



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of June 2019



Highway 7 - Yonge Submarket Report - June 2019



Highway7 - Yonge		GTA
Active Projects	6	352
Total Units	1,535	93,358
Total Sales	1,073	75,759
Rem. Inv.	394	14,377
Avg. \$/SF	\$654	\$981
Avg. SF	922	884
Avg. \$	\$602,545	\$867,169
Current Month Sales (incl. active & sold out)	21	2,420

Development Applications

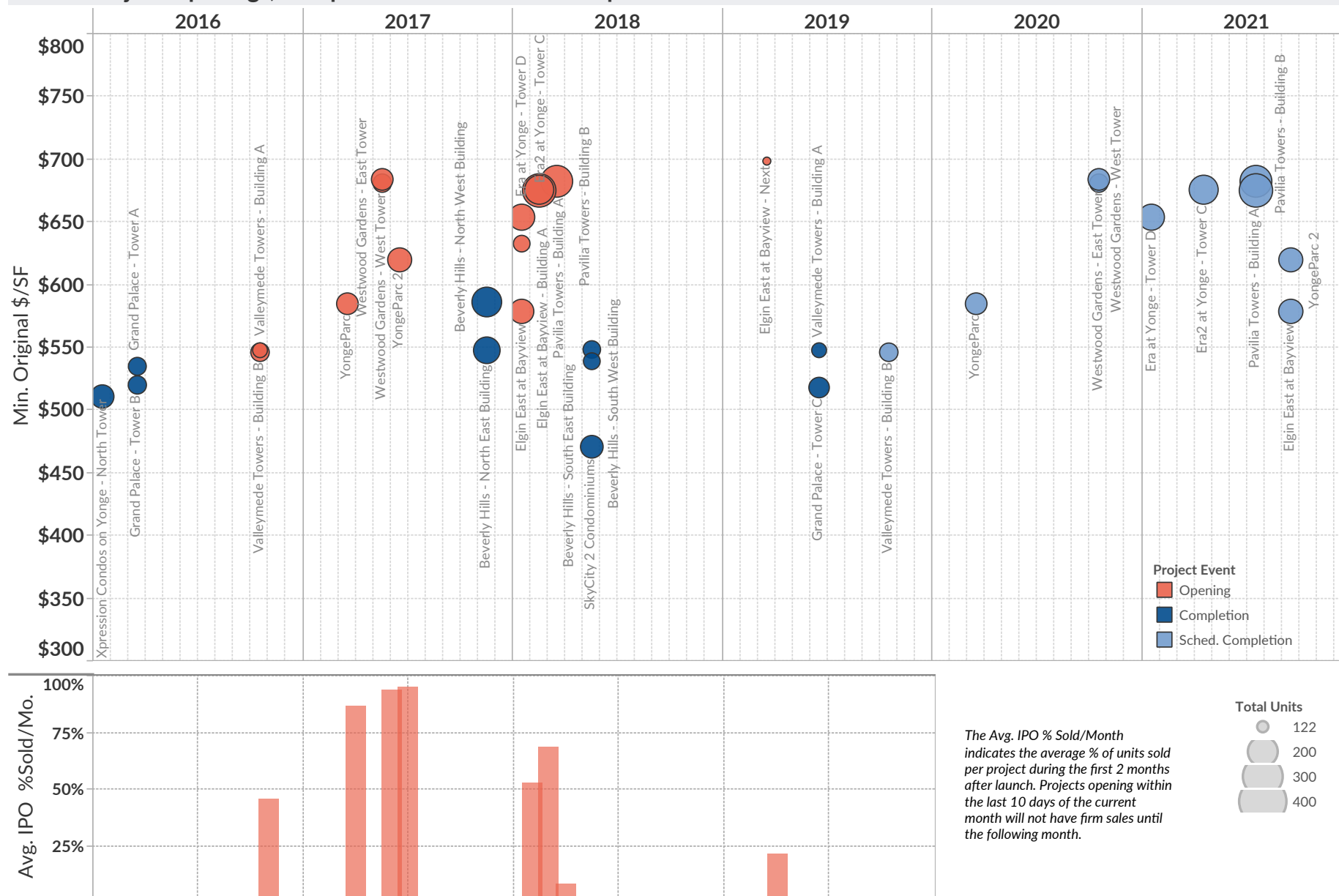
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	318
Total Units		165,515
Min. Floor Space Index		0.1
Max. Floor Space Index		32.2
Avg. Floor Space Index		5.8

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



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Recent Project Openings, Completions & Scheduled Completions



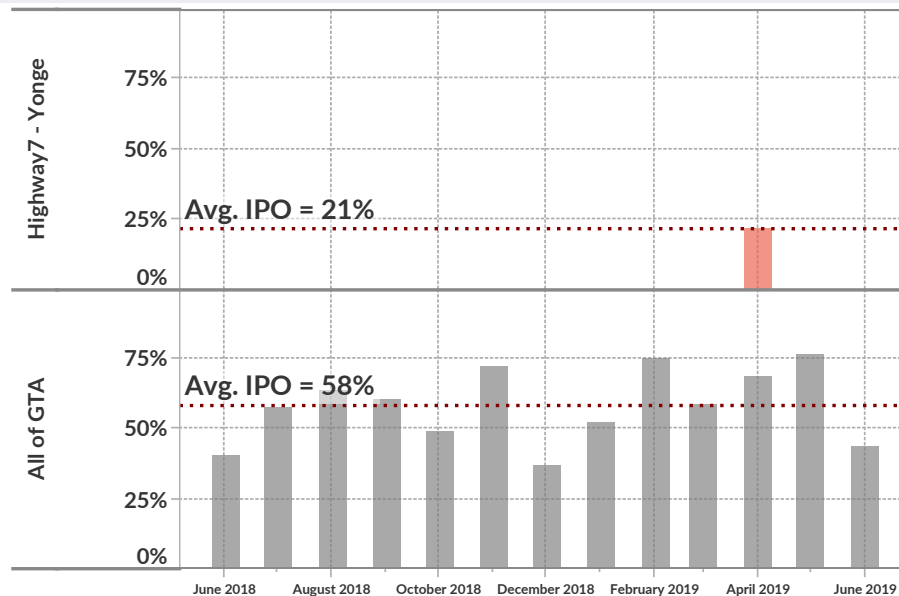
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Project Data by Unit Type

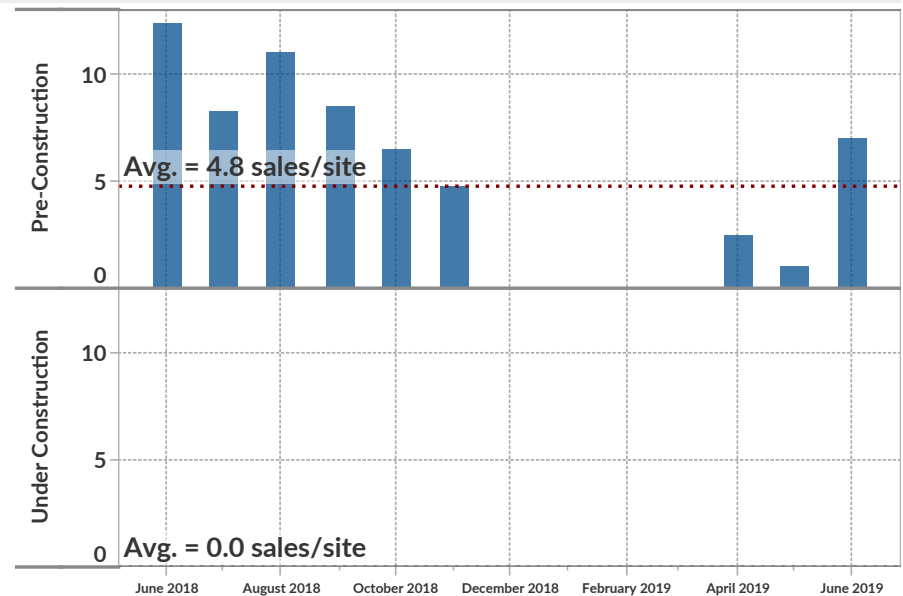
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	126	1	110	16
1 Bedroom + Den	607	2	482	125
2 Bedroom	478	12	295	183
2 Bedroom + Den	117	3	88	29
3 Bedroom & Up	121	3	86	35
Penthouse	7		7	0
Other	10	0	5	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$679	674	674	\$457,500	\$457,500
\$750	566	583	\$399,900	\$441,900
\$684	634	849	\$427,900	\$559,100
\$644	795	1,268	\$550,900	\$829,900
\$663	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)

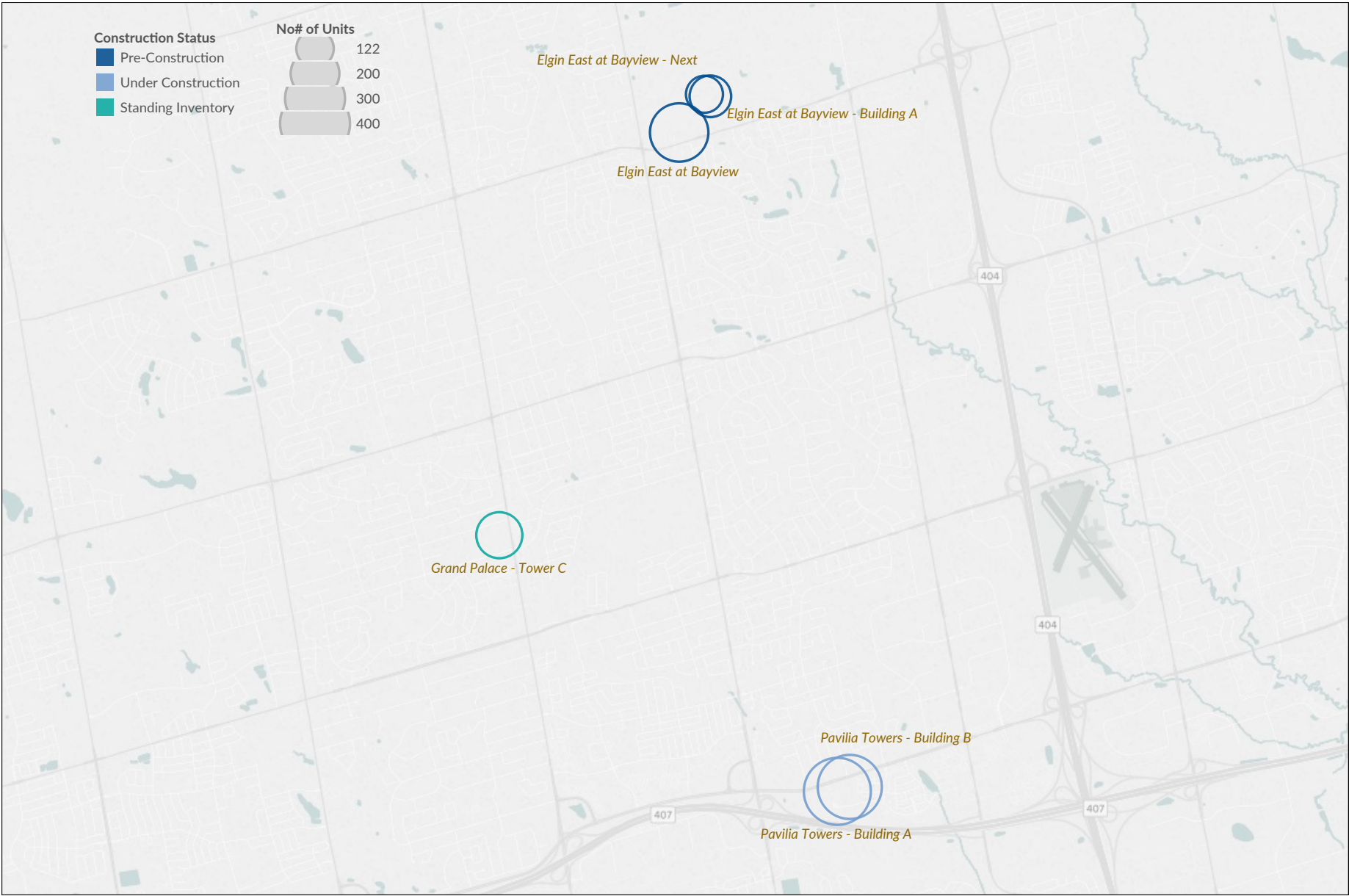


Post Launch Absorption: Highway7 - Yonge



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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	3	5	49	154	\$633	\$713
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	9	36	86	122	\$699	\$700
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	9	14	107	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	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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