



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of August 2019



Yonge - St. Clair Submarket Report - August 2019

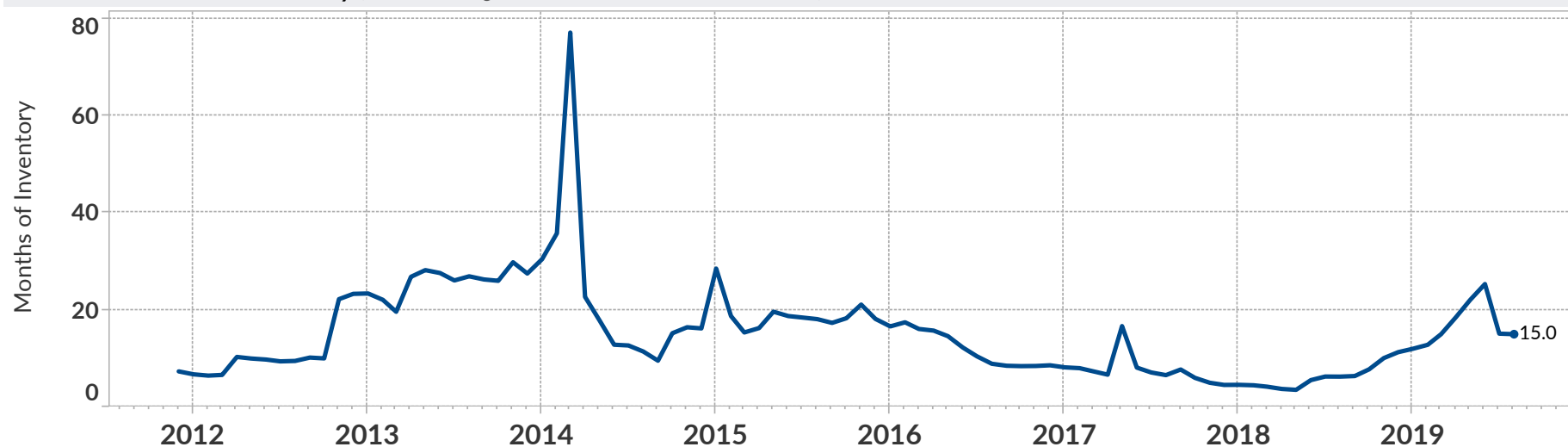


Yonge - St. Clair			GTA	
Active Projects	7		345	
Total Units	995		87,891	
Total Sales	965		75,812	
Rem. Inv.	30		12,079	
Avg. \$/SF	\$1,386		\$991	
Avg. SF	1,612		916	
Avg. \$	\$2,234,330		\$907,368	
Current Month Sales (incl. active & sold out)		4	961	

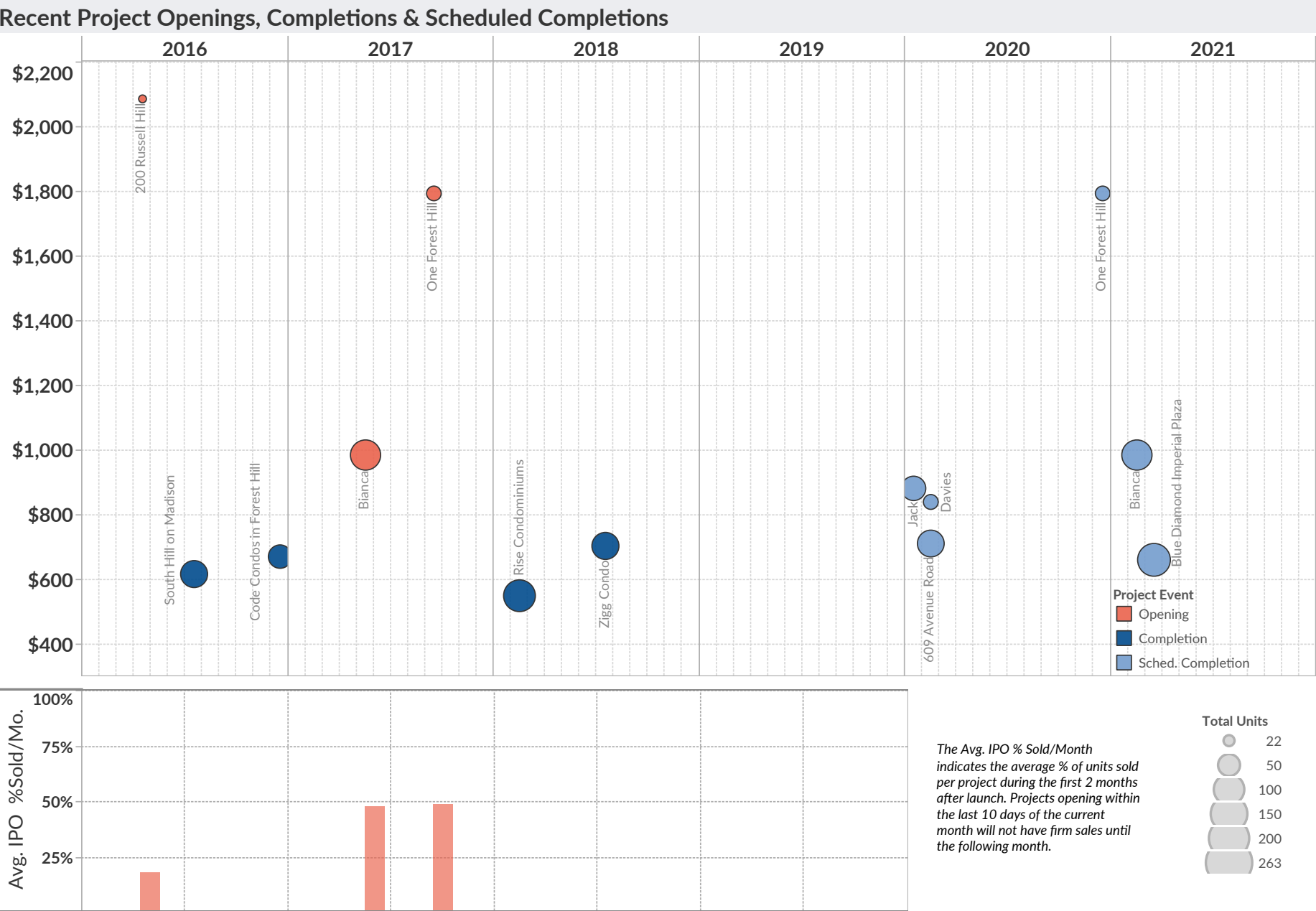
Development Applications

Yonge - St. Clair			City of Toronto	
Number of Dev. Apps.	6		339	
Total Units	1,840		179,893	
Min. Floor Space Index	2.6		0.0	
Max. Floor Space Index	11.6		34.1	
Avg. Floor Space Index	6.5		5.9	

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



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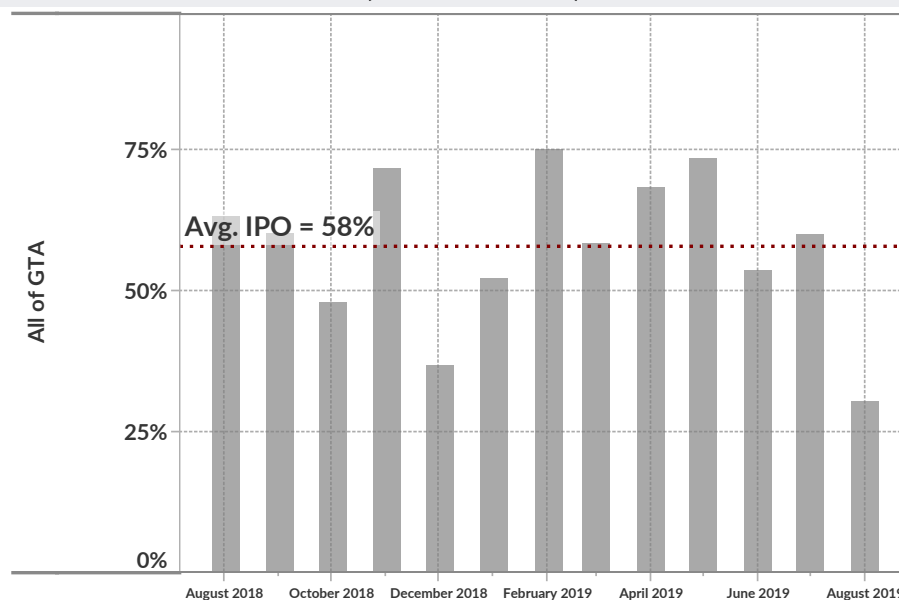
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Project Data by Unit Type

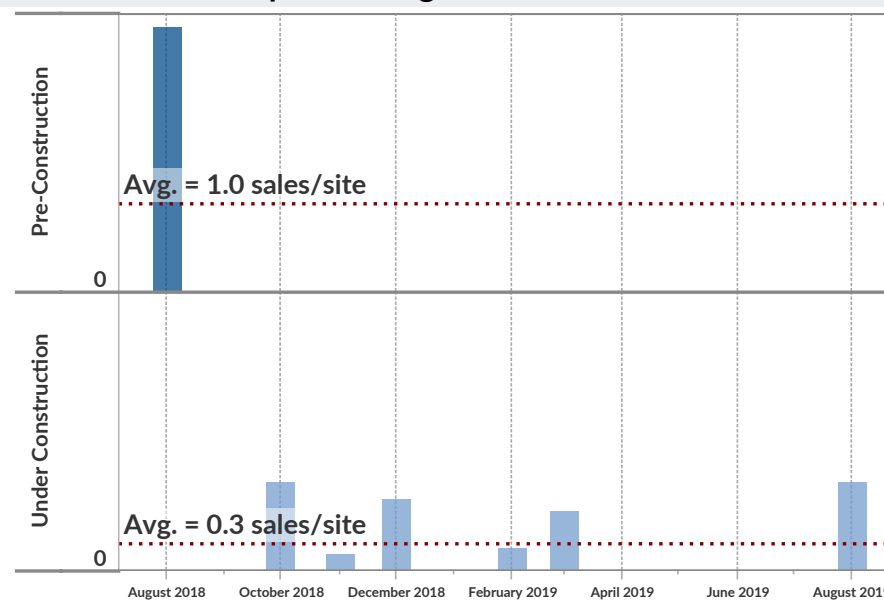
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	188	0	186	2
1 Bedroom + Den	242	0	242	0
2 Bedroom	239	0	233	6
2 Bedroom + Den	204	3	191	13
3 Bedroom & Up	39	1	36	3
Penthouse	56	0	50	6
Other	5	0	5	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$823	601	681	\$475,000	\$580,000
\$1,367	1,303	1,742	\$1,960,000	\$2,600,000
\$1,400	969	2,619	\$850,000	\$4,950,000
\$1,832	1,525	1,751	\$2,500,000	\$3,500,000
\$1,236	737	1,979	\$824,900	\$2,500,000

IPO Launch Performance (first 2 months)

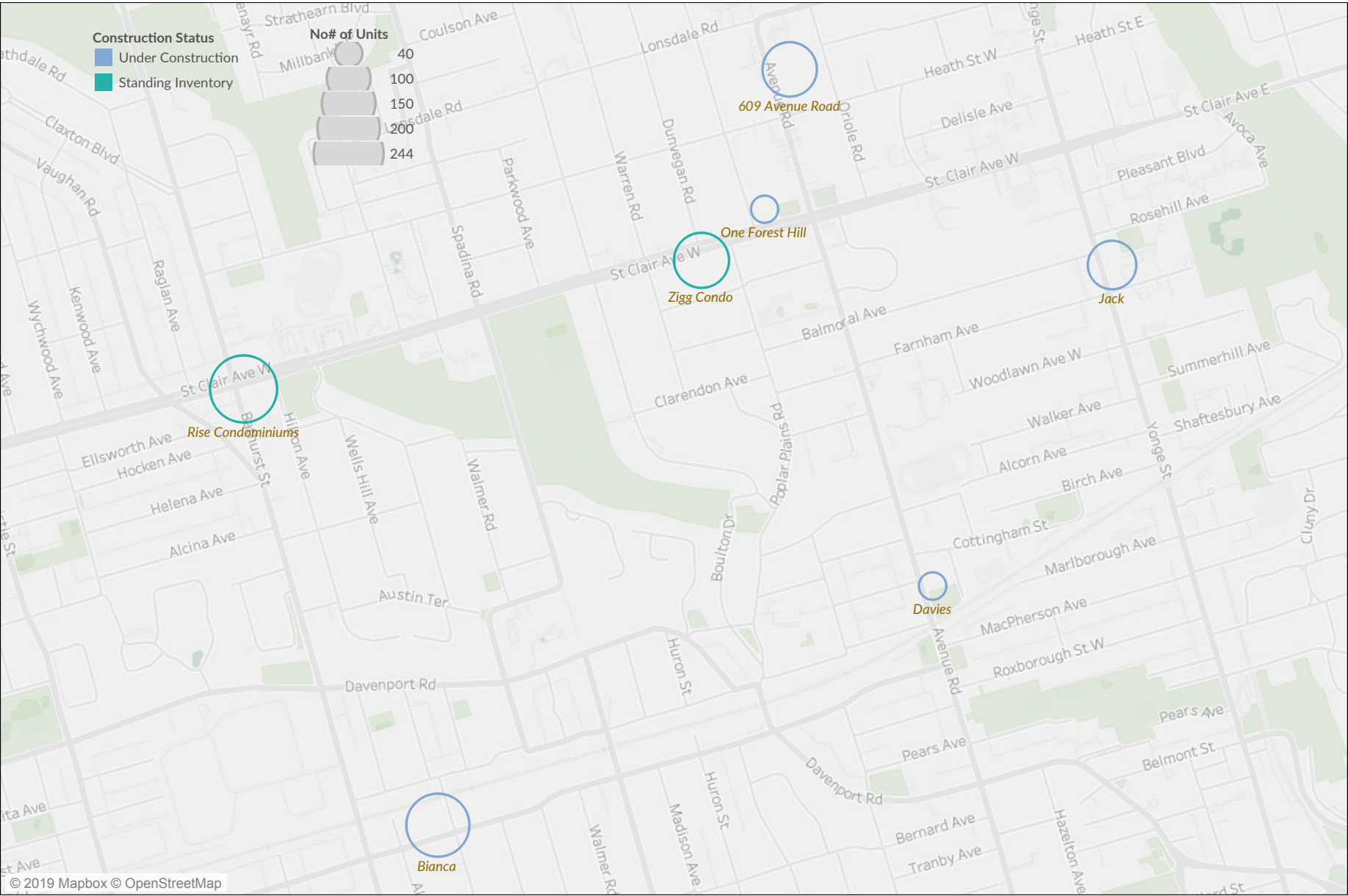


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



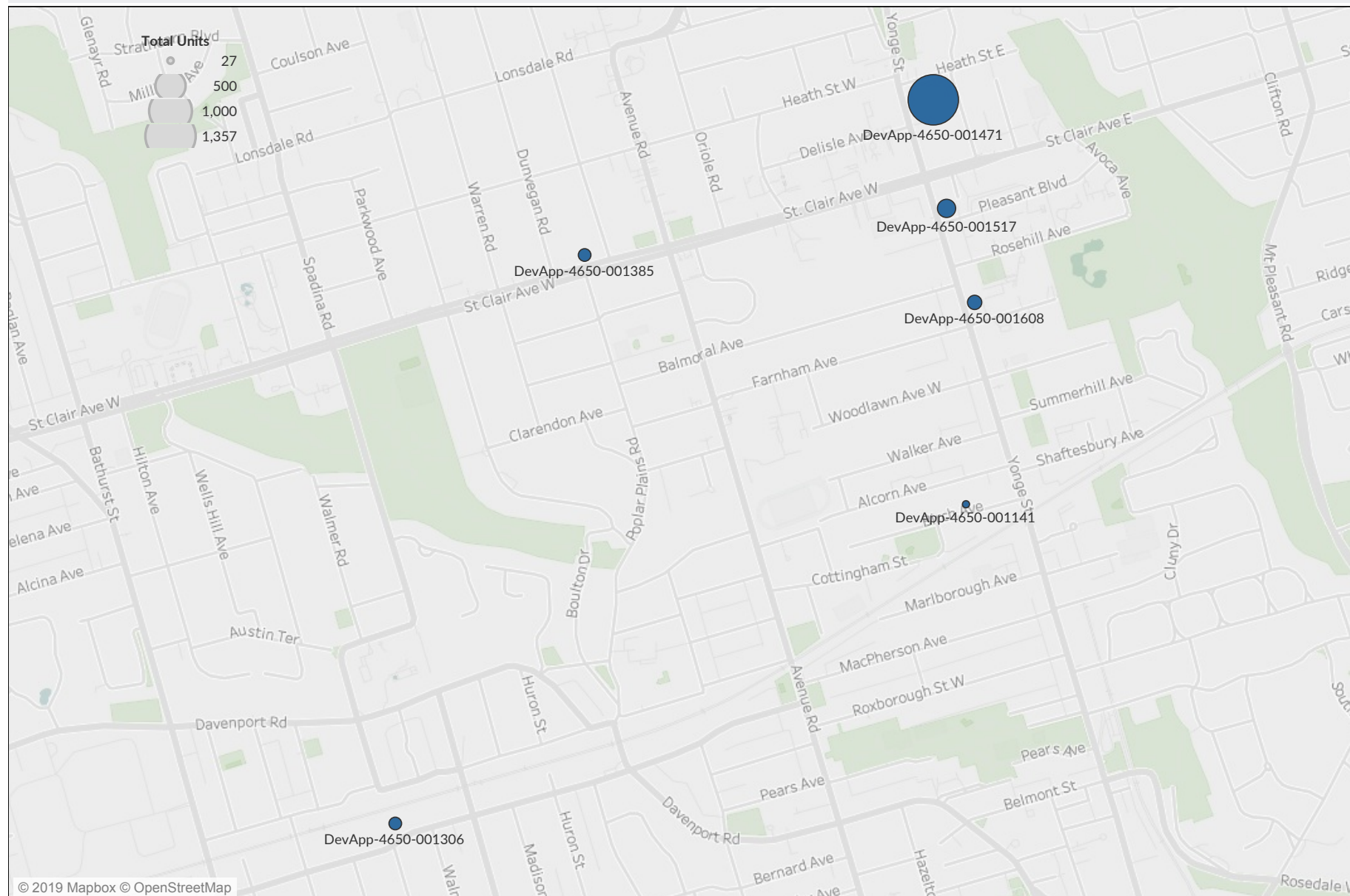
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Current Active Project List

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	1	1	3	161	\$711	\$1,832
Bianca - Tridel	Apartment	February 2021	3	4	10	216	\$985	\$973
Davies - Brandy Lane Homes	Apartment	February 2020	0	0	10	41	\$840	\$1,292
Jack - Aspen Ridge Homes	Apartment	January 2020	0	2	0	128	\$882	\$959
One Forest Hill - North Drive Investments Inc.	Apartment	December 2020	0	0	6	40	\$1,794	\$1,723
Rise Condominiums - Reserve Properties	Apartment	February 2018	0	3	1	244	\$550	\$1,119
Zigg Condo - Madison Group and Fieldgate Homes	Apartment	July 2018	0	0	0	165	\$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	85
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	11.6	177
DevApp-4650-001608	1331 Yonge Street	6.1	109

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	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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