



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of April 2020



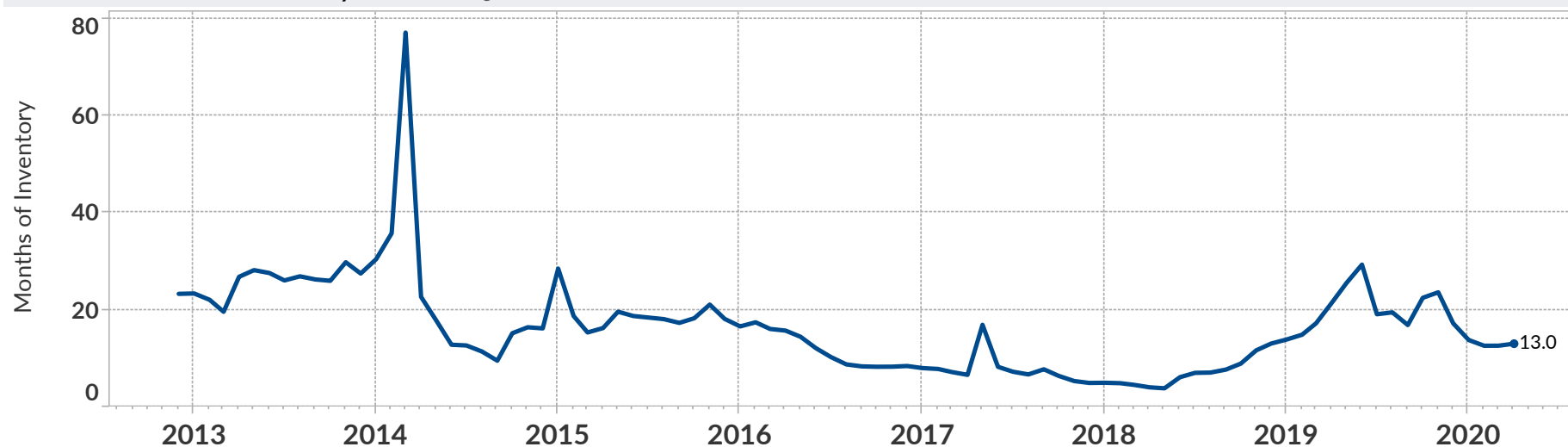
Yonge - St. Clair Submarket Report - April 2020



Yonge - St. Clair			GTA	
Active Projects	7		358	
Total Units	728		94,800	
Total Sales	627		80,443	
Rem. Inv.	100		9,931	
Avg. \$/SF	\$1,488		\$1,080	
Avg. SF	1,629		979	
Avg. \$	\$2,424,006		\$1,057,613	
Current Month Sales (incl. active & sold out)		0	470	

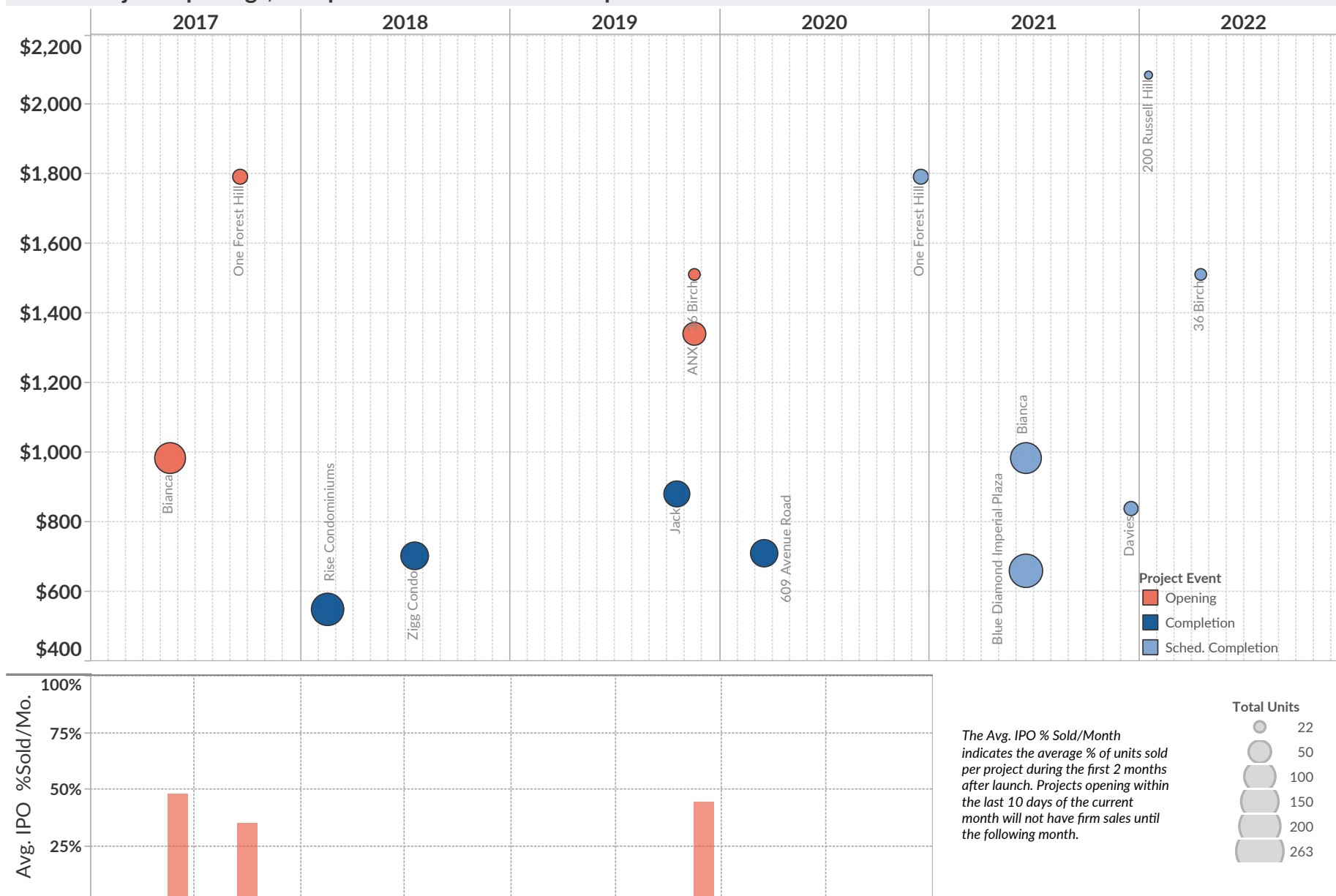
Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	8	383
Total Units	2,403	214,454
Min. Floor Space Index	1.7	0.1
Max. Floor Space Index	14.2	44.5
Avg. Floor Space Index	6.9	6.5

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



Yonge - St. Clair Submarket Report - April 2020

Recent Project Openings, Completions & Scheduled Completions



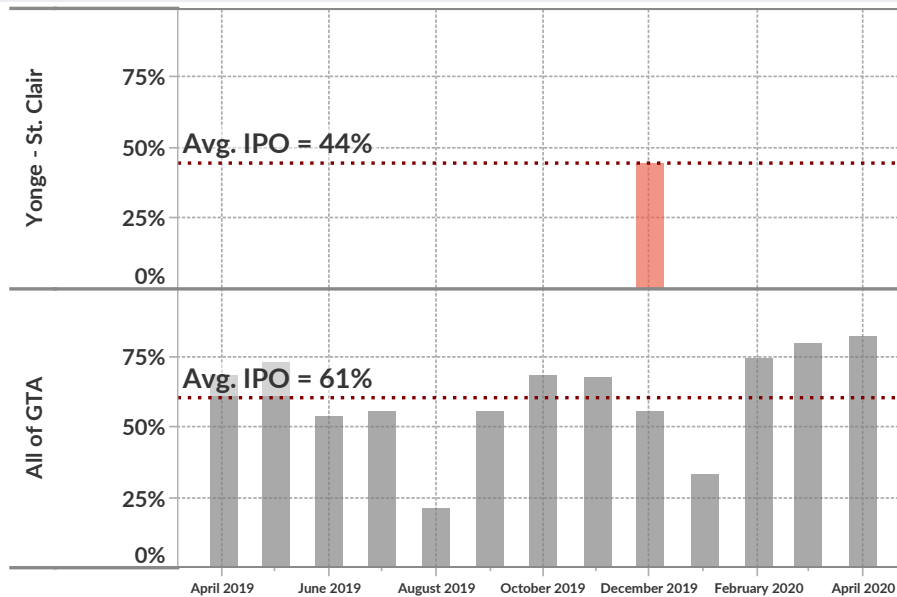
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Project Data by Unit Type

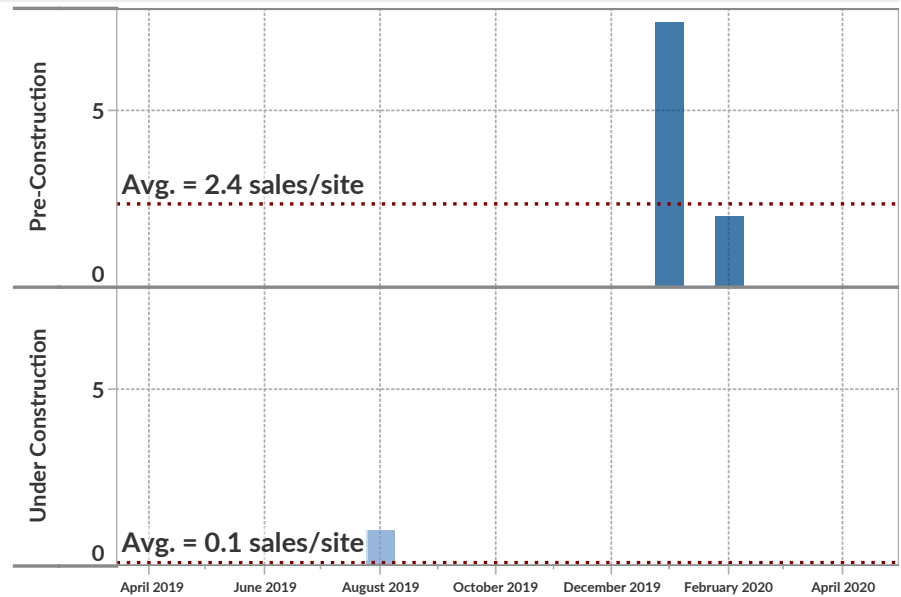
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio				
1 Bedroom	100	0	95	5
1 Bedroom + Den	105	0	102	3
2 Bedroom	239	0	204	35
2 Bedroom + Den	170	0	145	25
3 Bedroom & Up	61	0	32	29
Penthouse	50	0	48	2
Other	2	0	1	1

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
\$1,459	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



Construction Status

- Pre-Construction
- Under Construction
- Standing Inventory

No# of Units

- 27
- 100
- 150
- 216

Map labels include: 609 Avenue Road, One Forest Hill, Jack, 36 Birch, Davies, ANX, Bianca, and various streets such as Lonsdale Rd, Dunvegan Rd, Warren Rd, Spadina Rd, Parkwood Ave, Clarendon Ave, Balmoral Ave, Farnham Ave, Woodlawn Ave W, Walker Ave, Alcorn Ave, Cottingham St, Marlborough Ave, MacPherson Ave, Roxborough St W, Pears Ave, Belmont St, Davenport Rd, Huron St, Madison Ave, Bathurst St, Hilton Ave, Wells Hill Ave, Austin Ter, Davenport Rd, Davenport Rd, Bernard Ave, Tranby Ave, Hazelton Ave, Collier St, Rose, Mt Pleasant Rd, Clifton Rd, Heath St E, Heath St W, Delisle Ave, St. Clair Ave W, St. Clair Ave E, Pleasant Blvd, Rosehill Ave, Summerhill Ave, Yonge St, Reglan Ave, Swarth Ave, Hocken Ave, Helena Ave, Alcina Ave, Strathearn Blvd, Collinson Ave, Millbank Ave, and Lonsdale Ave.

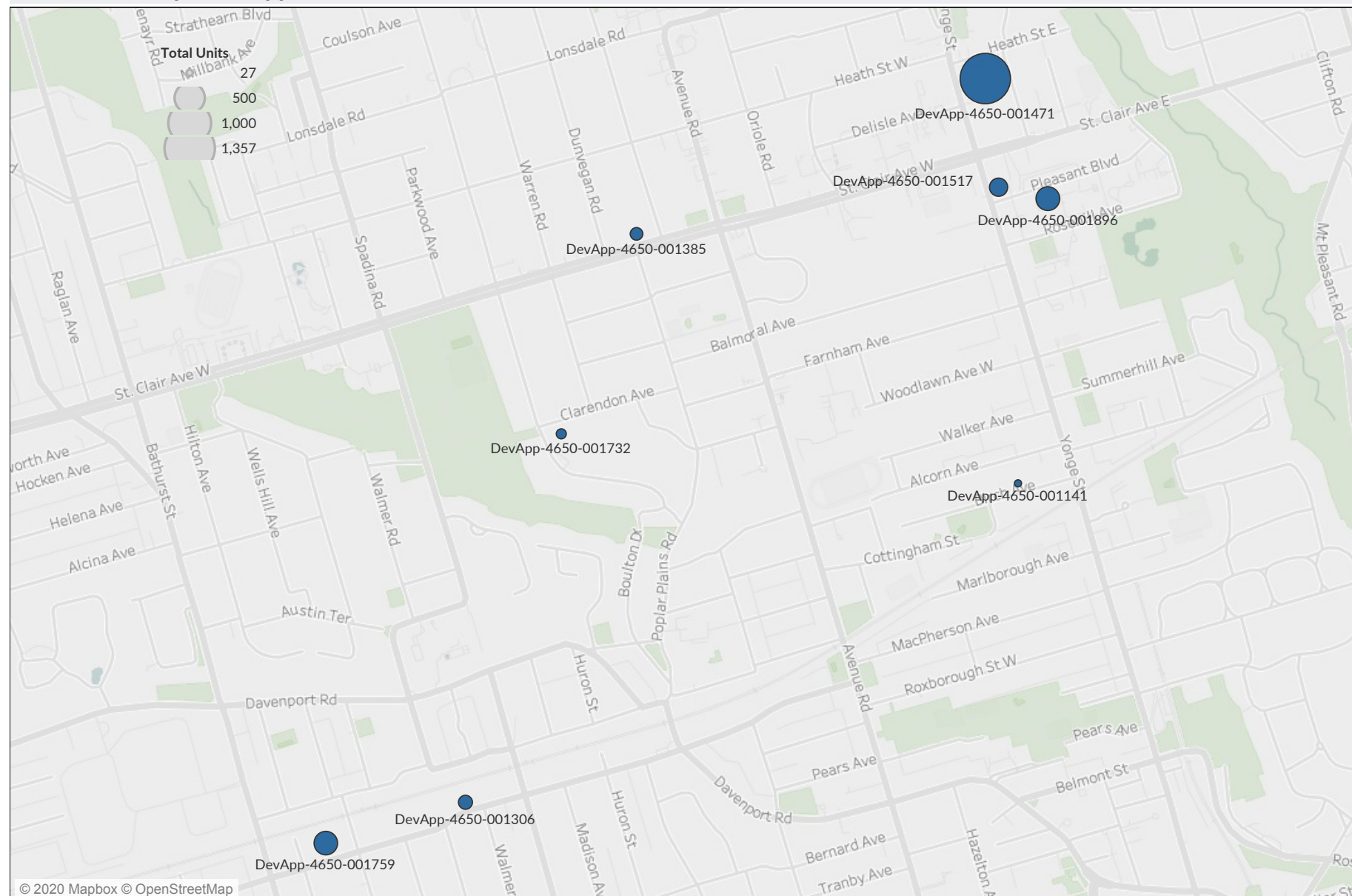
Yonge - St. Clair Submarket Report - April 2020

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	June 2021	0	1	8	216	\$985	\$967
Davies - Brandy Lane Homes	Apartment	December 2021	0	0	9	36	\$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	10	40	\$1,794	\$1,578

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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	10.1	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	• 4	• 16	• 6,218	• 5,414	• 178	• \$2,457	• 1,844	• \$4,531,312	• 8,278
Central Waterfront	• 8	• 13	• 6,642	• 5,786	• 842	• \$1,444	• 992	• \$1,432,421	• 17,952
Don Mills - York Mills	• 0	• 11	• 3,306	• 2,914	• 257	• \$935	• 1,196	• \$1,119,192	• 11,337
Downtown Core	• 11	• 8	• 4,525	• 4,087	• 254	• \$1,625	• 735	• \$1,194,228	• 18,490
Downtown East	• 19	• 19	• 6,444	• 5,623	• 623	• \$1,235	• 832	• \$1,027,745	• 14,710
Downtown West	• 64	• 32	• 11,055	• 9,560	• 1,012	• \$1,440	• 893	• \$1,286,361	• 18,622
Etobicoke Waterfront	• 2	• 3	• 1,632	• 1,468	• 71	• \$1,229	• 758	• \$931,751	• 8,726
Highway7 - Yonge	• 4	• 7	• 1,742	• 1,422	• 320	• \$705	• 1,088	• \$766,886	•
Mississauga City Centre	• 5	• 11	• 6,441	• 5,840	• 377	• \$830	• 882	• \$731,642	•
North Toronto	• 24	• 11	• 3,150	• 2,526	• 446	• \$1,247	• 822	• \$1,024,840	• 7,829
North Yonge Corridor	• 2	• 6	• 1,721	• 1,402	• 100	• \$1,163	• 776	• \$902,142	• 7,142
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 2,056
North York West	• 8	• 9	• 1,375	• 1,136	• 217	• \$926	• 1,197	• \$1,108,770	• 9,016
Not Applicable	• 222	• 159	• 29,938	• 24,319	• 3,789	• \$788	• 975	• \$768,755	• 70,188
Scarborough City Centre									• 2,245
Sheppard Corridor	• 6	• 14	• 4,020	• 3,474	• 462	• \$1,101	• 919	• \$1,011,983	• 7,370
Thornhill	• 68	• 5	• 1,443	• 1,136	• 307	• \$1,078	• 1,194	• \$1,286,375	•
Toronto East	• 16	• 11	• 1,279	• 1,085	• 144	• \$1,007	• 925	• \$931,160	• 3,051
Toronto West	• 7	• 14	• 2,613	• 2,105	• 424	• \$1,125	• 942	• \$1,059,985	• 11,001
Yonge - St. Clair	• 0	• 7	• 728	• 627	• 100	• \$1,488	• 1,629	• \$2,424,006	• 2,403

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