



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of February 2020



Highway 7 - Yonge Submarket Report - February 2020



Highway7 - Yonge		GTA
Active Projects	7	356
Total Units	1,957	94,976
Total Sales	1,388	78,256
Rem. Inv.	354	12,909
Avg. \$/SF	\$682	\$1,084
Avg. SF	1,049	951
Avg. \$	\$715,531	\$1,031,390
Current Month Sales (incl. active & sold out)	50	2,418

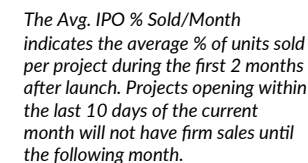
Development Applications		
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	395
Total Units		219,390
Min. Floor Space Index		0.1
Max. Floor Space Index		44.5
Avg. Floor Space Index		6.4

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



Project Event

- Opening
- Completion
- Sched. Completion



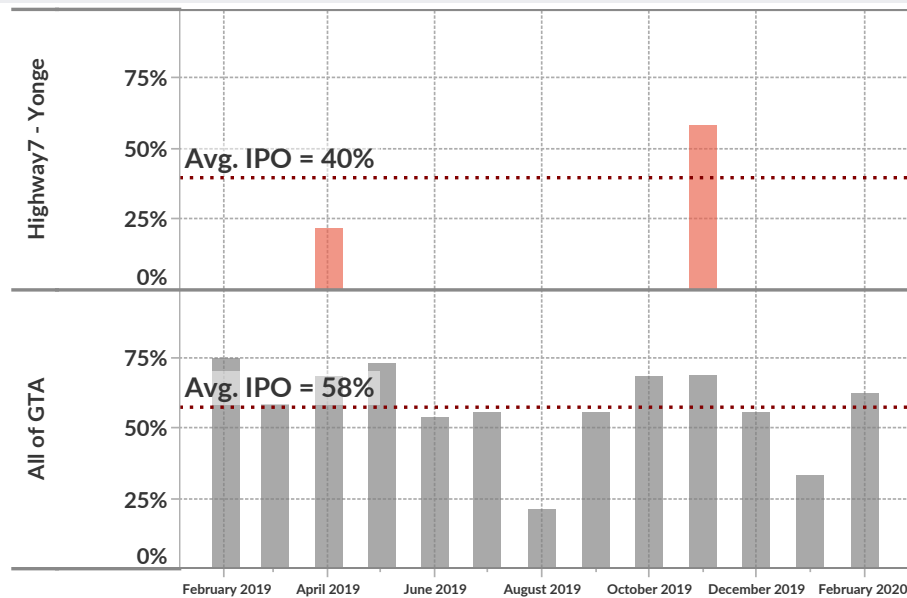
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Project Data by Unit Type

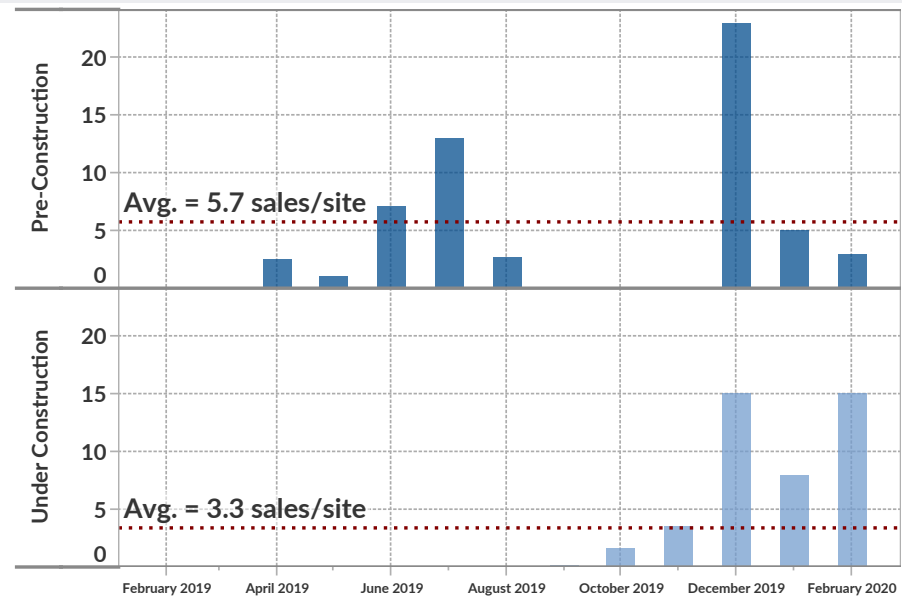
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	150	3	148	2
1 Bedroom + Den	625	10	543	82
2 Bedroom	583	23	412	171
2 Bedroom + Den	182	3	159	23
3 Bedroom & Up	176	11	114	62
Penthouse	7		7	0
Other	18	0	5	13

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$679	674	674	\$457,500	\$457,500
\$792	583	583	\$461,900	\$461,900
\$679	634	849	\$447,900	\$607,000
\$670	708	1,268	\$570,900	\$849,900
\$757	694	1,290	\$590,900	\$922,400
\$658	1,234	1,903	\$769,900	\$1,447,900
\$777	1,373	2,727	\$961,100	\$2,197,900

IPO Launch Performance (first 2 months)

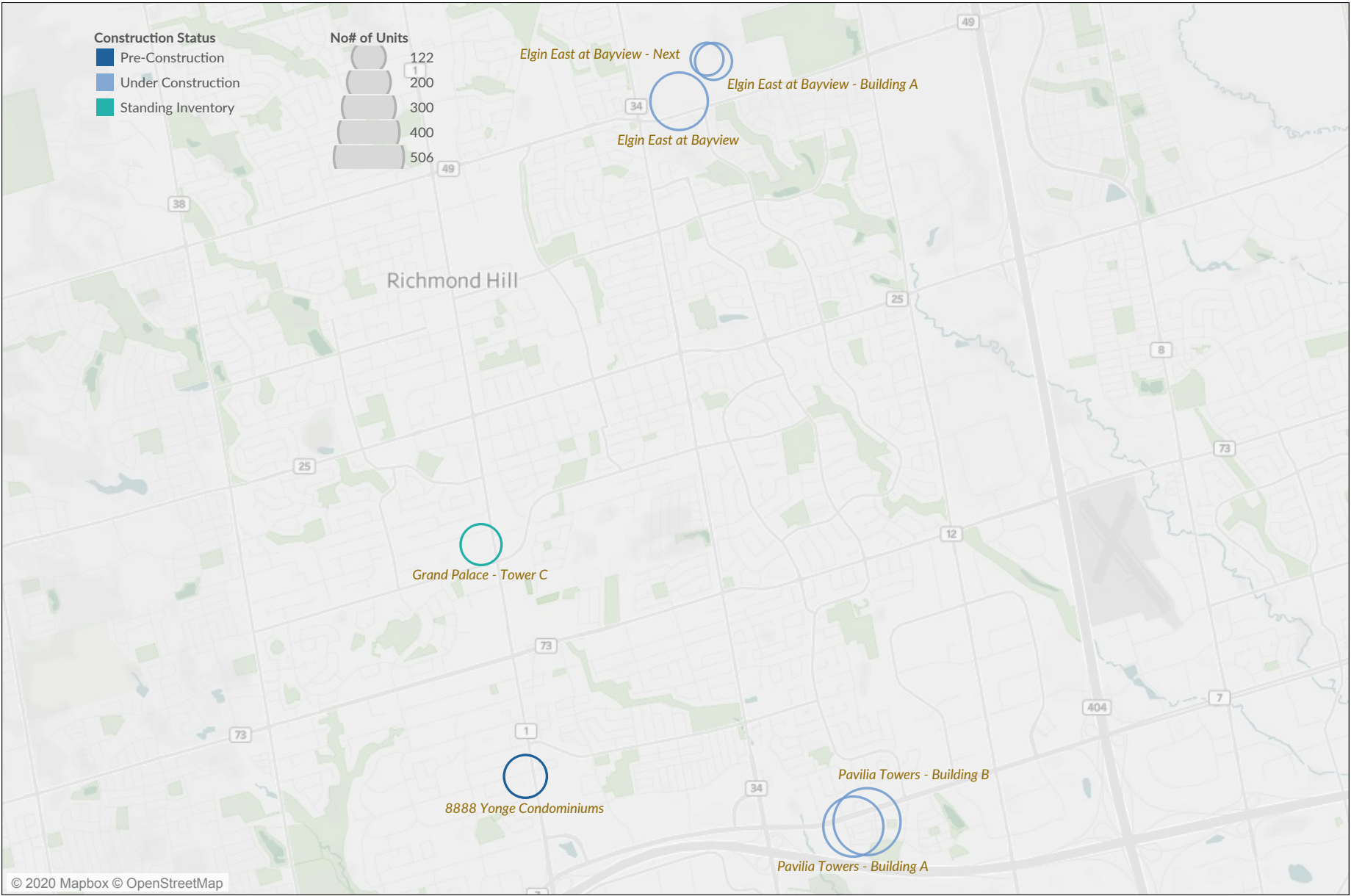


Post Launch Absorption: Highway7 - Yonge



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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	3	8	55	207	\$715	\$764
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	5	8	20	154	\$633	\$740
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	15	23	14	122	\$699	\$752
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	25	31	115	372	\$579	\$617
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	1	1	6	407	\$675	\$740
Pavilia Towers - Building B - Times Group Corporation	Apartment	July 2021	1	1	139	506	\$683	\$686

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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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