



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of April 2019



Yonge - St. Clair Submarket Report - April 2019

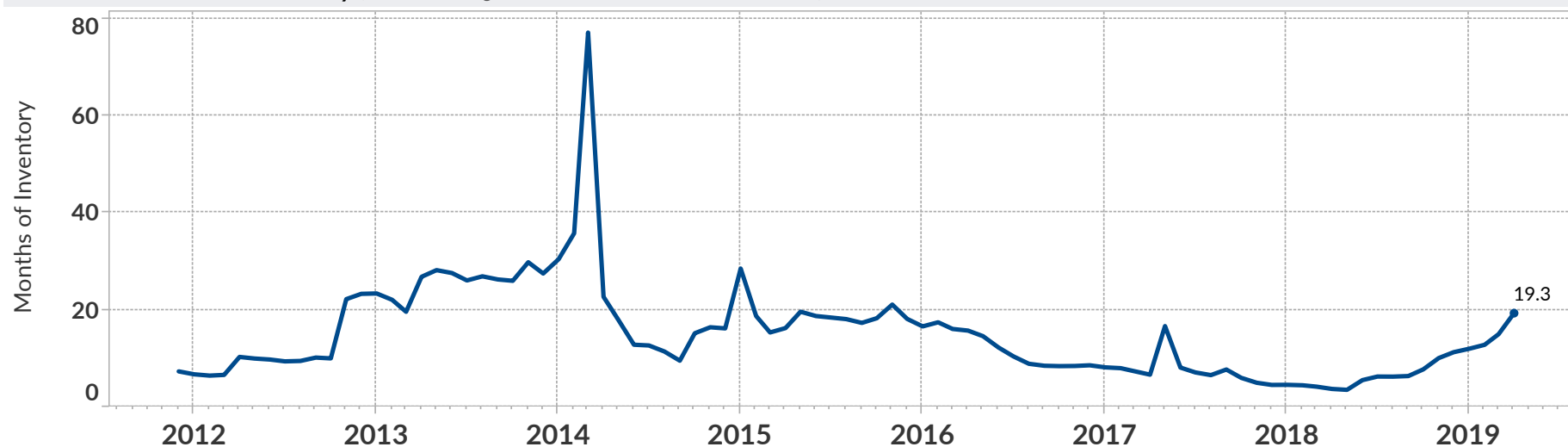


Yonge - St. Clair		GTA
Active Projects	7	341
Total Units	1,023	90,749
Total Sales	957	73,661
Rem. Inv.	58	13,707
Avg. \$/SF	\$1,331	\$949
Avg. SF	1,310	872
Avg. \$	\$1,742,672	\$827,892
Current Month Sales (incl. active & sold out)	2	3,053

Development Applications

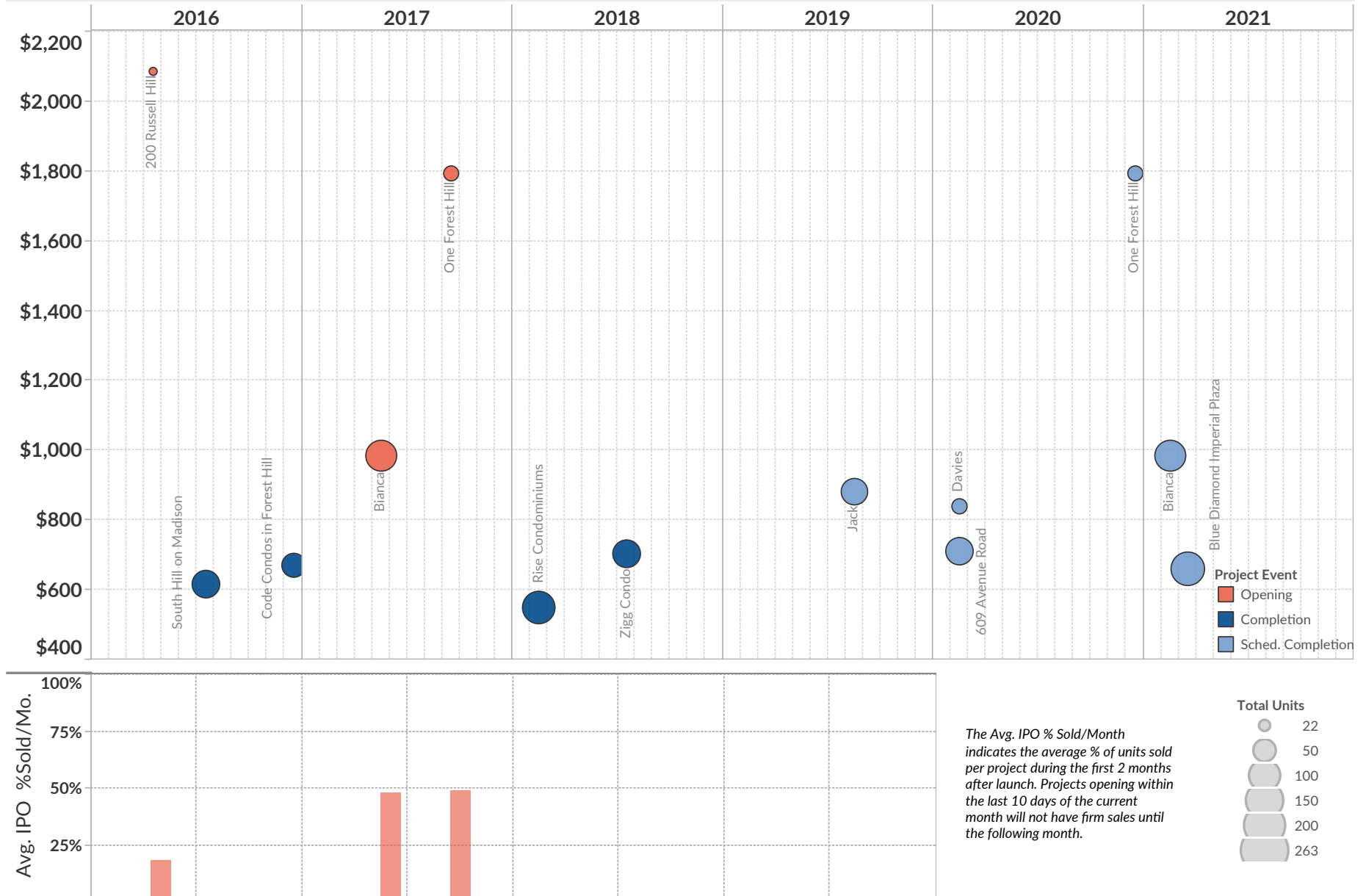
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	5	319
Total Units	1,553	167,601
Min. Floor Space Index	2.6	0.1
Max. Floor Space Index	10.2	32.2
Avg. Floor Space Index	5.8	5.9

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



Yonge - St. Clair Submarket Report - April 2019

Recent Project Openings, Completions & Scheduled Completions



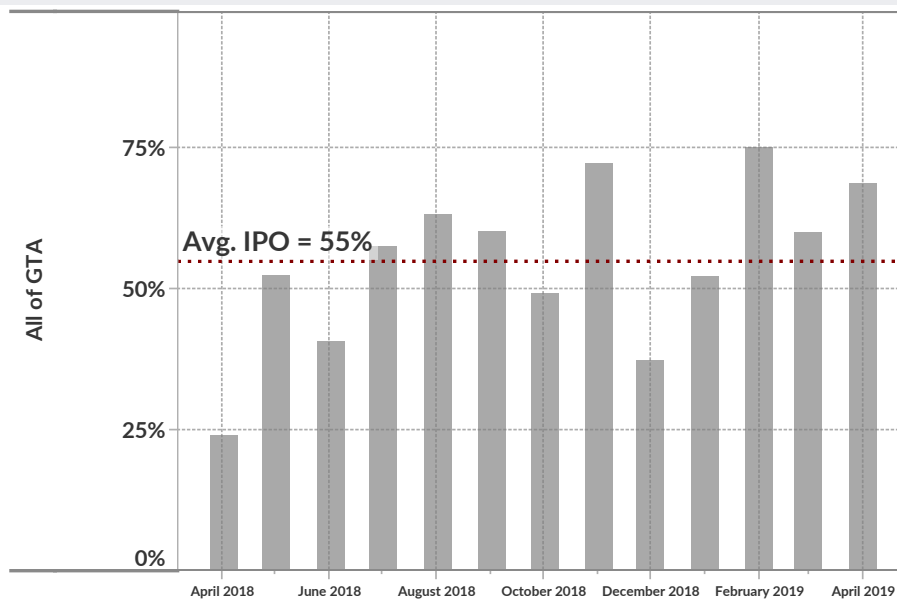
Yonge - St. Clair Submarket Report - April 2019

Project Data by Unit Type

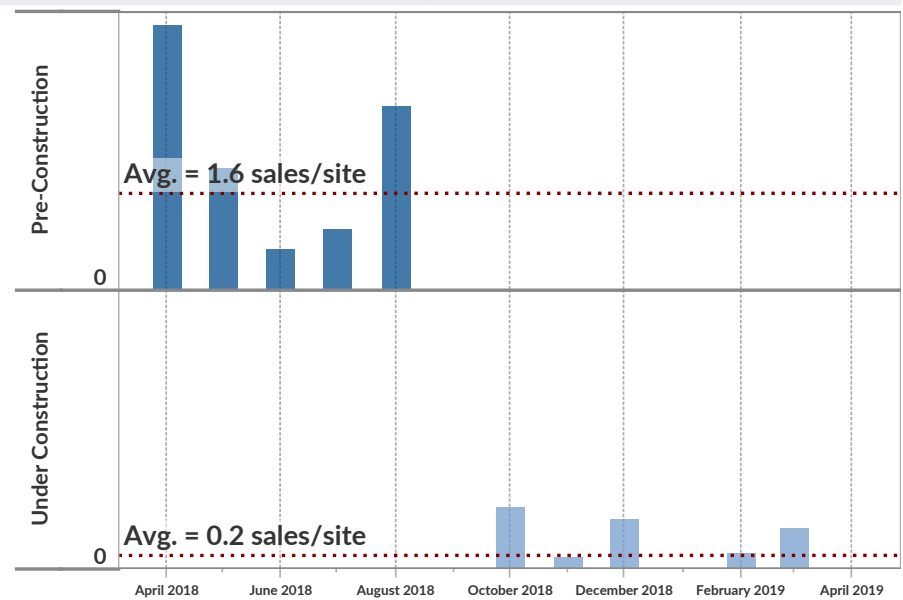
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	199	0	186	13
1 Bedroom + Den	244	0	242	2
2 Bedroom	244	0	232	12
2 Bedroom + Den	204	0	188	16
3 Bedroom & Up	39	0	34	5
Penthouse	58	0	48	10
Other	5	0	5	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,122	595	681	\$475,000	\$849,990
\$1,183	749	833	\$730,990	\$1,139,990
\$1,297	649	1,742	\$749,900	\$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
\$1,336	649	3,145	\$749,900	\$4,910,990

IPO Launch Performance (first 2 months)

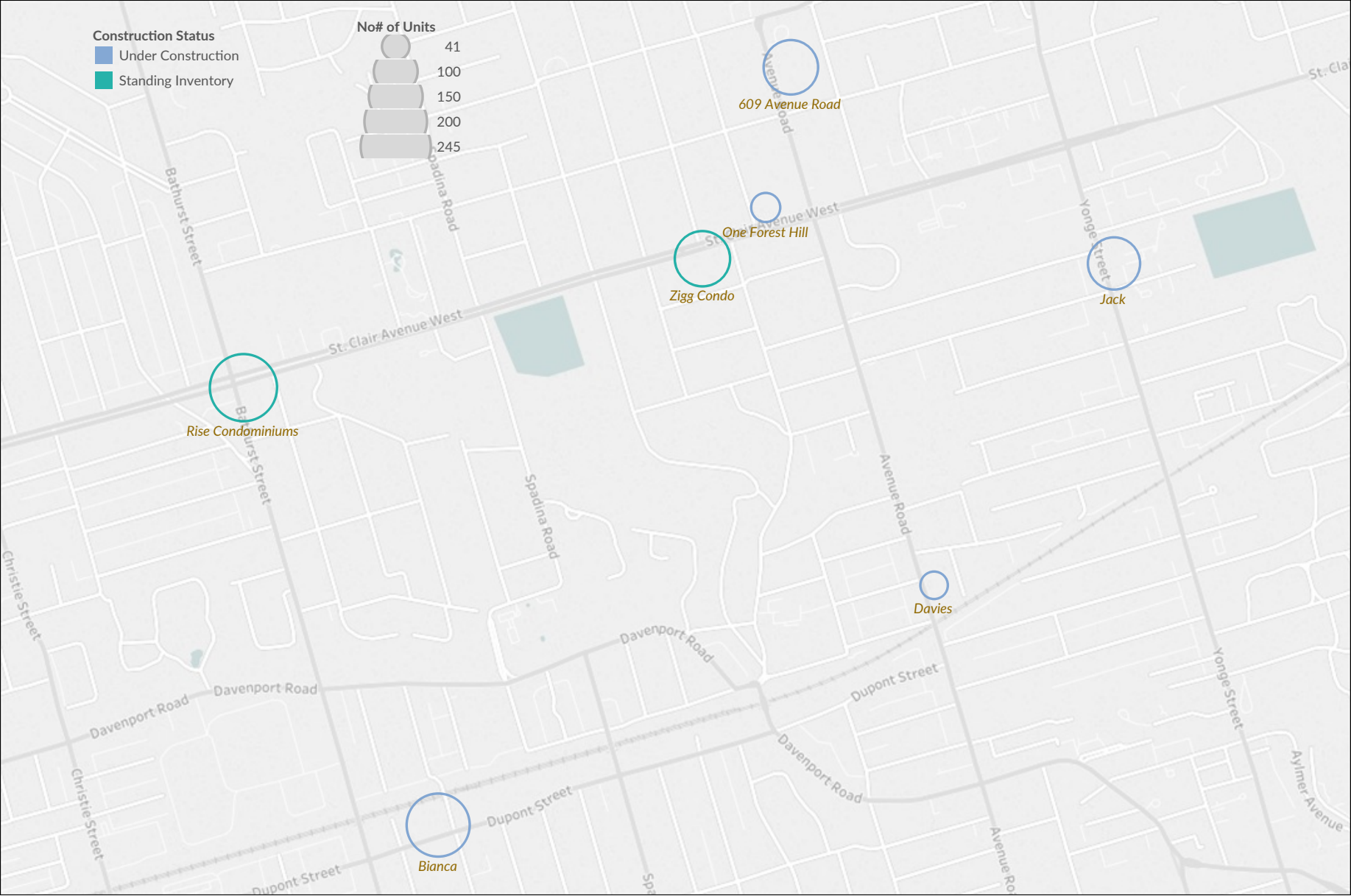


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - April 2019

Current Active Projects



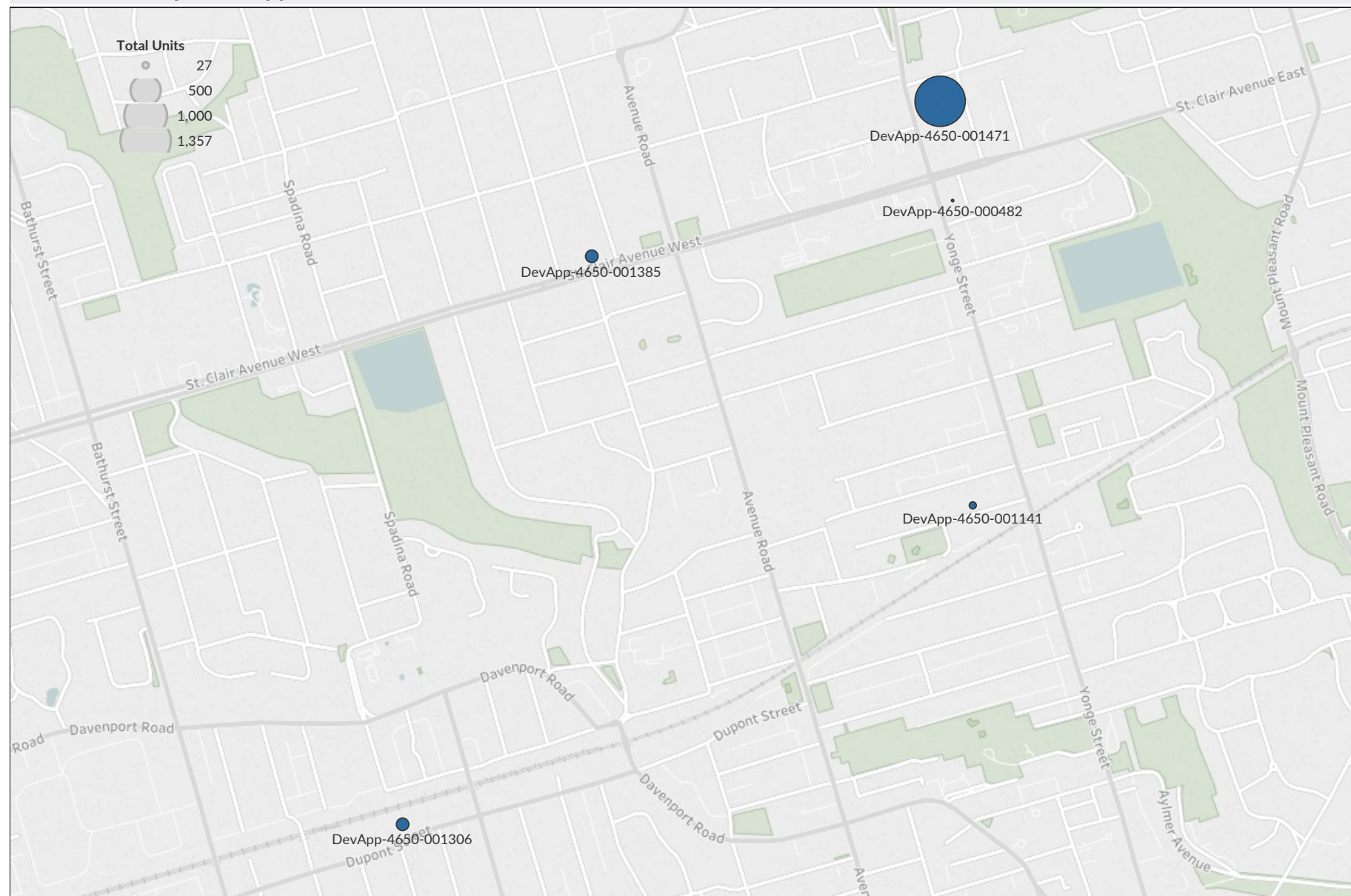
Yonge - St. Clair Submarket Report - April 2019

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
Davies - Brandy Lane Homes	Apartment	February 2020	0	0	10	41	\$840	\$1,292
Jack - Aspen Ridge Homes	Apartment	August 2019	0	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	4	245	\$550	\$1,137
Zigg Condo - Madison Group and Fieldgate Homes	Apartment	July 2018	0	0	0	166	\$704	\$724

Yonge - St. Clair Submarket Report - April 2019

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	27
DevApp-4650-001306	328 Dupont Street	3.7	84
DevApp-4650-001385	202 St. Clair Avenue West	4.6	85
DevApp-4650-001471	22 St Clair Avenue East	10.2	1,357

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	1	16	5,446	4,932	211	\$2,266	1,973	\$4,472,193	5,379
Central Waterfront	48	15	6,871	6,228	564	\$1,371	1,054	\$1,445,624	17,979
Don Mills - York Mills	12	8	2,327	2,108	159	\$879	1,163	\$1,022,876	7,028
Downtown Core	28	9	4,687	3,571	600	\$1,489	606	\$902,740	16,880
Downtown East	9	16	5,192	4,907	257	\$990	898	\$889,208	17,160
Downtown West	221	27	10,124	8,508	1,287	\$1,295	760	\$983,368	15,288
Etobicoke Waterfront	13	7	3,177	2,883	156	\$1,078	868	\$935,518	1,439
Highway7 - Yonge	32	7	1,704	1,216	420	\$654	927	\$605,759	.
Mississauga City Centre	569	10	5,691	4,421	1,001	\$800	712	\$569,645	.
North Toronto	73	10	3,192	2,792	328	\$1,129	844	\$952,799	6,499
North Yonge Corridor	317	7	2,612	2,076	434	\$943	783	\$738,412	4,807
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	126	11	2,820	2,147	624	\$800	744	\$595,283	10,413
Not Applicable	1,488	149	26,952	19,795	5,849	\$713	893	\$636,454	45,995
Scarborough City Centre									2,245
Sheppard Corridor	49	16	4,374	3,473	901	\$990	828	\$820,104	5,557
Thornhill	10	1	389	325	64	\$753	951	\$715,967	.
Toronto East	6	14	1,733	1,568	130	\$964	971	\$936,220	2,179
Toronto West	49	9	1,907	1,255	636	\$998	884	\$882,882	11,066
Yonge - St. Clair	2	7	1,023	957	58	\$1,331	1,310	\$1,742,672	1,553

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