



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of September 2019



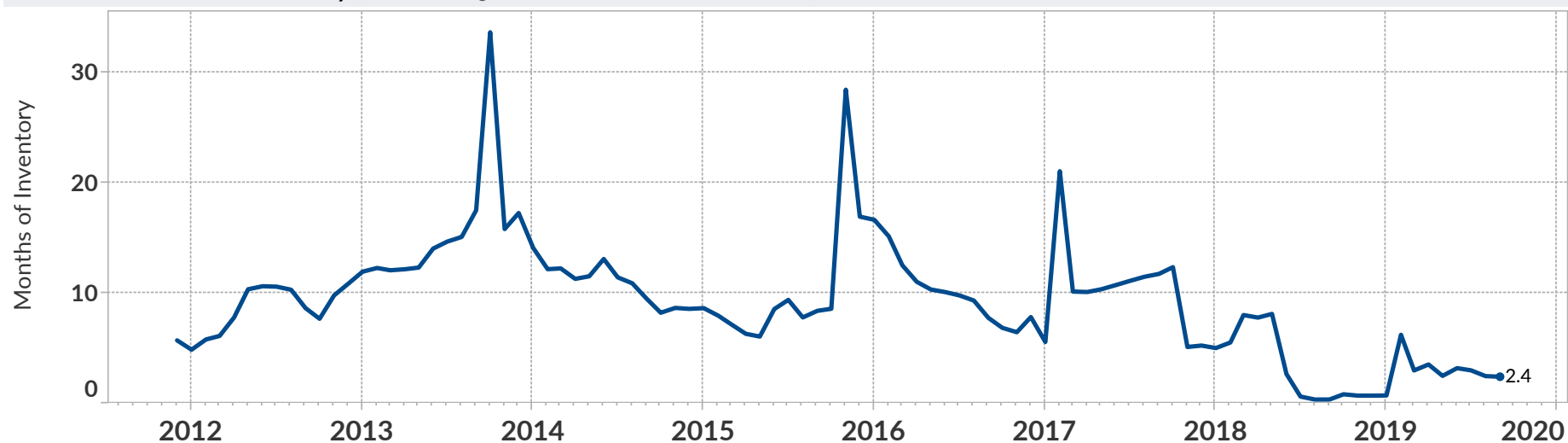
North Yonge Corridor Submarket Report - September 2019



North Yonge Corridor		GTA
Active Projects	6	349
Total Units	2,057	92,732
Total Sales	1,793	75,071
Rem. Inv.	160	13,715
Avg. \$/SF	\$1,022	\$1,011
Avg. SF	820	903
Avg. \$	\$838,490	\$913,157
Current Month Sales (incl. active & sold out)	3	2,107

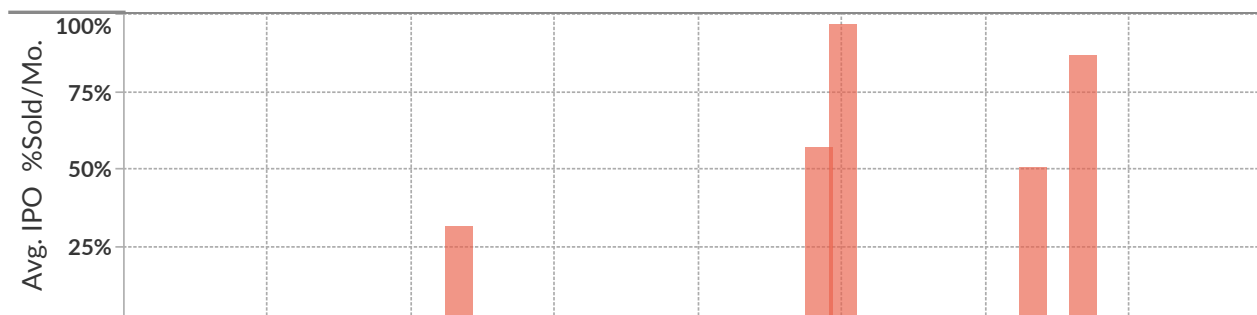
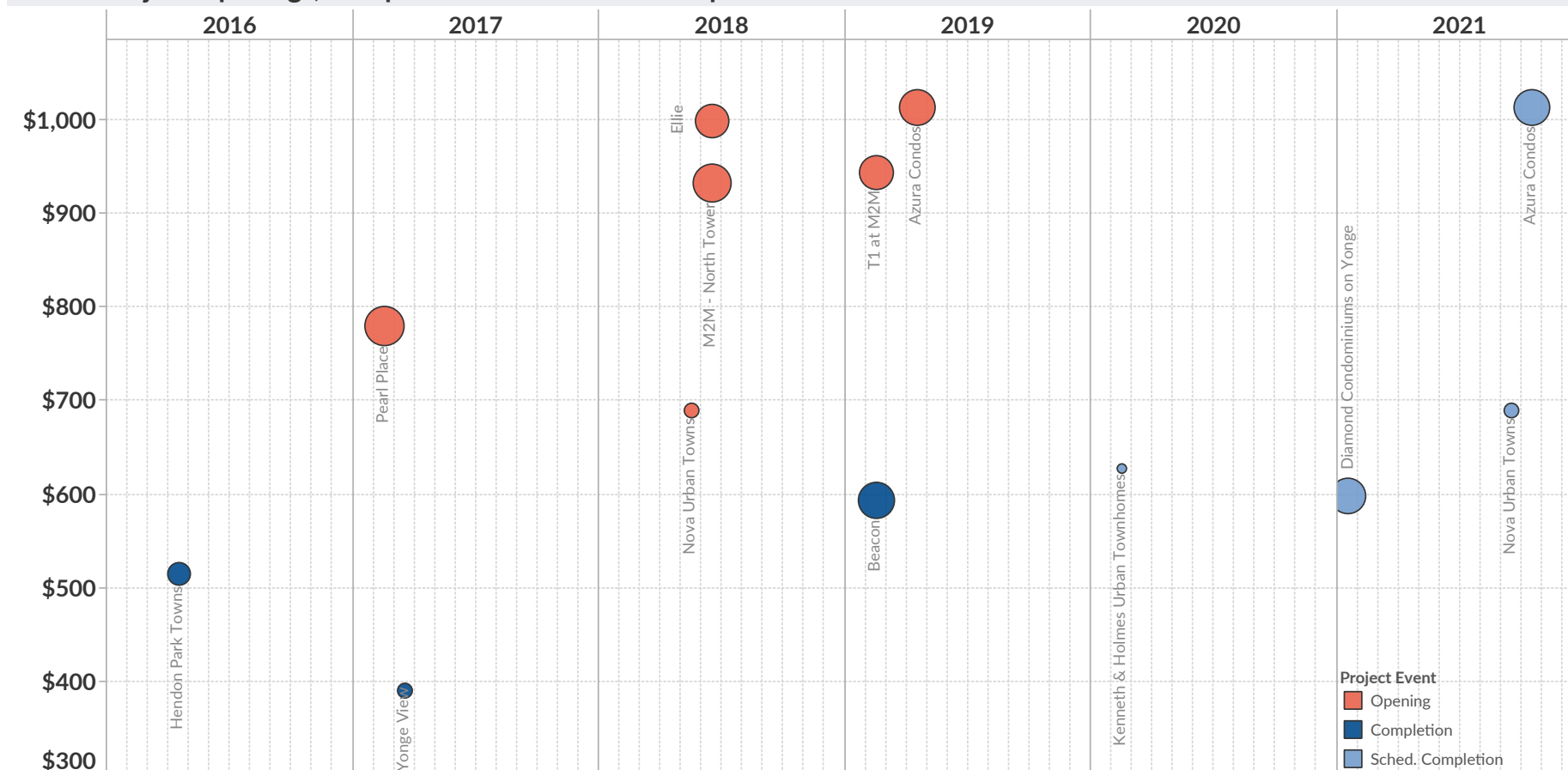
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	11	368
Total Units	3,872	192,605
Min. Floor Space Index	1.0	0.0
Max. Floor Space Index	8.8	34.1
Avg. Floor Space Index	4.0	6.2

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

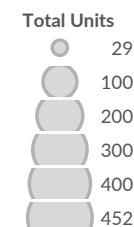


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Recent Project Openings, Completions & Scheduled Completions



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.



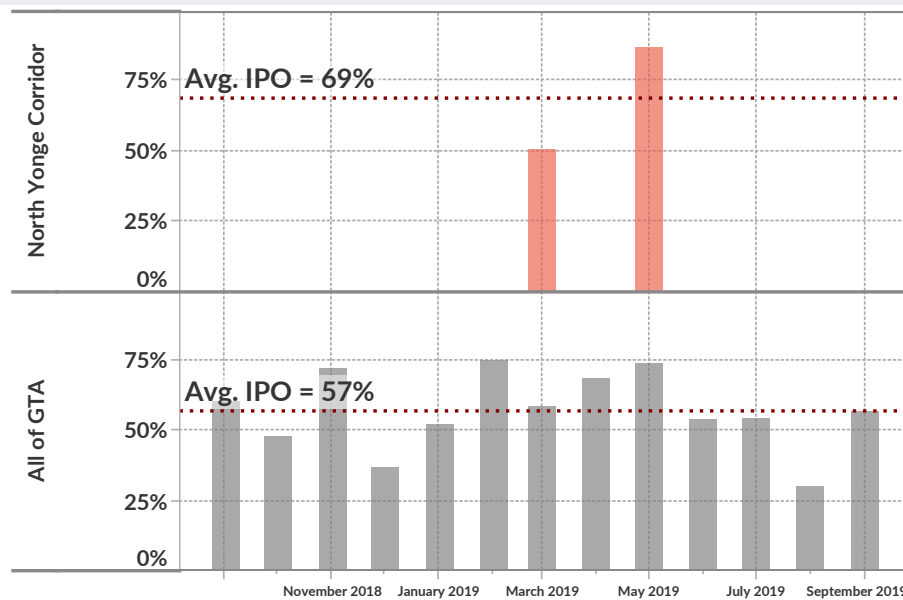
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Project Data by Unit Type

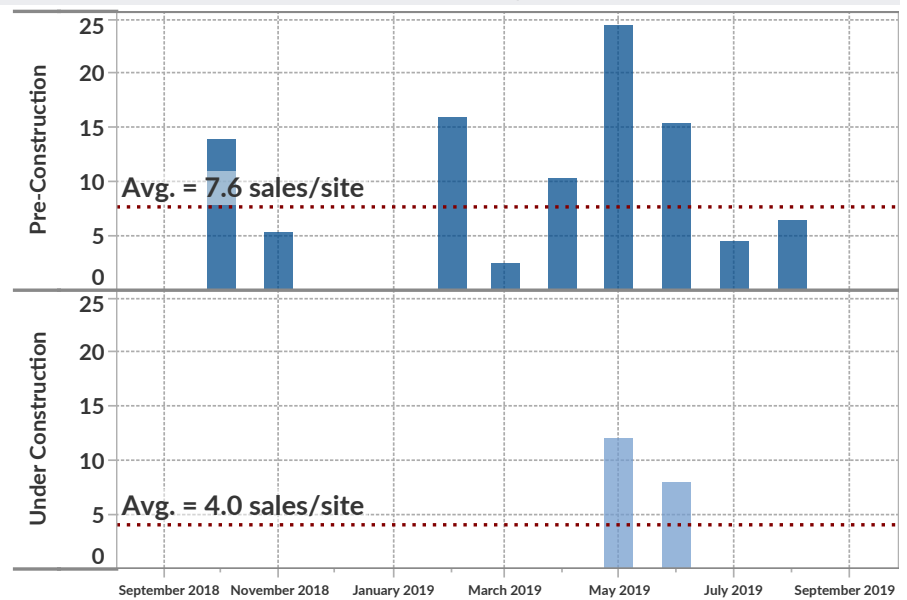
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	348	0	344	4
1 Bedroom + Den	567	1	538	29
2 Bedroom	724	0	651	73
2 Bedroom + Den	183	2	158	25
3 Bedroom & Up	100	0	73	27
Penthouse	9	0	7	2
Other	16		16	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,108	540	570	\$599,900	\$629,900
\$1,120	583	645	\$630,900	\$734,900
\$974	681	900	\$615,900	\$935,900
\$1,055	834	1,222	\$923,900	\$1,128,900
\$1,025	908	1,404	\$865,990	\$1,384,990
\$999	1,227	1,227	\$1,220,800	\$1,230,800

IPO Launch Performance (first 2 months)

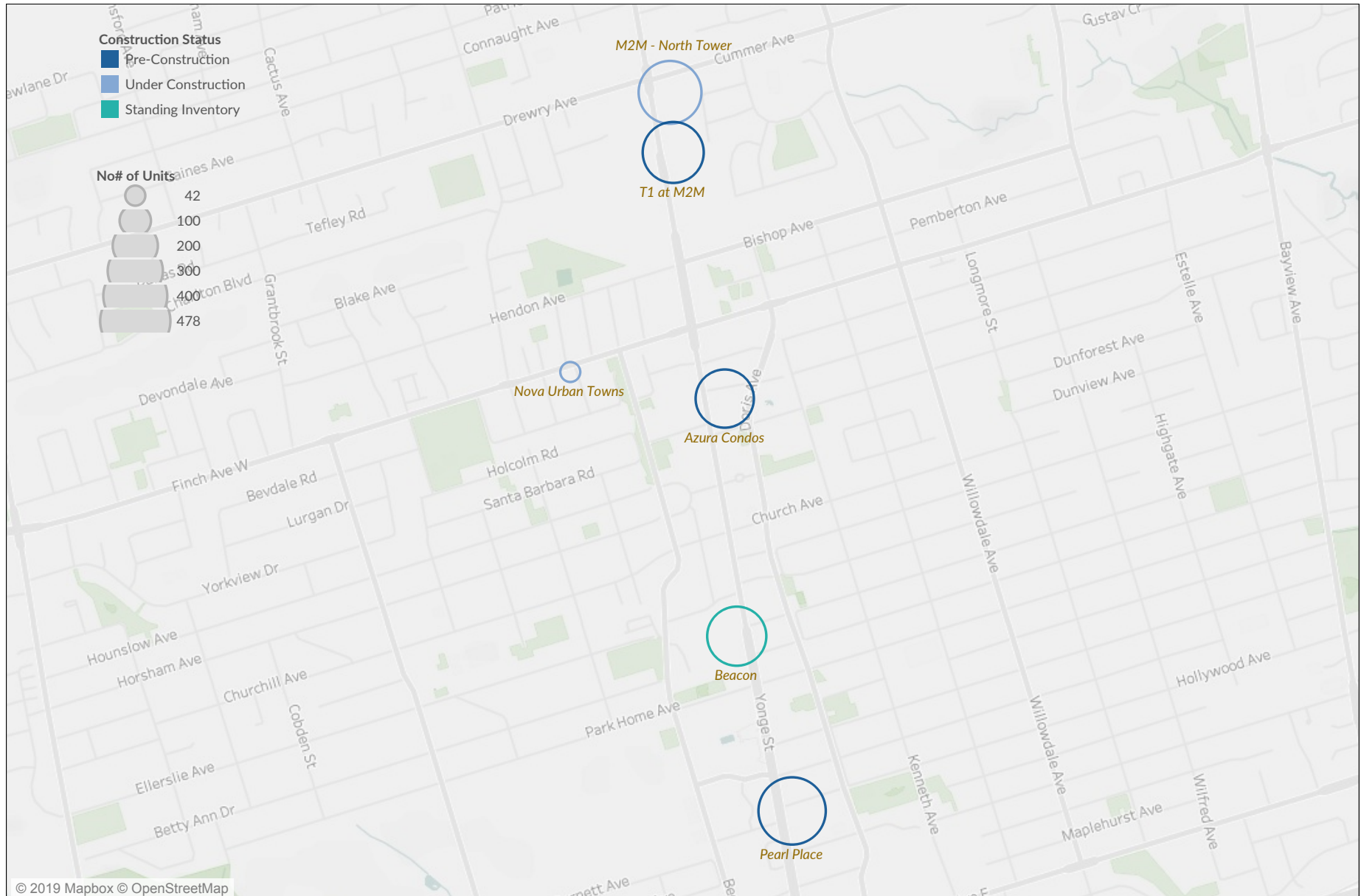


Post Launch Absorption: North Yonge Corridor



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Current Active Projects



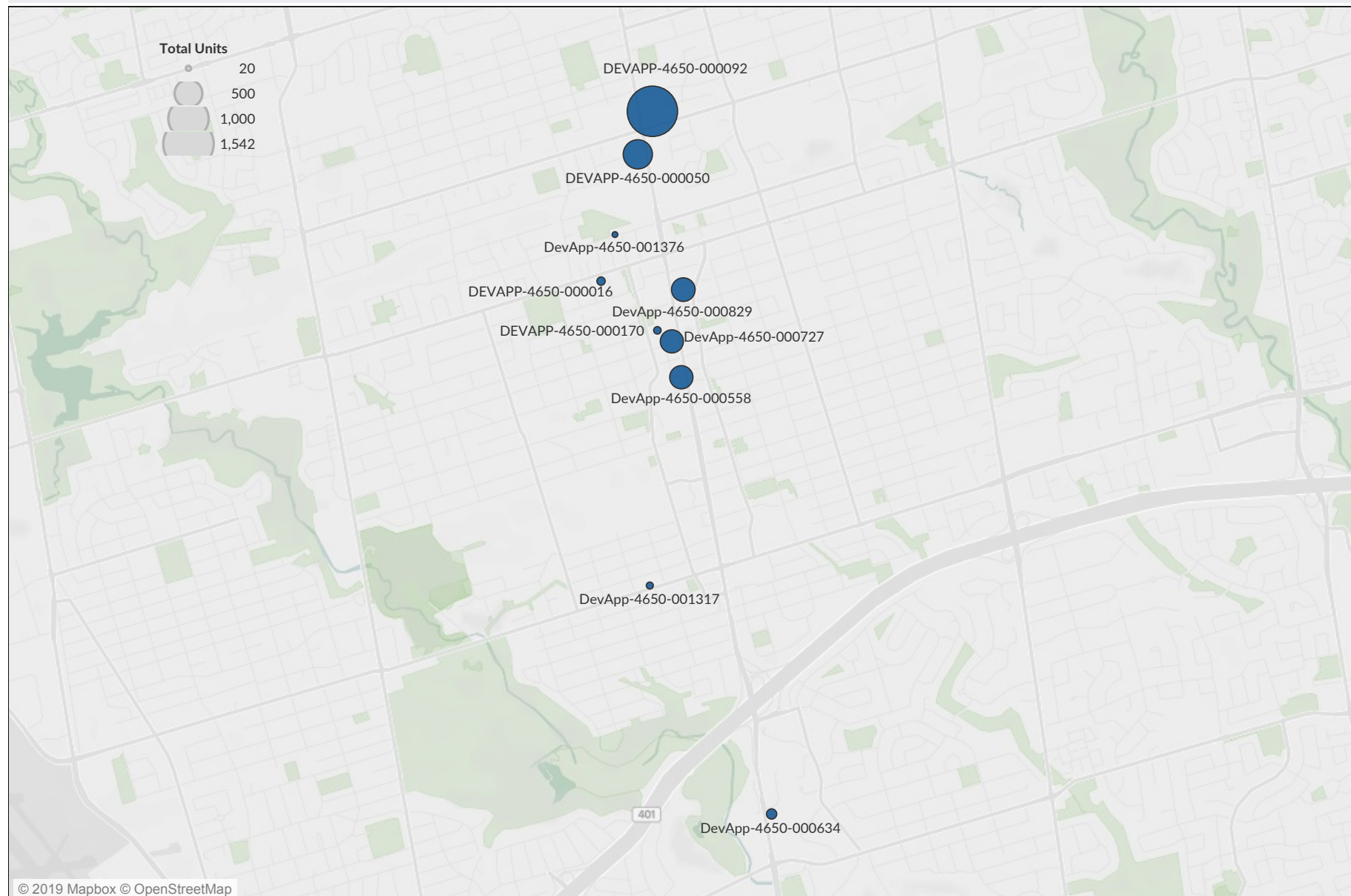
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Azura Condos - Capital Developments	Apartment	October 2021	0	335	23	358	\$1,014	\$1,056
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	3	9	42	\$690	\$813
Pearl Place - Conservatory Group	Apartment	January 2022	3	31	60	478	\$780	\$1,132
T1 at M2M - Aoyuan International	Apartment	June 2022	0	279	36	393	\$944	\$1,031

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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	9.6	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	2.5	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	176	16	5,951	4,916	703	\$1,918	997	\$1,913,050	7,593
Central Waterfront	83	13	6,093	5,529	485	\$1,405	1,061	\$1,490,316	18,503
Don Mills - York Mills	19	11	3,254	2,714	424	\$929	1,034	\$960,159	6,805
Downtown Core	85	9	5,445	4,041	941	\$1,559	652	\$1,016,661	13,414
Downtown East	60	17	5,682	4,998	424	\$1,011	863	\$872,667	17,386
Downtown West	225	29	10,443	8,981	1,144	\$1,392	897	\$1,248,290	18,804
Etobicoke Waterfront	10	3	1,370	1,152	80	\$1,160	812	\$941,264	2,841
Highway7 - Yonge	1	6	1,535	1,121	346	\$652	916	\$597,307	.
Mississauga City Centre	72	12	6,555	5,635	631	\$819	839	\$687,102	.
North Toronto	59	10	2,858	2,083	689	\$1,199	770	\$923,043	8,590
North Yonge Corridor	3	6	2,057	1,793	160	\$1,022	820	\$838,490	3,872
North York East	1	2	528	502	25	\$942	1,023	\$964,400	2,056
North York West	36	11	2,268	1,865	371	\$876	1,069	\$936,610	9,645
Not Applicable	880	153	28,872	21,945	5,370	\$729	935	\$681,881	64,686
Scarborough City Centre									2,245
Sheppard Corridor	15	14	4,020	3,265	755	\$1,032	819	\$845,671	6,347
Thornhill	3								.
Toronto East	204	16	2,141	1,791	294	\$965	895	\$863,106	2,460
Toronto West	64	13	2,368	1,664	684	\$1,020	928	\$946,548	12,077
Yonge - St. Clair	111	8	1,292	1,076	189	\$1,405	1,668	\$2,343,763	2,190

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