



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of March 2019



Highway 7 - Yonge Submarket Report - March 2019



Highway7 - Yonge		GTA
Active Projects	7	329
Total Units	1,704	87,136
Total Sales	1,184	71,790
Rem. Inv.	452	11,744
Avg. \$/SF	\$650	\$968
Avg. SF	919	889
Avg. \$	\$597,211	\$860,701
Current Month Sales (incl. active & sold out)	0	1,428

Development Applications

Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	317
Total Units		165,657
Min. Floor Space Index		0.1
Max. Floor Space Index		32.2
Avg. Floor Space Index		5.9

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

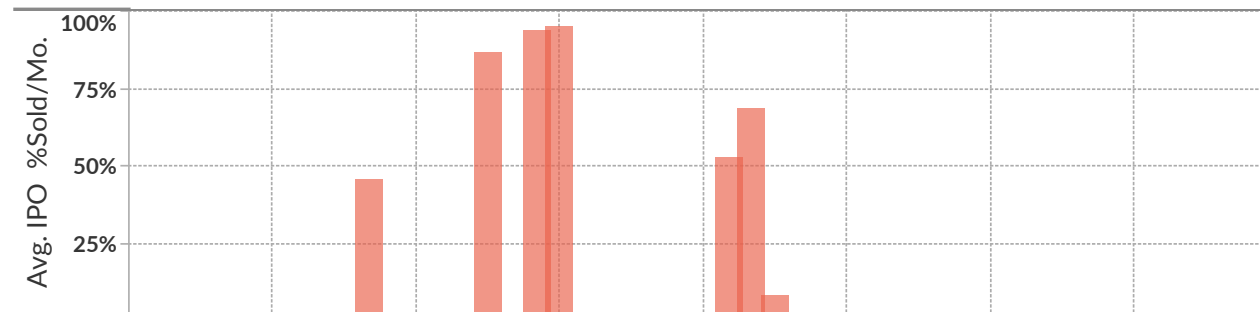


Min. Original \$/SF

Project Event

- Opening
- Completion
- Sched. Completion

Year	Project Name	Event	Min. Original \$/SF (Approx.)
2016	Xpression Condos on Yonge - North Tower	Completion	510
	Grand Palace - Tower B	Completion	520
	Grand Palace - Tower A	Completion	530
2017	Valleymede Towers - Building B	Opening	545
	YongeParc	Opening	585
	Westwood Gardens - West Tower	Opening	685
	YongeParc 2	Opening	620
2018	Beverly Hills - North East Building	Completion	545
	Beverly Hills - North West Building	Completion	585
	Elgin East at Bayview	Opening	580
	Elgin East at Bayview - Building A	Opening	655
	Pavilia Towers - Building A	Opening	675
	Era2 at Yonge - Tower C	Opening	680
	Pavilia Towers - Building B	Opening	685
	SkyCity 2 Condominiums	Completion	470
	Beverly Hills - South East Building	Completion	540
	Beverly Hills - South West Building	Completion	550
2019	Elgin East at Bayview - Next	Opening	700
	Grand Palace - Tower C	Completion	515
	Valleymede Towers - Building A	Completion	550
2020	Valleymede Towers - Building B	Completion	545
	YongeParc	Completion	585
2021	Westwood Gardens - West Tower	Completion	685
	Westwood Gardens - East Tower	Completion	685
	Era at Yonge - Tower D	Completion	655
	Era2 at Yonge - Tower C	Completion	675
	Pavilia Towers - Building A	Completion	680
	Pavilia Towers - Building B	Completion	685
Elgin East at Bayview	Completion	580	
YongeParc 2	Completion	620	



Total Units

122
200
300
400

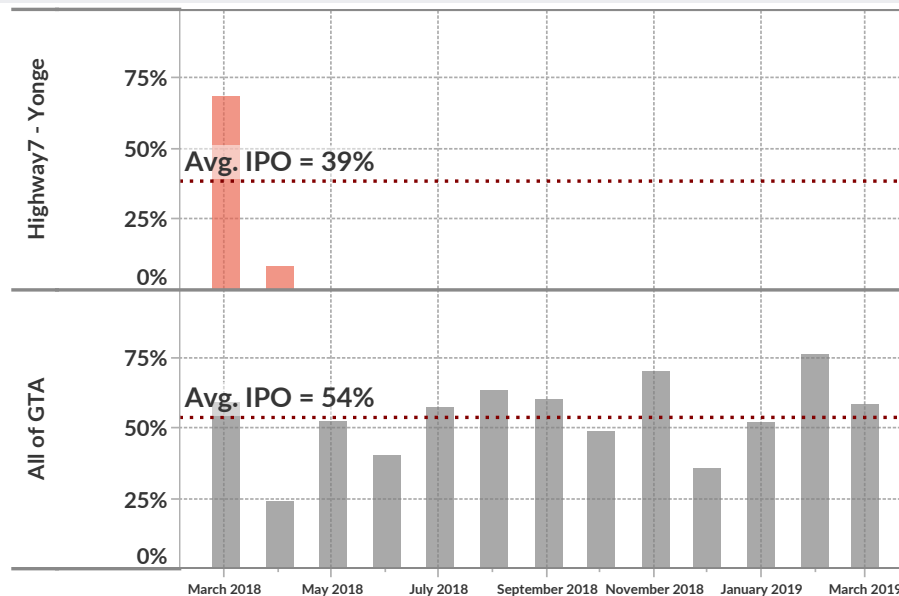
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Project Data by Unit Type

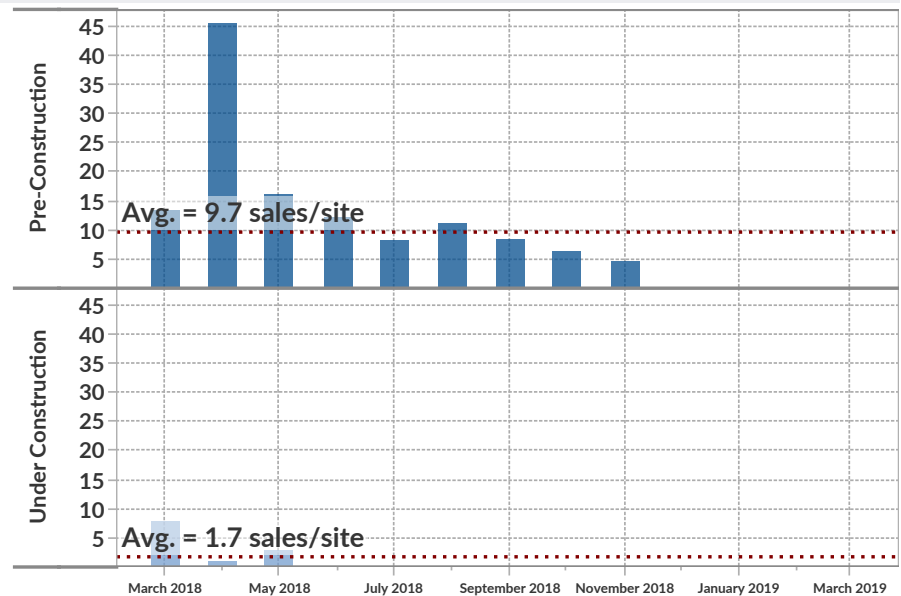
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	128	0	108	20
1 Bedroom + Den	659	0	516	143
2 Bedroom	531	0	326	205
2 Bedroom + Den	173	0	138	35
3 Bedroom & Up	127	0	84	43
Penthouse	7		7	0
Other	10	0	5	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$679	674	674	\$457,500	\$457,500
\$752	566	583	\$399,900	\$441,900
\$687	634	849	\$427,900	\$559,100
\$636	795	1,268	\$525,900	\$829,900
\$661	928	1,350	\$597,900	\$901,500
\$607	982	1,672	\$615,900	\$998,100
\$692	1,313	1,440	\$919,100	\$987,000

IPO Launch Performance (first 2 months)

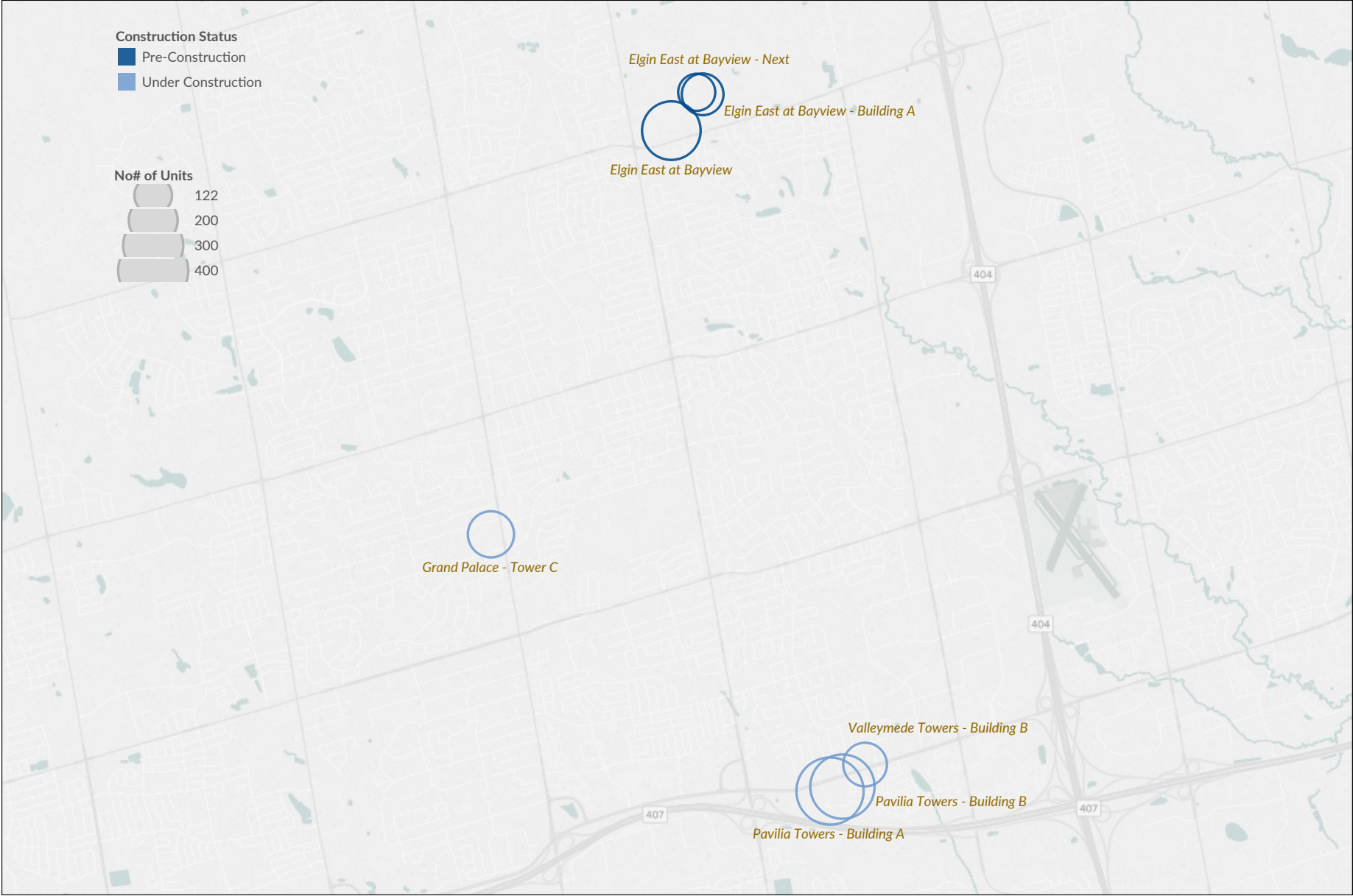


Post Launch Absorption: Highway7 - Yonge



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Current Active Projects



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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
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	0	0	54	154	\$633	\$674
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	0	0	122	122	\$699	\$699
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	0	0	121	304	\$579	\$585
Grand Palace - Tower C - G Group Development	Apartment	April 2019	0	0	5	189	\$518	\$692
Pavilia Towers - Building A - Times Group Corporation	Apartment	July 2021	0	0	7	400	\$675	\$673
Pavilia Towers - Building B - Times Group Corporation	Apartment	July 2021	0	0	140	366	\$683	\$679
Valleymede Towers - Building B - Times Group Corporation	Apartment	October 2019	0	1	3	169	\$546	\$693

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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	• 16	• 5,445	• 4,929	• 213	• \$2,258	• 1,961	• \$4,429,540	• 5,654
Central Waterfront	• 40	• 15	• 6,871	• 6,145	• 647	• \$1,327	• 1,039	• \$1,379,237	• 17,304
Don Mills - York Mills	• 7	• 8	• 2,327	• 2,094	• 173	• \$866	• 1,174	• \$1,016,259	• 10,877
Downtown Core	• 27	• 9	• 4,687	• 3,543	• 628	• \$1,481	• 606	• \$897,485	• 16,861
Downtown East	• 25	• 16	• 5,192	• 4,900	• 264	• \$990	• 890	• \$880,827	• 17,160
Downtown West	• 157	• 27	• 9,952	• 8,409	• 1,199	• \$1,338	• 765	• \$1,022,635	• 14,557
Etobicoke Waterfront	• 8	• 8	• 3,727	• 3,417	• 172	• \$1,064	• 860	• \$915,377	• 1,439
Highway7 - Yonge	• 0	• 7	• 1,704	• 1,184	• 452	• \$650	• 919	• \$597,211	•
Mississauga City Centre	• 34	• 9	• 5,083	• 3,844	• 1,068	• \$781	• 724	• \$565,159	•
North Toronto	• 191	• 10	• 3,192	• 2,719	• 375	• \$1,100	• 818	• \$900,174	• 6,551
North Yonge Corridor	• 174	• 5	• 1,885	• 1,432	• 351	• \$929	• 758	• \$704,826	• 4,271
North York East	• 0	• 2	• 528	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,168
North York West	• 16	• 9	• 2,311	• 2,016	• 245	• \$829	• 717	• \$593,779	• 10,549
Not Applicable	• 592	• 141	• 24,497	• 18,634	• 4,278	• \$704	• 954	• \$671,849	• 43,256
Scarborough City Centre									• 2,245
Sheppard Corridor	• 100	• 14	• 4,391	• 3,703	• 688	• \$984	• 798	• \$784,927	• 3,966
Thornhill	• 14	• 1	• 389	• 315	• 74	• \$753	• 944	• \$710,984	•
Toronto East	• 17	• 14	• 1,733	• 1,564	• 134	• \$962	• 966	• \$928,885	• 2,236
Toronto West	• 21	• 10	• 1,936	• 1,226	• 694	• \$988	• 864	• \$854,154	• 12,363
Yonge - St. Clair	• 2	• 8	• 1,286	• 1,217	• 61	• \$1,223	• 1,290	• \$1,578,647	• 169

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