



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of September 2019



Highway 7 - Yonge Submarket Report - September 2019



Highway7 - Yonge		GTA
Active Projects	6	349
Total Units	1,535	92,732
Total Sales	1,121	75,071
Rem. Inv.	346	13,715
Avg. \$/SF	\$652	\$1,011
Avg. SF	916	903
Avg. \$	\$597,307	\$913,157
Current Month Sales (incl. active & sold out)	1	2,107

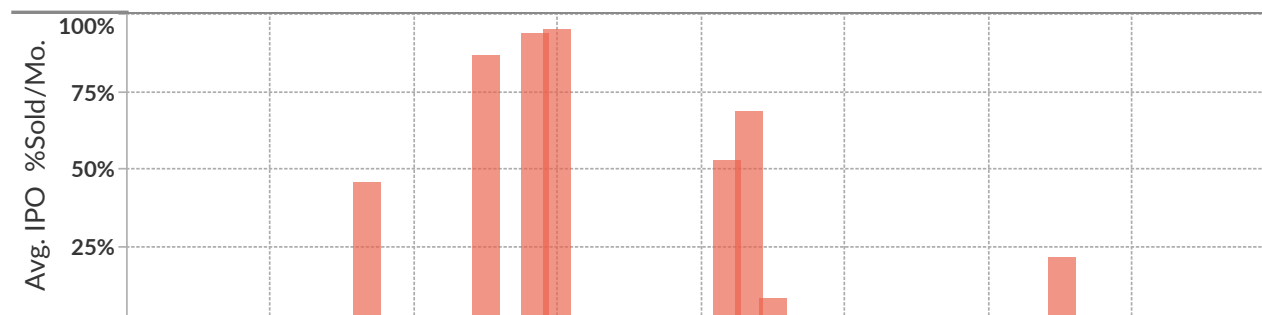
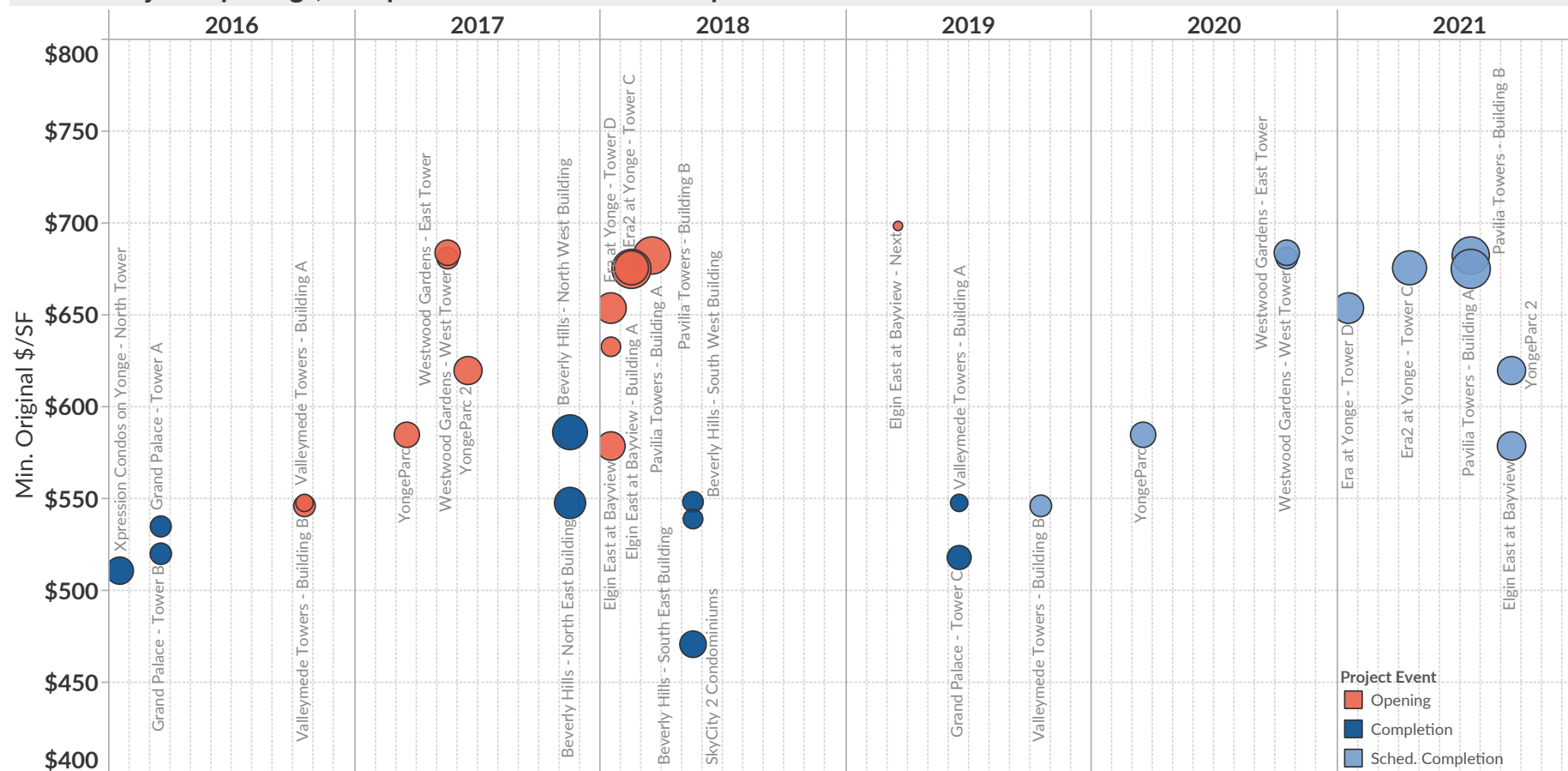
Development Applications		
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	368
Total Units		192,605
Min. Floor Space Index		0.0
Max. Floor Space Index		34.1
Avg. Floor Space Index		6.2

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

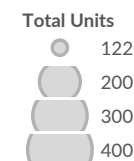


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



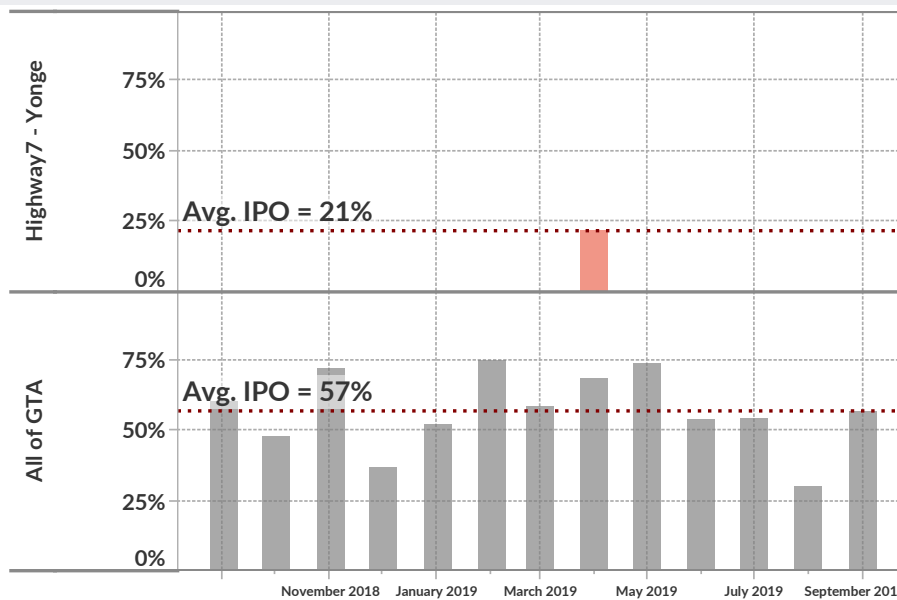
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Project Data by Unit Type

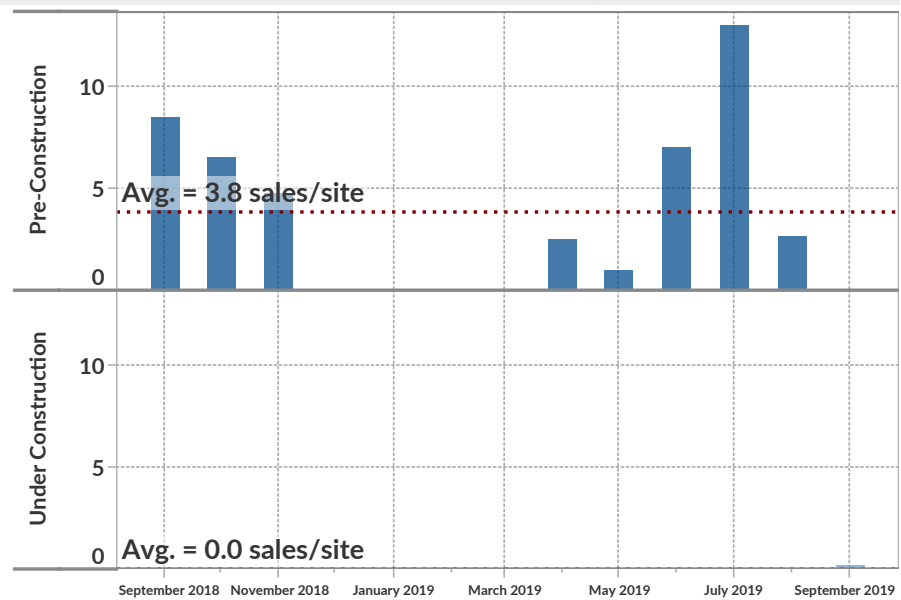
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	126	0	112	14
1 Bedroom + Den	607	0	496	111
2 Bedroom	478	1	315	163
2 Bedroom + Den	117	0	96	21
3 Bedroom & Up	121	0	90	31
Penthouse	7		7	0
Other	10	0	5	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$679	674	674	\$457,500	\$457,500
\$757	568	583	\$425,900	\$441,900
\$685	634	849	\$447,900	\$559,100
\$638	795	1,268	\$550,900	\$829,900
\$664	928	1,350	\$625,900	\$901,500
\$611	982	1,672	\$649,900	\$998,100
\$693	1,373	1,440	\$961,100	\$987,000

IPO Launch Performance (first 2 months)

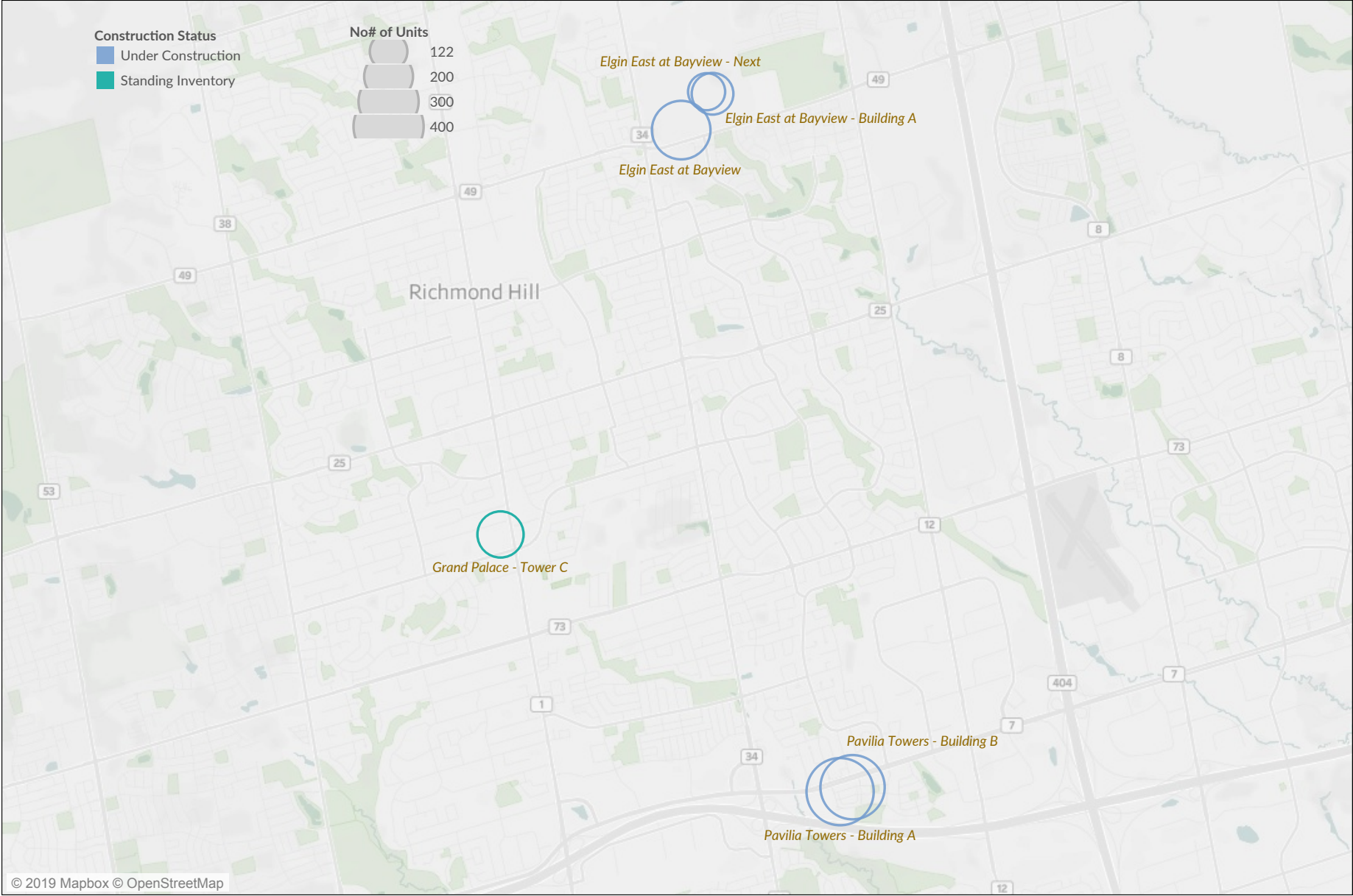


Post Launch Absorption: Highway7 - Yonge



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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	0	16	38	154	\$633	\$698
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	0	58	64	122	\$699	\$700
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	1	29	92	304	\$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	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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