

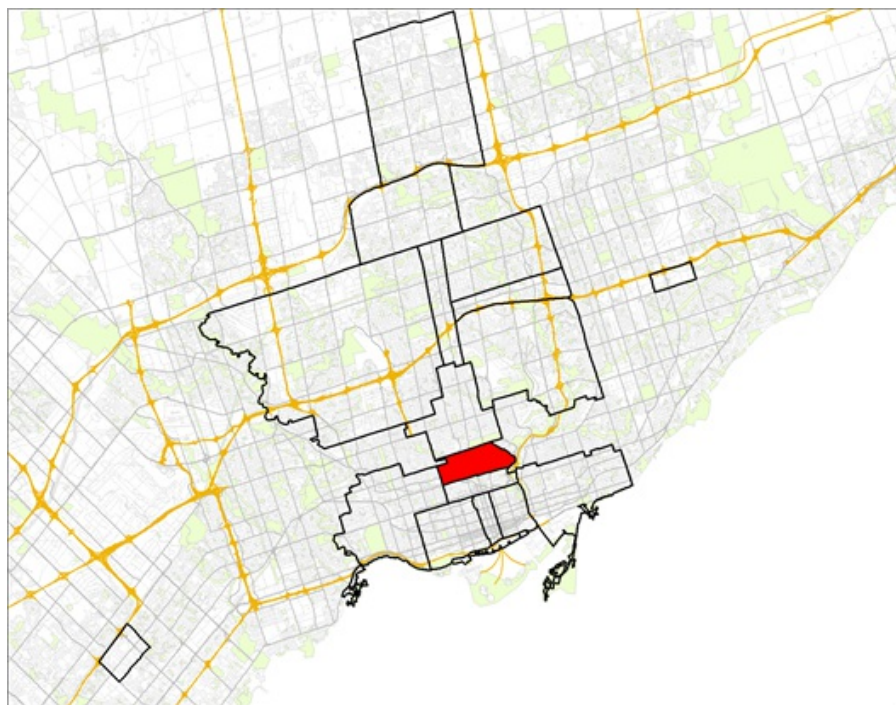


Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of August 2018



Yonge - St. Clair Submarket Report - August 2018

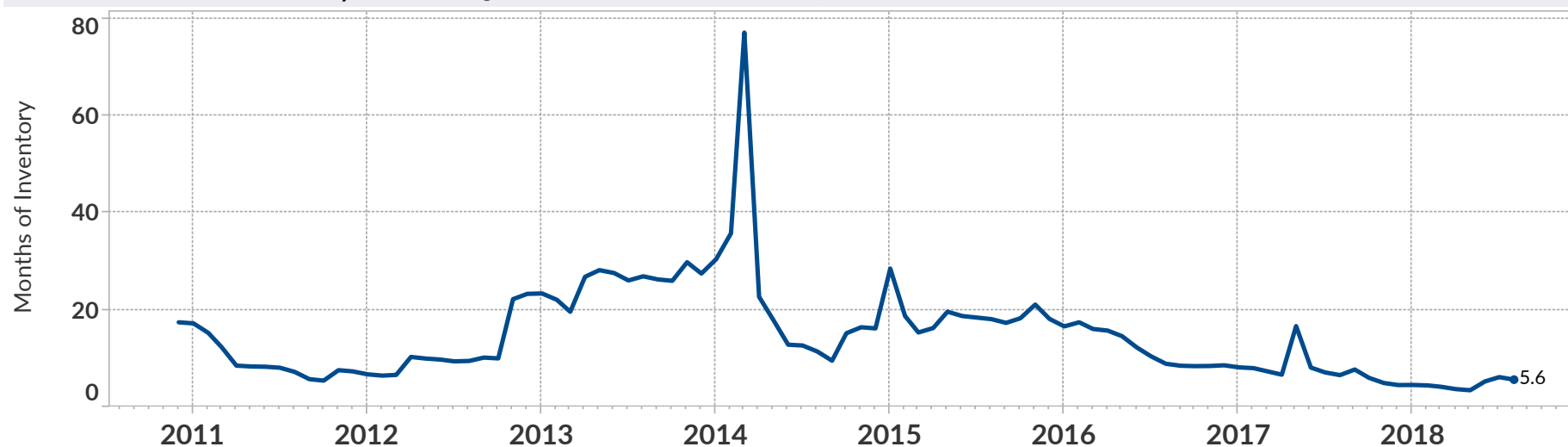


Yonge - St. Clair		GTA
Active Projects	7	301
Total Units	1,121	76,955
Total Sales	1,050	66,596
Rem. Inv.	69	8,842
Avg. \$/SF	\$1,271	\$936
Avg. SF	1,225	930
Avg. \$	\$1,556,074	\$870,023
Current Month Sales (incl. active & sold out)	11	803

Development Applications

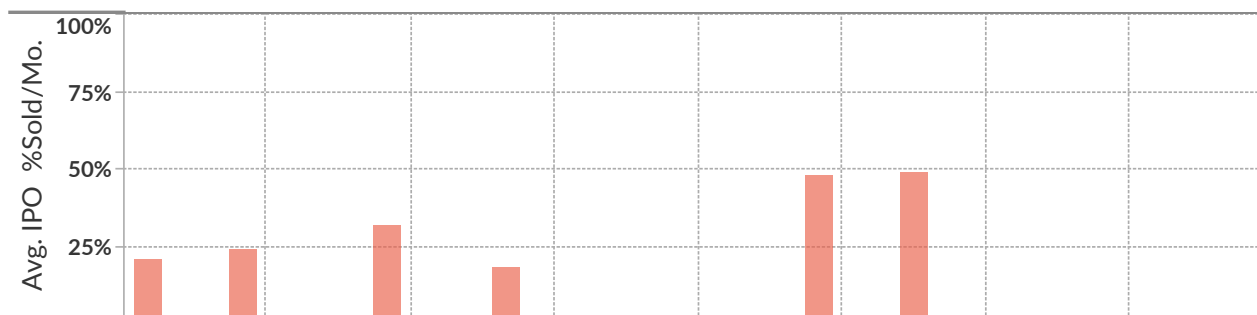
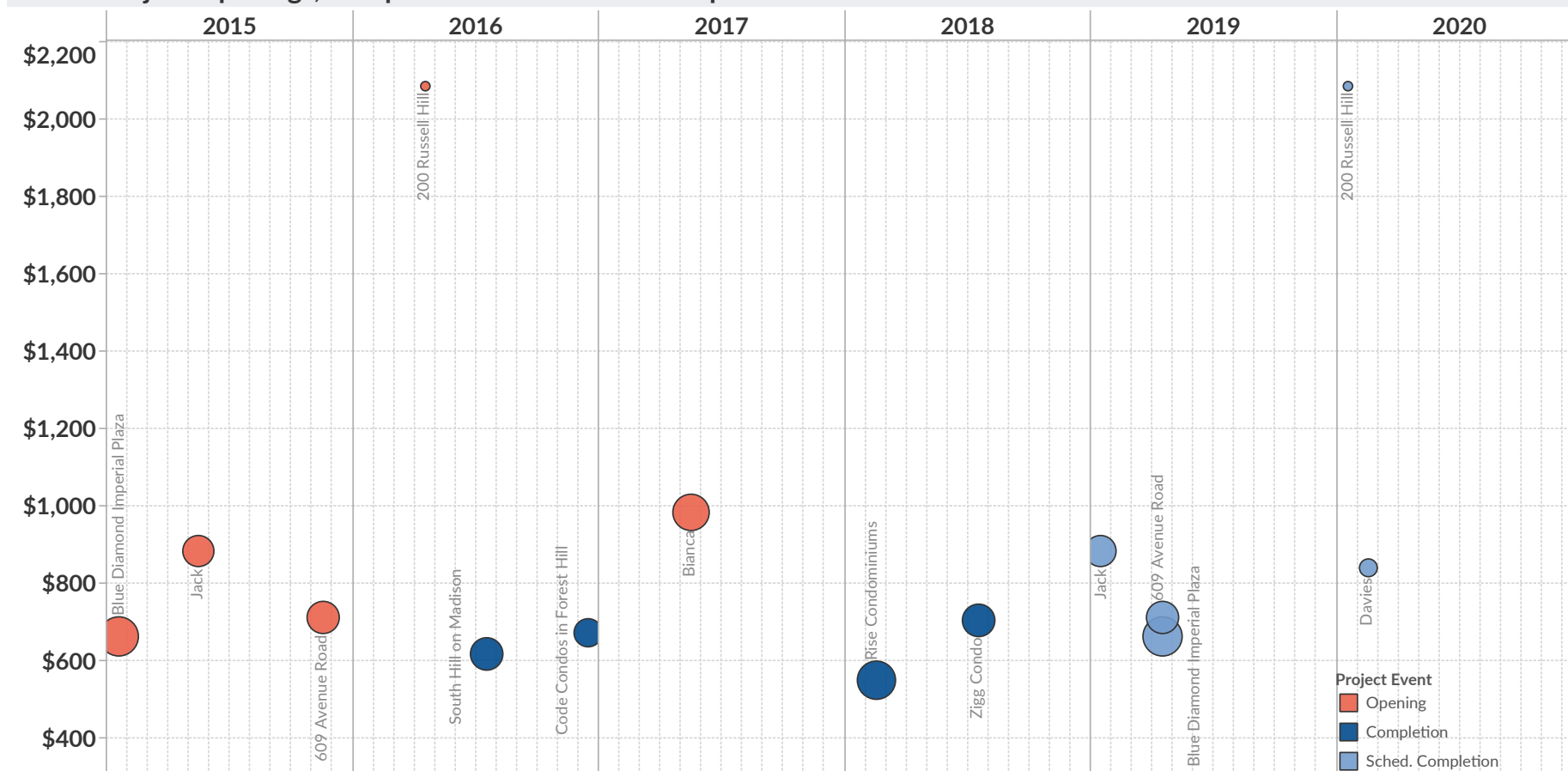
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	2	281
Total Units		309,523
Min. Floor Space Index	2.6	0.1
Max. Floor Space Index	8.0	45.5
Avg. Floor Space Index	5.3	5.5

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

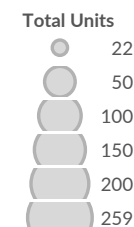


Yonge - St. Clair Submarket Report - August 2018

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.



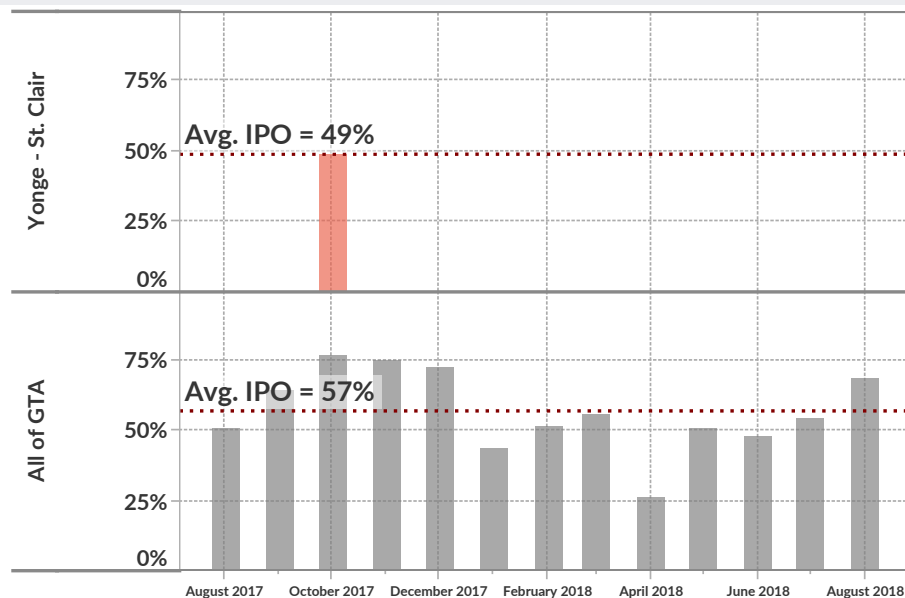
Yonge - St. Clair Submarket Report - August 2018

Project Data by Unit Type

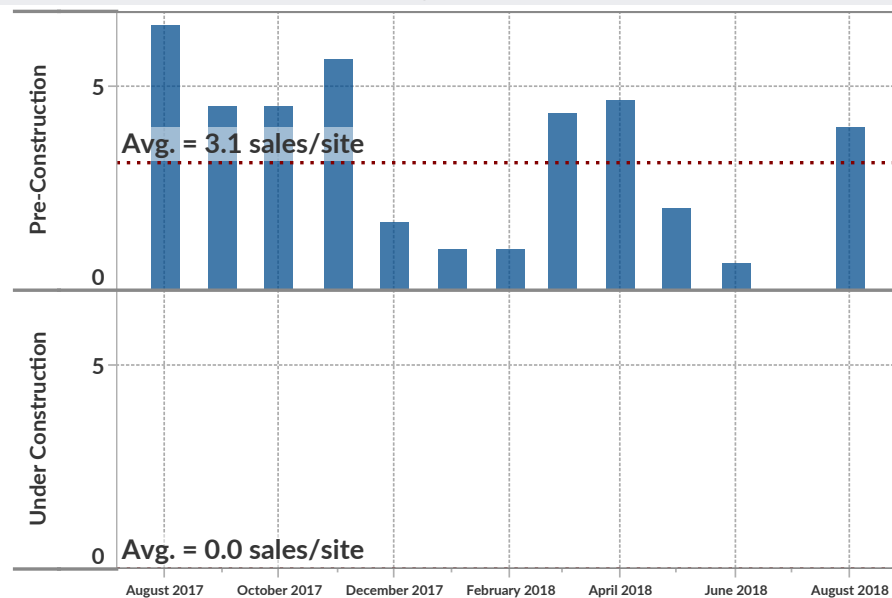
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	324	0	311	13
1 Bedroom + Den	197	1	188	9
2 Bedroom	339	0	324	15
2 Bedroom + Den	145	7	127	18
3 Bedroom & Up	20	1	17	3
Penthouse	60	0	50	10
Other	12	0	11	1

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$785	595	681	\$457,990	\$580,000
\$1,069	580	947	\$494,900	\$1,083,990
\$1,197	705	1,742	\$599,990	\$2,600,000
\$1,571	969	3,106	\$840,000	\$8,000,000
\$1,063	1,305	1,634	\$1,315,000	\$1,810,000
\$1,203	608	1,979	\$649,990	\$2,500,000

IPO Launch Performance (first 2 months)

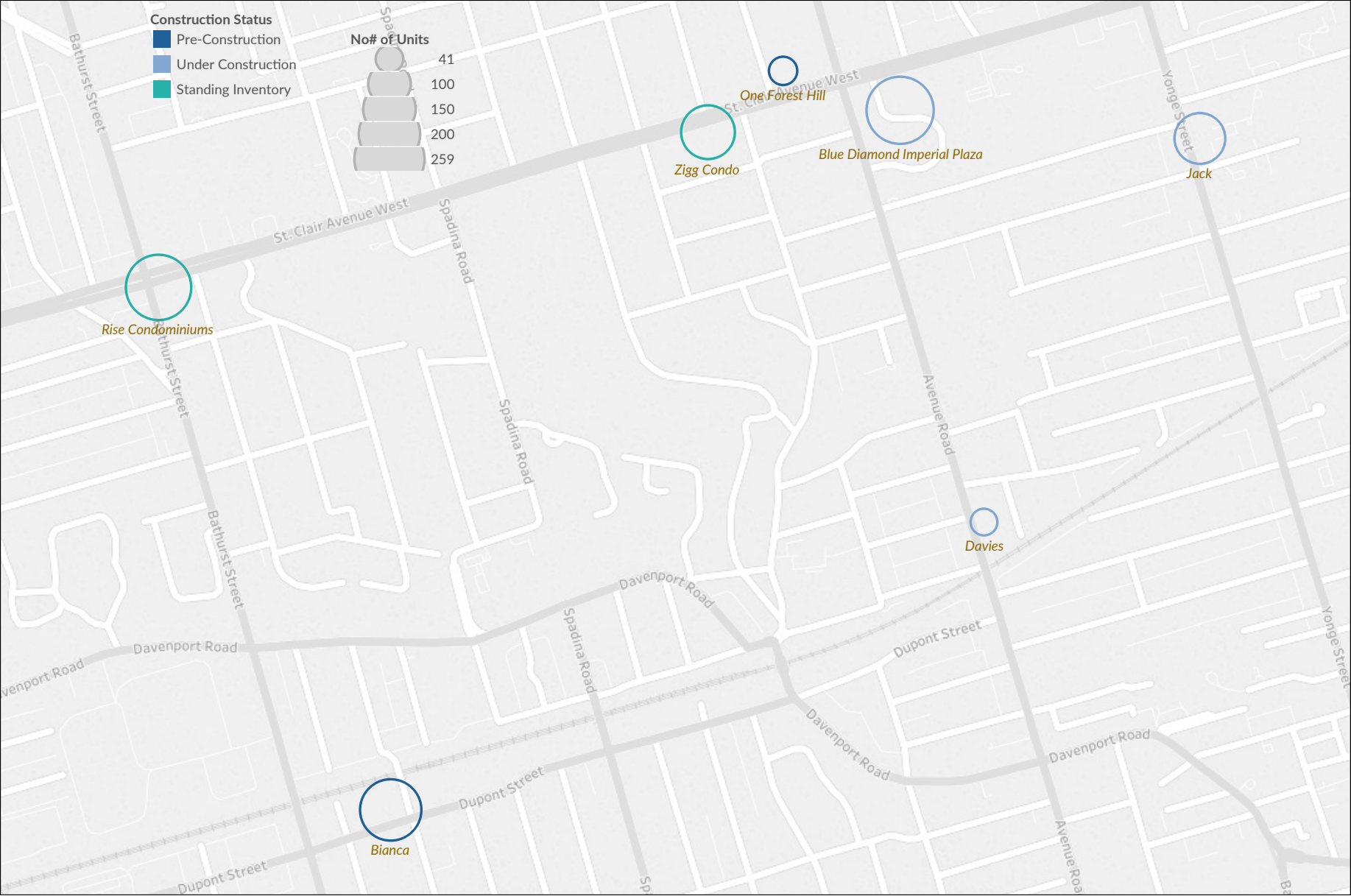


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - August 2018

Current Active Projects



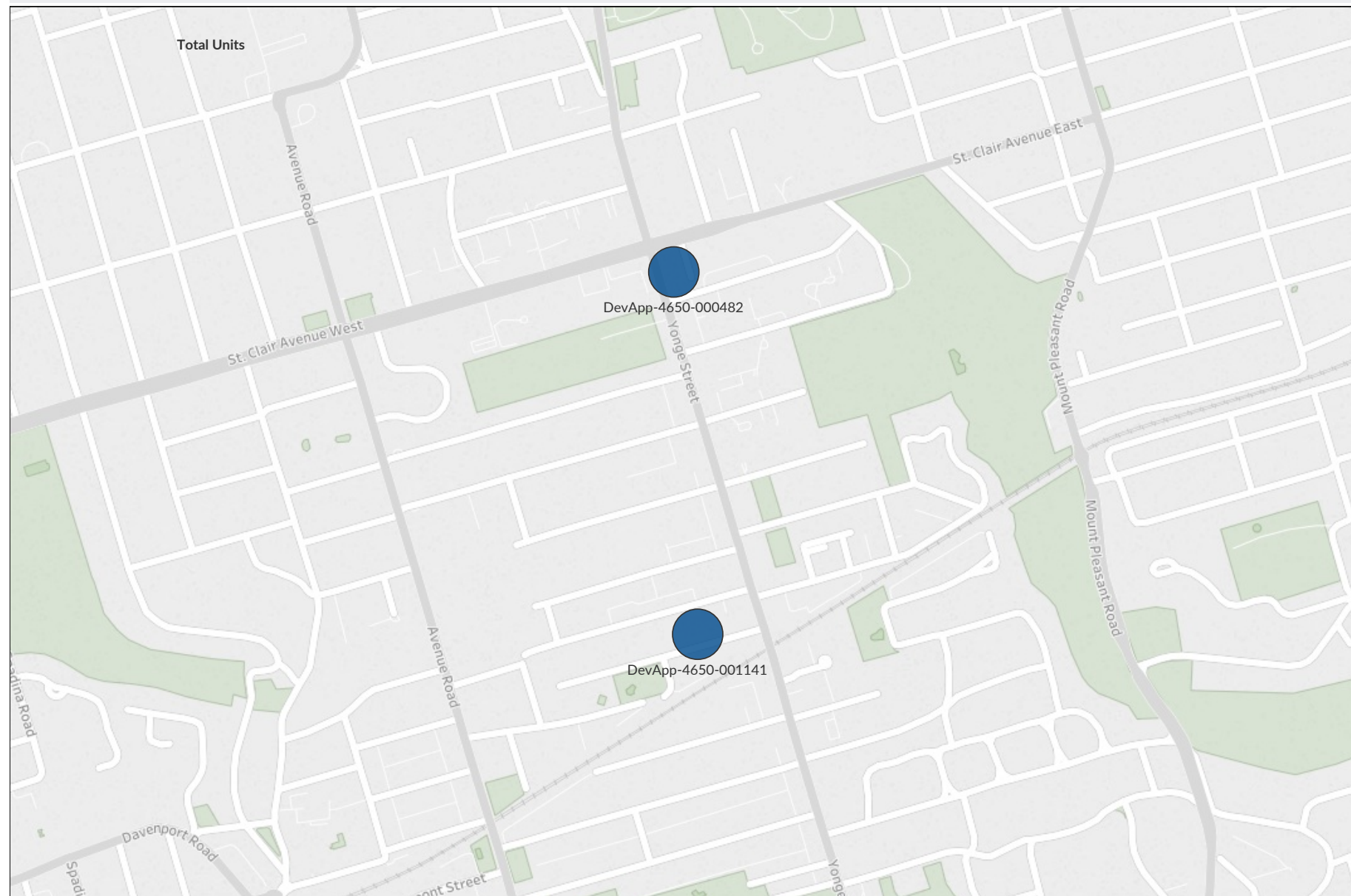
Yonge - St. Clair Submarket Report - August 2018

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
Bianca - Tridel	Apartment	February 2021	6	39	17	216	\$985	\$998
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	2	9	8	46	\$0	\$2,141
Rise Condominiums - Reserve Properties	Apartment	February 2018	1	3	5	245	\$550	\$995
Zigg Condo - Madison Group and Fieldgate Homes	Apartment	July 2018	0	0	0	166	\$704	\$724

Yonge - St. Clair Submarket Report - August 2018

Current Development Applications



Yonge - St. Clair Submarket Report - August 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000482	1 St. Clair Avenue East; 1407 - 1431 Yonge Street	8.0	
DevApp-4650-001141	26 Birch Avenue	2.6	

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 - August 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	• 8	• 17	• 5,733	• 5,177	• 252	• \$2,048	• 1,815	• \$3,716,656	• 6,347
Central Waterfront	• 39	• 12	• 5,043	• 4,437	• 535	• \$1,241	• 1,058	• \$1,313,054	• 24,297
Don Mills - York Mills	• 16	• 10	• 2,437	• 2,224	• 213	• \$837	• 1,138	• \$952,699	• 26,520
Downtown Core	• 0	• 8	• 3,503	• 3,337	• 123	• \$1,156	• 935	• \$1,080,906	• 35,561
Downtown East	• 188	• 15	• 4,628	• 4,311	• 317	• \$958	• 906	• \$868,246	• 17,392
Downtown West	• 42	• 29	• 10,724	• 8,932	• 1,668	• \$1,202	• 723	• \$869,412	• 28,671
Etobicoke Waterfront	• 22	• 9	• 3,735	• 3,509	• 226	• \$1,052	• 853	• \$897,334	• 318
Highway7 - Yonge	• 45	• 6	• 1,582	• 1,091	• 351	• \$651	• 898	• \$584,505	•
Mississauga City Centre	• 24	• 6	• 3,129	• 2,612	• 326	• \$751	• 815	• \$611,635	•
North Toronto	• 7	• 7	• 2,091	• 1,869	• 206	• \$1,011	• 883	• \$892,486	• 11,798
North Yonge Corridor	• 18	• 6	• 2,164	• 1,778	• 219	• \$908	• 742	• \$674,455	• 7,581
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 5,715
North York West	• 8	• 10	• 2,121	• 1,700	• 419	• \$748	• 756	• \$566,069	• 24,101
Not Applicable	• 338	• 130	• 22,892	• 19,402	• 3,185	• \$673	• 1,021	• \$686,691	• 61,929
Scarborough City Centre									• 4,490
Sheppard Corridor	• 33	• 11	• 3,258	• 2,883	• 320	• \$929	• 820	• \$761,641	• 11,487
Thornhill									•
Toronto East	• 1	• 10	• 1,204	• 1,155	• 22	• \$757	• 977	• \$739,305	• 16,482
Toronto West	• 3	• 6	• 939	• 484	• 385	• \$912	• 739	• \$674,434	• 29,071
Yonge - St. Clair	• 11	• 7	• 1,121	• 1,050	• 69	• \$1,271	• 1,225	• \$1,556,074	•

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