

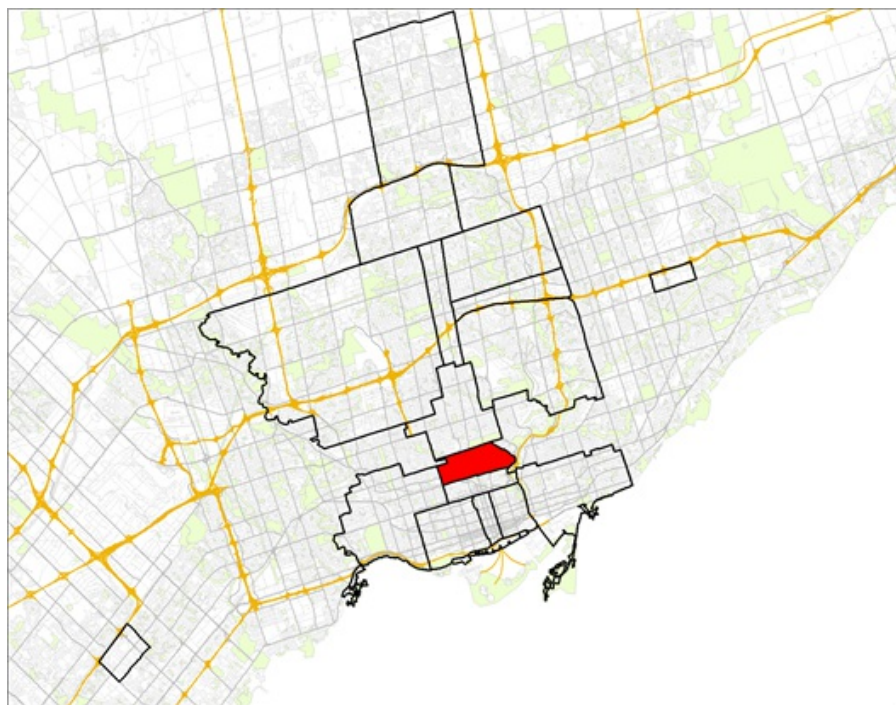


Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of October 2018



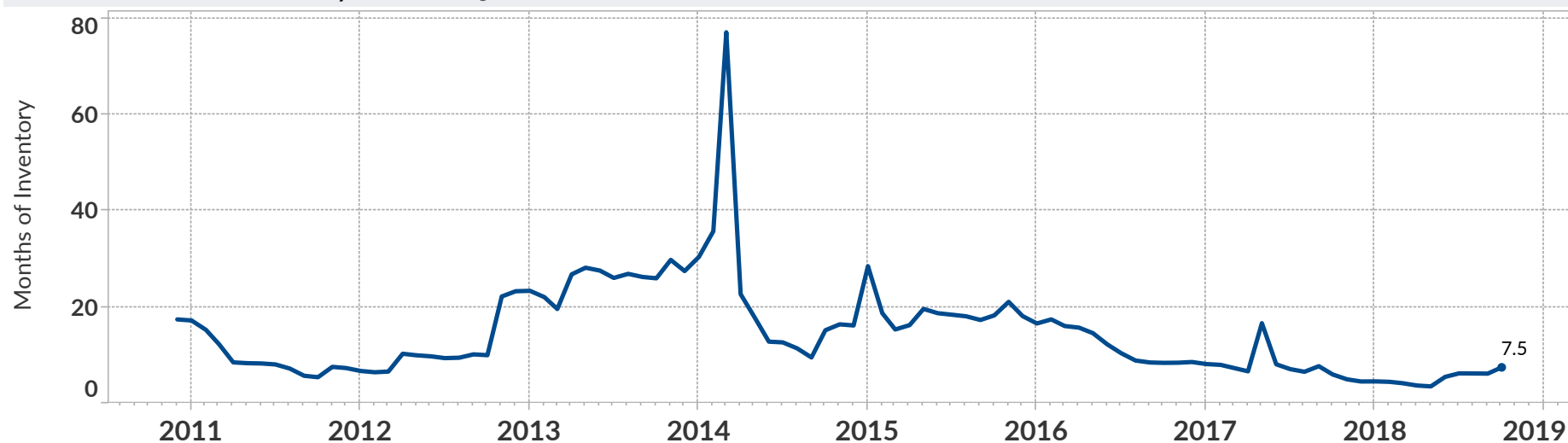
Yonge - St. Clair Submarket Report - October 2018



Yonge - St. Clair		GTA
Active Projects	8	323
Total Units	1,282	82,017
Total Sales	1,211	67,973
Rem. Inv.	63	10,982
Avg. \$/SF	\$1,246	\$931
Avg. SF	1,236	902
Avg. \$	\$1,541,000	\$839,129
Current Month Sales (incl. active & sold out)	4	2,805

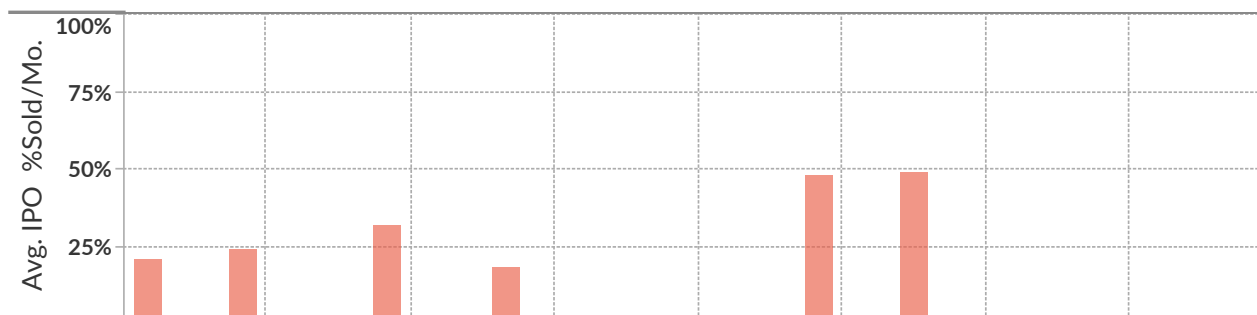
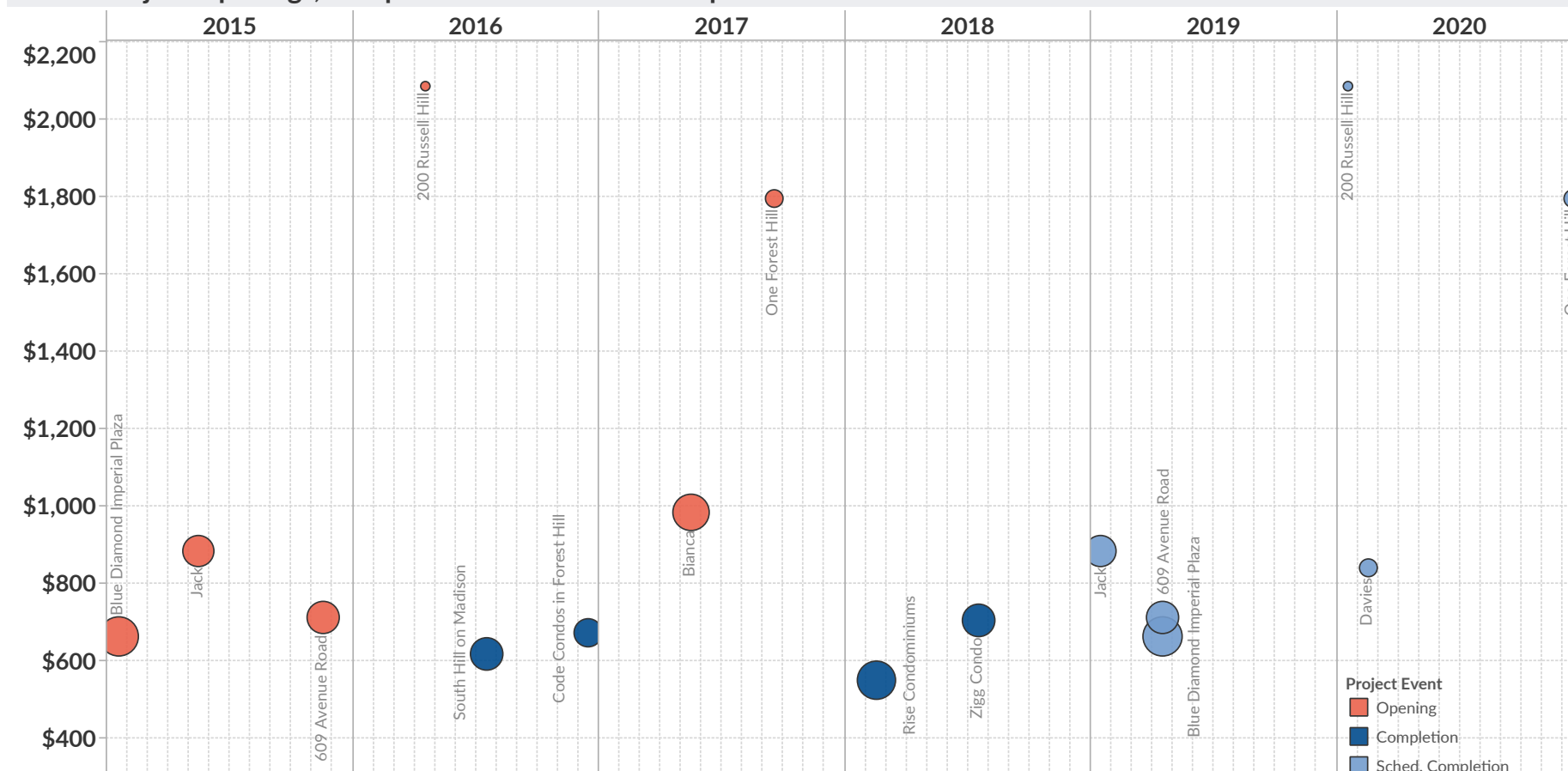
Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	2	286
Total Units		140,394
Min. Floor Space Index	2.6	0.1
Max. Floor Space Index	8.0	45.5
Avg. Floor Space Index	5.3	5.8

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

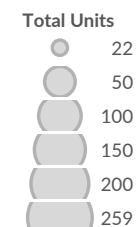


Yonge - St. Clair Submarket Report - October 2018

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.



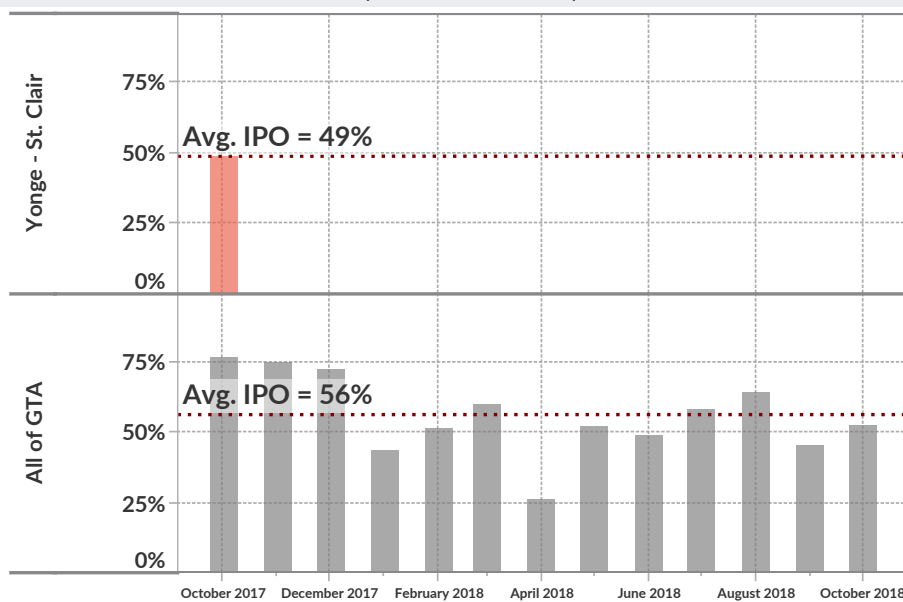
Yonge - St. Clair Submarket Report - October 2018

Project Data by Unit Type

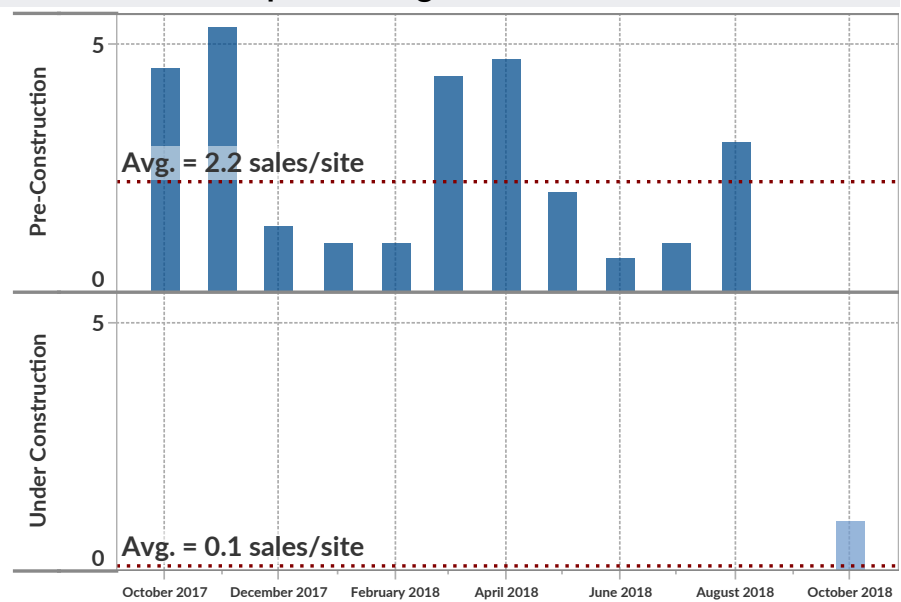
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	324	0	311	13
1 Bedroom + Den	246	0	238	8
2 Bedroom	370	4	360	10
2 Bedroom + Den	204	0	187	17
3 Bedroom & Up	39	0	34	5
Penthouse	58	0	48	10
Other	11	0	11	0

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$785	595	681	\$457,990	\$580,000
\$1,076	580	947	\$494,900	\$1,083,990
\$1,299	705	1,742	\$649,900	\$2,600,000
\$1,346	969	2,619	\$840,000	\$4,950,000
\$1,536	1,179	1,751	\$1,695,000	\$2,999,900
\$1,203	608	1,979	\$649,990	\$2,500,000

IPO Launch Performance (first 2 months)

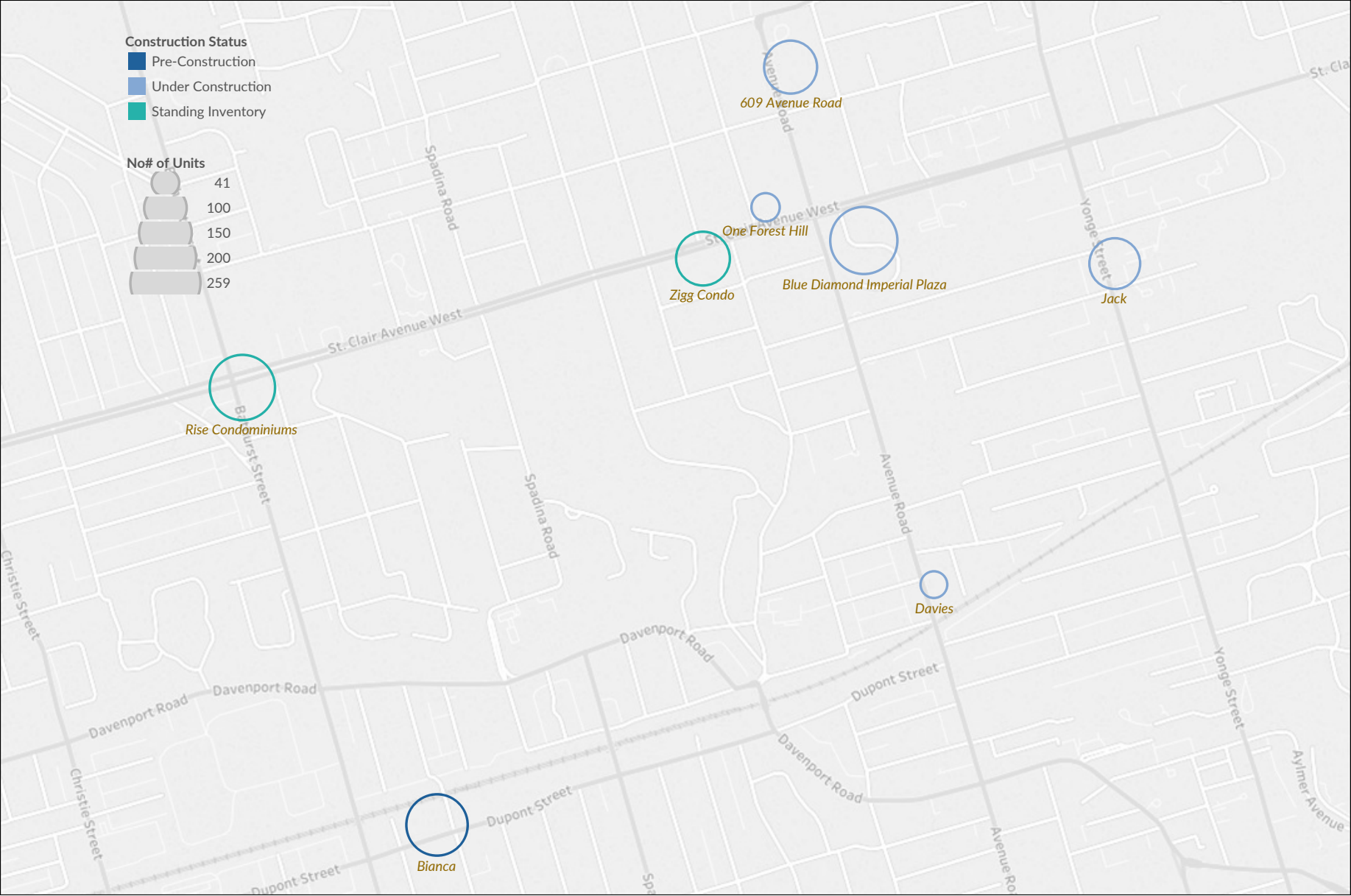


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - October 2018

Current Active Projects



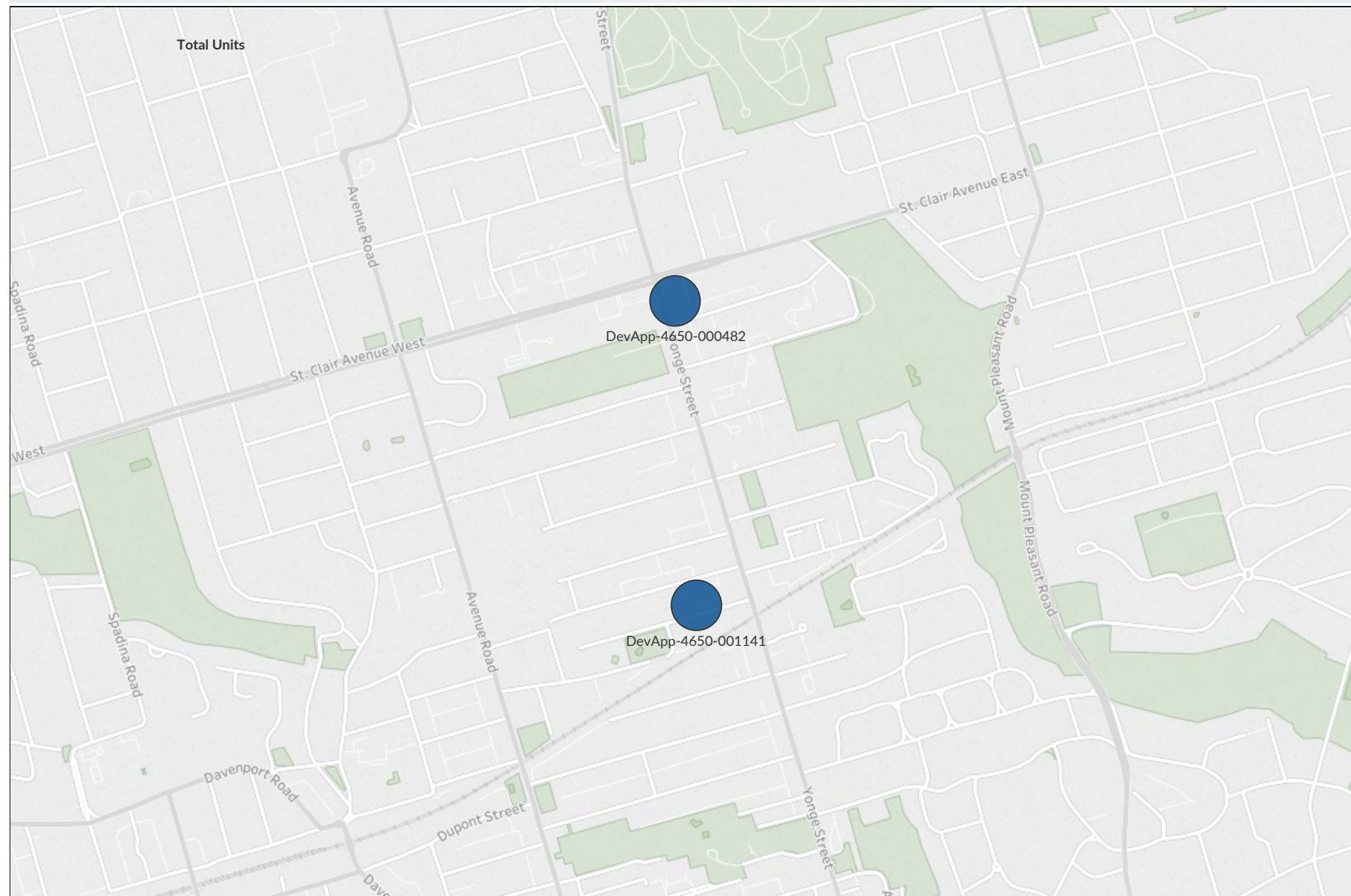
Yonge - St. Clair Submarket Report - October 2018

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
609 Avenue Road - State Building Group and Madison Group	Apartment	April 2019	0	0	4	161	\$711	\$1,628
Bianca - Tridel	Apartment	February 2021	0	41	15	216	\$985	\$993
Blue Diamond Imperial Plaza - Camrost Felcorp and Diamond ..	Apartment	April 2019	4	4	3	259	\$661	\$882
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	6	46	\$1,794	\$1,787
Rise Condominiums - Reserve Properties	Apartment	February 2018	0	5	3	245	\$550	\$1,073
Zigg Condo - Madison Group and Fieldgate Homes	Apartment	July 2018	0	0	0	166	\$704	\$724

Yonge - St. Clair Submarket Report - October 2018

Current Development Applications



Yonge - St. Clair Submarket Report - October 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 - October 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	• 11	• 17	• 5,733	• 5,206	• 223	• \$2,089	• 1,817	• \$3,797,257	• 4,666
Central Waterfront	• 73	• 14	• 6,353	• 5,323	• 949	• \$1,259	• 914	• \$1,151,277	• 11,626
Don Mills - York Mills	• 12	• 8	• 2,238	• 2,050	• 188	• \$847	• 1,151	• \$974,977	• 10,667
Downtown Core	• 27	• 8	• 3,503	• 3,413	• 47	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 357	• 17	• 5,243	• 4,876	• 342	• \$983	• 860	• \$845,350	• 9,479
Downtown West	• 278	• 28	• 10,793	• 8,682	• 1,596	• \$1,230	• 739	• \$909,602	• 13,899
Etobicoke Waterfront	• 7	• 8	• 3,590	• 3,385	• 205	• \$1,048	• 855	• \$896,284	• 1,439
Highway7 - Yonge	• 24	• 6	• 1,582	• 1,162	• 280	• \$652	• 920	• \$599,893	•
Mississauga City Centre	• 33	• 8	• 4,609	• 3,083	• 1,115	• \$789	• 691	• \$545,824	•
North Toronto	• 212	• 8	• 2,450	• 1,943	• 286	• \$1,111	• 890	• \$988,772	• 6,179
North Yonge Corridor	• 57	• 6	• 2,256	• 1,834	• 231	• \$911	• 761	• \$692,590	• 3,967
North York East	• 0	• 2	• 651	• 645	• 5	• \$706	• 1,595	• \$1,125,400	• 2,381
North York West	• 153	• 12	• 2,610	• 2,281	• 306	• \$788	• 764	• \$602,272	• 9,624
Not Applicable	• 917	• 139	• 21,873	• 17,298	• 3,929	• \$669	• 1,009	• \$674,826	• 26,461
Scarborough City Centre									• 2,245
Sheppard Corridor	• 273	• 13	• 3,969	• 3,170	• 506	• \$907	• 802	• \$727,869	• 4,219
Thornhill									•
Toronto East	• 259	• 12	• 1,622	• 1,452	• 91	• \$889	• 942	• \$837,501	• 6,362
Toronto West	• 108	• 9	• 1,660	• 959	• 620	• \$946	• 818	• \$773,715	• 12,673
Yonge - St. Clair	• 4	• 8	• 1,282	• 1,211	• 63	• \$1,246	• 1,236	• \$1,541,000	•

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