



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of May 2020



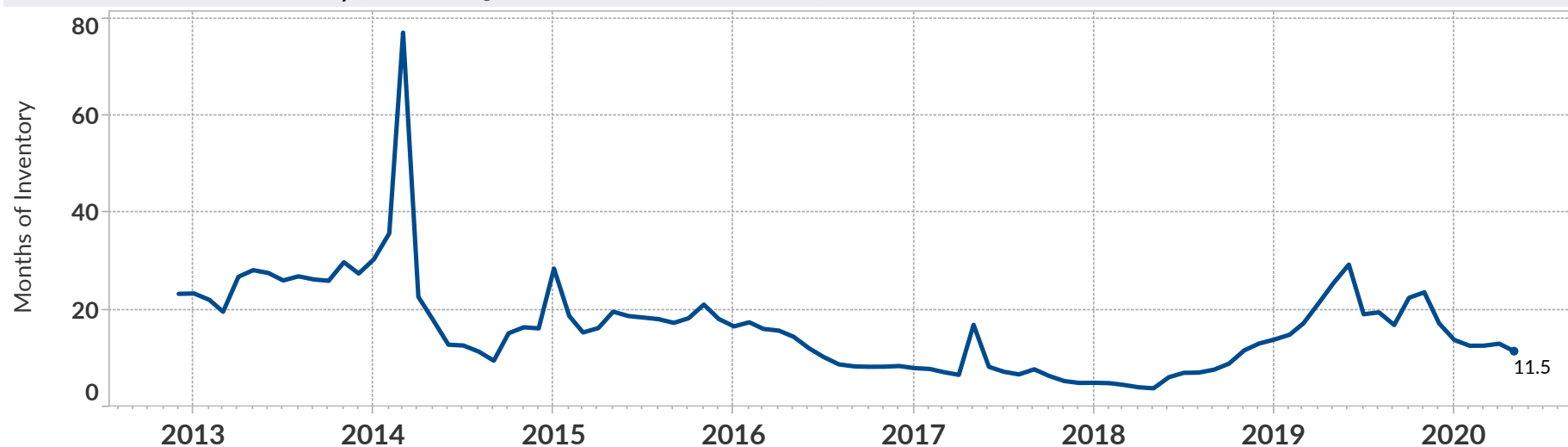
Yonge - St. Clair Submarket Report - May 2020



Yonge - St. Clair			GTA	
Active Projects	7		361	
Total Units	726		95,019	
Total Sales	632		80,914	
Rem. Inv.	93		9,526	
Avg. \$/SF	\$1,464		\$1,079	
Avg. SF	1,606		985	
Avg. \$	\$2,352,130		\$1,062,758	
Current Month Sales (incl. active & sold out)		5	428	

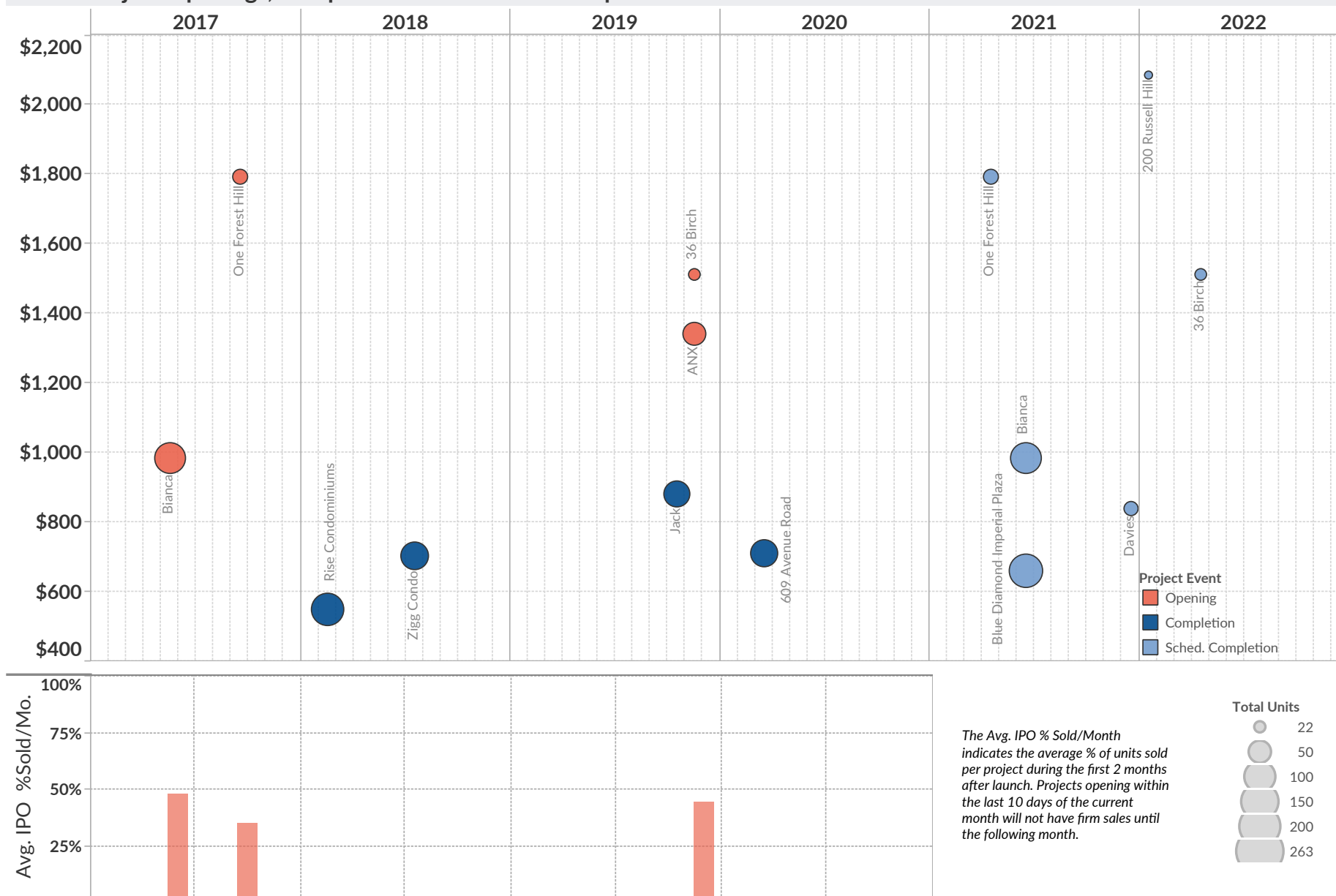
Development Applications			
Yonge - St. Clair		City of Toronto	
Number of Dev. Apps.	8	390	
Total Units	2,413	221,166	
Min. Floor Space Index	1.7	0.1	
Max. Floor Space Index	14.2	61.7	
Avg. Floor Space Index	6.9	6.6	

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



Yonge - St. Clair Submarket Report - May 2020

Recent Project Openings, Completions & Scheduled Completions



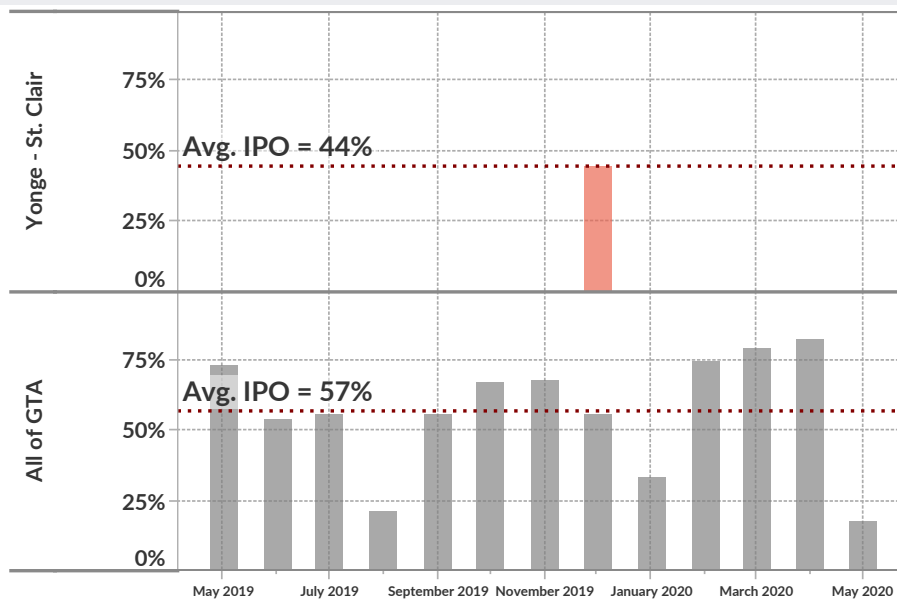
Yonge - St. Clair Submarket Report - May 2020

Project Data by Unit Type

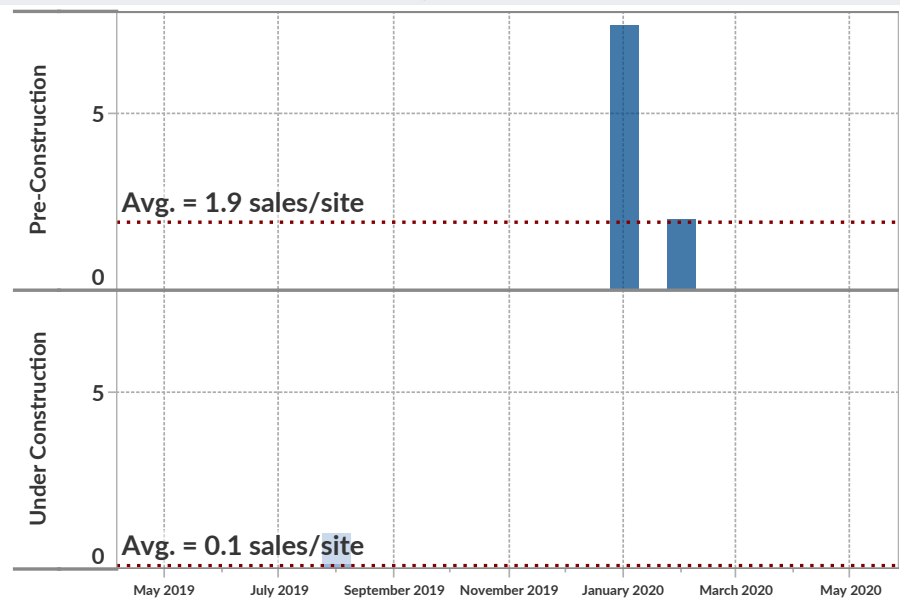
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio				
1 Bedroom	101	0	95	6
1 Bedroom + Den	105	0	102	3
2 Bedroom	239	2	206	33
2 Bedroom + Den	170	3	148	22
3 Bedroom & Up	58	0	32	26
Penthouse	50	0	48	2
Other	2	0	1	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,139	535	681	\$475,000	\$813,990
\$1,504	949	949	\$1,426,990	\$1,426,990
\$1,447	640	2,385	\$799,900	\$3,350,000
\$1,461	1,275	3,476	\$1,550,000	\$5,300,000
\$1,470	1,270	3,043	\$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)

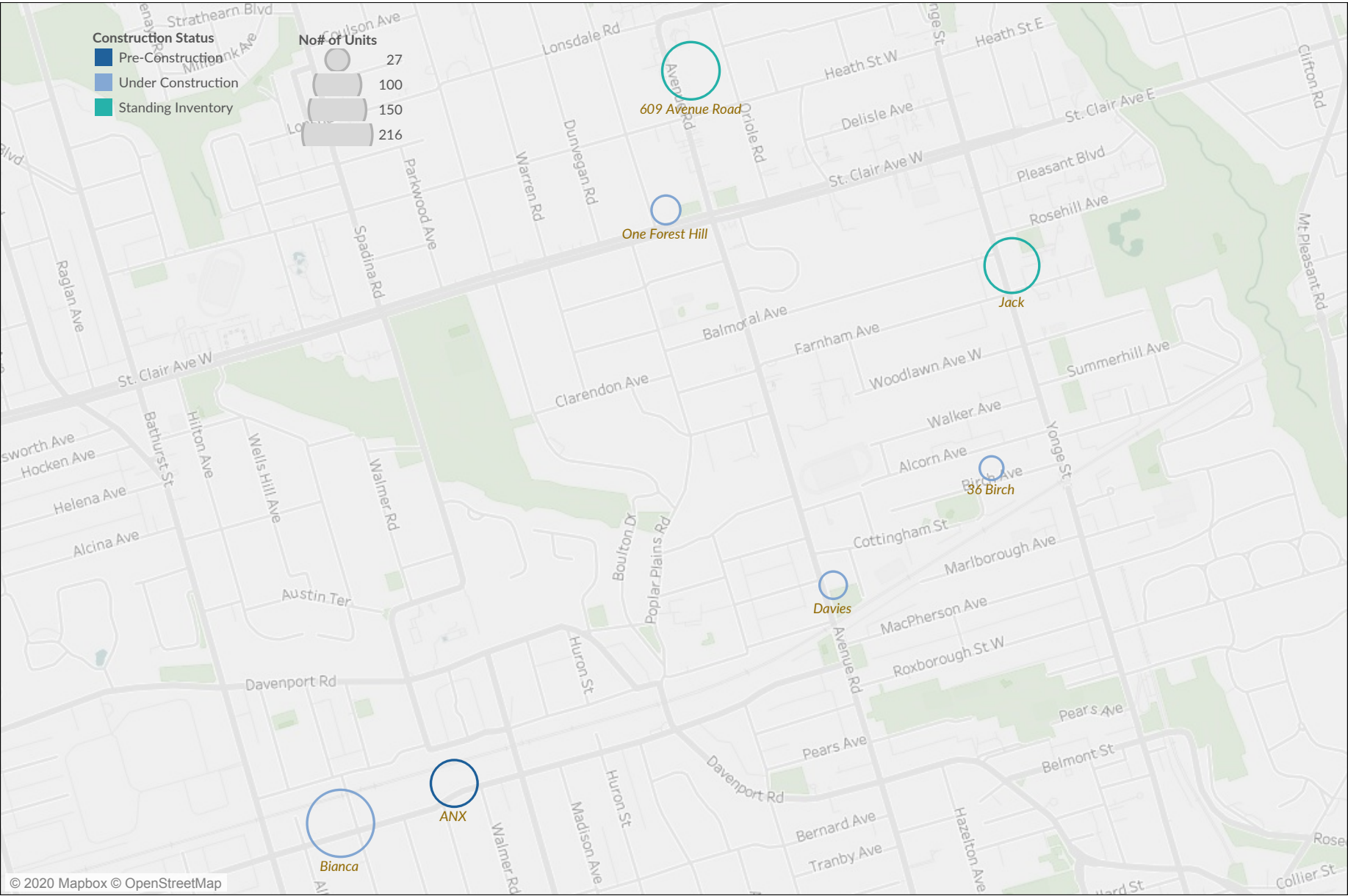


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - May 2020

Current Active Projects



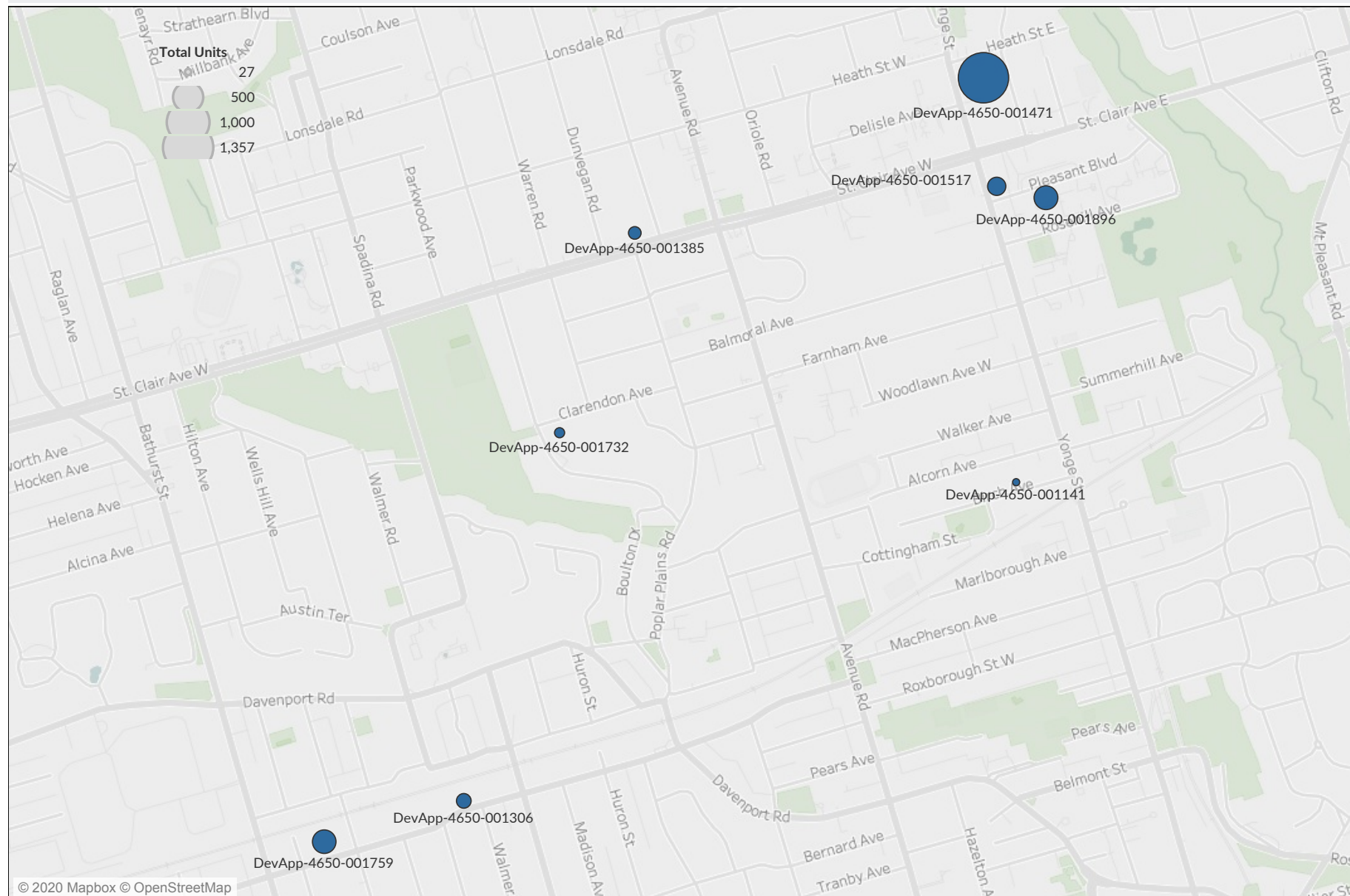
Yonge - St. Clair Submarket Report - May 2020

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	\$1,455
609 Avenue Road - State Building Group and Madison Group	Apartment	March 2020	0	0	0	158	\$711	\$1,832
ANX - Freed Developments Ltd.	Apartment	September 2023	0	11	42	105	\$1,342	\$1,409
Bianca - Tridel	Apartment	June 2021	1	2	7	216	\$985	\$1,113
Davies - Brandy Lane Homes	Apartment	December 2021	1	1	8	36	\$840	\$1,630
Jack - Aspen Ridge Homes	Apartment	October 2019	0	0	12	144	\$882	\$1,586
One Forest Hill - North Drive	Apartment	April 2021	3	3	7	40	\$1,794	\$1,574

Yonge - St. Clair Submarket Report - May 2020

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	115
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.

Yonge - St. Clair Submarket Report - May 2020

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	0	16	6,217	5,413	179	\$2,454	1,838	\$4,510,204	8,610
Central Waterfront	5	13	6,642	5,791	837	\$1,419	1,002	\$1,421,994	19,434
Don Mills - York Mills	9	11	3,306	2,923	248	\$937	1,194	\$1,118,702	11,337
Downtown Core	0	8	4,759	4,086	255	\$1,644	733	\$1,205,854	18,040
Downtown East	11	19	6,371	5,634	533	\$1,253	821	\$1,029,143	15,959
Downtown West	9	32	10,872	9,571	882	\$1,457	908	\$1,322,157	18,111
Etobicoke Waterfront	1	3	1,632	1,469	70	\$1,226	756	\$927,024	8,726
Highway7 - Yonge	22	7	1,742	1,535	207	\$691	1,196	\$827,017	.
Mississauga City Centre	7	11	6,441	5,854	363	\$828	890	\$736,777	.
North Toronto	7	11	3,150	2,504	468	\$1,245	823	\$1,024,426	8,331
North Yonge Corridor	2	6	1,792	1,404	169	\$1,118	845	\$944,043	7,587
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	29	8	1,110	987	96	\$1,051	1,508	\$1,583,941	9,087
Not Applicable	292	162	30,675	24,994	3,786	\$778	982	\$763,198	73,347
Scarborough City Centre									2,245
Sheppard Corridor	3	13	3,648	3,195	452	\$1,101	920	\$1,013,295	7,793
Thornhill	11	5	1,443	1,147	296	\$1,083	1,203	\$1,303,196	.
Toronto East	3	13	1,352	1,139	172	\$989	927	\$916,534	3,051
Toronto West	12	14	2,613	2,117	412	\$1,136	946	\$1,074,717	11,001
Yonge - St. Clair	5	7	726	632	93	\$1,464	1,606	\$2,352,130	2,413

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