



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of April 2019



North Yonge Corridor Submarket Report - April 2019



North Yonge Corridor		GTA
Active Projects	7	341
Total Units	2,612	90,749
Total Sales	2,076	73,661
Rem. Inv.	434	13,707
Avg. \$/SF	\$943	\$949
Avg. SF	783	872
Avg. \$	\$738,412	\$827,892
Current Month Sales (incl. active & sold out)	317	3,053

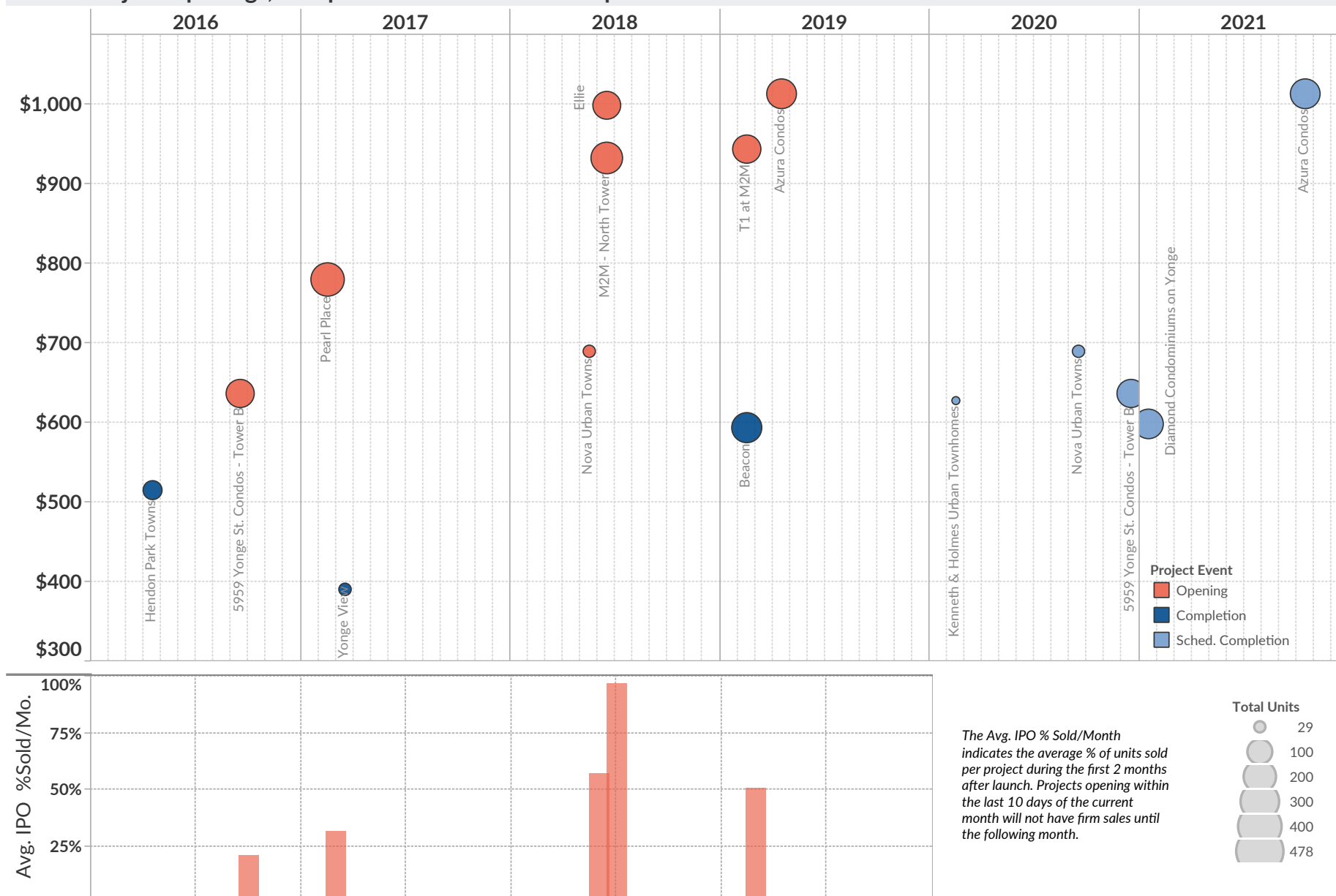
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	12	319
Total Units	4,777	167,601
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.0	32.2
Avg. Floor Space Index	4.7	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



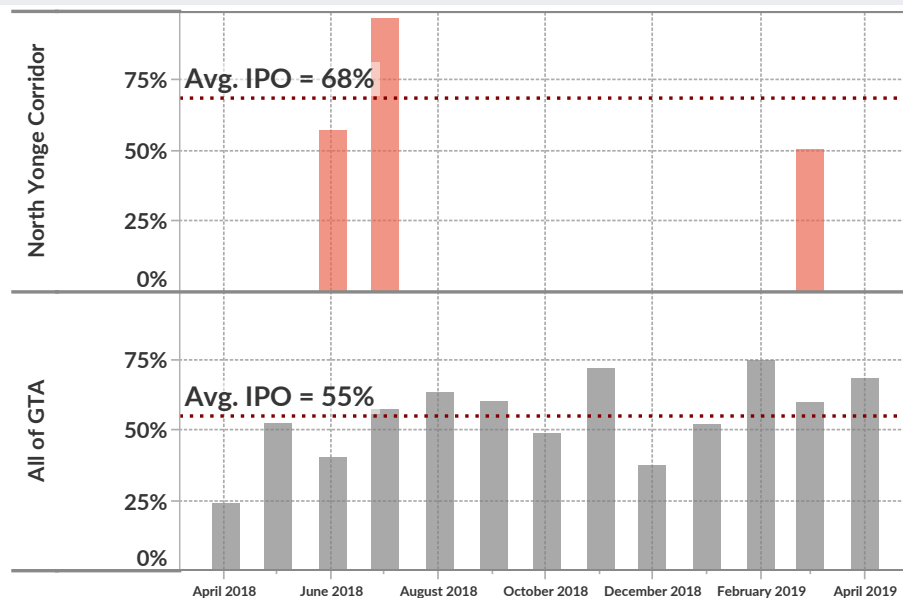
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Project Data by Unit Type

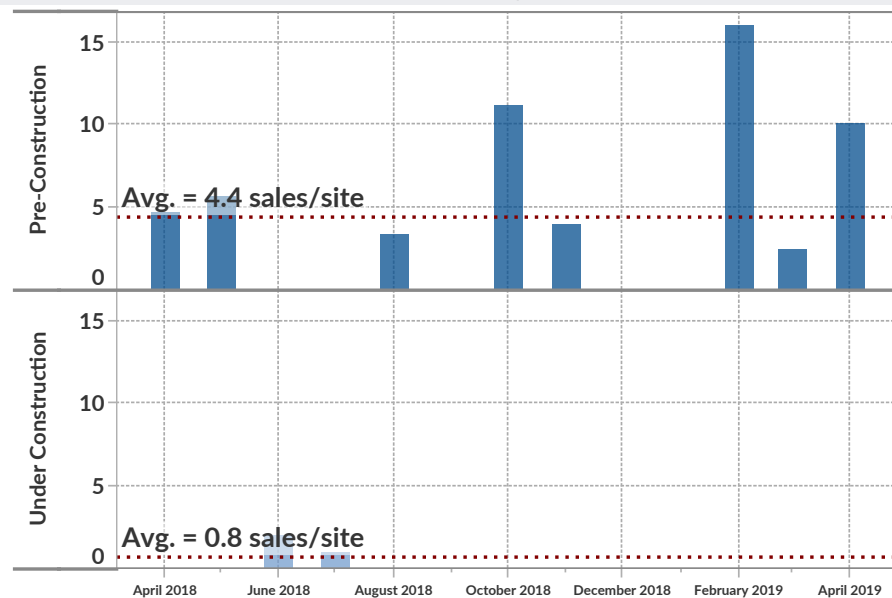
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	355	145	352	3
1 Bedroom + Den	986	86	834	152
2 Bedroom	740	73	562	178
2 Bedroom + Den	293	1	257	36
3 Bedroom & Up	105	12	42	63
Penthouse	9	0	7	2
Other	16		16	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$897	661	661	\$591,900	\$593,900
\$922	583	721	\$544,900	\$709,990
\$934	681	900	\$615,900	\$880,900
\$942	682	1,222	\$671,900	\$1,109,990
\$990	908	1,404	\$850,990	\$1,369,990
\$978	1,227	1,227	\$1,194,800	\$1,204,800

IPO Launch Performance (first 2 months)

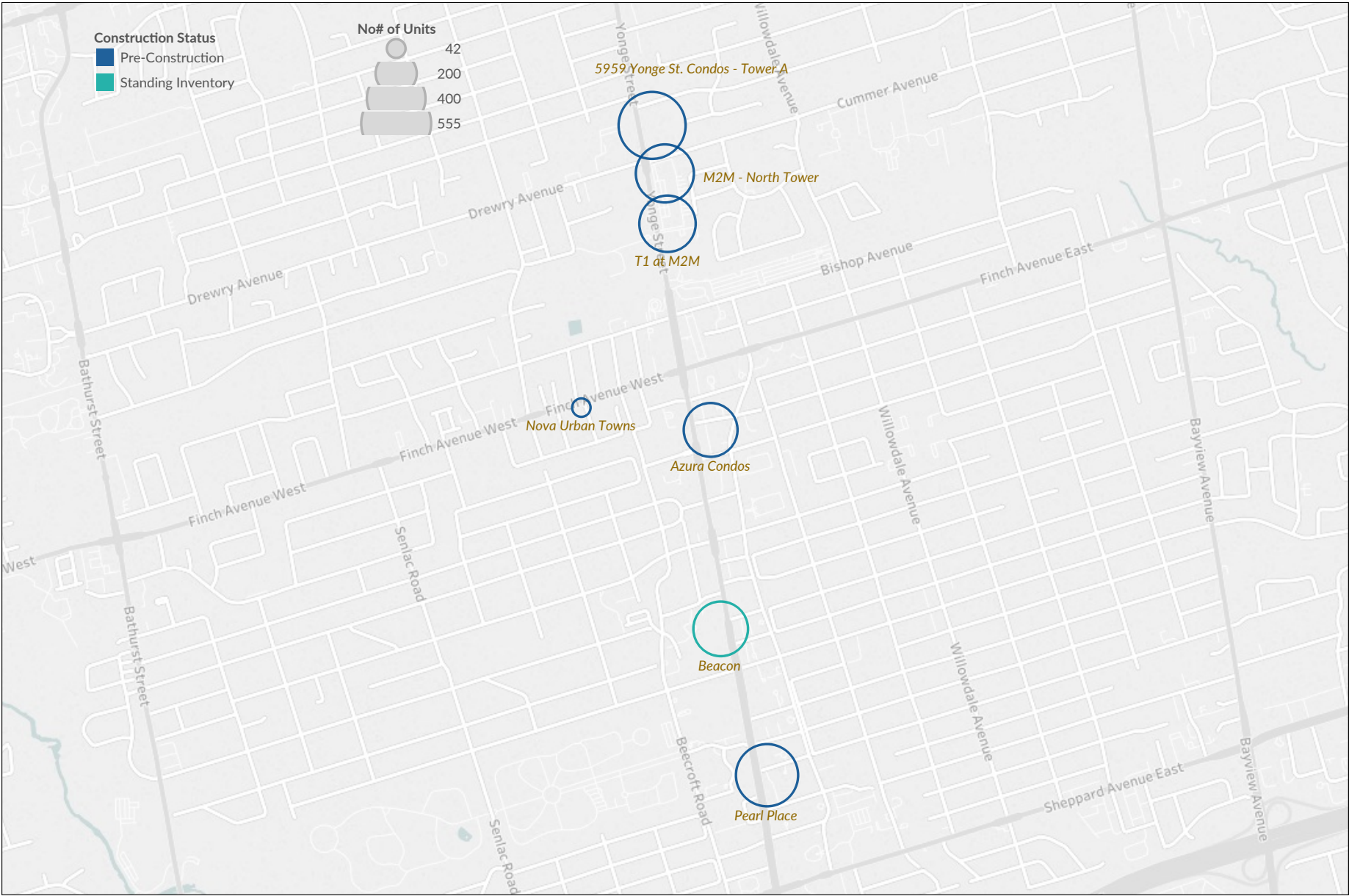


Post Launch Absorption: North Yonge Corridor



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Current Active Projects



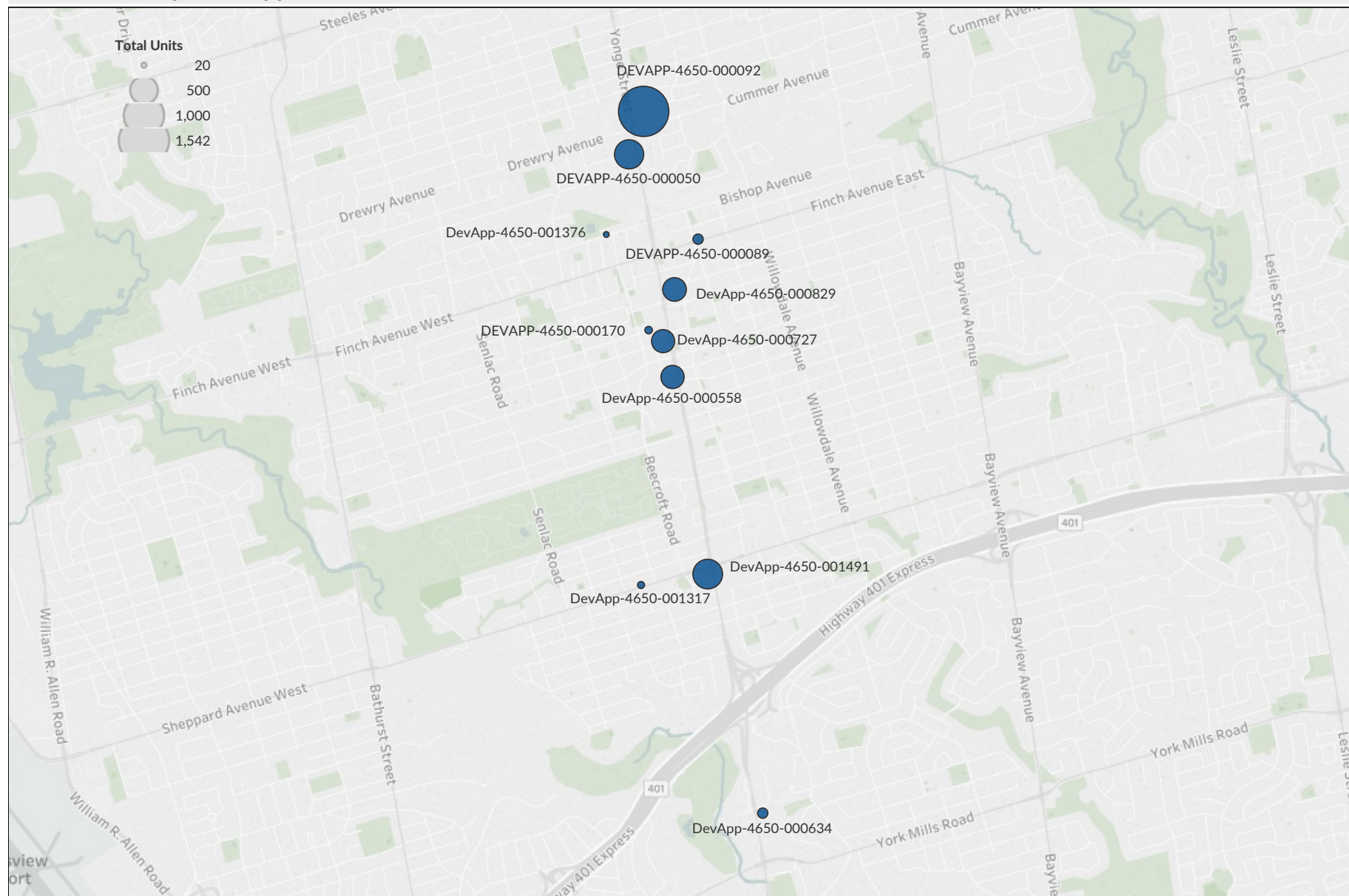
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
5959 Yonge St. Condos - Tower A - Ghods Builders Inc.	Apartment	December 2022	0	0	0	555	\$550	\$894
Azura Condos - Capital Developments	Apartment	October 2021	287	287	71	358	\$1,014	\$1,035
Beacon - Sorbara	Apartment	February 2019	0	0	2	369	\$594	\$978
M2M - North Tower - Aoyuan International	Apartment	May 2022	0	52	50	417	\$933	\$879
Nova Urban Towns - Kaleido Developments Inc.	Stacked	September 2020	1	1	11	42	\$690	\$800
Pearl Place - Conservatory Group	Apartment	January 2022	0	0	173	478	\$780	\$931
T1 at M2M - Aoyuan International	Apartment	June 2022	29	188	127	393	\$944	\$944

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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	10.4	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
DevApp-4650-001491	4800 Yonge Street	12.0	536

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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