



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of June 2019



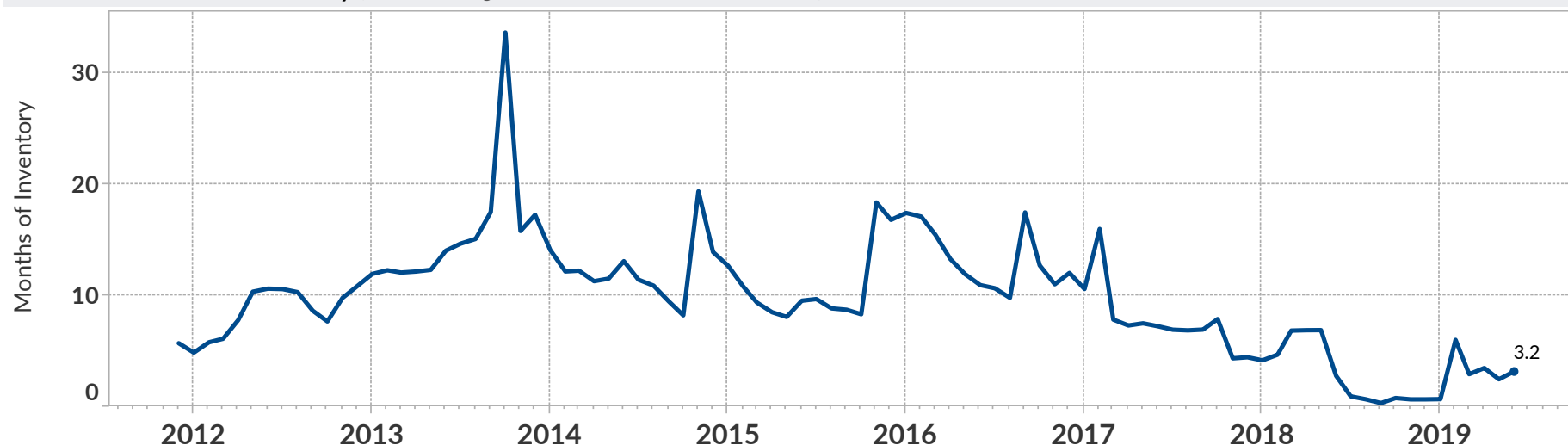
North Yonge Corridor Submarket Report - June 2019



North Yonge Corridor		GTA
Active Projects	7	352
Total Units	2,612	93,358
Total Sales	2,278	75,759
Rem. Inv.	206	14,377
Avg. \$/SF	\$1,020	\$981
Avg. SF	803	884
Avg. \$	\$818,417	\$867,169
Current Month Sales (incl. active & sold out)	55	2,420

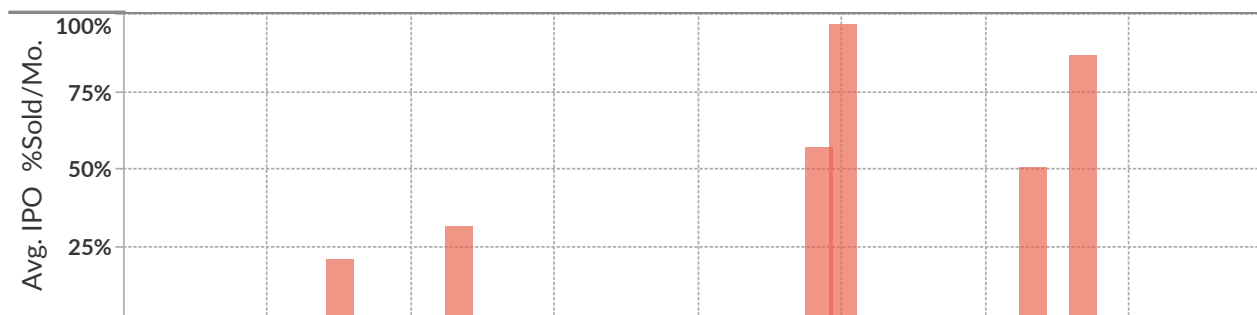
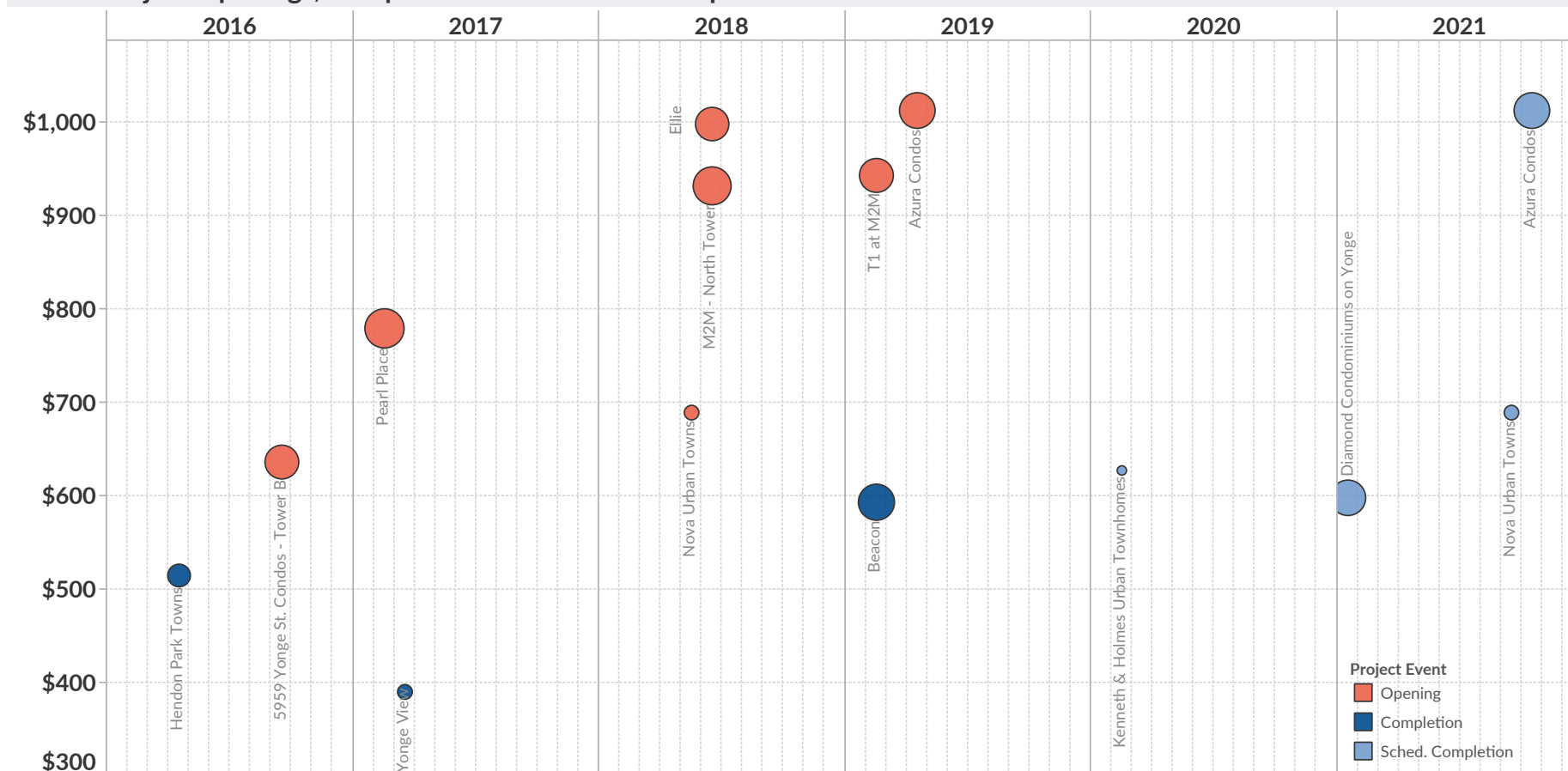
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	12	318
Total Units	4,430	165,515
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	12.0	32.2
Avg. Floor Space Index	4.5	5.8

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

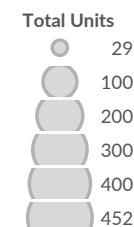


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Recent Project Openings, Completions & Scheduled Completions



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.



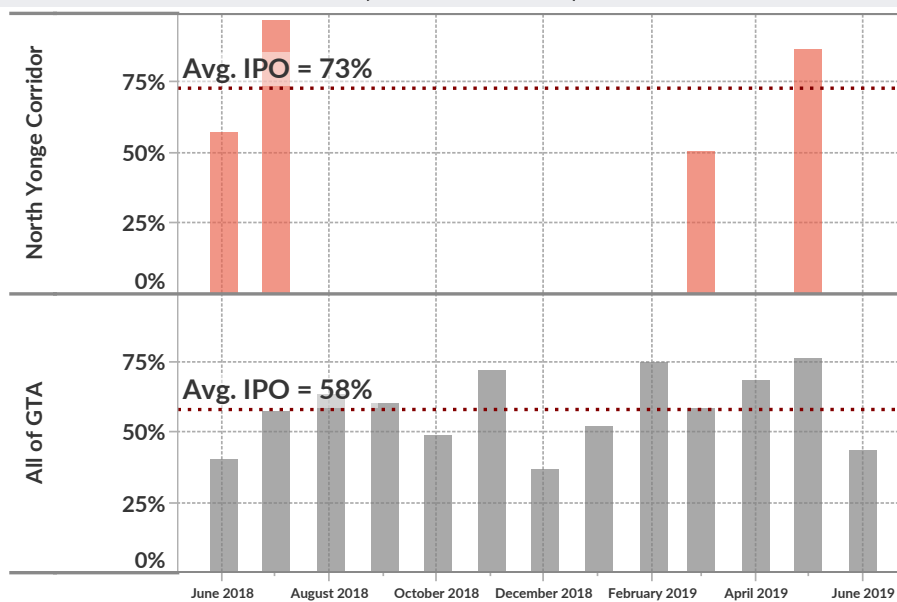
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Project Data by Unit Type

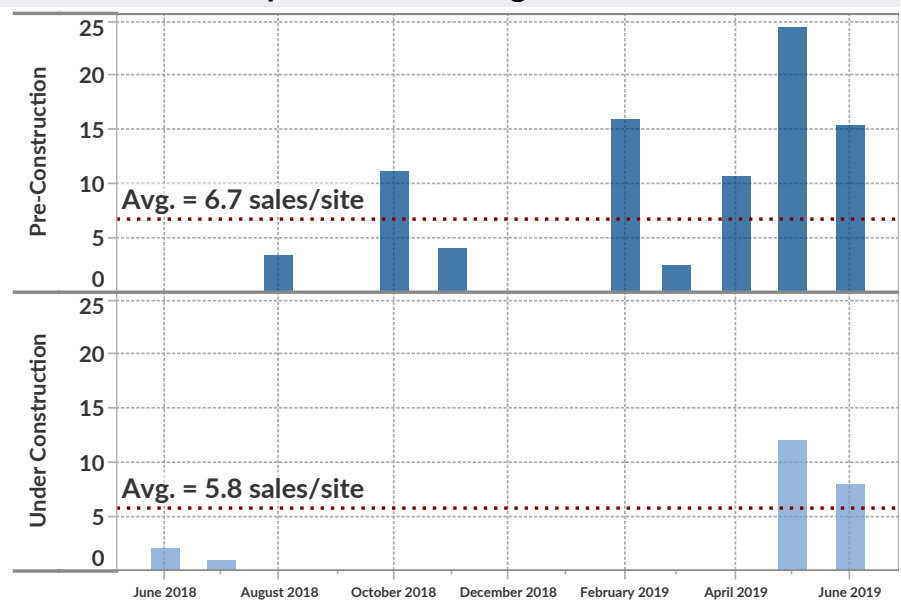
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	348	0	339	9
1 Bedroom + Den	947	8	902	45
2 Bedroom	737	26	655	82
2 Bedroom + Den	321	12	288	33
3 Bedroom & Up	100	9	65	35
Penthouse	9	0	7	2
Other	16		16	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,074	482	570	\$519,900	\$609,900
\$1,064	583	650	\$609,990	\$699,900
\$972	681	900	\$615,900	\$935,900
\$1,062	834	1,222	\$833,600	\$1,128,900
\$1,030	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)

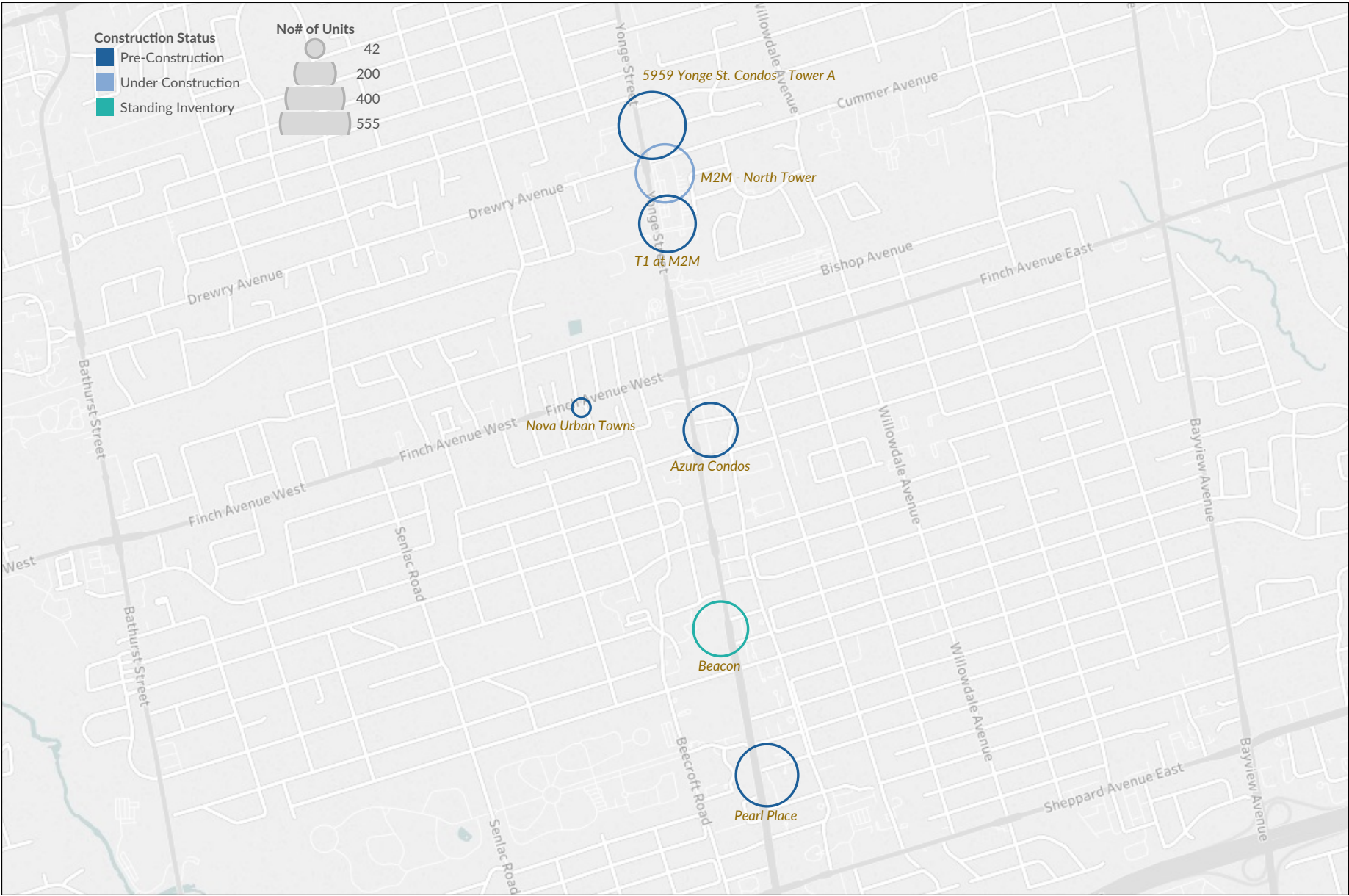


Post Launch Absorption: North Yonge Corridor



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Current Active Projects



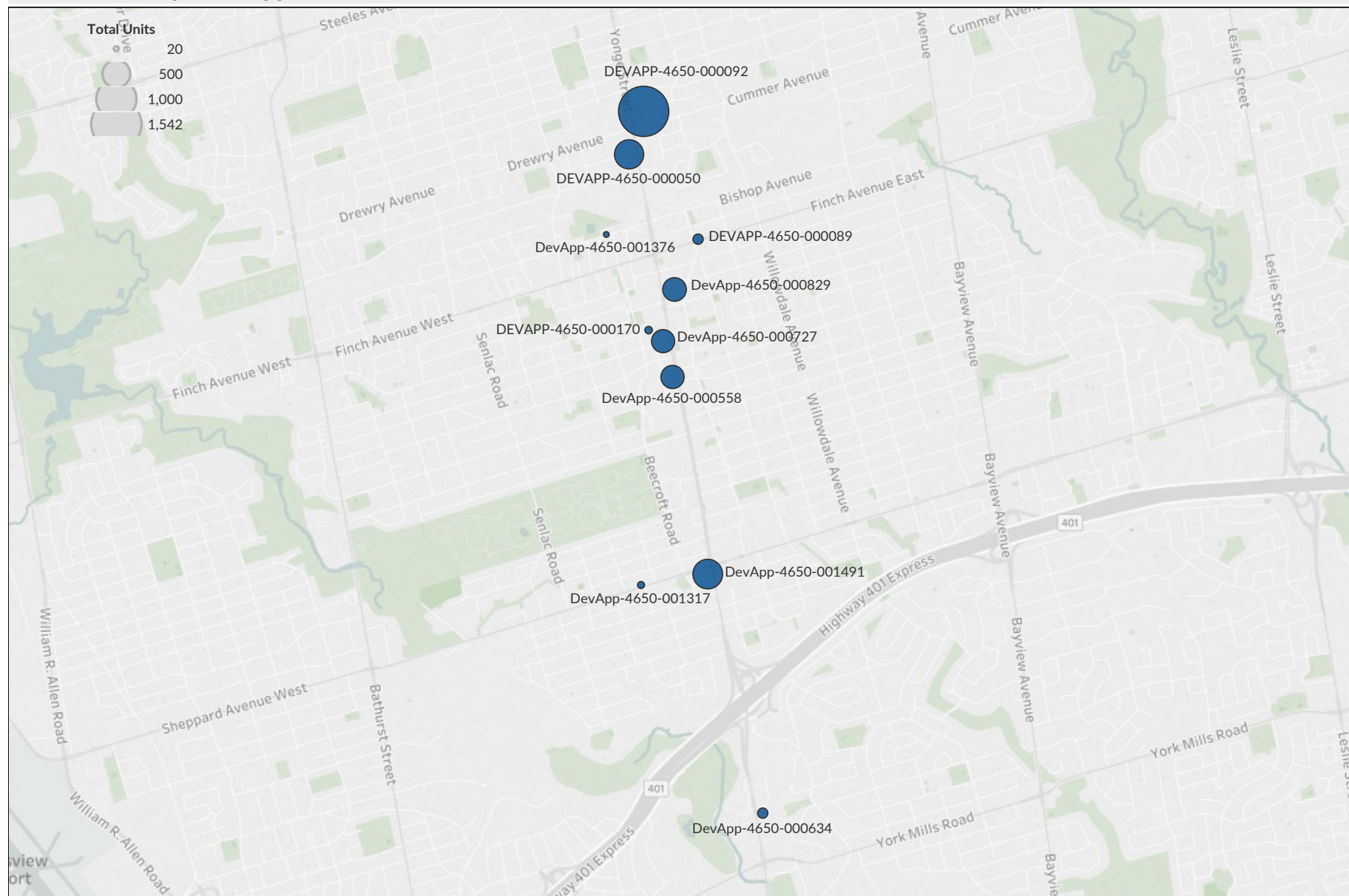
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Current Active Project List

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	3	313	45	358	\$1,014	\$1,037
Beacon - Sorbara	Apartment	February 2019	0	0	2	369	\$594	\$999
M2M - North Tower - Aoyuan International	Apartment	May 2022	8	72	30	417	\$933	\$879
Nova Urban Towns - Kaleido Developments Inc.	Stacked	September 2021	1	4	8	42	\$690	\$800
Pearl Place - Conservatory Group	Apartment	January 2022	1	6	85	478	\$780	\$1,094
T1 at M2M - Aoyuan International	Apartment	June 2022	42	279	36	393	\$944	\$1,031

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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.

North Yonge Corridor Submarket Report - June 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	15	5,235	4,736	196	\$2,282	2,048	\$4,674,624	5,337
Central Waterfront	20	13	6,100	5,500	521	\$1,387	1,056	\$1,464,610	17,979
Don Mills - York Mills	97	11	3,265	2,379	763	\$960	890	\$854,081	6,429
Downtown Core	239	9	5,207	3,883	751	\$1,484	643	\$954,613	16,430
Downtown East	145	17	5,774	5,051	695	\$1,040	740	\$769,368	16,835
Downtown West	53	29	10,566	8,590	1,667	\$1,347	832	\$1,121,361	14,338
Etobicoke Waterfront	0	6	2,808	2,537	133	\$1,109	840	\$931,850	1,280
Highway7 - Yonge	21	6	1,535	1,073	394	\$654	922	\$602,545	.
Mississauga City Centre	319	11	6,132	5,397	709	\$819	817	\$669,123	.
North Toronto	24	10	3,160	2,824	264	\$1,160	775	\$898,534	6,578
North Yonge Corridor	55	7	2,612	2,278	206	\$1,020	803	\$818,417	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	29	9	2,073	1,764	278	\$1,034	974	\$1,006,289	9,444
Not Applicable	1,069	156	28,681	21,458	5,945	\$704	902	\$634,889	48,534
Scarborough City Centre									2,245
Sheppard Corridor	106	15	4,132	3,379	753	\$1,036	817	\$846,280	5,581
Thornhill	45	1	389	374	15	\$758	960	\$727,433	.
Toronto East	18	15	1,770	1,590	148	\$1,025	1,001	\$1,026,041	2,068
Toronto West	176	13	2,368	1,489	854	\$985	904	\$890,391	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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