



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of June 2020



Highway 7 - Yonge Submarket Report - June 2020



Highway7 - Yonge			GTA	
Active Projects	6		360	
Total Units	1,553		95,384	
Total Sales	1,383		80,981	
Rem. Inv.	170		9,679	
Avg. \$/SF	\$692		\$1,092	
Avg. SF	1,240		984	
Avg. \$	\$857,927		\$1,073,753	
Current Month Sales (incl. active & sold out)		37	744	

Development Applications		
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	400
Total Units		226,181
Min. Floor Space Index		0.1
Max. Floor Space Index		61.7
Avg. Floor Space Index		6.6

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



Min. Original \$/SF

2017

2018

2019

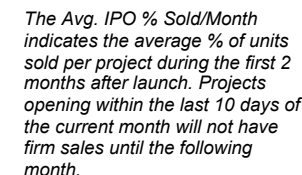
2020

2021

2022

Project Event

- Opening
- Completion
- Sched. Completion



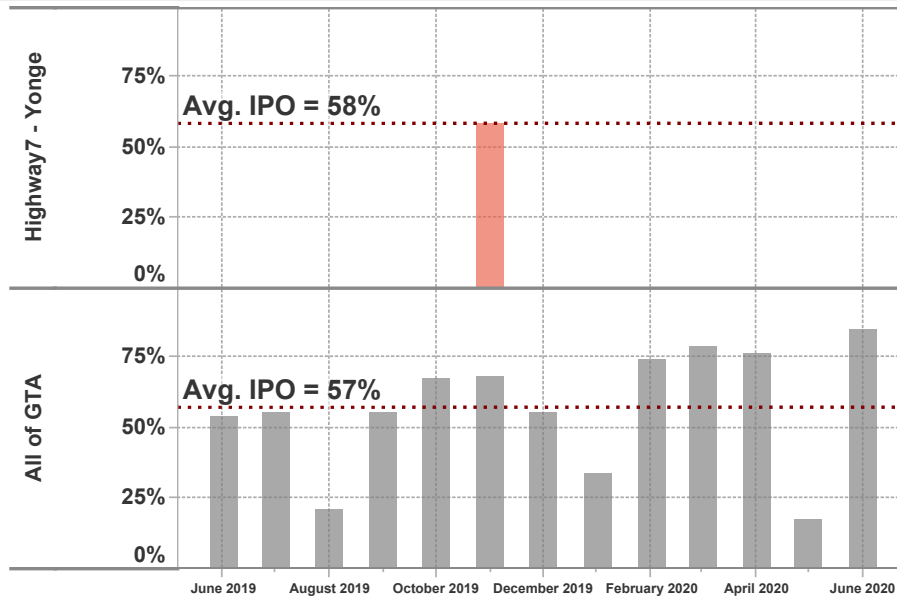
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Project Data by Unit Type

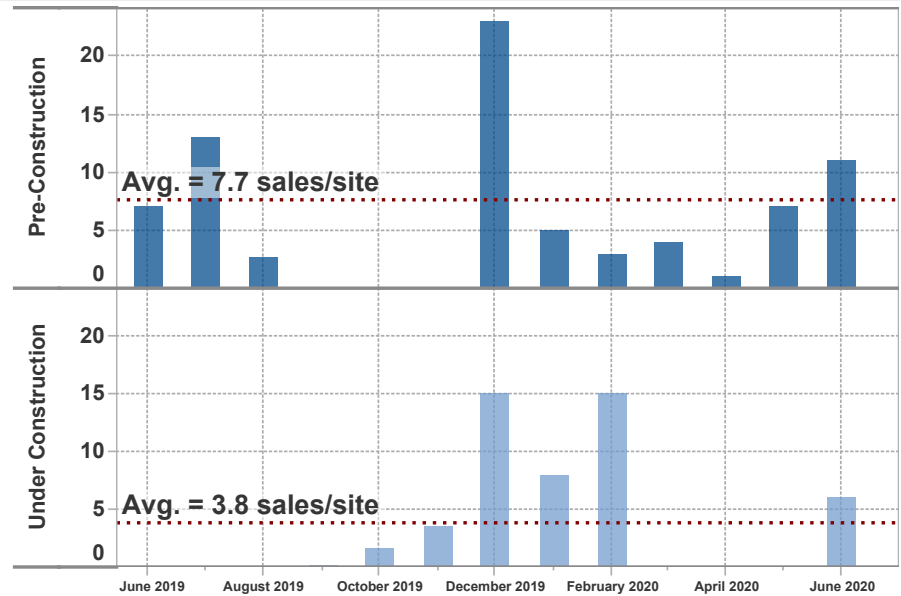
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	108	1	107	1
1 Bedroom + Den	525	3	515	10
2 Bedroom	564	20	474	90
2 Bedroom + Den	171	4	154	17
3 Bedroom & Up	176	8	132	44
Penthouse				
Other	8	0	0	8

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$792	583	583	\$461,900	\$461,900
\$738	646	895	\$487,900	\$653,400
\$666	795	1,289	\$639,900	\$849,900
\$755	928	1,290	\$652,900	\$922,400
\$668	1,143	1,909	\$769,900	\$1,449,900
\$806	2,473	2,727	\$1,992,900	\$2,197,900

IPO Launch Performance (first 2 months)

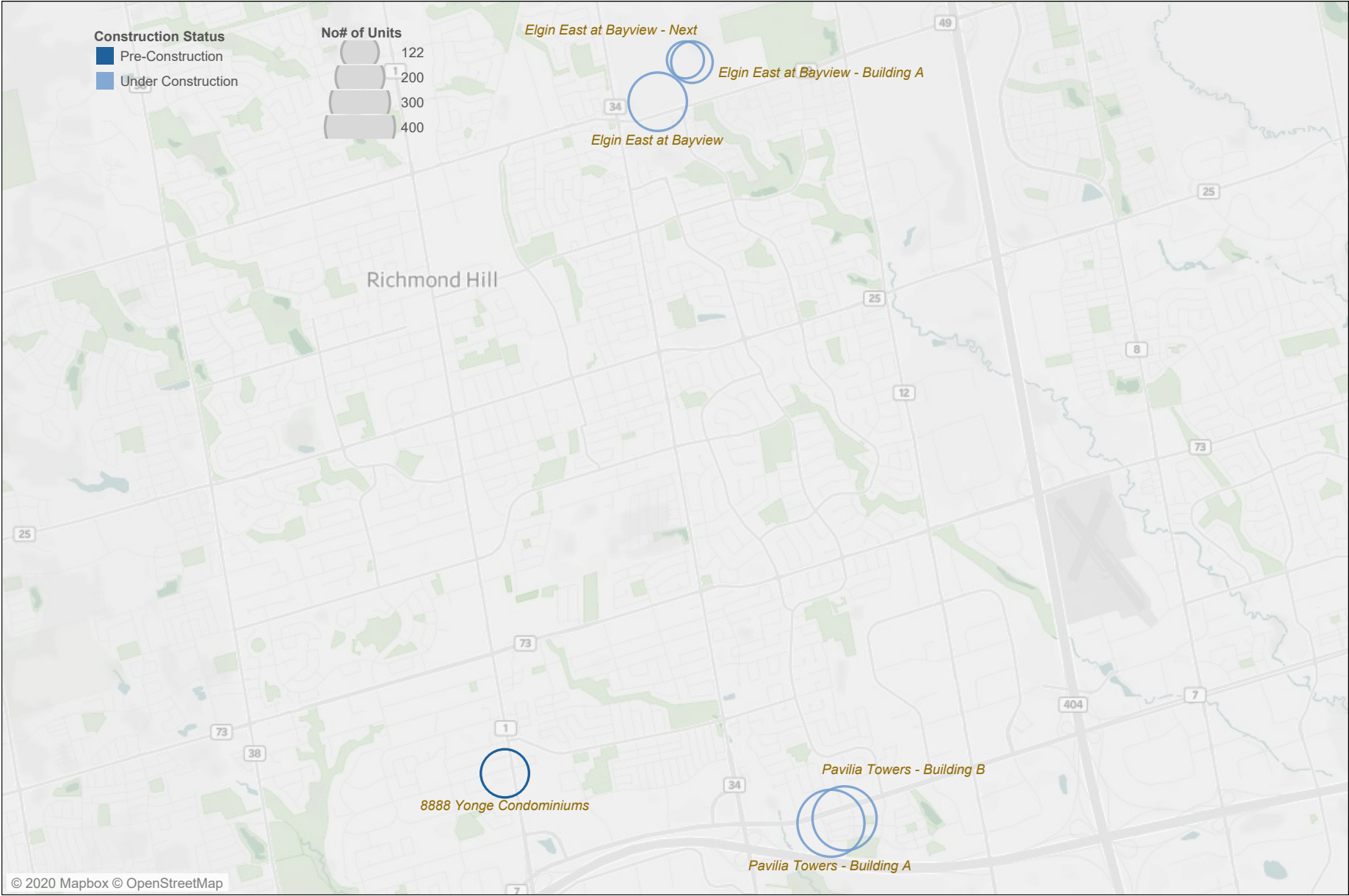


Post Launch Absorption: Highway 7 - Yonge



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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	11	31	32	207	\$715	\$771
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	3	19	9	154	\$633	\$748
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	6	29	8	122	\$699	\$747
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	13	58	88	304	\$579	\$623
Pavilia Towers - Building A - Times Group Corporation	Apartment	July 2021	0	8	15	400	\$675	\$746
Pavilia Towers - Building B - Times Group Corporation	Apartment	July 2021	3	19	18	366	\$683	\$768

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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	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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