



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of May 2019



Yonge - St. Clair Submarket Report - May 2019

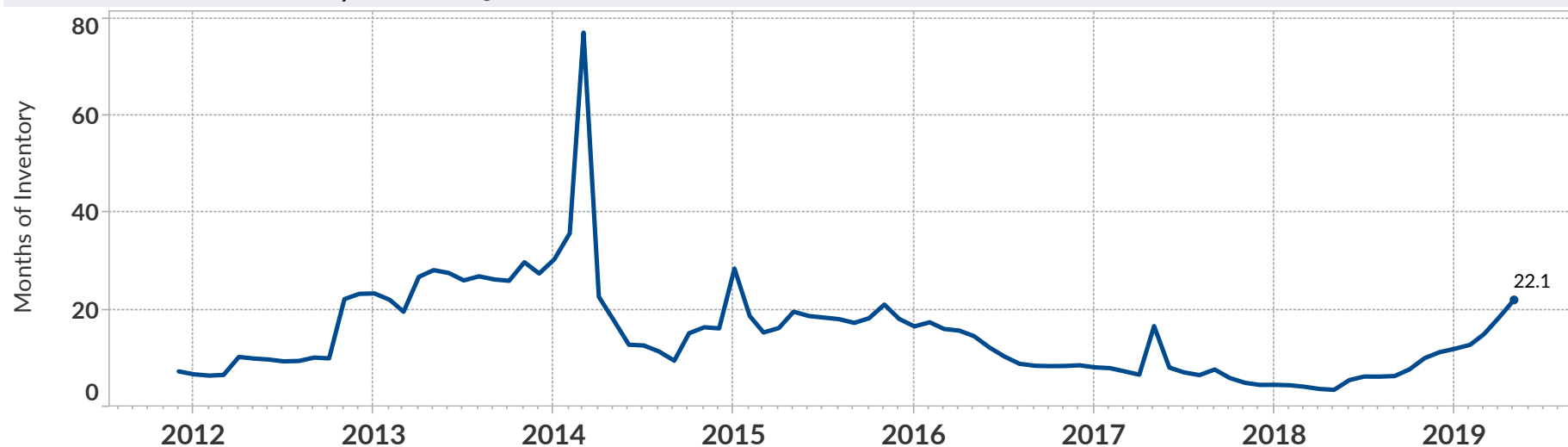


Yonge - St. Clair			GTA	
Active Projects	7		344	
Total Units	1,023		90,927	
Total Sales	958		75,278	
Rem. Inv.	57		12,537	
Avg. \$/SF	\$1,334		\$961	
Avg. SF	1,307		891	
Avg. \$	\$1,743,509		\$855,970	
Current Month Sales (incl. active & sold out)		0	3,790	

Development Applications

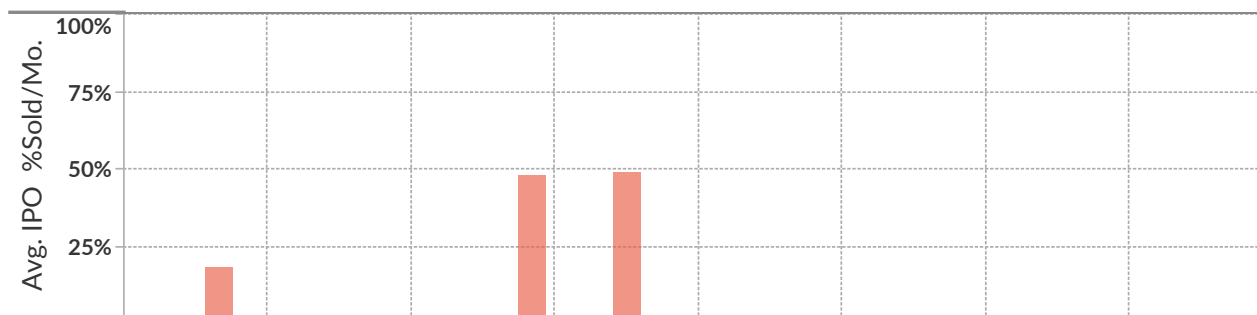
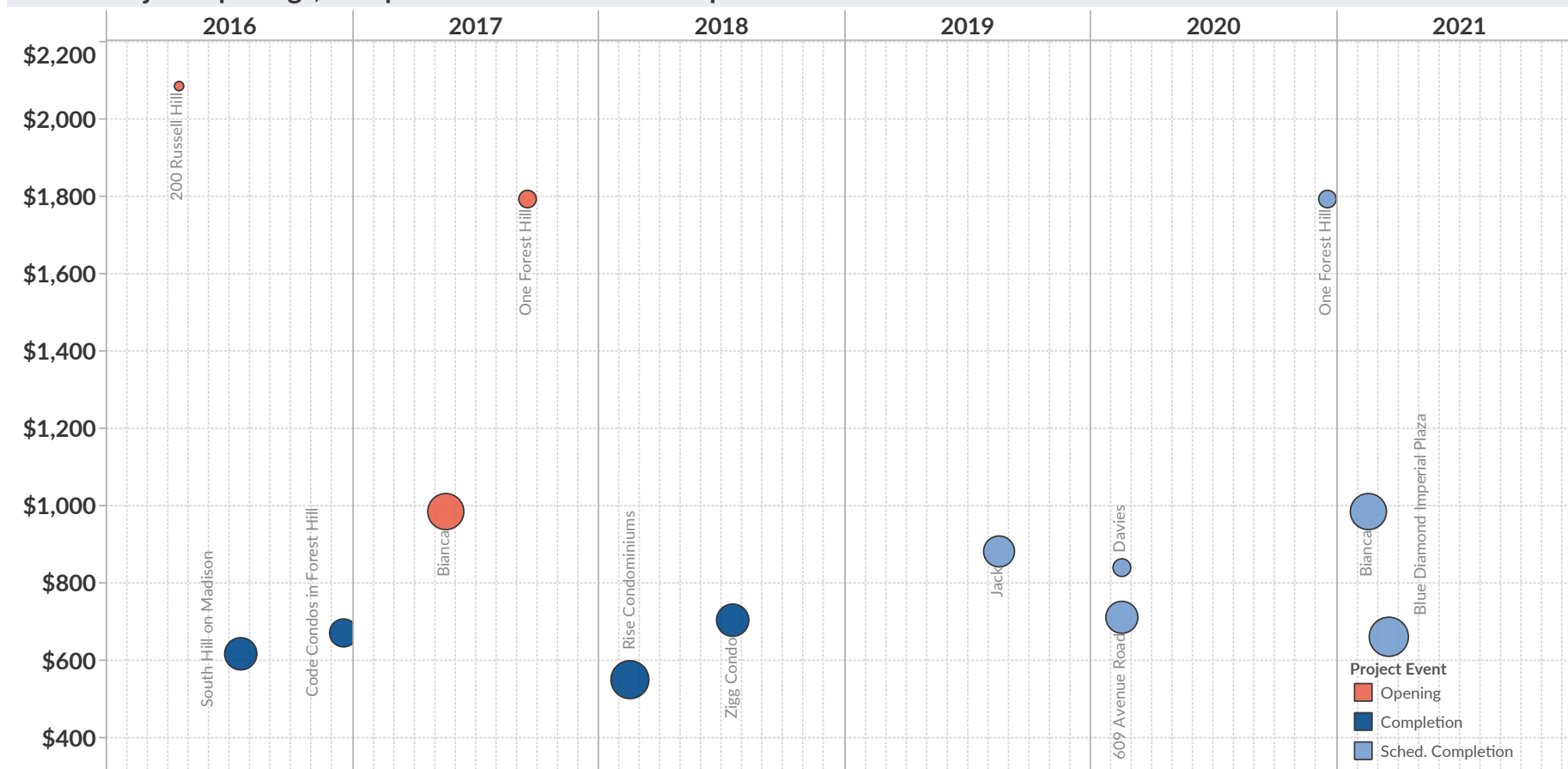
Yonge - St. Clair			City of Toronto	
Number of Dev. Apps.	5		321	
Total Units	1,553		166,507	
Min. Floor Space Index	2.6		0.1	
Max. Floor Space Index	13.6		32.2	
Avg. Floor Space Index	6.9		5.9	

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

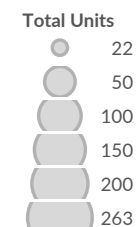


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Recent Project Openings, Completions & Scheduled Completions



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.



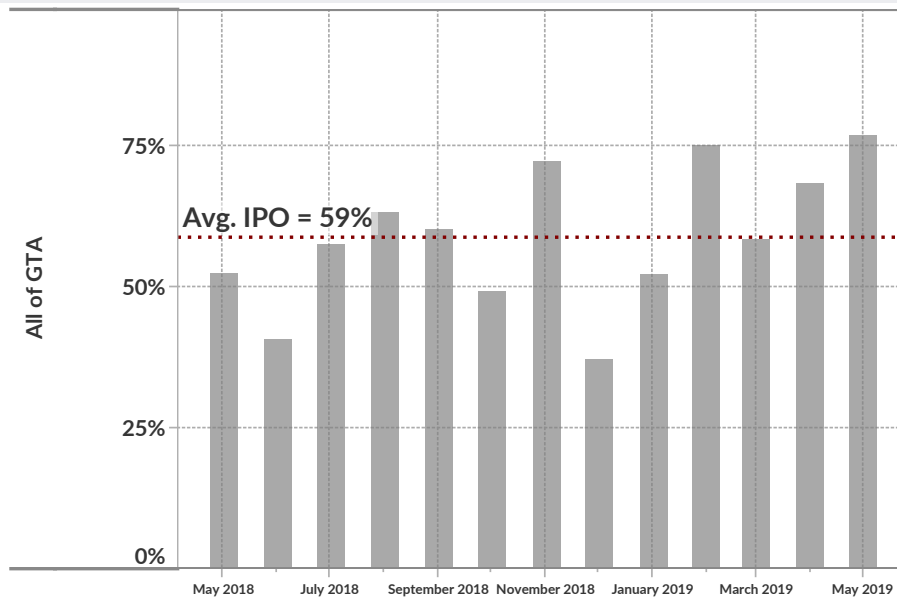
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Project Data by Unit Type

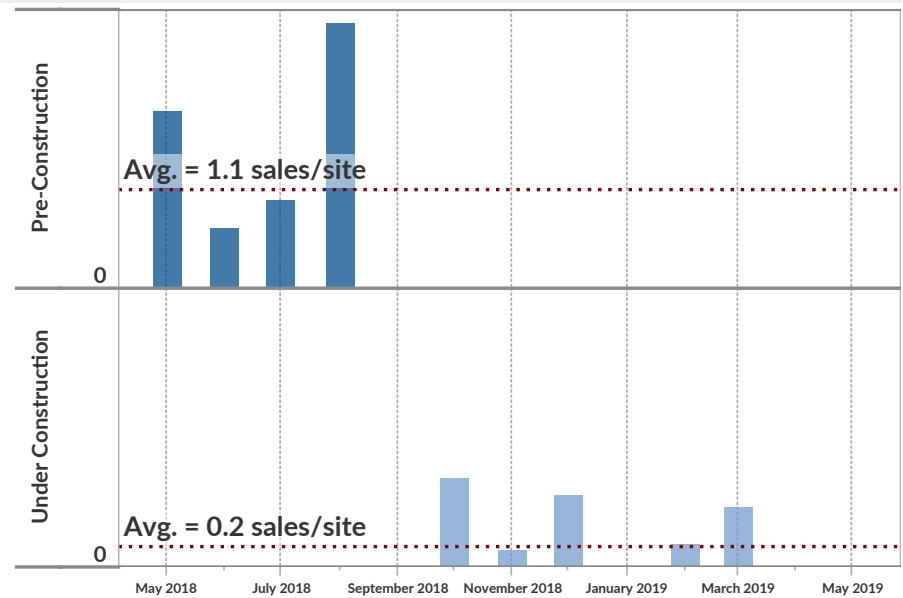
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	199	0	186	13
1 Bedroom + Den	244	0	242	2
2 Bedroom	244	0	232	12
2 Bedroom + Den	204	0	188	16
3 Bedroom & Up	39	0	35	4
Penthouse	58	0	48	10
Other	5	0	5	0

*				
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
\$1,628	1,179	1,751	\$1,769,900	\$2,999,900
\$1,336	649	3,145	\$749,900	\$4,910,990

IPO Launch Performance (first 2 months)

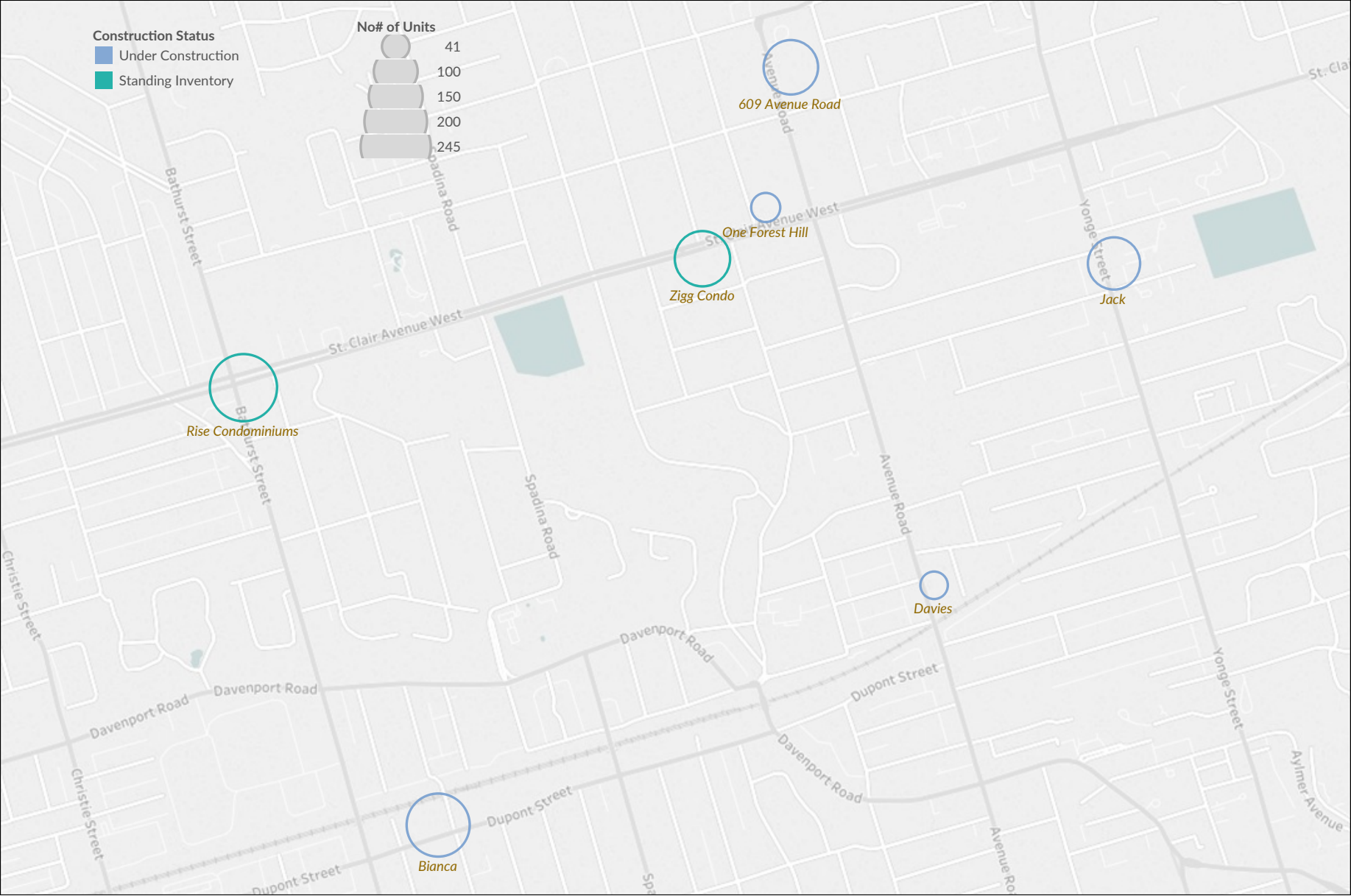


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



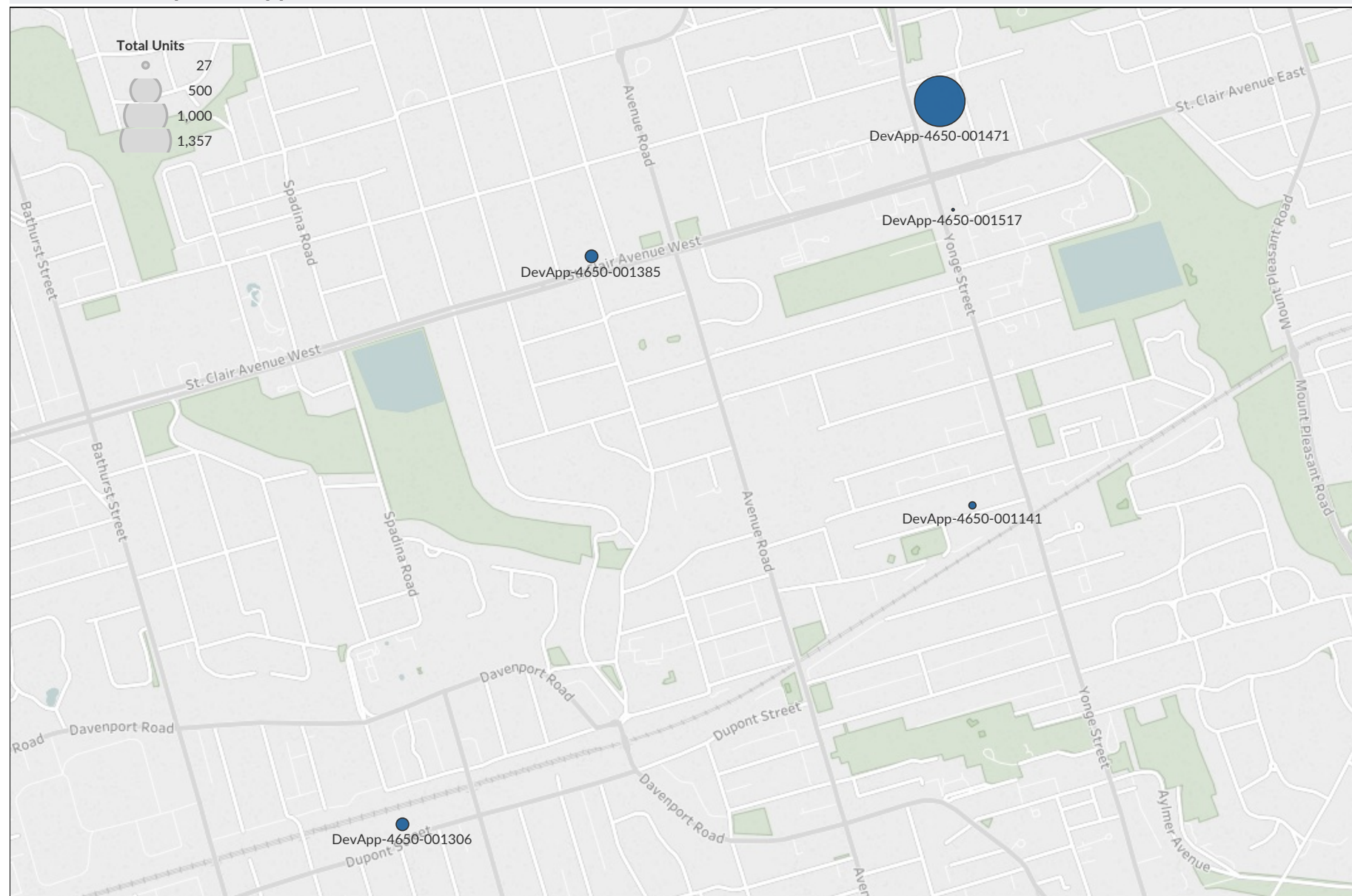
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Current Active Project List

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	1	13	216	\$985	\$976
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

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
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
DevApp-4650-001517	1421 Yonge Street	13.6	

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.

Yonge - St. Clair Submarket Report - April 2019

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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