



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of March 2020



Yonge - St. Clair Submarket Report - March 2020

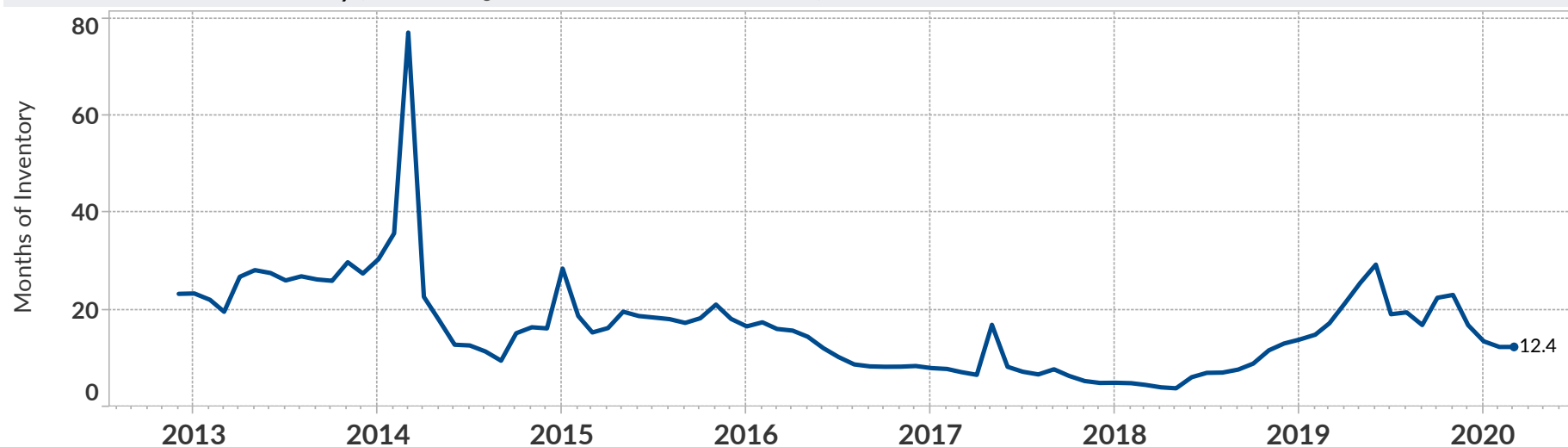


Yonge - St. Clair			GTA	
Active Projects	7		356	
Total Units	732		94,959	
Total Sales	628		80,698	
Rem. Inv.	99		10,083	
Avg. \$/SF	\$1,487		\$1,080	
Avg. SF	1,632		981	
Avg. \$	\$2,427,313		\$1,059,142	
Current Month Sales (incl. active & sold out)		1	2,840	

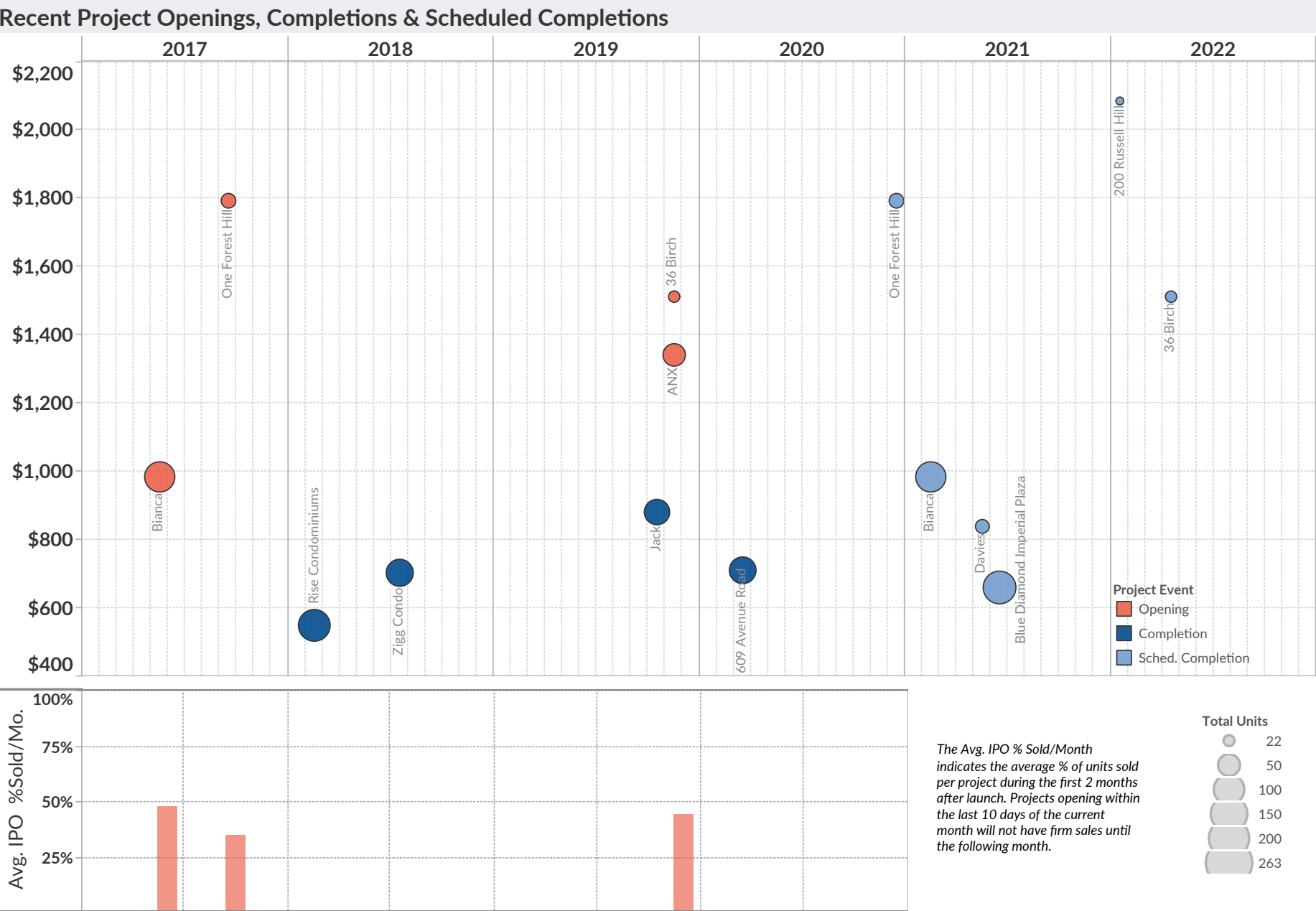
Development Applications

Yonge - St. Clair			City of Toronto	
Number of Dev. Apps.	8		387	
Total Units	2,403		215,812	
Min. Floor Space Index	1.7		0.1	
Max. Floor Space Index	14.2		44.5	
Avg. Floor Space Index	6.9		6.5	

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



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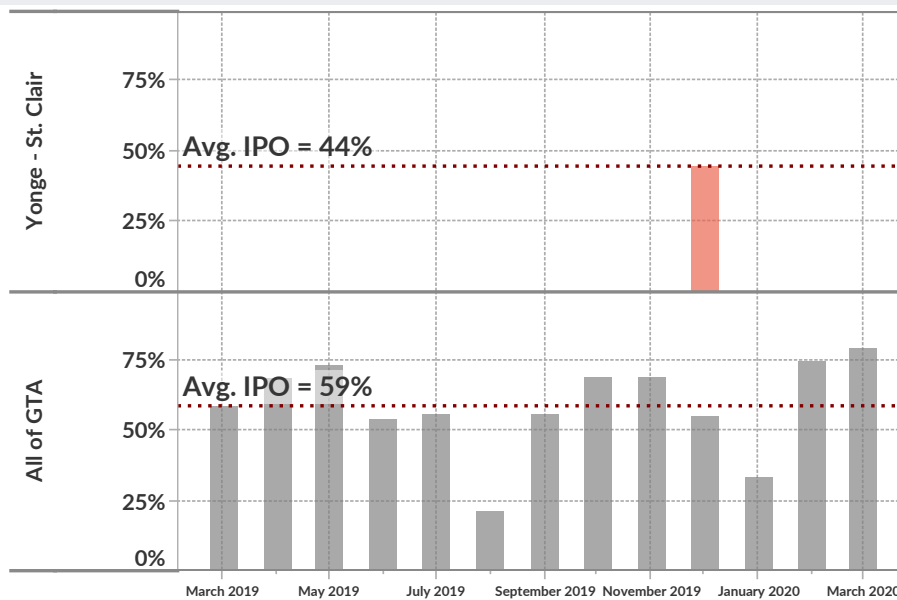
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Project Data by Unit Type

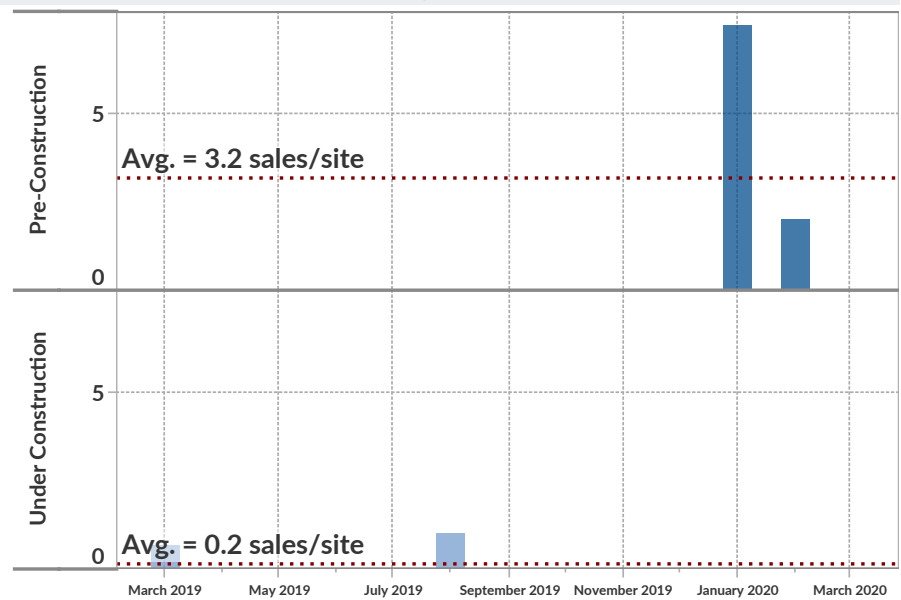
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio				
1 Bedroom	100	0	95	5
1 Bedroom + Den	105	0	102	3
2 Bedroom	239	0	205	34
2 Bedroom + Den	170	0	145	25
3 Bedroom & Up	61	0	32	29
Penthouse	50	0	48	2
Other	2	0	1	1

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,093	535	681	\$475,000	\$699,900
\$1,504	949	949	\$1,426,990	\$1,426,990
\$1,454	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
\$1,731	1,979	3,145	\$3,200,000	\$5,669,990
\$1,525	3,476	3,476	\$5,300,000	\$5,300,000

IPO Launch Performance (first 2 months)

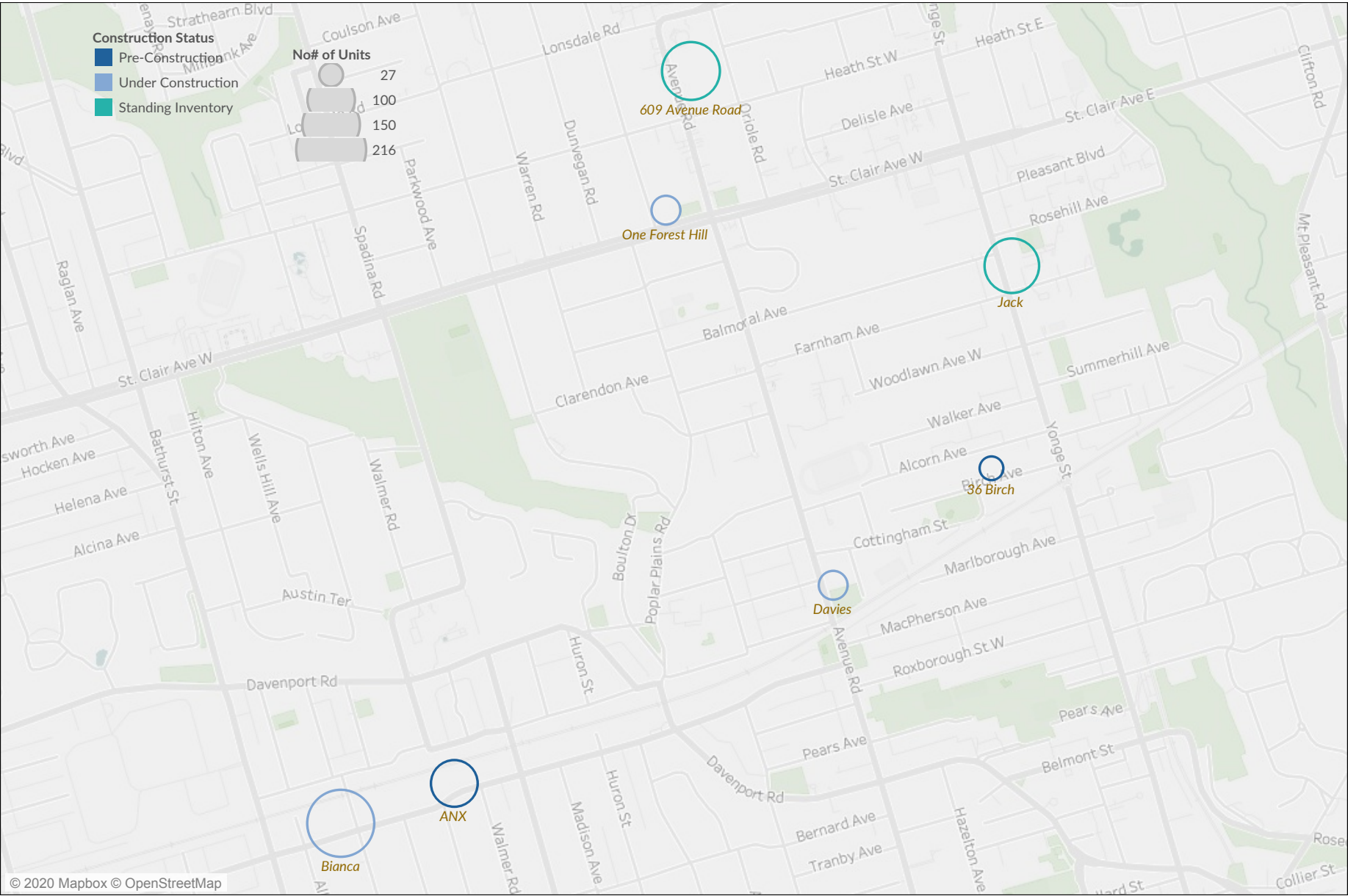


Post Launch Absorption: Yonge - St. Clair



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Current Active Projects



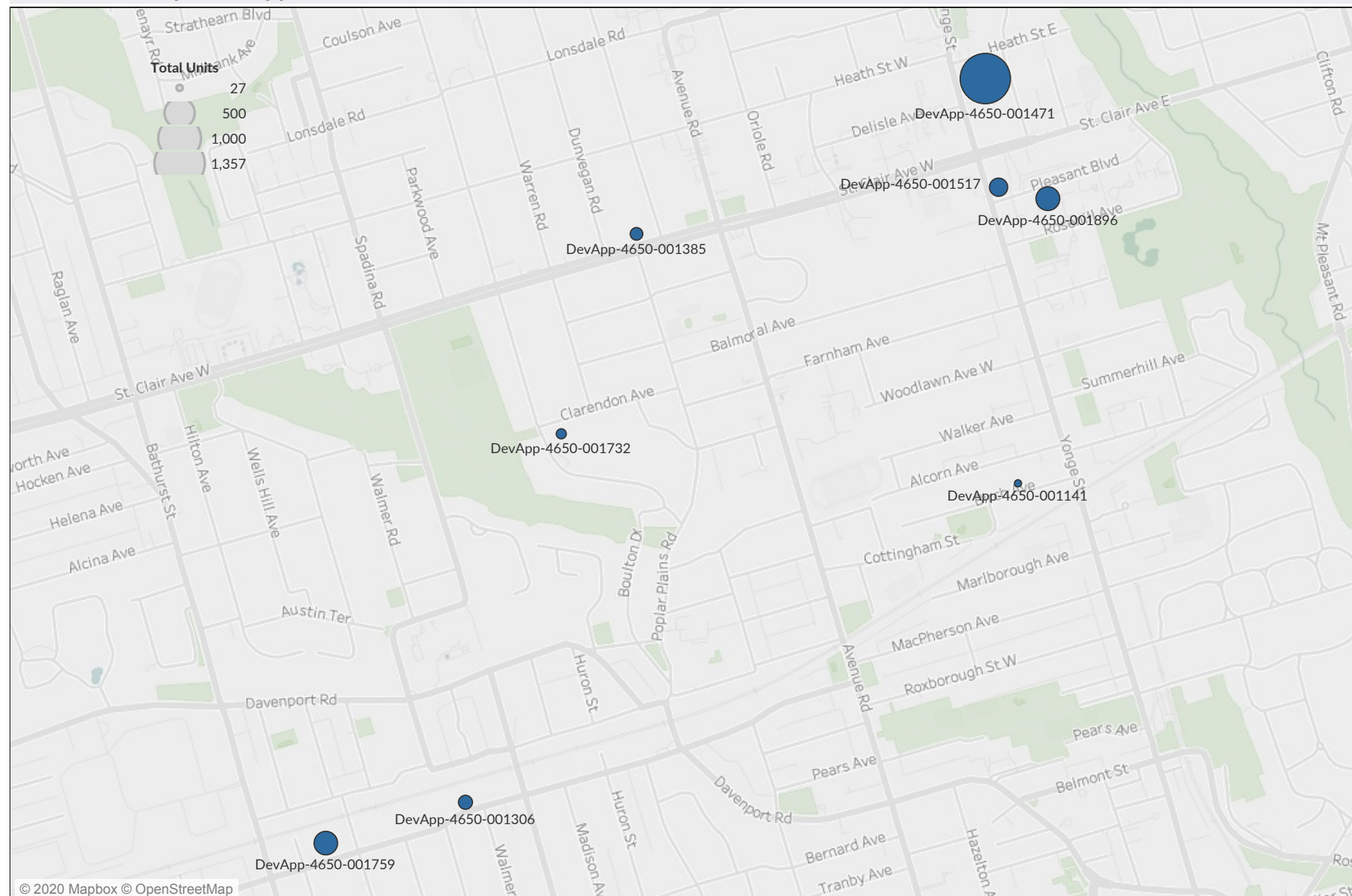
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Current Active Project List

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	September 2023	0	11	42	105	\$1,342	\$1,409
Bianca - Tridel	Apartment	February 2021	0	1	8	216	\$985	\$967
Davies - Brandy Lane Homes	Apartment	May 2021	0	0	9	40	\$840	\$1,631
Jack - Aspen Ridge Homes	Apartment	October 2019	0	0	11	143	\$882	\$1,505
One Forest Hill - North Drive	Apartment	December 2020	0	0	9	40	\$1,794	\$1,576

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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	82	16	6,184	5,410	241	\$2,359	1,553	\$3,662,910	8,252
Central Waterfront	41	13	6,642	5,780	850	\$1,444	994	\$1,435,507	17,952
Don Mills - York Mills	35	11	3,261	2,914	257	\$935	1,196	\$1,119,192	11,337
Downtown Core	152	8	4,748	4,076	488	\$1,506	672	\$1,012,221	18,916
Downtown East	67	18	6,423	5,604	619	\$1,235	805	\$994,215	14,710
Downtown West	965	32	10,985	9,478	1,046	\$1,440	884	\$1,273,142	18,650
Etobicoke Waterfront	13	3	1,632	1,464	48	\$1,145	883	\$1,011,008	8,726
Highway7 - Yonge	34	7	1,742	1,422	320	\$685	1,047	\$717,071	.
Mississauga City Centre	142	11	6,383	5,808	351	\$826	912	\$753,150	.
North Toronto	197	11	3,148	2,502	470	\$1,242	820	\$1,018,570	7,829
North Yonge Corridor	7	5	1,692	1,380	93	\$1,154	773	\$891,477	7,142
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	25	9	1,815	1,554	236	\$908	1,165	\$1,058,078	9,016
Not Applicable	734	158	29,577	24,399	3,494	\$762	1,020	\$776,920	70,256
Scarborough City Centre									2,245
Sheppard Corridor	27	14	4,015	3,452	480	\$1,095	919	\$1,005,529	7,370
Thornhill	254	5	1,444	1,059	384	\$1,042	1,092	\$1,137,198	.
Toronto East	8	12	1,395	1,177	168	\$1,027	940	\$965,332	3,735
Toronto West	56	14	2,613	2,072	431	\$1,112	966	\$1,074,237	11,179
Yonge - St. Clair	1	7	732	628	99	\$1,487	1,632	\$2,427,313	2,403

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