



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of June 2019



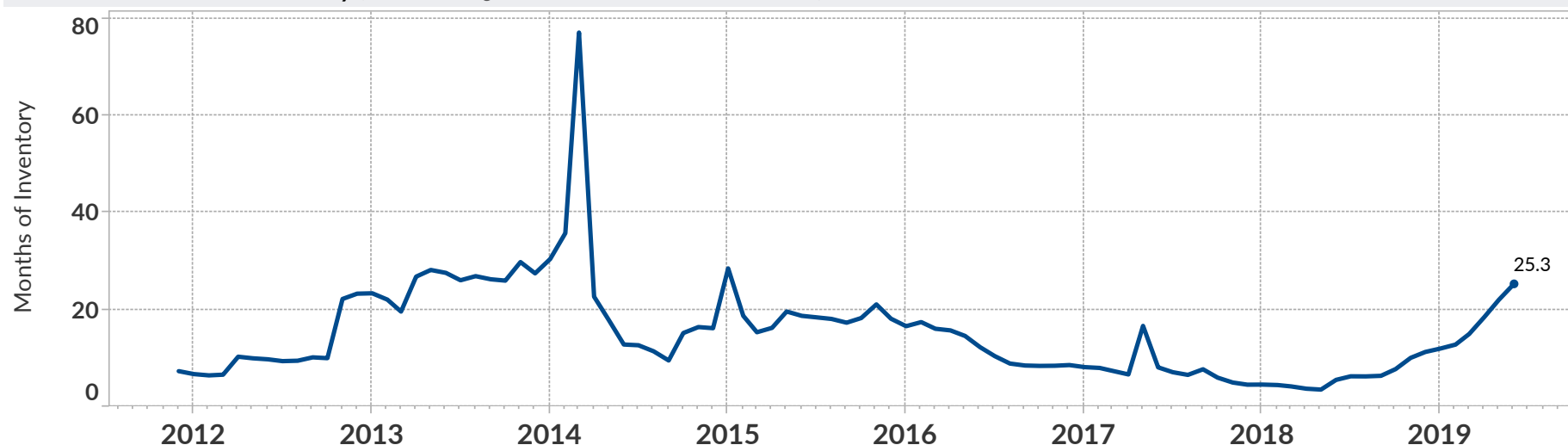
Yonge - St. Clair Submarket Report - June 2019



Yonge - St. Clair			GTA	
Active Projects	7		352	
Total Units	1,023		93,358	
Total Sales	958		75,759	
Rem. Inv.	57		14,377	
Avg. \$/SF	\$1,334		\$981	
Avg. SF	1,307		884	
Avg. \$	\$1,743,509		\$867,169	
Current Month Sales (incl. active & sold out)		0	2,420	

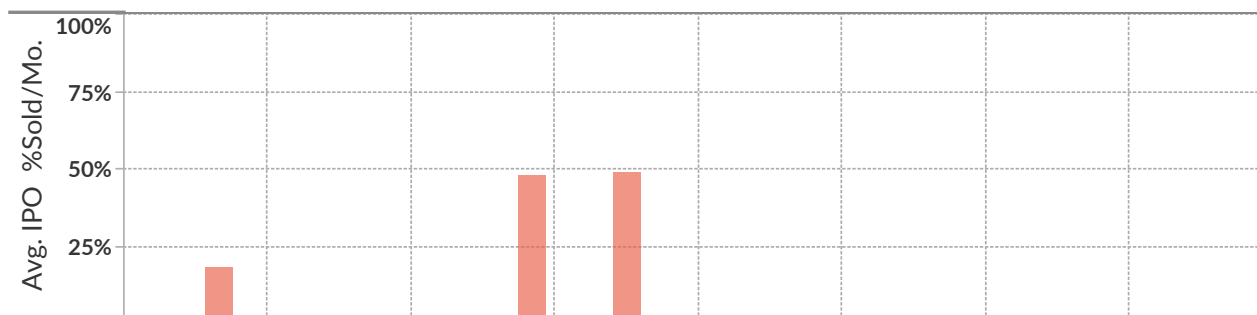
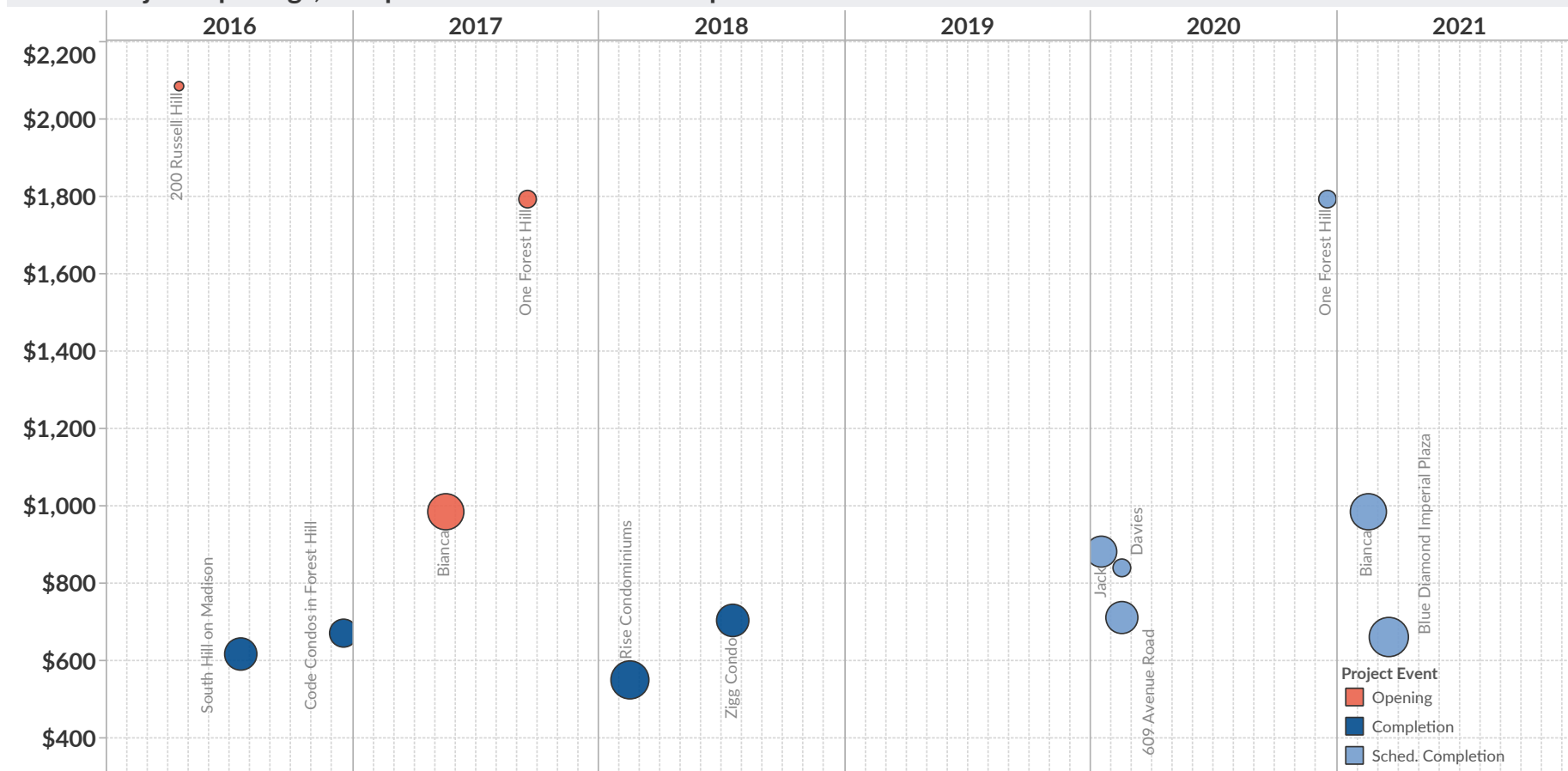
Development Applications			
Yonge - St. Clair		City of Toronto	
Number of Dev. Apps.	5	318	
Total Units	1,553	165,515	
Min. Floor Space Index	2.6	0.1	
Max. Floor Space Index	13.6	32.2	
Avg. Floor Space Index	6.9	5.8	

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

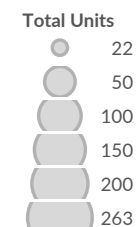


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Recent Project Openings, Completions & Scheduled Completions



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.



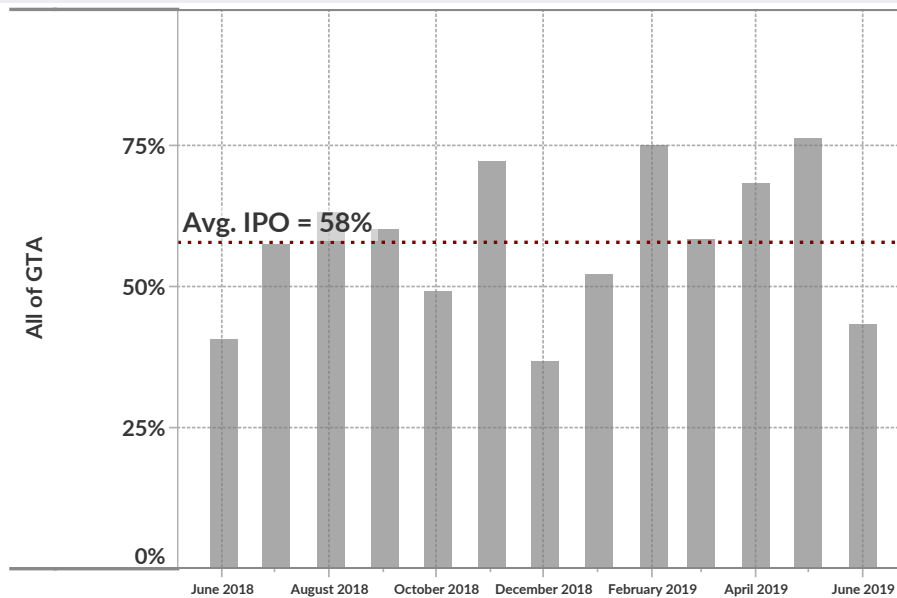
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Project Data by Unit Type

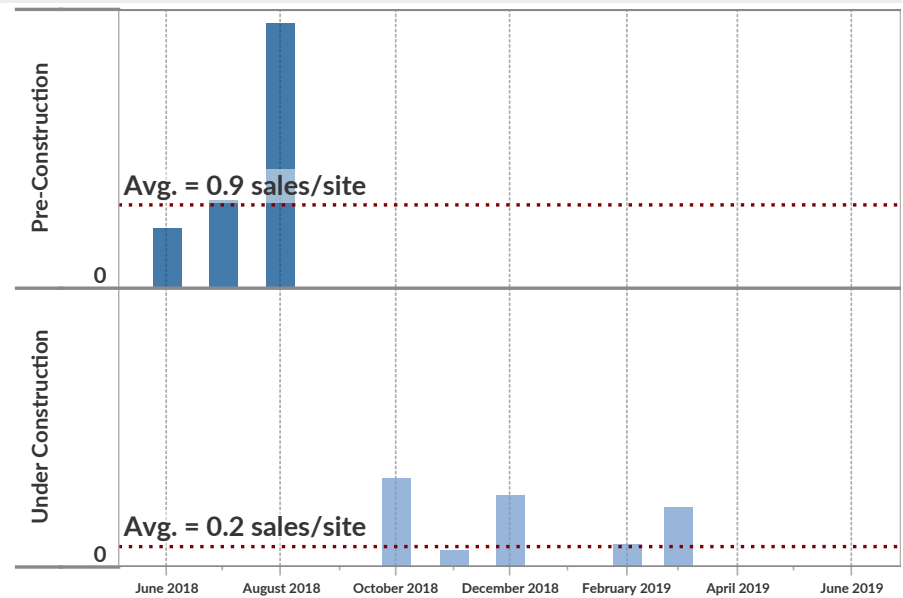
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	199	0	186	13
1 Bedroom + Den	244	0	242	2
2 Bedroom	244	0	232	12
2 Bedroom + Den	204	0	188	16
3 Bedroom & Up	39	0	35	4
Penthouse	58	0	48	10
Other	5	0	5	0

*				
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)

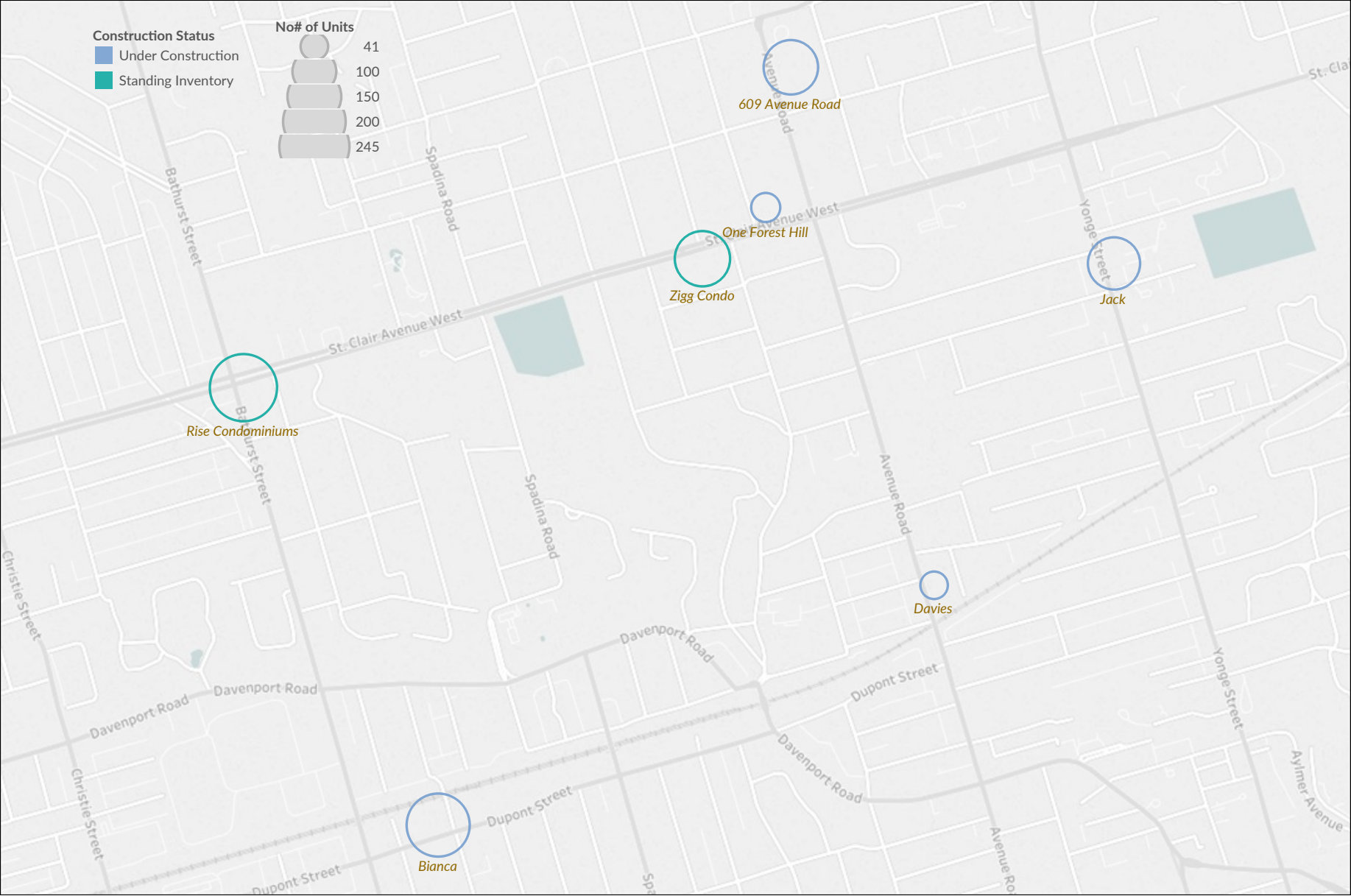


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



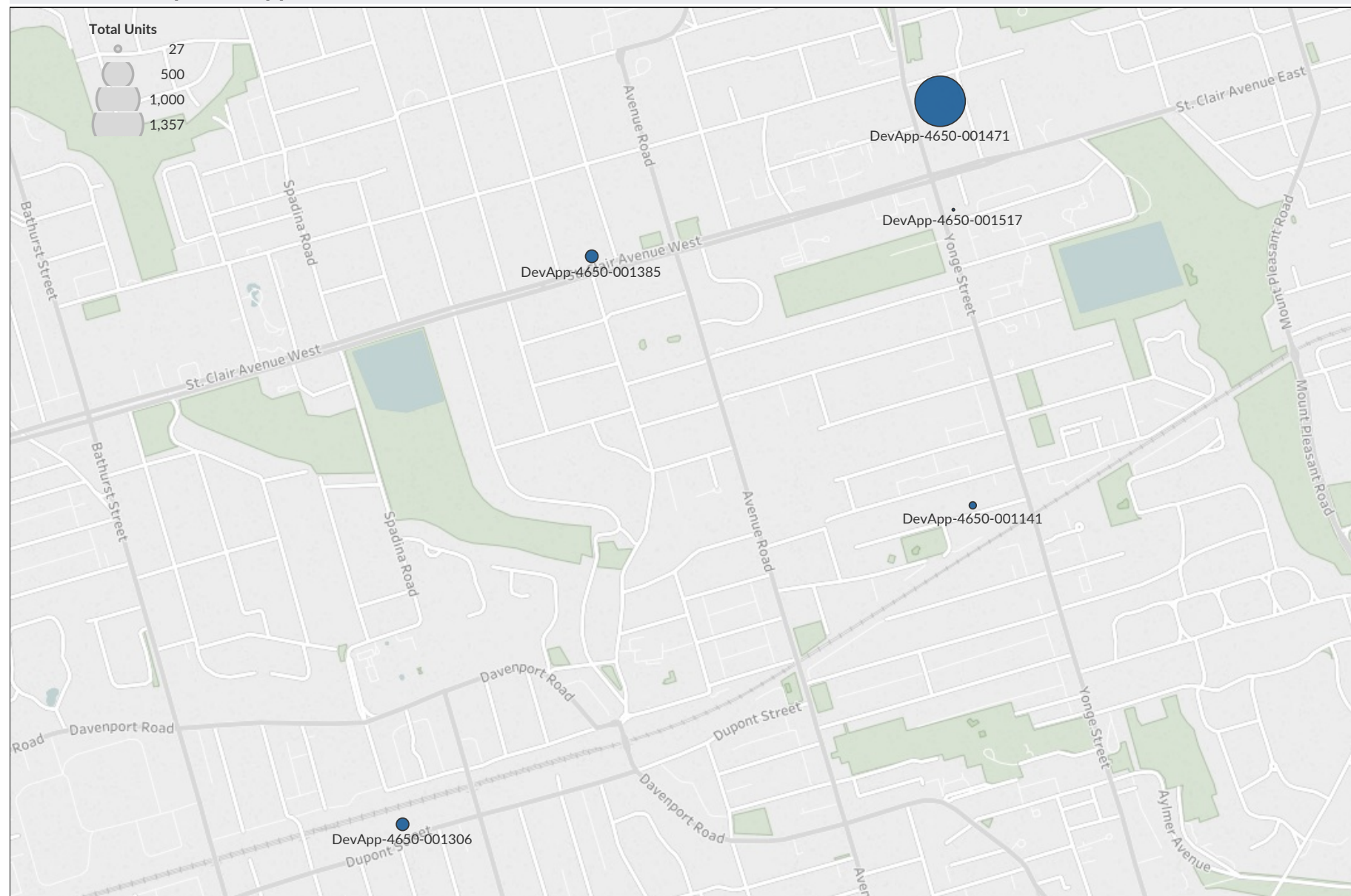
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Current Active Project List

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	January 2020	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.

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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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