



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

Data as of August 2025

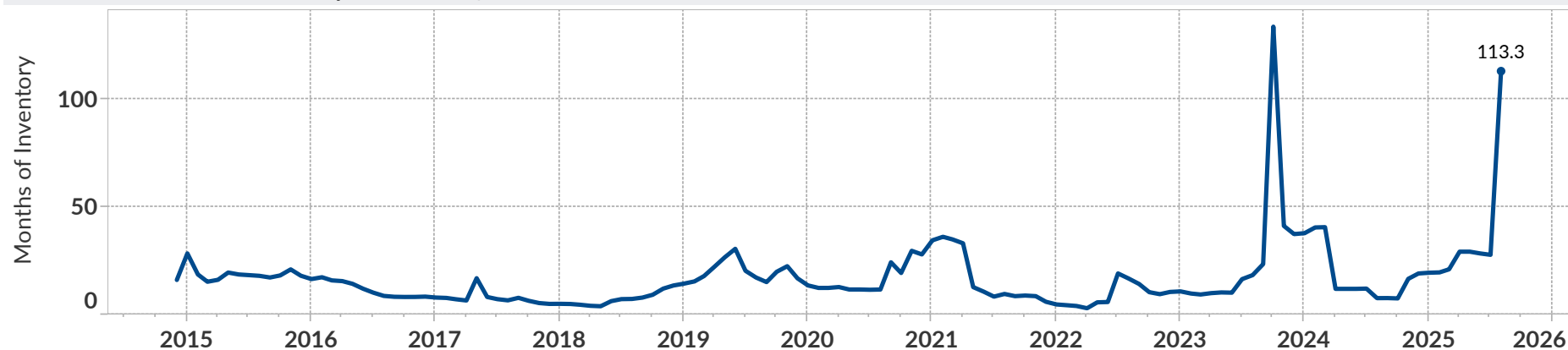


Yonge - St. Clair Submarket Report - August 2025



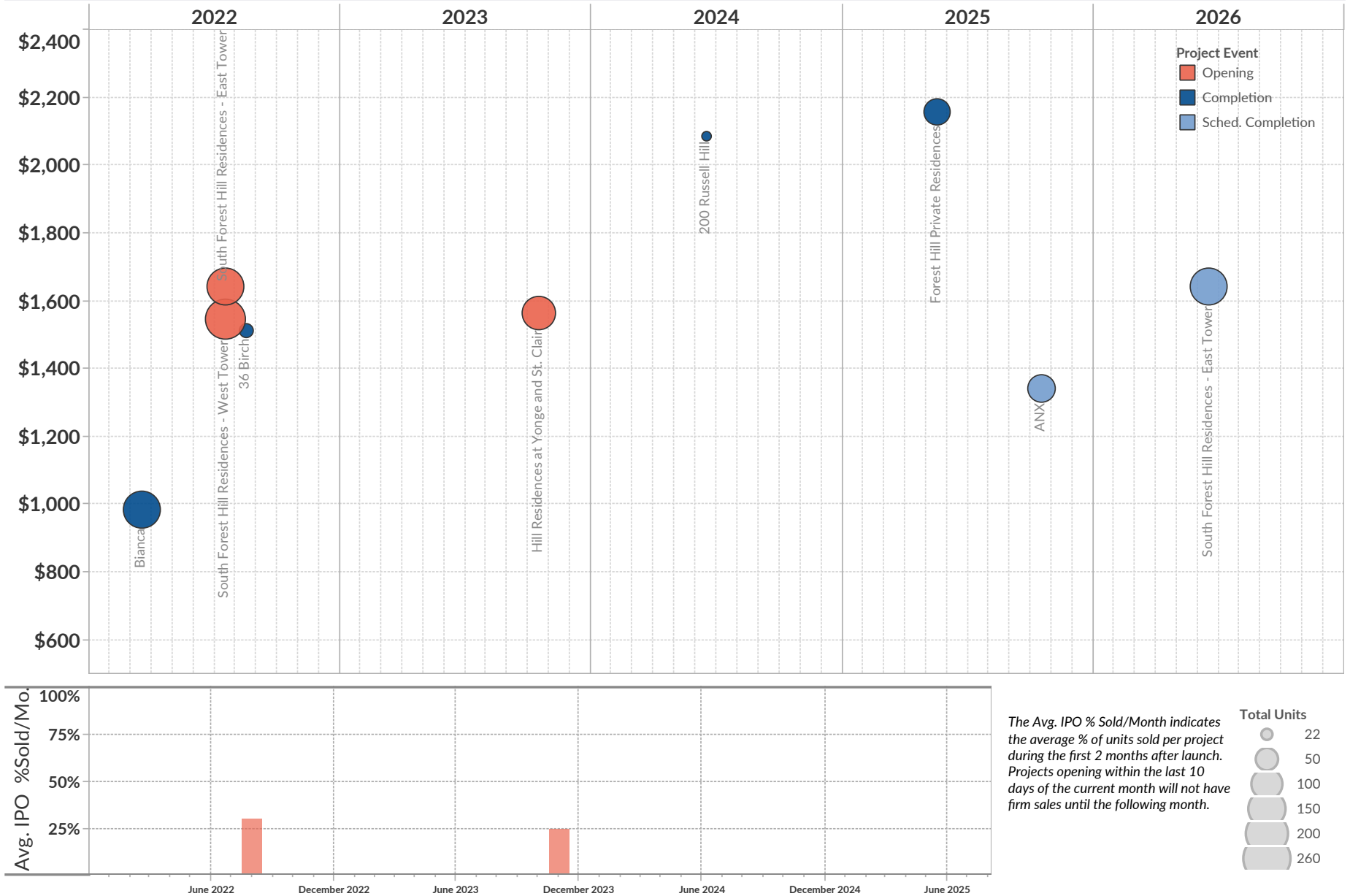
Yonge - St. Clair		GTA
Distinct count of Site Name	7	330
No. of Units	1,262	84,491
Total Sales	1,111	68,044
Act Inv	151	16,447
Avg. \$/sf		\$1,385
Avg. Project \$/SF		\$1,305
Avg. SF		787
Avg. \$		\$1,090,094
Current Month Sales	0	118

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



Yonge - St. Clair Submarket Report - August 2025

Recent Project Openings, Completions & Scheduled Completions



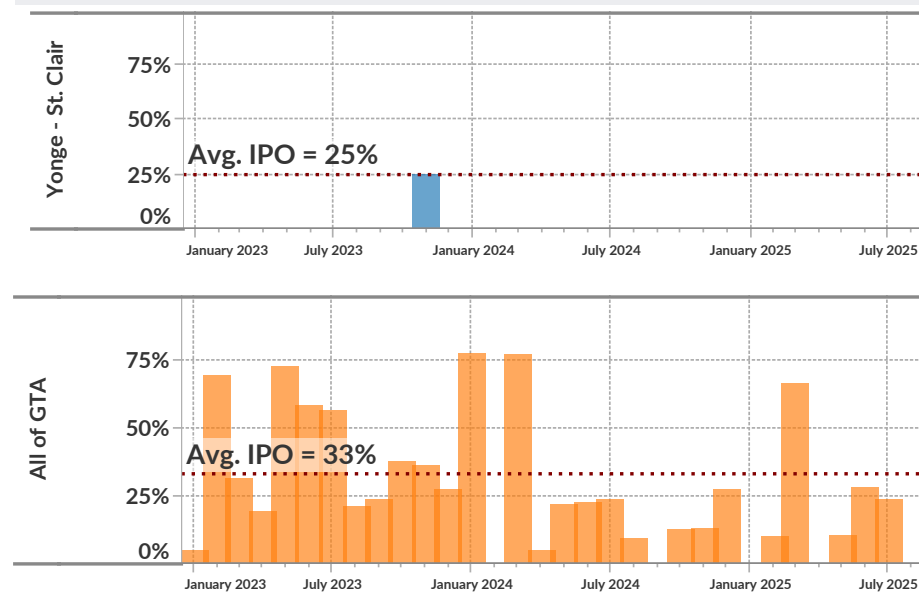
Yonge - St. Clair Submarket Report - August 2025

Project Data by Unit Type

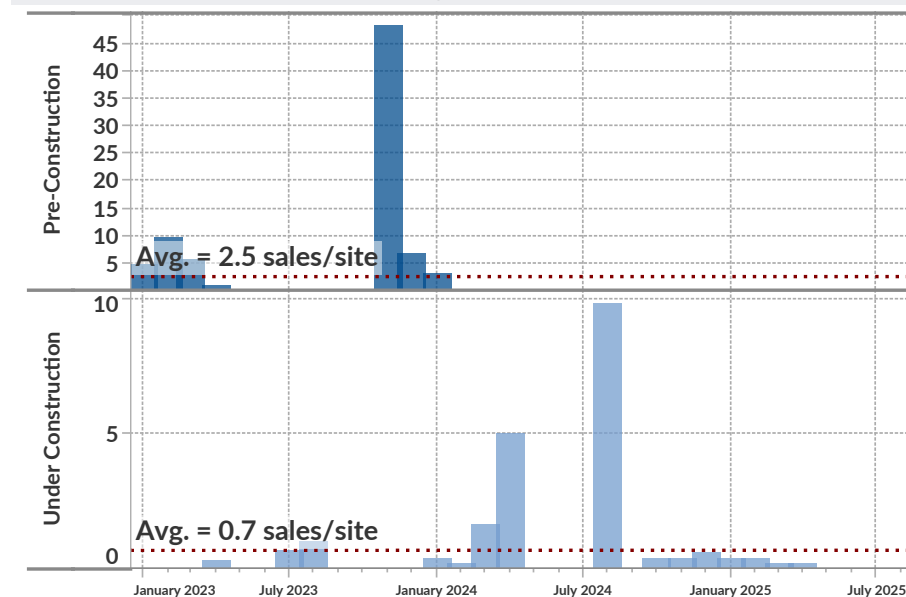
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	428	0	408	20
1 Bedroom + Den	344	0	320	24
2 Bedroom	306	0	238	68
2 Bedroom + Den	37	0	37	0
3 Bedroom & Up	118	0	82	36
Penthouse	8	0	8	0
Other				

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)

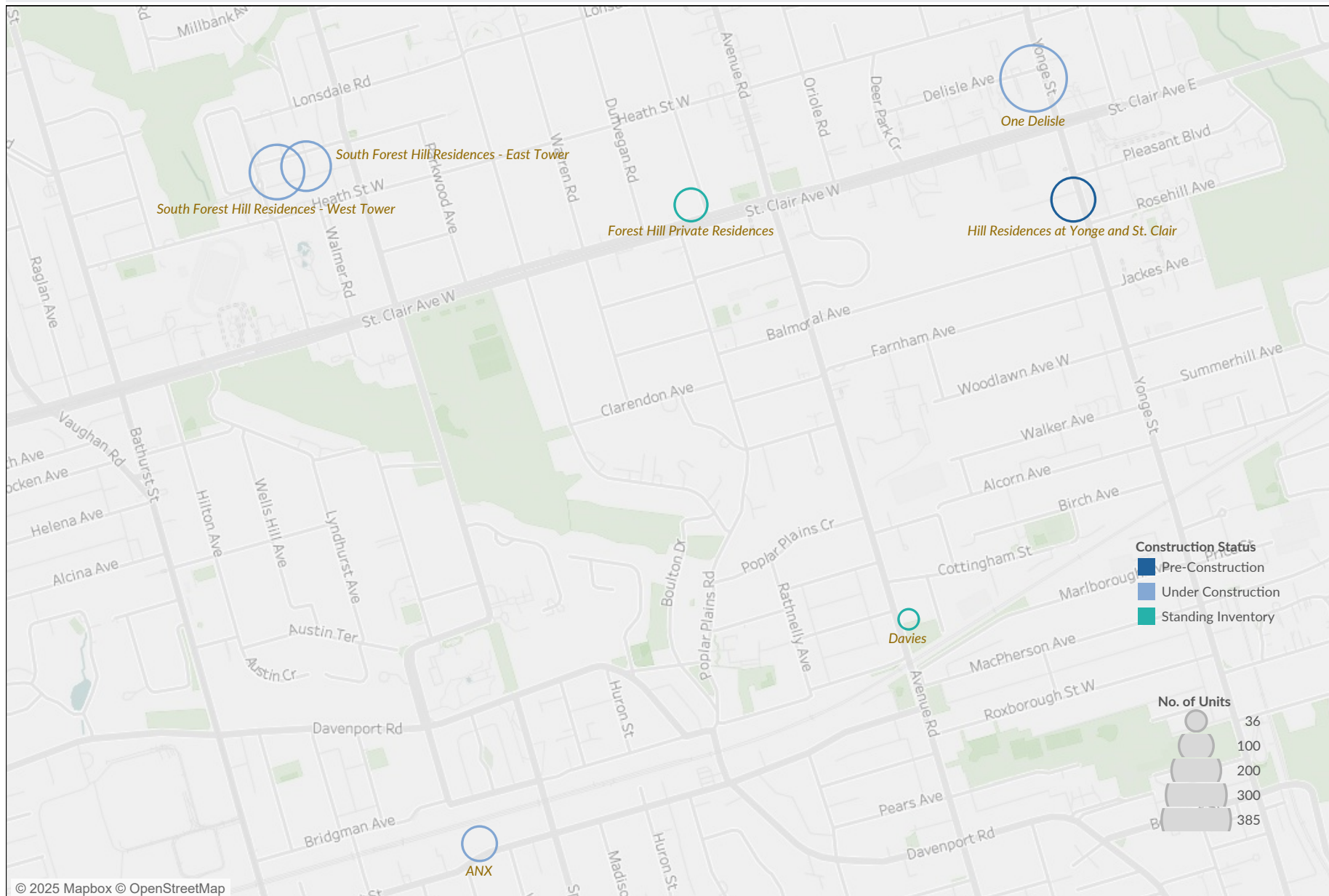


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - August 2025

Current Active Projects



Yonge - St. Clair Submarket Report - August 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	October 2025	0	0	14	105	\$1,342	\$1,858
Davies - Brandy Lane Homes	Apartment	December 2021	0	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

Yonge - St. Clair Submarket Report - August 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 16
Central Waterfront	• 0	• 4
Don Mills - York Mills	• 1	• 9
Downtown Core	• 2	• 6
Downtown East	• 12	• 18
Downtown West	• 6	• 21
Etobicoke Waterfront	• 2	• 1
Highway7 - Yonge	• 2	• 4
Mississauga City Centre	• 3	• 9
North Toronto	• 1	• 16
North Yonge Corridor	• 0	• 8
North York East		
North York West	• 3	• 10
Not Applicable	• 77	• 169
Scarborough City Centre		
Sheppard Corridor	• 3	• 9
Thornhill	• 1	• 2
Toronto East	• 0	• 5
Toronto West	• 3	• 16
Yonge - St. Clair	• 0	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 3,000	• 425	• \$2,349	• 999	• \$2,347,350
• 1,833	• 921	• \$1,642	• 903	• \$1,483,572
• 1,806	• 280	• \$1,593	• 1,005	• \$1,601,440
• 3,684	• 437	• \$1,867	• 789	• \$1,472,037
• 5,354	• 1,120	• \$1,377	• 712	• \$981,350
• 6,340	• 1,131	• \$1,876	• 958	• \$1,797,659
• 557	• 8	• \$1,642	• 827	• \$1,357,056
• 894	• 198	• \$1,056	• 798	• \$842,726
• 4,573	• 636	• \$1,222	• 662	• \$808,725
• 2,573	• 326	• \$1,588	• 938	• \$1,488,856
• 2,352	• 749	• \$1,625	• 679	• \$1,103,015
• 1,213	• 608	• \$1,328	• 759	• \$1,008,283
• 26,943	• 8,525	• \$1,145	• 748	• \$855,541
• 1,919	• 407	• \$1,398	• 814	• \$1,138,459
• 418	• 25	• \$1,547	• 1,686	• \$2,607,500
• 880	• 166	• \$1,256	• 663	• \$833,110
• 2,594	• 334	• \$1,334	• 847	• \$1,130,155
• 1,111	• 151	• \$2,155	• 1,241	• \$2,674,955



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