



Greater Toronto Area  
Yonge / St. Clair

New Homes High Rise Submarket Report  
Data as of November 2019



# Yonge - St. Clair Submarket Report - November 2019

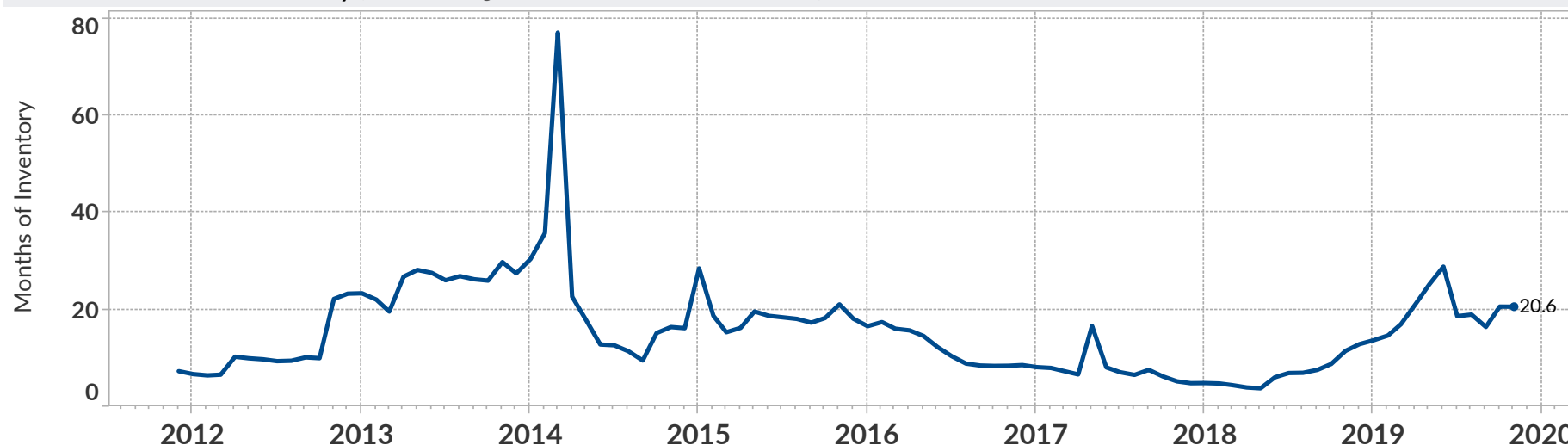


| Yonge - St. Clair                             |             | GTA       |
|-----------------------------------------------|-------------|-----------|
| Active Projects                               | 9           | 368       |
| Total Units                                   | 1,158       | 95,673    |
| Total Sales                                   | 1,010       | 78,197    |
| Rem. Inv.                                     | 122         | 14,396    |
| Avg. \$/SF                                    | \$1,458     | \$1,029   |
| Avg. SF                                       | 1,576       | 901       |
| Avg. \$                                       | \$2,297,672 | \$927,150 |
| Current Month Sales (incl. active & sold out) | 47          | 3,564     |

## Development Applications

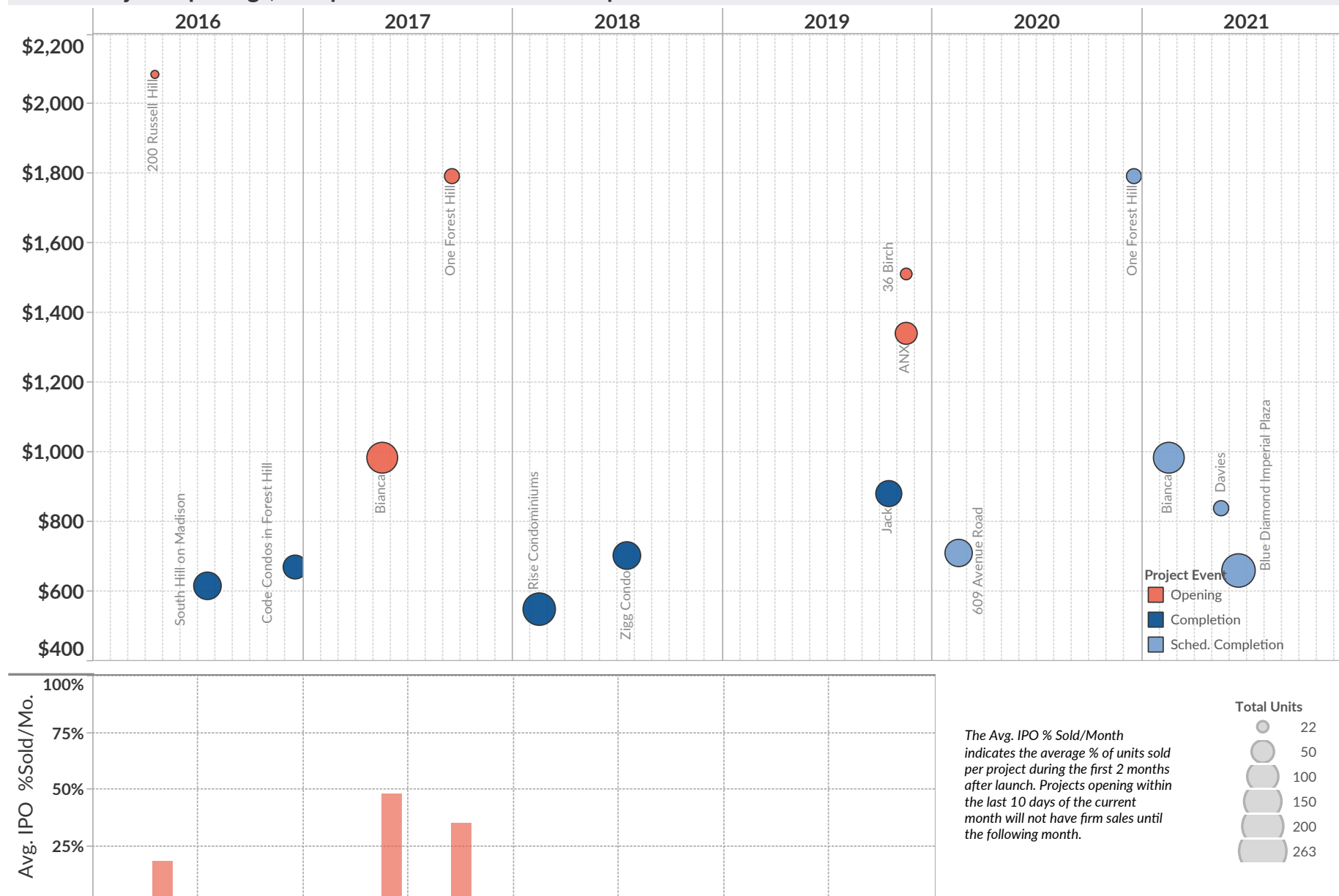
| Yonge - St. Clair      |       | City of Toronto |
|------------------------|-------|-----------------|
| Number of Dev. Apps.   | 8     | 396             |
| Total Units            | 2,190 | 213,970         |
| Min. Floor Space Index | 1.7   | 0.1             |
| Max. Floor Space Index | 12.2  | 44.5            |
| Avg. Floor Space Index | 5.6   | 6.2             |

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



# Yonge - St. Clair Submarket Report - November 2019

## Recent Project Openings, Completions & Scheduled Completions



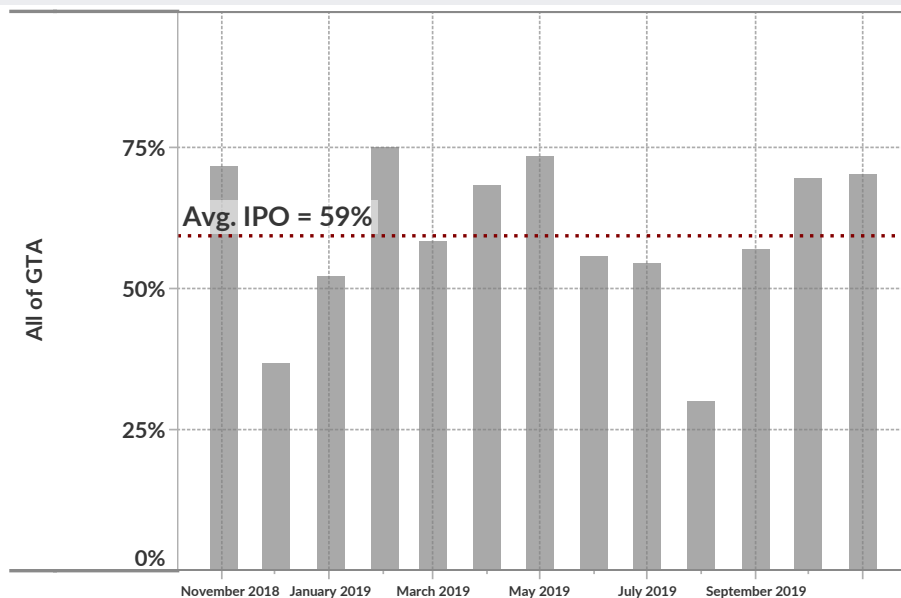
## Yonge - St. Clair Submarket Report - November 2019

### Project Data by Unit Type

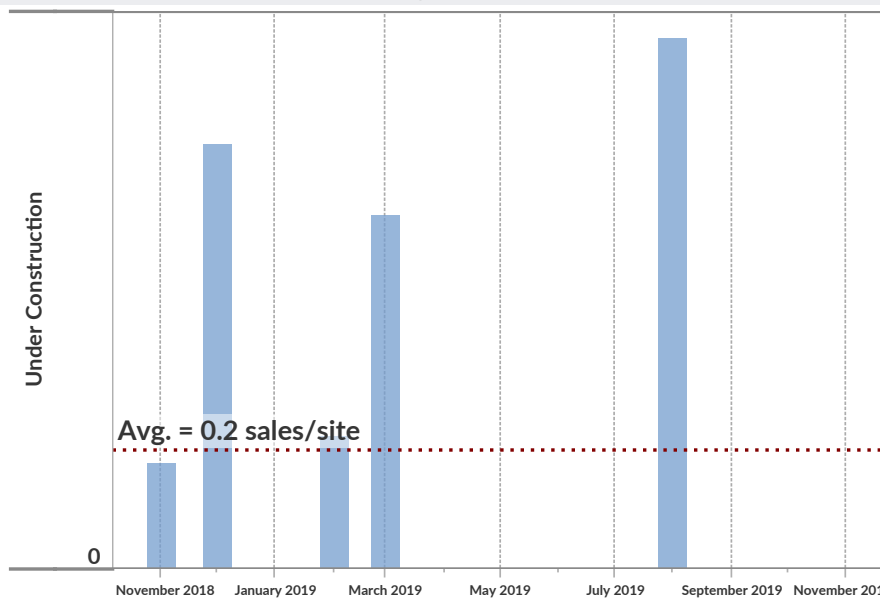
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 22          |                     | 22          | 0         |
| 1 Bedroom       | 207         | 5                   | 193         | 14        |
| 1 Bedroom + Den | 245         | 0                   | 242         | 3         |
| 2 Bedroom       | 308         | 33                  | 268         | 40        |
| 2 Bedroom + Den | 216         | 0                   | 185         | 31        |
| 3 Bedroom & Up  | 71          | 5                   | 41          | 30        |
| Penthouse       | 58          | 4                   | 55          | 3         |
| Other           | 5           | 0                   | 4           | 1         |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|            |                 |                  |                  |                   |
| \$1,194    | 485             | 681              | \$475,000        | \$780,000         |
| \$1,504    | 949             | 949              | \$1,426,990      | \$1,426,990       |
| \$1,386    | 640             | 2,385            | \$799,900        | \$3,290,000       |
| \$1,490    | 969             | 3,476            | \$850,000        | \$5,300,000       |
| \$1,493    | 1,220           | 3,186            | \$1,725,900      | \$4,250,000       |
| \$1,567    | 737             | 3,145            | \$779,900        | \$5,669,990       |
| \$1,525    | 3,476           | 3,476            | \$5,300,000      | \$5,300,000       |

### IPO Launch Performance (first 2 months)

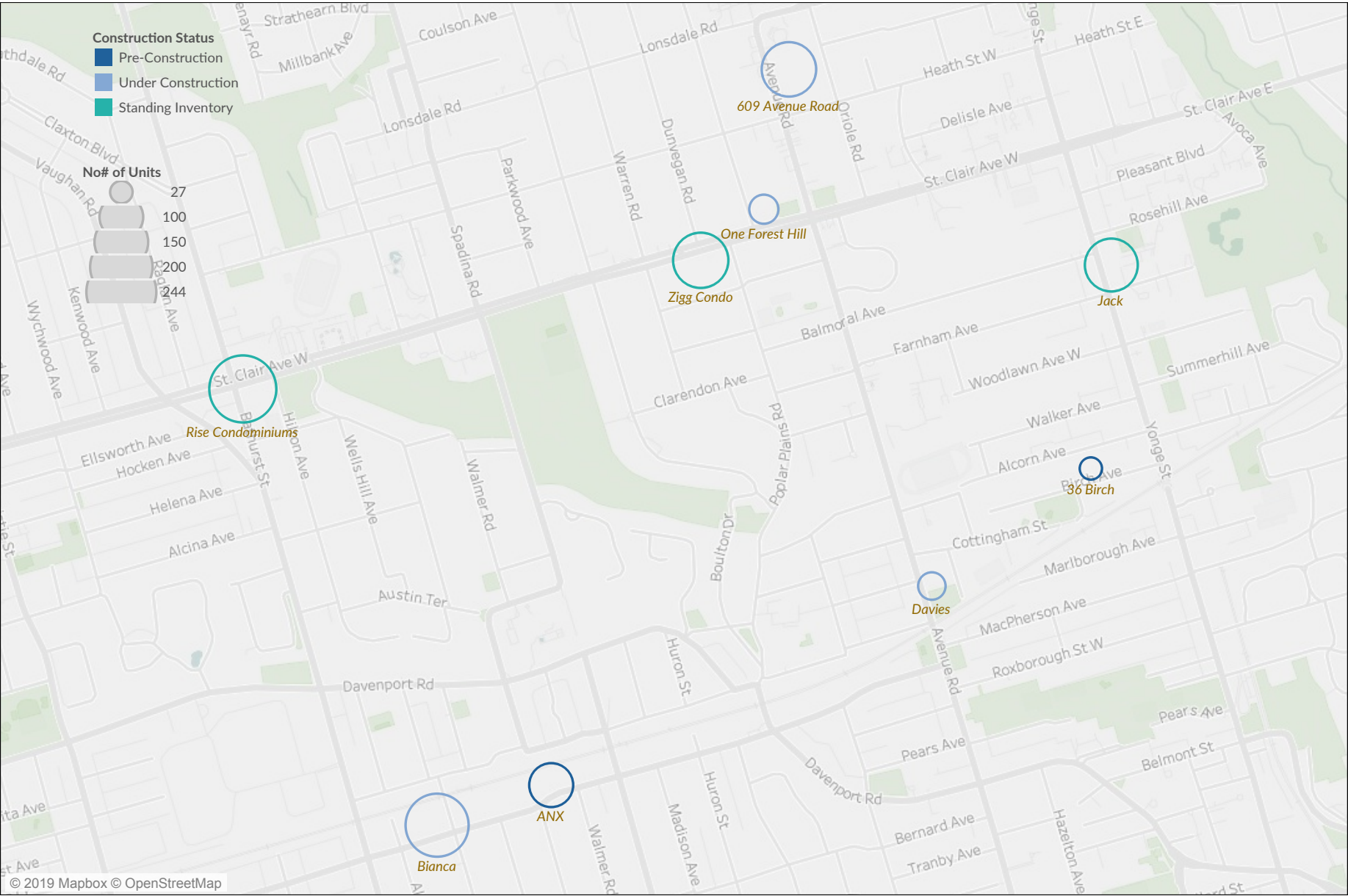


### Post Launch Absorption: Yonge - St. Clair



# Yonge - St. Clair Submarket Report - November 2019

## Current Active Projects



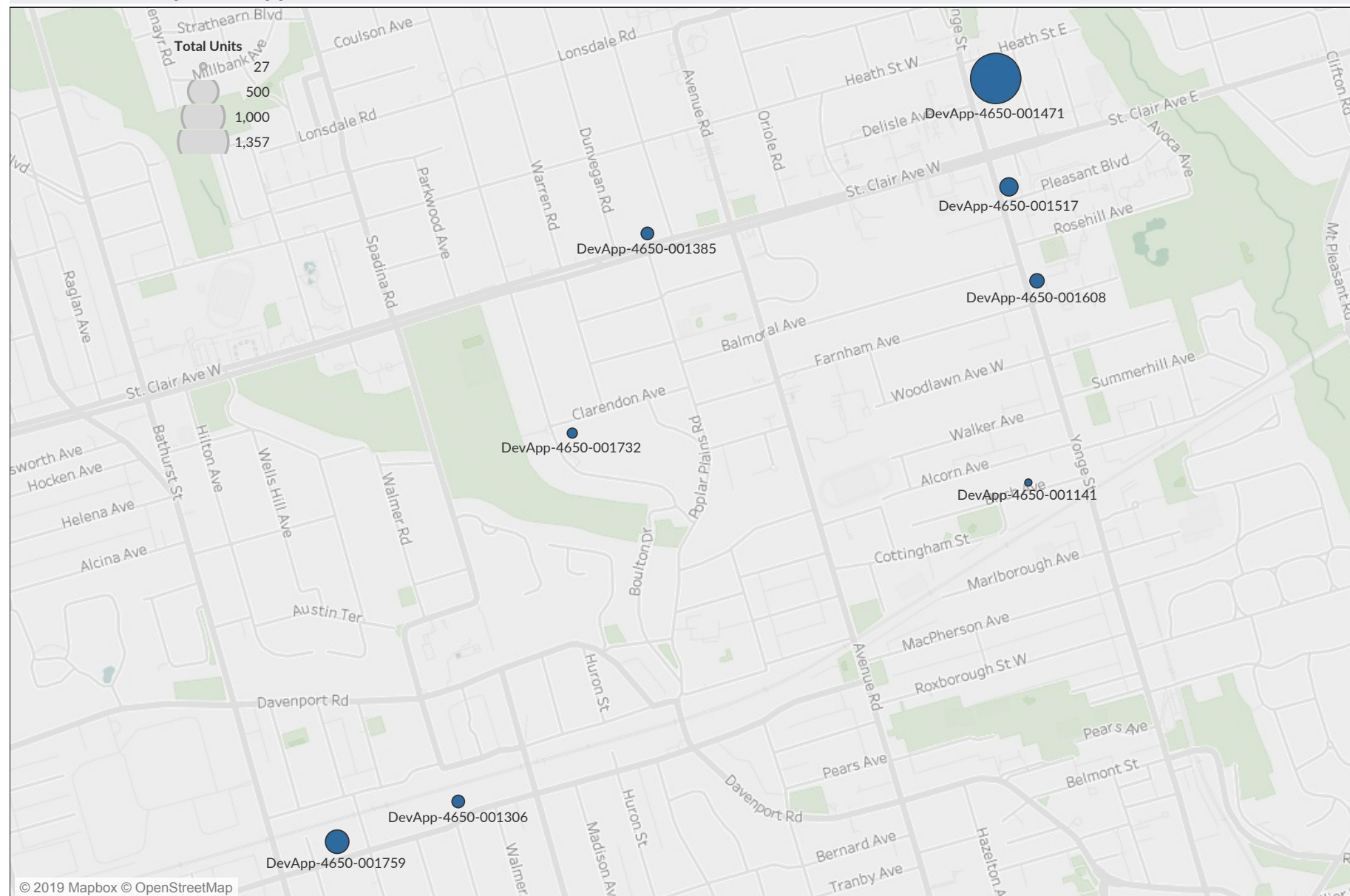
## Yonge - St. Clair Submarket Report - November 2019

### 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 |
|----------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 36 Birch - North Drive                                   | Stacked      | April 2022              | 0                   | 0   | 27        | 27          | \$1,513        | \$1,513     |
| 609 Avenue Road - State Building Group and Madison Group | Apartment    | February 2020           | 0                   | 1   | 3         | 161         | \$711          | \$1,832     |
| ANX - Freed Developments Ltd.                            | Apartment    | February 2022           | 38                  | 38  | 57        | 105         | \$1,342        | \$1,371     |
| Bianca - Tridel                                          | Apartment    | February 2021           | 0                   | 5   | 9         | 216         | \$985          | \$971       |
| Davies - Brandy Lane Homes                               | Apartment    | May 2021                | 5                   | 5   | 5         | 41          | \$840          | \$1,466     |
| Jack - Aspen Ridge Homes                                 | Apartment    | October 2019            | 0                   | 6   | 11        | 152         | \$882          | \$1,573     |
| One Forest Hill - North Drive                            | Apartment    | December 2020           | 4                   | 5   | 9         | 46          | \$1,794        | \$1,576     |
| 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 - November 2019

## Current Development Applications



## Yonge - St. Clair Submarket Report - November 2019

### 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         | 12.2              | 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.

# Yonge - St. Clair Submarket Report - November 2019

| 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       | • 54                | • 14                        | • 5,086     | • 4,446     | • 345     | • \$2,109  | • 1,303 | • \$2,746,965 | • 9,129     |
| Central Waterfront      | • 35                | • 13                        | • 6,642     | • 5,228     | • 1,402   | • \$1,409  | • 996   | • \$1,403,588 | • 18,503    |
| Don Mills - York Mills  | • 36                | • 11                        | • 3,366     | • 2,814     | • 419     | • \$959    | • 1,049 | • \$1,005,825 | • 7,441     |
| Downtown Core           | • 74                | • 8                         | • 4,457     | • 3,556     | • 717     | • \$1,540  | • 665   | • \$1,024,439 | • 15,193    |
| Downtown East           | • 374               | • 19                        | • 6,559     | • 5,436     | • 941     | • \$1,204  | • 739   | • \$889,725   | • 17,959    |
| Downtown West           | • 109               | • 31                        | • 10,473    | • 8,751     | • 1,392   | • \$1,393  | • 843   | • \$1,174,333 | • 18,595    |
| Etobicoke Waterfront    | • 2                 | • 4                         | • 2,121     | • 1,901     | • 82      | • \$1,160  | • 821   | • \$951,809   | • 10,287    |
| Highway7 - Yonge        | • 108               | • 8                         | • 1,862     | • 1,295     | • 352     | • \$654    | • 1,128 | • \$738,172   | •           |
| Mississauga City Centre | • 80                | • 12                        | • 6,571     | • 6,044     | • 461     | • \$806    | • 901   | • \$725,832   | •           |
| North Toronto           | • 123               | • 9                         | • 2,412     | • 1,871     | • 455     | • \$1,213  | • 815   | • \$988,984   | • 9,738     |
| North Yonge Corridor    | • 6                 | • 5                         | • 1,622     | • 1,366     | • 152     | • \$1,118  | • 773   | • \$864,489   | • 5,372     |
| North York East         | • 4                 | • 2                         | • 528       | • 508       | • 19      | • \$945    | • 1,027 | • \$970,295   | • 2,056     |
| North York West         | • 138               | • 11                        | • 2,327     | • 2,016     | • 279     | • \$899    | • 1,137 | • \$1,022,957 | • 8,858     |
| Not Applicable          | • 1,891             | • 166                       | • 31,043    | • 24,499    | • 5,423   | • \$753    | • 907   | • \$683,698   | • 68,414    |
| Scarborough City Centre |                     |                             |             |             |           |            |         |               | • 2,245     |
| Sheppard Corridor       | • 34                | • 14                        | • 4,020     | • 3,312     | • 708     | • \$1,073  | • 827   | • \$887,957   | • 8,352     |
| Thornhill               | • 233               | • 2                         | • 736       | • 554       | • 182     | • \$814    | • 729   | • \$593,314   | •           |
| Toronto East            | • 49                | • 14                        | • 1,763     | • 1,482     | • 223     | • \$988    | • 921   | • \$909,908   | • 3,456     |
| Toronto West            | • 167               | • 16                        | • 2,927     | • 2,108     | • 722     | • \$1,046  | • 915   | • \$956,929   | • 13,091    |
| Yonge - St. Clair       | • 47                | • 9                         | • 1,158     | • 1,010     | • 122     | • \$1,458  | • 1,576 | • \$2,297,672 | • 2,190     |

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