



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of July 2019



North Yonge Corridor Submarket Report - July 2019



North Yonge Corridor		GTA
Active Projects	6	352
Total Units	1,953	92,985
Total Sales	1,761	76,495
Rem. Inv.	192	12,873
Avg. \$/SF	\$1,020	\$984
Avg. SF	815	914
Avg. \$	\$831,096	\$899,216
Current Month Sales (incl. active & sold out)	14	2,297

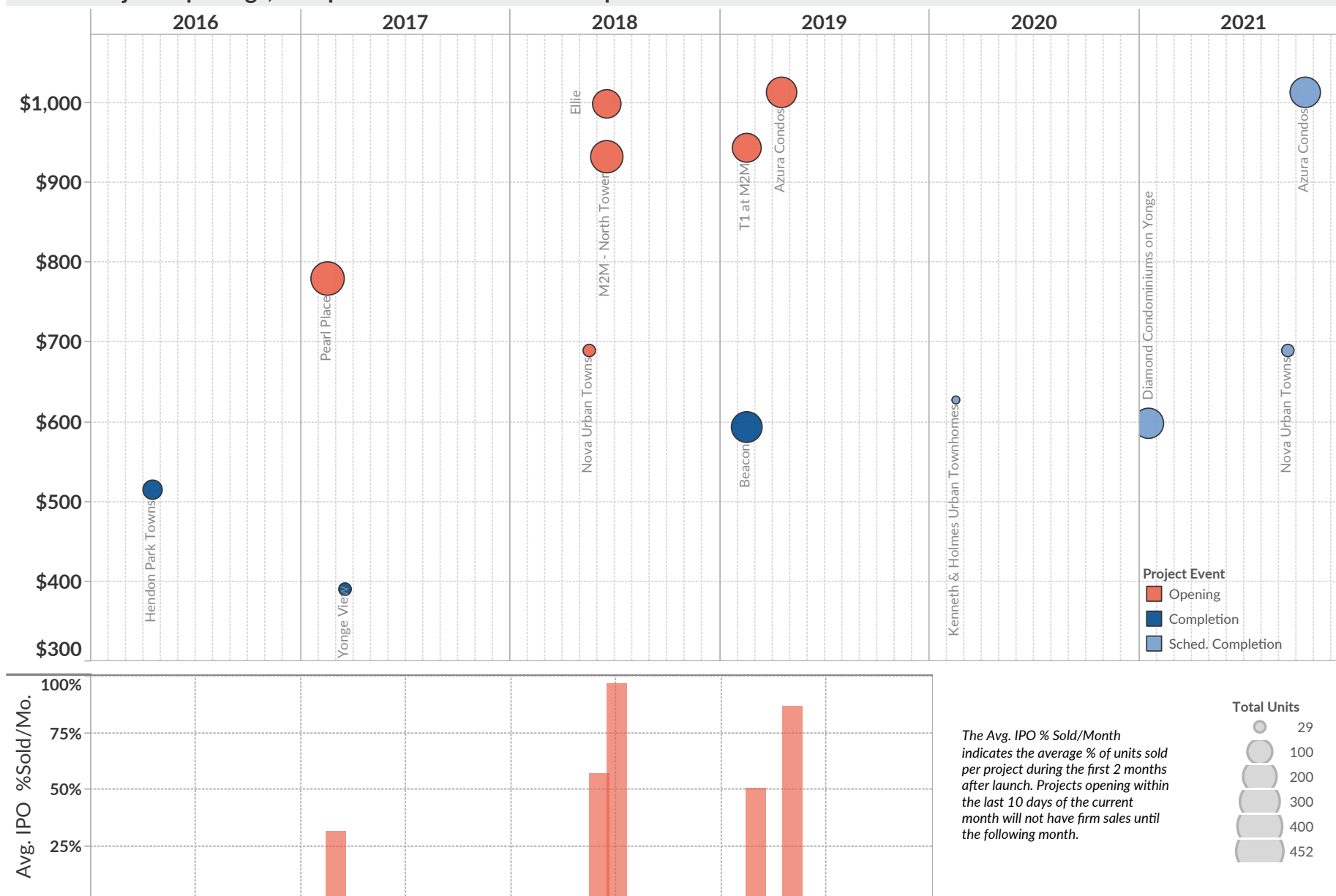
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	11	385
Total Units	3,872	184,667
Min. Floor Space Index	1.0	0.0
Max. Floor Space Index	8.8	32.2
Avg. Floor Space Index	4.0	5.9

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



North Yonge Corridor Submarket Report - July 2019

Recent Project Openings, Completions & Scheduled Completions



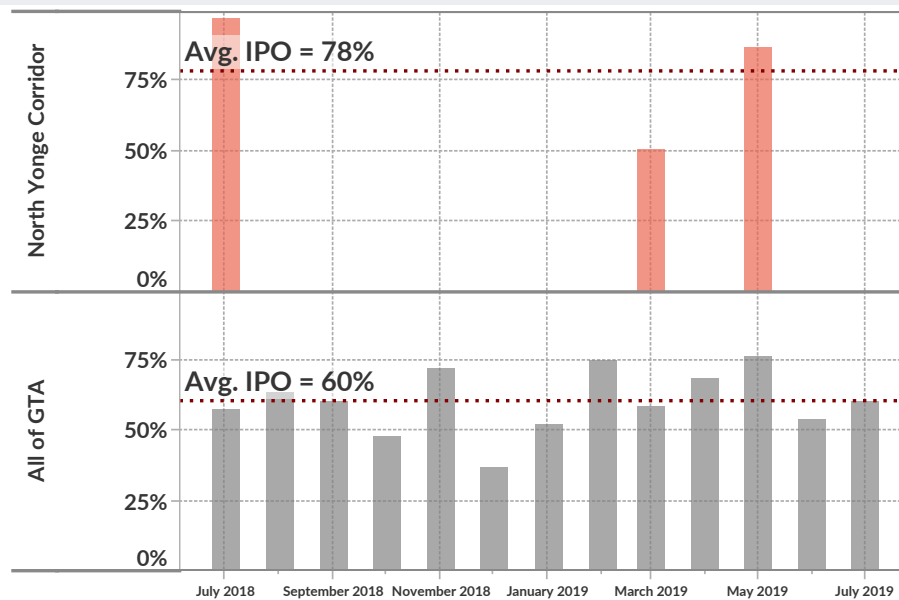
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Project Data by Unit Type

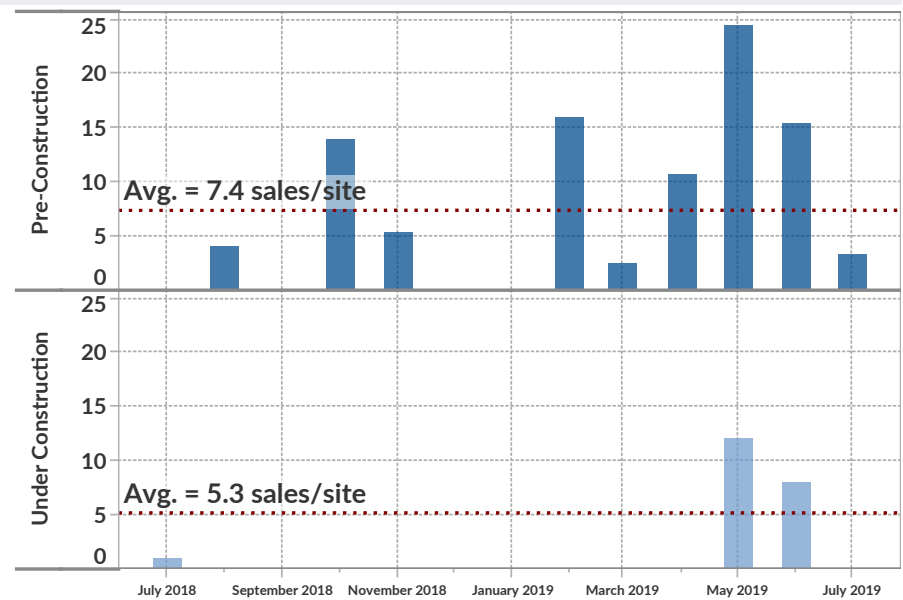
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	348	2	341	7
1 Bedroom + Den	567	10	532	35
2 Bedroom	724	0	642	82
2 Bedroom + Den	183	2	152	31
3 Bedroom & Up	100	0	65	35
Penthouse	9	0	7	2
Other	16		16	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,072	540	570	\$579,900	\$609,900
\$1,079	583	645	\$624,900	\$699,900
\$974	681	900	\$615,900	\$935,900
\$1,059	834	1,222	\$833,600	\$1,128,900
\$1,032	908	1,404	\$855,990	\$1,374,990
\$999	1,227	1,227	\$1,220,800	\$1,230,800

IPO Launch Performance (first 2 months)

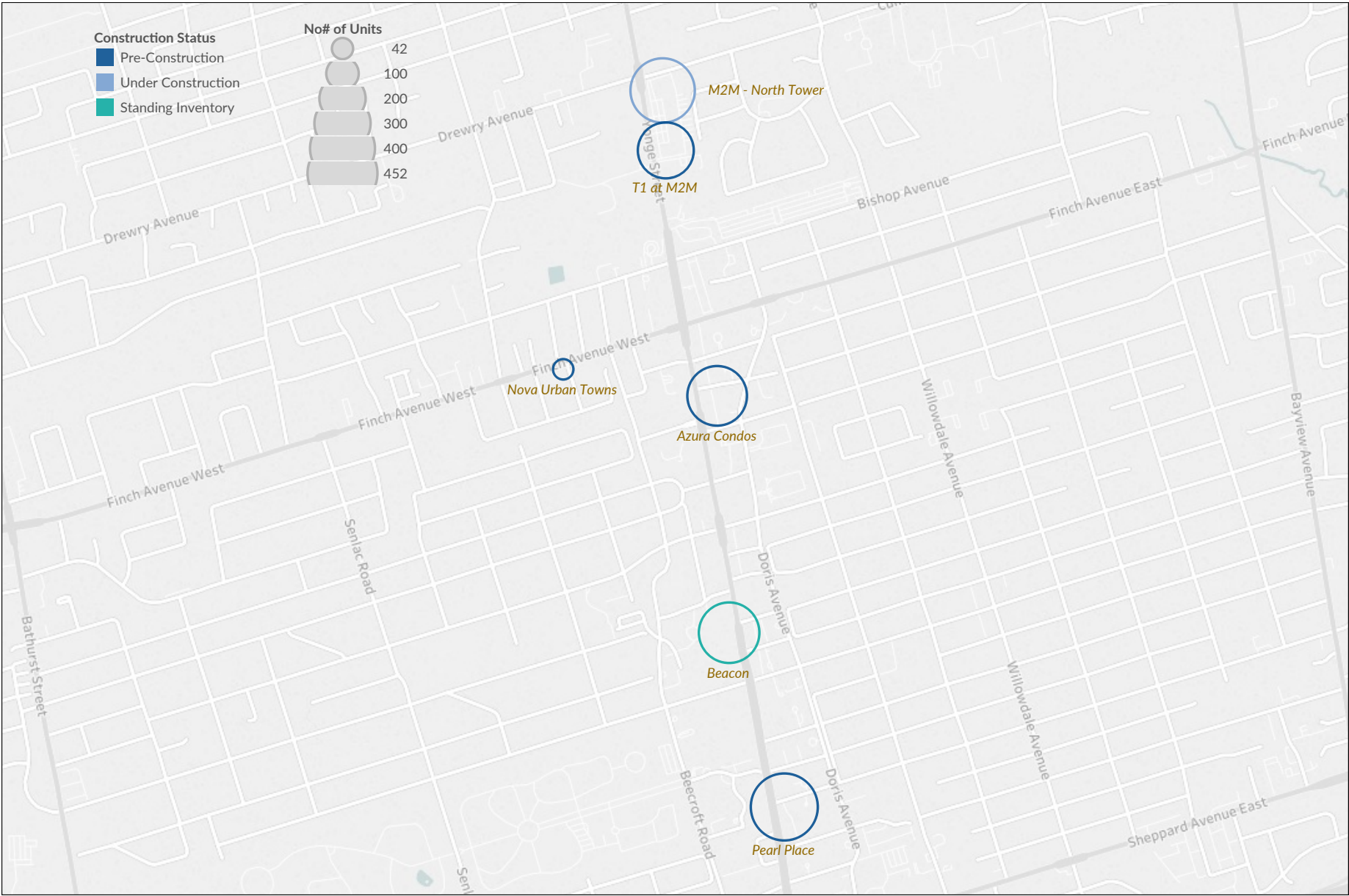


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - July 2019

Current Active Projects



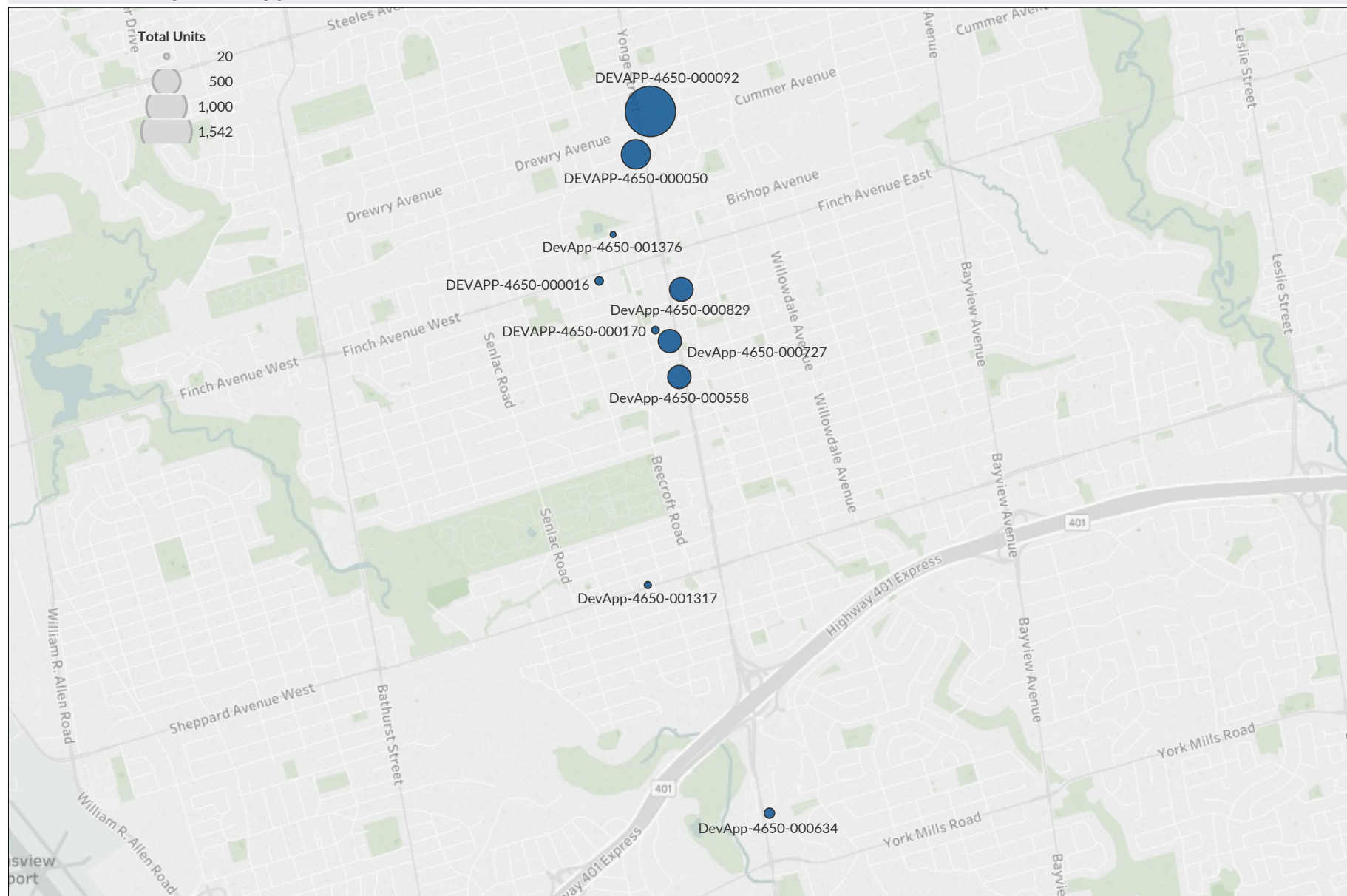
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Azura Condos - Capital Developments	Apartment	October 2021	10	323	35	358	\$1,014	\$1,048
Beacon - Sorbara	Apartment	February 2019	0	0	2	369	\$594	\$999
M2M - North Tower - Aoyuan International	Apartment	May 2022	0	72	30	417	\$933	\$879
Nova Urban Towns - Kaleido Developments Inc.	Stacked	September 2021	0	4	8	42	\$690	\$800
Pearl Place - Conservatory Group	Apartment	January 2022	4	10	81	452	\$780	\$1,094
T1 at M2M - Aoyuan International	Apartment	June 2022	0	279	36	315	\$944	\$1,031

North Yonge Corridor Submarket Report - July 2019

Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	42
DEVAPP-4650-000050	5840 - 5870 Yonge Street	7.2	518
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	9.8	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

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	• 21	• 15	• 4,991	• 4,751	• 240	• \$2,173	• 1,659	• \$3,603,965	• 6,093
Central Waterfront	• 18	• 13	• 5,943	• 5,426	• 517	• \$1,398	• 1,068	• \$1,492,241	• 18,503
Don Mills - York Mills	• 55	• 11	• 3,142	• 2,662	• 480	• \$956	• 1,046	• \$999,964	• 6,397
Downtown Core	• 59	• 9	• 4,638	• 3,942	• 696	• \$1,478	• 657	• \$970,357	• 15,855
Downtown East	• 61	• 16	• 5,169	• 4,775	• 394	• \$1,019	• 817	• \$831,958	• 17,905
Downtown West	• 434	• 29	• 10,233	• 9,024	• 1,209	• \$1,380	• 870	• \$1,201,218	• 16,359
Etobicoke Waterfront	• 16	• 5	• 2,147	• 2,031	• 116	• \$1,114	• 793	• \$882,935	• 2,841
Highway7 - Yonge	• 10	• 6	• 1,467	• 1,083	• 384	• \$653	• 924	• \$603,399	•
Mississauga City Centre	• 121	• 11	• 6,106	• 5,563	• 543	• \$815	• 853	• \$695,484	•
North Toronto	• 21	• 11	• 3,456	• 2,836	• 620	• \$1,155	• 740	• \$854,506	• 9,542
North Yonge Corridor	• 14	• 6	• 1,953	• 1,761	• 192	• \$1,020	• 815	• \$831,096	• 3,872
North York East	• 0	• 2	• 527	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,233
North York West	• 28	• 10	• 2,192	• 1,792	• 400	• \$826	• 1,084	• \$896,013	• 11,307
Not Applicable	• 1,280	• 158	• 27,912	• 22,563	• 5,349	• \$732	• 930	• \$680,777	• 55,383
Scarborough City Centre									• 2,245
Sheppard Corridor	• 15	• 14	• 4,020	• 3,246	• 774	• \$1,029	• 820	• \$843,638	• 6,474
Thornhill	• 9	• 1	• 389	• 382	• 7	• \$766	• 923	• \$706,579	•
Toronto East	• 2	• 15	• 1,741	• 1,579	• 162	• \$1,011	• 999	• \$1,009,519	• 2,950
Toronto West	• 130	• 13	• 2,347	• 1,619	• 728	• \$1,006	• 917	• \$922,600	• 11,183
Yonge - St. Clair	• 3	• 7	• 995	• 961	• 34	• \$1,343	• 1,560	• \$2,095,059	• 2,114

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