

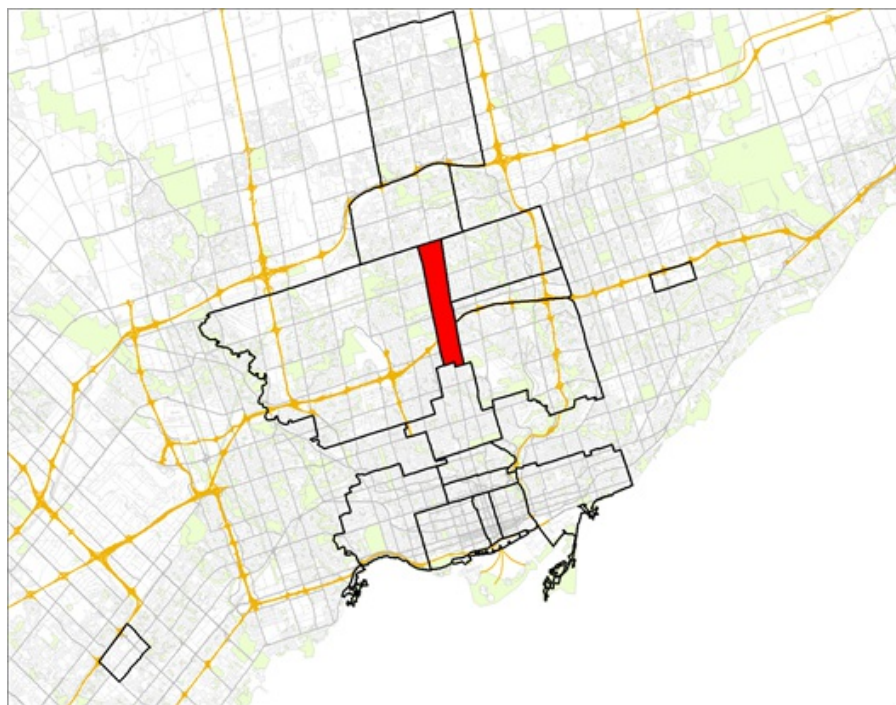


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of August 2018



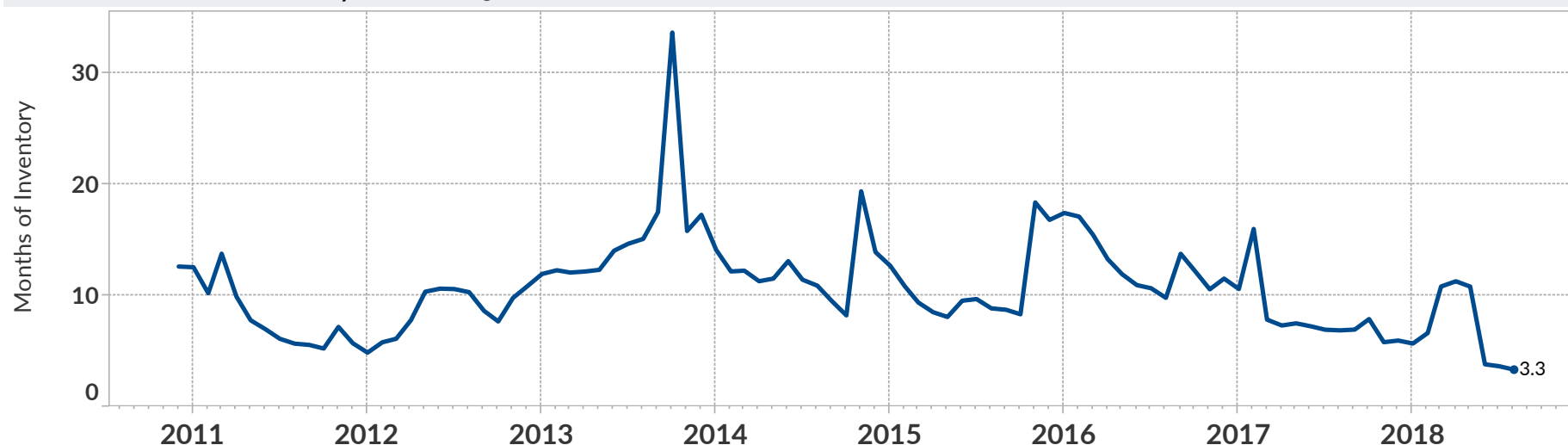
North Yonge Corridor Submarket Report - August 2018



North Yonge Corridor		GTA
Active Projects	6	301
Total Units	2,164	76,955
Total Sales	1,778	66,596
Rem. Inv.	219	8,842
Avg. \$/SF	\$908	\$936
Avg. SF	742	930
Avg. \$	\$674,455	\$870,023
Current Month Sales (incl. active & sold out)	18	803

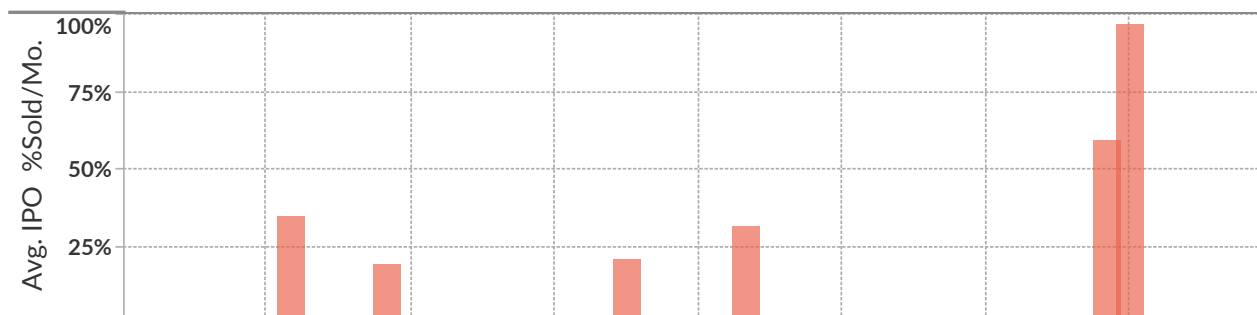
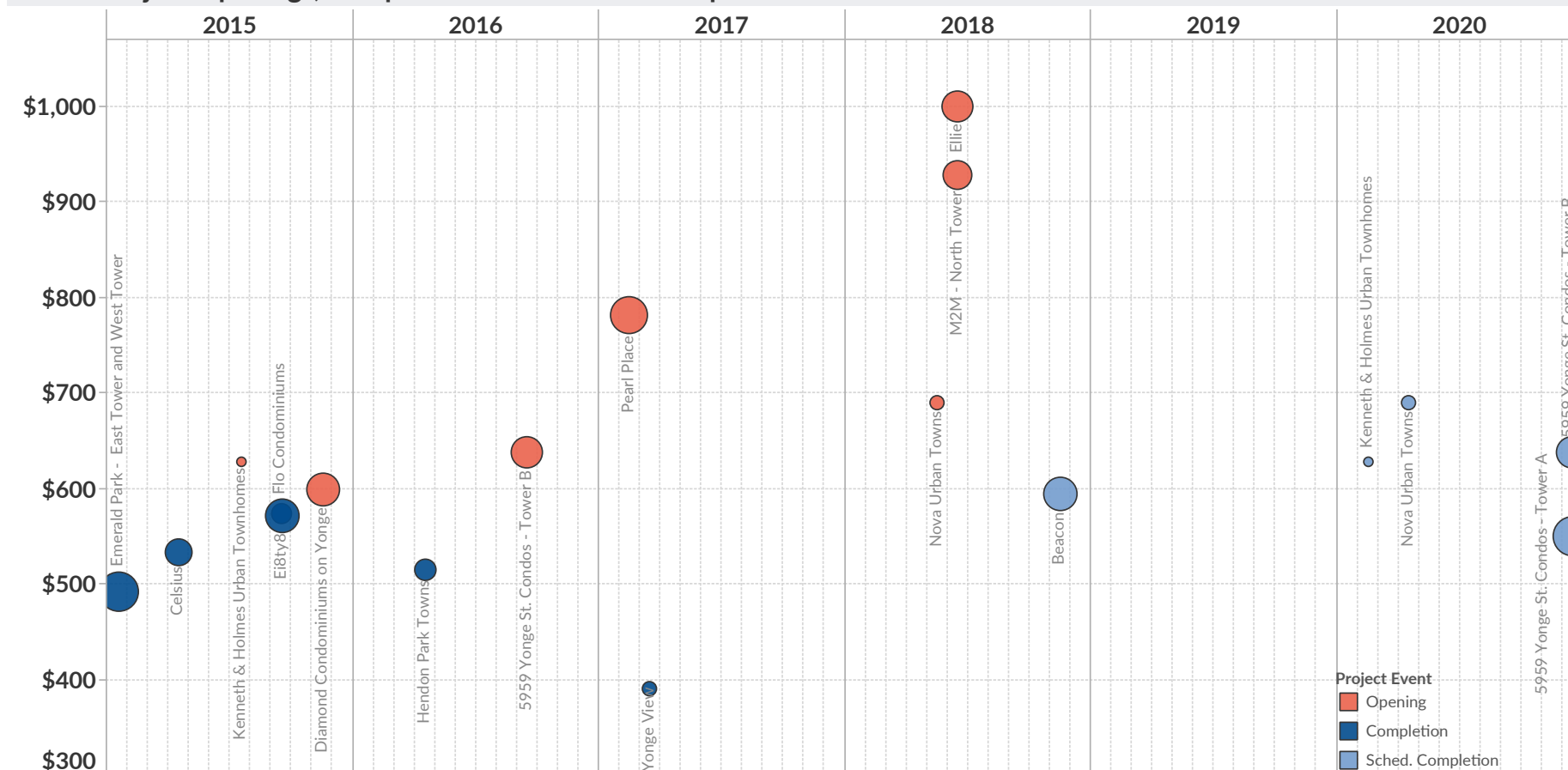
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	10	281
Total Units	7,581	309,523
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	9.6	45.5
Avg. Floor Space Index	4.0	5.5

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

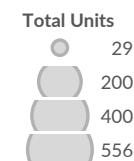


North Yonge Corridor Submarket Report - August 2018

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.



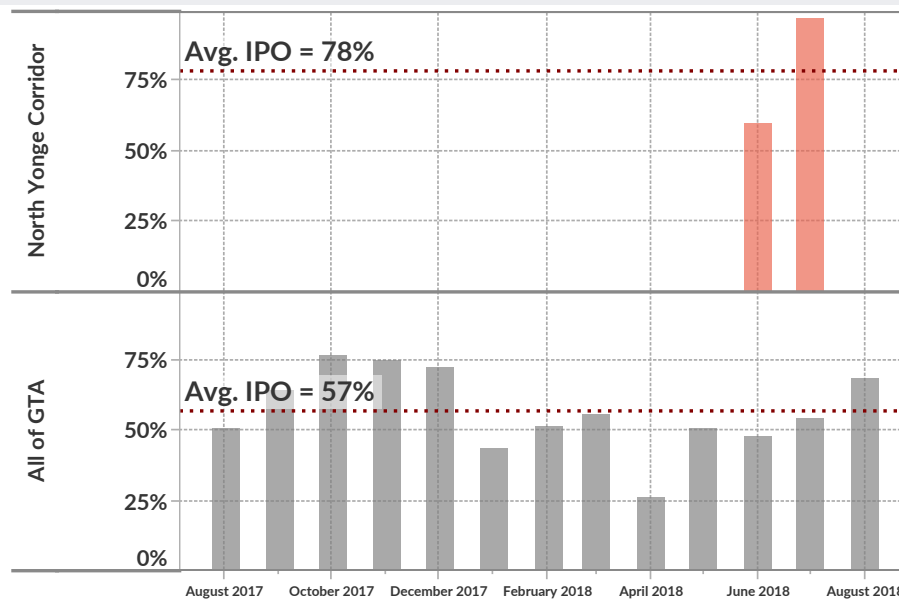
North Yonge Corridor Submarket Report - August 2018

Project Data by Unit Type

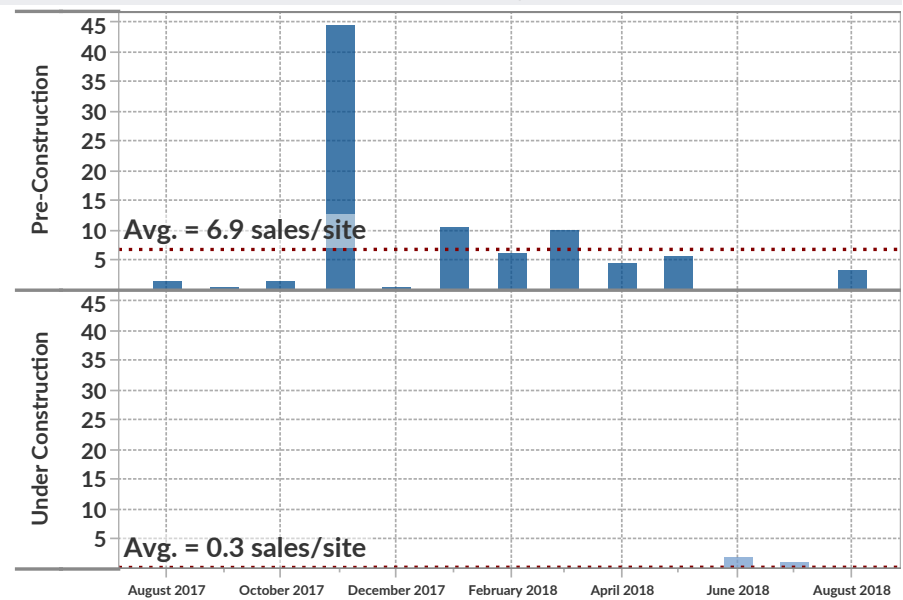
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	323	6	323	0
1 Bedroom + Den	863	3	742	121
2 Bedroom	494	7	447	47
2 Bedroom + Den	270	1	245	25
3 Bedroom & Up	37	0	14	23
Penthouse	9	1	6	3
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$906	524	628	\$466,900	\$559,900
\$936	667	816	\$648,900	\$760,900
\$900	834	1,264	\$738,000	\$1,115,000
\$873	926	1,507	\$904,900	\$1,050,000
\$968	1,227	1,227	\$1,184,900	\$1,189,800

IPO Launch Performance (first 2 months)

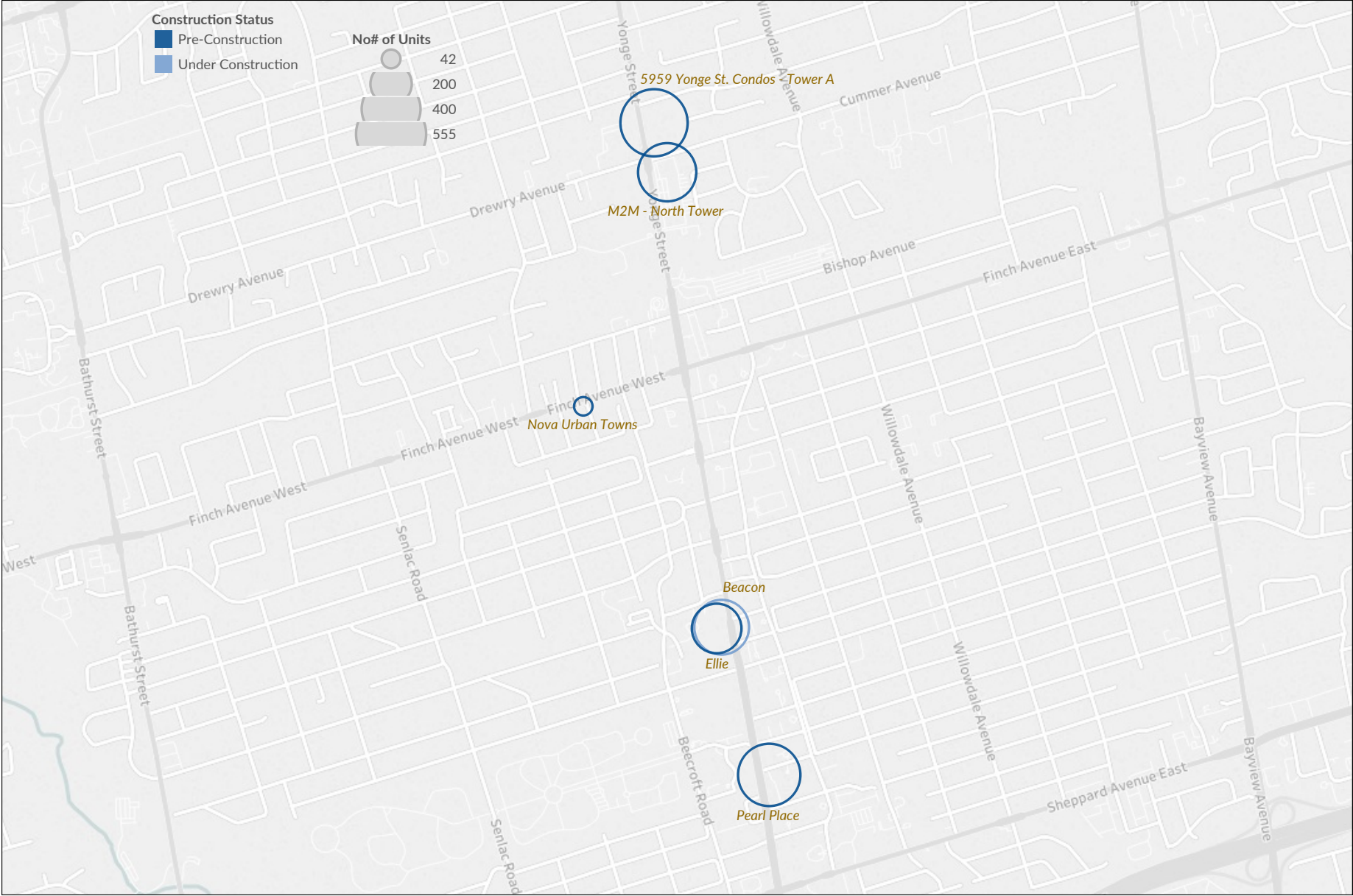


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - August 2018

Current Active Projects



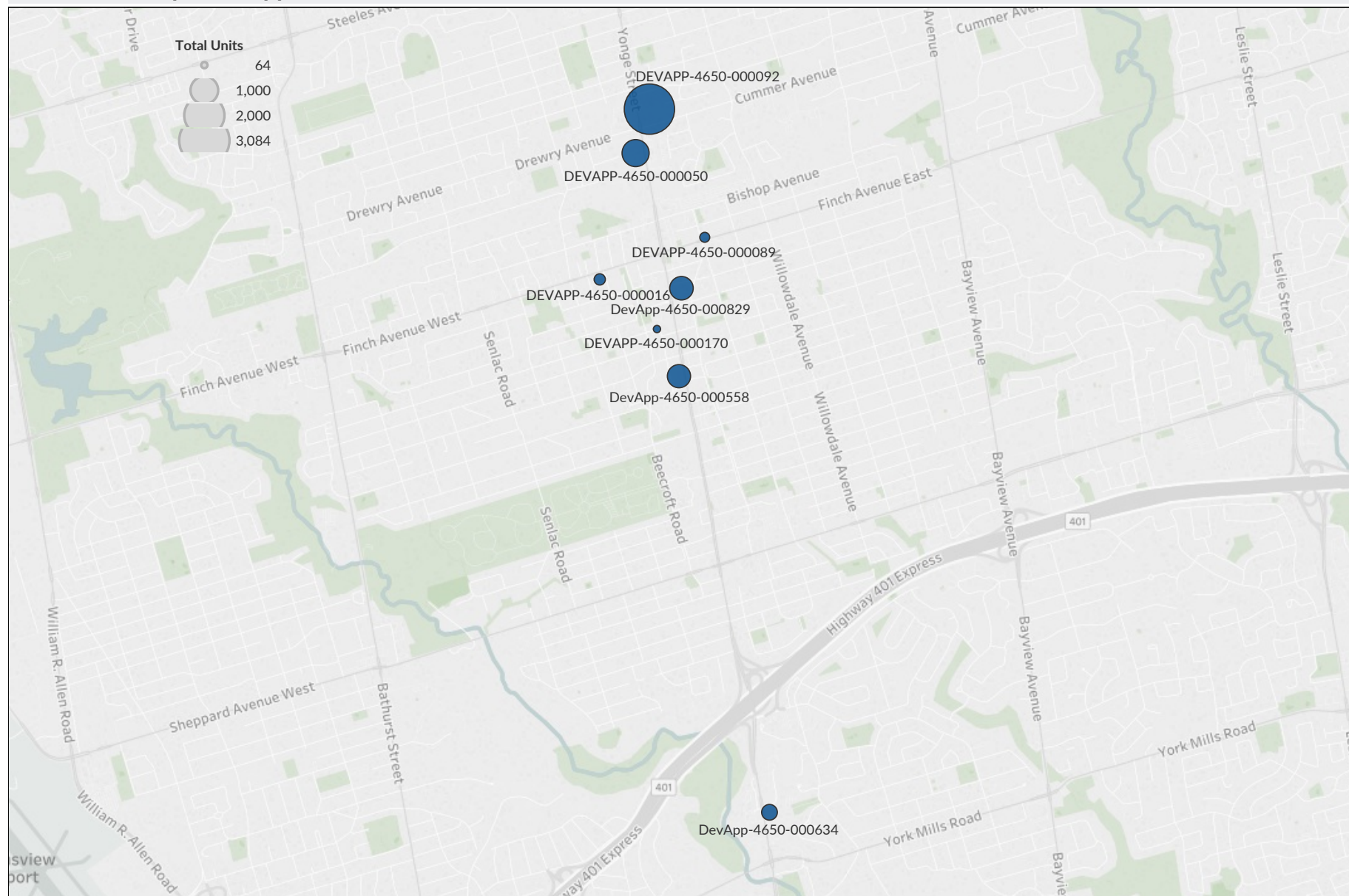
North Yonge Corridor Submarket Report - August 2018

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
5959 Yonge St. Condos - Tower A - Ghods Builders Inc.	Apartment	December 2020	1	1	24	555	\$550	\$894
Beacon - Sorbara	Apartment	November 2018	1	4	3	369	\$594	\$969
Ellie - G Group Development	Apartment	September 2022	16	301	2	303	\$999	\$1,230
M2M - North Tower - Aoyuan International	Apartment	May 2022	0	250	0	417	\$928	\$928
Nova Urban Towns - Kaleido Developments Inc.	Stacked	April 2020	0	25	17	42	\$690	\$753
Pearl Place - Conservatory Group	Apartment	March 2021	0	69	173	478	\$780	\$931

North Yonge Corridor Submarket Report - August 2018

Current Development Applications



North Yonge Corridor Submarket Report - August 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	154
DEVAPP-4650-000050	5840 - 5870 Yonge Street	6.8	892
DEVAPP-4650-000089	50 - 52 Finch Avenue East	5.4	120
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	3,084
DEVAPP-4650-000170	26 - 36 Hounslow Avenue	2.2	64
DevApp-4650-000546	2400 - 2444 Yonge Street	9.3	1,262
DevApp-4650-000558	5294 - 5306 Yonge Street	10.6	656
DevApp-4650-000634	4155 Yonge Street	3.2	300
DevApp-4650-000829	15 Holmes Avenue	4.8	672
DevApp-4650-000999	2500 Yonge Street	9.0	377

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.

North Yonge Corridor 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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