



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of December 2019



Yonge - St. Clair Submarket Report - December 2019

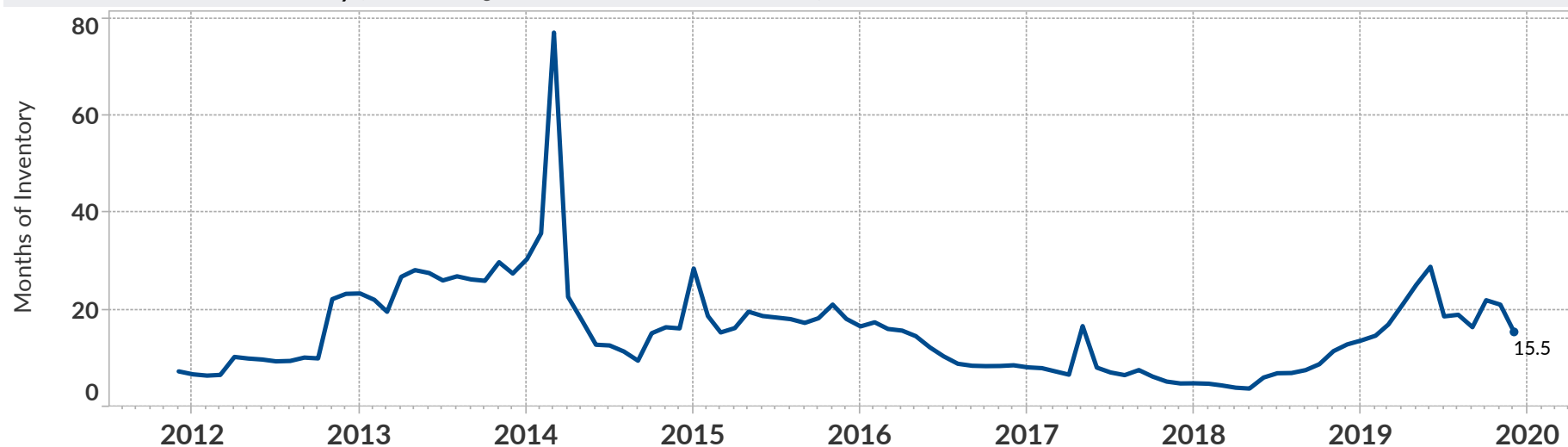


Yonge - St. Clair		GTA
Active Projects	8	355
Total Units	978	93,377
Total Sales	860	77,895
Rem. Inv.	107	12,280
Avg. \$/SF	\$1,474	\$1,055
Avg. SF	1,700	930
Avg. \$	\$2,506,240	\$980,872
Current Month Sales (incl. active & sold out)	17	1,871

Development Applications

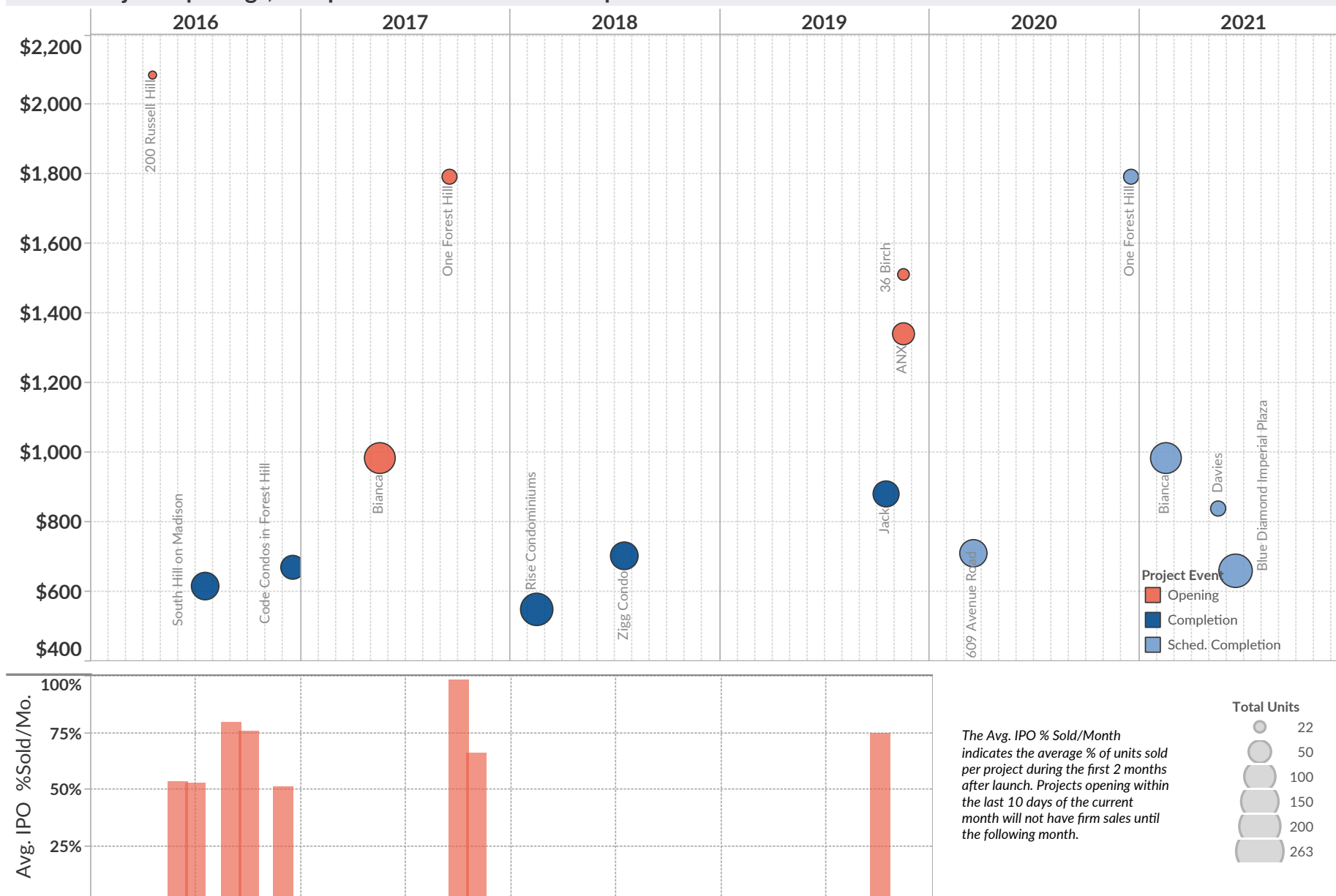
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	8	375
Total Units	2,383	202,805
Min. Floor Space Index	1.7	0.1
Max. Floor Space Index	14.2	44.5
Avg. Floor Space Index	6.6	6.2

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



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Recent Project Openings, Completions & Scheduled Completions



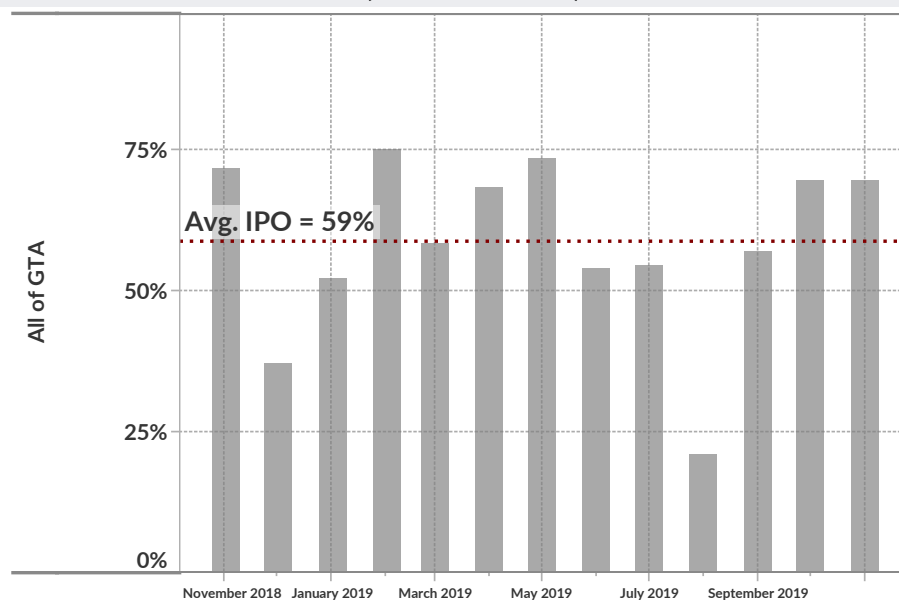
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Project Data by Unit Type

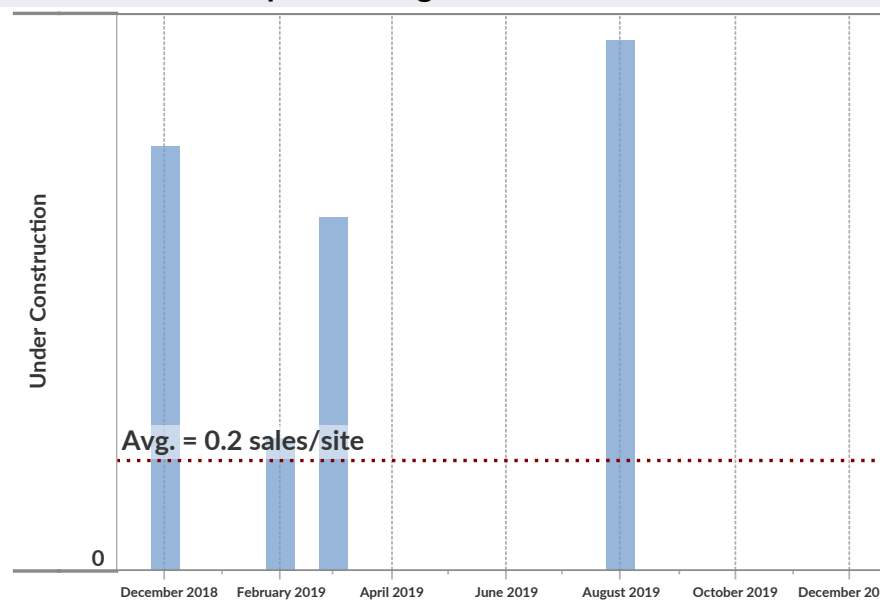
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	167	6	159	8
1 Bedroom + Den	197	0	194	3
2 Bedroom	279	9	248	31
2 Bedroom + Den	181	1	150	31
3 Bedroom & Up	61	0	31	30
Penthouse	58	0	55	3
Other	2	0	1	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,158	535	681	\$475,000	\$780,000
\$1,504	949	949	\$1,426,990	\$1,426,990
\$1,414	640	2,385	\$799,900	\$3,290,000
\$1,488	969	3,476	\$850,000	\$5,300,000
\$1,507	1,460	3,186	\$2,159,900	\$4,250,000
\$1,561	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)

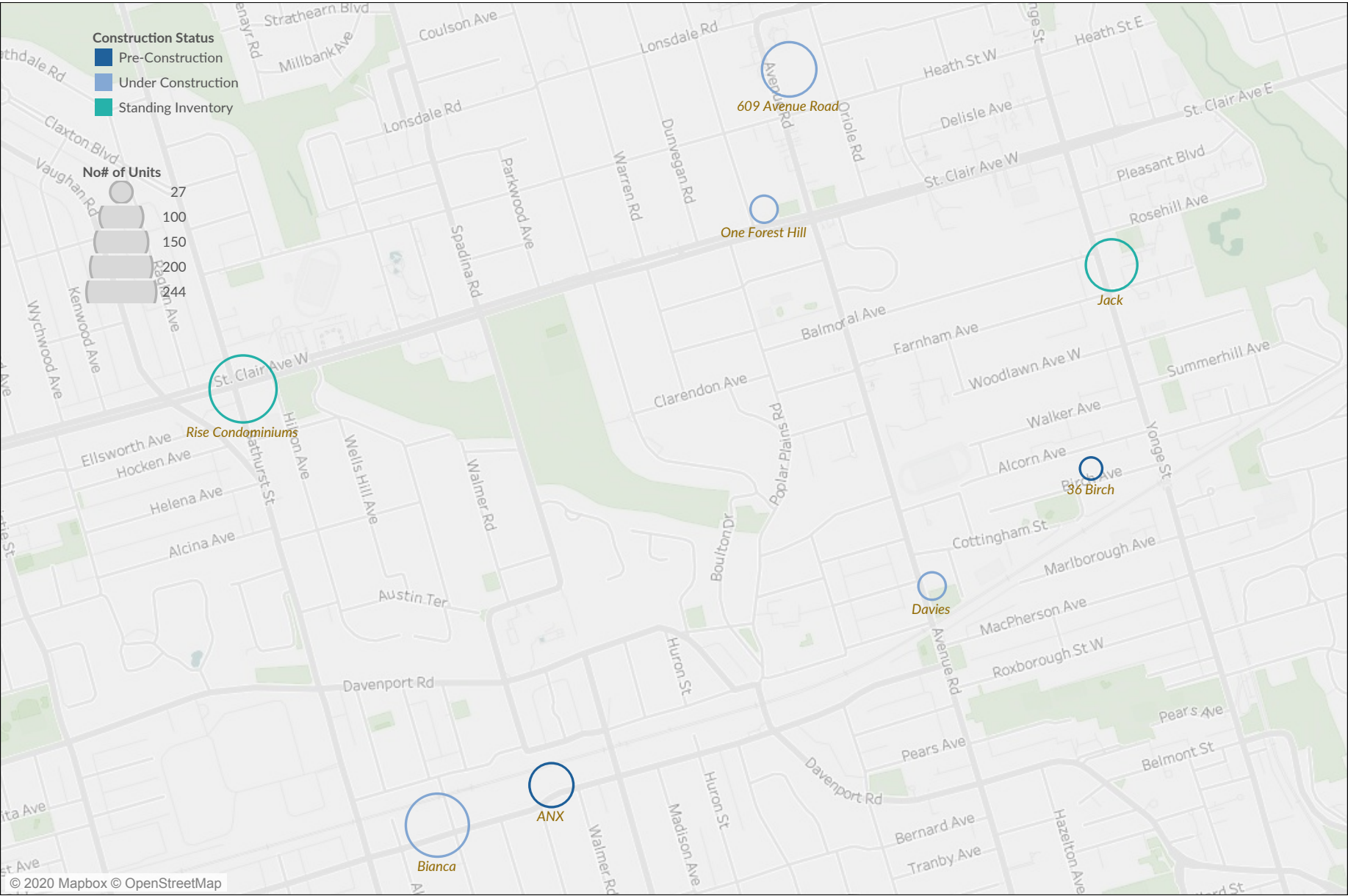


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



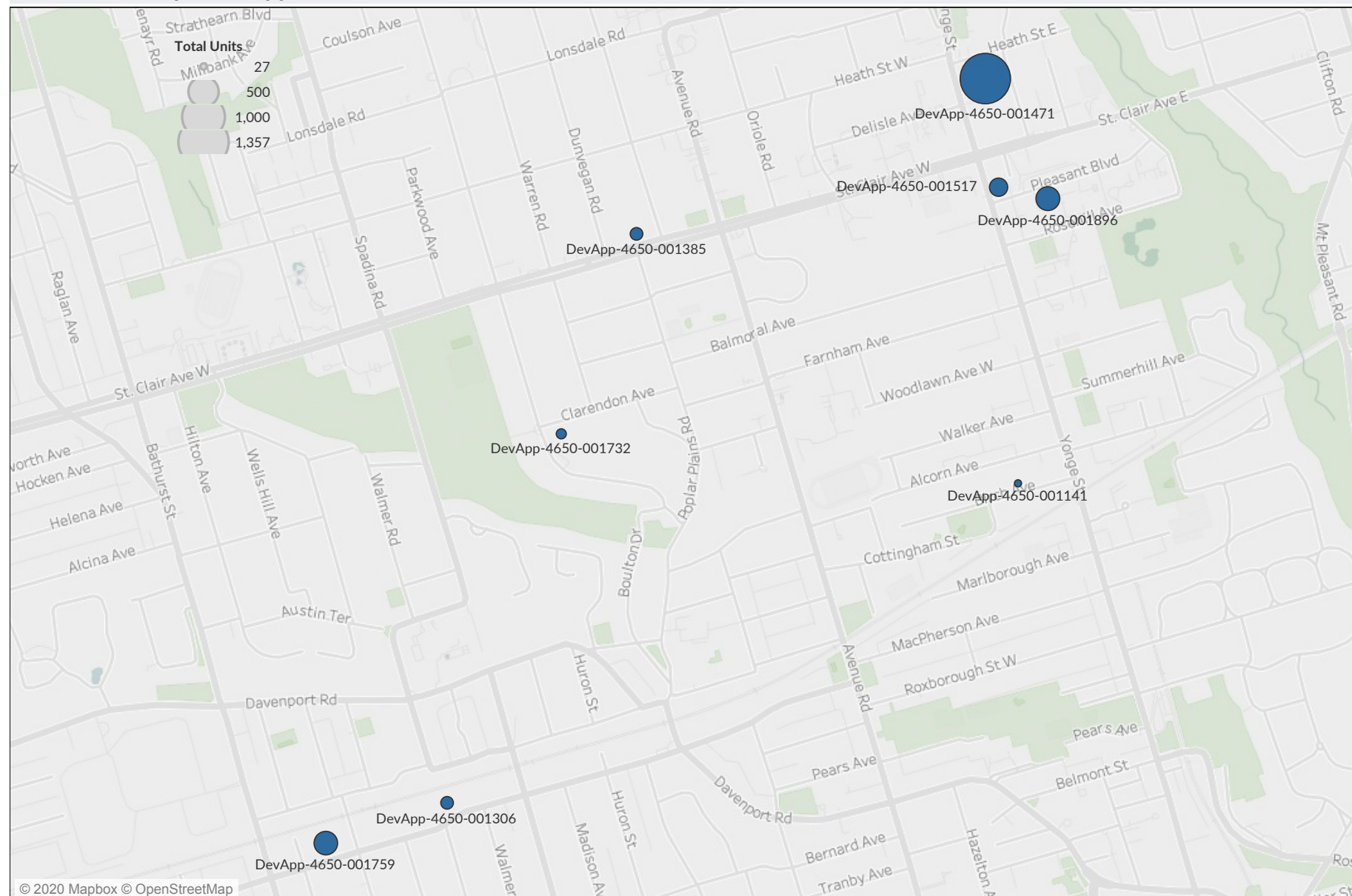
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
36 Birch - North Drive	Stacked	April 2022	2	2	25	27	\$1,513	\$1,514
609 Avenue Road - State Building Group and Madison Group	Apartment	March 2020	0	1	3	161	\$711	\$1,832
ANX - Freed Developments Ltd.	Apartment	February 2022	14	52	43	105	\$1,342	\$1,419
Bianca - Tridel	Apartment	February 2021	0	5	9	216	\$985	\$971
Davies - Brandy Lane Homes	Apartment	May 2021	0	5	5	41	\$840	\$1,462
Jack - Aspen Ridge Homes	Apartment	October 2019	0	5	12	144	\$882	\$1,573
One Forest Hill - North Drive	Apartment	December 2020	0	5	9	40	\$1,794	\$1,576
Rise Condominiums - Reserve Properties	Apartment	February 2018	0	3	1	244	\$550	\$1,058

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Current Development Applications



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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	4.4	85
DevApp-4650-001471	22 St. Clair Avenue East	10.2	1,357
DevApp-4650-001517	1421 Yonge Street	12.2	177
DevApp-4650-001732	77 Clarendon Avenue	1.7	54
DevApp-4650-001759	275 Albany Avenue	3.9	296
DevApp-4650-001896	29 Pleasant Boulevard	14.2	302

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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