



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of December 2019



Highway 7 - Yonge Submarket Report - December 2019



Highway7 - Yonge		GTA
Active Projects	8	355
Total Units	1,862	93,377
Total Sales	1,365	77,895
Rem. Inv.	282	12,280
Avg. \$/SF	\$652	\$1,055
Avg. SF	1,164	930
Avg. \$	\$758,821	\$980,872
Current Month Sales (incl. active & sold out)	70	1,871

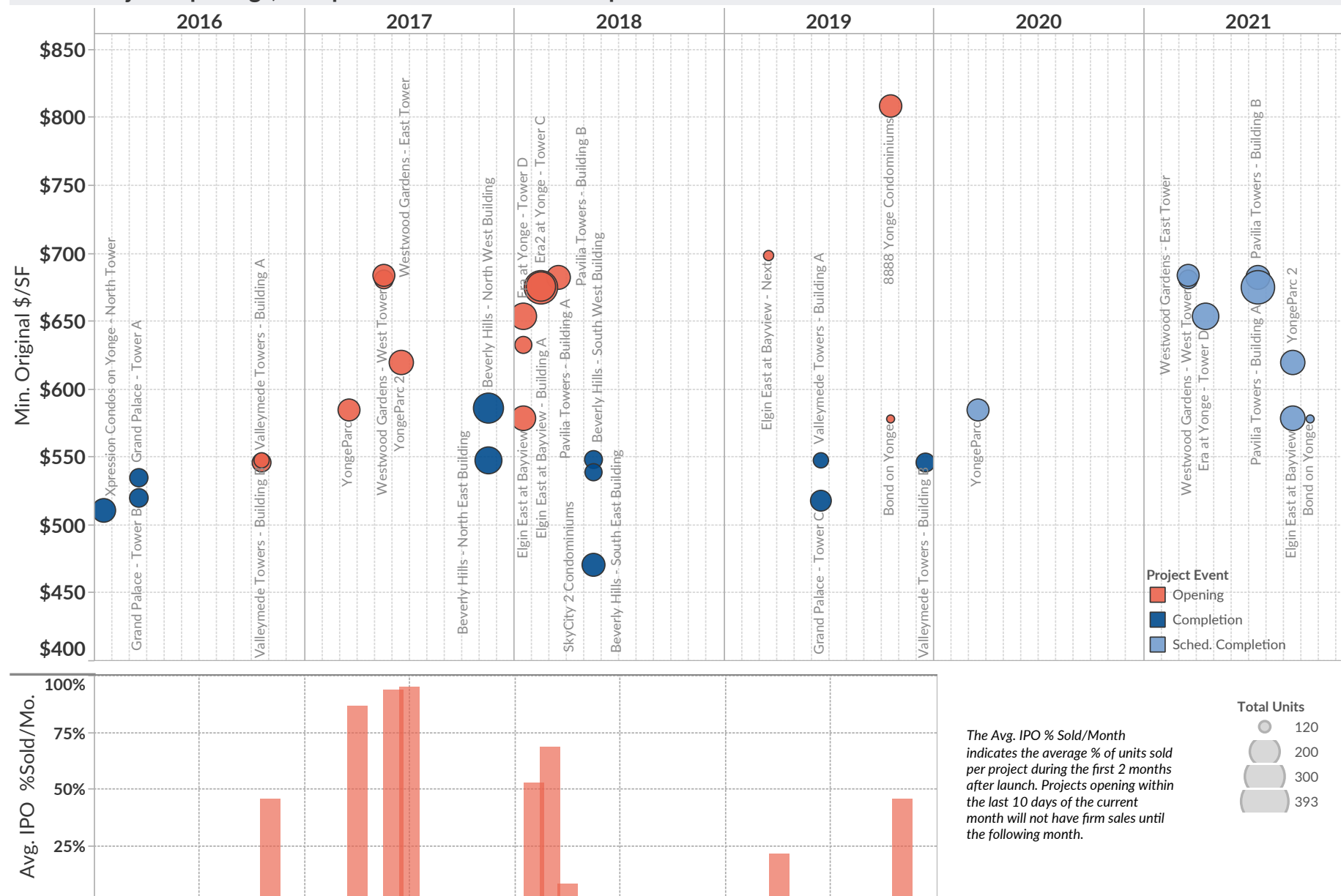
Development Applications		
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	375
Total Units		202,805
Min. Floor Space Index		0.1
Max. Floor Space Index		44.5
Avg. Floor Space Index		6.2

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



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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.

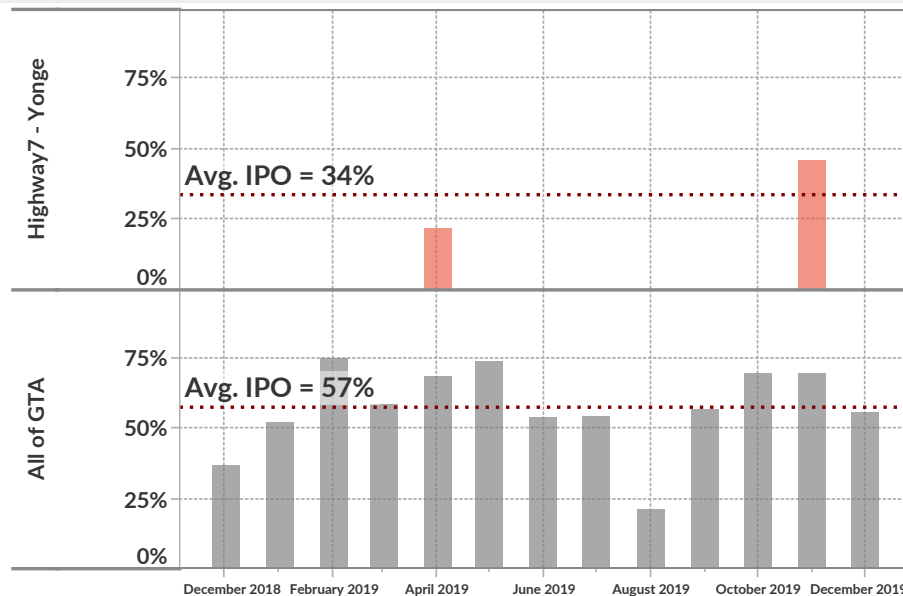
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Project Data by Unit Type

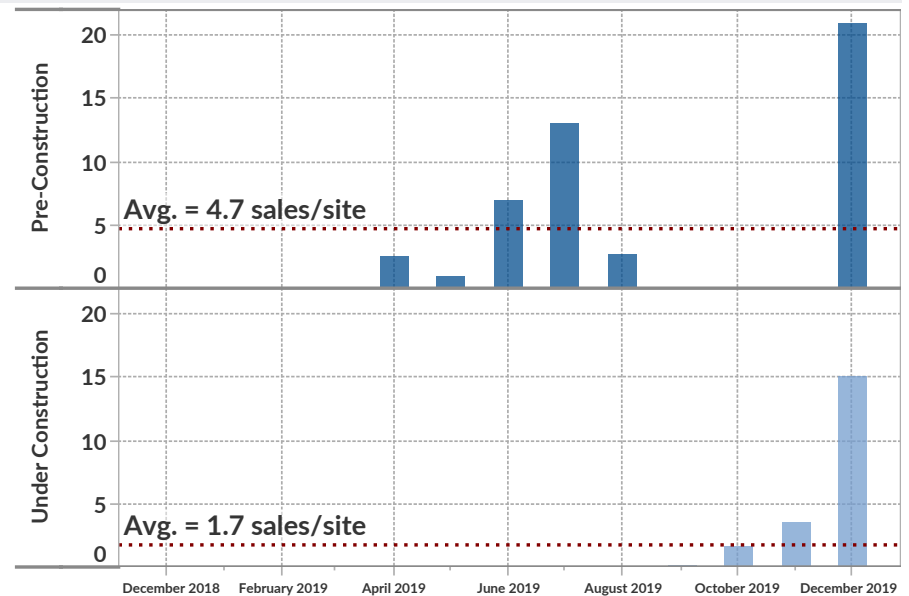
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	0	0	0	0
1 Bedroom	155	7	144	11
1 Bedroom + Den	550	12	531	19
2 Bedroom	596	35	423	173
2 Bedroom + Den	177	7	153	24
3 Bedroom & Up	144	9	102	42
Penthouse	7		7	0
Other	18	0	5	13

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$756	568	583	\$425,900	\$441,900
\$710	634	774	\$447,900	\$535,900
\$612	708	1,408	\$550,900	\$829,900
\$736	694	1,132	\$590,900	\$891,900
\$666	982	1,903	\$649,900	\$1,447,900
\$777	1,373	2,727	\$961,100	\$2,197,900

IPO Launch Performance (first 2 months)

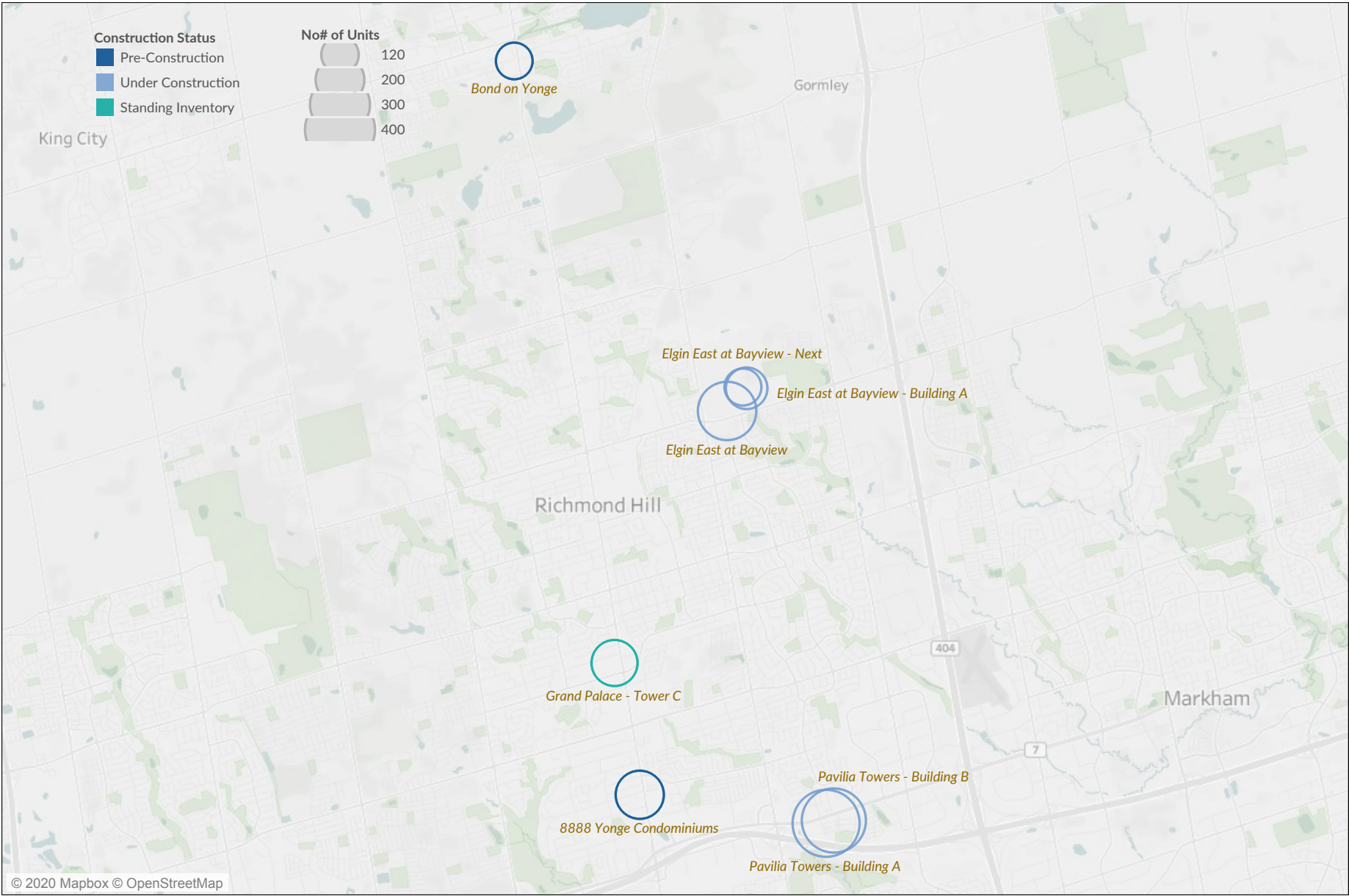


Post Launch Absorption: Highway 7 - Yonge



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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	23	144	63	207	\$809	\$763
Bond on Yonge - Dormer Homes and Rivermill Homes	Stacked	October 2021	19	49	71	120	\$578	\$586
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	6	26	28	154	\$633	\$694
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	15	85	37	122	\$699	\$701
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	7	43	78	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	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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