



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

Data as of October 2025

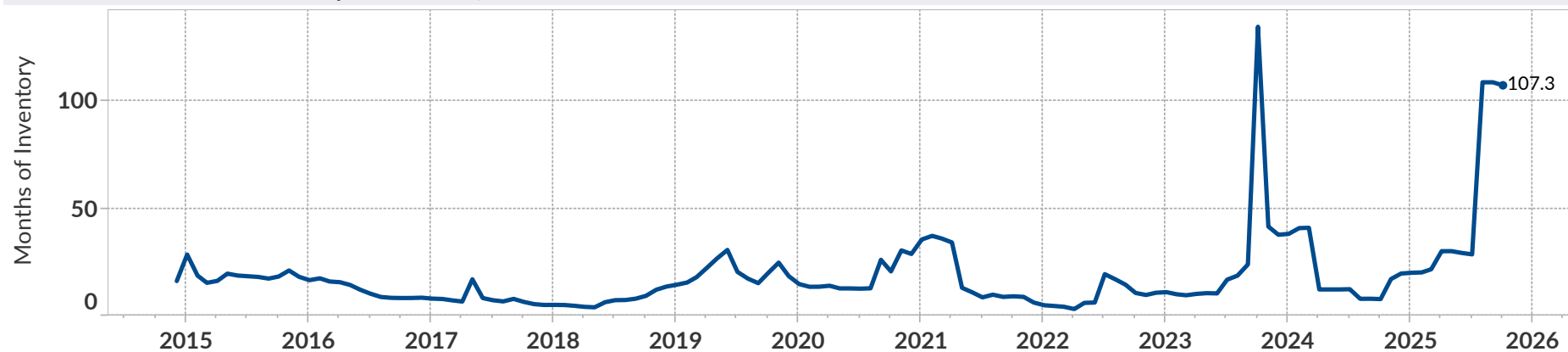


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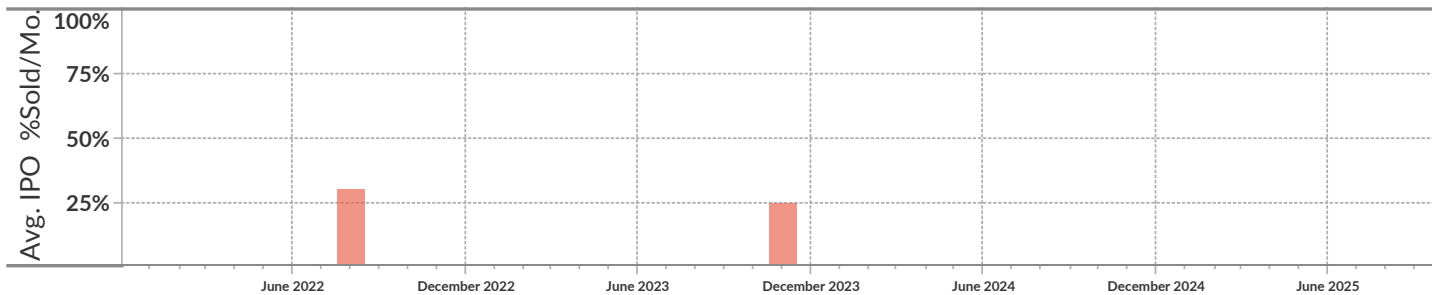
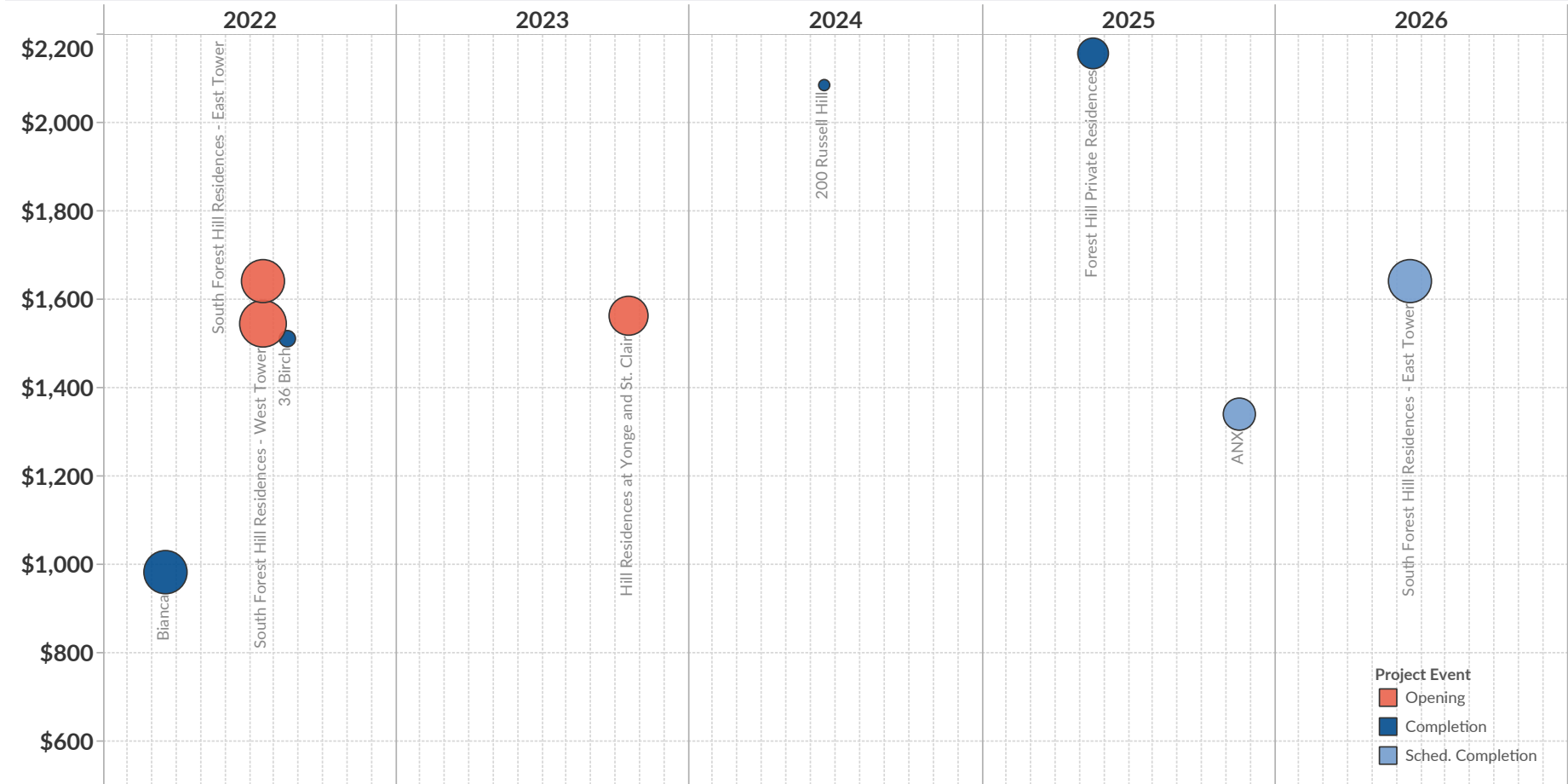
Yonge - St. Clair		GTA
Distinct count of Site Name	6	319
No. of Units	1,226	82,111
Total Sales	1,074	66,586
Act Inv	152	15,525
Avg. \$/sf	\$2,168	\$1,384
Avg. Project \$/SF	\$2,116	\$1,298
Avg. SF	1,301	789
Avg. \$	\$2,819,861	\$1,092,381
Current Month Sales	2	248

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

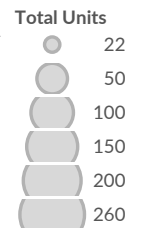


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



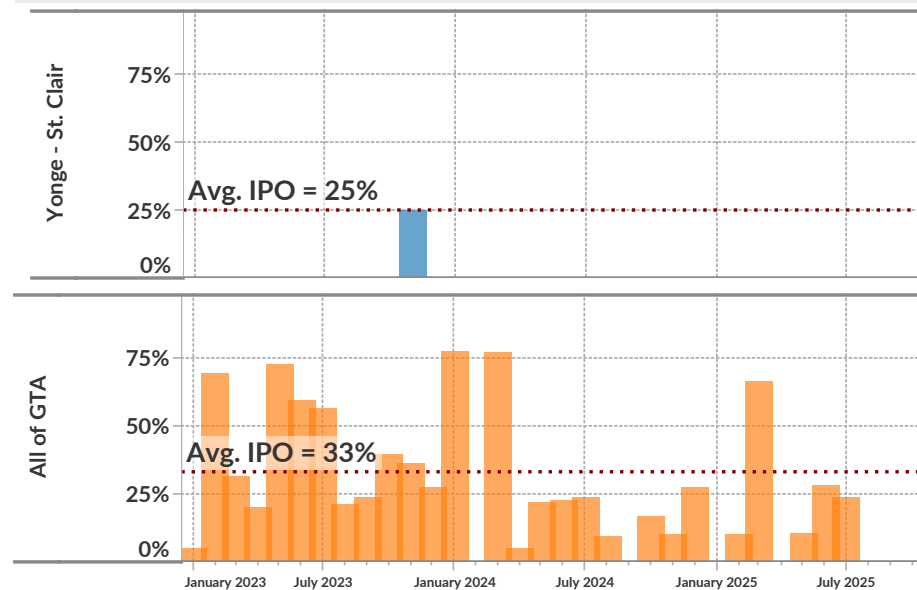
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Project Data by Unit Type

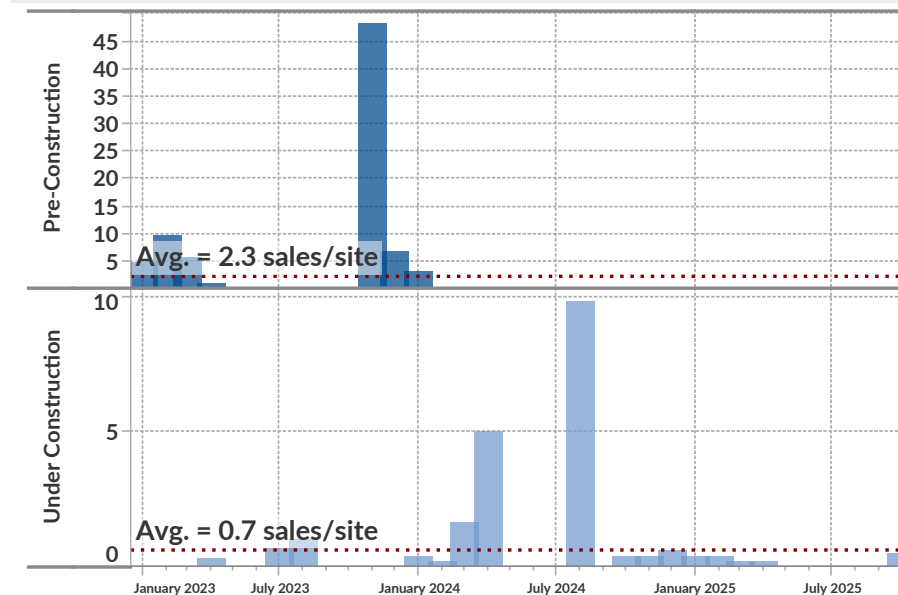
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	428	0	408	20
1 Bedroom + Den	344	2	322	22
2 Bedroom	278	0	209	69
2 Bedroom + Den	37	0	37	0
3 Bedroom & Up	118	0	80	38
Penthouse				
Other				

*				
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
\$1,910	528	686	\$851,990	\$1,735,900
\$2,077	701	2,806	\$1,099,900	\$6,173,900
\$2,400	943	3,171	\$1,694,900	\$11,659,900

IPO Launch Performance (first 2 months)

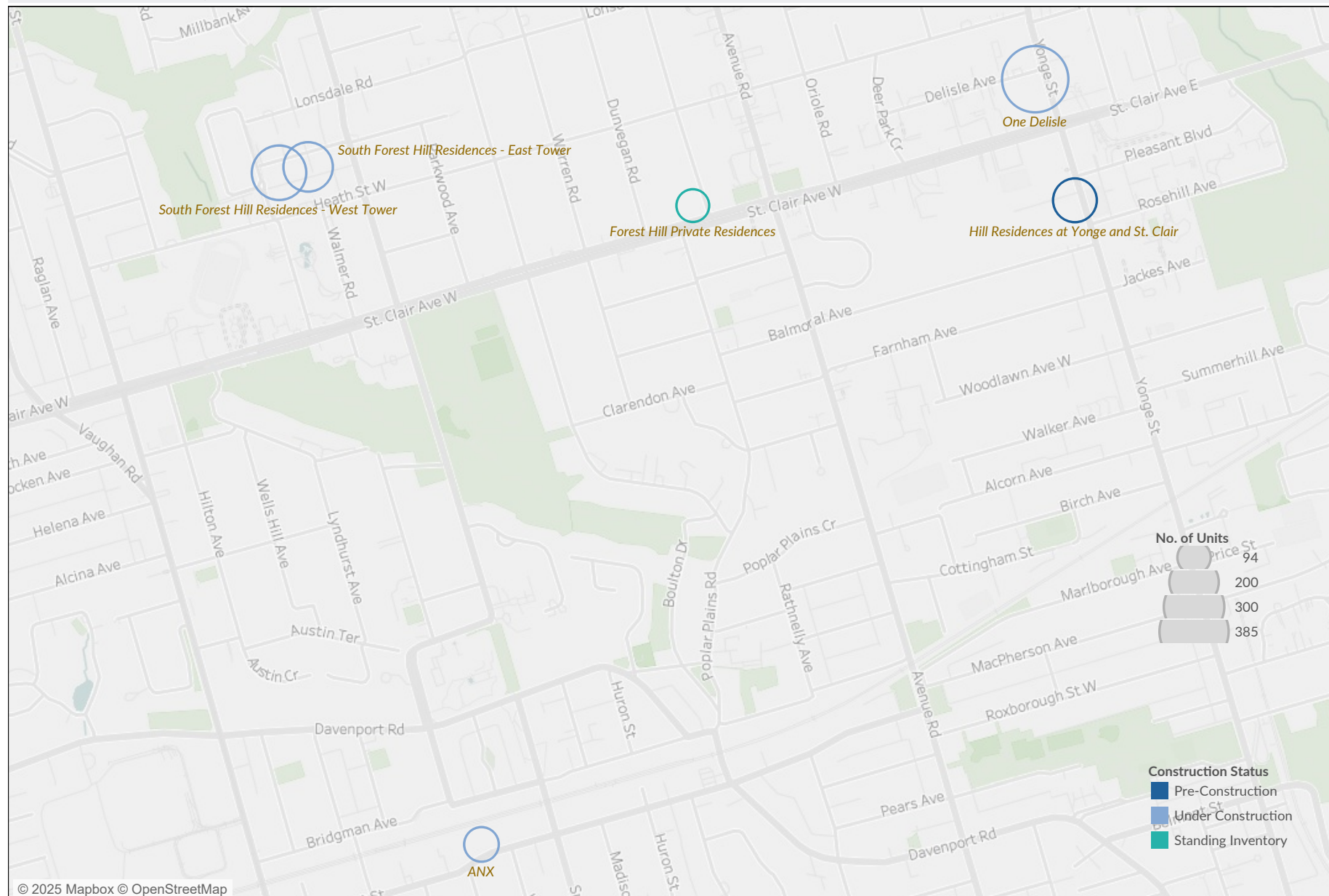


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



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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	November 2025	0	0	18	105	\$1,342	\$2,007
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	2	8	68	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	• 2	• 4
Don Mills - York Mills	• 5	• 10
Downtown Core	• 2	• 6
Downtown East	• 3	• 16
Downtown West	• 7	• 20
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 2	• 9
North Toronto	• 4	• 14
North Yonge Corridor	• 0	• 8
North York East		
North York West	• 5	• 9
Not Applicable	• 207	• 165
Scarborough City Centre		
Sheppard Corridor	• 2	• 8
Thornhill	• 1	• 2
Toronto East	• 0	• 5
Toronto West	• 3	• 16
Yonge - St. Clair	• 2	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 3,003	• 422	• \$2,348	• 1,002	• \$2,353,840
• 1,838	• 916	• \$1,642	• 905	• \$1,485,872
• 1,823	• 262	• \$1,525	• 936	• \$1,427,623
• 3,687	• 435	• \$1,865	• 785	• \$1,464,664
• 4,643	• 863	• \$1,378	• 736	• \$1,014,656
• 5,949	• 1,096	• \$1,874	• 957	• \$1,794,730
• 558	• 7	• \$1,646	• 814	• \$1,338,757
• 894	• 198	• \$1,056	• 798	• \$842,726
• 4,578	• 631	• \$1,223	• 661	• \$807,988
• 2,378	• 307	• \$1,603	• 919	• \$1,473,744
• 2,349	• 713	• \$1,622	• 688	• \$1,115,953
• 1,129	• 539	• \$1,300	• 759	• \$985,963
• 26,874	• 8,113	• \$1,141	• 746	• \$851,287
• 1,917	• 346	• \$1,364	• 832	• \$1,134,389
• 419	• 24	• \$1,550	• 1,708	• \$2,647,813
• 881	• 165	• \$1,261	• 663	• \$835,765
• 2,592	• 336	• \$1,311	• 837	• \$1,096,703
• 1,074	• 152	• \$2,168	• 1,301	• \$2,819,861



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