



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of May 2019



North Yonge Corridor Submarket Report - May 2019

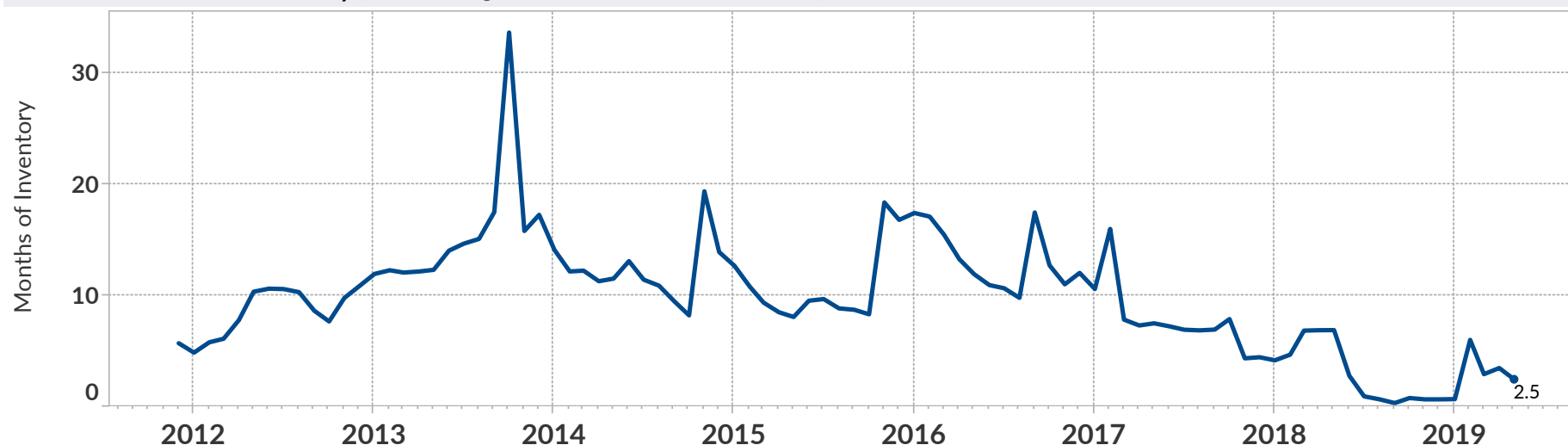


North Yonge Corridor		GTA
Active Projects	7	344
Total Units	2,612	90,927
Total Sales	2,223	75,278
Rem. Inv.	261	12,537
Avg. \$/SF	\$997	\$961
Avg. SF	810	891
Avg. \$	\$807,199	\$855,970
Current Month Sales (incl. active & sold out)	89	3,790

Development Applications

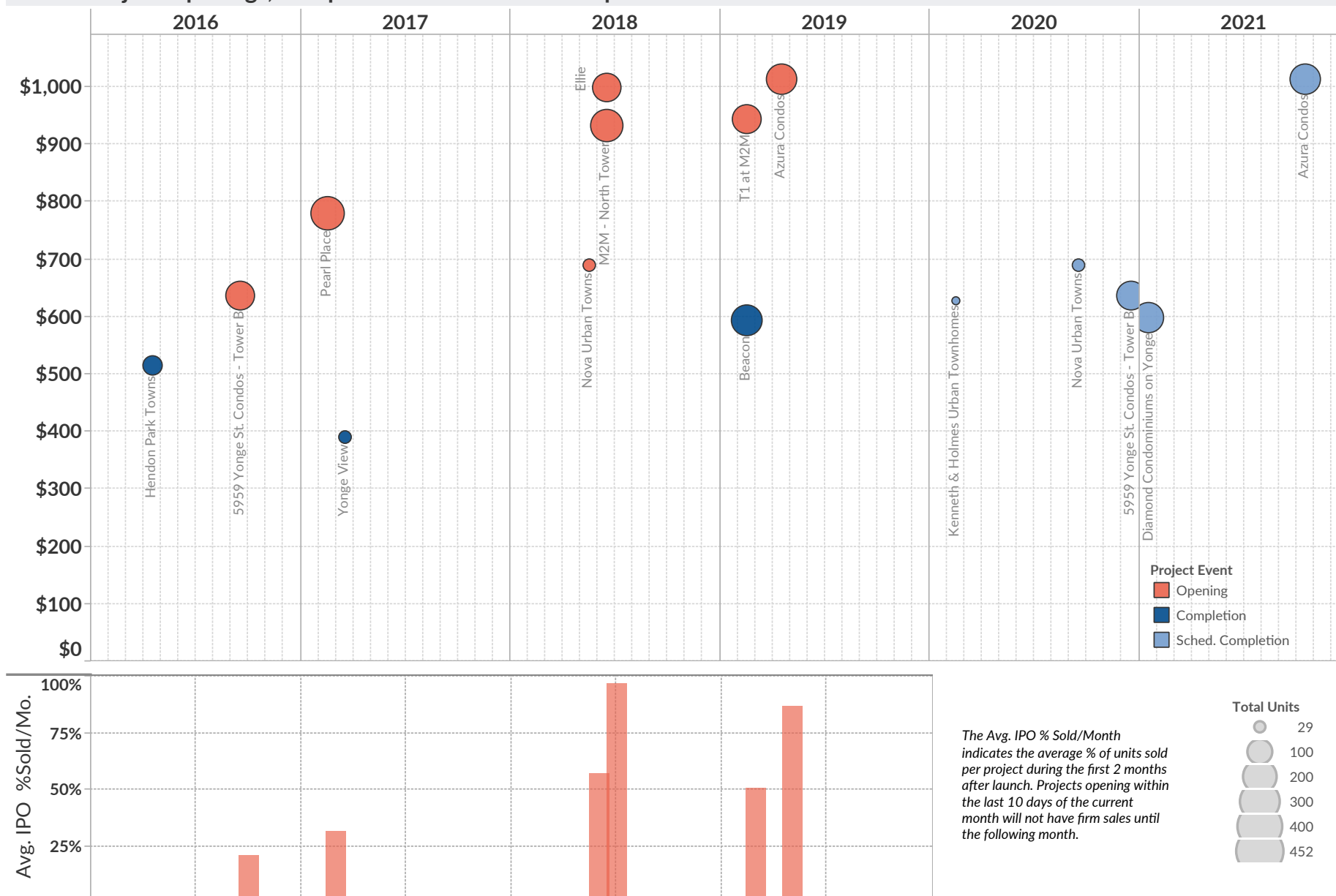
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	11	321
Total Units	4,400	166,507
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.0	32.2
Avg. Floor Space Index	4.7	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



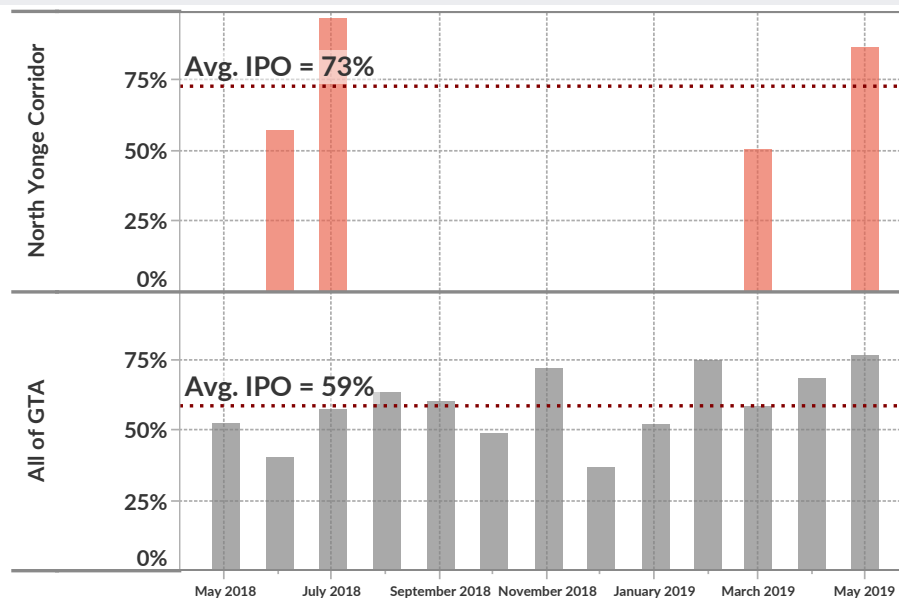
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Project Data by Unit Type

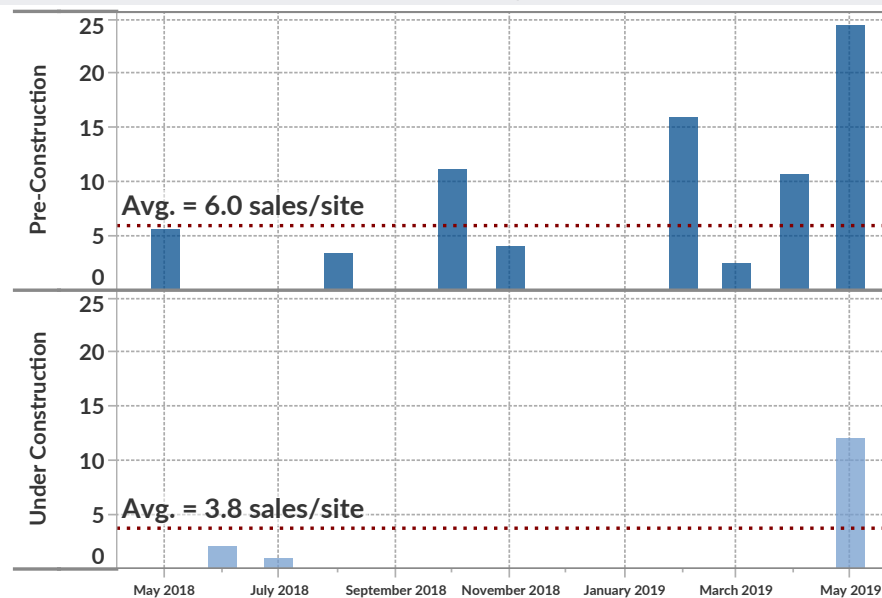
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	348	5	339	9
1 Bedroom + Den	947	27	894	53
2 Bedroom	737	48	629	108
2 Bedroom + Den	321	4	276	45
3 Bedroom & Up	100	5	56	44
Penthouse	9	0	7	2
Other	16		16	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,074	482	570	\$519,900	\$609,900
\$1,050	583	645	\$583,900	\$699,900
\$952	681	900	\$615,900	\$883,900
\$1,025	776	1,222	\$673,900	\$1,109,990
\$1,006	908	1,404	\$850,990	\$1,369,990
\$999	1,227	1,227	\$1,220,800	\$1,230,800

IPO Launch Performance (first 2 months)

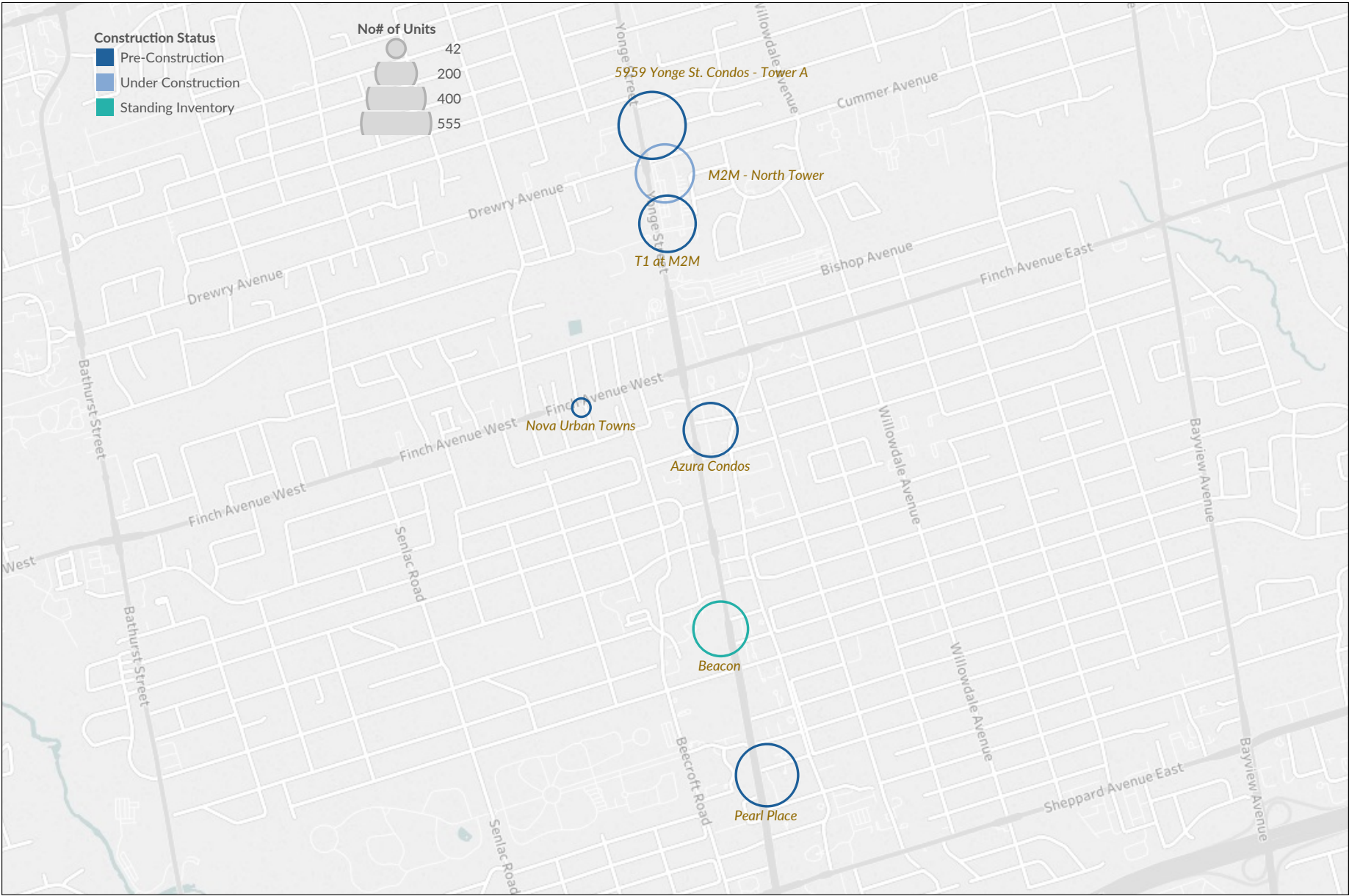


Post Launch Absorption: North Yonge Corridor



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Current Active Projects



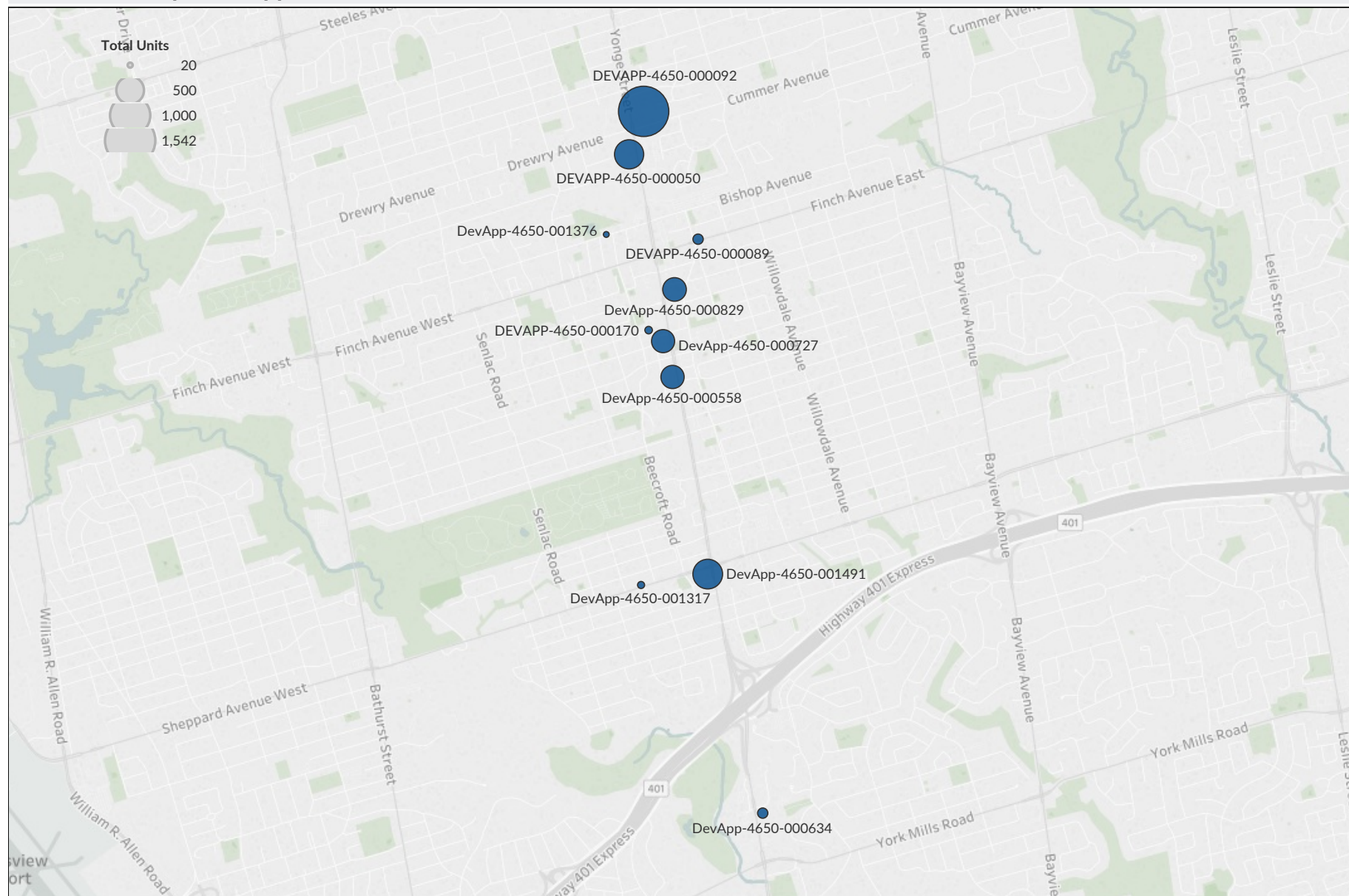
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Current Active Project List

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	23	310	48	358	\$1,014	\$1,044
Beacon - Sorbara	Apartment	February 2019	0	0	2	369	\$594	\$999
M2M - North Tower - Aoyuan International	Apartment	May 2022	12	64	38	417	\$933	\$879
Nova Urban Towns - Kaleido Developments Inc.	Stacked	September 2020	0	3	9	42	\$690	\$800
Pearl Place - Conservatory Group	Apartment	January 2022	5	5	86	478	\$780	\$1,094
T1 at M2M - Aoyuan International	Apartment	June 2022	49	237	78	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-4650-001317	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	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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