



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of January 2020



Yonge - St. Clair Submarket Report - January 2020

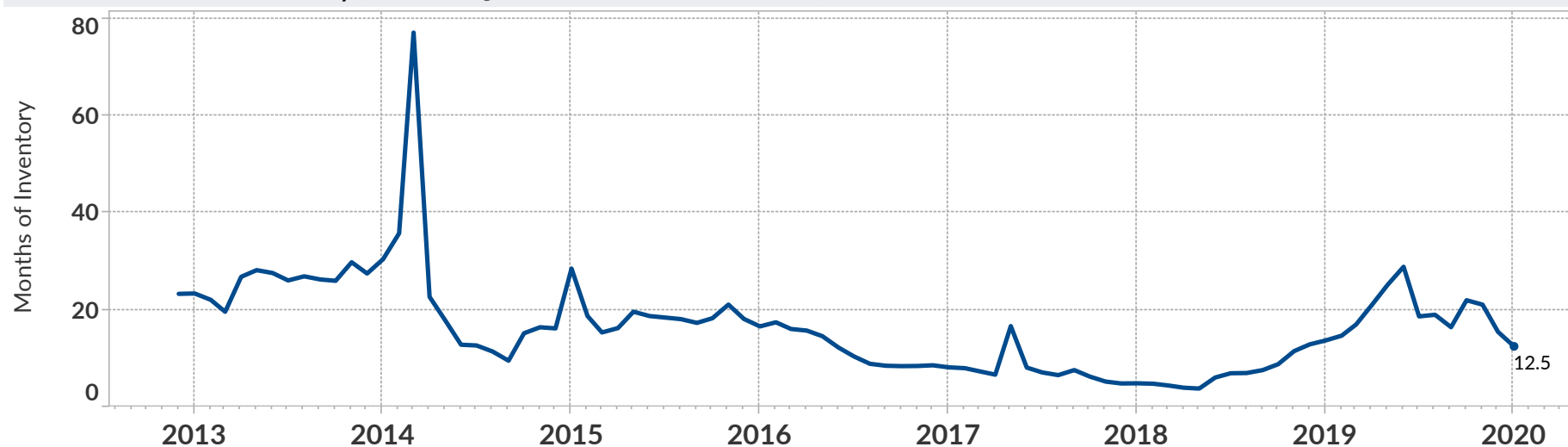


Yonge - St. Clair			GTA	
Active Projects	8		348	
Total Units	977		92,351	
Total Sales	875		77,567	
Rem. Inv.	102		11,632	
Avg. \$/SF	\$1,463		\$1,058	
Avg. SF	1,592		944	
Avg. \$	\$2,328,155		\$998,477	
Current Month Sales (incl. active & sold out)		15	1,100	

Development Applications

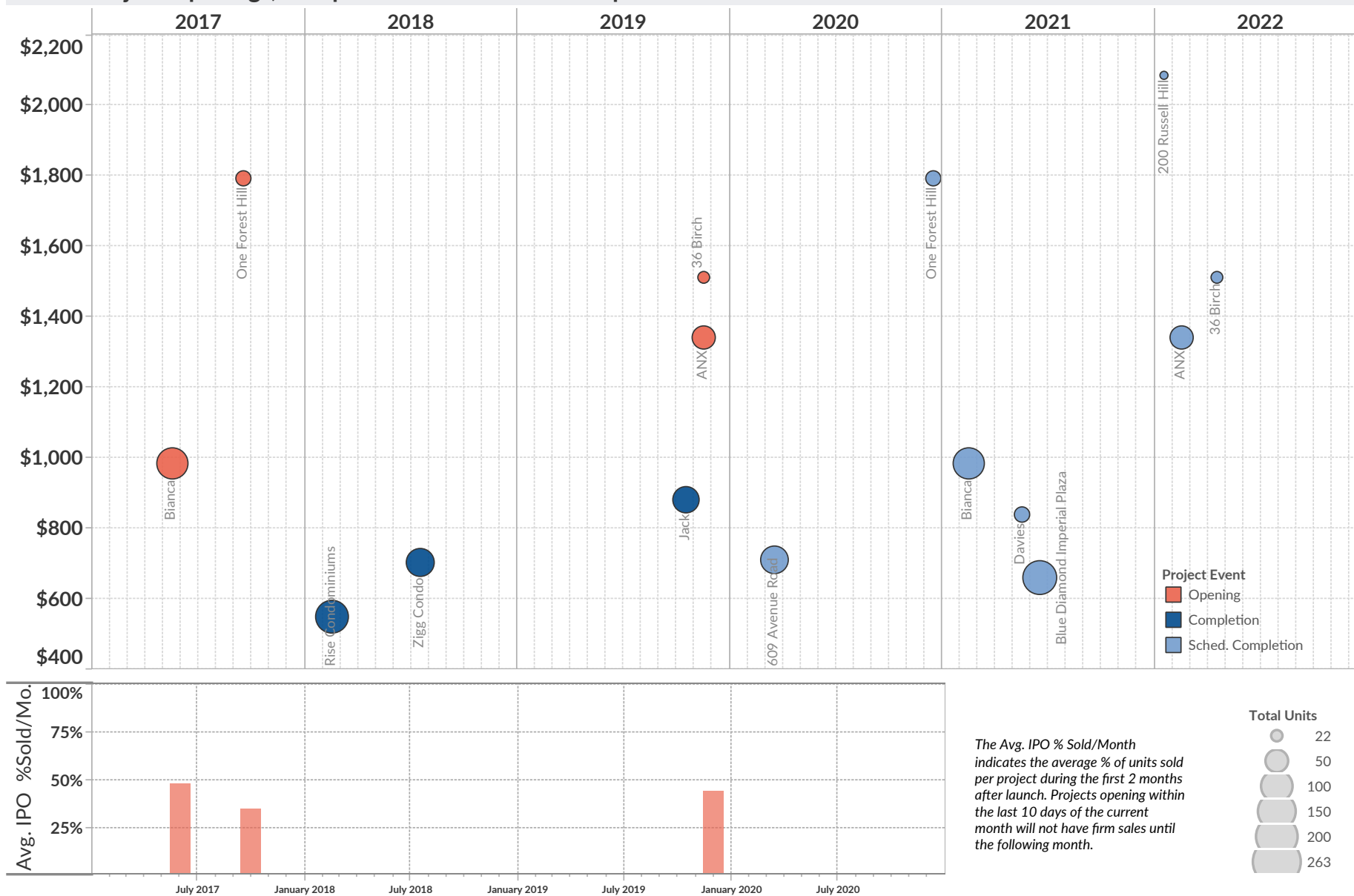
Yonge - St. Clair			City of Toronto	
Number of Dev. Apps.	8		382	
Total Units	2,403		209,320	
Min. Floor Space Index	1.7		0.1	
Max. Floor Space Index	14.2		44.5	
Avg. Floor Space Index	6.8		6.3	

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



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Recent Project Openings, Completions & Scheduled Completions



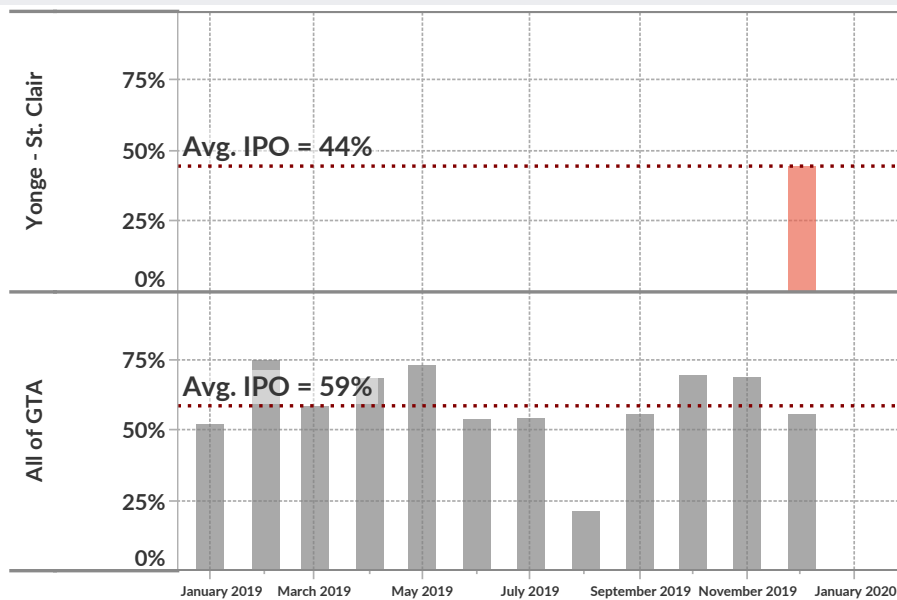
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Project Data by Unit Type

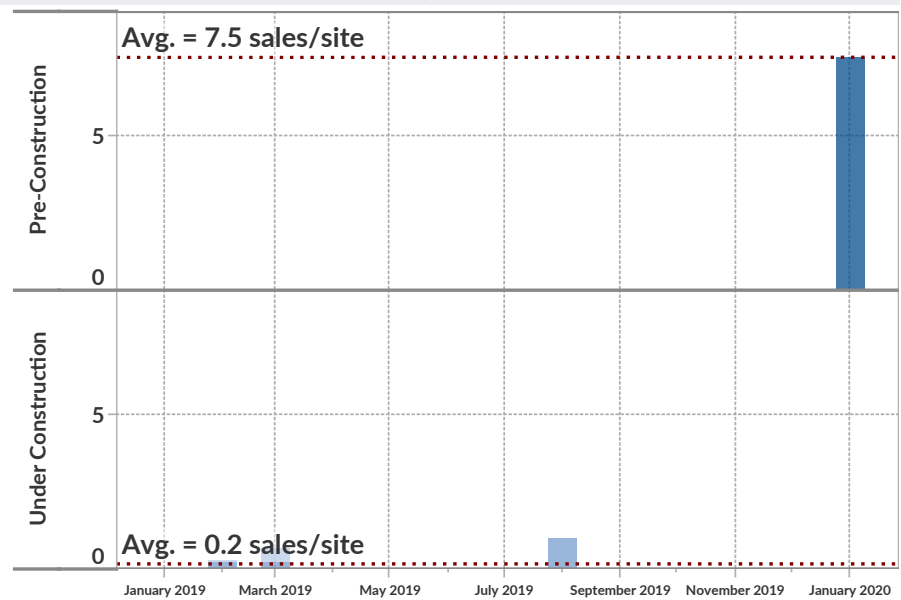
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	168	2	161	7
1 Bedroom + Den	197	0	194	3
2 Bedroom	288	7	255	33
2 Bedroom + Den	181	5	155	26
3 Bedroom & Up	61	1	32	29
Penthouse	58	0	55	3
Other	2	0	1	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,120	535	681	\$475,000	\$780,000
\$1,504	949	949	\$1,426,990	\$1,426,990
\$1,391	640	2,385	\$799,900	\$3,350,000
\$1,476	969	3,476	\$850,000	\$5,300,000
\$1,507	1,270	3,186	\$1,824,900	\$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)

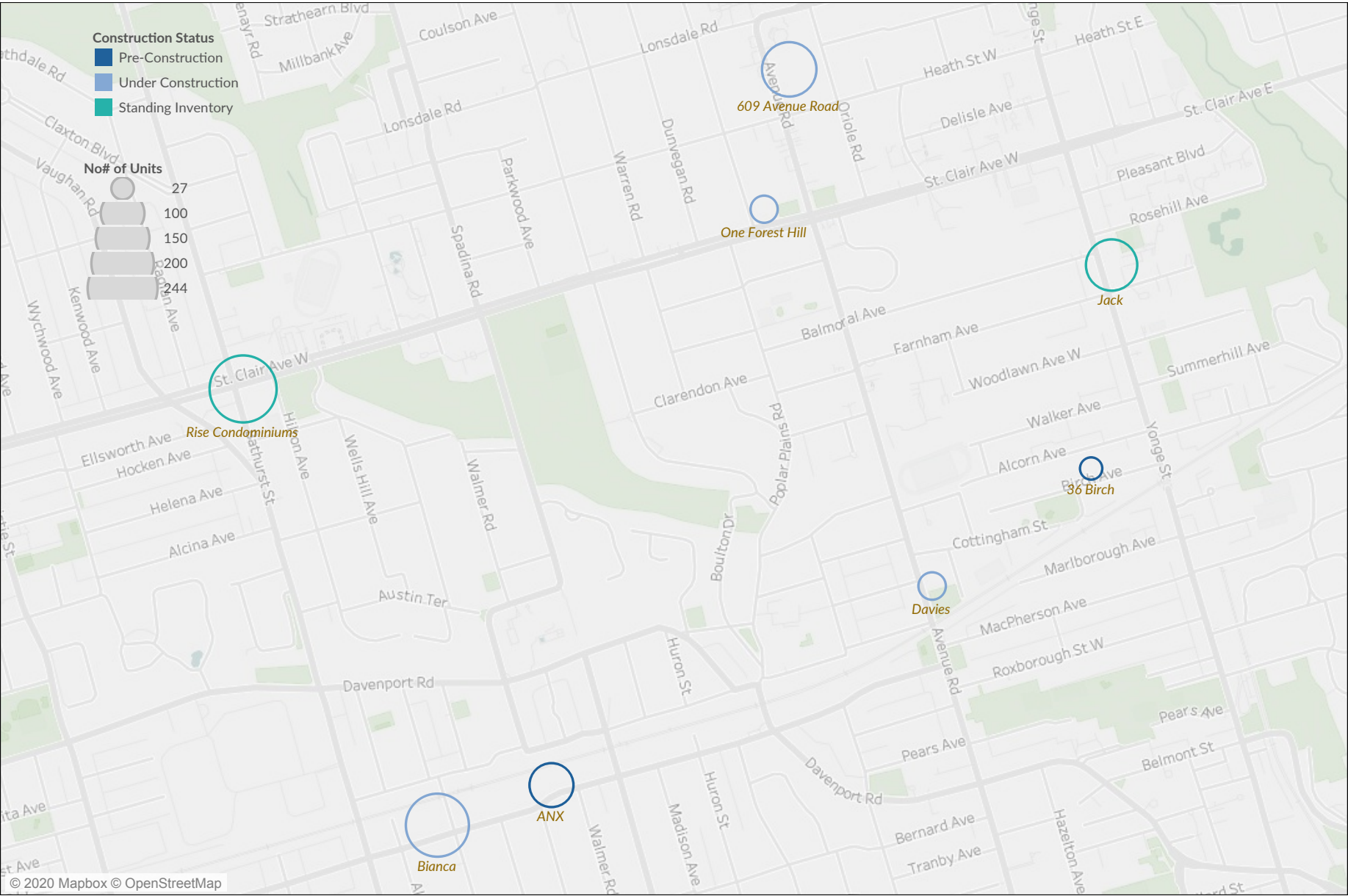


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



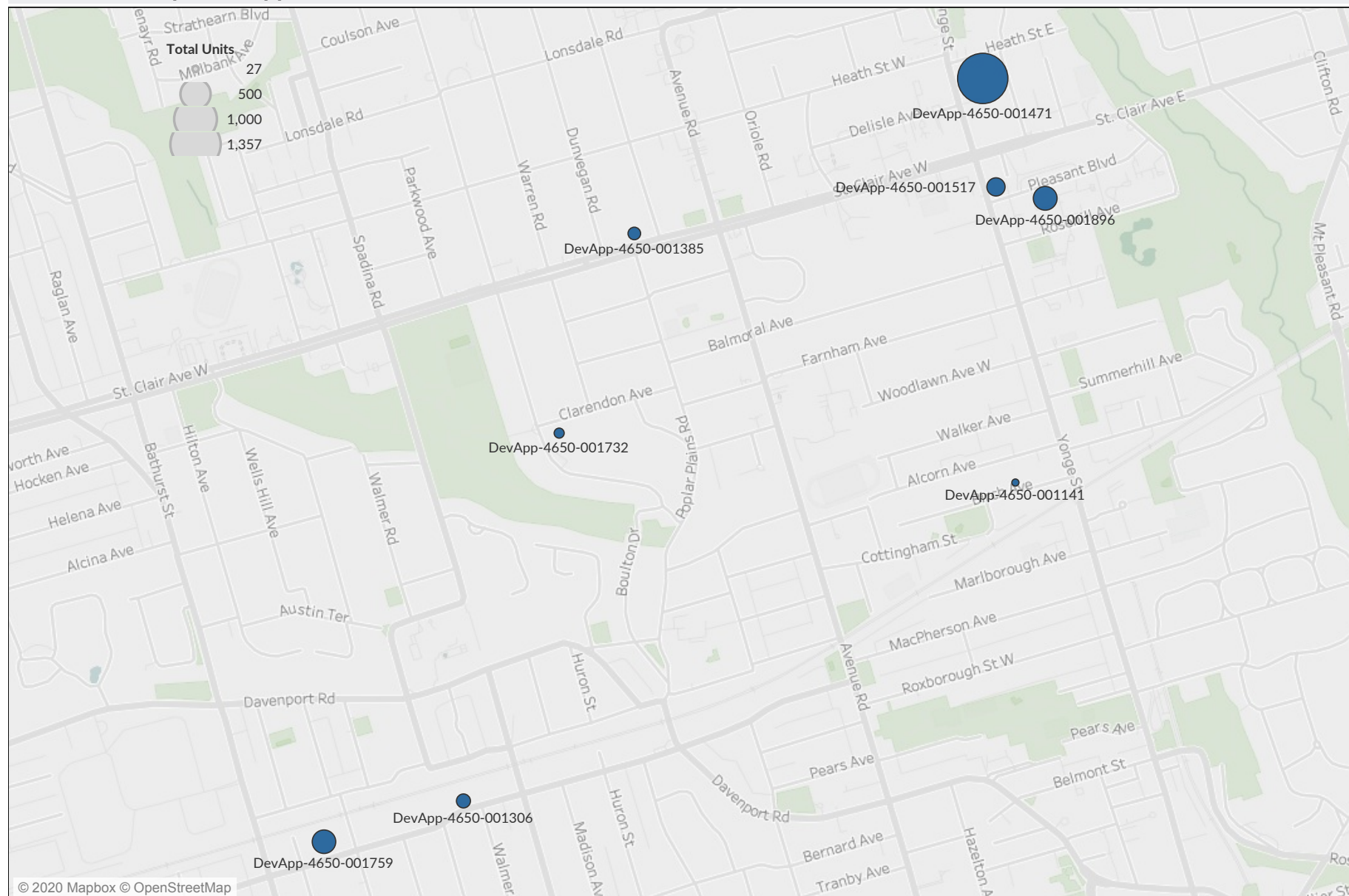
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Current Active Project List

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	8	8	17	27	\$1,513	\$1,512
609 Avenue Road - State Building Group and Madison Group	Apartment	March 2020	0	0	3	161	\$711	\$1,832
ANX - Freed Developments Ltd.	Apartment	February 2022	7	7	46	105	\$1,342	\$1,402
Bianca - Tridel	Apartment	February 2021	0	0	9	216	\$985	\$971
Davies - Brandy Lane Homes	Apartment	May 2021	0	0	5	41	\$840	\$1,462
Jack - Aspen Ridge Homes	Apartment	October 2019	0	0	12	143	\$882	\$1,573
One Forest Hill - North Drive	Apartment	December 2020	0	0	9	40	\$1,794	\$1,576
Rise Condominiums - Reserve Properties	Apartment	February 2018	0	0	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	5.3	105
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	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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