



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

Data as of July 2025

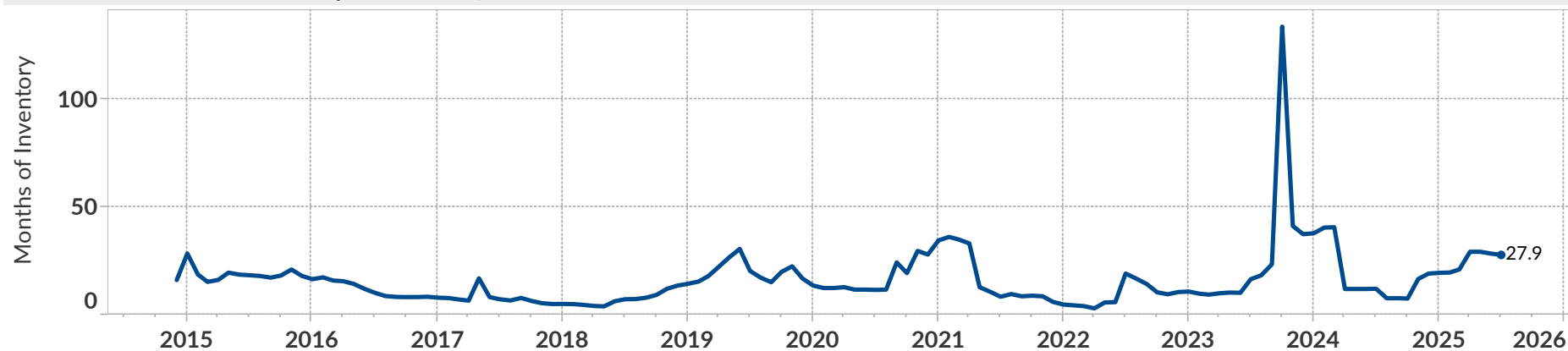


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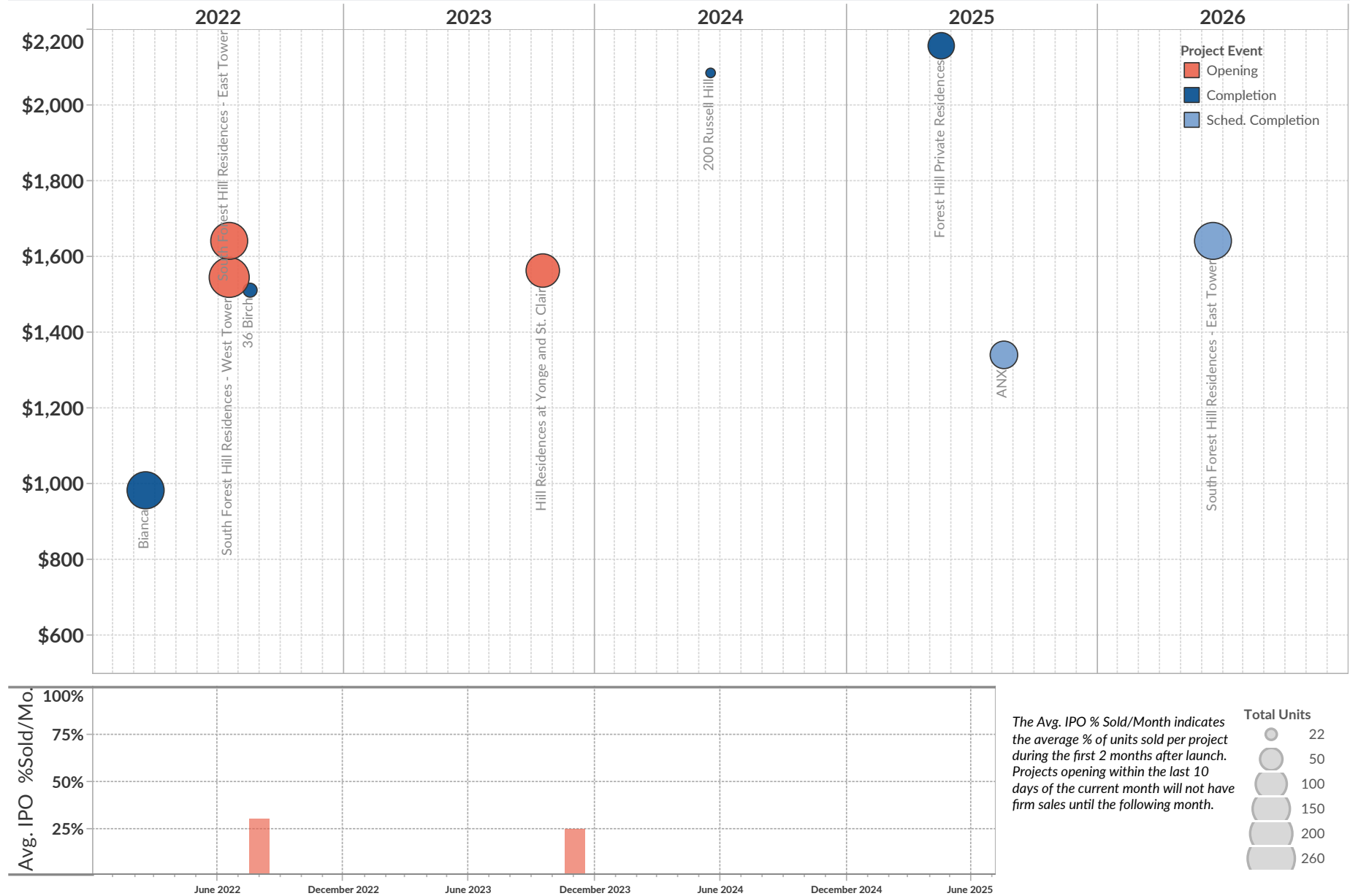
Yonge - St. Clair		GTA
Distinct count of Site Name	7	330
No. of Units	1,262	84,272
Total Sales	1,111	67,602
Act Inv	151	16,670
Avg. \$/sf		\$1,386
Avg. Project \$/SF		\$1,309
Avg. SF		786
Avg. \$		\$1,089,142
Current Month Sales		150

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



Yonge - St. Clair Submarket Report - July 2025

Recent Project Openings, Completions & Scheduled Completions



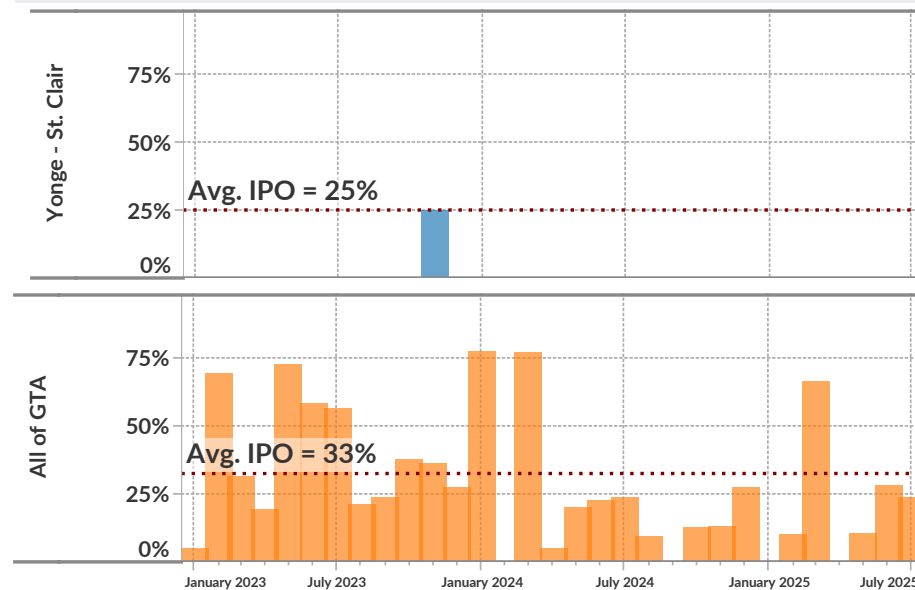
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Project Data by Unit Type

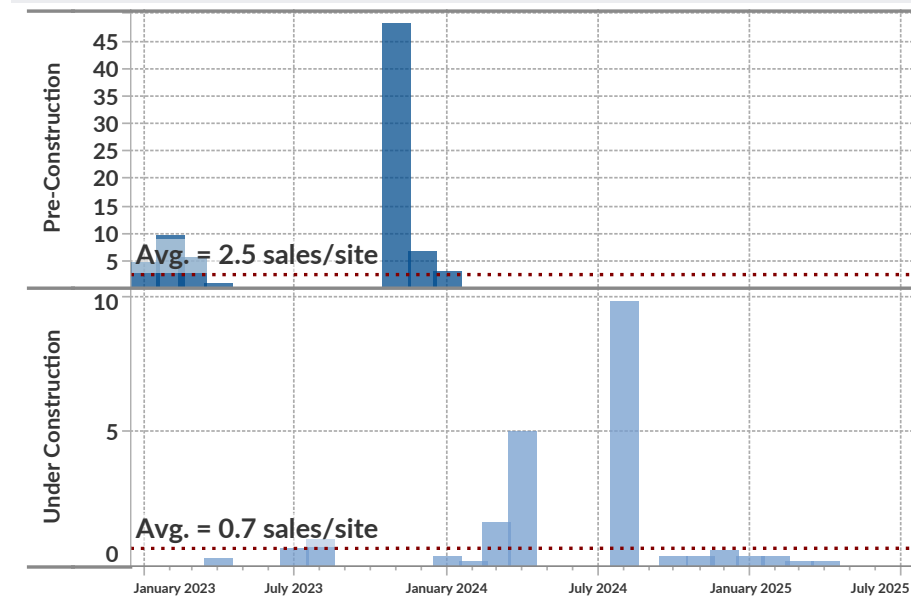
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	428	0	408	20
1 Bedroom + Den	344	0	320	24
2 Bedroom	306	1	238	68
2 Bedroom + Den	37	0	37	0
3 Bedroom & Up	118	0	82	36
Penthouse	8	0	8	0
Other				

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
\$2,044	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)

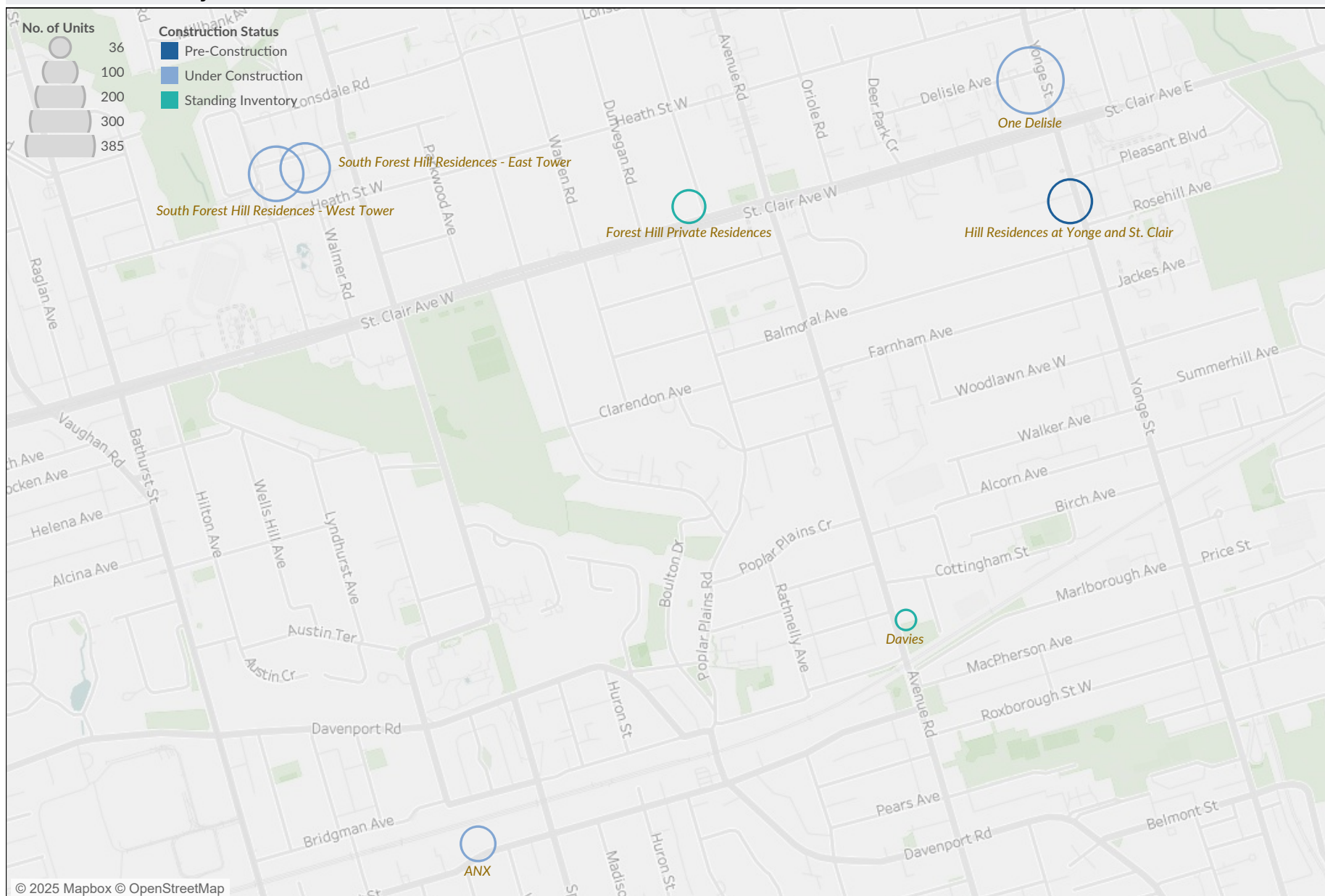


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



Yonge - St. Clair Submarket Report - July 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	August 2025	0	0	14	105	\$1,342	\$1,858
Davies - Brandy Lane Homes	Apartment	December 2021	1	3	1	36	\$840	\$1,326
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	0	6	70	260	\$1,547	\$1,955

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Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 16
Central Waterfront	• 1	• 4
Don Mills - York Mills	• 1	• 9
Downtown Core	• 0	• 6
Downtown East	• 3	• 18
Downtown West	• 2	• 21
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 1	• 4
Mississauga City Centre	• 0	• 9
North Toronto	• 1	• 16
North Yonge Corridor	• 2	• 7
North York East		
North York West	• 0	• 10
Not Applicable	• 133	• 169
Scarborough City Centre		
Sheppard Corridor	• 1	• 9
Thornhill	• 1	• 2
Toronto East	• 0	• 6
Toronto West	• 1	• 16
Yonge - St. Clair	• 1	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,998	• 427	• \$2,349	• 996	• \$2,340,517
• 1,833	• 921	• \$1,642	• 903	• \$1,483,572
• 1,805	• 281	• \$1,594	• 1,008	• \$1,606,595
• 3,682	• 439	• \$1,866	• 788	• \$1,470,493
• 5,345	• 1,129	• \$1,375	• 713	• \$979,683
• 6,292	• 1,179	• \$1,880	• 937	• \$1,760,985
• 555	• 10	• \$1,649	• 759	• \$1,250,725
• 892	• 200	• \$1,055	• 800	• \$843,540
• 4,578	• 631	• \$1,221	• 661	• \$807,456
• 2,572	• 327	• \$1,589	• 936	• \$1,488,346
• 1,999	• 742	• \$1,629	• 677	• \$1,102,847
• 1,209	• 612	• \$1,328	• 762	• \$1,011,494
• 26,875	• 8,708	• \$1,150	• 747	• \$859,295
• 1,916	• 410	• \$1,400	• 812	• \$1,136,921
• 418	• 25	• \$1,552	• 1,663	• \$2,581,400
• 915	• 157	• \$1,243	• 668	• \$830,915
• 2,607	• 321	• \$1,339	• 851	• \$1,139,890
• 1,111	• 151	• \$2,155	• 1,241	• \$2,674,955



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