



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of September 2019



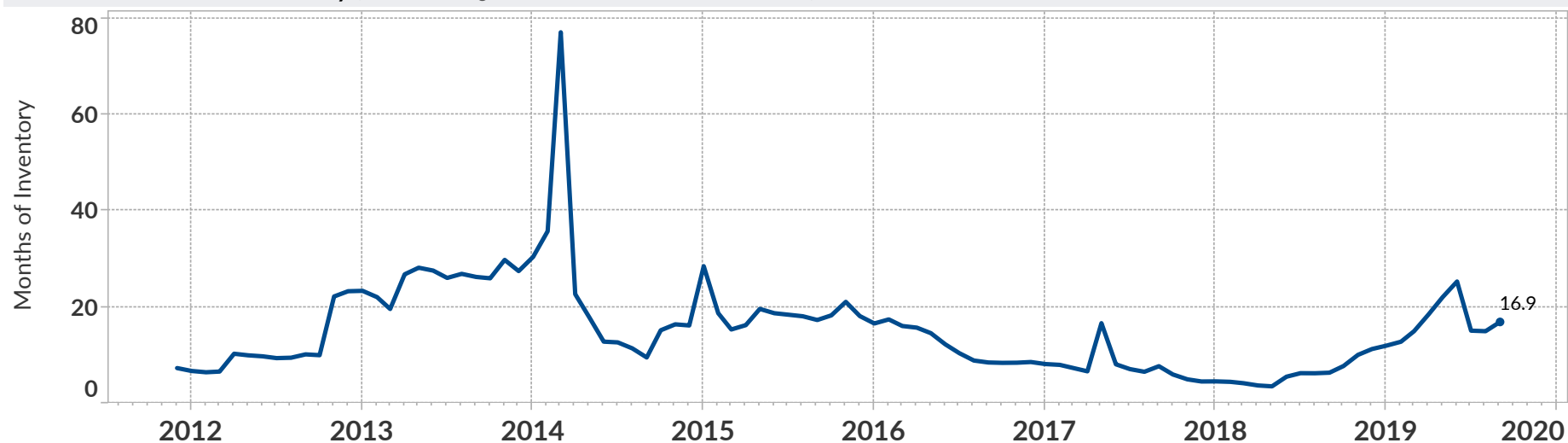
Yonge - St. Clair Submarket Report - September 2019



Yonge - St. Clair		GTA
Active Projects	8	349
Total Units	1,292	92,732
Total Sales	1,076	75,071
Rem. Inv.	189	13,715
Avg. \$/SF	\$1,405	\$1,011
Avg. SF	1,668	903
Avg. \$	\$2,343,763	\$913,157
Current Month Sales (incl. active & sold out)	111	2,107

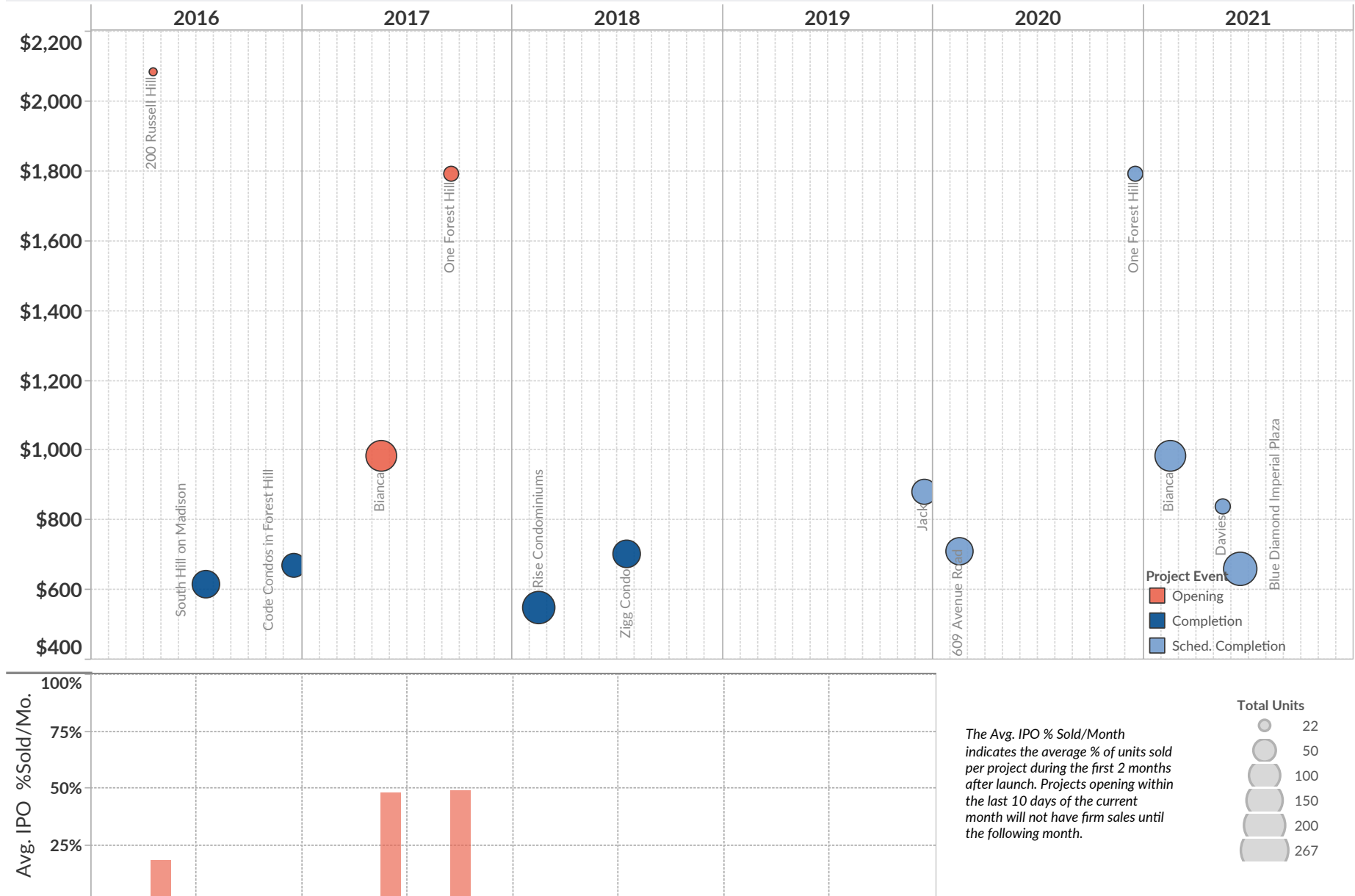
Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	8	368
Total Units	2,190	192,605
Min. Floor Space Index	1.7	0.0
Max. Floor Space Index	11.6	34.1
Avg. Floor Space Index	5.5	6.2

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



Yonge - St. Clair Submarket Report - September 2019

Recent Project Openings, Completions & Scheduled Completions



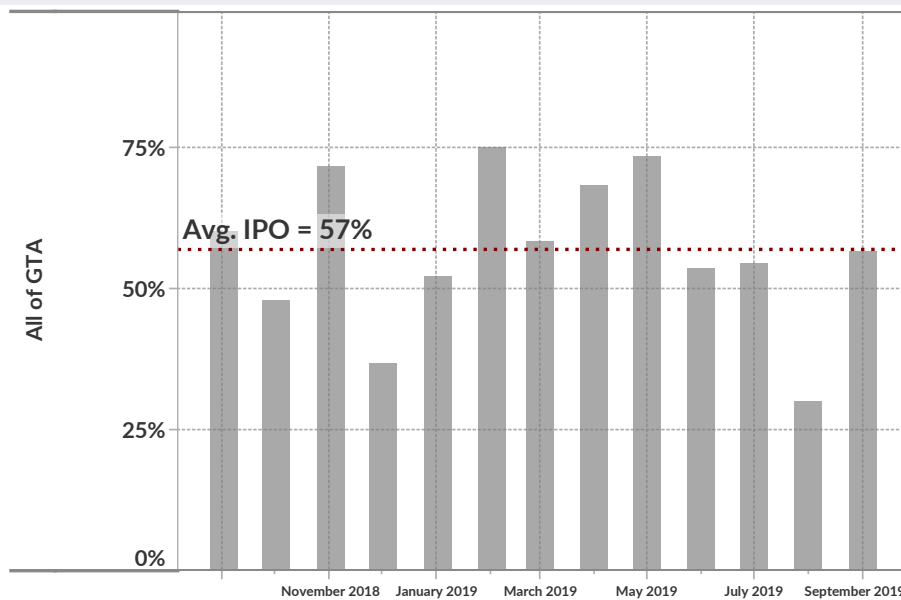
Yonge - St. Clair Submarket Report - September 2019

Project Data by Unit Type

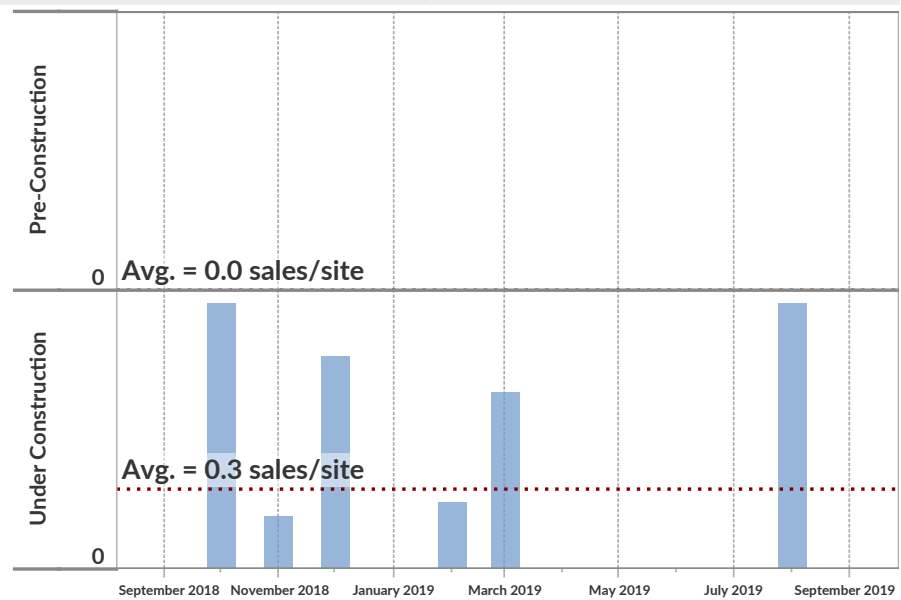
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	35	13	35	0
1 Bedroom	239	26	212	27
1 Bedroom + Den	328	38	280	48
2 Bedroom	335	22	255	80
2 Bedroom + Den	206	3	194	12
3 Bedroom & Up	60	9	45	15
Penthouse	57	0	50	7
Other	5	0	5	0

*				
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
\$1,425	969	2,619	\$850,000	\$4,950,000
\$1,832	1,525	1,751	\$2,500,000	\$3,500,000
\$1,303	737	3,145	\$779,900	\$4,910,990

IPO Launch Performance (first 2 months)

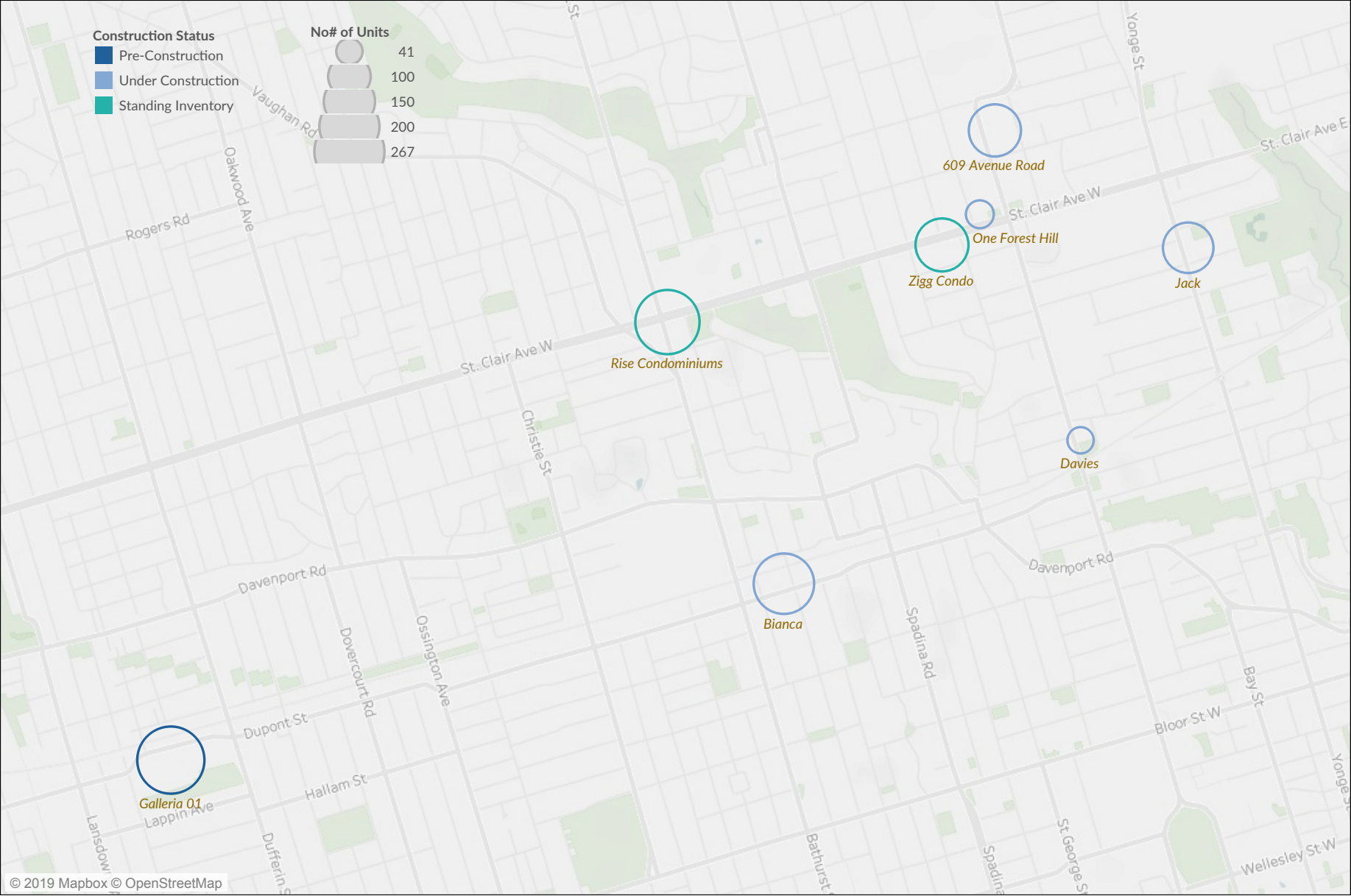


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - September 2019

Current Active Projects



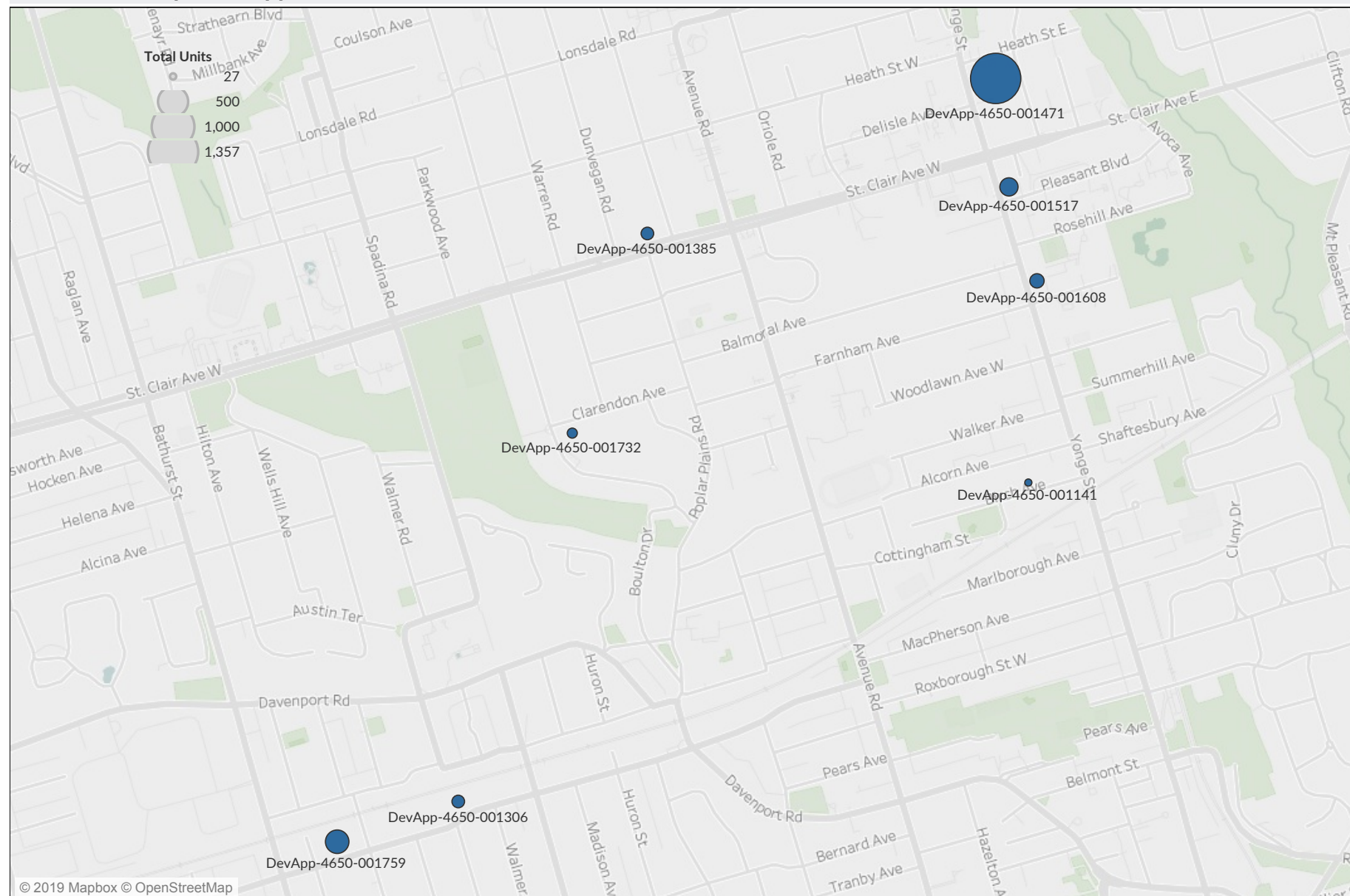
Yonge - St. Clair Submarket Report - September 2019

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	0	1	3	161	\$711	\$1,832
Bianca - Tridel	Apartment	February 2021	1	5	9	216	\$985	\$971
Davies - Brandy Lane Homes	Apartment	May 2021	0	0	10	41	\$840	\$1,292
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	108	108	159	267	\$0	\$0
Jack - Aspen Ridge Homes	Apartment	December 2019	2	4	1	151	\$882	\$959
One Forest Hill - North Drive Investments Inc.	Apartment	December 2020	0	0	6	46	\$1,794	\$1,723
Rise Condominiums - Reserve Properties	Apartment	February 2018	0	3	1	244	\$550	\$1,058
Zigg Condo - Madison Group and Fieldgate Homes	Apartment	July 2018	0	0	0	166	\$704	\$724

Yonge - St. Clair Submarket Report - September 2019

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
DevApp-4650-001732	77 Clarendon Avenue	1.7	54
DevApp-4650-001759	275 Albany Avenue	3.9	296

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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