



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of January 2020



Highway 7 - Yonge Submarket Report - January 2020



Highway7 - Yonge		GTA
Active Projects	7	348
Total Units	1,742	92,351
Total Sales	1,338	77,567
Rem. Inv.	189	11,632
Avg. \$/SF	\$677	\$1,058
Avg. SF	1,155	944
Avg. \$	\$781,819	\$998,477
Current Month Sales (incl. active & sold out)	22	1,100

Development Applications		
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	382
Total Units		209,320
Min. Floor Space Index		0.1
Max. Floor Space Index		44.5
Avg. Floor Space Index		6.3

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

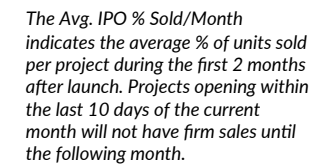


Min. Original \$/SF

Project Event

- Opening
- Completion
- Sched. Completion

Year	Project Name	Event	Min. Original \$/SF (Approx.)
2017	YongeParc	Opening	585
	Westwood Gardens - East Tower	Opening	685
	Westwood Gardens - West Tower	Opening	620
	YongeParc 2	Opening	620
	Beverly Hills - North East Building	Completion	545
	Beverly Hills - North West Building	Completion	585
	Elgin East at Bayview - Building A	Completion	575
	Era at Yonge - Tower D	Completion	630
	Era at Yonge - Tower C	Completion	670
	Era2 at Yonge - Tower C	Completion	685
2018	Elgin East at Bayview - Building A	Completion	575
	Pavilia Towers - Building A	Completion	685
	Pavilia Towers - Building B	Completion	685
	Beverly Hills - South West Building	Completion	545
	Beverly Hills - South East Building	Completion	545
	SkyCity 2 Condominiums	Completion	470
	Elgin East at Bayview - Next	Opening	700
	Grand Palace - Tower C	Completion	515
	Valleymede Towers - Building A	Completion	545
	8888 Yonge Condominiums	Opening	715
2019	Valleymede Towers - Building B	Completion	545
	YongeParc	Sched. Completion	585
	Westwood Gardens - East Tower	Sched. Completion	685
2020	Westwood Gardens - West Tower	Sched. Completion	685
	Pavilia Towers - Building A	Sched. Completion	675
	Pavilia Towers - Building B	Sched. Completion	675
2021	Elgin East at Bayview	Sched. Completion	580
	YongeParc 2	Sched. Completion	620
	Elgin East at Bayview - Next	Sched. Completion	630
2022	Elgin East at Bayview - Building A	Sched. Completion	630
	Era at Yonge - Tower D	Sched. Completion	655
	8888 Yonge Condominiums	Sched. Completion	715



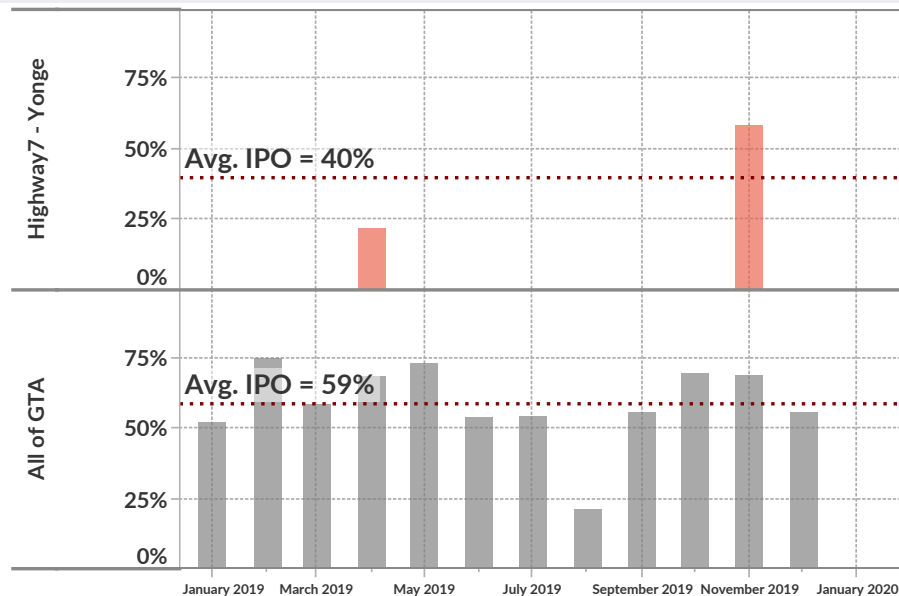
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Project Data by Unit Type

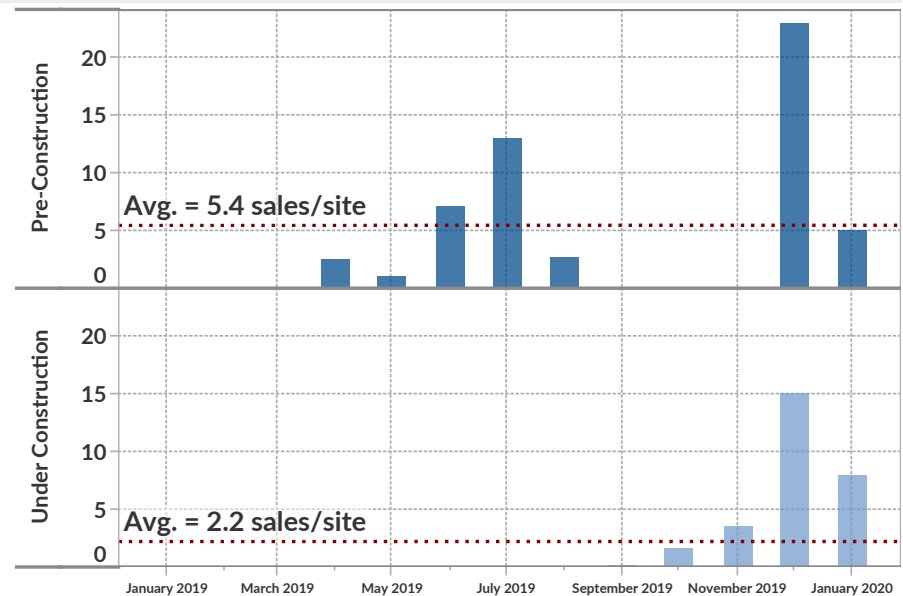
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	0	0	0	0
1 Bedroom	150	6	145	5
1 Bedroom + Den	550	2	533	17
2 Bedroom	484	8	390	94
2 Bedroom + Den	177	3	156	21
3 Bedroom & Up	141	3	102	39
Penthouse	7		7	0
Other	18	0	5	13

*				
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
\$633	708	1,268	\$550,900	\$829,900
\$739	694	1,132	\$590,900	\$891,900
\$669	982	1,903	\$649,900	\$1,447,900
\$777	1,373	2,727	\$961,100	\$2,197,900

IPO Launch Performance (first 2 months)

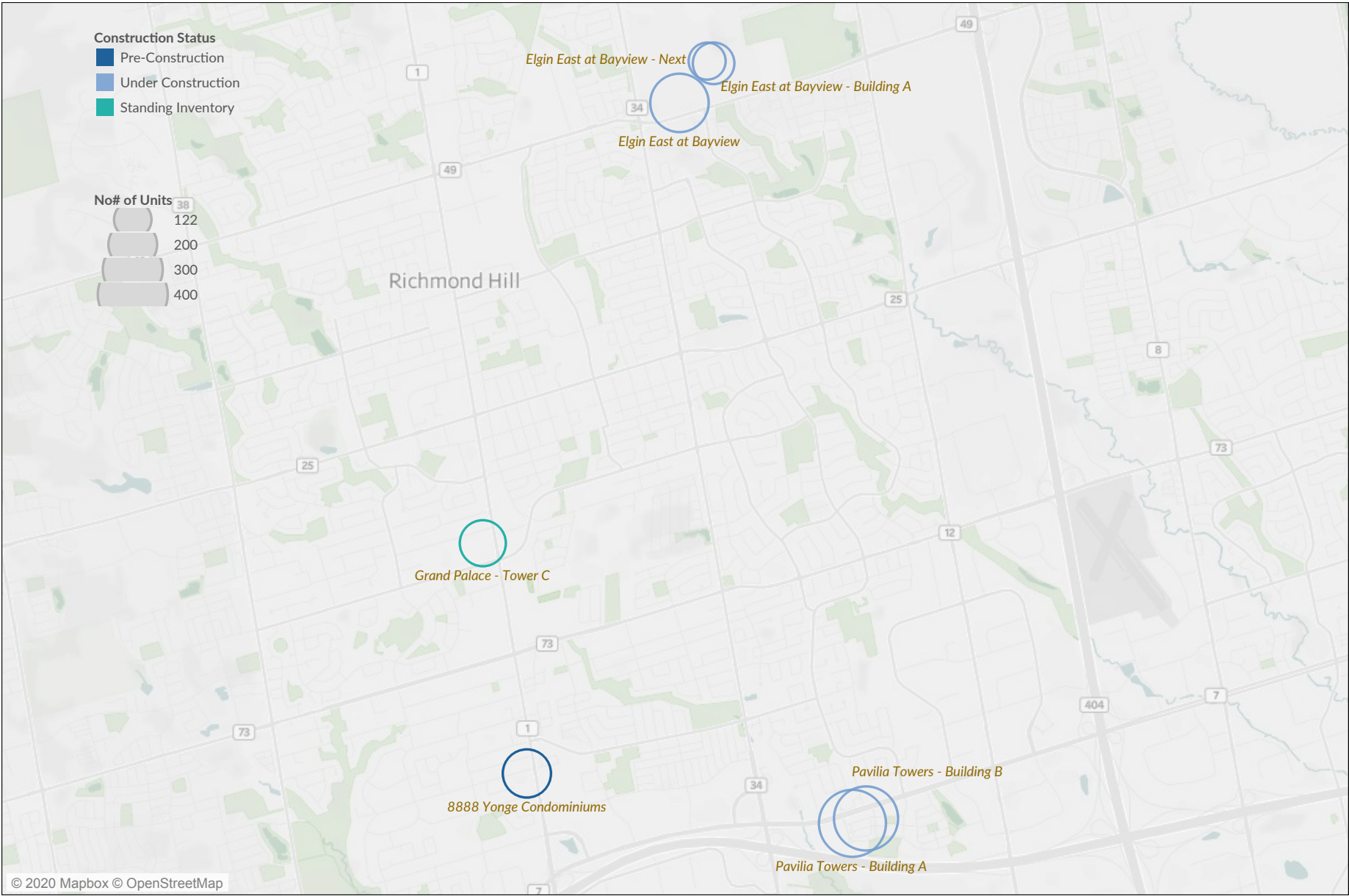


Post Launch Absorption: Highway 7 - Yonge



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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	5	5	58	207	\$715	\$763
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	3	3	25	154	\$633	\$693
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	8	8	29	122	\$699	\$696
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	6	6	72	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	19	15	5,708	5,080	329	\$2,302	1,318	\$3,032,510	8,068
Central Waterfront	160	13	6,642	5,645	985	\$1,434	954	\$1,367,210	17,952
Don Mills - York Mills	27	11	3,306	2,864	352	\$954	1,087	\$1,036,831	6,363
Downtown Core	35	8	4,457	3,627	646	\$1,549	673	\$1,042,551	17,688
Downtown East	65	18	6,168	5,344	658	\$1,190	807	\$960,885	13,836
Downtown West	68	30	10,291	8,920	993	\$1,431	907	\$1,297,816	17,698
Etobicoke Waterfront	1	4	2,121	1,928	65	\$1,153	873	\$1,006,728	8,726
Highway7 - Yonge	22	7	1,742	1,338	189	\$677	1,155	\$781,819	.
Mississauga City Centre	27	10	5,766	5,330	408	\$818	921	\$753,952	.
North Toronto	47	9	2,396	1,939	387	\$1,238	835	\$1,033,352	7,793
North Yonge Corridor	1	5	1,692	1,365	108	\$1,119	774	\$865,693	7,470
North York East	1	2	528	519	8	\$942	978	\$921,150	2,056
North York West	3	9	1,812	1,528	259	\$903	1,149	\$1,038,008	9,868
Not Applicable	538	154	29,452	23,795	4,484	\$751	974	\$730,763	70,473
Scarborough City Centre									2,245
Sheppard Corridor	20	14	4,015	3,384	631	\$1,074	849	\$911,847	8,157
Thornhill	17	3	949	760	189	\$831	769	\$638,654	.
Toronto East	12	12	1,395	1,166	179	\$1,030	926	\$953,791	3,735
Toronto West	22	16	2,934	2,160	660	\$1,069	923	\$987,041	11,194
Yonge - St. Clair	15	8	977	875	102	\$1,463	1,592	\$2,328,155	2,403

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