



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of July 2019



Highway 7 - Yonge Submarket Report - July 2019



Highway7 - Yonge		GTA
Active Projects	6	352
Total Units	1,467	92,985
Total Sales	1,083	76,495
Rem. Inv.	384	12,873
Avg. \$/SF	\$653	\$984
Avg. SF	924	914
Avg. \$	\$603,399	\$899,216
Current Month Sales (incl. active & sold out)	10	2,297

Development Applications

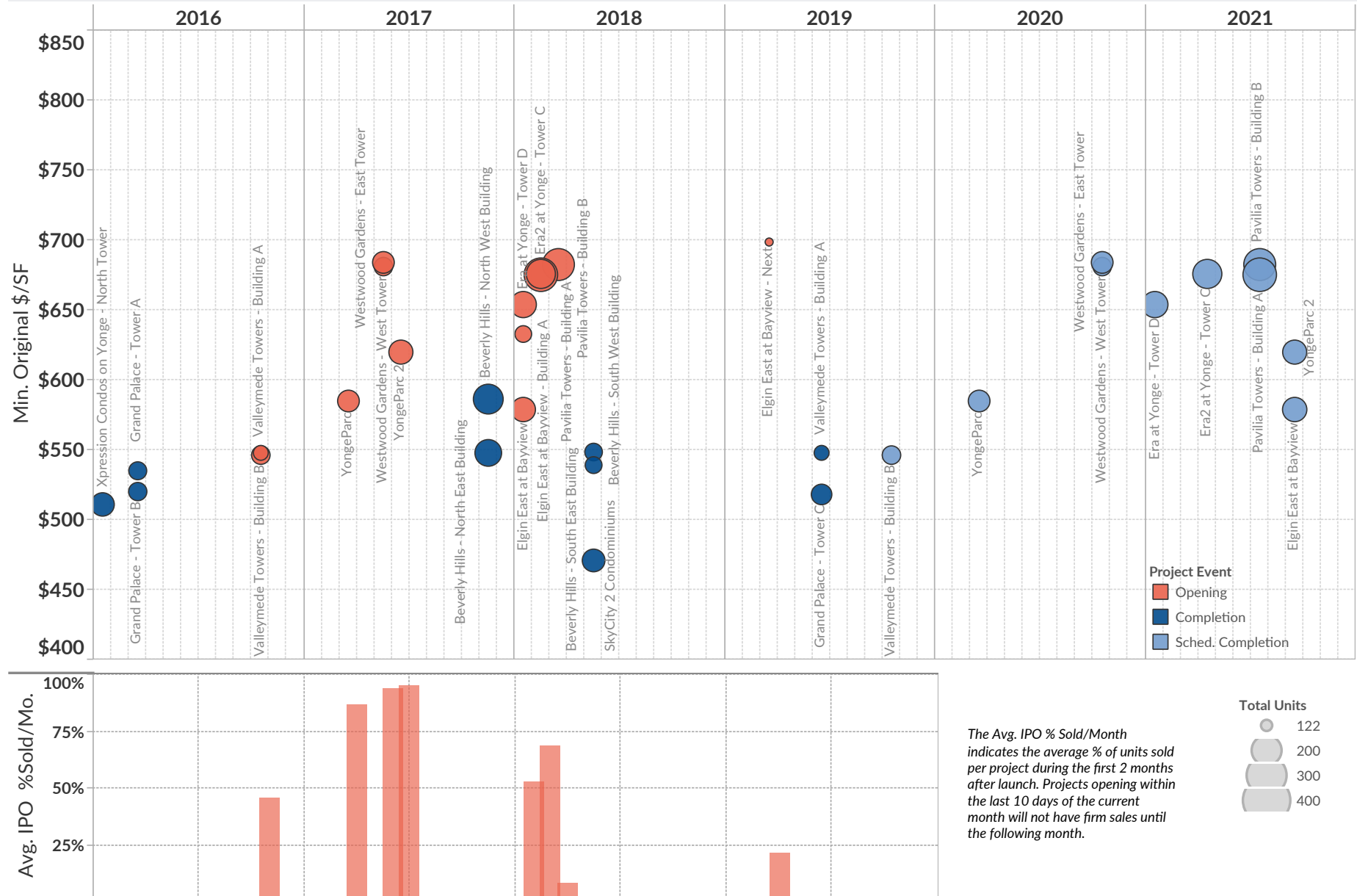
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	385
Total Units		184,667
Min. Floor Space Index		0.0
Max. Floor Space Index		32.2
Avg. Floor Space Index		5.9

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



Highway 7 - Yonge Submarket Report - July 2019

Recent Project Openings, Completions & Scheduled Completions



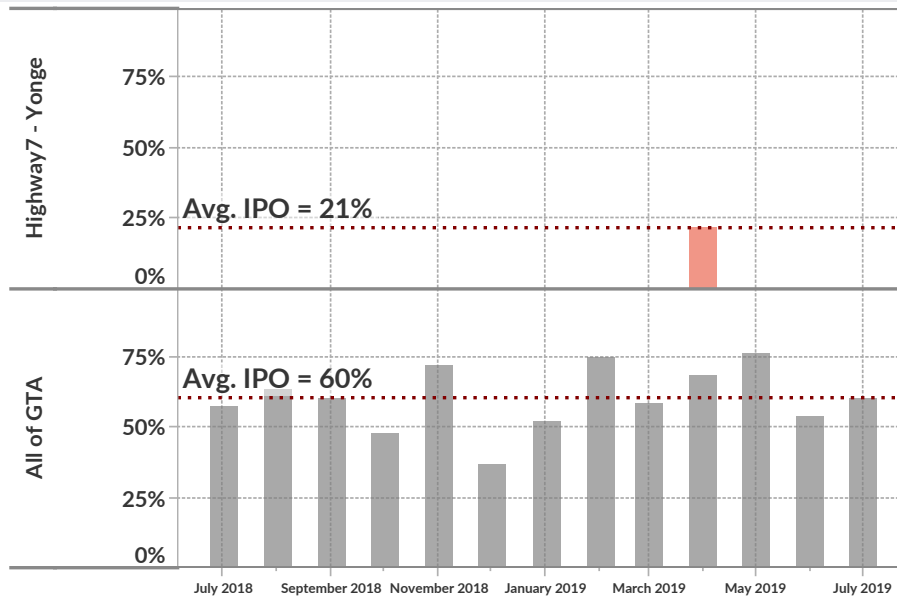
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Project Data by Unit Type

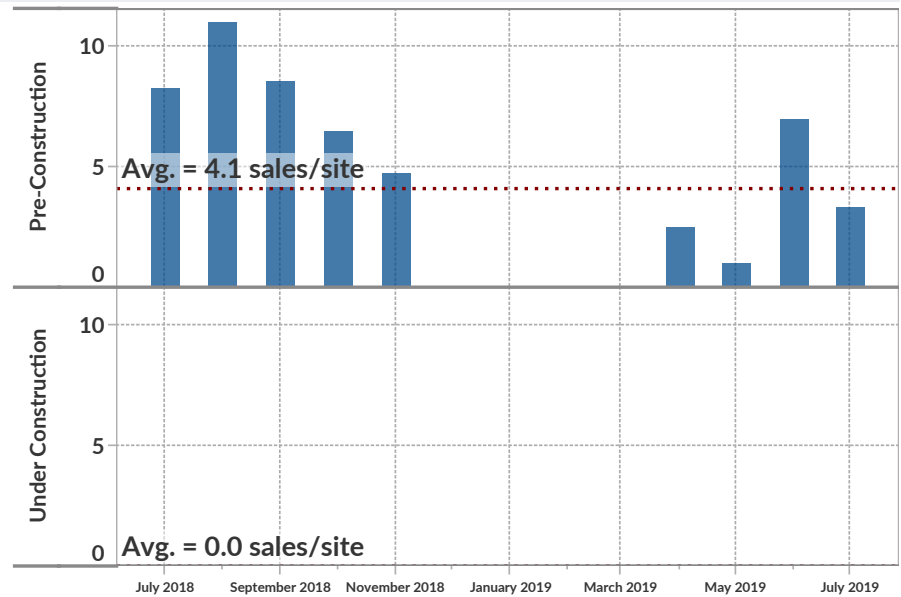
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	126	1	111	15
1 Bedroom + Den	607	4	486	121
2 Bedroom	478	2	297	181
2 Bedroom + Den	117	2	90	27
3 Bedroom & Up	121	1	87	34
Penthouse	7		7	0
Other	10	0	5	5

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
\$661	928	1,350	\$625,900	\$901,500
\$607	1,256	1,672	\$769,900	\$998,100
\$692	1,313	1,440	\$919,100	\$987,000

IPO Launch Performance (first 2 months)

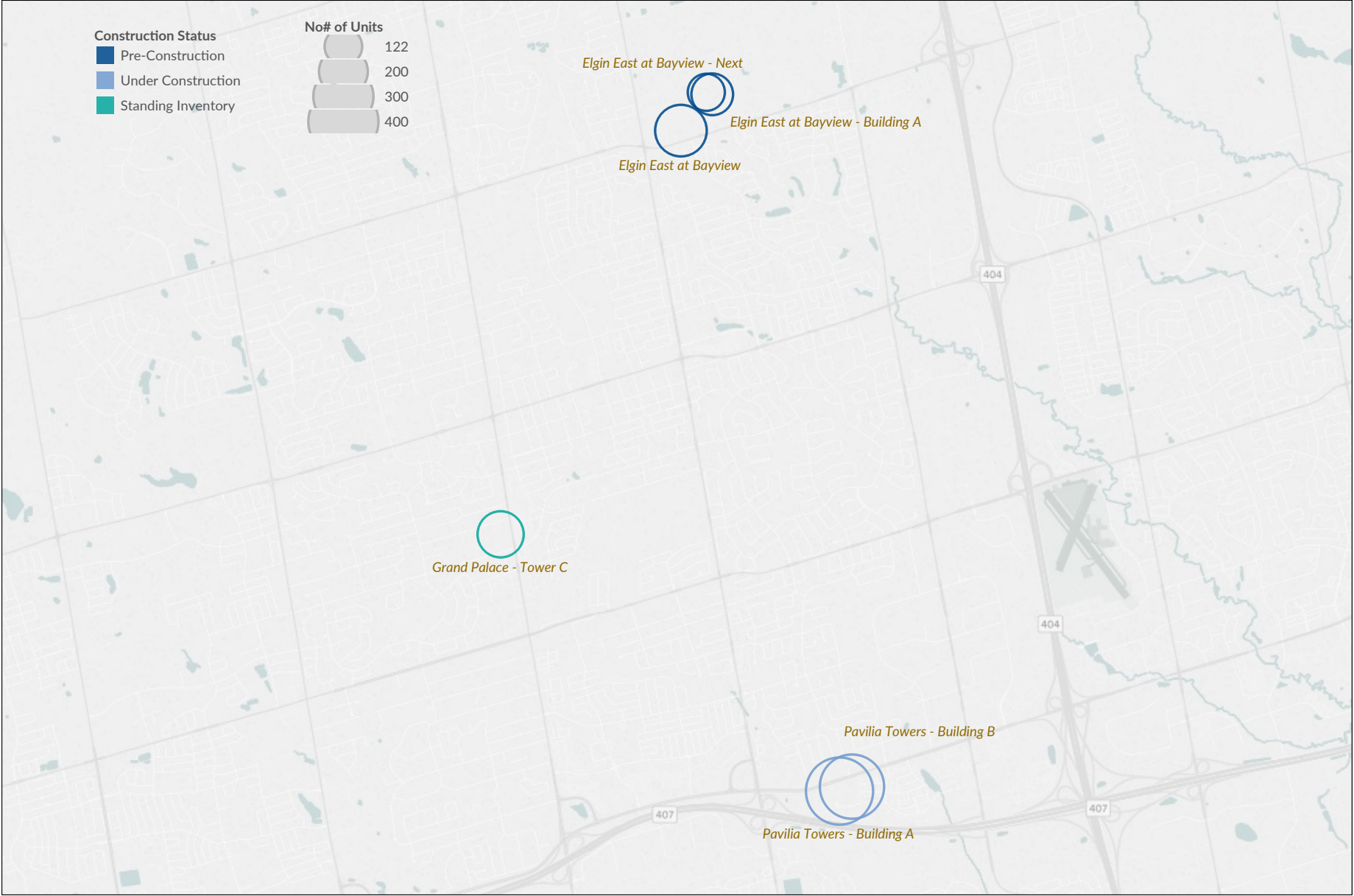


Post Launch Absorption: Highway 7 - Yonge



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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	2	7	47	154	\$633	\$715
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	7	43	79	122	\$699	\$700
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	1	15	106	236	\$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	• 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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