



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of May 2019



Highway 7 - Yonge Submarket Report - May 2019



Highway7 - Yonge			GTA	
Active Projects	6		344	
Total Units	1,535		90,927	
Total Sales	1,052		75,278	
Rem. Inv.	415		12,537	
Avg. \$/SF	\$653		\$961	
Avg. SF	926		891	
Avg. \$	\$604,938		\$855,970	
Current Month Sales (incl. active & sold out)		5	3,790	

Development Applications

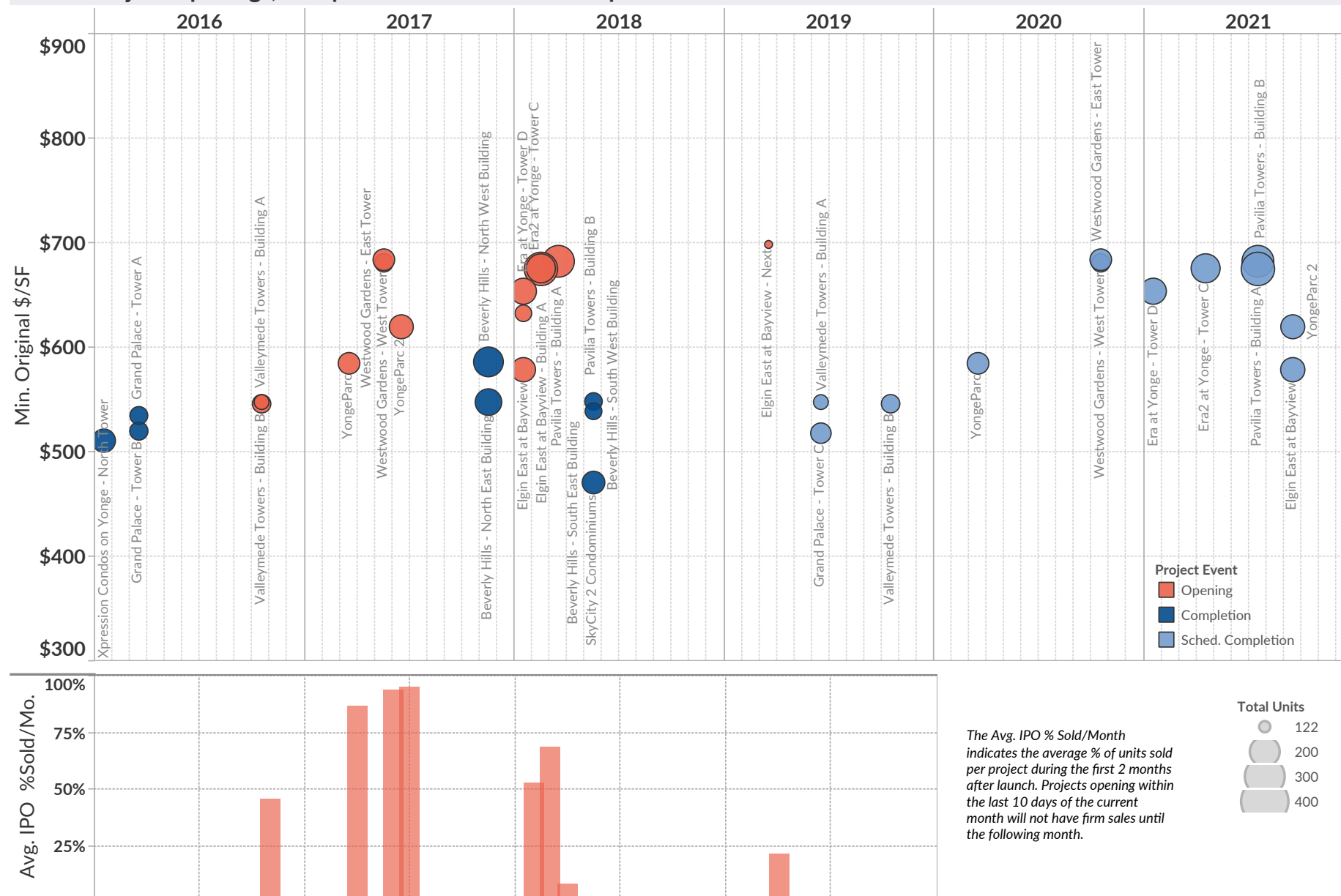
Highway 7 - Yonge		City of Toronto	
Number of Dev. Apps.	0	321	
Total Units		166,507	
Min. Floor Space Index		0.1	
Max. Floor Space Index		32.2	
Avg. Floor Space Index		5.9	

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



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Recent Project Openings, Completions & Scheduled Completions



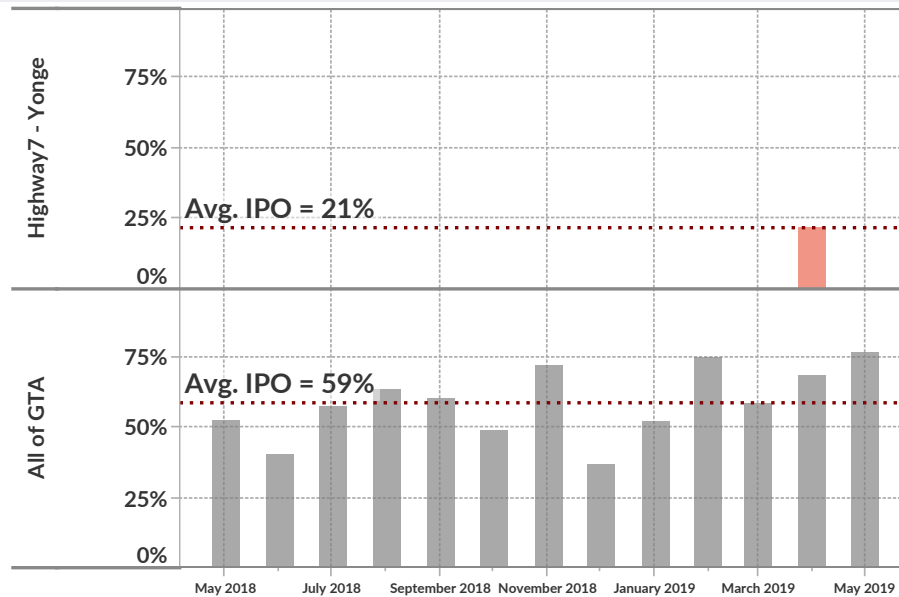
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Project Data by Unit Type

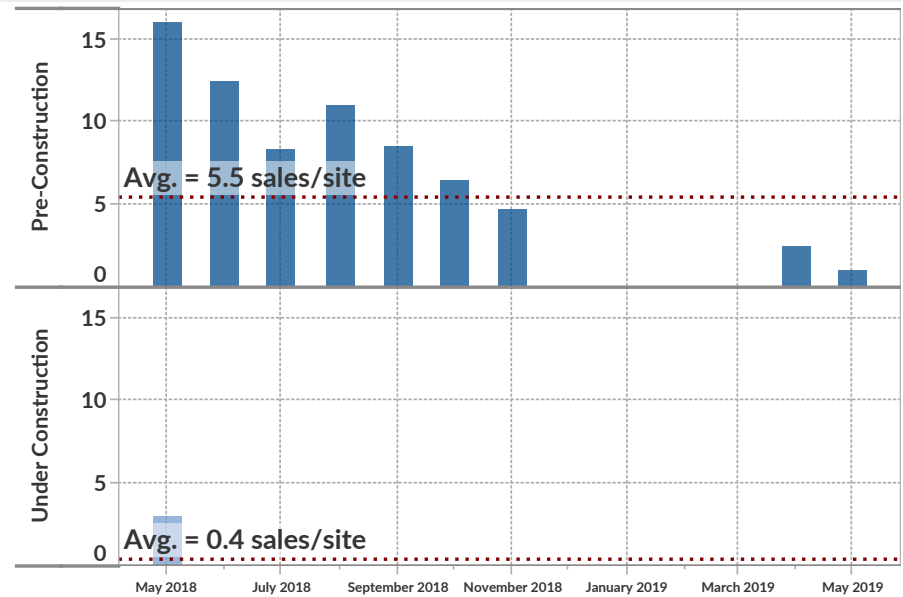
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	126	0	109	17
1 Bedroom + Den	607	0	480	127
2 Bedroom	478	3	283	195
2 Bedroom + Den	117	0	85	32
3 Bedroom & Up	121	0	83	38
Penthouse	7		7	0
Other	10	0	5	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$679	674	674	\$457,500	\$457,500
\$751	566	583	\$399,900	\$441,900
\$684	634	849	\$427,900	\$559,100
\$643	795	1,268	\$550,900	\$829,900
\$665	928	1,350	\$625,900	\$901,500
\$608	982	1,672	\$615,900	\$998,100
\$692	1,313	1,440	\$919,100	\$987,000

IPO Launch Performance (first 2 months)

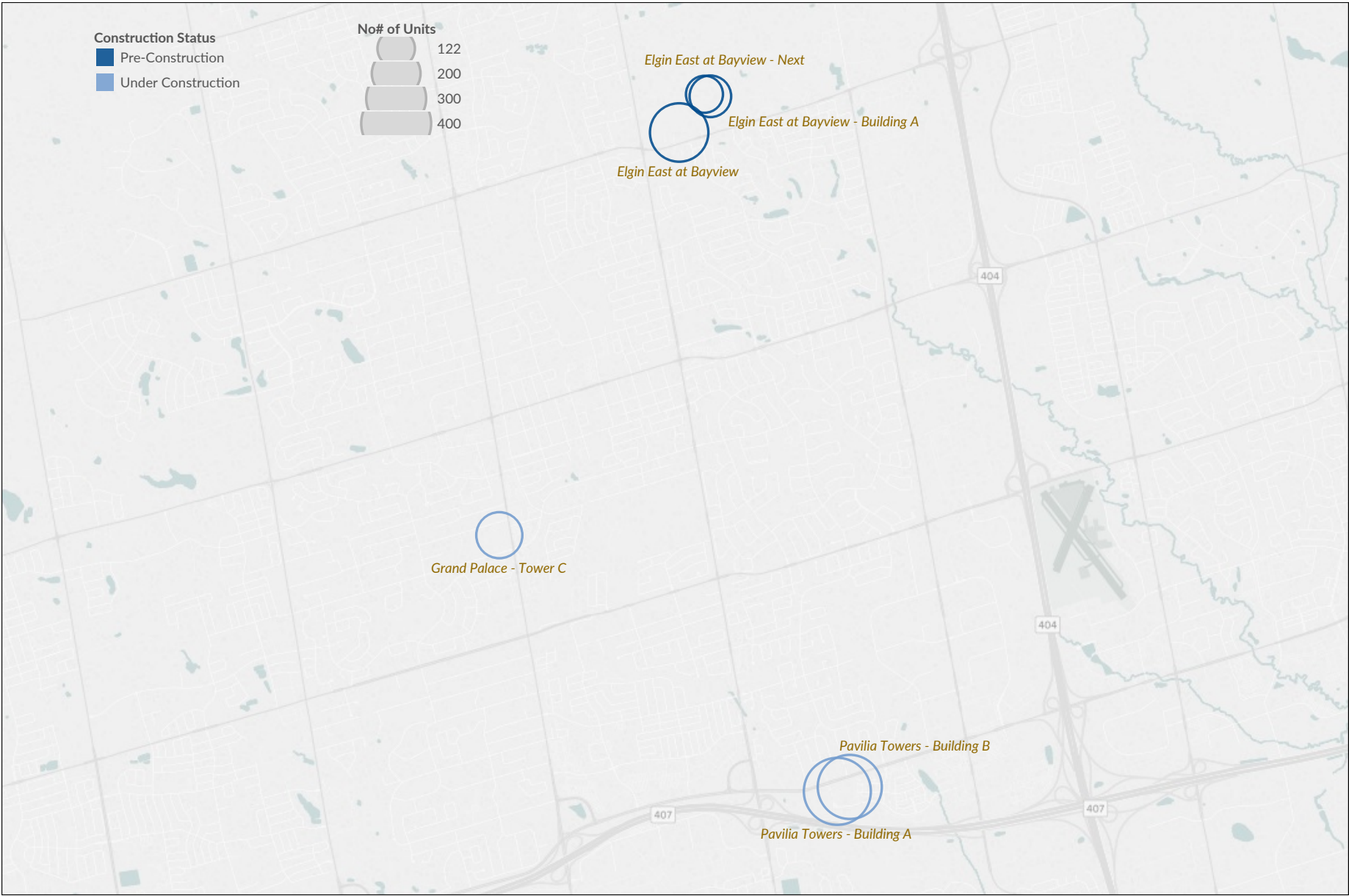


Post Launch Absorption: Highway7 - Yonge



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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	2	52	154	\$633	\$713
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	1	27	95	122	\$699	\$699
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	2	5	116	304	\$579	\$585
Grand Palace - Tower C - G Group Development	Apartment	June 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

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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	4	16	5,436	4,937	196	\$2,278	2,050	\$4,671,101	5,337
Central Waterfront	36	15	6,871	6,250	542	\$1,377	1,058	\$1,457,587	17,979
Don Mills - York Mills	144	9	2,578	2,264	254	\$929	1,317	\$1,223,770	6,429
Downtown Core	80	8	4,656	3,645	523	\$1,524	620	\$945,340	16,880
Downtown East	17	16	5,194	4,906	260	\$1,002	885	\$886,118	17,086
Downtown West	66	27	10,058	8,547	1,182	\$1,308	758	\$991,479	14,202
Etobicoke Waterfront	21	6	2,808	2,537	133	\$1,107	840	\$929,970	1,280
Highway7 - Yonge	5	6	1,535	1,052	415	\$653	926	\$604,938	.
Mississauga City Centre	663	11	6,064	5,081	979	\$822	758	\$623,431	.
North Toronto	14	10	3,160	2,793	295	\$1,156	753	\$870,843	6,578
North Yonge Corridor	89	7	2,612	2,223	261	\$997	810	\$807,199	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	313	10	2,604	2,270	256	\$777	761	\$591,293	9,444
Not Applicable	2,150	154	27,700	20,844	5,578	\$714	912	\$651,694	48,961
Scarborough City Centre									2,245
Sheppard Corridor	118	15	4,167	3,383	784	\$1,015	802	\$814,359	5,581
Thornhill	4	1	389	329	60	\$753	913	\$687,754	.
Toronto East	19	14	1,637	1,448	155	\$947	1,050	\$994,157	2,068
Toronto West	47	10	1,907	1,312	579	\$1,010	896	\$904,992	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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