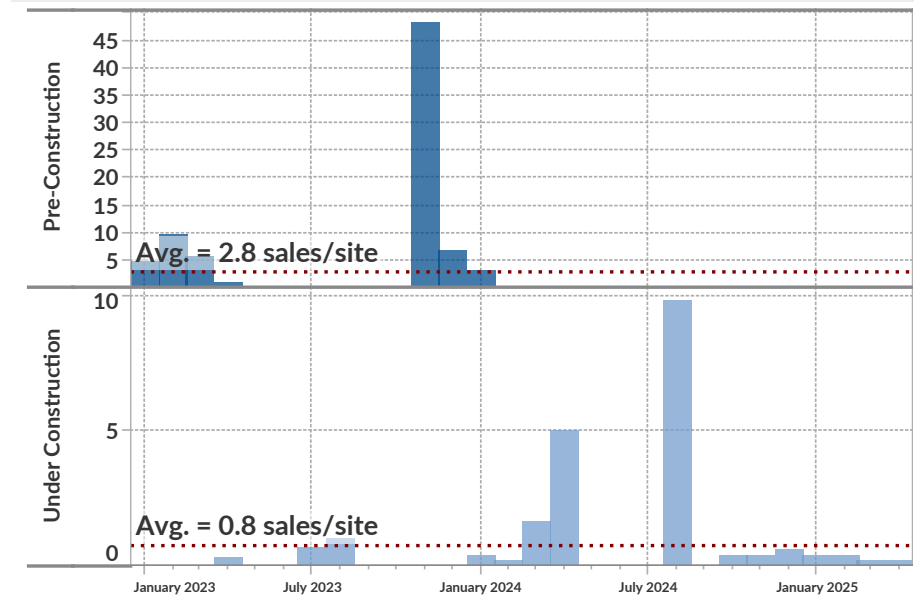
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	428	0	408	20
1 Bedroom + Den	344	1	320	24
2 Bedroom	306	0	235	71
2 Bedroom + Den	37	0	37	0
3 Bedroom & Up	118	0	82	36
Penthouse	8	0	8	0
Other				

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
\$1,887	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)

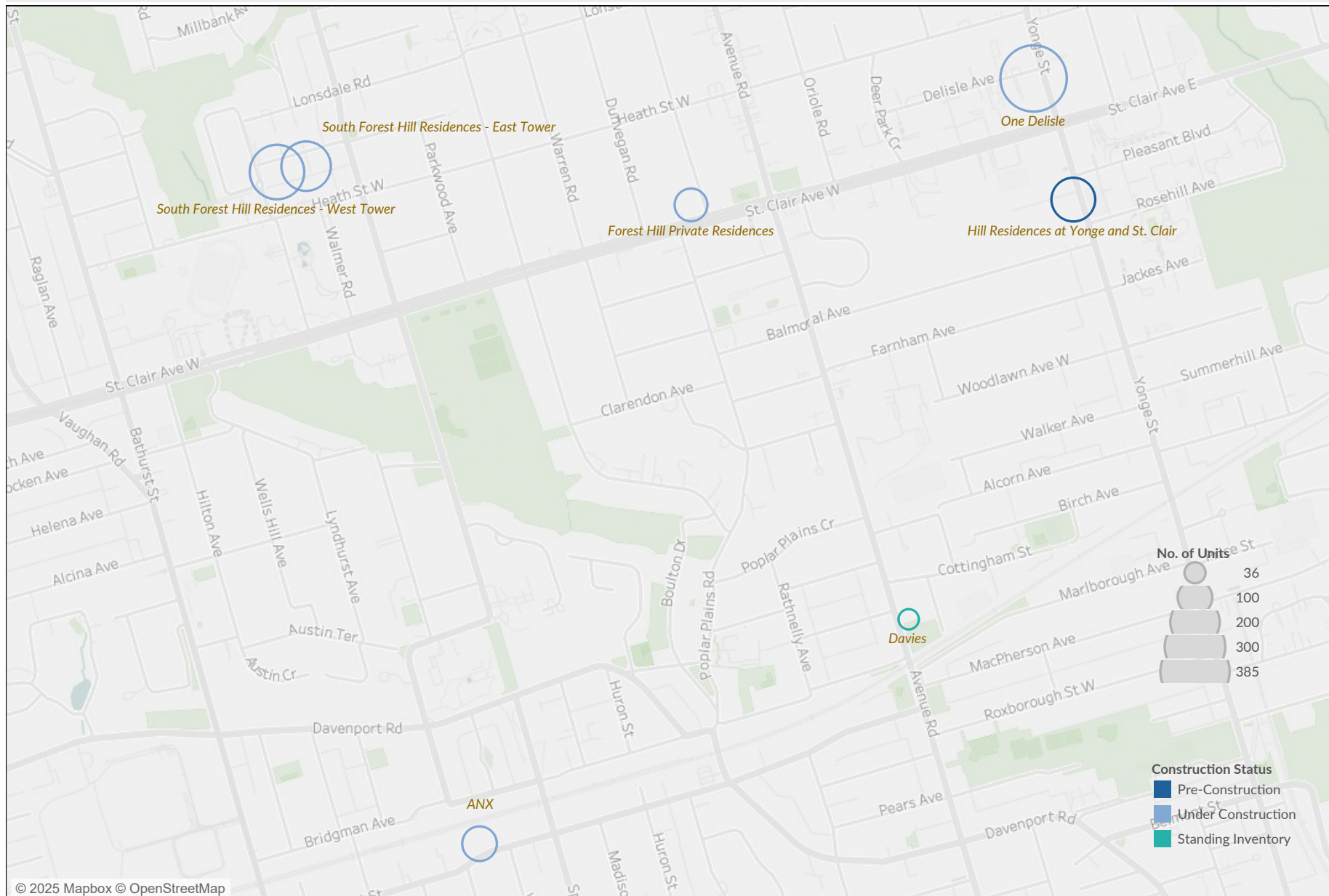


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - April 2025

Current Active Projects



Yonge - St. Clair Submarket Report - April 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	June 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	May 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	6	70	260	\$1,547	\$1,955

Yonge - St. Clair Submarket Report - April 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 15
Central Waterfront	• 0	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 2	• 6
Downtown East	• 1	• 18
Downtown West	• 6	• 22
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 1	• 10
North Toronto	• 1	• 16
North Yonge Corridor	• 0	• 9
North York East		
North York West	• 2	• 10
Not Applicable	• 80	• 168
Scarborough City Centre		
Sheppard Corridor	• 1	• 9
Thornhill	• 1	• 2
Toronto East	• 0	• 6
Toronto West	• 5	• 16
Yonge - St. Clair	• 1	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,981	• 428	• \$2,341	• 994	• \$2,326,159
• 1,823	• 818	• \$1,698	• 908	• \$1,541,892
• 1,797	• 282	• \$1,221	• 791	• \$966,545
• 3,681	• 440	• \$1,867	• 787	• \$1,468,986
• 5,336	• 1,138	• \$1,368	• 713	• \$975,168
• 6,502	• 1,227	• \$1,865	• 935	• \$1,744,057
• 554	• 11	• \$1,652	• 770	• \$1,271,832
• 889	• 203	• \$1,055	• 799	• \$842,676
• 4,802	• 668	• \$1,212	• 678	• \$821,629
• 2,558	• 341	• \$1,591	• 940	• \$1,495,846
• 2,723	• 790	• \$1,620	• 677	• \$1,097,034
• 1,205	• 622	• \$1,326	• 763	• \$1,012,178
• 26,558	• 8,507	• \$1,152	• 742	• \$854,296
• 1,916	• 410	• \$1,397	• 809	• \$1,130,552
• 417	• 26	• \$1,550	• 1,673	• \$2,593,365
• 903	• 169	• \$1,259	• 661	• \$831,439
• 2,594	• 321	• \$1,361	• 849	• \$1,156,173
• 1,108	• 154	• \$2,155	• 1,240	• \$2,672,197



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