

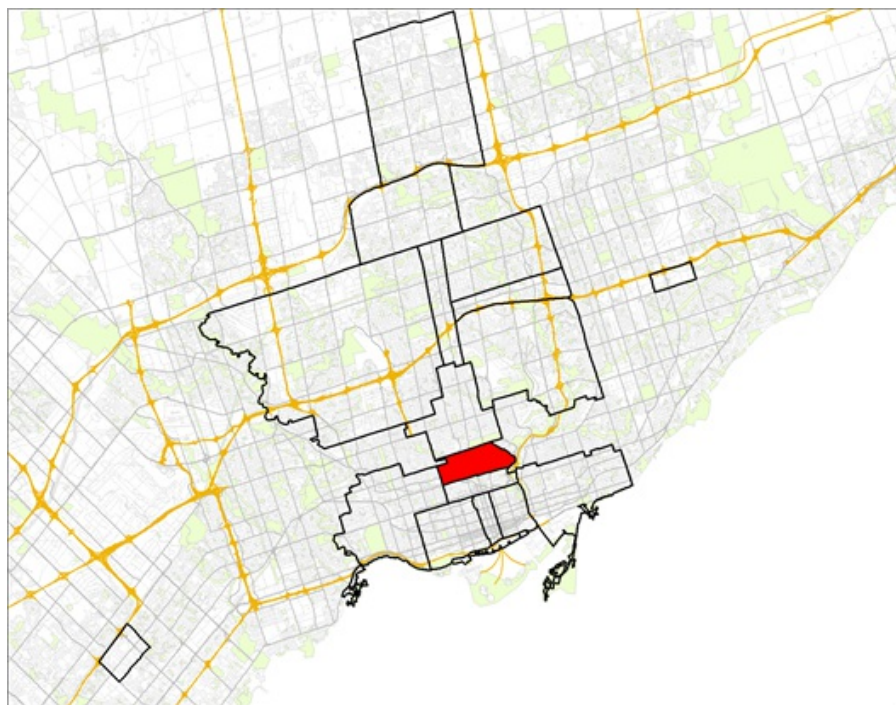


Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of November 2018



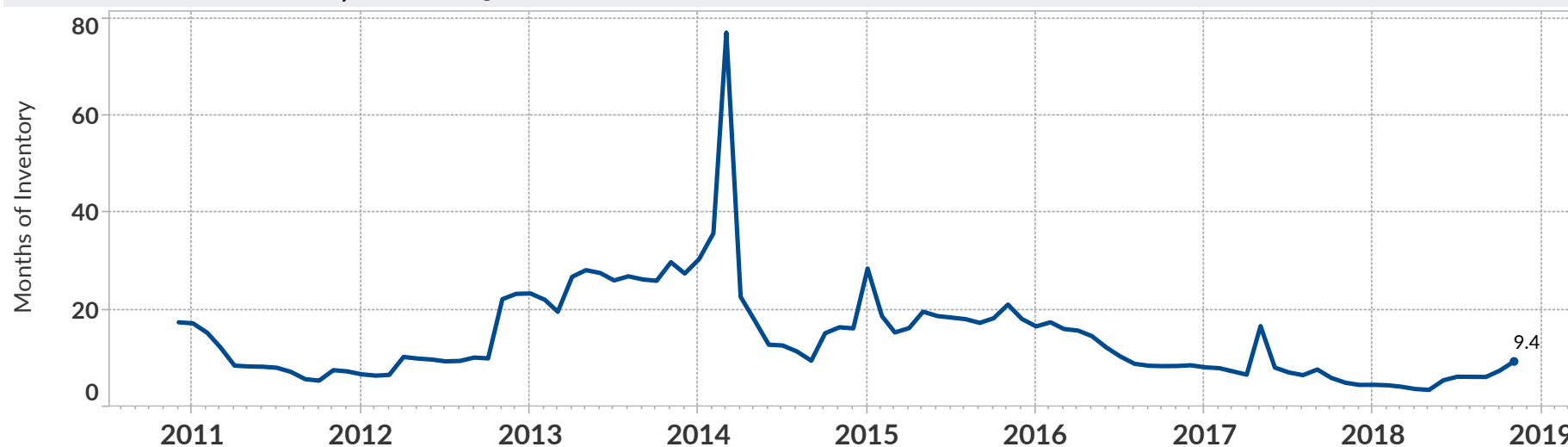
Yonge - St. Clair Submarket Report - November 2018



Yonge - St. Clair			GTA	
Active Projects	8		330	
Total Units	1,282		85,769	
Total Sales	1,213		70,643	
Rem. Inv.	61		11,254	
Avg. \$/SF	\$1,262		\$929	
Avg. SF	1,259		904	
Avg. \$	\$1,588,820		\$839,519	
Current Month Sales (incl. active & sold out)		2	2,454	

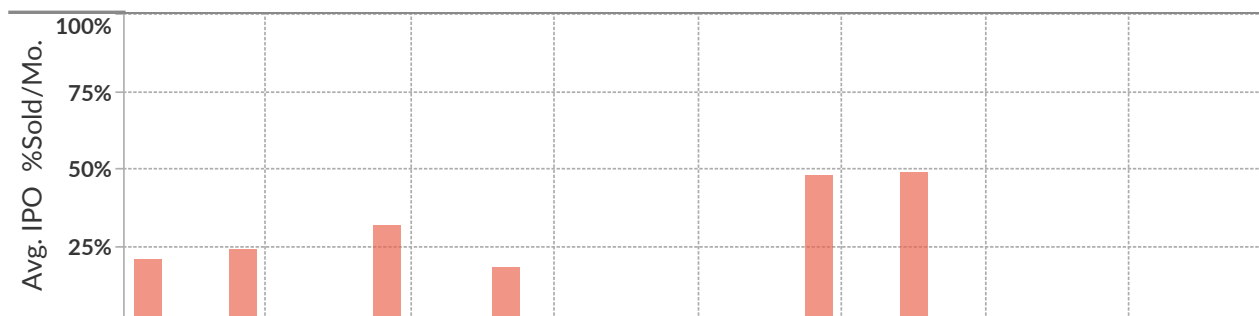
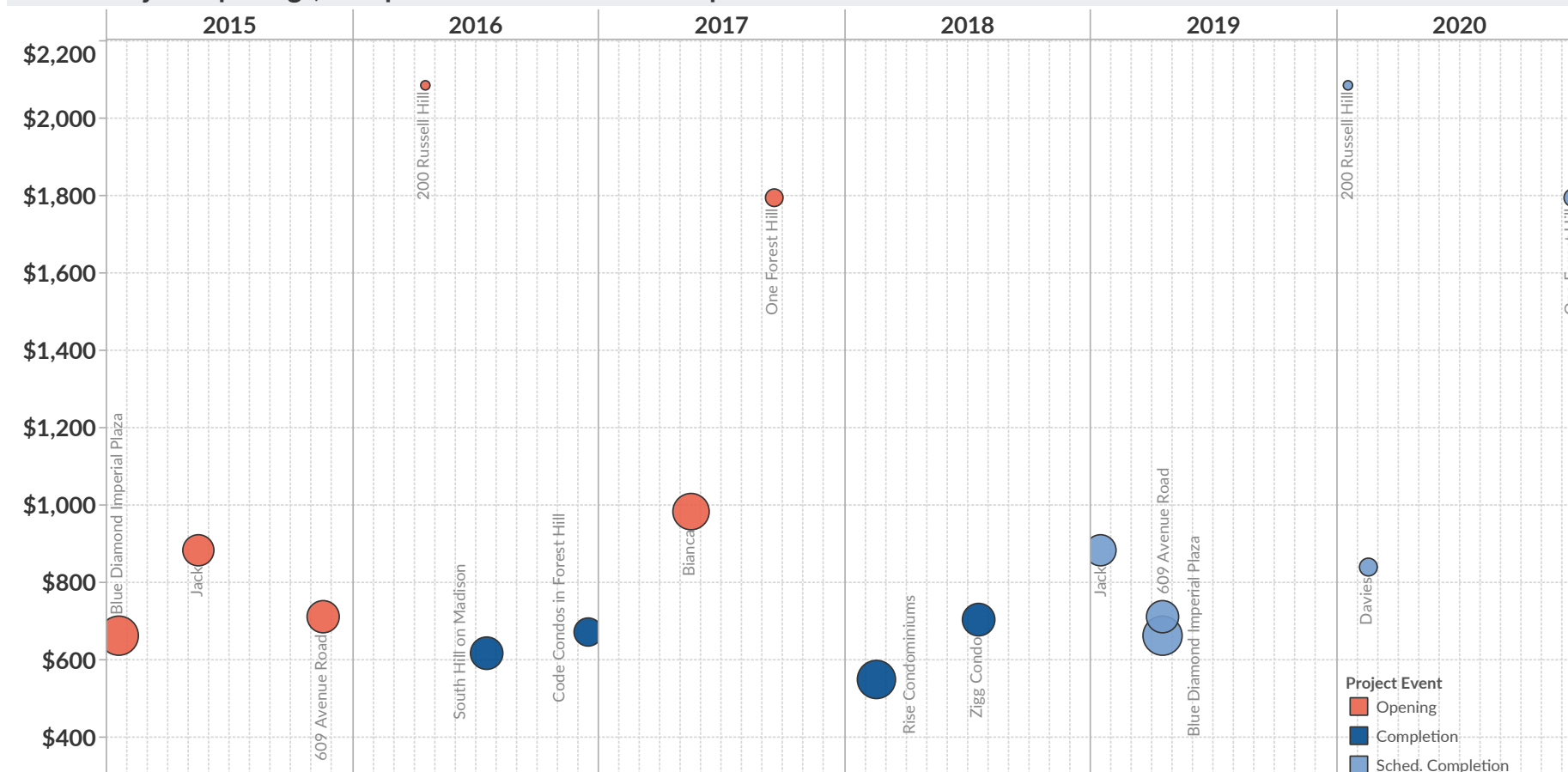
Development Applications			
Yonge - St. Clair		City of Toronto	
Number of Dev. Apps.	2	288	
Total Units		140,875	
Min. Floor Space Index	2.6	0.1	
Max. Floor Space Index	8.0	45.5	
Avg. Floor Space Index	5.3	5.8	

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

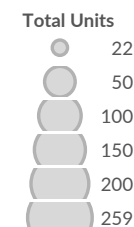


Yonge - St. Clair Submarket Report - November 2018

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.



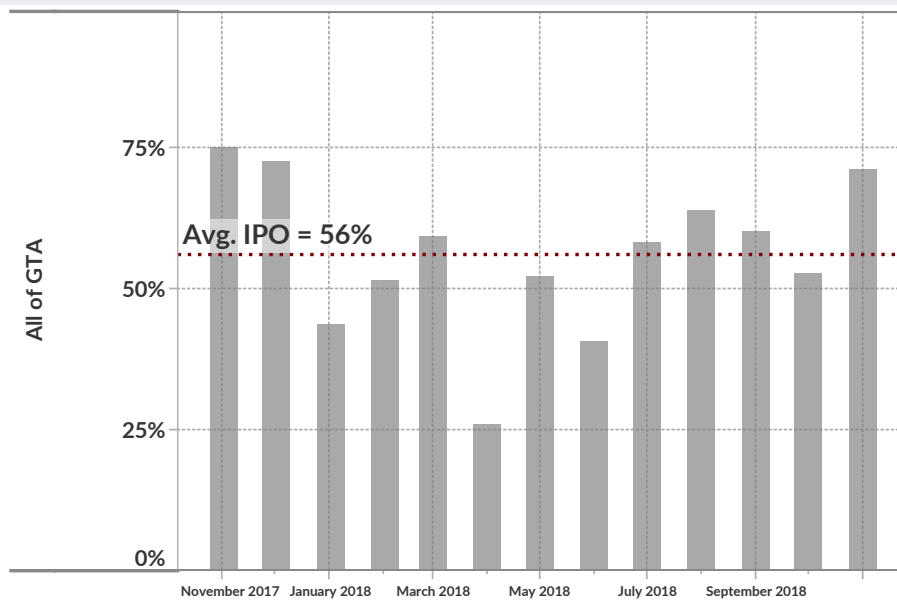
Yonge - St. Clair Submarket Report - November 2018

Project Data by Unit Type

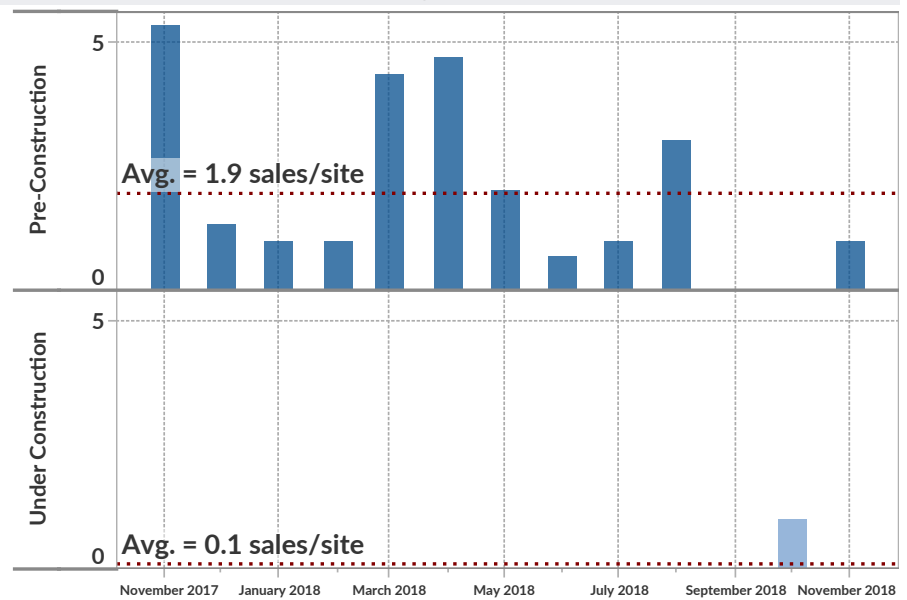
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	324	0	311	13
1 Bedroom + Den	246	0	238	8
2 Bedroom	370	0	360	10
2 Bedroom + Den	204	1	188	16
3 Bedroom & Up	39	0	34	5
Penthouse	58	1	49	9
Other	11	0	11	0

*				
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
\$1,390	1,120	2,619	\$1,170,000	\$4,950,000
\$1,536	1,179	1,751	\$1,695,000	\$2,999,900
\$1,210	608	1,979	\$649,990	\$2,500,000

IPO Launch Performance (first 2 months)

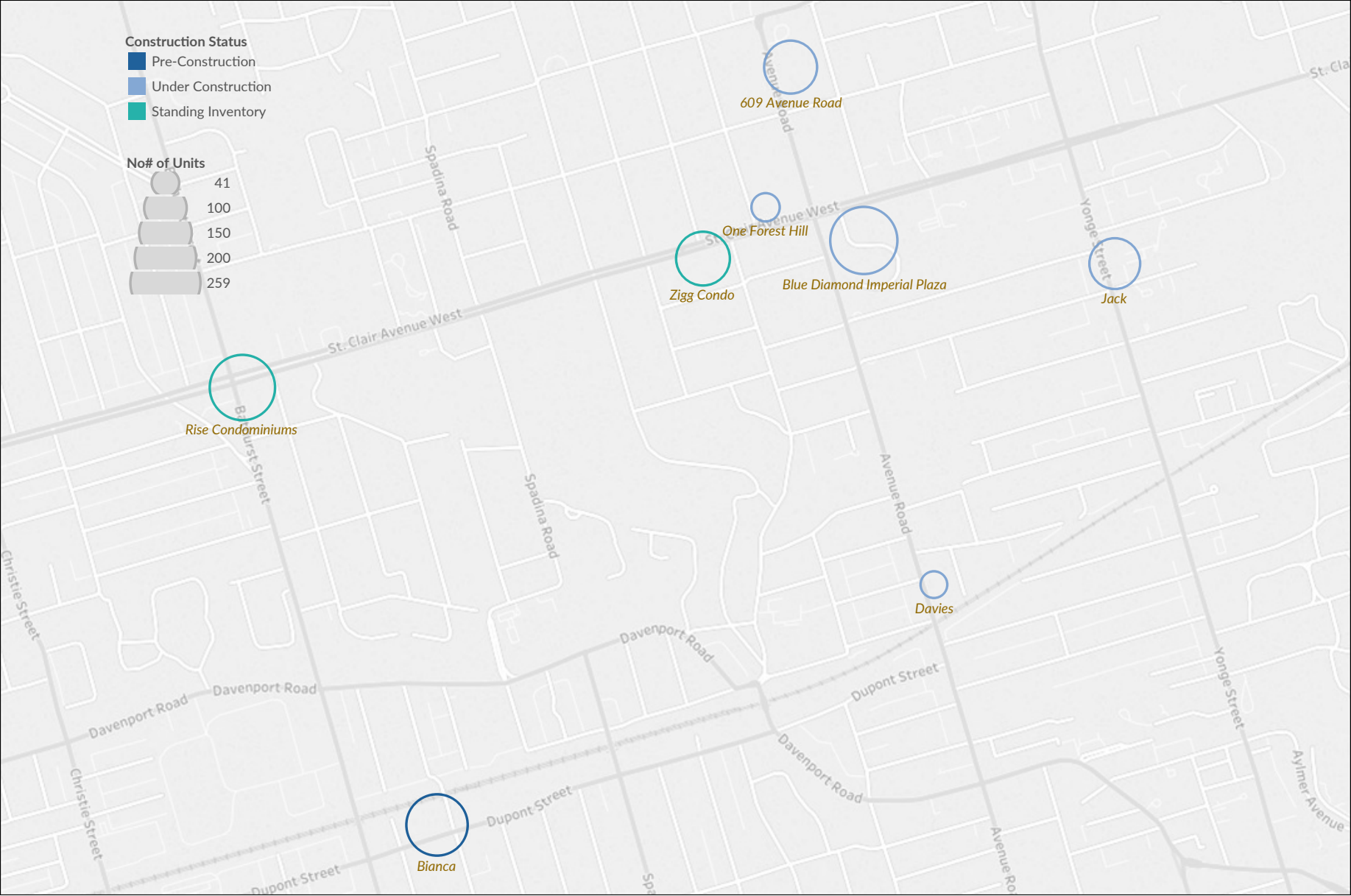


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - November 2018

Current Active Projects



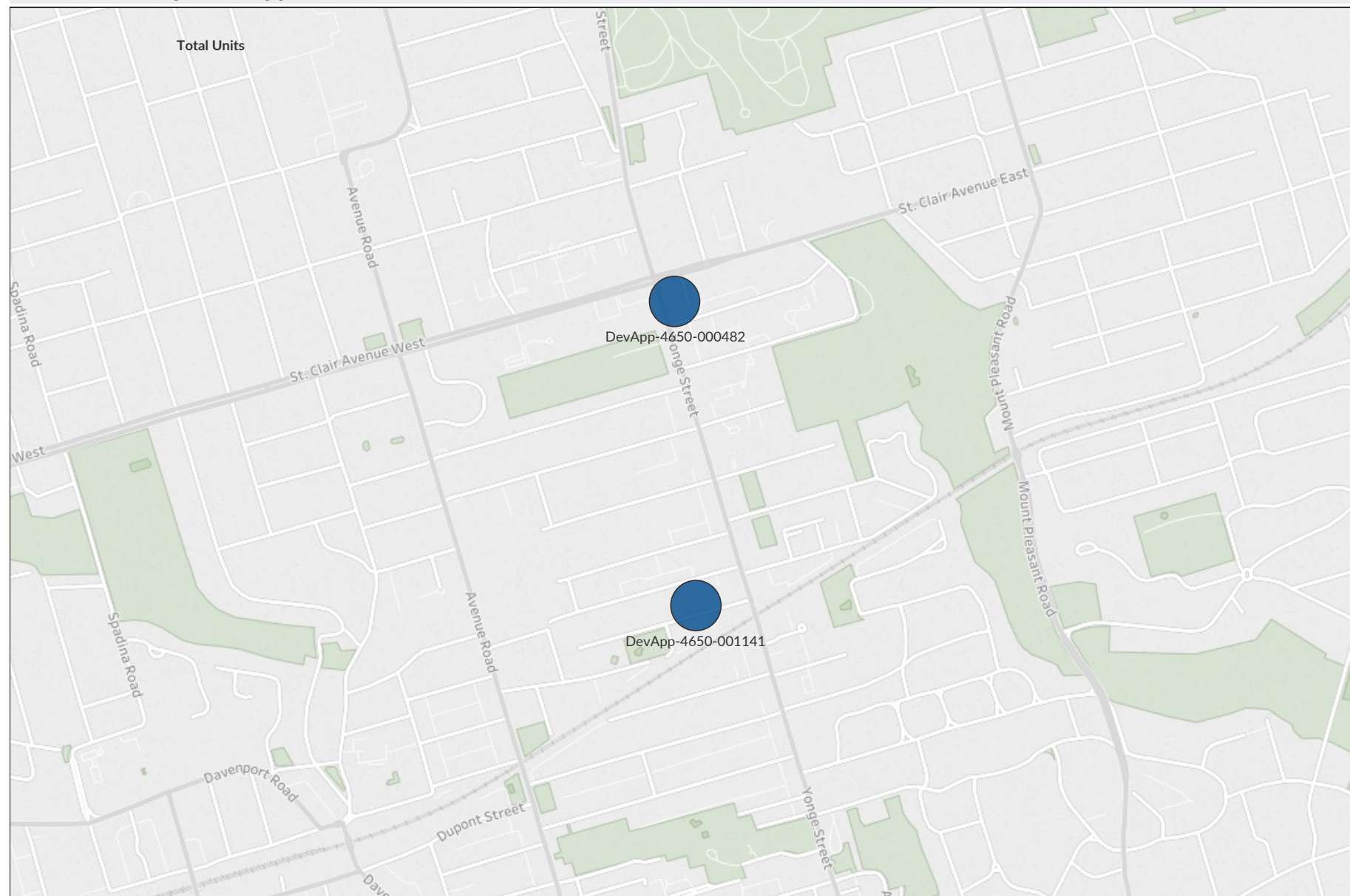
Yonge - St. Clair Submarket Report - November 2018

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	1	42	14	216	\$985	\$1,049
Blue Diamond Imperial Plaza - Camrost Felcorp and Diamond ..	Apartment	April 2019	0	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	1	6	2	245	\$550	\$1,078
Zigg Condo - Madison Group and Fieldgate Homes	Apartment	July 2018	0	0	0	166	\$704	\$724

Yonge - St. Clair Submarket Report - November 2018

Current Development Applications



Yonge - St. Clair Submarket Report - November 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 - November 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	• 9	• 17	• 5,733	• 5,215	• 214	• \$2,075	• 1,789	• \$3,711,751	• 4,666
Central Waterfront	• 86	• 14	• 6,359	• 5,409	• 870	• \$1,296	• 950	• \$1,230,683	• 11,626
Don Mills - York Mills	• 9	• 8	• 2,259	• 2,059	• 200	• \$873	• 1,130	• \$986,121	• 10,667
Downtown Core	• 18	• 8	• 4,272	• 3,842	• 28	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 41	• 17	• 5,243	• 4,902	• 313	• \$964	• 878	• \$846,497	• 9,479
Downtown West	• 180	• 29	• 10,990	• 8,812	• 1,681	• \$1,230	• 754	• \$927,456	• 13,899
Etobicoke Waterfront	• 9	• 8	• 3,590	• 3,393	• 197	• \$1,052	• 854	• \$898,275	• 1,439
Highway7 - Yonge	• 20	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 443	• 8	• 4,549	• 3,540	• 657	• \$787	• 708	• \$556,945	•
North Toronto	• 144	• 8	• 2,485	• 2,213	• 230	• \$1,122	• 995	• \$1,116,119	• 6,179
North Yonge Corridor	• 16	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,121
North York East	• 0	• 3	• 681	• 645	• 35	• \$883	• 1,100	• \$971,400	• 2,381
North York West	• 17	• 12	• 2,610	• 2,289	• 298	• \$796	• 766	• \$610,070	• 9,624
Not Applicable	• 1,114	• 141	• 24,262	• 18,143	• 4,718	• \$690	• 949	• \$654,766	• 26,788
Scarborough City Centre									• 2,245
Sheppard Corridor	• 95	• 13	• 3,969	• 3,238	• 405	• \$912	• 812	• \$739,893	• 4,219
Thornhill									•
Toronto East	• 18	• 13	• 1,699	• 1,503	• 108	• \$938	• 1,006	• \$943,594	• 6,362
Toronto West	• 233	• 11	• 2,040	• 1,192	• 767	• \$971	• 850	• \$825,451	• 12,673
Yonge - St. Clair	• 2	• 8	• 1,282	• 1,213	• 61	• \$1,262	• 1,259	• \$1,588,820	•

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