



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of March 2019



North Yonge Corridor Submarket Report - March 2019



North Yonge Corridor		GTA
Active Projects	5	329
Total Units	1,885	87,136
Total Sales	1,432	71,790
Rem. Inv.	351	11,744
Avg. \$/SF	\$929	\$968
Avg. SF	758	889
Avg. \$	\$704,826	\$860,701
Current Month Sales (incl. active & sold out)		1,428

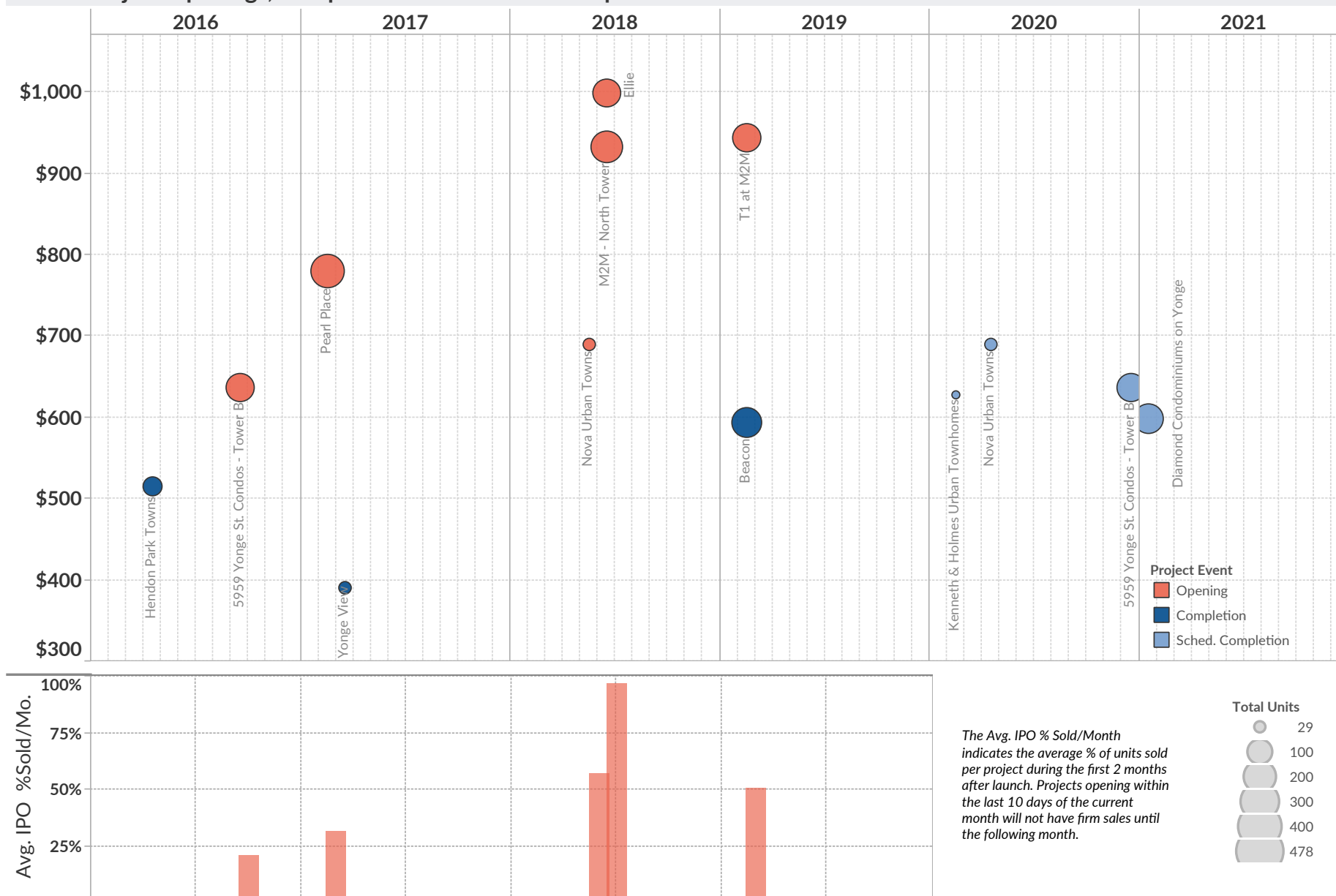
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	11	317
Total Units	4,241	165,657
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	9.6	32.2
Avg. Floor Space Index	4.3	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



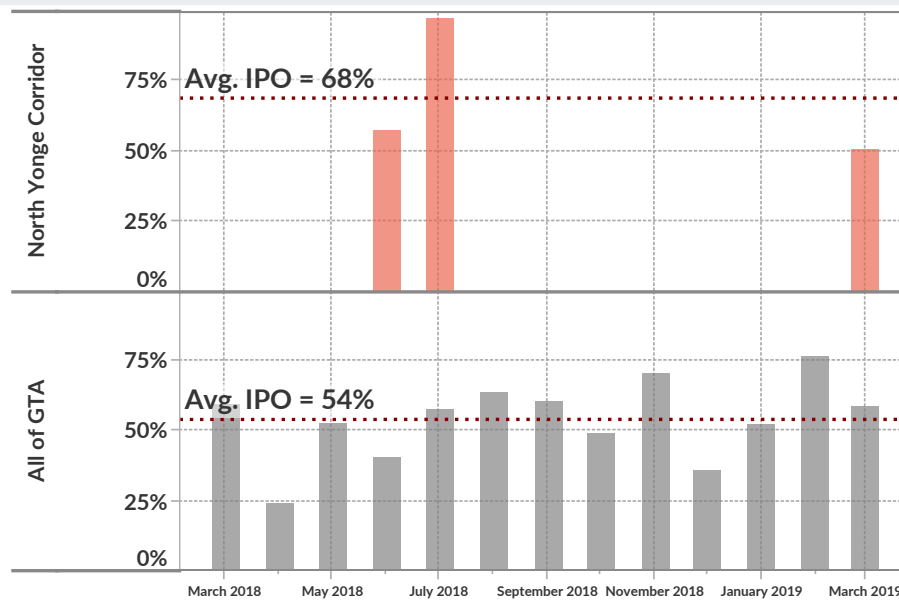
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Project Data by Unit Type

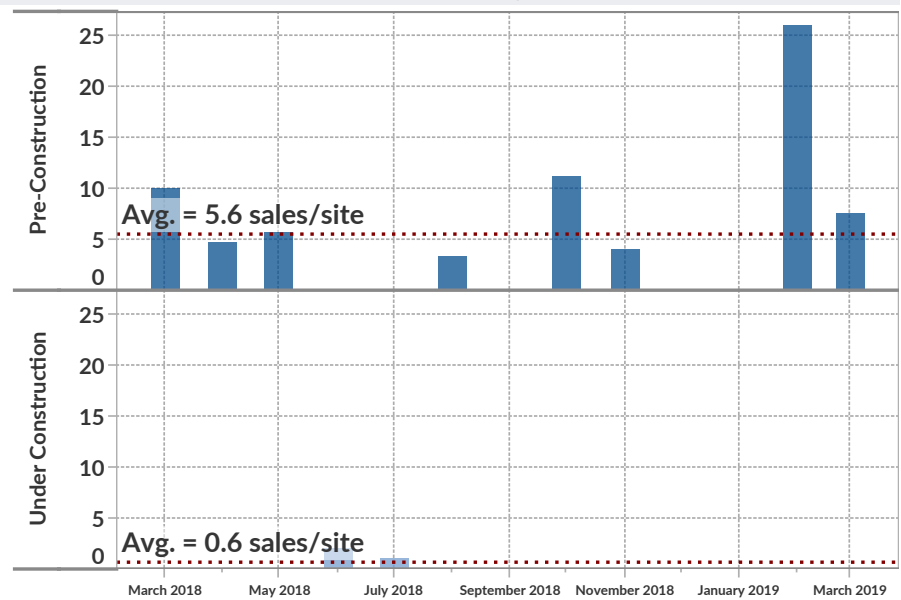
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	138	5	131	7
1 Bedroom + Den	808	66	659	149
2 Bedroom	474	76	354	120
2 Bedroom + Den	272	16	236	36
3 Bedroom & Up	69	11	30	39
Penthouse				
Other	16		16	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,045	474	549	\$524,900	\$543,900
\$915	542	721	\$525,900	\$635,900
\$945	681	886	\$615,900	\$880,900
\$930	759	1,264	\$670,900	\$1,151,800
\$916	926	1,404	\$873,900	\$1,199,900

IPO Launch Performance (first 2 months)



Post Launch Absorption: North Yonge Corridor



The map displays the following construction projects and their estimated unit counts:

Project Name	Location	Estimated Units	Construction Status
5959 Yonge St. Condos - Tower A	Yonge Street & Cummer Avenue	42	Pre-Construction
M2M - North Tower	Yonge Street & Bishop Avenue	200	Pre-Construction
T1 at M2M	Yonge Street & Finch Avenue East	400	Pre-Construction
Nova Urban Towns	Finch Avenue West & Seniac Road	555	Pre-Construction
Pearl Place	Bathurst Street & Sheppard Avenue East	42	Pre-Construction

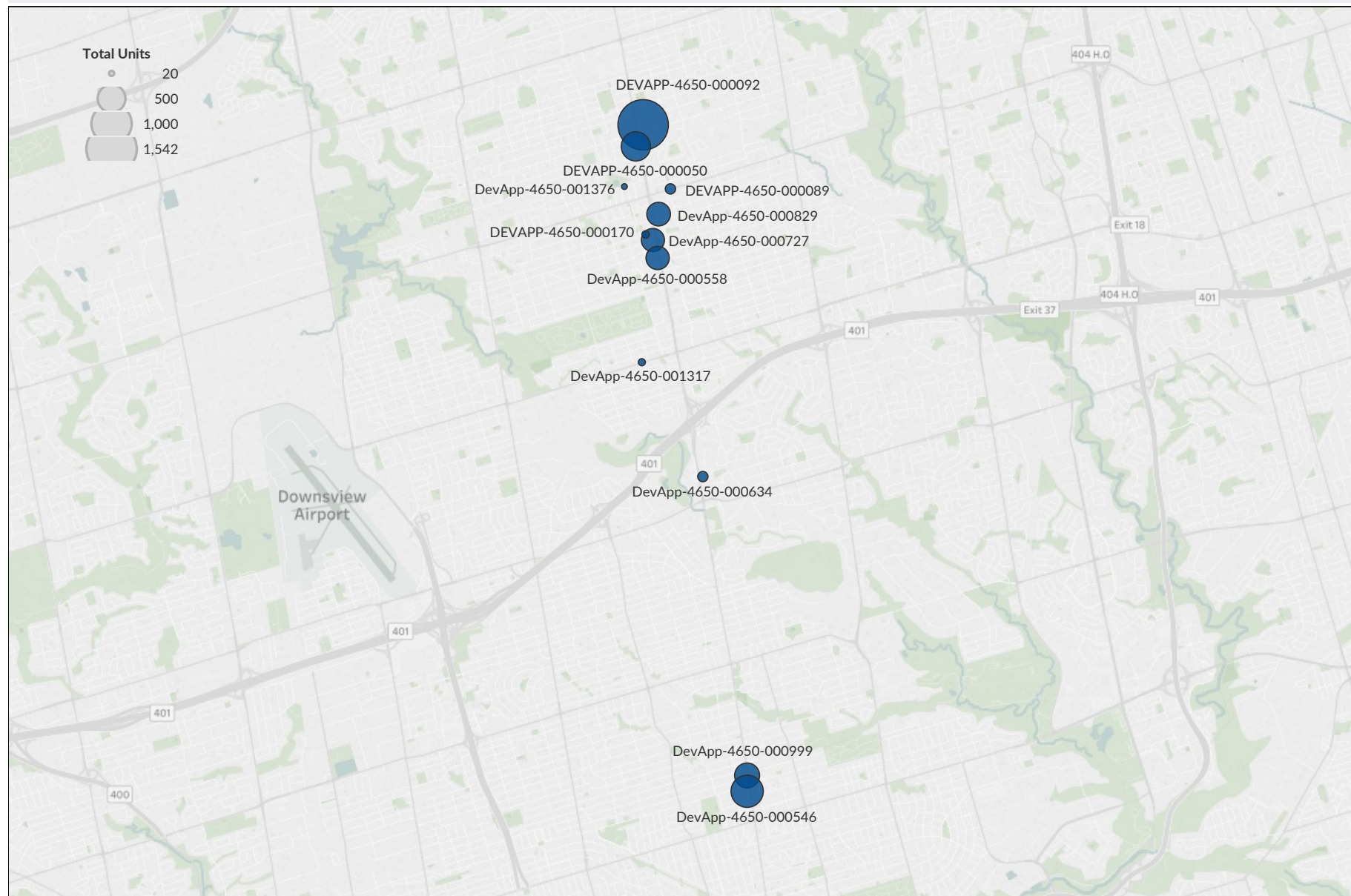
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
5959 Yonge St. Condos - Tower A - Ghods Builders Inc.	Apartment	December 2022	0	0	0	555	\$550	\$894
M2M - North Tower - Aoyuan International	Apartment	May 2022	15	92	10	417	\$933	\$879
Nova Urban Towns - Kaleido Developments Inc.	Stacked	April 2020	0	0	12	42	\$690	\$802
Pearl Place - Conservatory Group	Apartment	January 2022	0	0	173	478	\$780	\$931
T1 at M2M - Aoyuan International	Apartment	June 2022	159	159	156	393	\$944	\$947

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000050	5840 - 5870 Yonge Street	7.2	518
DEVAPP-4650-000089	50 - 52 Finch Avenue East	4.6	64
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	1,542
DEVAPP-4650-000170	26 - 36 Hounslow Avenue	2.4	34
DevApp-4650-000546	2400 - 2444 Yonge Street	9.3	631
DevApp-4650-000558	5294 - 5306 Yonge Street	10.6	328
DevApp-4650-000634	4155 Yonge Street	3.2	64
DevApp-4650-000727	5400 Yonge Street & 15 Horsham Avenue	13.1	324
DevApp-4650-000829	15 Holmes Avenue	5.0	339
DevApp-4650-000999	2500 Yonge Street	9.0	377
DevApp-4650-001317	110 - 112 Sheppard Avenue West		30
DevApp-4650-001376	40 - 48 Hendon Avenue	1.6	20

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.

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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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