

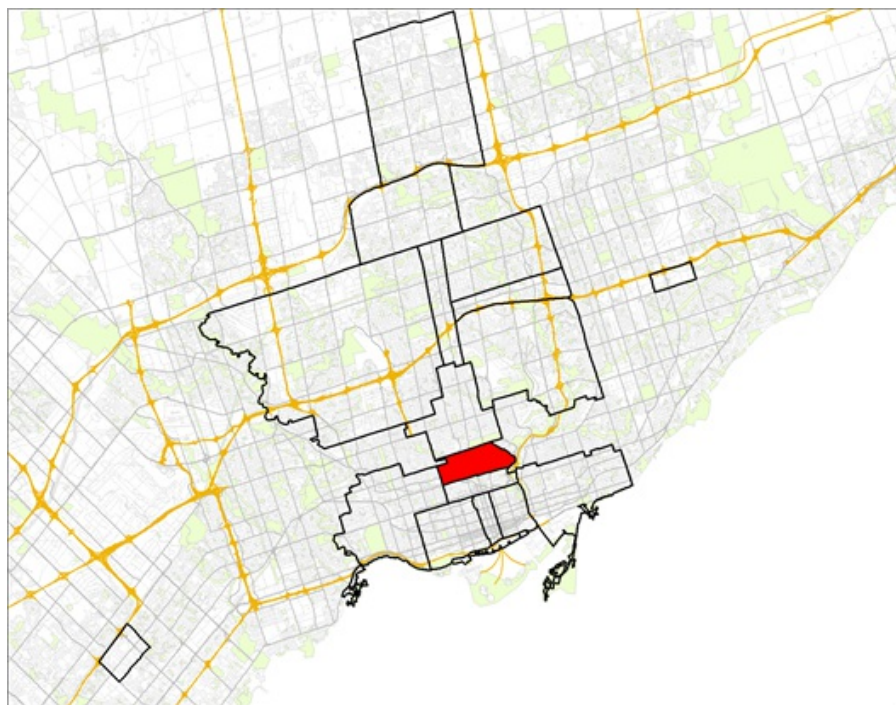


Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of March 2018



Yonge - St. Clair Submarket Report - March 2018



Yonge - St. Clair			GTA	
Active Projects	9		281	
Total Units	1,304		71,258	
Total Sales	1,197		62,502	
Rem. Inv.	107		8,756	
Avg. \$/SF	\$1,261		\$872	
Avg. SF	1,356		911	
Avg. \$	\$1,710,327		\$794,509	
Current Month Sales (incl. active & sold out)		10	1,649	

Development Applications

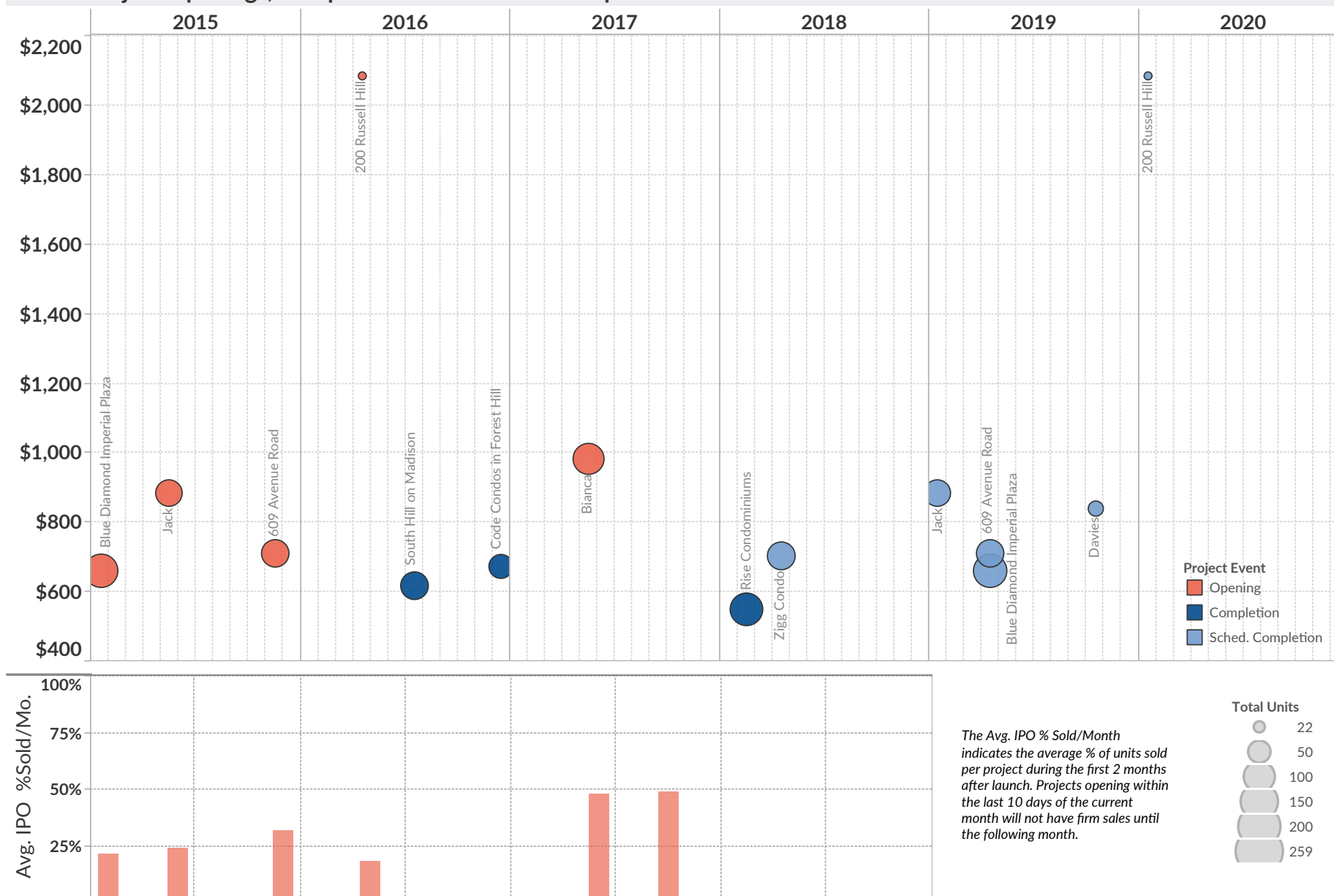
Yonge - St. Clair			City of Toronto	
Number of Dev. Apps.	4		338	
Total Units	1,101		150,769	
Min. Floor Space Index	2.2		0.1	
Max. Floor Space Index	18.0		44.3	
Avg. Floor Space Index	9.0		7.3	

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



Yonge - St. Clair Submarket Report - March 2018

Recent Project Openings, Completions & Scheduled Completions



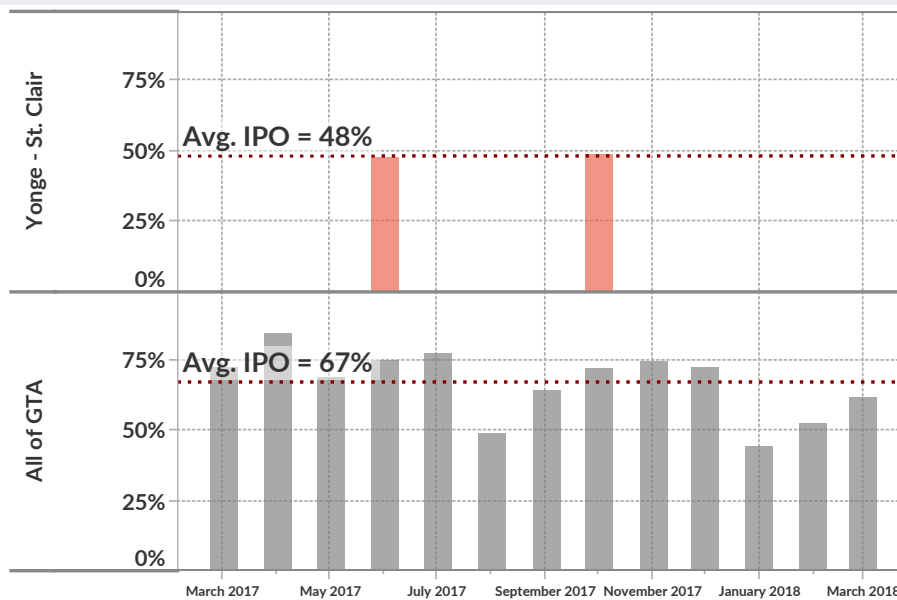
Yonge - St. Clair Submarket Report - March 2018

Project Data by Unit Type

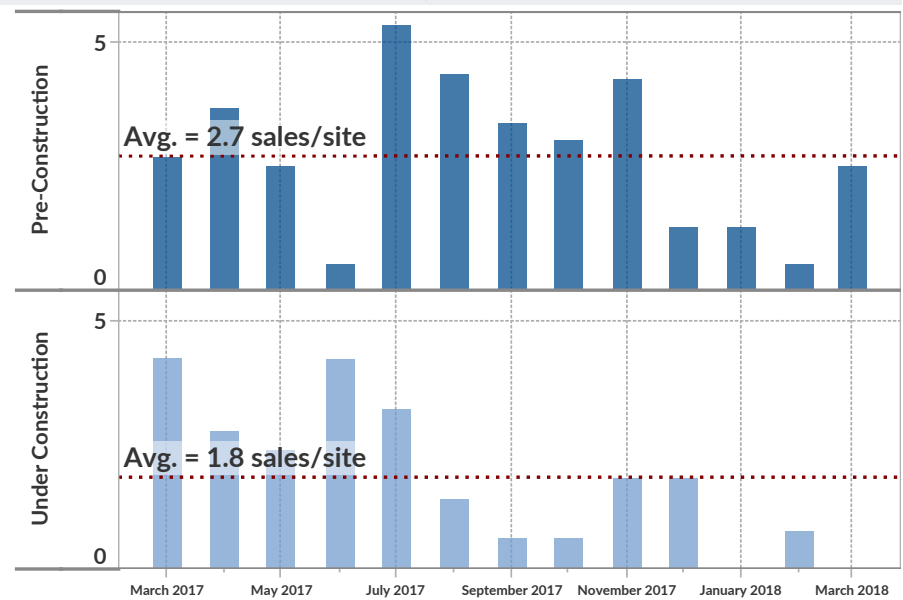
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	328	1	312	16
1 Bedroom + Den	247	0	241	6
2 Bedroom	372	1	350	22
2 Bedroom + Den	220	7	182	38
3 Bedroom & Up	42	0	32	10
Penthouse	60	0	47	13
Other	13	1	11	2

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$802	540	681	\$418,900	\$580,000
\$1,121	947	947	\$1,038,990	\$1,083,990
\$1,092	650	1,742	\$539,990	\$2,600,000
\$1,434	969	3,106	\$840,000	\$8,000,000
\$1,291	1,305	1,751	\$1,315,000	\$2,999,900
\$1,269	896	2,900	\$815,000	\$4,450,000
\$724	1,796	1,796	\$1,299,900	\$1,299,900

IPO Launch Performance (first 2 months)

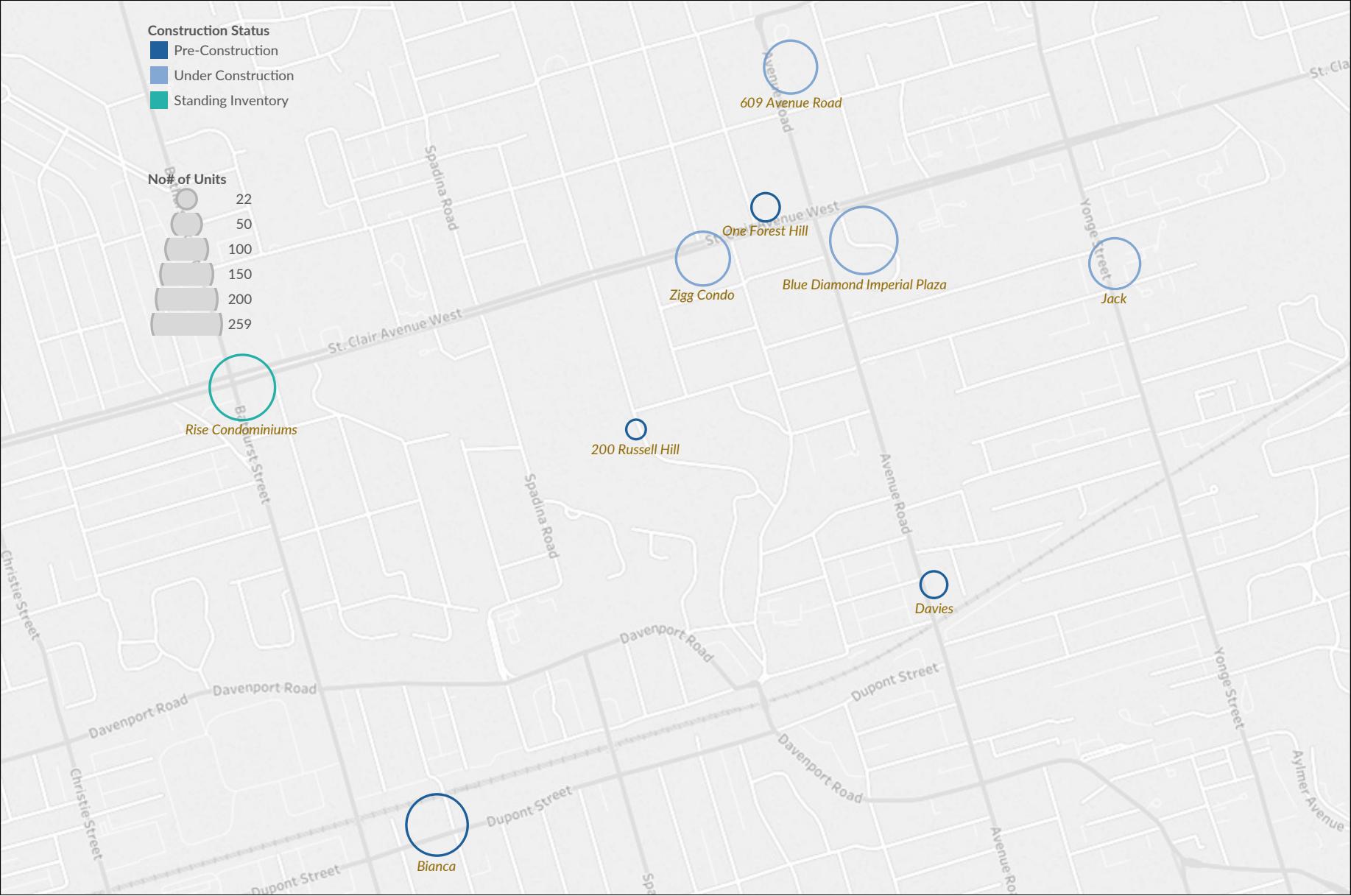


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - March 2018

Current Active Projects



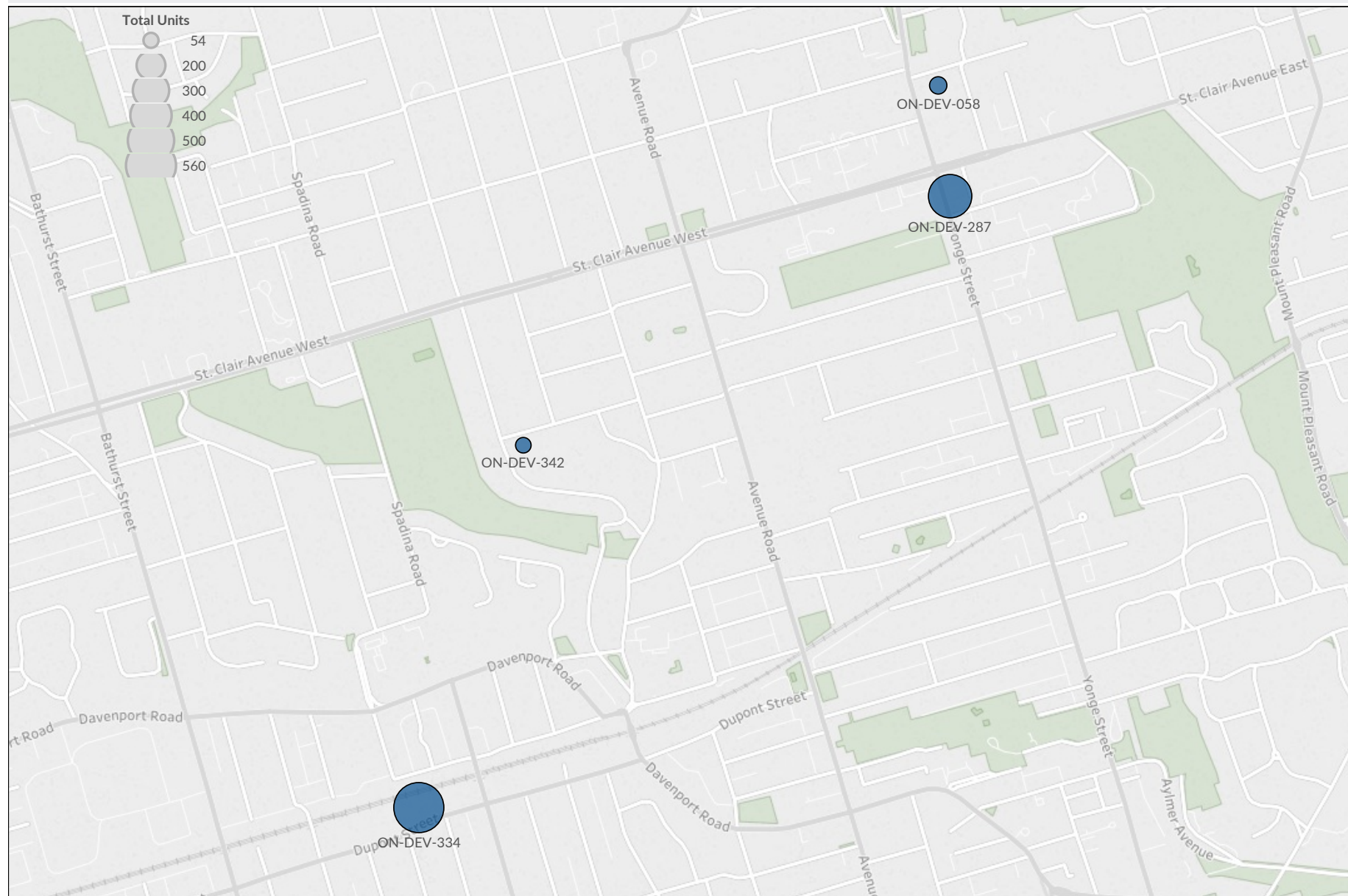
Yonge - St. Clair Submarket Report - March 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
200 Russell Hill - Hirsh Development Group	Apartment	January 2020	1	3	2	22	\$2,086	\$1,706
609 Avenue Road - State Building Group and Madison Group	Apartment	April 2019	0	0	4	161	\$711	\$1,598
Bianca - Tridel	Apartment	February 2021	2	7	49	216	\$985	\$1,012
Blue Diamond Imperial Plaza - Camrost Felcorp and Diamond ..	Apartment	April 2019	0	0	5	259	\$661	\$773
Davies - Brandy Lane Homes	Apartment	October 2019	0	0	10	41	\$840	\$1,390
Jack - Aspen Ridge Homes	Apartment	January 2019	0	3	22	148	\$882	\$1,024
One Forest Hill - North Drive Investments Inc.	Apartment	December 2020	7	7	10	46	\$0	\$2,141
Rise Condominiums - Reserve Properties	Apartment	February 2018	0	0	4	245	\$550	\$879
Zigg Condo - Madison Group and Fieldgate Homes	Apartment	April 2018	0	0	1	166	\$704	\$724

Yonge - St. Clair Submarket Report - March 2018

Current Development Applications



Yonge - St. Clair Submarket Report - March 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-058	7 Heath Street East	13	6.8	67
ON-DEV-287	1421 Yonge Street	42	18.0	420
ON-DEV-334	328 Dupont Street	Null		560
ON-DEV-342	77 Clarendon Avenue	6	2.2	54

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

Yonge - St. Clair Submarket Report - March 2018

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	2	16	5,669	5,197	472	\$1,649	1,009	\$1,663,497	5,043
Central Waterfront	160	11	4,552	3,954	598	\$1,135	844	\$958,416	11,951
Don Mills - York Mills	119	10	2,412	2,148	264	\$839	1,310	\$1,099,037	10,393
Downtown Core	17	9	3,747	3,544	203	\$1,096	898	\$984,271	7,917
Downtown East	4	12	3,769	3,512	257	\$948	899	\$851,534	9,796
Downtown West	143	25	9,480	8,218	1,262	\$1,105	774	\$855,315	18,657
Etobicoke Waterfront	31	9	3,735	3,408	327	\$994	834	\$828,925	241
Highway7 - Yonge	350	8	2,017	1,273	744	\$661	900	\$595,226	.
Mississauga City Centre	32	5	2,707	2,419	288	\$700	877	\$613,558	.
North Toronto	5	6	2,024	1,802	222	\$914	832	\$760,648	7,108
North Yonge Corridor	22	4	1,714	1,465	249	\$937	699	\$655,131	4,420
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	875
North York West	33	9	1,788	1,602	186	\$728	964	\$702,142	8,413
Not Applicable	607	121	20,491	17,639	2,852	\$644	978	\$629,877	40,030
Scarborough City Centre									3,760
Sheppard Corridor	107	11	3,381	2,902	479	\$890	765	\$680,226	6,394
Thornhill									.
Toronto East	1	10	1,216	1,172	44	\$781	1,061	\$828,317	1,231
Toronto West	6	4	601	405	196	\$917	793	\$727,515	11,872
Yonge - St. Clair	10	9	1,304	1,197	107	\$1,261	1,356	\$1,710,327	1,101

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