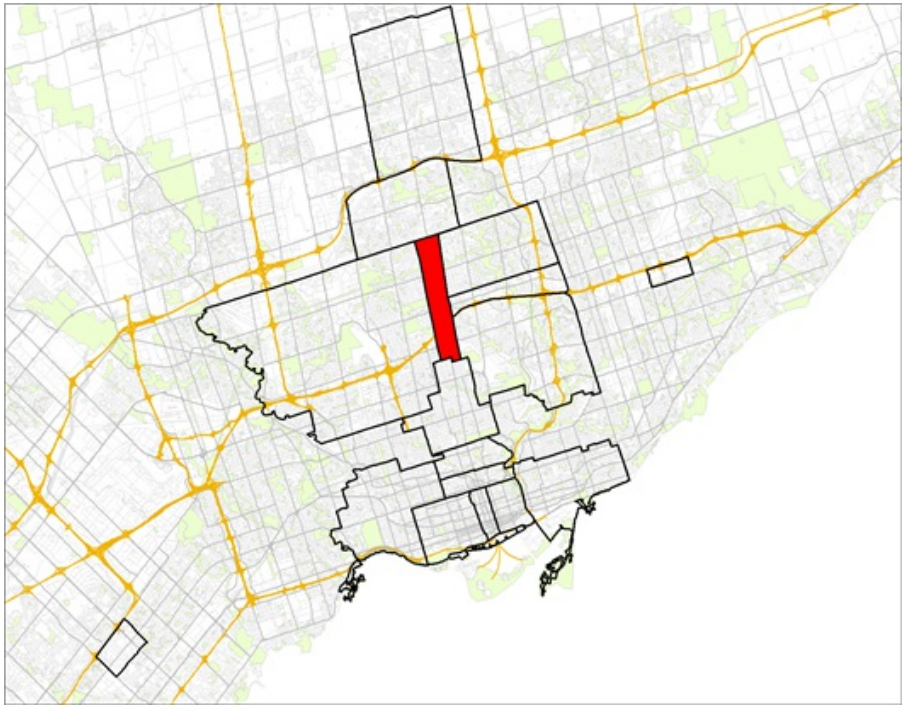
Greater Toronto Area North Yonge Corridor

New Homes High Rise Submarket Report

Data as of May 2018

Altus Group

North Yonge Corridor Submarket Report - May 2018

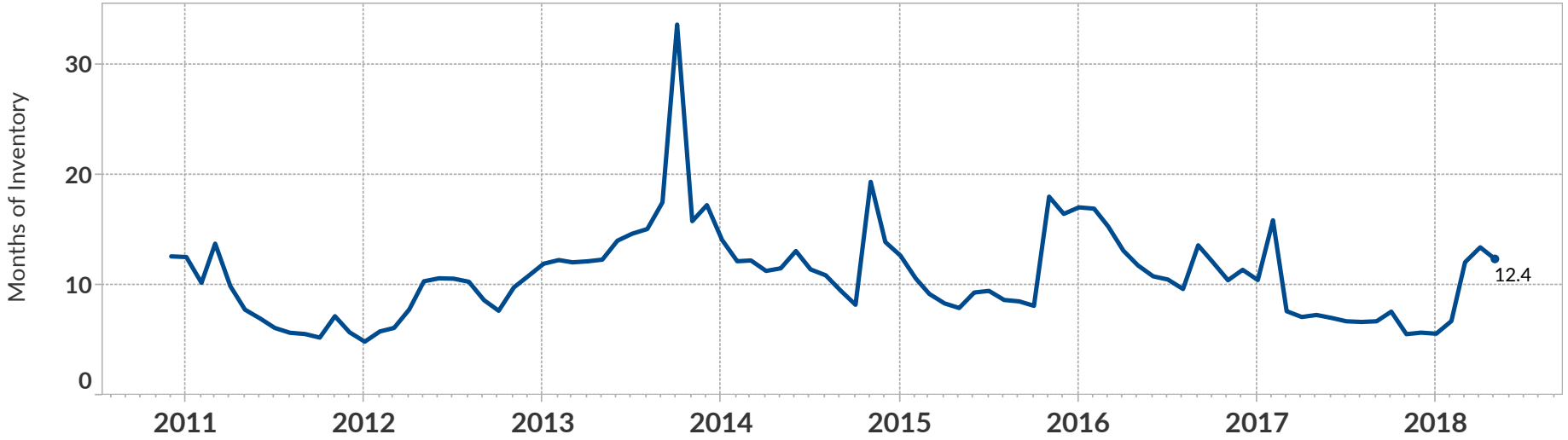


North Yonge Corridor		GTA
Active Projects	5	293
Total Units	1,756	73,039
Total Sales	1,505	63,694
Rem. Inv.	251	9,345
Avg. $/SF	$876	$902
Avg. SF	776	906
Avg. $	$679,860	$817,926
Current Month Sales (incl. active & sold out)	32	2,003

Development Applications

North Yonge Corridor		City of Toronto
Number of Dev. Apps.	14	338
Total Units	4,420	150,769
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	11.8	44.3
Avg. Floor Space Index	5.4	7.3

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



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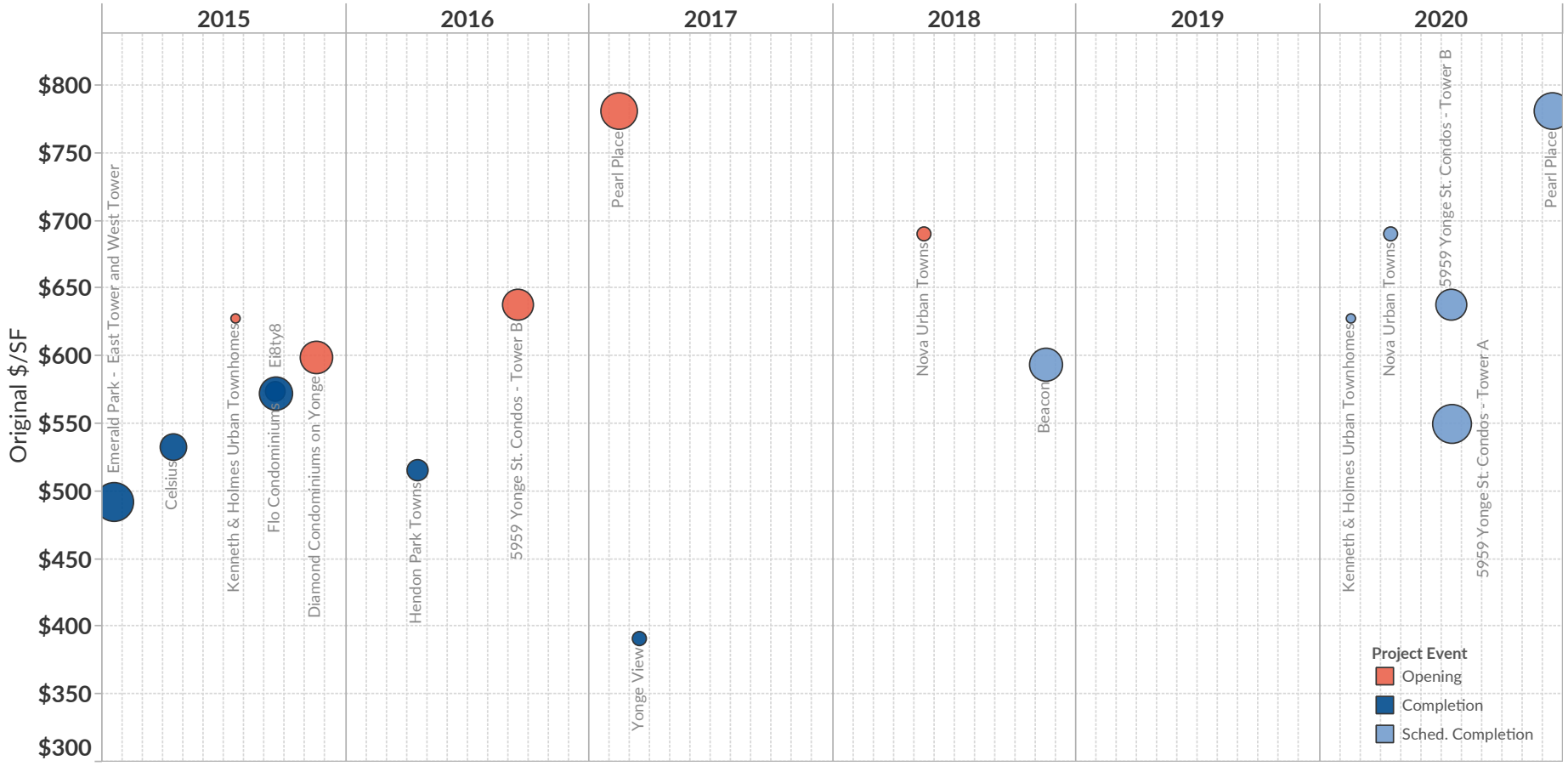
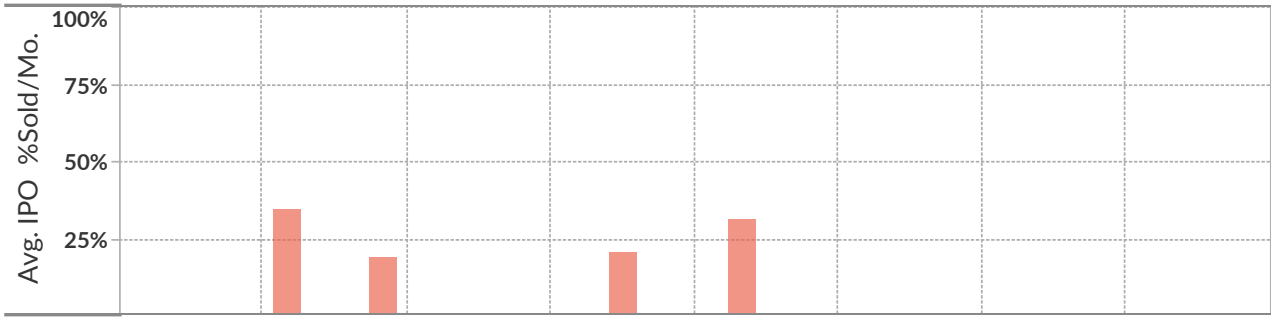
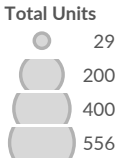
Recent Project Openings, Completions & Scheduled Completions





The Avg. IPO % Sold/Month 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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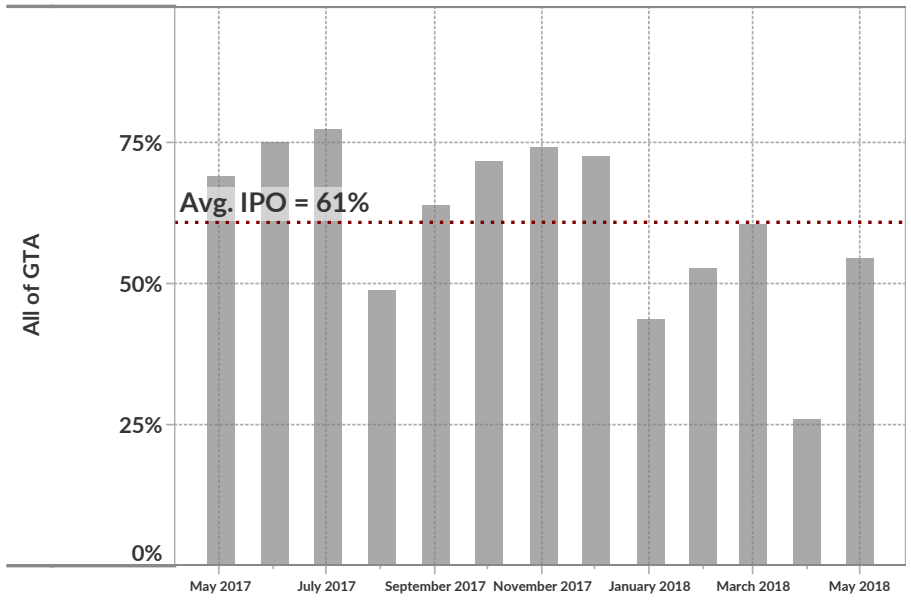
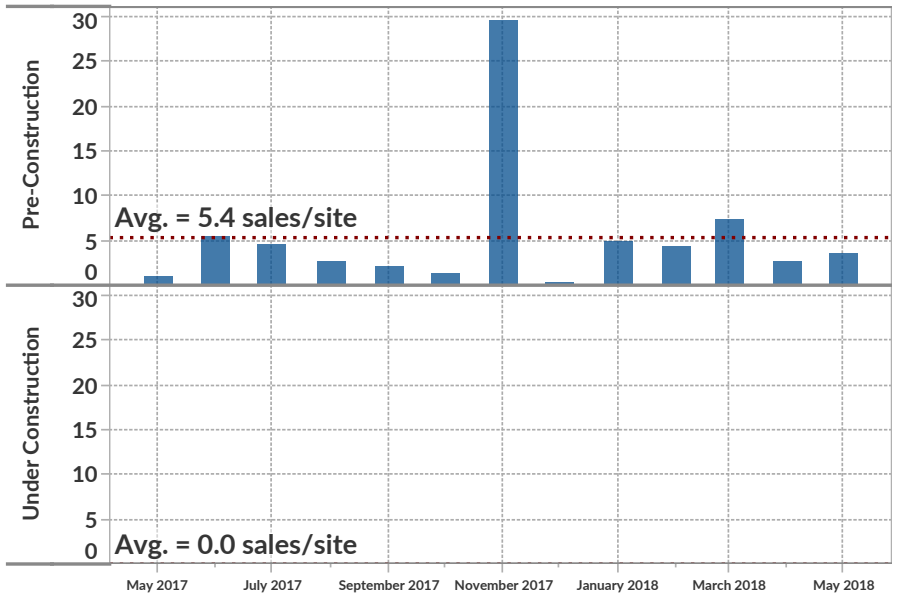
Project Data by Unit Type

Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.	Avg. $/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio									
1 Bedroom	180	0	173	7					
1 Bedroom + Den	828	7	707	121	$908	523	628	$466,900	$559,900
2 Bedroom	381	4	329	52	$932	737	816	$699,900	$760,900
2 Bedroom + Den	321	15	277	44	$773	834	1,606	$738,000	$1,093,000
3 Bedroom & Up	37	6	17	20	$914	926	1,507	$904,900	$1,050,000
Penthouse	9	0	2	7	$713	1,227	1,346	$883,800	$950,800
Other									

IPO Launch Performance (first 2 months)



Post Launch Absorption: North Yonge Corridor



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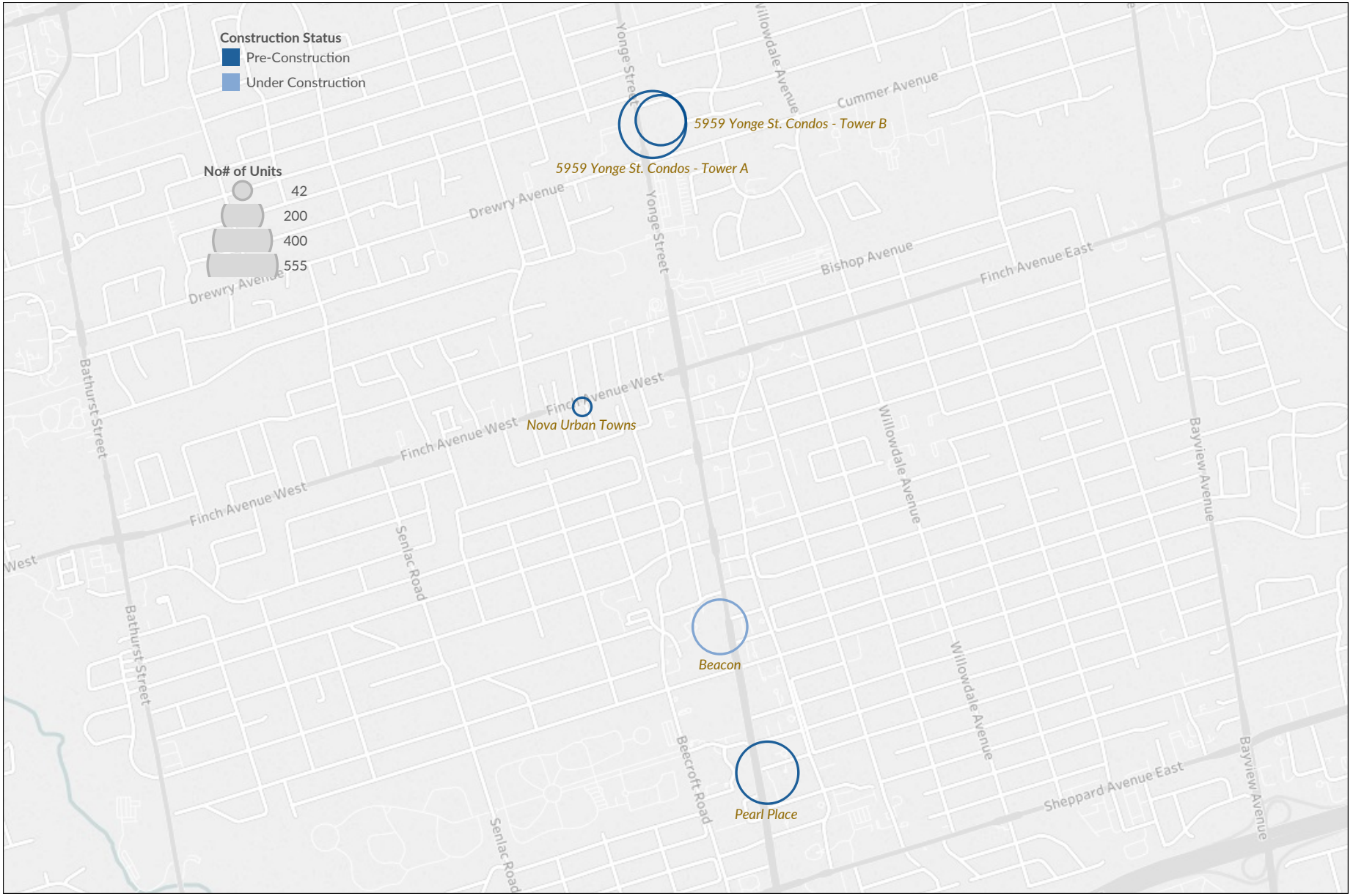
Current Active Projects



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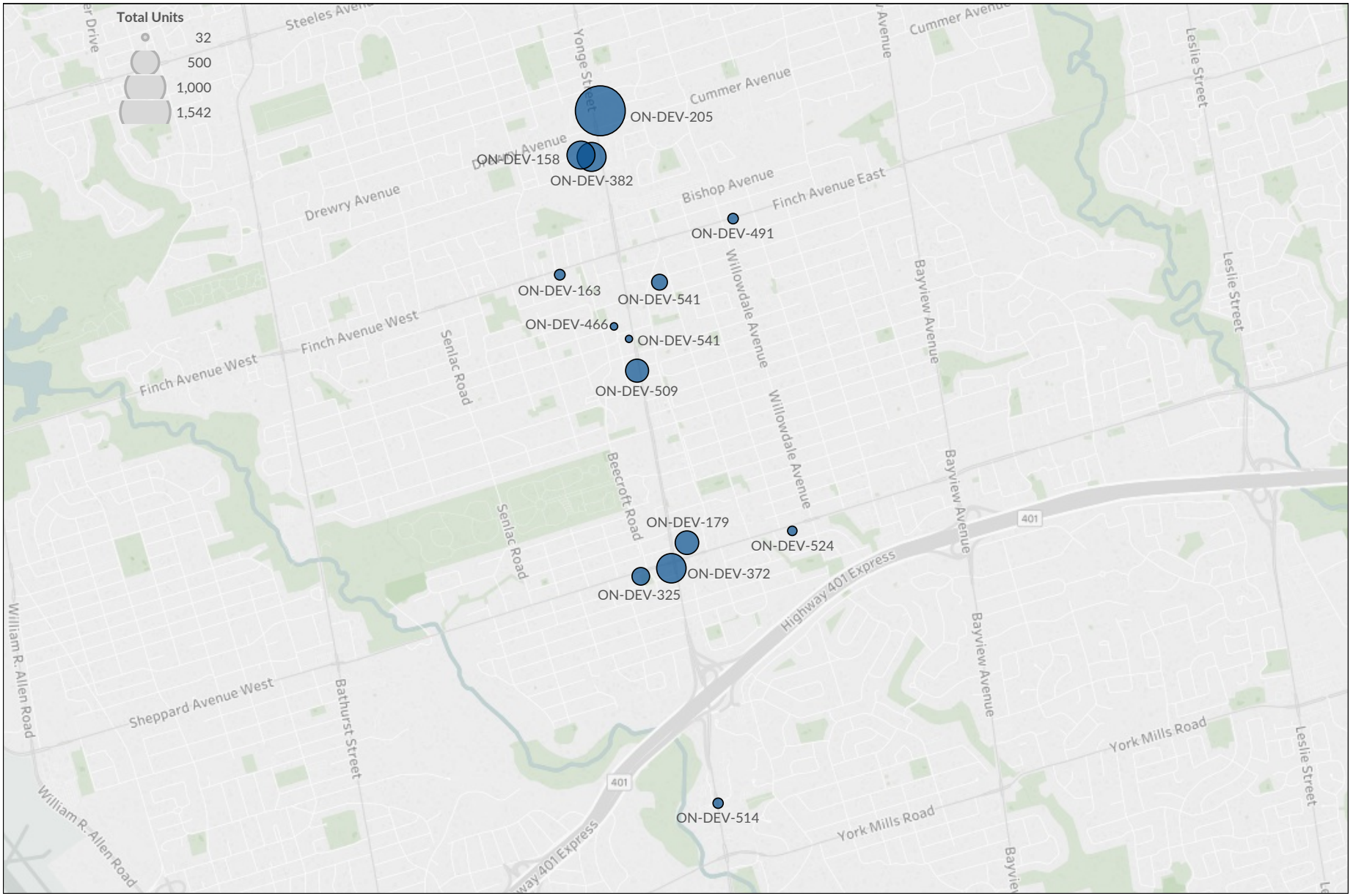
Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original $/SF	Avg. $/ SF
5959 Yonge St. Condos - Tower A - Ghods Builders Inc.	Apartment	July 2020	0	0	14	555	$550	$877
5959 Yonge St. Condos - Tower B - Ghods Builders Inc.	Apartment	July 2020	0	0	36	312	$637	$704
Beacon - Sorbara	Apartment	November 2018	0	0	7	369	$594	$718
Nova Urban Towns - Kaleido Developments Inc.	Stacked	April 2020	21	21	21	42	$690	$690
Pearl Place - Conservatory Group	Apartment	December 2020	11	69	173	478	$780	$931

Current Development Applications



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Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-158	51 Drewry Avenue, 18 - 28 Inez Court	29	2.5	483
ON-DEV-163	57, 59, 61 & 63 Finch Avenue West	4	2.0	70
ON-DEV-179	2 & 50 Sheppard Avenue East, 2-6 Forest Laneway, 4841 - 4881 Yonge Street	39	6.0	343
ON-DEV-205	5959 Yonge Street	Null	5.9	1,542
ON-DEV-325	53 Sheppard Avenue West	14	4.8	192
ON-DEV-372	4800 Yonge Street	49	11.8	536
ON-DEV-382	5840 Yonge Street	29	6.2	518
ON-DEV-466	26 Hounslow Avenue	3	2.2	34
ON-DEV-491	127 Finch Avenue East	3		68
ON-DEV-509	5306 Yonge Street	33		328
ON-DEV-514	4155 Yonge Street	14		65
ON-DEV-524	145 Sheppard Avenue East	11	7.0	55
ON-DEV-541	35 Holmes Avenue	18		154
	5400 Yonge Street	324		32

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.

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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	7	16	5,669	5,176	493	$1,709	1,066	$1,822,748	5,043
Central Waterfront	118	11	4,818	4,123	695	$1,149	866	$995,598	11,951
Don Mills - York Mills	8	10	2,412	2,194	218	$830	1,309	$1,086,506	10,393
Downtown Core	17	8	3,492	3,310	182	$1,124	919	$1,032,805	7,917
Downtown East	204	14	4,393	4,075	318	$945	896	$846,562	9,796
Downtown West	319	26	9,820	8,109	1,711	$1,113	736	$818,745	18,657
Etobicoke Waterfront	18	9	3,735	3,454	281	$996	827	$823,867	241
Highway7 - Yonge	123	7	1,754	1,313	441	$650	894	$581,541	
Mississauga City Centre	27	5	2,707	2,492	215	$686	909	$623,234	
North Toronto	63	8	2,183	1,961	222	$1,009	915	$923,121	7,108
North Yonge Corridor	32	5	1,756	1,505	251	$876	776	$679,860	4,420
North York East	0	2	651	645	6	$714	1,659	$1,185,167	875
North York West	181	10	2,047	1,696	351	$720	809	$582,367	8,413
Not Applicable	854	128	21,255	18,066	3,189	$670	996	$668,072	40,030
Scarborough City Centre									3,760
Sheppard Corridor	6	10	3,146	2,682	464	$890	760	$676,273	6,394
Thornhill									
Toronto East	0	11	1,296	1,236	60	$809	949	$767,969	1,231
Toronto West	20	4	601	438	163	$974	806	$785,175	11,872
Yonge - St. Clair	6	9	1,304	1,219	85	$1,314	1,314	$1,727,197	1,101

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