



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of August 2019



Highway 7 - Yonge Submarket Report - August 2019



Highway7 - Yonge		GTA
Active Projects	6	345
Total Units	1,467	87,891
Total Sales	1,120	75,812
Rem. Inv.	347	12,079
Avg. \$/SF	\$653	\$991
Avg. SF	919	916
Avg. \$	\$600,406	\$907,368
Current Month Sales (incl. active & sold out)	8	961

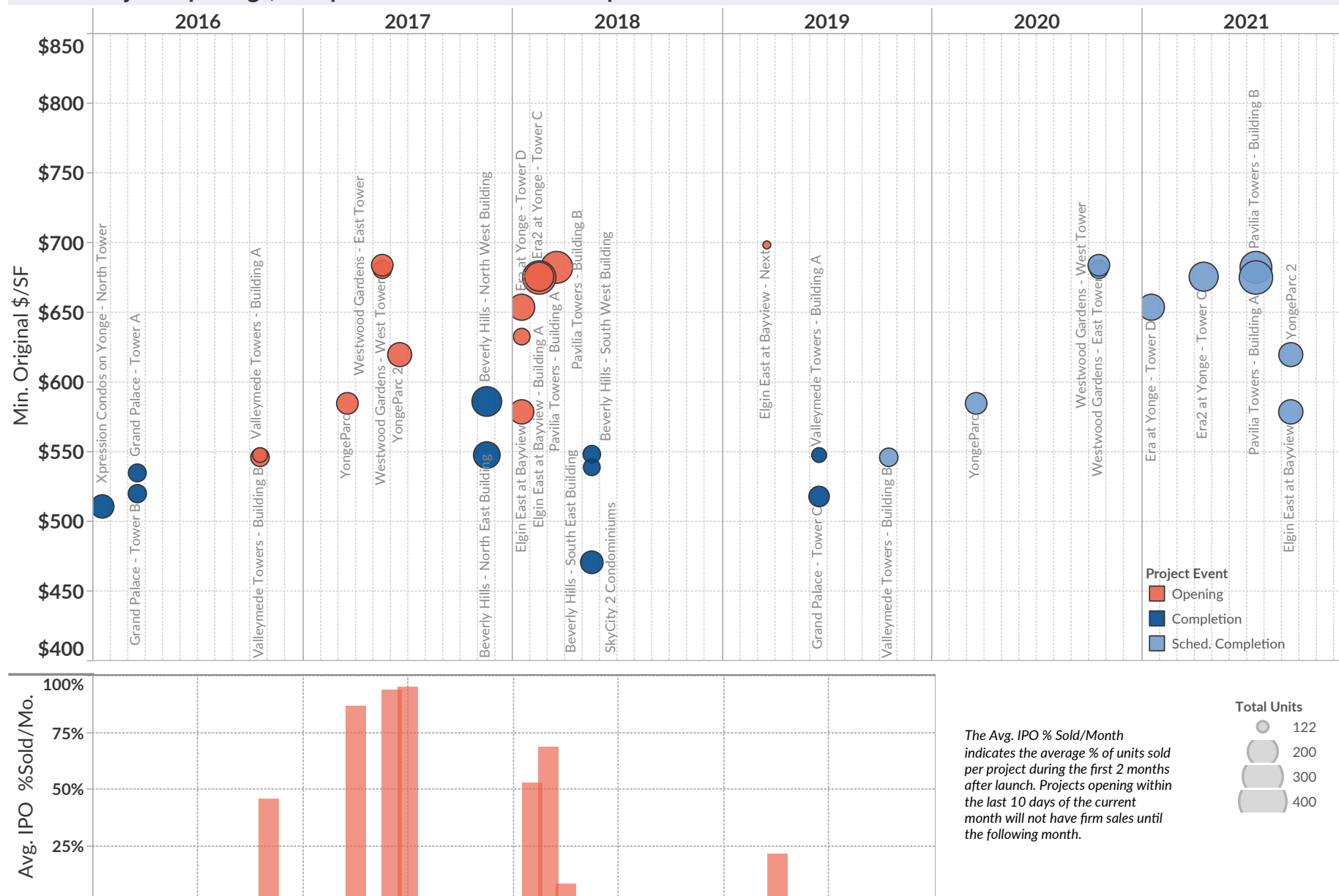
Development Applications		
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	339
Total Units		179,893
Min. Floor Space Index		0.0
Max. Floor Space Index		34.1
Avg. Floor Space Index		5.9

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



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Recent Project Openings, Completions & Scheduled Completions



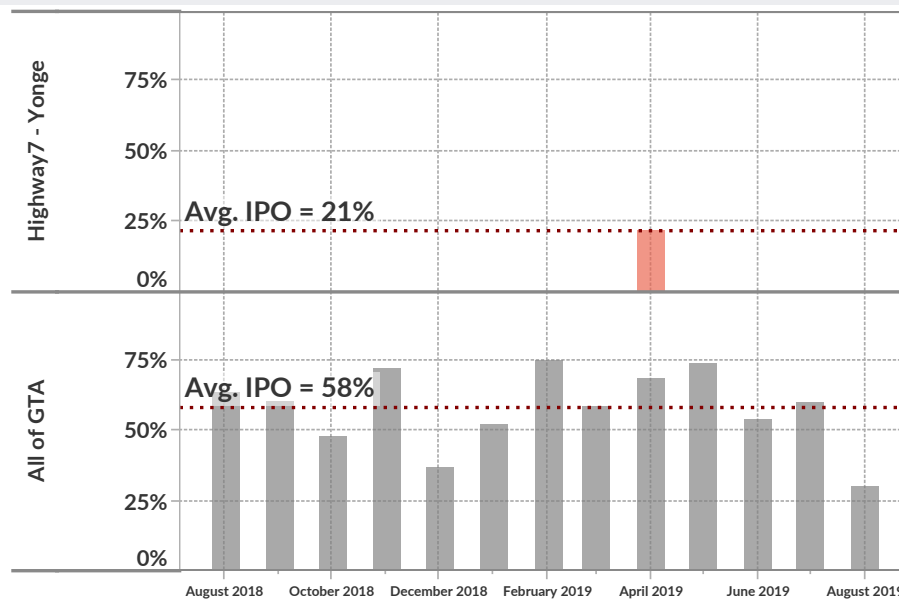
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Project Data by Unit Type

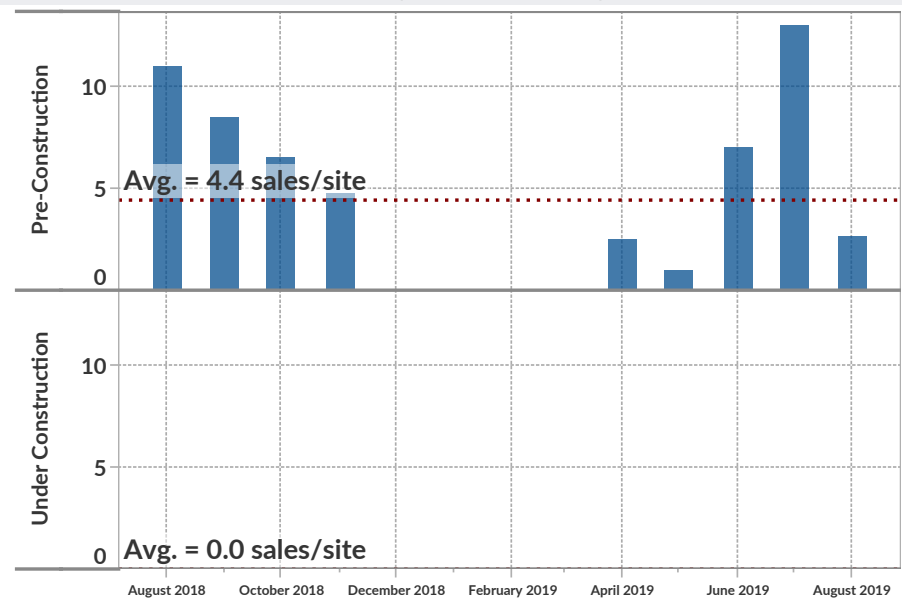
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	126	0	112	14
1 Bedroom + Den	607	3	496	111
2 Bedroom	478	1	314	164
2 Bedroom + Den	117	3	95	22
3 Bedroom & Up	121	1	91	30
Penthouse	7		7	0
Other	10	0	5	5

*				
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
\$682	634	849	\$427,900	\$559,100
\$643	795	1,268	\$550,900	\$829,900
\$661	928	1,350	\$625,900	\$901,500
\$611	1,256	1,672	\$769,900	\$998,100
\$693	1,373	1,440	\$961,100	\$987,000

IPO Launch Performance (first 2 months)

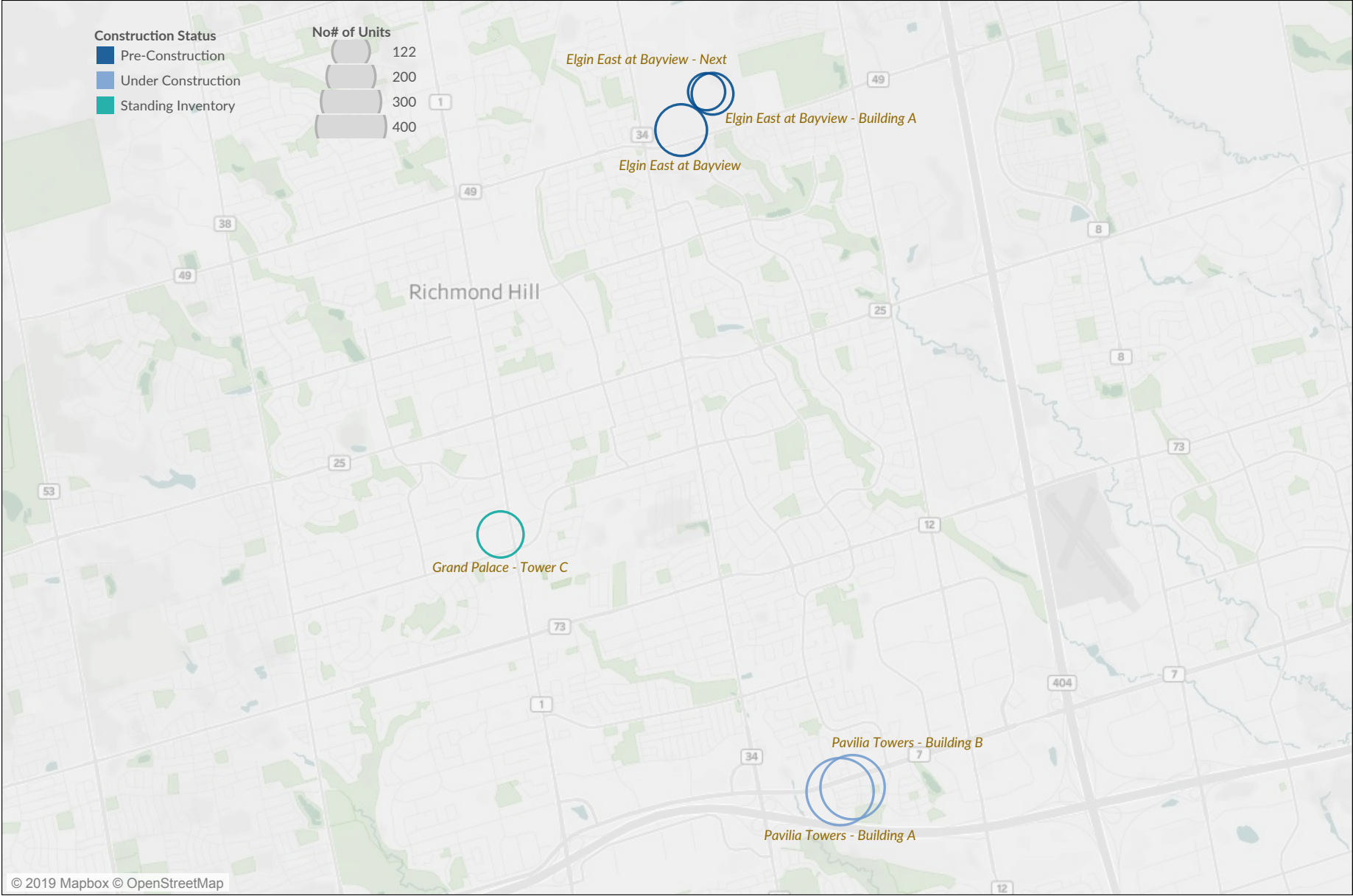


Post Launch Absorption: Highway7 - Yonge



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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	1	16	38	154	\$633	\$714
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	5	58	64	122	\$699	\$700
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	2	28	93	236	\$579	\$585
Grand Palace - Tower C - G Group Development	Apartment	June 2019	0	0	5	189	\$518	\$693
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	10	15	4,989	4,759	230	\$2,228	1,726	\$3,846,448	6,419
Central Waterfront	19	13	5,943	5,445	498	\$1,403	1,068	\$1,498,387	18,503
Don Mills - York Mills	34	11	3,149	2,691	458	\$937	1,047	\$981,060	6,357
Downtown Core	27	9	4,638	3,968	670	\$1,476	661	\$975,972	12,541
Downtown East	61	17	5,395	4,938	457	\$1,012	842	\$852,502	16,345
Downtown West	116	28	9,864	8,750	1,114	\$1,377	862	\$1,186,883	16,163
Etobicoke Waterfront	3	4	1,985	1,893	92	\$1,110	817	\$907,259	2,841
Highway7 - Yonge	8	6	1,467	1,120	347	\$653	919	\$600,406	.
Mississauga City Centre	64	11	6,105	5,562	543	\$814	852	\$694,210	.
North Toronto	91	10	3,036	2,507	529	\$1,158	749	\$867,213	9,287
North Yonge Corridor	31	6	1,953	1,791	162	\$1,012	816	\$826,042	3,872
North York East	2	2	527	501	26	\$941	1,021	\$960,092	2,080
North York West	37	10	2,191	1,829	362	\$830	1,075	\$891,870	9,698
Not Applicable	382	153	27,207	22,258	4,949	\$732	932	\$681,769	59,789
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,252	768	\$1,033	814	\$841,074	5,334
Thornhill	4	1	389	386	3	\$780	958	\$747,567	.
Toronto East	13	15	1,740	1,590	150	\$1,018	998	\$1,016,139	2,287
Toronto West	46	13	2,298	1,607	691	\$1,035	903	\$933,772	10,753
Yonge - St. Clair	4	7	995	965	30	\$1,386	1,612	\$2,234,330	1,840

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