



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of December 2019



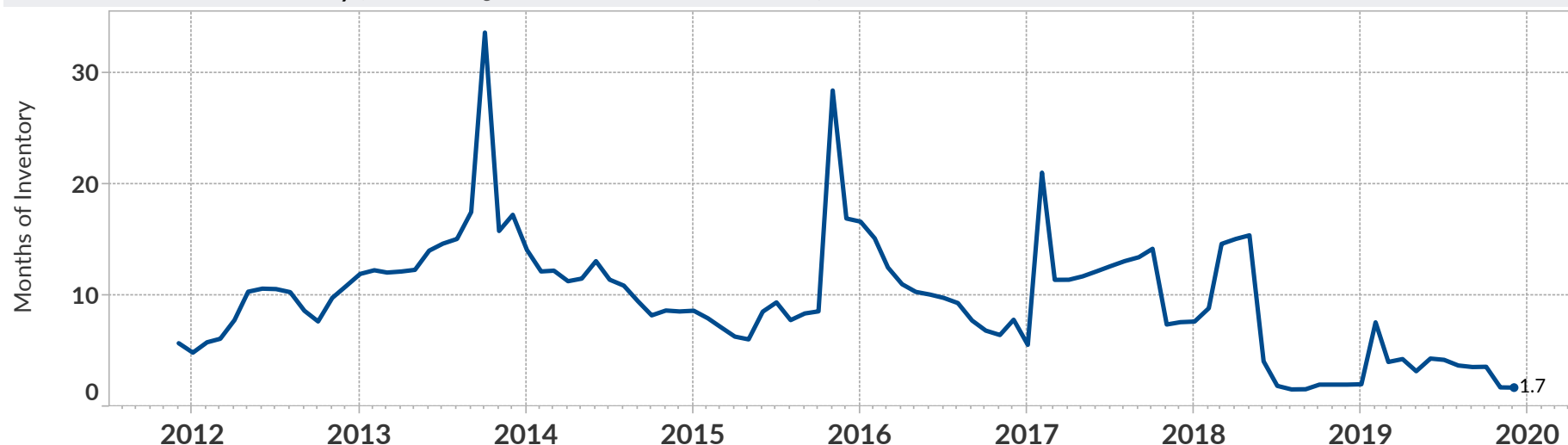
North Yonge Corridor Submarket Report - December 2019



North Yonge Corridor		GTA
Active Projects	5	355
Total Units	1,692	93,377
Total Sales	1,367	77,895
Rem. Inv.	106	12,280
Avg. \$/SF	\$1,105	\$1,055
Avg. SF	775	930
Avg. \$	\$855,995	\$980,872
Current Month Sales (incl. active & sold out)	1	1,871

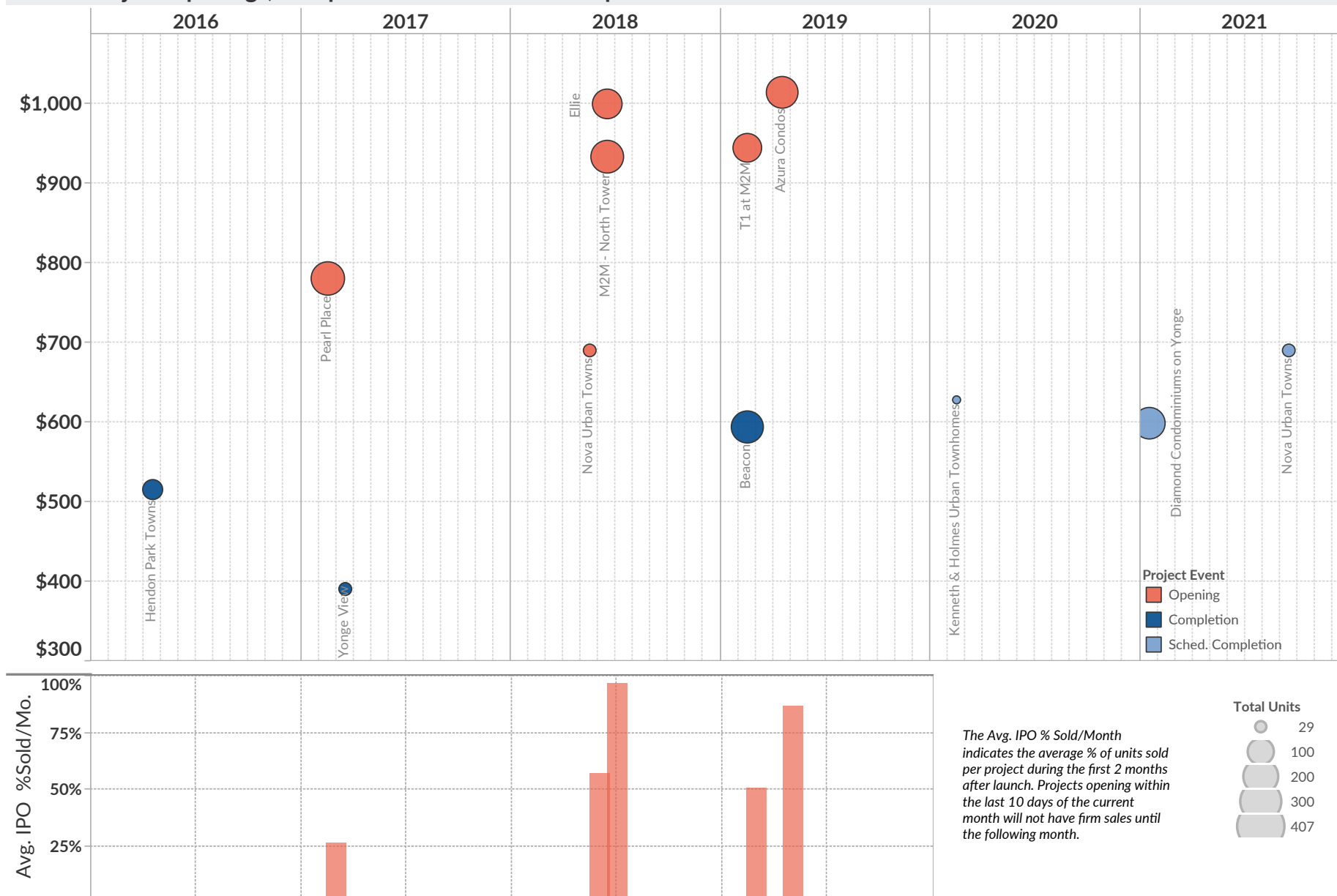
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	14	375
Total Units	5,372	202,805
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.6	44.5
Avg. Floor Space Index	4.9	6.2

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



North Yonge Corridor Submarket Report - December 2019

Recent Project Openings, Completions & Scheduled Completions



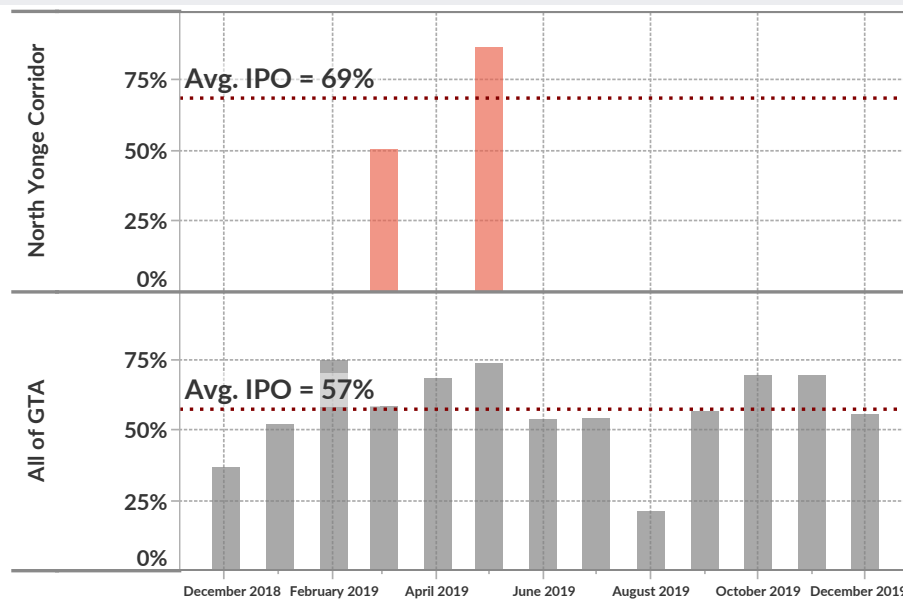
North Yonge Corridor Submarket Report - December 2019

Project Data by Unit Type

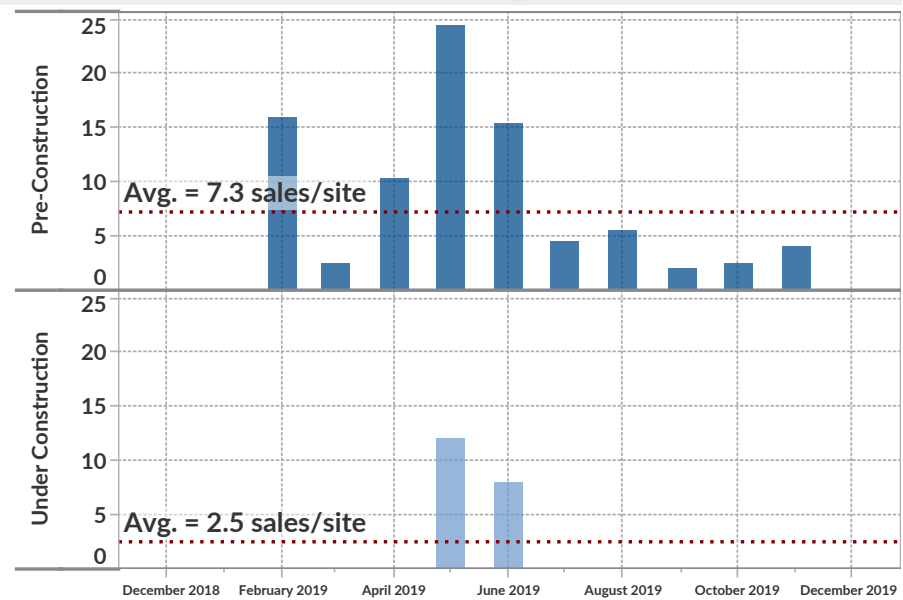
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	269	0	265	4
1 Bedroom + Den	471	1	425	46
2 Bedroom	487	0	463	24
2 Bedroom + Den	132	0	117	15
3 Bedroom & Up	92	0	75	17
Penthouse				
Other	16		16	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,158	570	570	\$659,900	\$659,900
\$1,181	583	645	\$674,900	\$774,900
\$1,114	740	900	\$804,990	\$932,900
\$1,016	834	1,222	\$923,900	\$1,154,990
\$1,041	908	1,404	\$895,990	\$1,414,990

IPO Launch Performance (first 2 months)

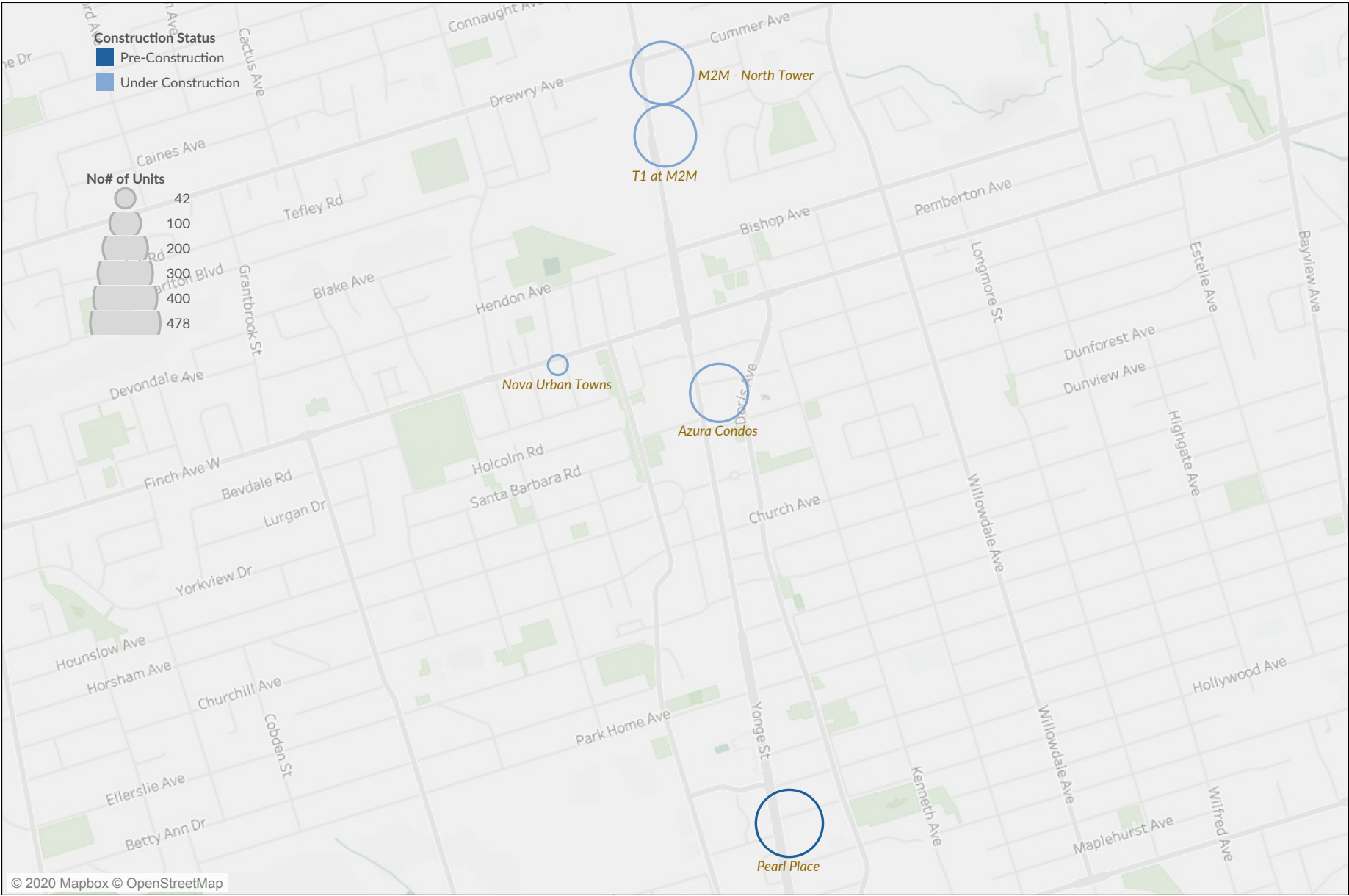


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - December 2019

Current Active Projects



North Yonge Corridor Submarket Report - December 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
Azura Condos - Capital Developments	Apartment	November 2022	0	346	12	358	\$1,014	\$1,074
M2M - North Tower - Aoyuan International	Apartment	May 2022	0	72	0	412	\$933	\$879
Nova Urban Towns - Kaleido Developments Inc.	Stacked	September 2021	0	3	9	42	\$690	\$829
Pearl Place - Conservatory Group	Apartment	July 2022	1	35	85	478	\$780	\$1,163
T1 at M2M - Aoyuan International	Apartment	June 2022	0	279	0	402	\$944	\$1,031

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	42
DEVAPP-4650-000050	5840 - 5870 Yonge Street	7.2	518
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	1,542
DEVAPP-4650-000170	26 - 36 Hounslow Avenue	2.4	34
DevApp-4650-000546	2400 - 2444 Yonge Street	9.6	631
DevApp-4650-000558	5294 - 5306 Yonge Street	9.8	328
DevApp-4650-000634	4155 Yonge Street	3.2	64
DevApp-4650-000727	5400 Yonge Street & 15 Horsham Avenue	13.1	324
DevApp-4650-000829	15 Holmes Avenue	5.0	339
DevApp-4650-001317	110 - 112 Sheppard Avenue West	2.5	30
DevApp-4650-001376	40 - 48 Hendon Avenue	1.6	20
DevApp-4650-001491	4800 Yonge Street	12.0	536
DevApp-4650-001854	6150 Yonge Street	5.6	521
DevApp-4650-001866	5995 Yonge Street	12.6	443

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	5	15	5,704	5,061	348	\$2,111	1,285	\$2,712,126	8,068
Central Waterfront	222	13	6,642	5,448	1,182	\$1,418	912	\$1,292,723	17,952
Don Mills - York Mills	17	11	3,289	2,837	379	\$945	1,080	\$1,020,388	7,471
Downtown Core	39	8	4,457	3,592	681	\$1,543	668	\$1,031,118	15,031
Downtown East	184	19	6,513	5,624	691	\$1,186	791	\$937,883	13,408
Downtown West	127	30	10,279	8,815	1,137	\$1,403	872	\$1,223,880	17,553
Etobicoke Waterfront	12	4	2,126	1,927	66	\$1,158	862	\$998,967	7,446
Highway7 - Yonge	70	8	1,862	1,365	282	\$652	1,164	\$758,821	.
Mississauga City Centre	66	11	6,227	5,764	397	\$798	917	\$731,659	.
North Toronto	21	9	2,396	1,892	434	\$1,214	821	\$996,561	8,137
North Yonge Corridor	1	5	1,692	1,367	106	\$1,105	775	\$855,995	5,372
North York East	11	2	528	519	8	\$965	986	\$951,150	2,056
North York West	17	9	1,812	1,525	262	\$901	1,147	\$1,033,818	9,050
Not Applicable	959	159	29,797	24,092	4,491	\$755	962	\$726,568	67,193
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,338	677	\$1,080	830	\$896,967	8,157
Thornhill	21	2	736	574	162	\$822	739	\$607,524	.
Toronto East	39	12	1,395	1,154	191	\$1,011	915	\$924,465	3,735
Toronto West	34	16	2,924	2,141	679	\$1,068	919	\$981,074	13,238
Yonge - St. Clair	17	8	978	860	107	\$1,474	1,700	\$2,506,240	2,383

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