



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of June 2020



North Yonge Corridor Submarket Report - June 2020

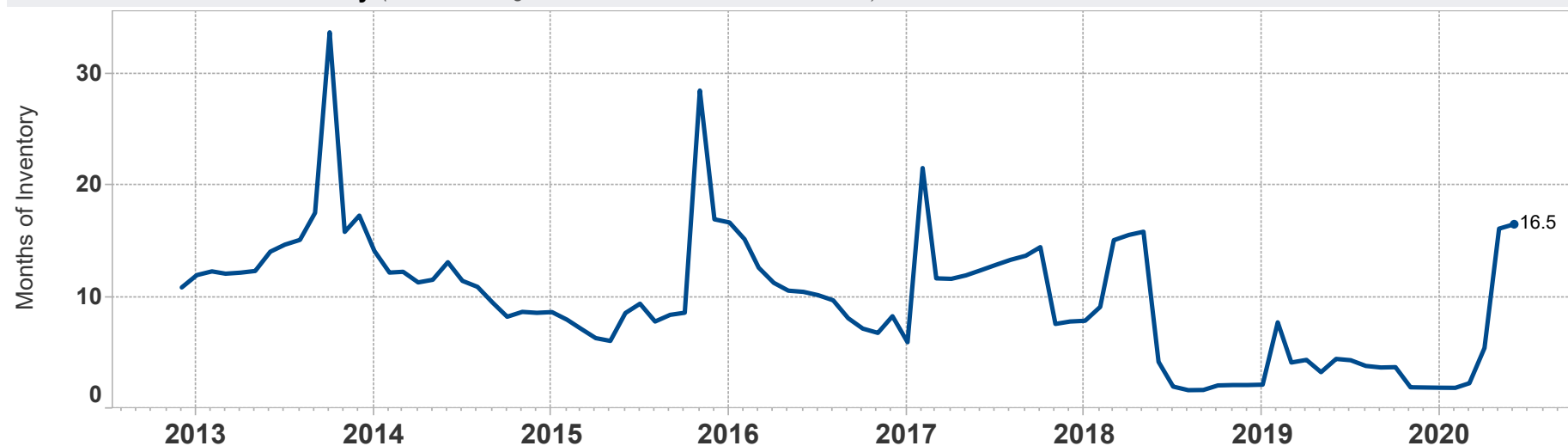


North Yonge Corridor		GTA
Active Projects	6	360
Total Units	1,715	95,384
Total Sales	1,434	80,981
Rem. Inv.	150	9,679
Avg. \$/SF	\$1,146	\$1,092
Avg. SF	811	984
Avg. \$	\$928,813	\$1,073,753
Current Month Sales (incl. active & sold out)	30	744

Development Applications

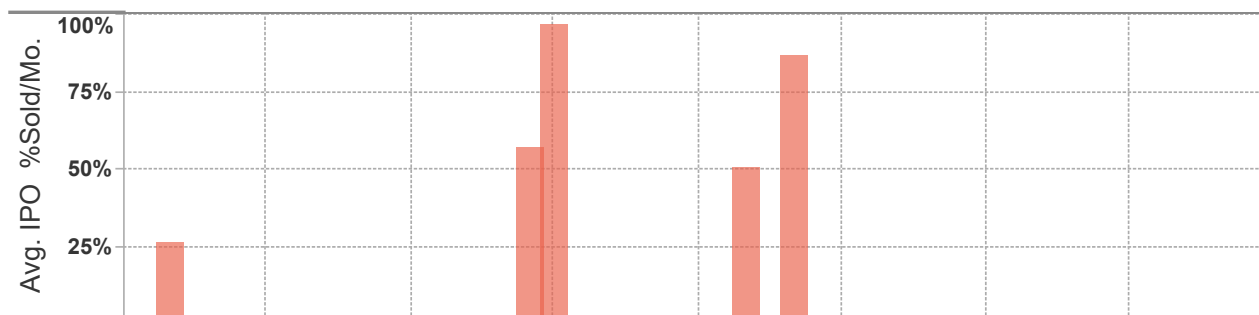
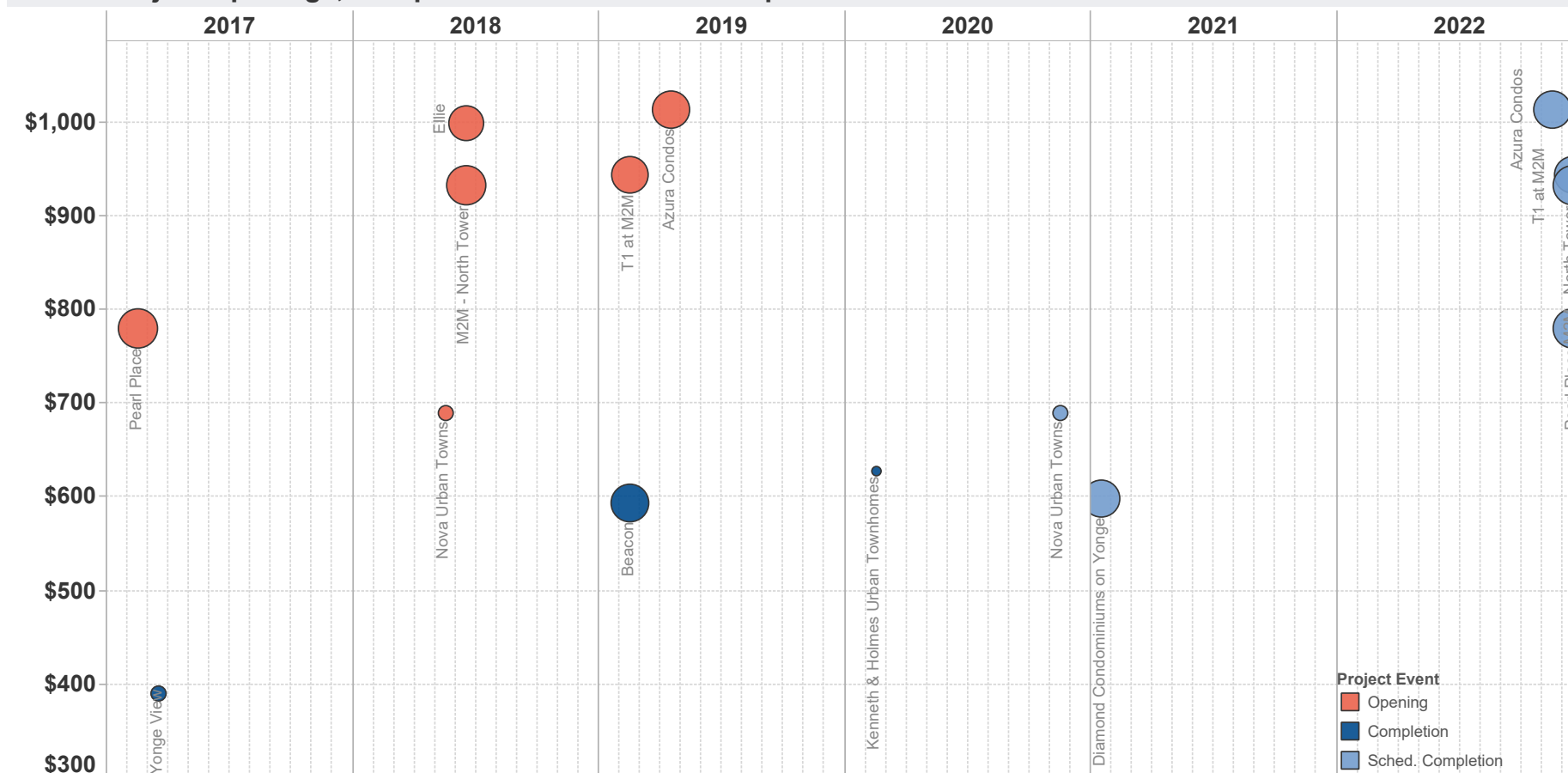
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	16	400
Total Units	7,879	226,181
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.6	61.7
Avg. Floor Space Index	5.0	6.6

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

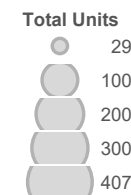


North Yonge Corridor Submarket Report - June 2020

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



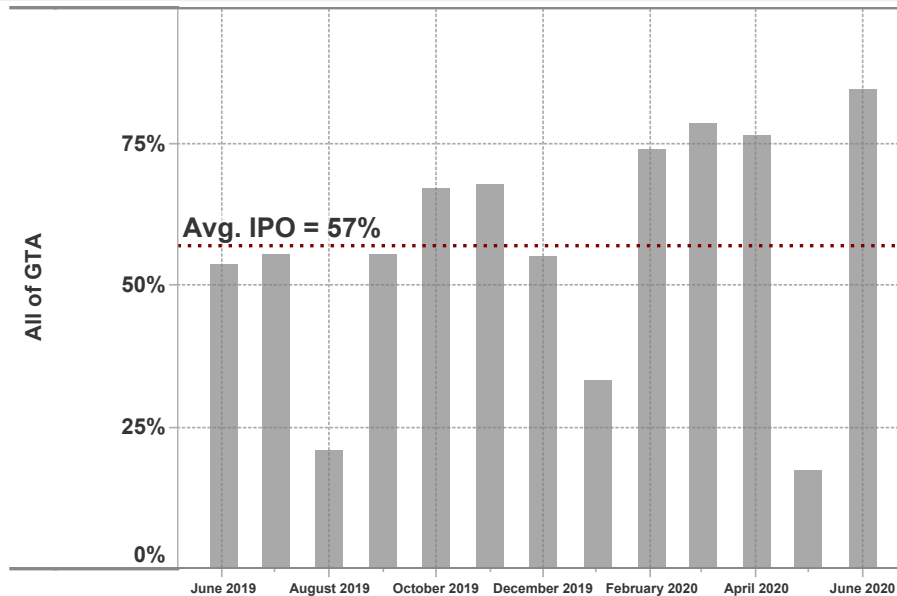
North Yonge Corridor Submarket Report - June 2020

Project Data by Unit Type

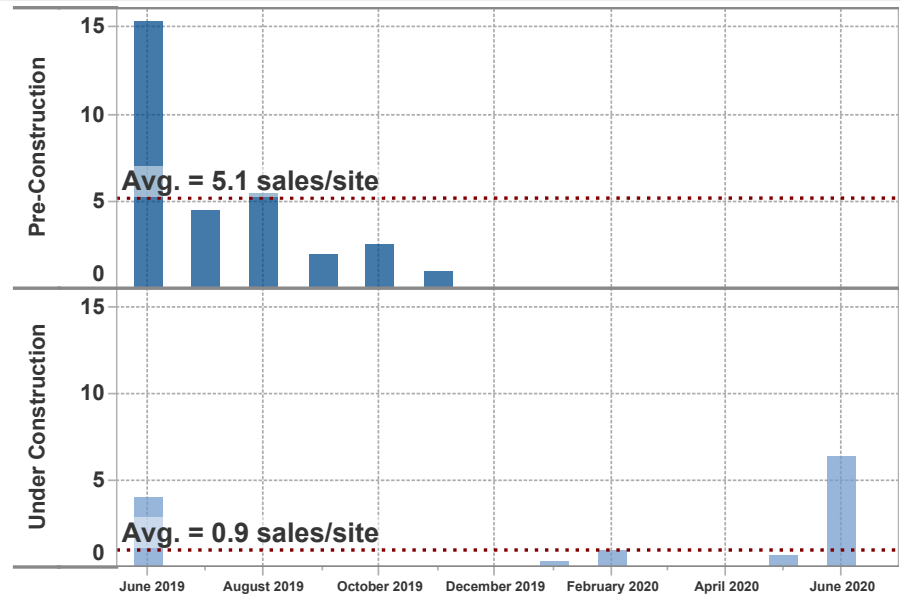
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	270	0	267	3
1 Bedroom + Den	471	0	434	37
2 Bedroom	556	17	503	53
2 Bedroom + Den	134	1	122	12
3 Bedroom & Up	100	5	79	21
Penthouse	18	2	2	16
Other	29	5	21	8

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,232	570	570	\$700,900	\$703,900
\$1,247	583	645	\$710,900	\$820,900
\$1,140	681	900	\$615,900	\$988,900
\$1,120	834	1,135	\$959,000	\$1,179,990
\$1,107	908	1,404	\$923,990	\$1,449,990
\$1,036	1,078	1,431	\$1,197,900	\$1,401,900

IPO Launch Performance (first 2 months)

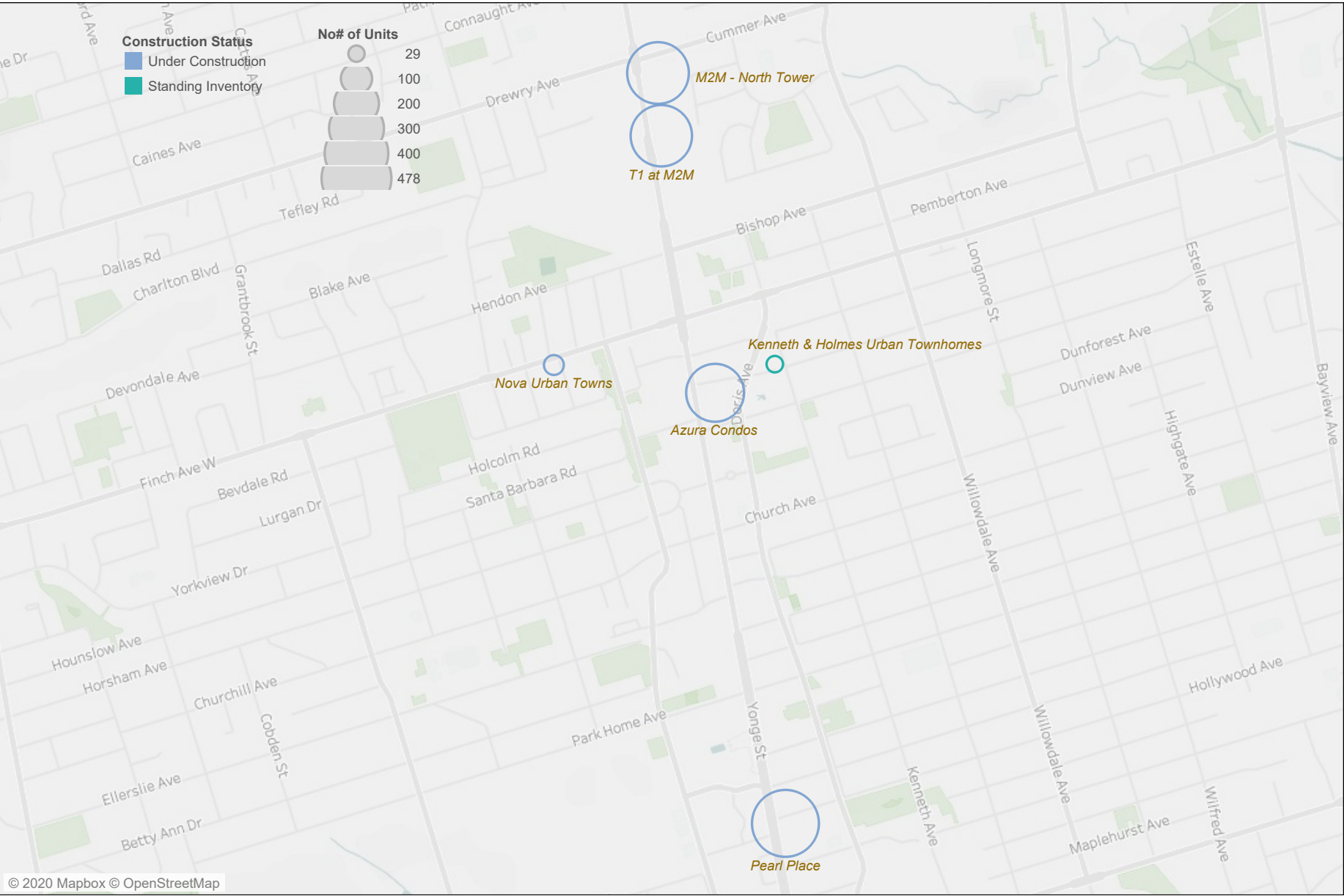


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - June 2020

Current Active Projects



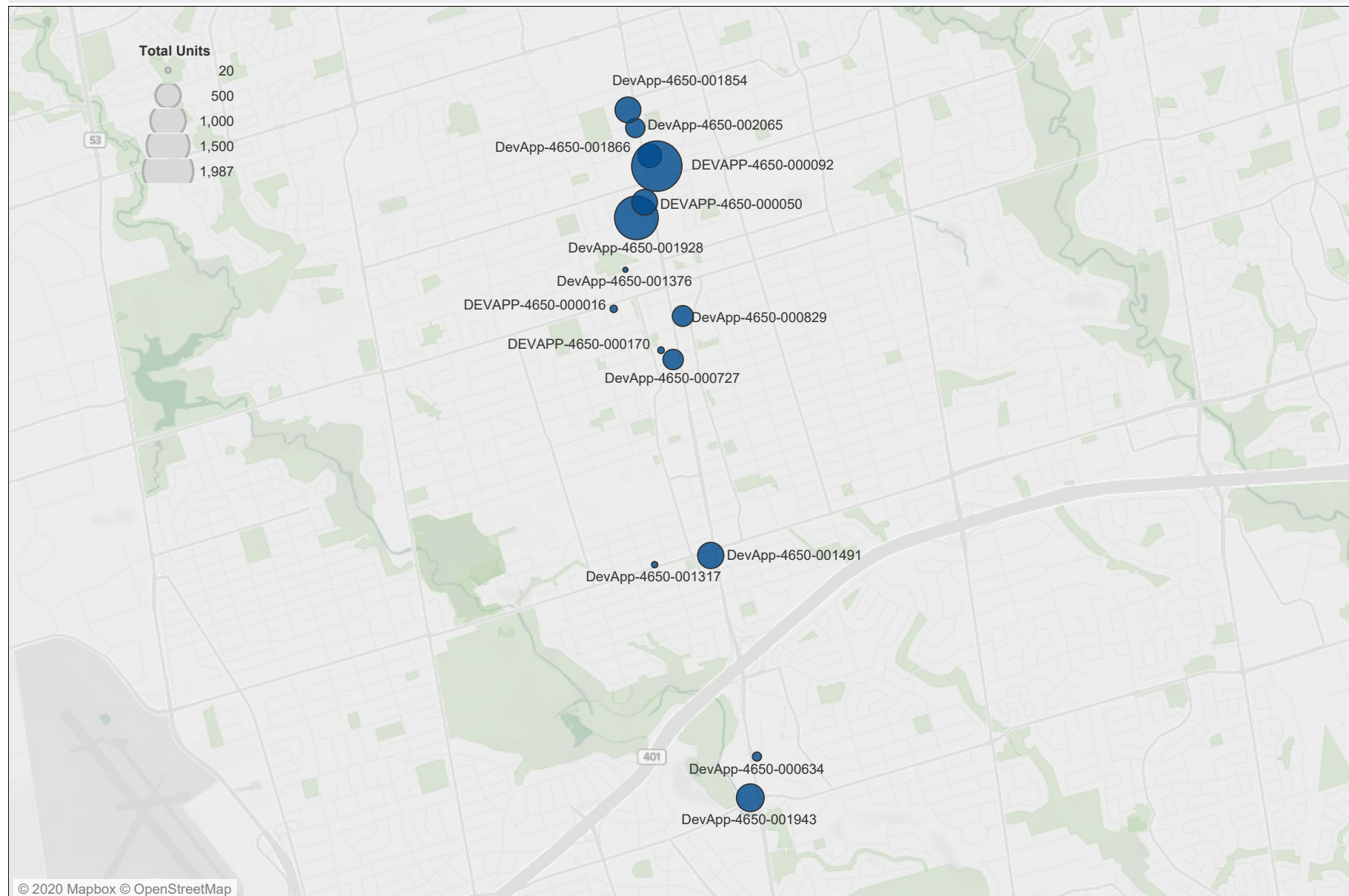
North Yonge Corridor Submarket Report - June 2020

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
Azura Condos - Capital Developments	Apartment	November 2022	0	3	12	358	\$1,014	\$1,104
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February 2020	0	0	6	29	\$628	\$0
M2M - North Tower - Aoyuan International	Apartment	December 2022	7	7	12	406	\$933	\$879
Nova Urban Towns - Kaleido Developments Inc.	Stacked	November 2020	4	7	3	42	\$690	\$856
Pearl Place - Conservatory Group	Apartment	December 2022	0	12	73	478	\$780	\$1,234
T1 at M2M - Aoyuan International	Apartment	December 2022	19	19	44	402	\$944	\$1,064

North Yonge Corridor Submarket Report - June 2020

Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	42
DEVAPP-4650-000050	5840 - 5870 Yonge Street	6.7	518
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	1,987
DEVAPP-4650-000170	26 - 36 Hounslow Avenue	2.4	34
DevApp-4650-000546	2400 - 2444 Yonge Street	9.6	631
DevApp-4650-000634	4155 Yonge Street	3.2	64
DevApp-4650-000727	5400 Yonge Street & 15 Horsham Avenue	13.1	324
DevApp-4650-000829	15 Holmes Avenue	5.0	339
DevApp-4650-001317	110 - 112 Sheppard Avenue West	2.5	30
DevApp-4650-001376	40 - 48 Hendon Avenue	2.2	20
DevApp-4650-001491	4800 Yonge Street	12.0	536
DevApp-4650-001854	6150 Yonge Street	5.6	521
DevApp-4650-001866	5995 Yonge Street	12.6	443
DevApp-4650-001928	5800 Yonge Street		1,496
DevApp-4650-001943	4050 Yonge Street	4.7	602
DevApp-4650-002065	6080 Yonge Street	6.0	292

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.

North Yonge Corridor Submarket Report - June 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	2	15	5,973	5,172	176	\$2,412	1,894	\$4,568,809	8,932
Central Waterfront	10	13	6,642	5,810	818	\$1,459	1,087	\$1,586,790	19,434
Don Mills - York Mills	4	11	3,306	2,927	244	\$935	1,187	\$1,110,394	11,337
Downtown Core	17	8	4,759	4,103	238	\$1,632	737	\$1,203,027	18,136
Downtown East	26	19	6,450	5,661	506	\$1,246	837	\$1,042,982	15,970
Downtown West	14	32	11,097	9,572	987	\$1,445	885	\$1,278,789	17,851
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	37	6	1,553	1,383	170	\$692	1,240	\$857,927	.
Mississauga City Centre	53	11	6,645	5,898	514	\$898	782	\$701,954	.
North Toronto	16	12	3,194	2,520	496	\$1,263	842	\$1,063,407	10,333
North Yonge Corridor	30	6	1,715	1,434	150	\$1,146	811	\$928,813	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	35	9	1,168	1,026	94	\$1,102	1,344	\$1,481,165	9,485
Not Applicable	414	161	30,938	25,184	3,880	\$779	977	\$760,940	74,928
Scarborough City Centre									2,245
Sheppard Corridor	15	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	38	5	1,443	1,188	255	\$1,102	1,277	\$1,407,853	.
Toronto East	1	13	1,352	1,140	171	\$990	925	\$915,535	3,051
Toronto West	32	14	2,613	2,133	396	\$1,132	952	\$1,077,841	10,940
Yonge - St. Clair	0	7	728	632	93	\$1,474	1,591	\$2,345,544	3,047

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