



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of March 2019



Yonge - St. Clair Submarket Report - March 2019



Yonge - St. Clair		GTA
Active Projects	8	329
Total Units	1,286	87,136
Total Sales	1,217	71,790
Rem. Inv.	61	11,744
Avg. \$/SF	\$1,223	\$968
Avg. SF	1,290	889
Avg. \$	\$1,578,647	\$860,701
Current Month Sales (incl. active & sold out)	2	1,428

Development Applications

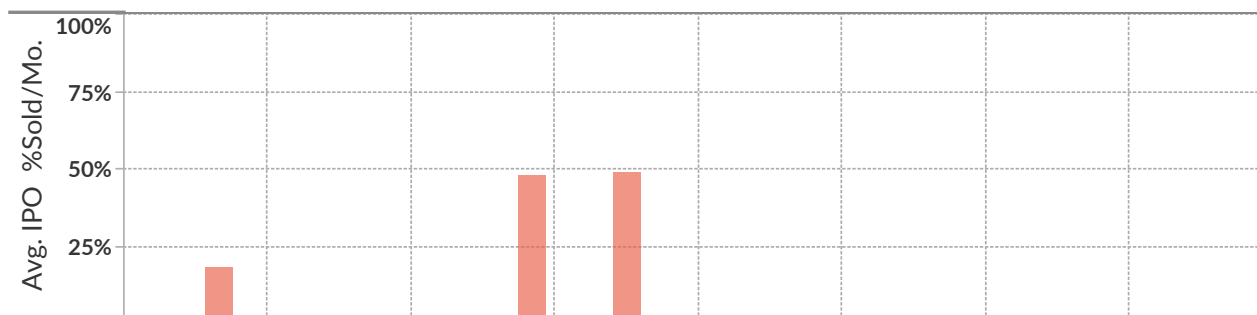
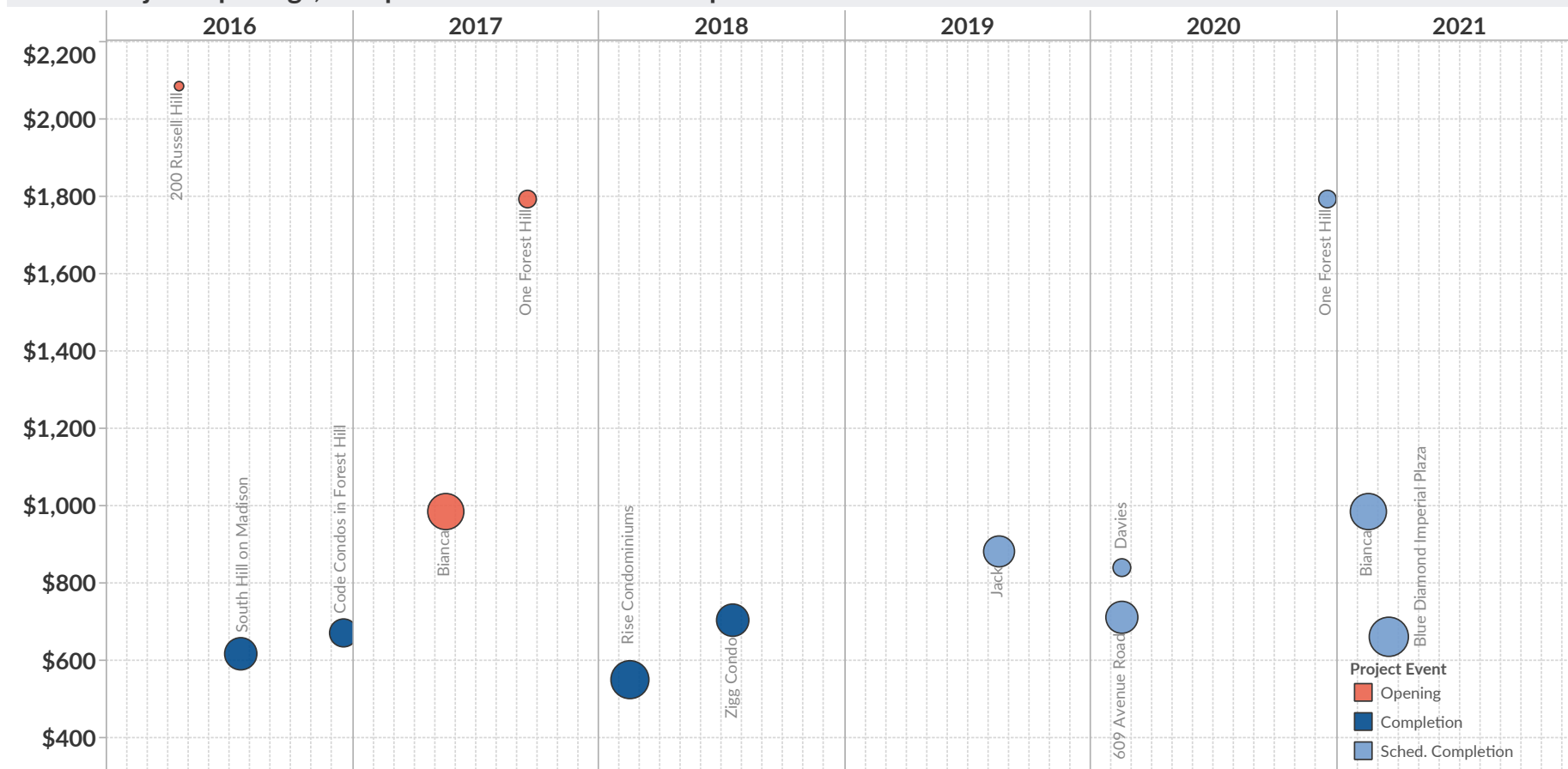
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	4	317
Total Units	169	165,657
Min. Floor Space Index	2.6	0.1
Max. Floor Space Index	8.0	32.2
Avg. Floor Space Index	4.7	5.9

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

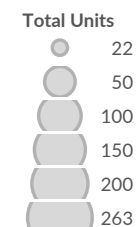


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Recent Project Openings, Completions & Scheduled Completions



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.



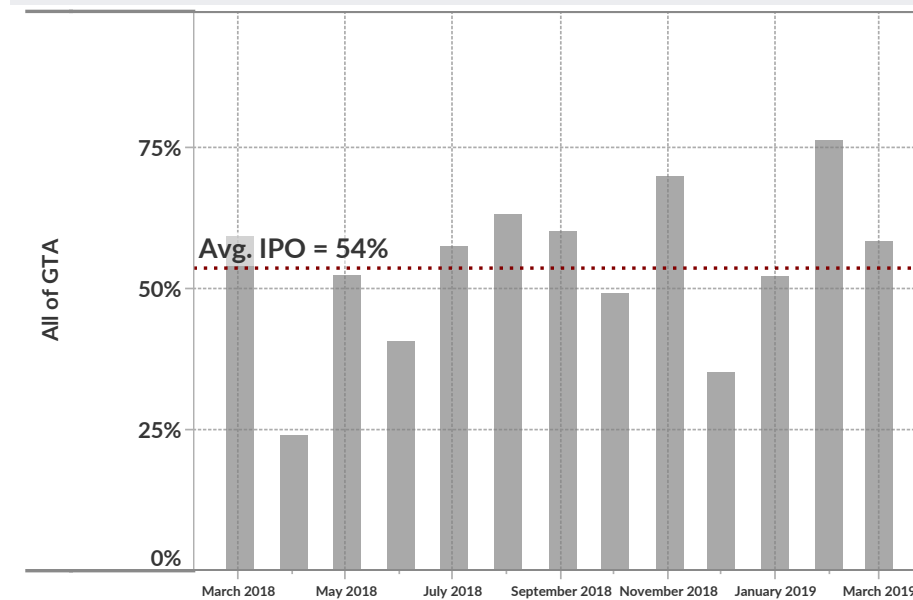
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Project Data by Unit Type

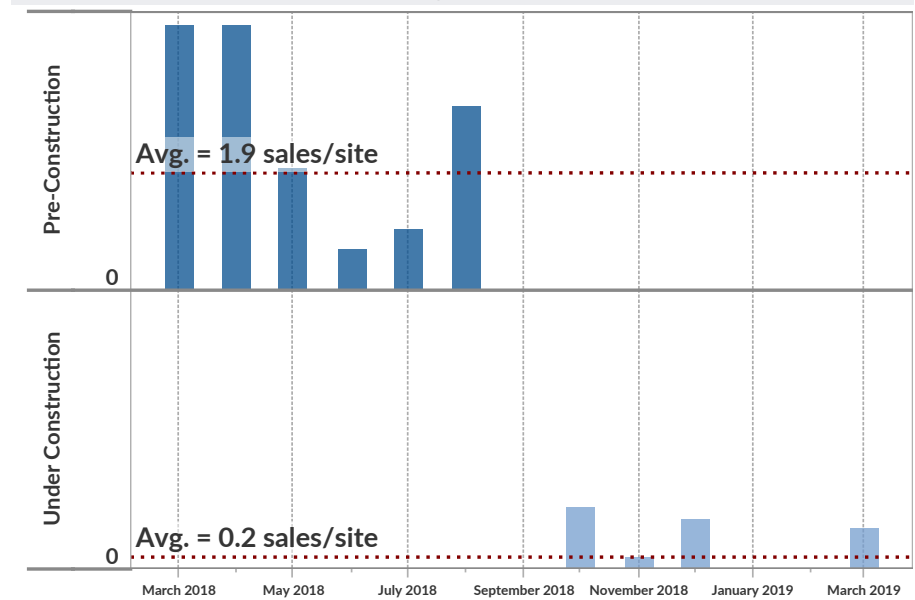
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	324	0	311	13
1 Bedroom + Den	246	2	244	2
2 Bedroom	370	0	359	11
2 Bedroom + Den	204	0	188	16
3 Bedroom & Up	39	0	34	5
Penthouse	58	0	48	10
Other	15	0	11	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$809	533	681	\$421,990	\$580,000
\$787	749	833	\$585,990	\$658,990
\$1,232	953	1,803	\$759,990	\$2,600,000
\$1,364	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
\$871	1,160	1,200	\$959,900	\$1,094,900

IPO Launch Performance (first 2 months)

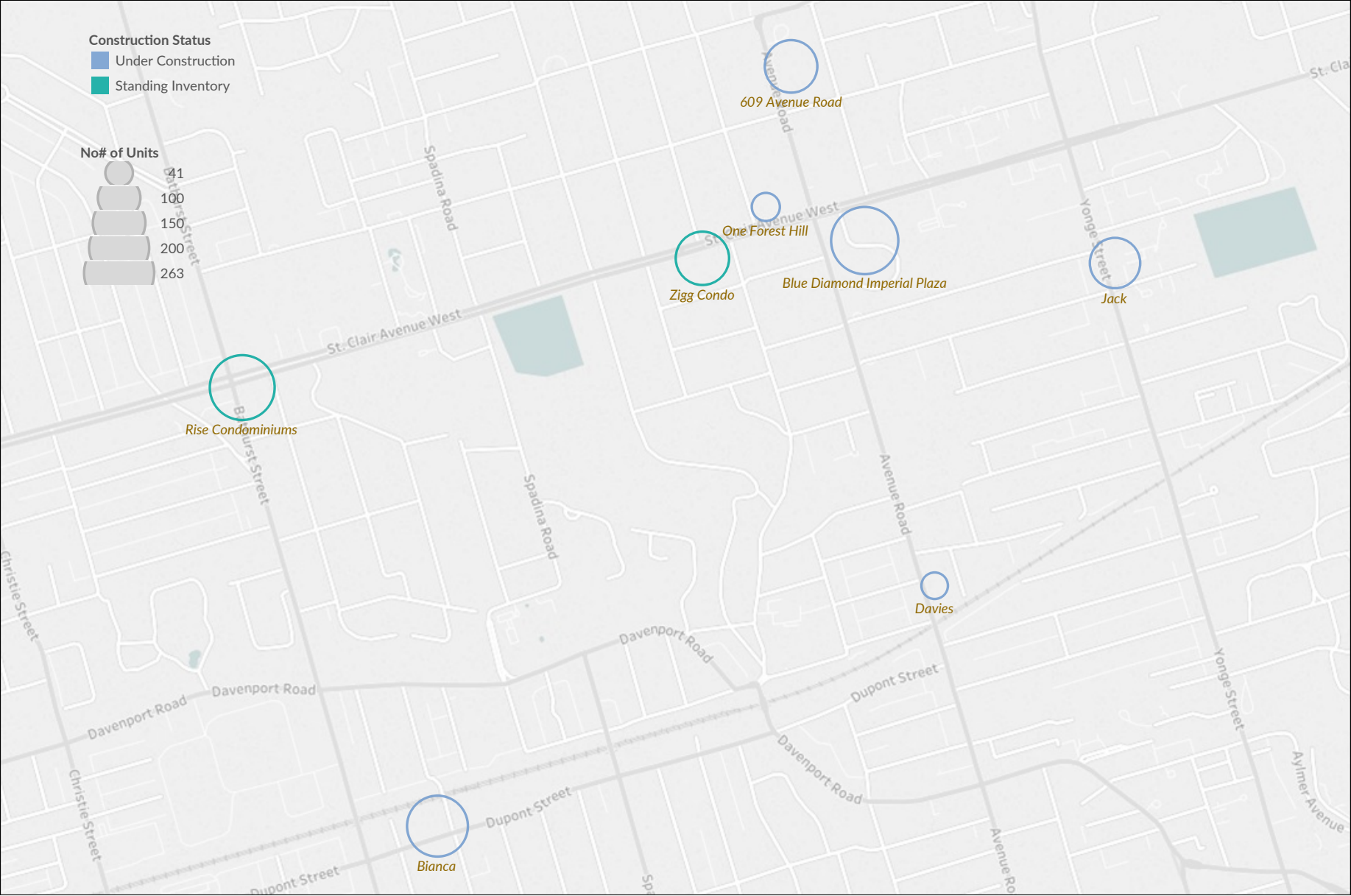


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



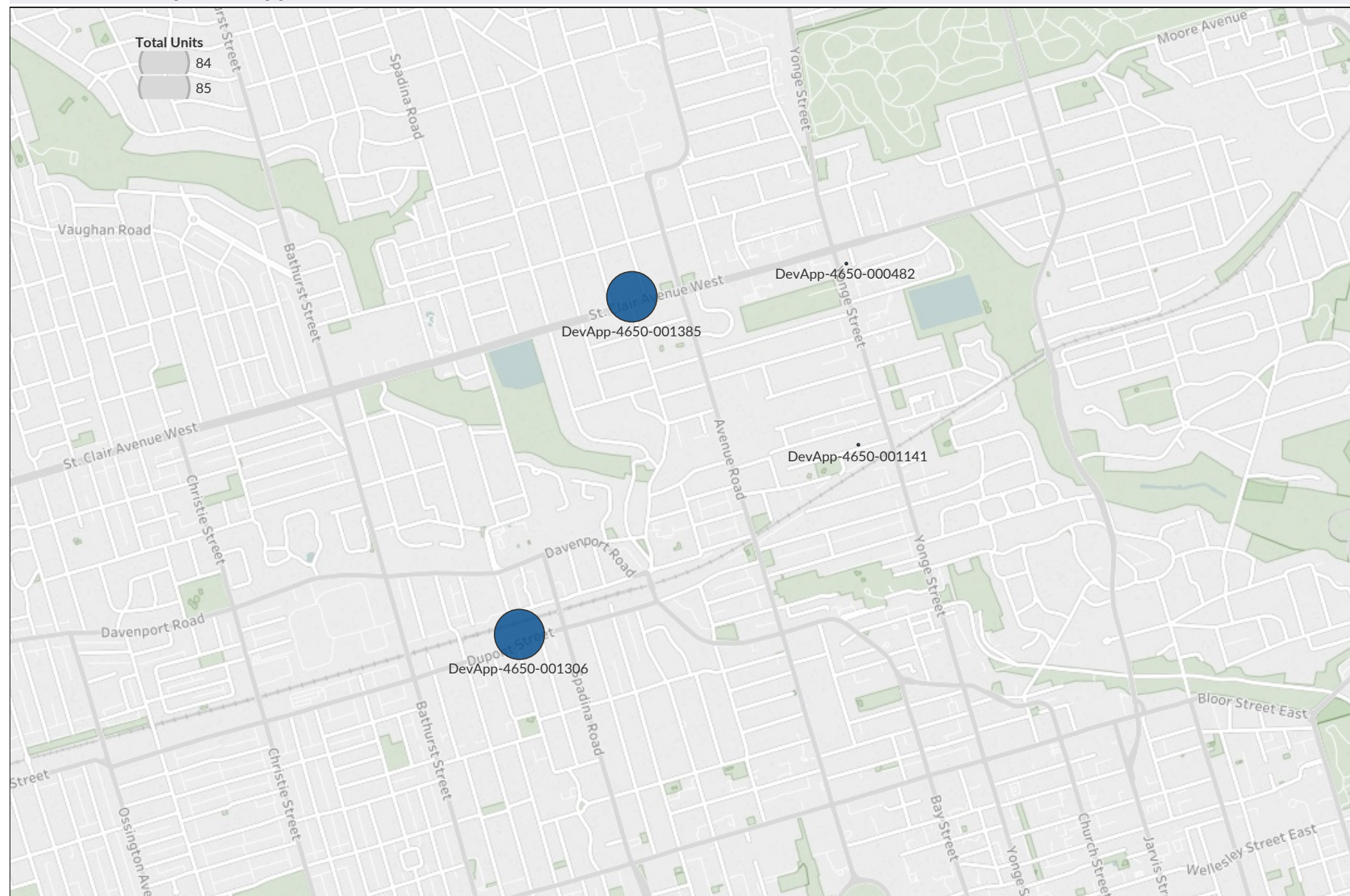
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
609 Avenue Road - State Building Group and Madison Group	Apartment	February 2020	0	0	4	161	\$711	\$1,628
Bianca - Tridel	Apartment	February 2021	0	0	14	216	\$985	\$1,049
Blue Diamond Imperial Plaza - Camrost Felcorp and Diamond ..	Apartment	March 2021	0	0	4	263	\$661	\$871
Davies - Brandy Lane Homes	Apartment	February 2020	0	0	10	41	\$840	\$1,292
Jack - Aspen Ridge Homes	Apartment	August 2019	2	2	20	148	\$882	\$959
One Forest Hill - North Drive Investments Inc.	Apartment	December 2020	0	0	6	46	\$1,794	\$1,787
Rise Condominiums - Reserve Properties	Apartment	February 2018	0	0	3	245	\$550	\$1,073
Zigg Condo - Madison Group and Fieldgate Homes	Apartment	July 2018	0	0	0	166	\$704	\$724

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Current Development Applications



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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
DevApp-4650-001385	202 St. Clair Avenue West	4.6	85

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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