



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of February 2020



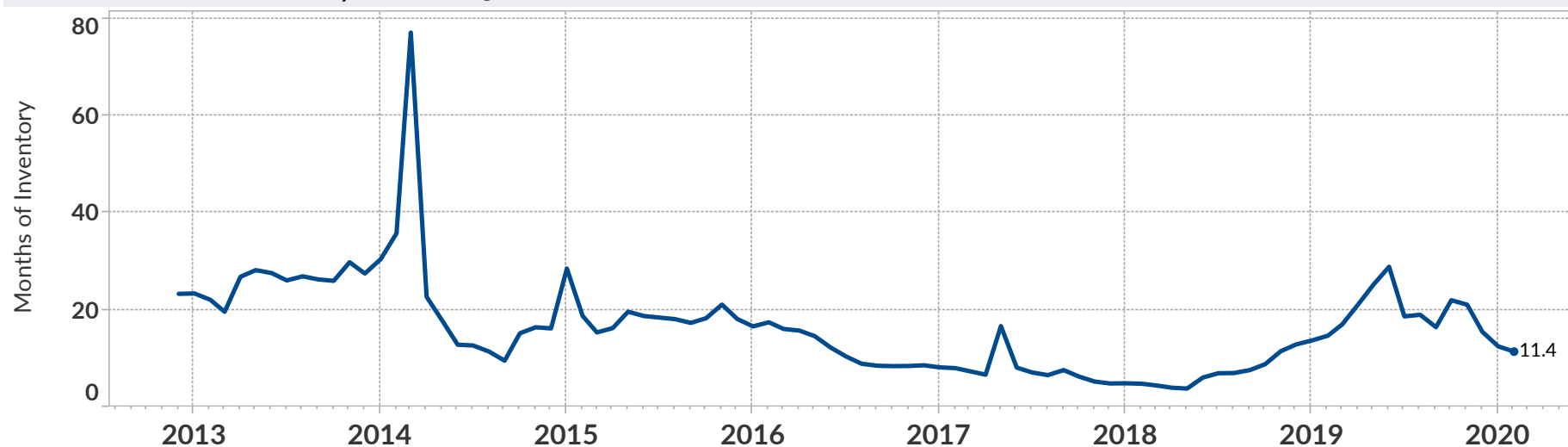
Yonge - St. Clair Submarket Report - February 2020



Yonge - St. Clair			GTA	
Active Projects	8		356	
Total Units	977		94,976	
Total Sales	880		78,256	
Rem. Inv.	97		12,909	
Avg. \$/SF	\$1,470		\$1,084	
Avg. SF	1,631		951	
Avg. \$	\$2,398,297		\$1,031,390	
Current Month Sales (incl. active & sold out)			5	2,418

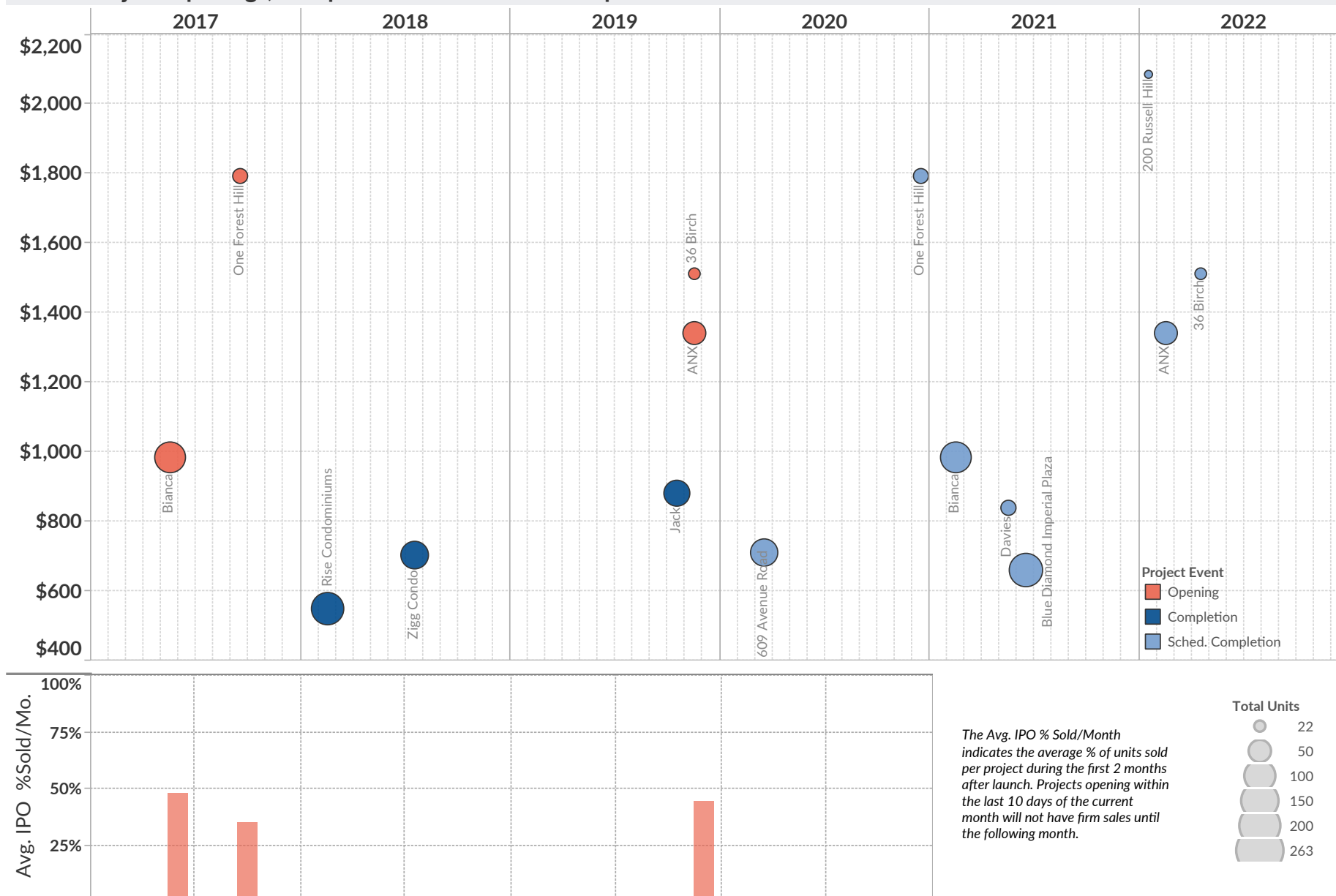
Development Applications			City of Toronto	
Number of Dev. Apps.	8		395	
Total Units	2,403		219,390	
Min. Floor Space Index	1.7		0.1	
Max. Floor Space Index	14.2		44.5	
Avg. Floor Space Index	6.9		6.4	

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



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Recent Project Openings, Completions & Scheduled Completions



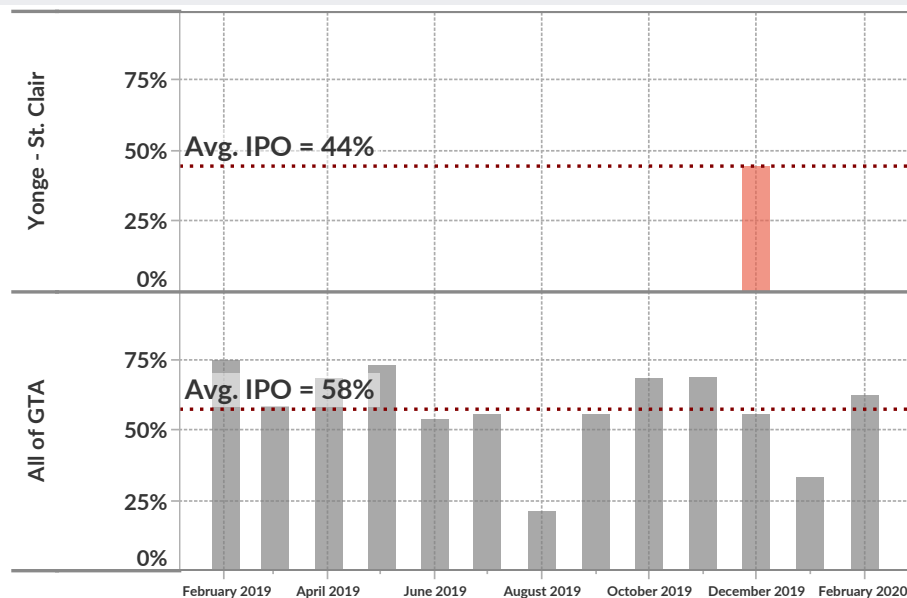
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Project Data by Unit Type

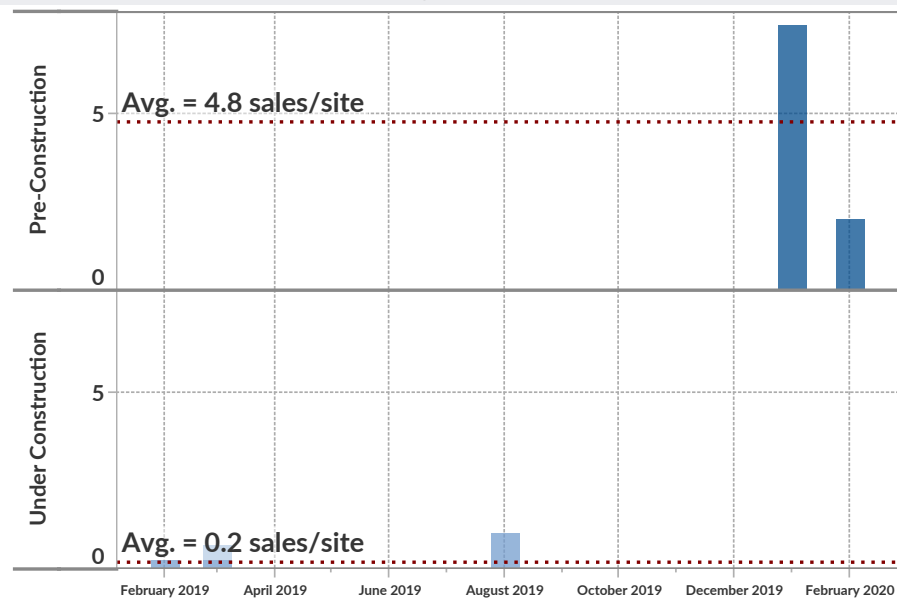
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	168	1	162	6
1 Bedroom + Den	197	0	194	3
2 Bedroom	288	3	258	30
2 Bedroom + Den	181	1	156	25
3 Bedroom & Up	61	0	32	29
Penthouse	58	0	55	3
Other	2	0	1	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,091	535	681	\$475,000	\$780,000
\$1,504	949	949	\$1,426,990	\$1,426,990
\$1,402	640	2,385	\$799,900	\$3,350,000
\$1,486	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)

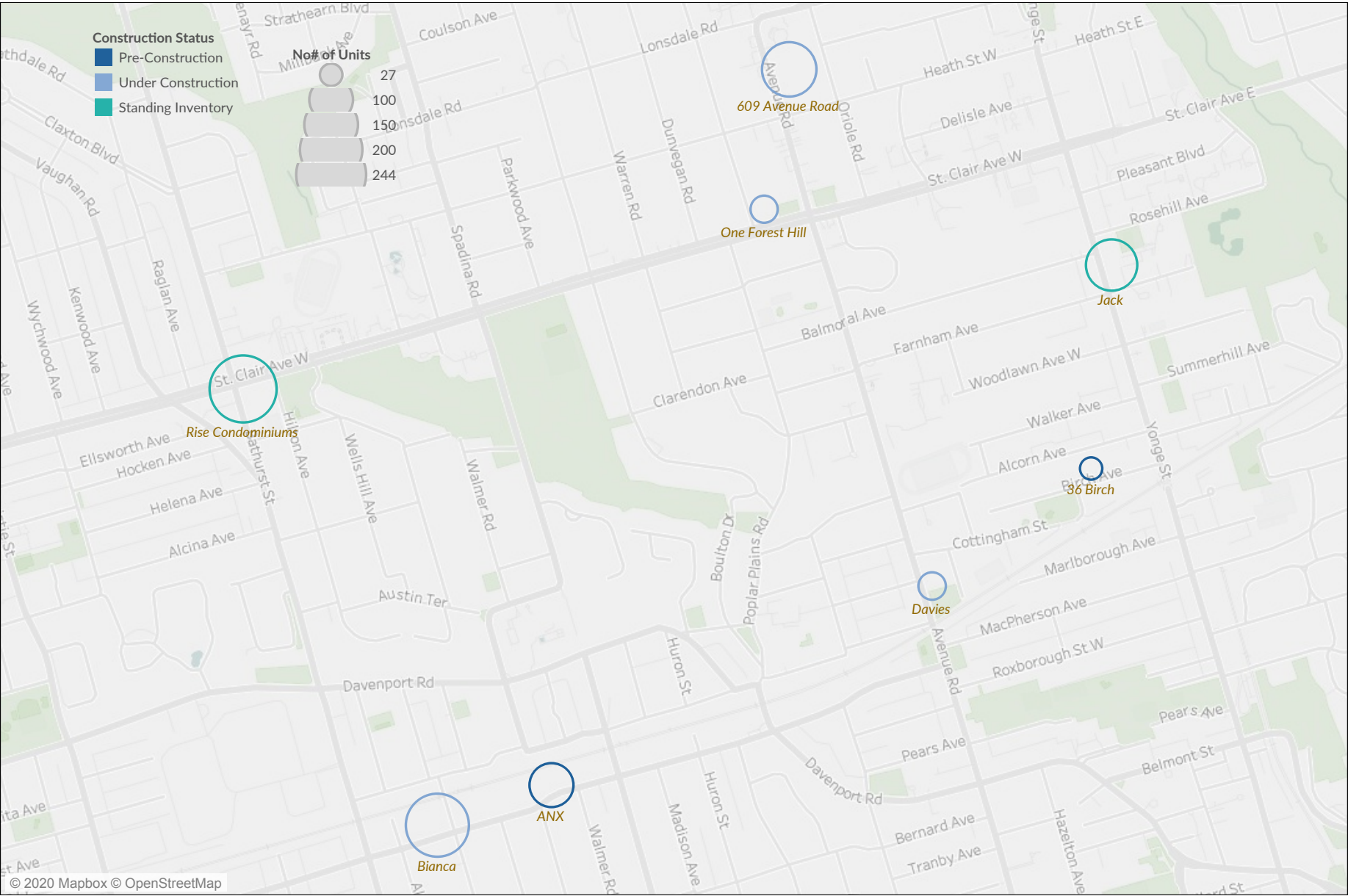


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



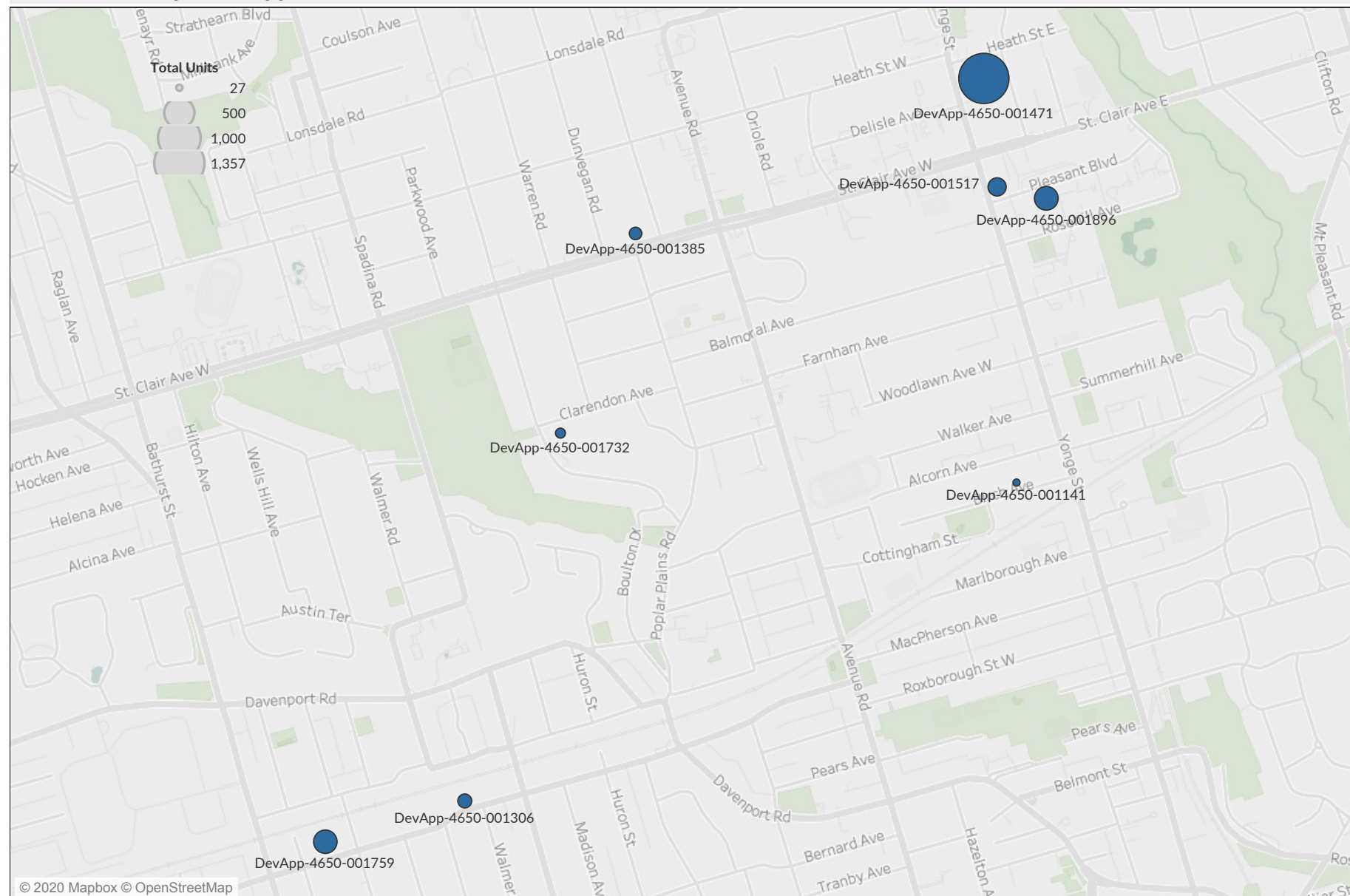
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Current Active Project List

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	0	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	4	11	42	105	\$1,342	\$1,411
Bianca - Tridel	Apartment	February 2021	1	1	8	216	\$985	\$967
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	\$1,505
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	4.6	85
DevApp-4650-001471	22 St. Clair Avenue East	10.2	1,357
DevApp-4650-001517	1421 Yonge Street	12.6	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	13	15	5,708	5,122	325	\$2,280	1,400	\$3,191,265	8,168
Central Waterfront	97	13	6,642	5,807	889	\$1,432	982	\$1,406,550	17,952
Don Mills - York Mills	20	11	3,306	2,884	332	\$950	1,092	\$1,038,279	11,337
Downtown Core	11	8	4,457	3,638	635	\$1,553	675	\$1,048,330	18,916
Downtown East	524	19	6,738	5,866	671	\$1,224	795	\$973,125	14,947
Downtown West	61	31	10,639	8,504	1,674	\$1,410	768	\$1,082,975	18,736
Etobicoke Waterfront	6	3	1,632	1,449	63	\$1,155	856	\$988,625	8,726
Highway7 - Yonge	50	7	1,957	1,388	354	\$682	1,049	\$715,531	.
Mississauga City Centre	336	11	6,383	5,666	493	\$869	838	\$728,538	.
North Toronto	367	11	3,148	2,305	667	\$1,224	1,059	\$1,296,877	8,331
North Yonge Corridor	8	5	1,692	1,373	100	\$1,160	766	\$887,988	7,470
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	8	9	1,812	1,536	251	\$905	1,165	\$1,054,562	10,525
Not Applicable	807	158	29,890	23,934	4,428	\$754	1,004	\$757,025	70,780
Scarborough City Centre									2,245
Sheppard Corridor	10	14	4,015	3,394	621	\$1,075	852	\$916,347	8,157
Thornhill	40	5	1,444	800	644	\$1,047	1,064	\$1,114,343	.
Toronto East	5	12	1,395	1,169	176	\$1,029	931	\$957,708	3,735
Toronto West	50	14	2,613	2,022	481	\$1,099	940	\$1,033,531	11,311
Yonge - St. Clair	5	8	977	880	97	\$1,470	1,631	\$2,398,297	2,403

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