



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of July 2020



Yonge - St. Clair Submarket Report - July 2020

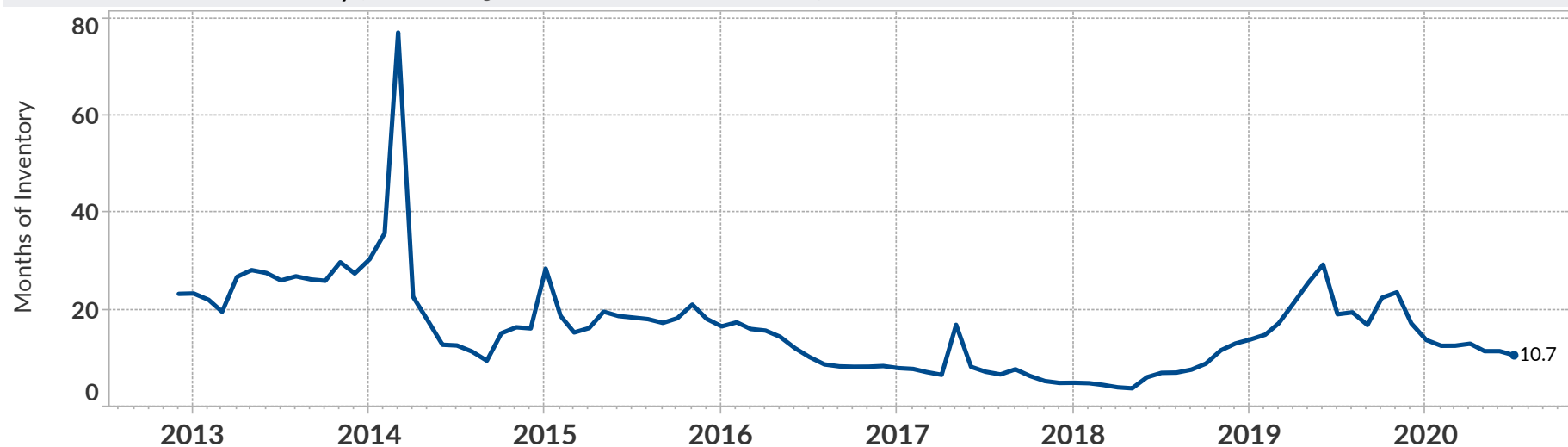


Yonge - St. Clair			GTA	
Active Projects	7		367	
Total Units	728		96,937	
Total Sales	637		82,550	
Rem. Inv.	88		9,829	
Avg. \$/SF	\$1,468		\$1,108	
Avg. SF	1,649		961	
Avg. \$	\$2,420,121		\$1,065,426	
Current Month Sales (incl. active & sold out)		5	1,991	

Development Applications

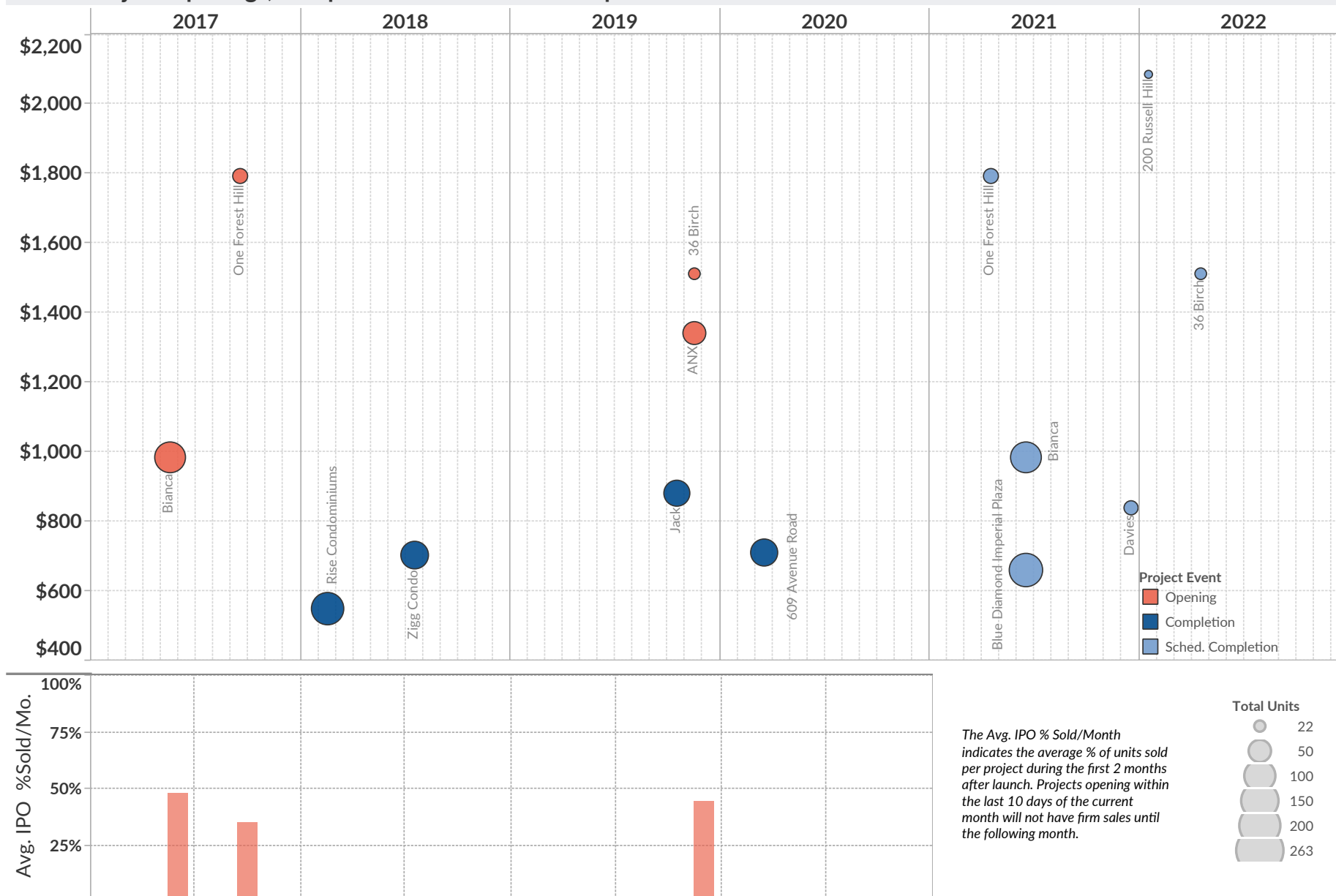
Yonge - St. Clair			City of Toronto	
Number of Dev. Apps.	9		410	
Total Units	3,047		234,134	
Min. Floor Space Index	1.7		0.1	
Max. Floor Space Index	14.2		61.7	
Avg. Floor Space Index	7.4		6.6	

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



Yonge - St. Clair Submarket Report - July 2020

Recent Project Openings, Completions & Scheduled Completions



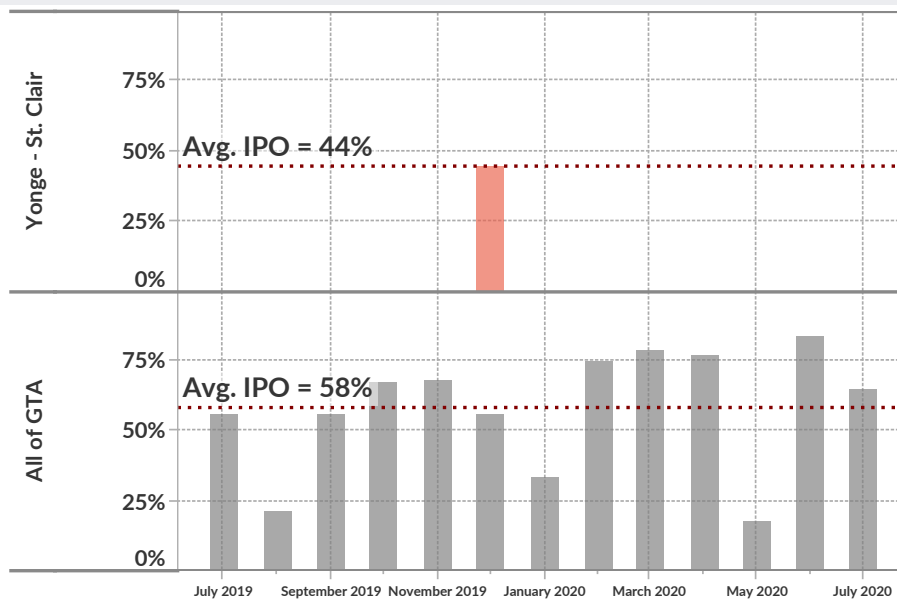
Yonge - St. Clair Submarket Report - July 2020

Project Data by Unit Type

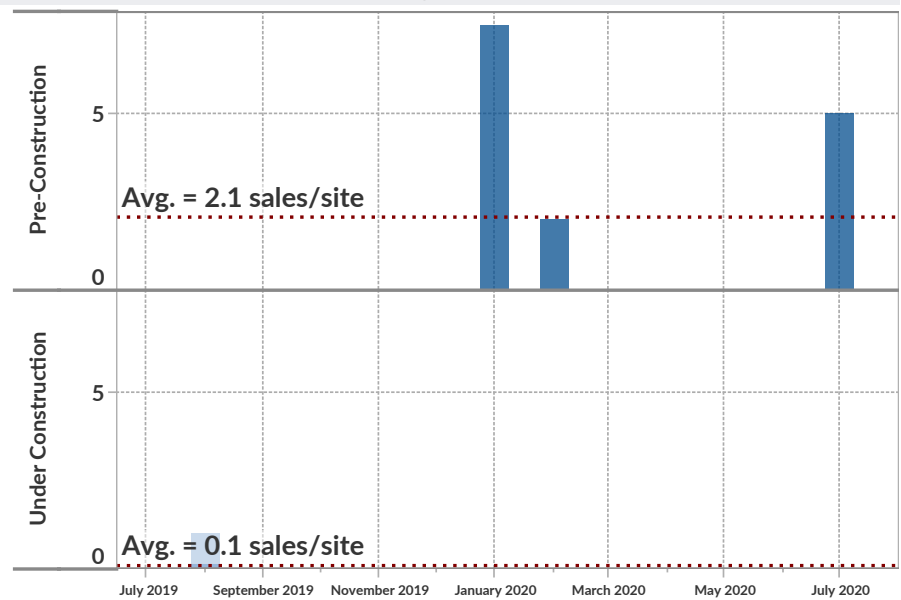
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio				
1 Bedroom	101	2	94	7
1 Bedroom + Den	105	0	102	3
2 Bedroom	239	3	209	30
2 Bedroom + Den	170	0	148	22
3 Bedroom & Up	58	0	35	23
Penthouse	50	0	48	2
Other	2	0	1	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,121	480	1,980	\$634,900	\$1,660,000
\$1,450	949	949	\$1,321,990	\$1,430,990
\$1,446	700	2,385	\$859,900	\$3,350,000
\$1,464	1,275	3,476	\$1,550,000	\$5,300,000
\$1,507	1,220	3,043	\$1,849,900	\$4,250,000
\$1,712	1,979	3,145	\$3,200,000	\$5,569,990
\$1,525	3,476	3,476	\$5,300,000	\$5,300,000

IPO Launch Performance (first 2 months)

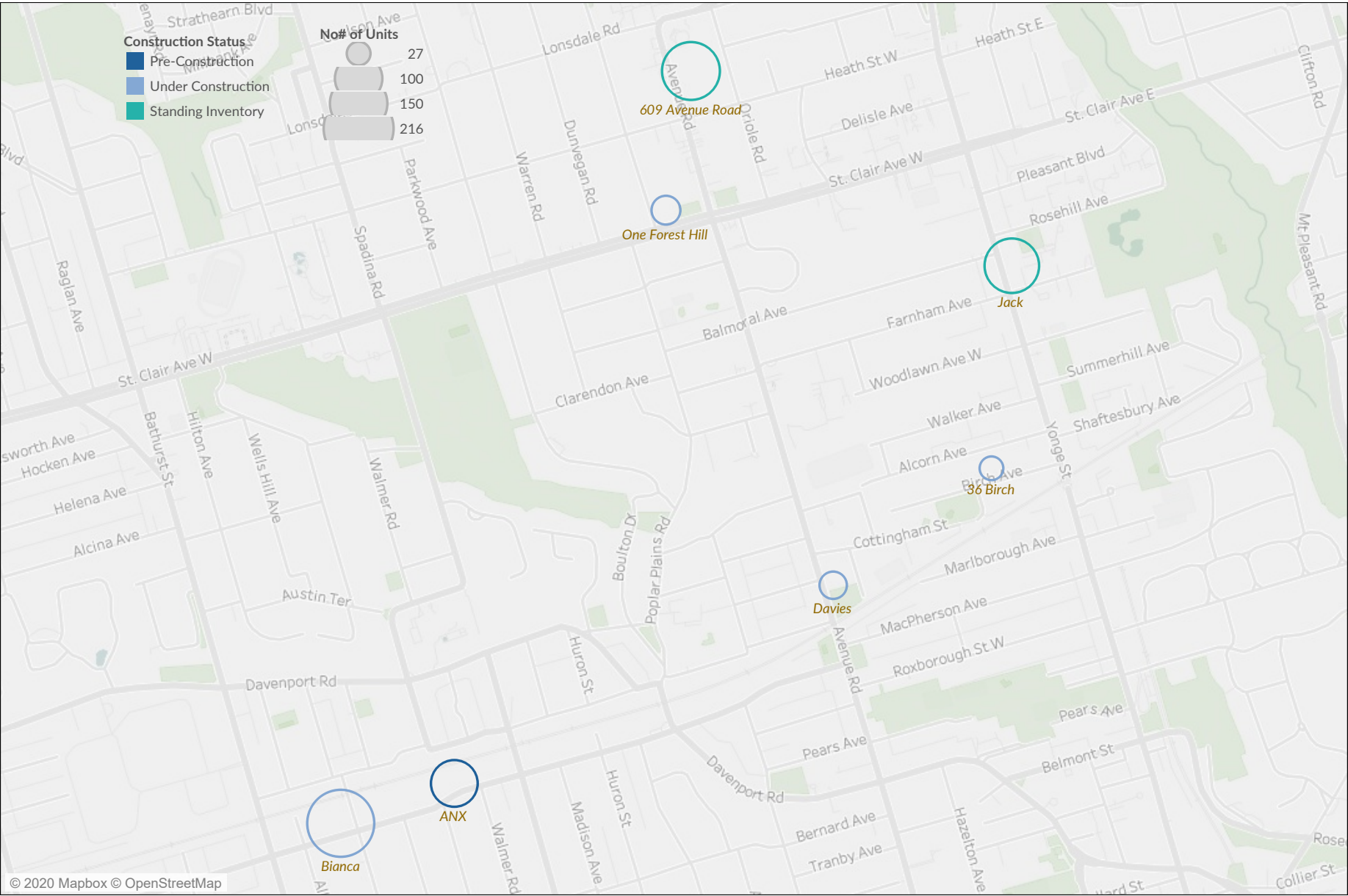


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - July 2020

Current Active Projects



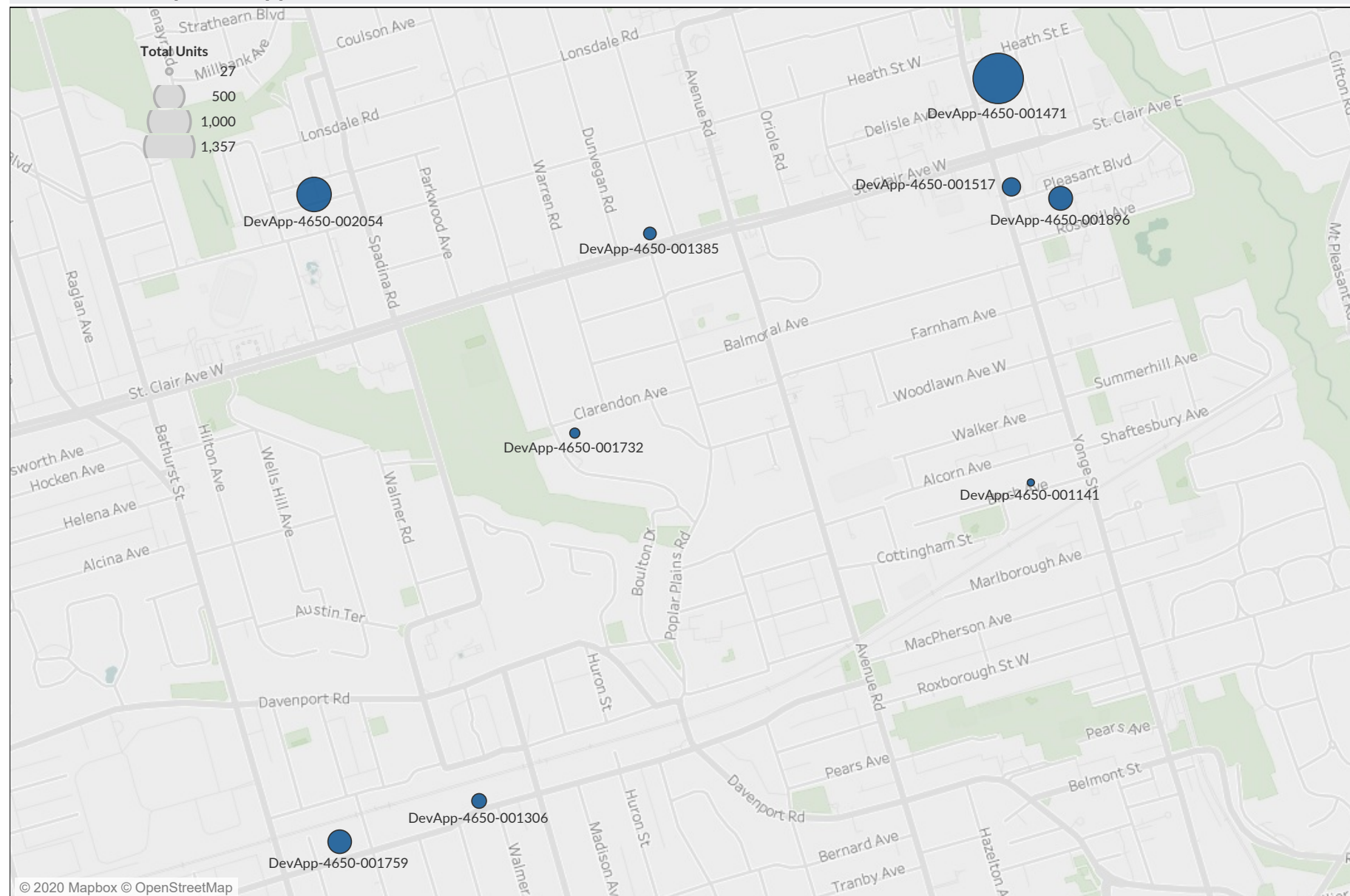
Yonge - St. Clair Submarket Report - July 2020

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	161	\$711	\$1,832
ANX - Freed Developments Ltd.	Apartment	September 2023	5	16	37	105	\$1,342	\$1,463
Bianca - Tridel	Apartment	June 2021	0	2	7	216	\$985	\$1,094
Davies - Brandy Lane Homes	Apartment	December 2021	0	1	8	36	\$840	\$1,630
Jack - Aspen Ridge Homes	Apartment	October 2019	0	0	12	143	\$882	\$1,490
One Forest Hill - North Drive	Apartment	April 2021	0	3	7	40	\$1,794	\$1,574

Yonge - St. Clair Submarket Report - July 2020

Current Development Applications



Yonge - St. Clair Submarket Report - July 2020

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
DevApp-4650-002054	63 Montclair Avenue	11.3	634

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 - July 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	5,974	5,146	177	\$2,442	1,856	\$4,532,010	8,932
Central Waterfront	20	13	6,642	5,823	803	\$1,454	1,093	\$1,589,498	19,434
Don Mills - York Mills	23	11	3,306	2,950	199	\$968	1,197	\$1,158,263	11,337
Downtown Core	2	8	4,759	4,105	236	\$1,640	746	\$1,224,474	18,038
Downtown East	486	22	7,386	6,154	928	\$1,288	681	\$876,906	16,000
Downtown West	6	32	10,996	9,627	986	\$1,449	887	\$1,284,867	18,144
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	11	6	1,553	1,394	159	\$691	1,250	\$863,410	.
Mississauga City Centre	32	11	6,459	5,932	480	\$895	781	\$699,106	.
North Toronto	14	12	3,194	2,529	487	\$1,268	846	\$1,073,216	10,341
North Yonge Corridor	21	6	1,709	1,455	123	\$1,152	818	\$943,006	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	9	9	1,167	1,034	86	\$1,111	1,411	\$1,566,719	9,619
Not Applicable	1,174	164	31,640	25,928	3,733	\$788	975	\$768,306	82,240
Scarborough City Centre									2,245
Sheppard Corridor	0	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	163	6	1,651	1,351	300	\$1,069	1,178	\$1,259,349	.
Toronto East	14	13	1,352	1,152	159	\$990	918	\$908,475	3,051
Toronto West	9	14	2,613	2,135	394	\$1,140	953	\$1,085,653	11,214
Yonge - St. Clair	5	7	728	637	88	\$1,468	1,649	\$2,420,121	3,047

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.