

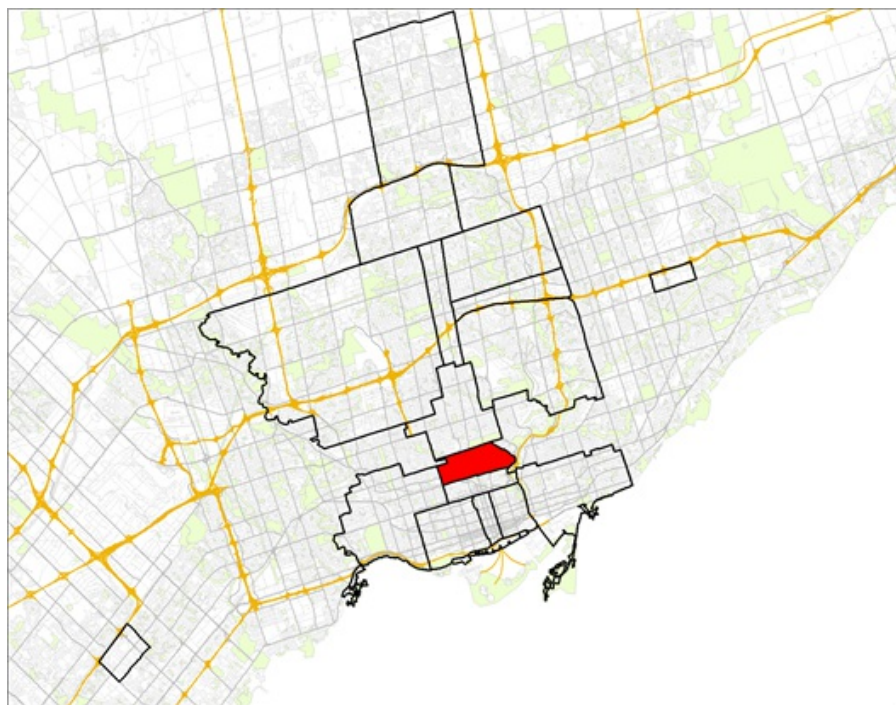


Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of December 2018



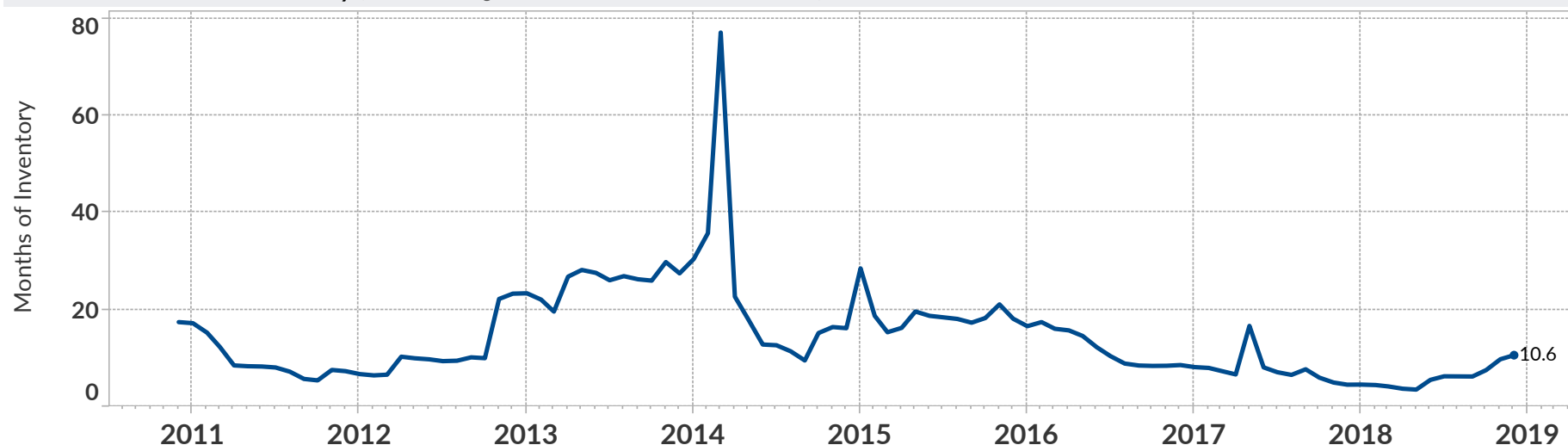
Yonge - St. Clair Submarket Report - December 2018



Yonge - St. Clair		GTA
Active Projects	8	323
Total Units	1,287	84,915
Total Sales	1,216	70,485
Rem. Inv.	62	10,687
Avg. \$/SF	\$1,244	\$954
Avg. SF	1,267	917
Avg. \$	\$1,576,821	\$874,689
Current Month Sales (incl. active & sold out)	5	804

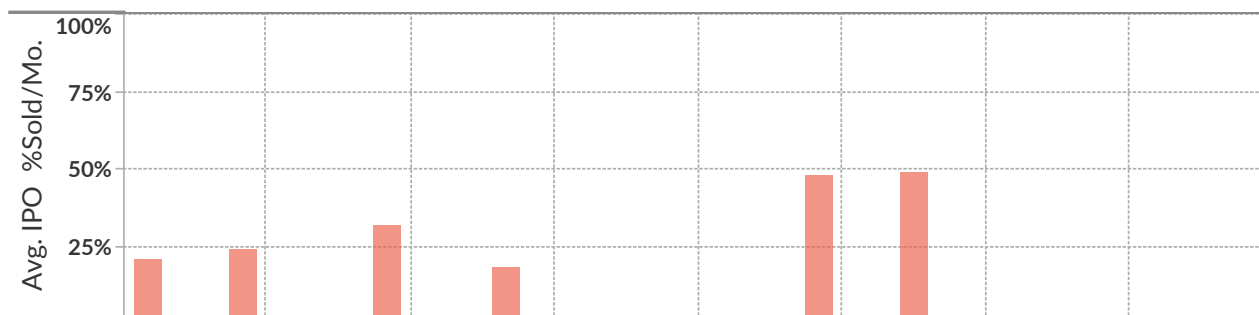
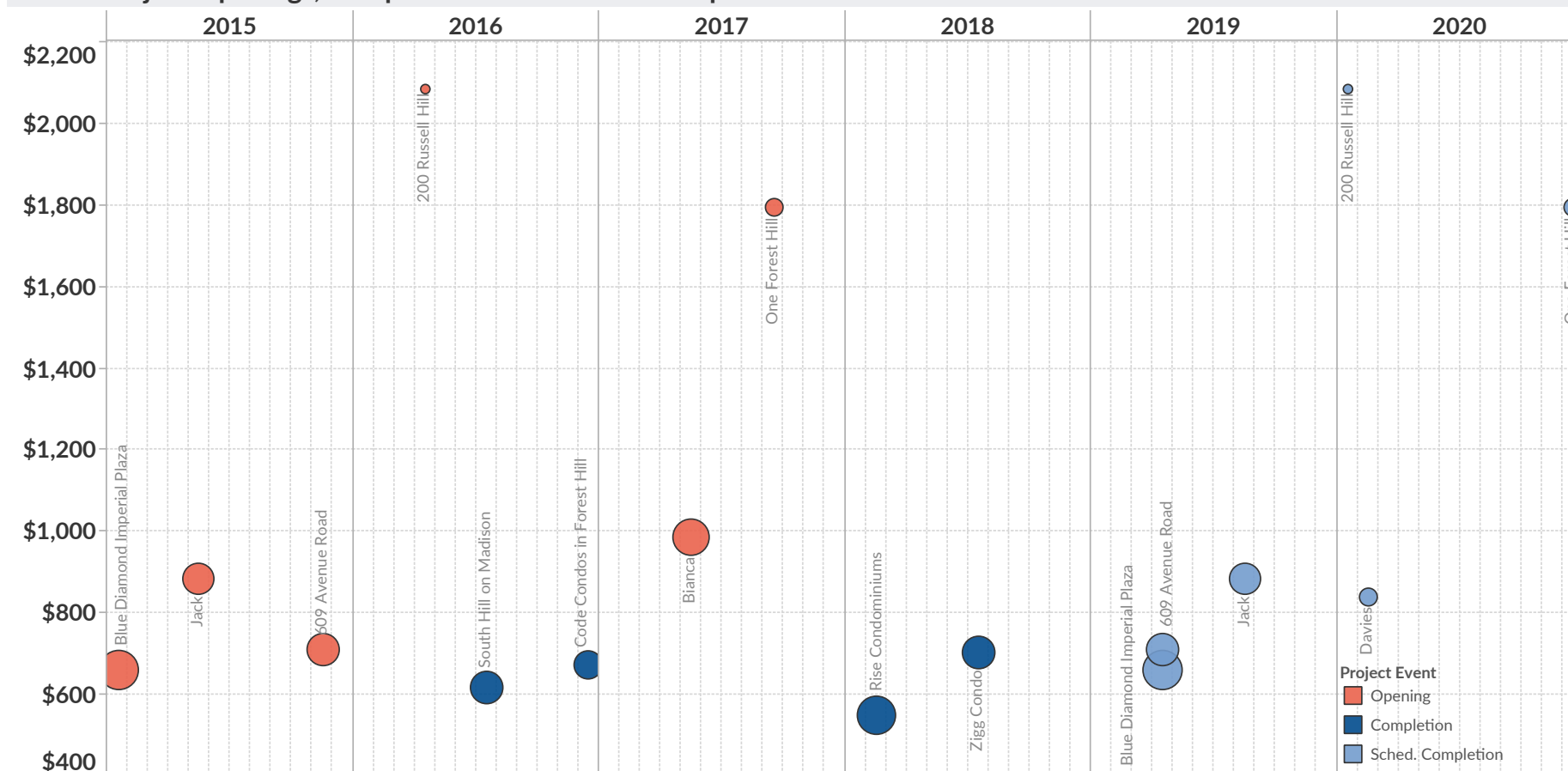
Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	3	302
Total Units	84	145,136
Min. Floor Space Index	2.6	0.1
Max. Floor Space Index	8.0	45.5
Avg. Floor Space Index	4.8	5.7

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

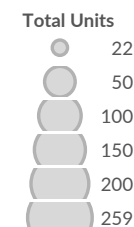


Yonge - St. Clair Submarket Report - December 2018

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.



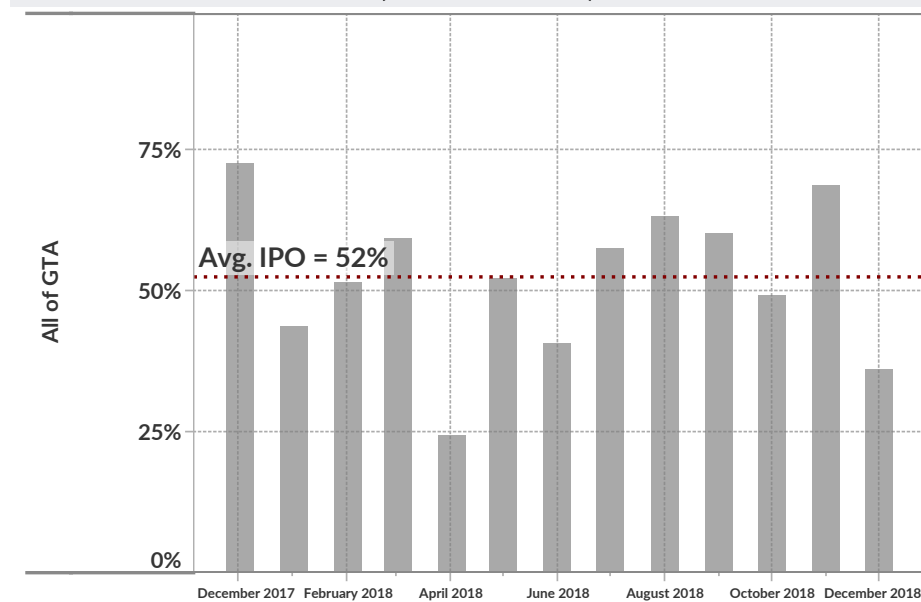
Yonge - St. Clair Submarket Report - December 2018

Project Data by Unit Type

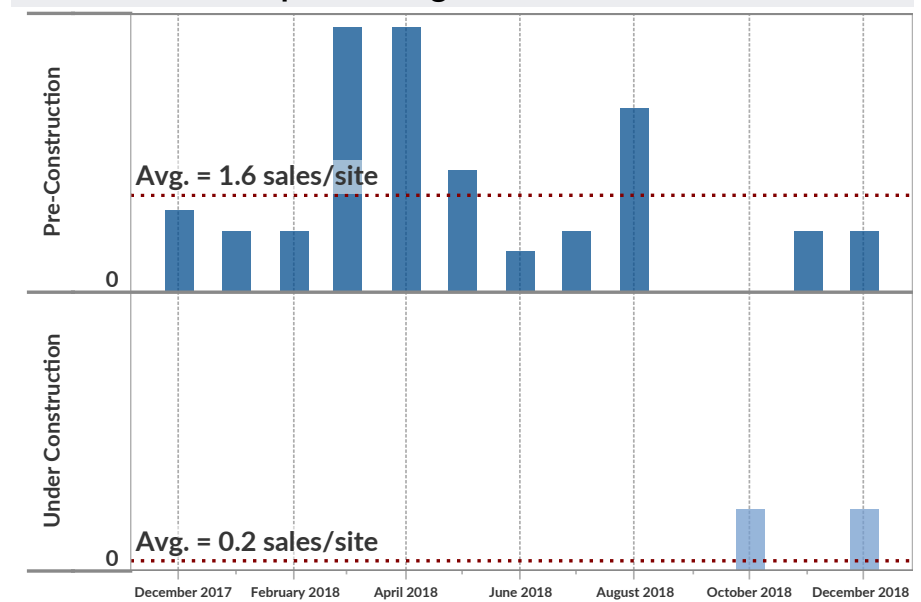
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	324	0	311	13
1 Bedroom + Den	246	2	240	6
2 Bedroom	370	3	362	8
2 Bedroom + Den	204	0	188	16
3 Bedroom & Up	39	0	34	5
Penthouse	58	0	48	10
Other	15	0	11	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$785	595	681	\$457,990	\$580,000
\$1,121	947	947	\$1,038,990	\$1,083,990
\$1,314	1,191	1,742	\$1,404,980	\$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
\$1,204	608	1,979	\$649,990	\$2,500,000
\$871	1,160	1,200	\$959,900	\$1,094,900

IPO Launch Performance (first 2 months)

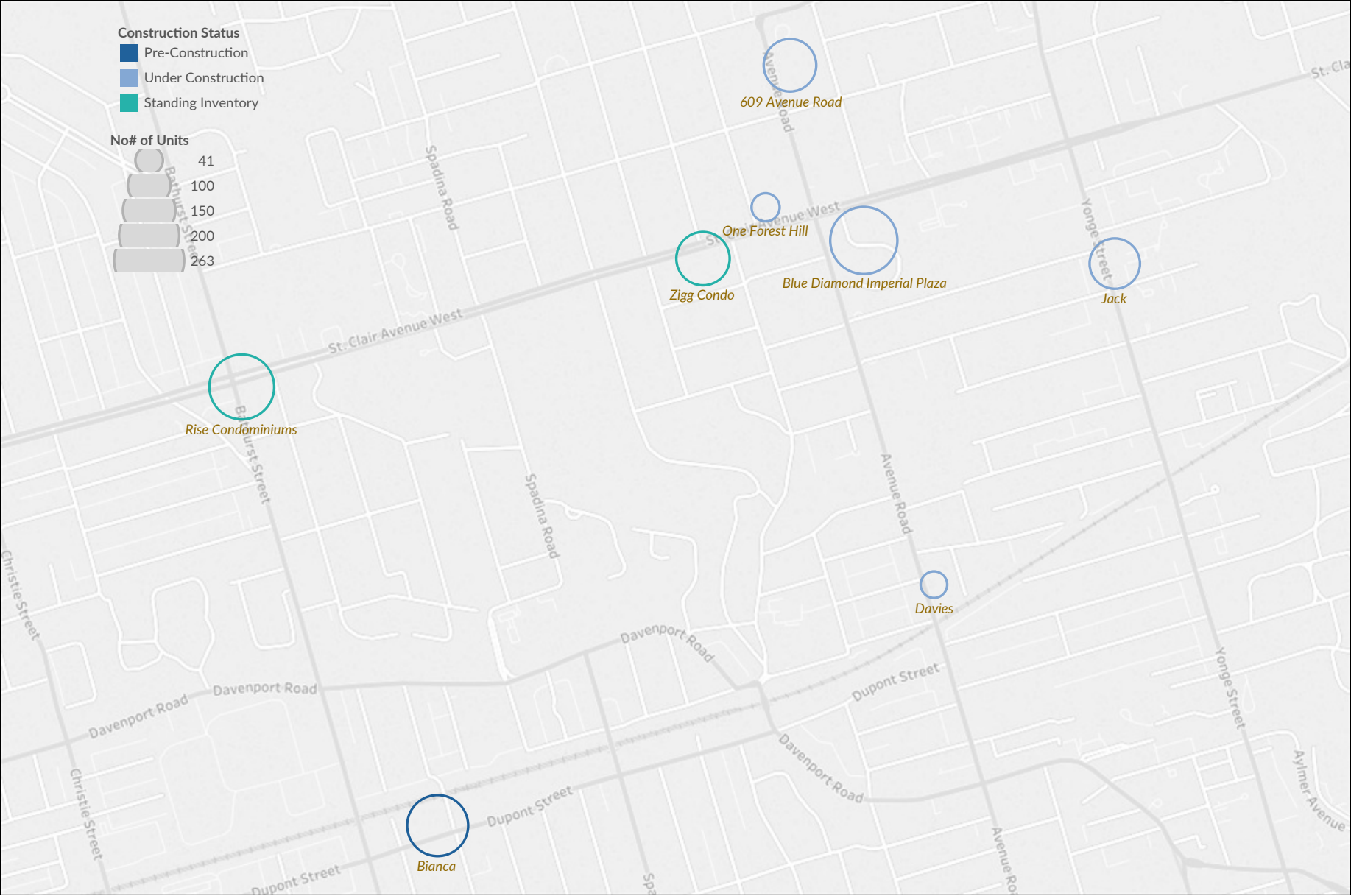


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - December 2018

Current Active Projects



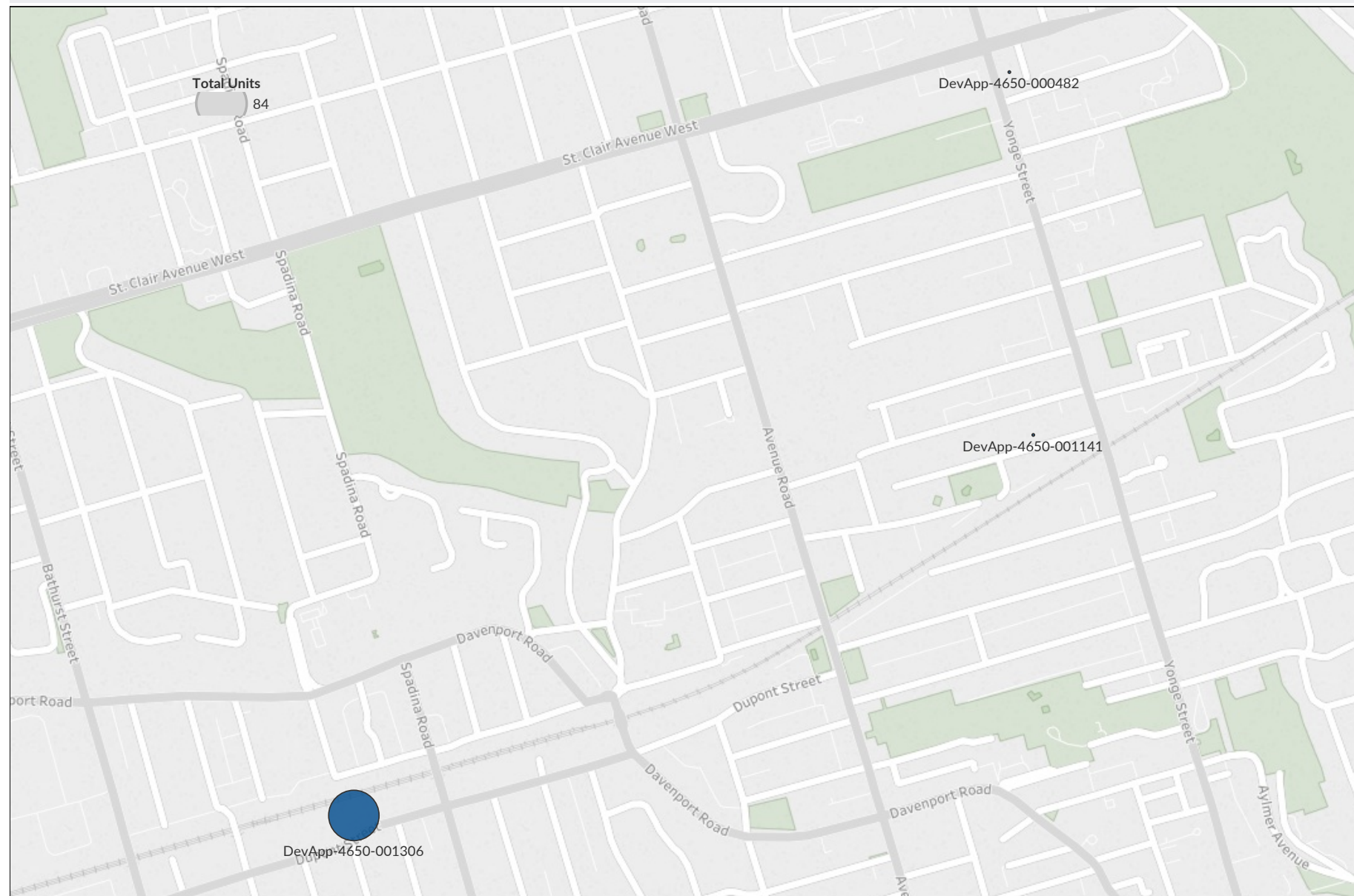
Yonge - St. Clair Submarket Report - December 2018

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	217	\$985	\$1,049
Blue Diamond Imperial Plaza - Camrost Felcorp and Diamond ..	Apartment	April 2019	3	7	4	263	\$661	\$871
Davies - Brandy Lane Homes	Apartment	February 2020	1	1	9	41	\$840	\$1,292
Jack - Aspen Ridge Homes	Apartment	August 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	\$1,078
Zigg Condo - Madison Group and Fieldgate Homes	Apartment	July 2018	0	0	0	166	\$704	\$724

Yonge - St. Clair Submarket Report - December 2018

Current Development Applications



Yonge - St. Clair Submarket Report - December 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	
DevApp-4650-001306	328 Dupont Street	3.7	84

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 - December 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	• 3	• 17	• 5,745	• 5,226	• 226	• \$2,276	• 1,929	• \$4,390,736	• 4,666
Central Waterfront	• 113	• 15	• 6,871	• 6,009	• 783	• \$1,308	• 978	• \$1,278,364	• 11,626
Don Mills - York Mills	• 4	• 8	• 2,267	• 2,073	• 194	• \$893	• 1,106	• \$988,081	• 10,889
Downtown Core	• 6	• 8	• 4,272	• 3,846	• 24	• \$1,291	• 1,321	• \$1,705,058	• 18,308
Downtown East	• 16	• 16	• 5,192	• 4,866	• 298	• \$984	• 880	• \$866,692	• 9,943
Downtown West	• 83	• 29	• 10,933	• 8,917	• 1,563	• \$1,236	• 762	• \$941,564	• 13,899
Etobicoke Waterfront	• 8	• 8	• 3,599	• 3,401	• 198	• \$1,063	• 860	• \$914,954	• 1,439
Highway7 - Yonge	• 0	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 66	• 8	• 4,495	• 3,600	• 597	• \$782	• 734	• \$574,147	•
North Toronto	• 21	• 8	• 2,485	• 2,232	• 211	• \$1,157	• 995	• \$1,150,927	• 6,252
North Yonge Corridor	• 0	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,475
North York East	• 7	• 2	• 528	• 504	• 23	• \$941	• 1,022	• \$961,965	• 2,381
North York West	• 38	• 11	• 2,584	• 2,311	• 250	• \$808	• 721	• \$583,068	• 9,556
Not Applicable	• 347	• 138	• 23,754	• 17,882	• 4,359	• \$685	• 961	• \$658,402	• 28,963
Scarborough City Centre									• 2,245
Sheppard Corridor	• 16	• 12	• 3,577	• 2,734	• 603	• \$967	• 823	• \$795,802	• 4,219
Thornhill									•
Toronto East	• 23	• 12	• 1,531	• 1,396	• 93	• \$931	• 1,022	• \$951,985	• 6,362
Toronto West	• 48	• 11	• 2,049	• 1,237	• 731	• \$979	• 857	• \$839,128	• 12,808
Yonge - St. Clair	• 5	• 8	• 1,287	• 1,216	• 62	• \$1,244	• 1,267	• \$1,576,821	• 84

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