



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of October 2019



Highway 7 - Yonge Submarket Report - October 2019



Highway7 - Yonge		GTA
Active Projects	8	362
Total Units	1,715	94,645
Total Sales	1,187	76,566
Rem. Inv.	455	14,323
Avg. \$/SF	\$673	\$992
Avg. SF	1,083	907
Avg. \$	\$728,525	\$900,552
Current Month Sales (incl. active & sold out)	66	3,424

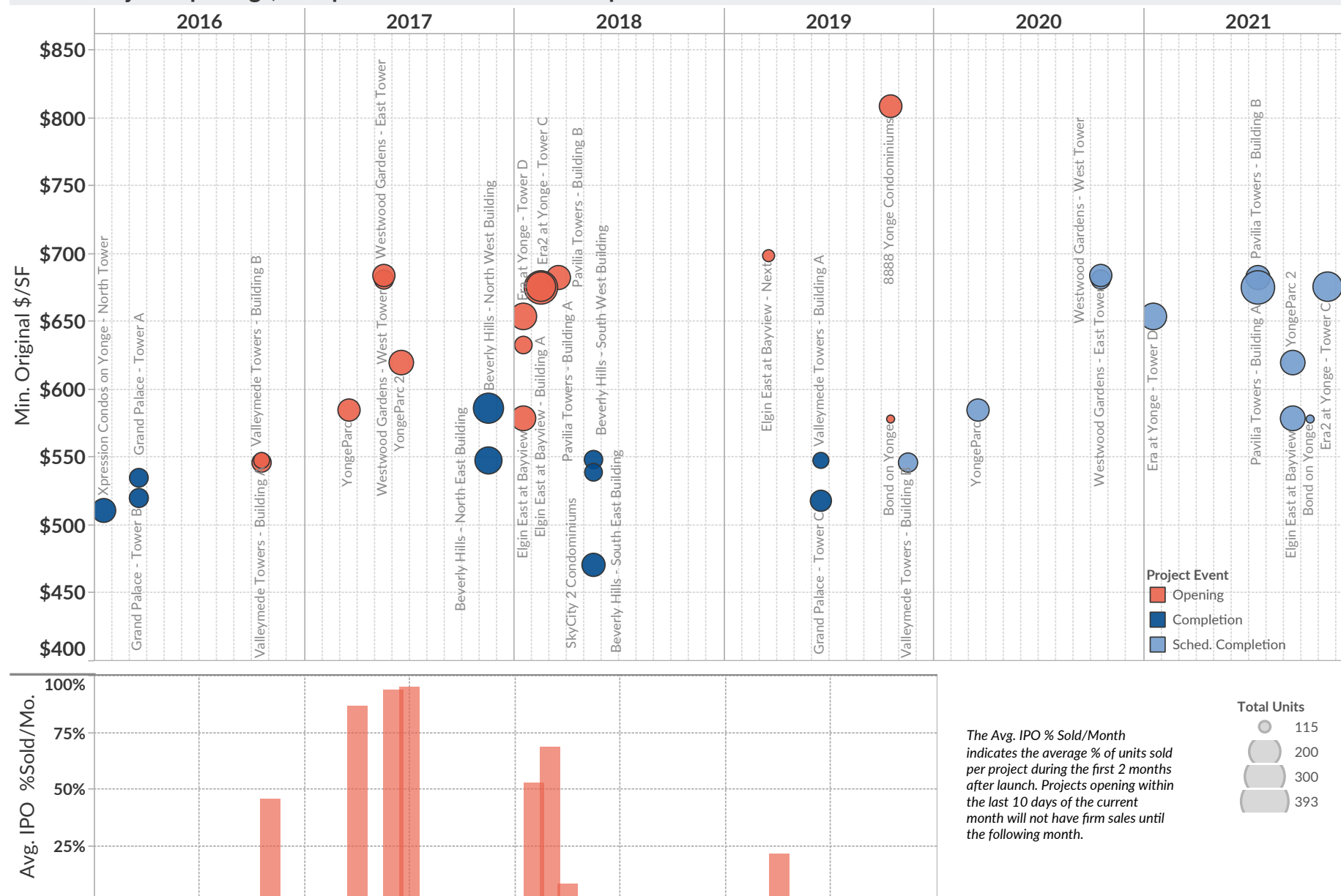
Development Applications		
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	387
Total Units		211,227
Min. Floor Space Index		0.1
Max. Floor Space Index		44.5
Avg. Floor Space Index		6.2

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



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Recent Project Openings, Completions & Scheduled Completions



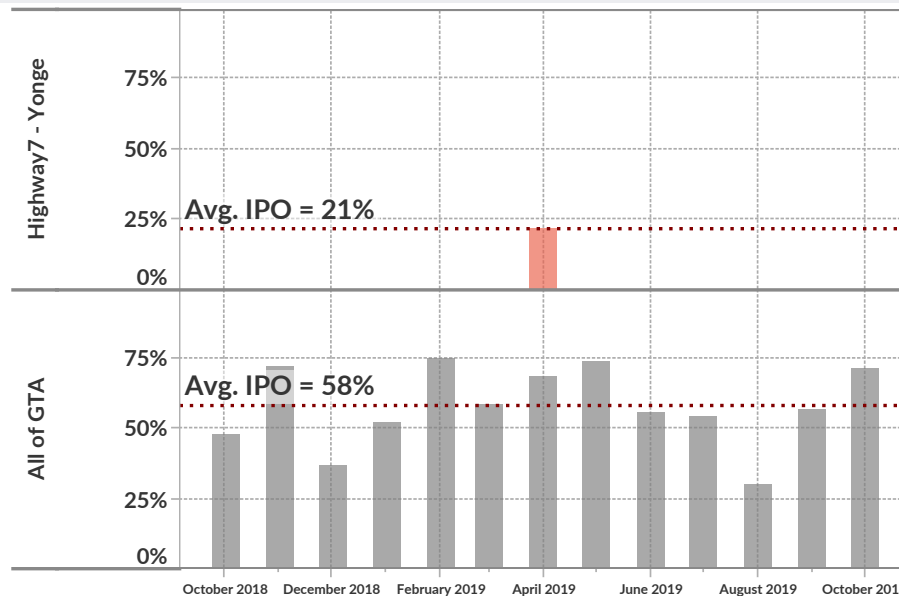
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Project Data by Unit Type

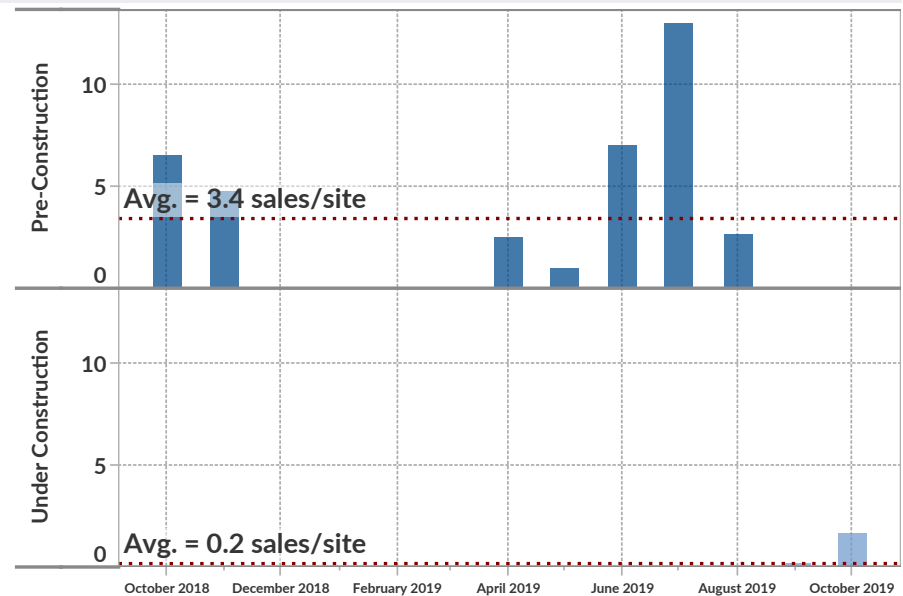
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	0	0	0	0
1 Bedroom	150	14	126	24
1 Bedroom + Den	550	14	507	43
2 Bedroom	599	16	334	265
2 Bedroom + Den	177	22	119	58
3 Bedroom & Up	141	0	89	52
Penthouse	7		7	0
Other	18	0	5	13

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$809	482	583	\$425,900	\$459,900
\$728	519	774	\$447,900	\$535,900
\$636	603	1,408	\$549,900	\$829,900
\$753	697	1,155	\$585,900	\$869,900
\$673	982	1,909	\$649,900	\$1,447,900
\$778	1,373	2,727	\$961,100	\$2,197,900

IPO Launch Performance (first 2 months)

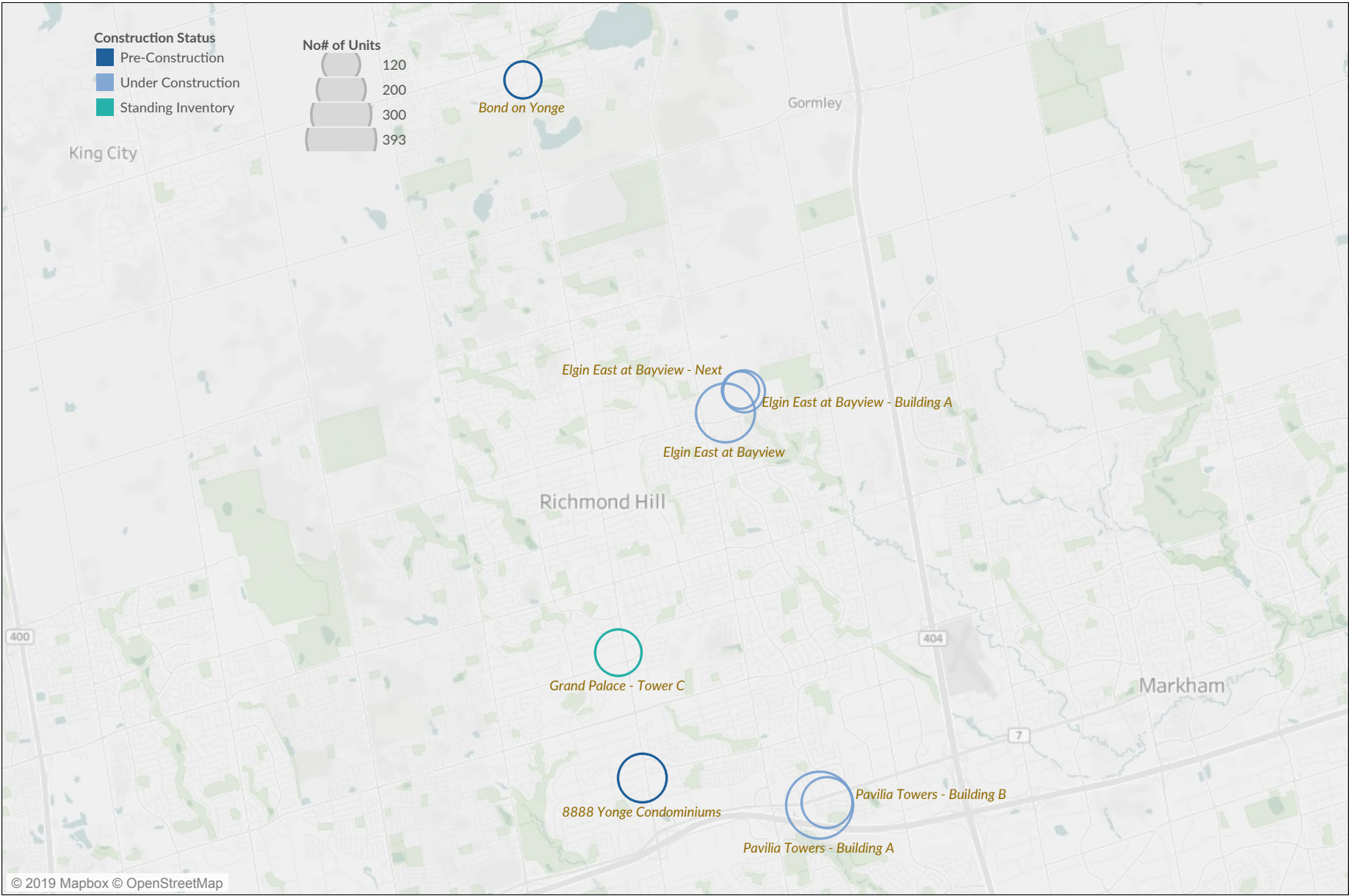


Post Launch Absorption: Highway7 - Yonge



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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
8888 Yonge Condominiums - Metroview Developments	Apartment	September 2022	55	55	152	207	\$809	\$804
Bond on Yonge - Dormer Homes and Rivermill Homes	Stacked	October 2021	0	0	115	120	\$578	\$578
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	2	18	36	154	\$633	\$696
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	5	63	59	122	\$699	\$701
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	4	33	88	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	0	393	\$675	\$673
Pavilia Towers - Building B - Times Group Corporation	Apartment	July 2021	0	0	0	226	\$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	● 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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