



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of November 2019



Highway 7 - Yonge Submarket Report - November 2019



Highway7 - Yonge		GTA
Active Projects	8	368
Total Units	1,862	95,673
Total Sales	1,295	78,197
Rem. Inv.	352	14,396
Avg. \$/SF	\$654	\$1,029
Avg. SF	1,128	901
Avg. \$	\$738,172	\$927,150
Current Month Sales (incl. active & sold out)	108	3,564

Development Applications

Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	396
Total Units		213,970
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)

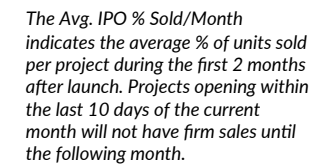


Min. Original \$/SF

Project Event

- Opening
- Completion
- Sched. Completion

Year	Project Name	Event Type	Min. Original \$/SF (Approx.)
2016	Xpression Condos on Yonge - North Tower	Completion	\$510
	Grand Palace - Tower B	Completion	\$520
	Grand Palace - Tower A	Completion	\$535
	Valleymede Towers - Building B	Opening	\$545
2017	YongeParc	Opening	\$585
	Westwood Gardens - West Tower	Opening	\$685
	YongeParc 2	Opening	\$620
	Westwood Gardens - East Tower	Opening	\$685
	Beverly Hills - North East Building	Completion	\$545
2018	Beverly Hills - North West Building	Completion	\$585
	Elgin East at Bayview	Opening	\$630
	Elgin East at Bayview - Building A	Opening	\$655
	Elgin East at Bayview - Building A	Opening	\$675
	Pavilia Towers - Building A	Opening	\$680
	Pavilia Towers - Building B	Opening	\$685
	SkyCity 2 Condominiums	Completion	\$470
	Beverly Hills - South West Building	Completion	\$545
2019	Elgin East at Bayview - Nex	Opening	\$700
	Grand Palace - Tower C	Completion	\$520
	Valleymede Towers - Building A	Completion	\$545
	8888 Yonge Condominiums	Opening	\$810
2020	Bond on Yonge	Opening	\$575
	Valleymede Towers - Building B	Completion	\$545
	YongeParc	Completion	\$585
	Westwood Gardens - West Tower	Completion	\$685
2021	Era at Yonge - Tower D	Completion	\$655
	Pavilia Towers - Building A	Completion	\$680
	Pavilia Towers - Building B	Completion	\$685
	Elgin East at Bayview	Completion	\$580
	Bond on Yonge	Completion	\$575



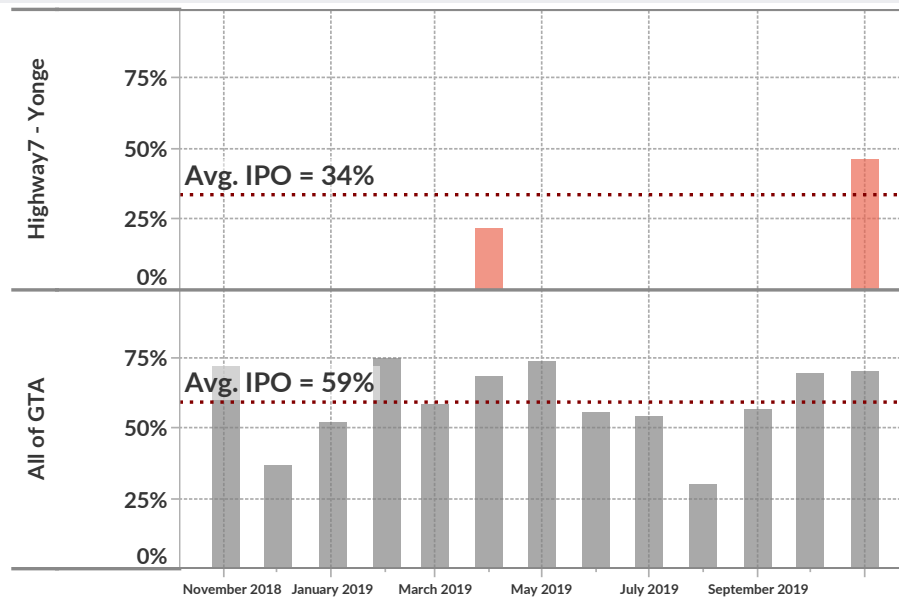
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Project Data by Unit Type

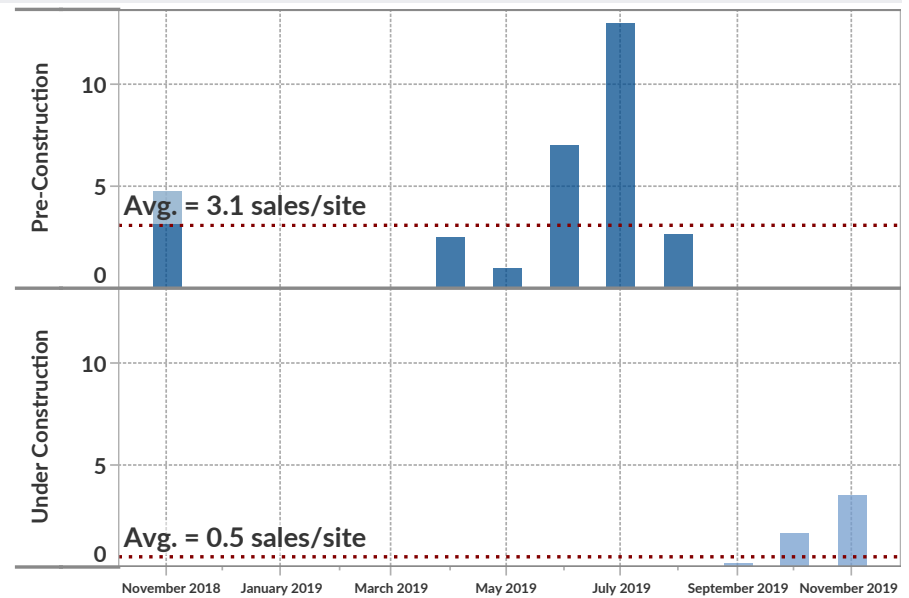
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	0	0	0	0
1 Bedroom	155	11	137	18
1 Bedroom + Den	550	12	519	31
2 Bedroom	599	54	388	211
2 Bedroom + Den	177	27	146	31
3 Bedroom & Up	141	4	93	48
Penthouse	7		7	0
Other	18	0	5	13

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$784	482	583	\$425,900	\$459,900
\$721	519	774	\$447,900	\$535,900
\$611	708	1,408	\$550,900	\$829,900
\$739	694	1,132	\$590,900	\$891,900
\$674	982	1,903	\$649,900	\$1,447,900
\$778	1,373	2,727	\$961,100	\$2,197,900

IPO Launch Performance (first 2 months)

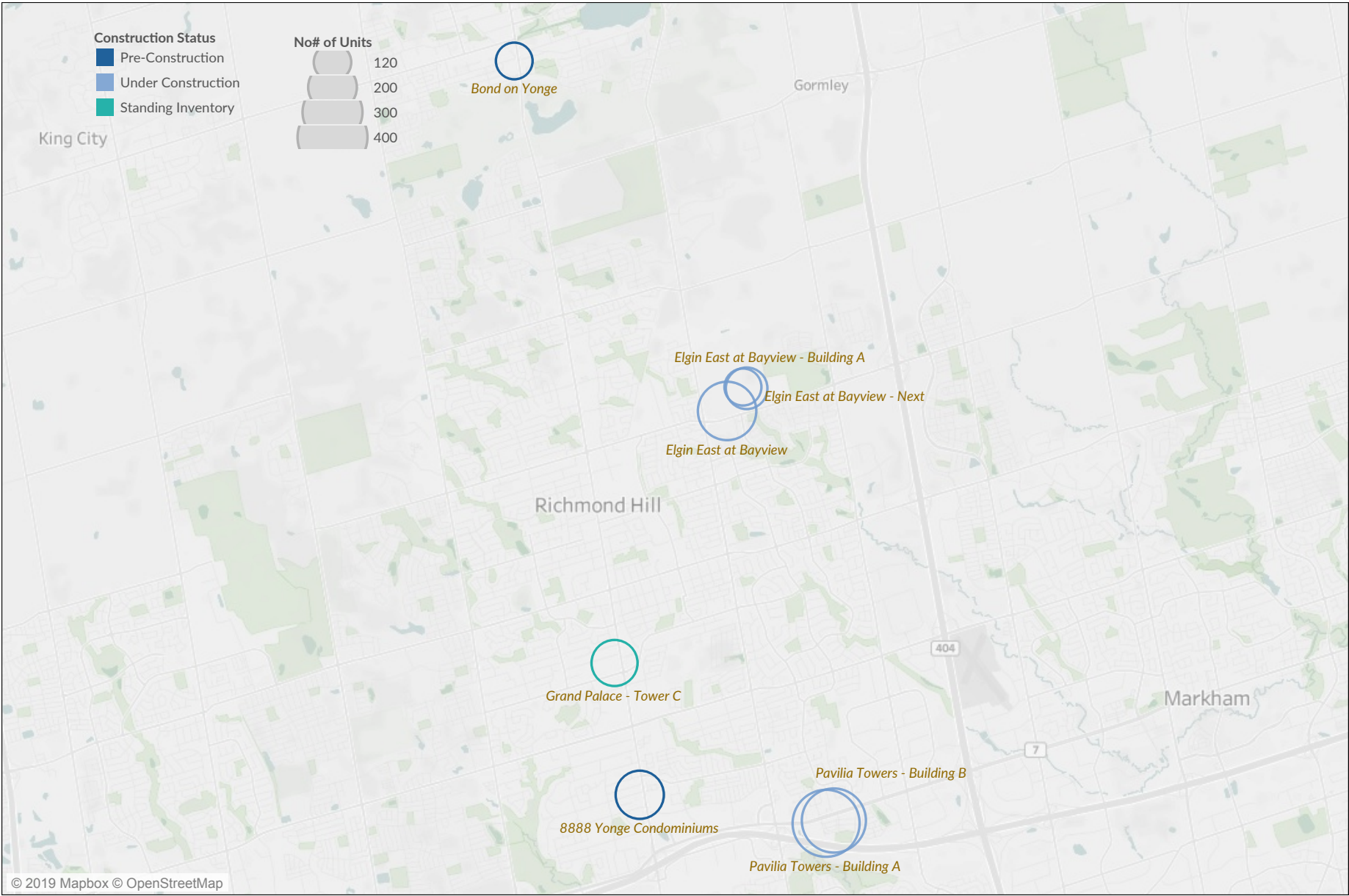


Post Launch Absorption: Highway7 - Yonge



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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	66	121	86	207	\$809	\$771
Bond on Yonge - Dormer Homes and Rivermill Homes	Stacked	October 2021	30	30	90	120	\$578	\$578
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	2	20	34	154	\$633	\$695
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	7	70	52	122	\$699	\$701
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	3	36	85	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	400	\$675	\$673
Pavilia Towers - Building B - Times Group Corporation	Apartment	July 2021	0	0	0	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	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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