



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of October 2019



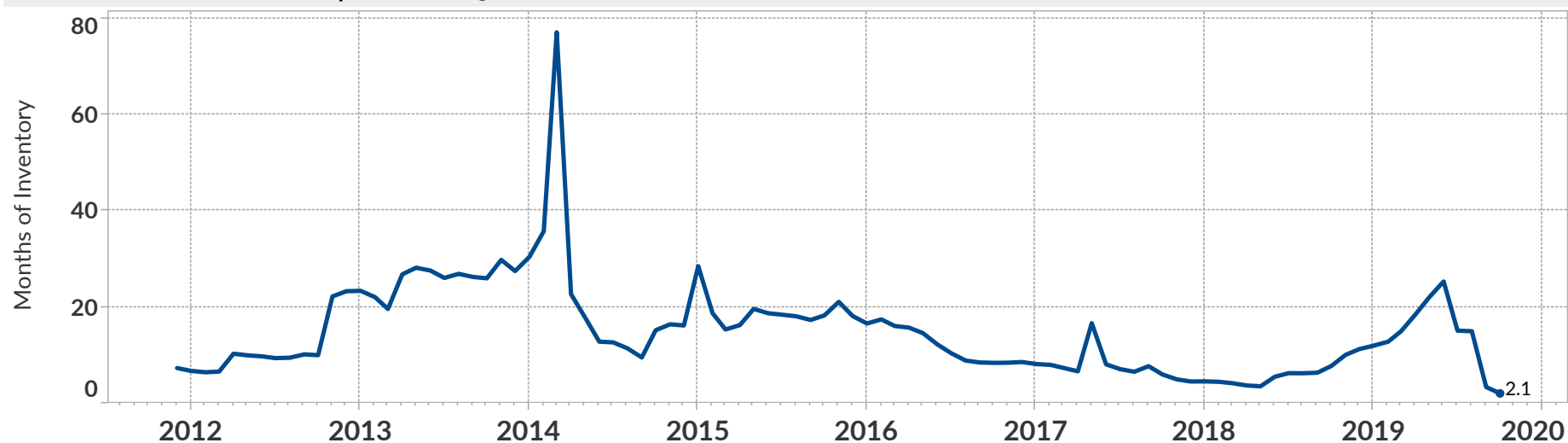
Yonge - St. Clair Submarket Report - October 2019



Yonge - St. Clair			GTA	
Active Projects	8		362	
Total Units	1,297		94,645	
Total Sales	1,225		76,566	
Rem. Inv.	48		14,323	
Avg. \$/SF	\$1,370		\$992	
Avg. SF	1,355		907	
Avg. \$	\$1,855,441		\$900,552	
Current Month Sales (incl. active & sold out)		31	3,424	

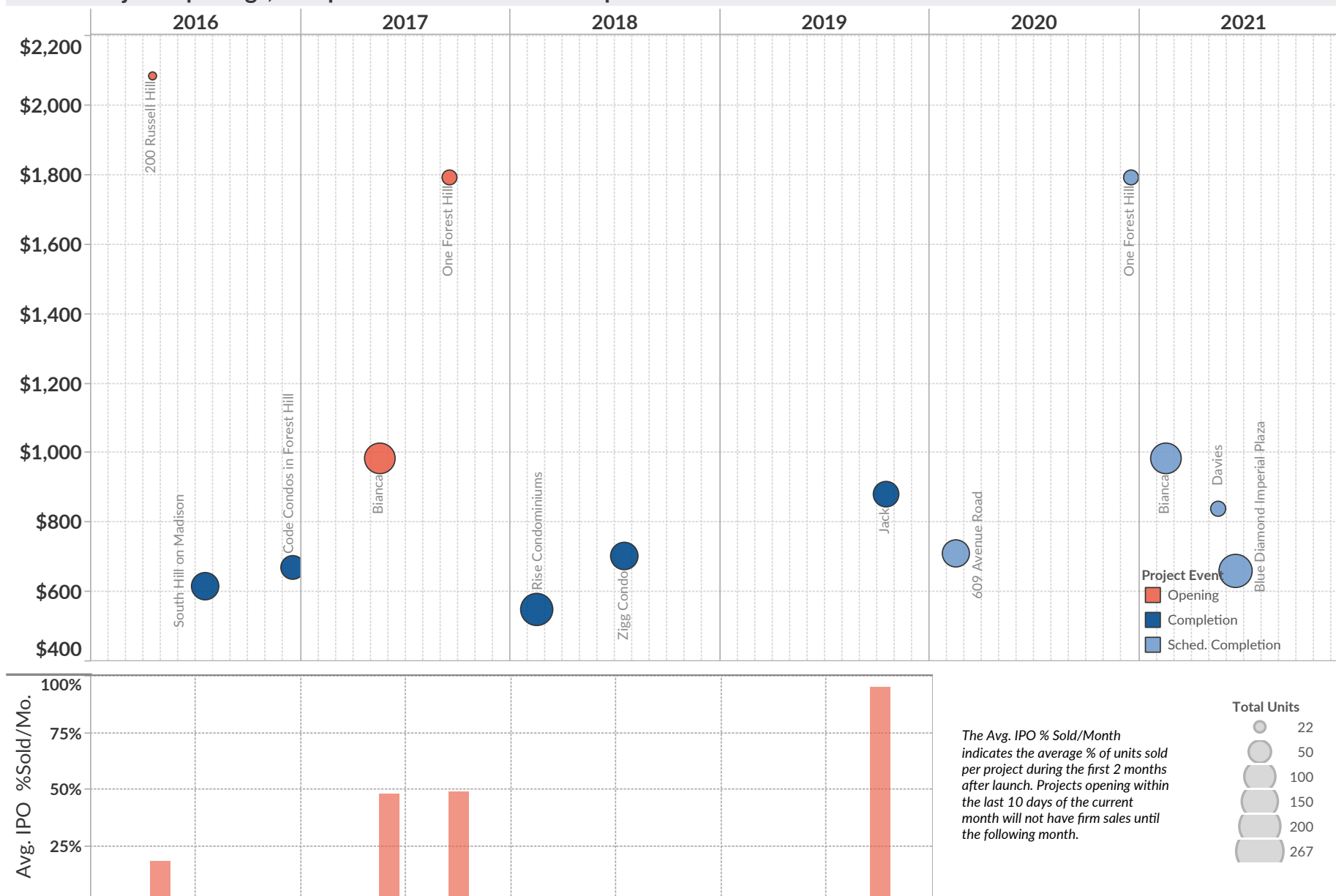
Development Applications			
Yonge - St. Clair		City of Toronto	
Number of Dev. Apps.	8	387	
Total Units	2,190	211,227	
Min. Floor Space Index	1.7	0.1	
Max. Floor Space Index	11.6	44.5	
Avg. Floor Space Index	5.5	6.2	

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



Yonge - St. Clair Submarket Report - October 2019

Recent Project Openings, Completions & Scheduled Completions



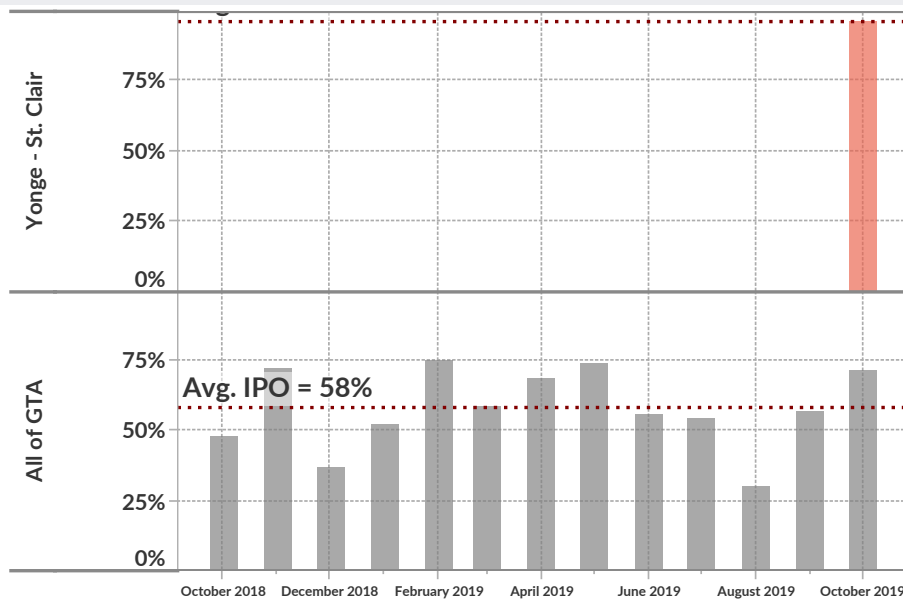
Yonge - St. Clair Submarket Report - October 2019

Project Data by Unit Type

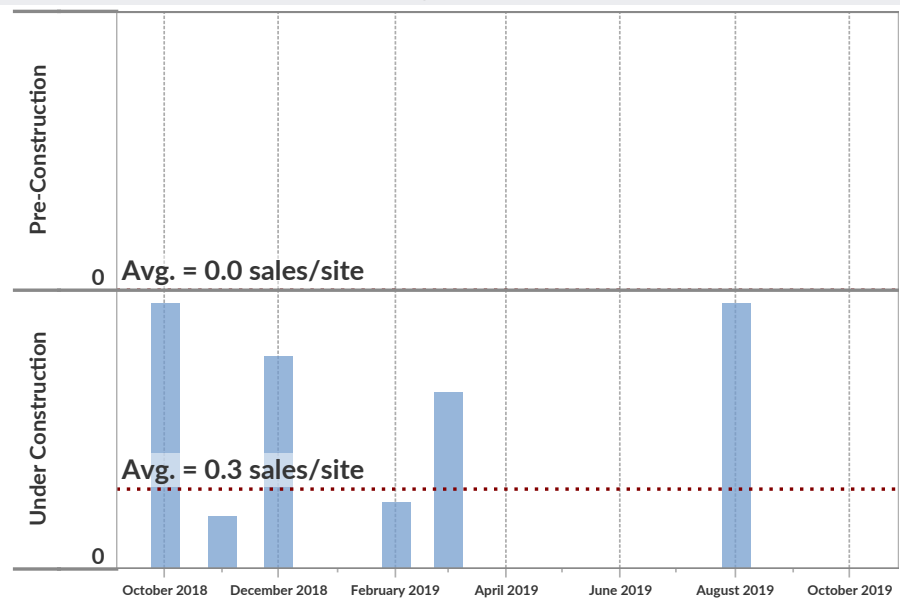
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	35	0	34	1
1 Bedroom	325	17	316	9
1 Bedroom + Den	244	0	242	2
2 Bedroom	342	7	331	11
2 Bedroom + Den	204	0	192	12
3 Bedroom & Up	60	6	54	6
Penthouse	58	1	51	7
Other	5	0	5	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$940	500	500	\$469,900	\$469,900
\$949	500	700	\$475,000	\$685,000
\$1,504	949	949	\$1,426,990	\$1,426,990
\$1,372	650	1,742	\$625,000	\$2,600,000
\$1,425	969	2,619	\$850,000	\$4,950,000
\$1,520	900	1,751	\$870,000	\$3,500,000
\$1,363	737	3,145	\$779,900	\$5,669,990

IPO Launch Performance (first 2 months)

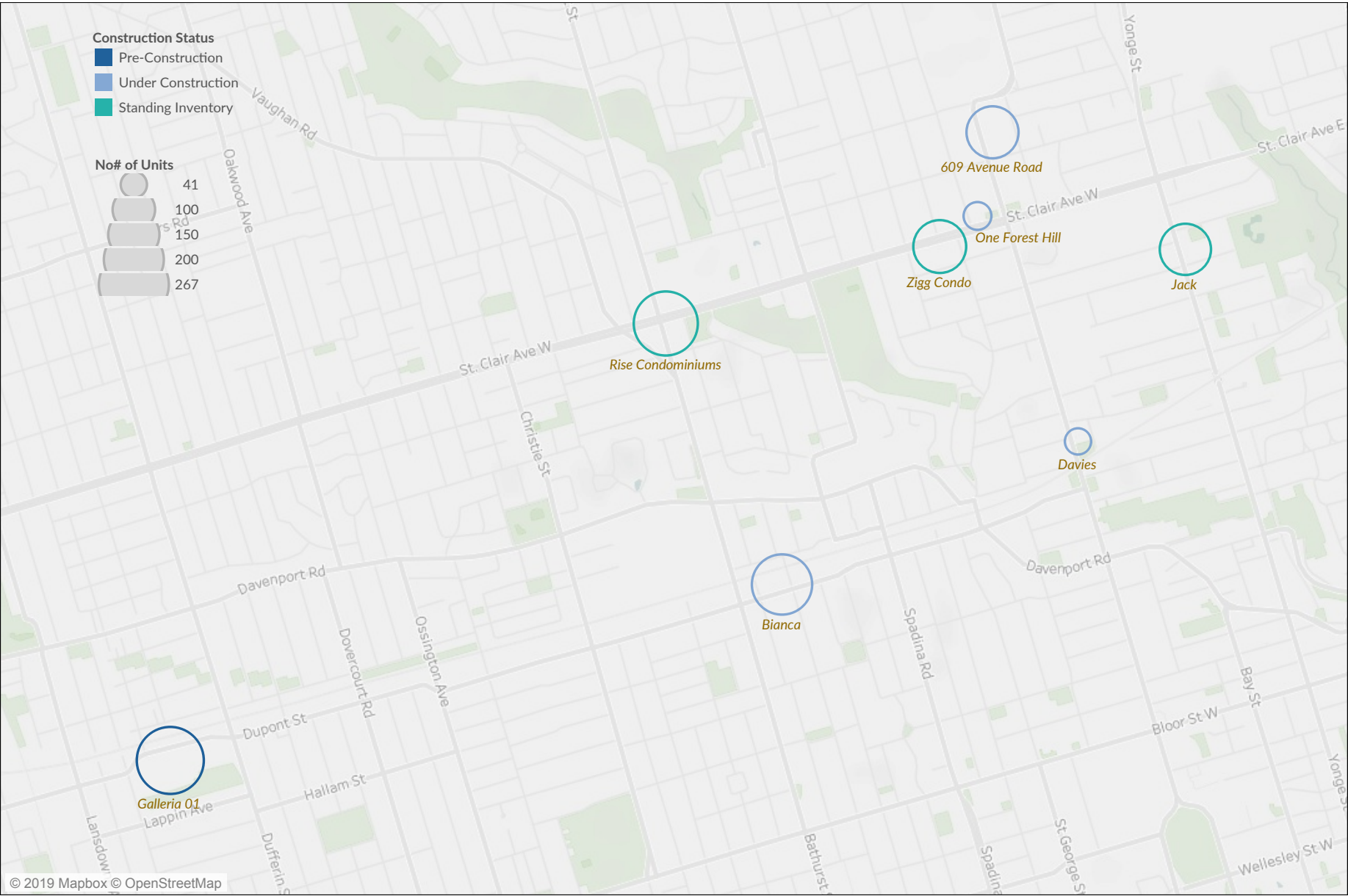


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - October 2019

Current Active Projects



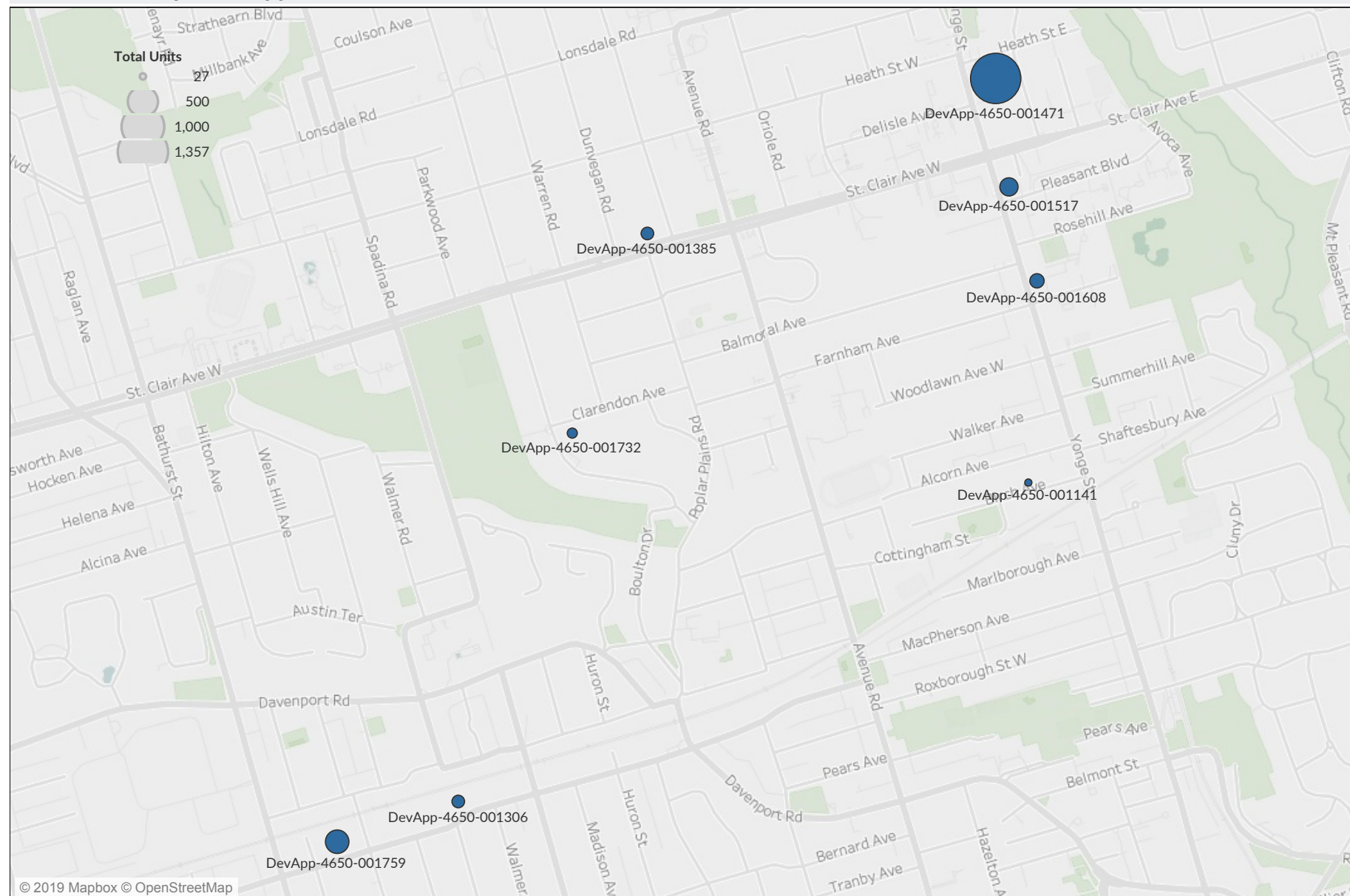
Yonge - St. Clair Submarket Report - October 2019

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	0	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	28	254	13	267	\$0	\$1,000
Jack - Aspen Ridge Homes	Apartment	October 2019	2	6	7	156	\$882	\$1,618
One Forest Hill - North Drive Investments Inc.	Apartment	December 2020	1	1	5	46	\$1,794	\$1,747
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 - October 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	 317	 14	 5,086	 4,396	 395	 \$2,140	 1,272	 \$2,721,039	 9,129
Central Waterfront	 26	 12	 5,883	 5,193	 597	 \$1,403	 980	 \$1,374,783	 18,503
Don Mills - York Mills	 26	 11	 3,306	 2,778	 395	 \$953	 1,050	 \$1,000,417	 7,441
Downtown Core	 143	 9	 5,148	 4,183	 790	 \$1,537	 657	 \$1,010,315	 15,193
Downtown East	 73	 17	 5,706	 5,062	 411	 \$1,010	 863	 \$871,618	 18,202
Downtown West	 125	 30	 10,173	 8,643	 1,188	 \$1,402	 903	 \$1,266,200	 19,055
Etobicoke Waterfront	 0	 4	 2,121	 1,898	 85	 \$1,156	 818	 \$945,135	 10,287
Highway7 - Yonge	 66	 8	 1,715	 1,187	 455	 \$673	 1,083	 \$728,525	 .
Mississauga City Centre	 365	 12	 6,548	 5,999	 495	 \$813	 882	 \$717,233	 .
North Toronto	 85	 9	 2,413	 1,711	 607	 \$1,197	 780	 \$934,309	 9,773
North Yonge Corridor	 12	 6	 2,057	 1,807	 146	 \$1,028	 826	 \$848,881	 4,393
North York East	 2	 2	 528	 504	 23	 \$941	 1,022	 \$961,965	 2,056
North York West	 353	 12	 2,697	 2,216	 342	 \$879	 1,084	 \$952,932	 9,738
Not Applicable	 1,280	 162	 30,626	 22,549	 6,296	 \$741	 907	 \$672,811	 66,556
Scarborough City Centre									 2,245
Sheppard Corridor	 23	 14	 4,020	 3,278	 742	 \$1,067	 819	 \$874,136	 8,352
Thornhill	 401	 2	 736	 401	 335	 \$826	 797	 \$658,314	 .
Toronto East	 26	 16	 2,141	 1,817	 268	 \$969	 912	 \$883,298	 2,031
Toronto West	 70	 14	 2,444	 1,719	 705	 \$1,031	 934	 \$962,665	 12,992
Yonge - St. Clair	 31	 8	 1,297	 1,225	 48	 \$1,370	 1,355	 \$1,855,441	 2,190

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