

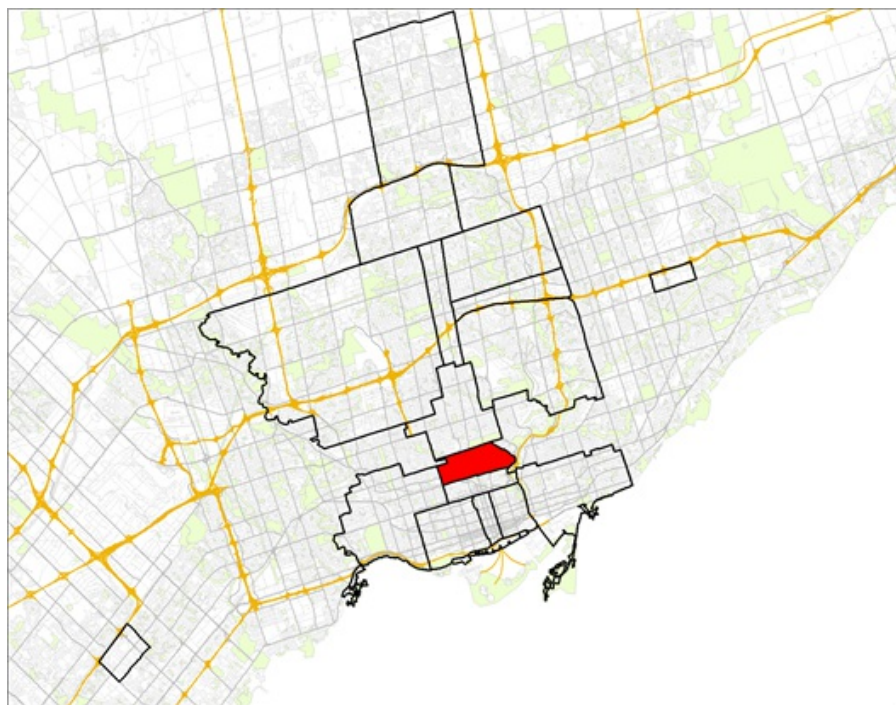


Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of May 2018



Yonge - St. Clair Submarket Report - May 2018



Yonge - St. Clair		GTA
Active Projects	9	293
Total Units	1,304	73,039
Total Sales	1,219	63,694
Rem. Inv.	85	9,345
Avg. \$/SF	\$1,314	\$902
Avg. SF	1,314	906
Avg. \$	\$1,727,197	\$817,926
Current Month Sales (incl. active & sold out)	6	2,003

Development Applications

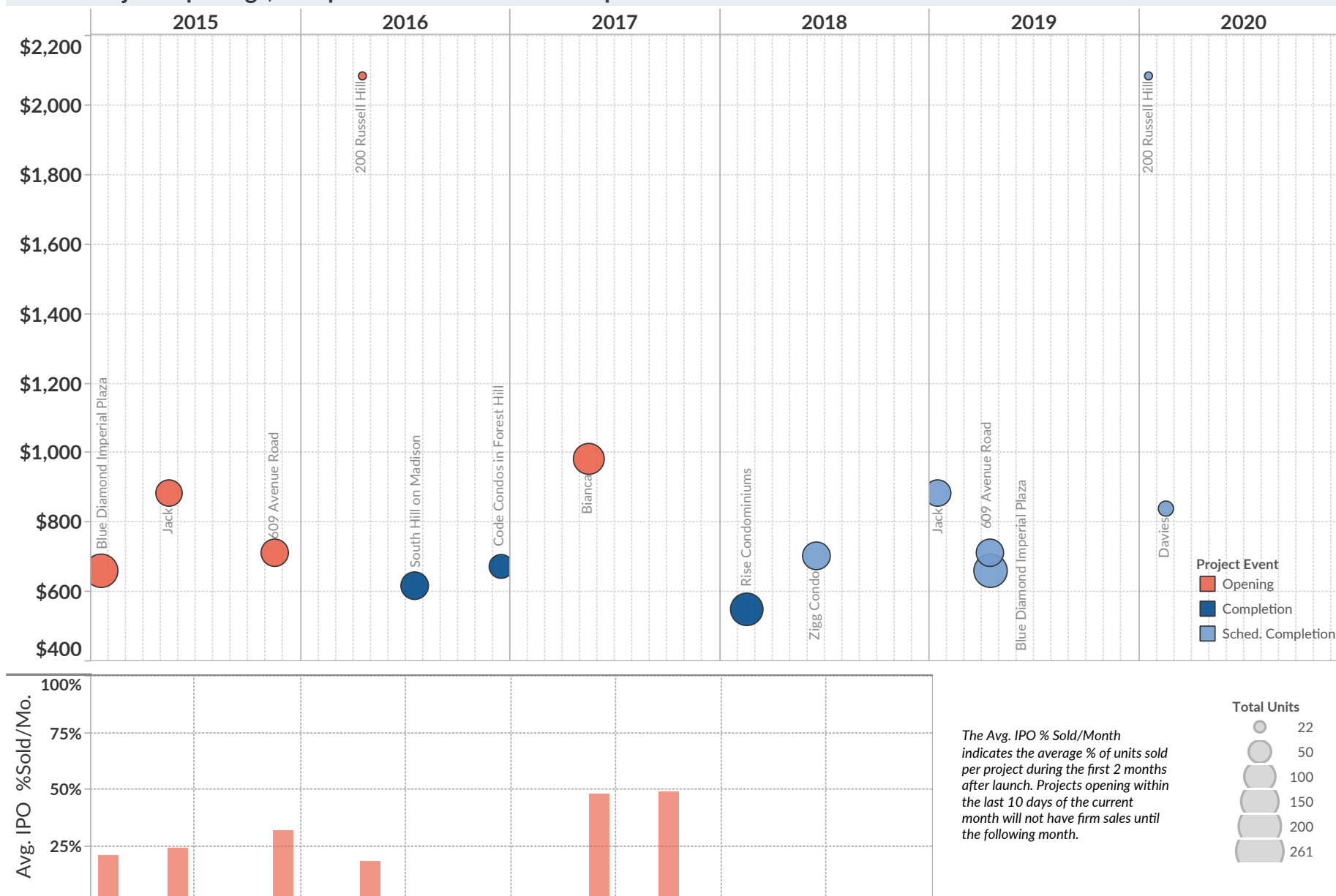
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	4	338
Total Units	1,101	150,769
Min. Floor Space Index	2.2	0.1
Max. Floor Space Index	18.0	44.3
Avg. Floor Space Index	9.0	7.3

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



Yonge - St. Clair Submarket Report - May 2018

Recent Project Openings, Completions & Scheduled Completions



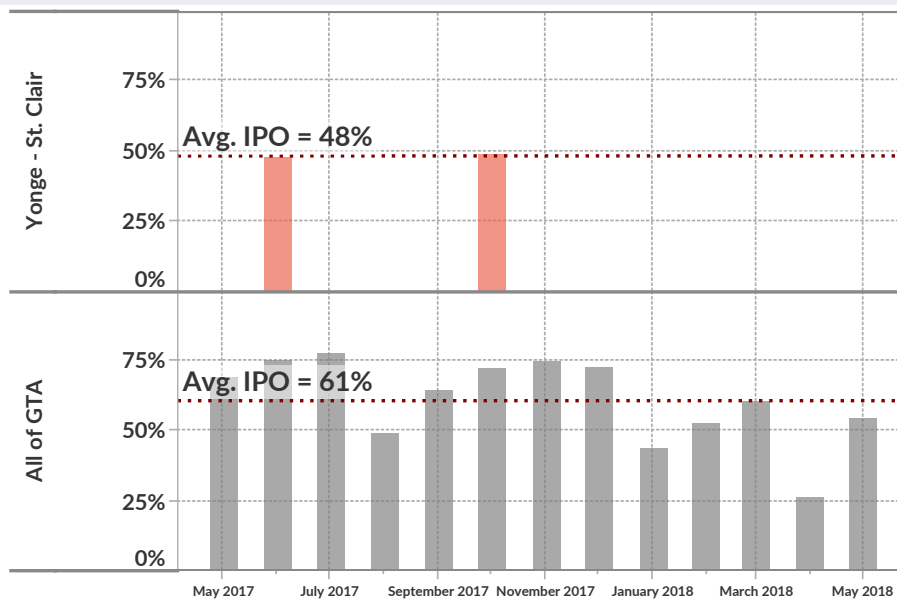
Yonge - St. Clair Submarket Report - May 2018

Project Data by Unit Type

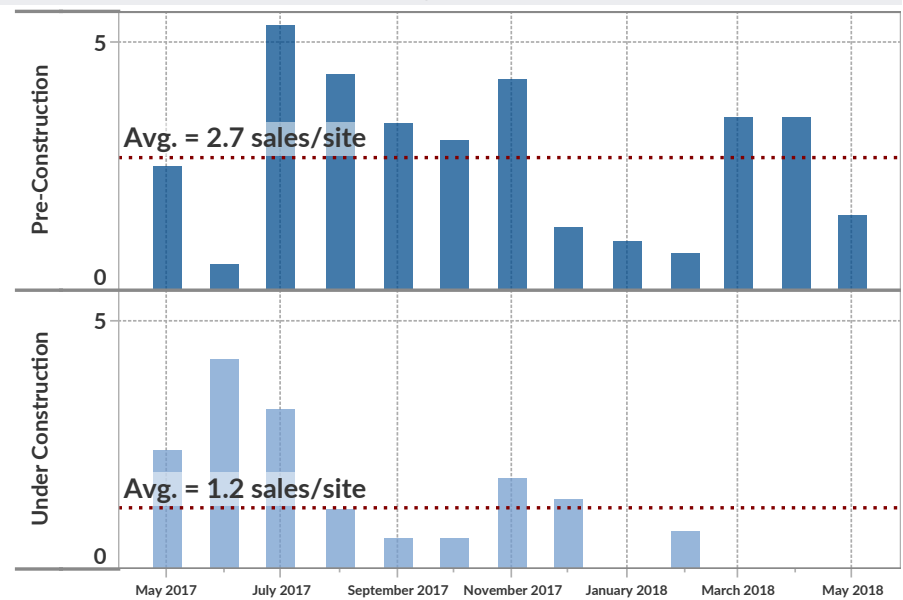
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	326	0	310	16
1 Bedroom + Den	249	0	241	8
2 Bedroom	372	1	357	15
2 Bedroom + Den	220	4	191	29
3 Bedroom & Up	42	1	34	8
Penthouse	60	0	53	7
Other	13	0	11	2

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$817	540	681	\$457,990	\$639,990
\$1,076	580	947	\$494,900	\$1,083,990
\$1,197	705	1,742	\$599,990	\$2,600,000
\$1,539	969	3,106	\$840,000	\$8,000,000
\$1,345	1,305	1,751	\$1,315,000	\$2,999,900
\$1,223	1,803	1,979	\$2,096,990	\$2,500,000
\$724	1,796	1,796	\$1,299,900	\$1,299,900

IPO Launch Performance (first 2 months)

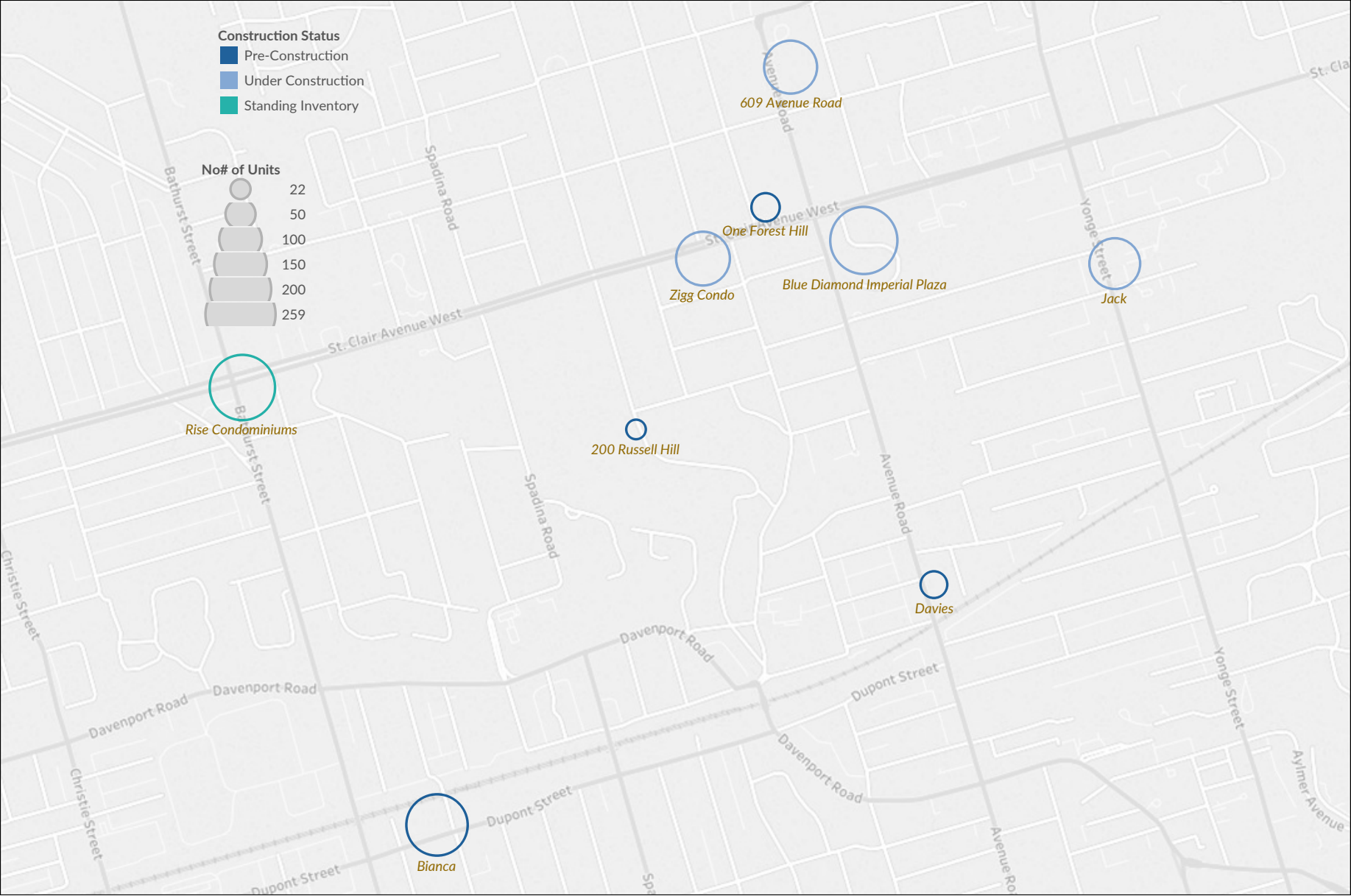


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - May 2018

Current Active Projects



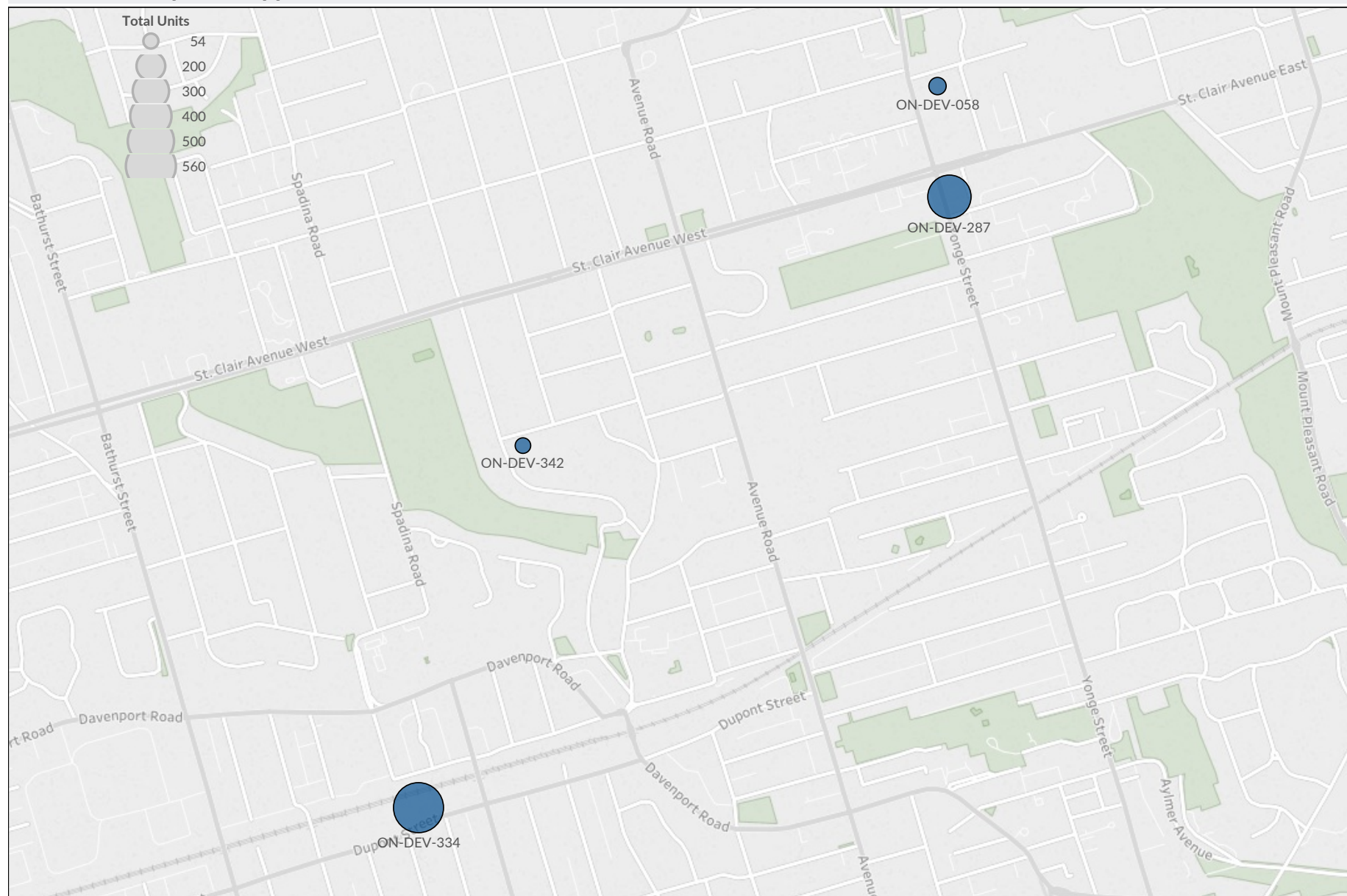
Yonge - St. Clair Submarket Report - May 2018

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	0	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	6	31	25	216	\$985	\$997
Blue Diamond Imperial Plaza - Camrost Felcorp and Diamond ..	Apartment	April 2019	0	0	7	259	\$661	\$904
Davies - Brandy Lane Homes	Apartment	February 2020	0	0	10	41	\$840	\$1,292
Jack - Aspen Ridge Homes	Apartment	January 2019	0	3	22	148	\$882	\$1,024
One Forest Hill - North Drive Investments Inc.	Apartment	December 2020	0	7	10	46	\$0	\$2,141
Rise Condominiums - Reserve Properties	Apartment	February 2018	0	1	4	245	\$550	\$910
Zigg Condo - Madison Group and Fieldgate Homes	Apartment	June 2018	0	0	1	166	\$704	\$724

Yonge - St. Clair Submarket Report - May 2018

Current Development Applications



Yonge - St. Clair Submarket Report - May 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 - May 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	• 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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