



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of July 2020



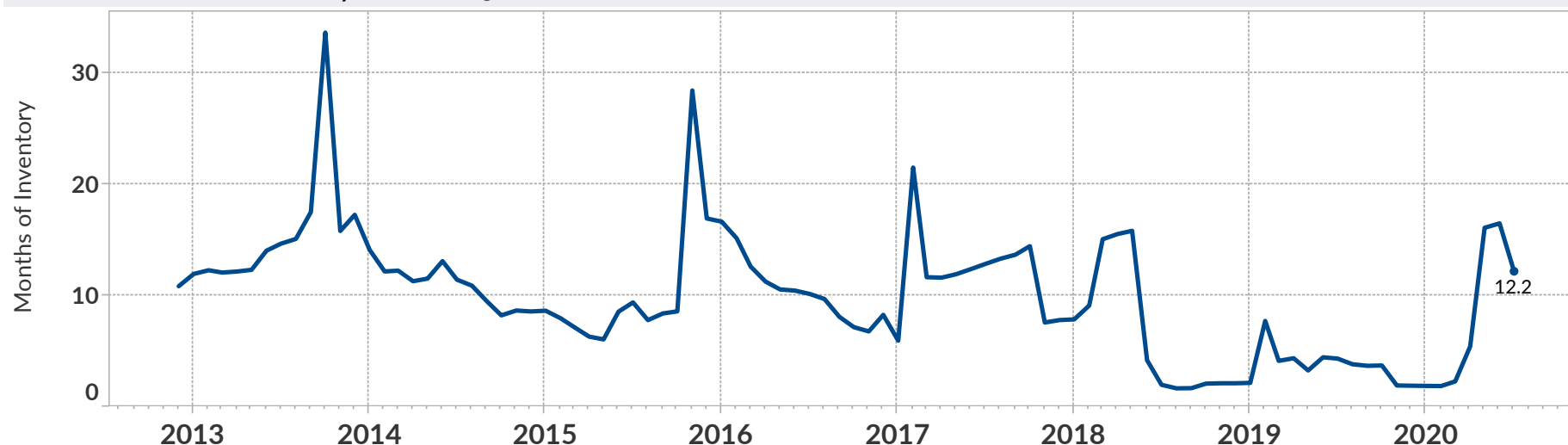
North Yonge Corridor Submarket Report - July 2020



North Yonge Corridor		GTA
Active Projects	6	367
Total Units	1,709	96,937
Total Sales	1,455	82,550
Rem. Inv.	123	9,829
Avg. \$/SF	\$1,152	\$1,108
Avg. SF	818	961
Avg. \$	\$943,006	\$1,065,426
Current Month Sales (incl. active & sold out)	21	1,991

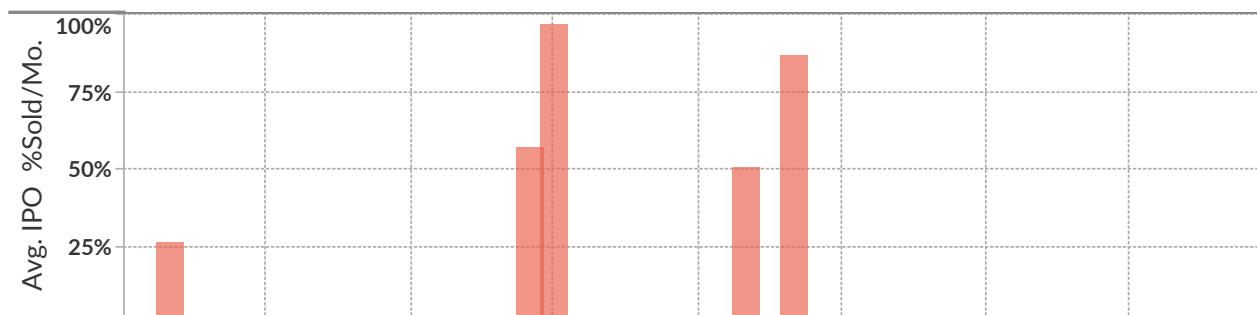
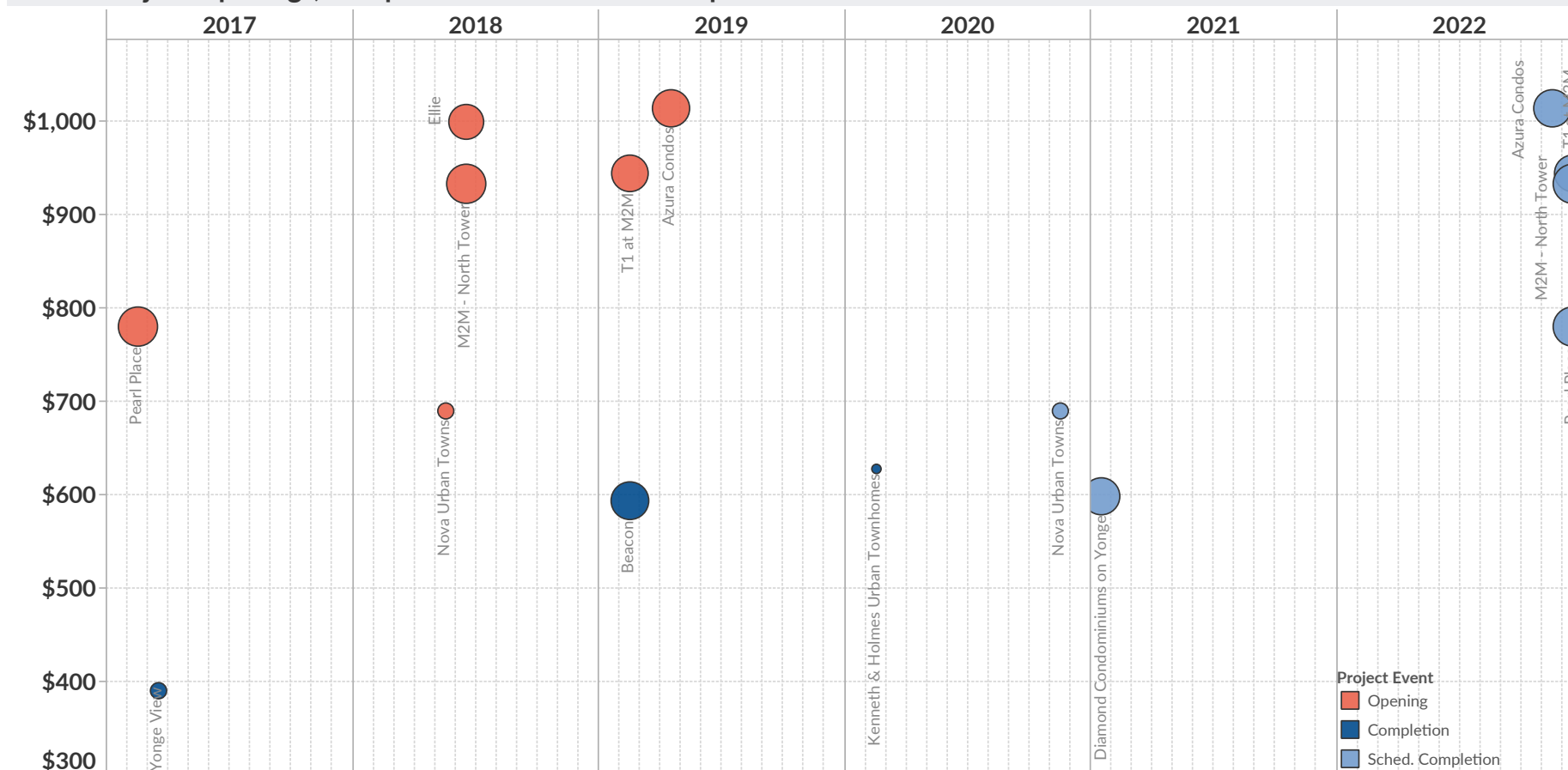
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	16	410
Total Units	7,879	234,134
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.6	61.7
Avg. Floor Space Index	5.0	6.6

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

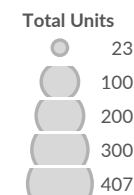


North Yonge Corridor Submarket Report - July 2020

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



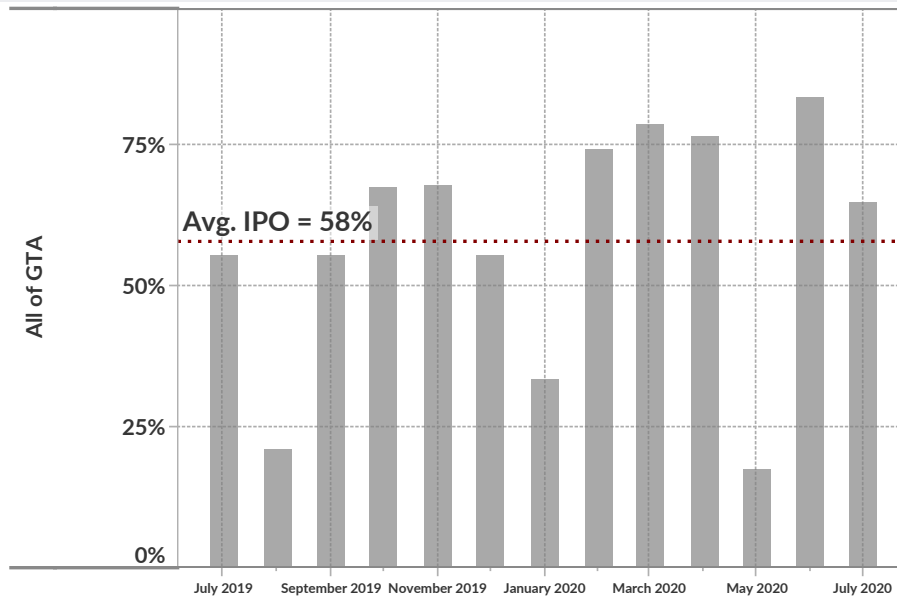
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Project Data by Unit Type

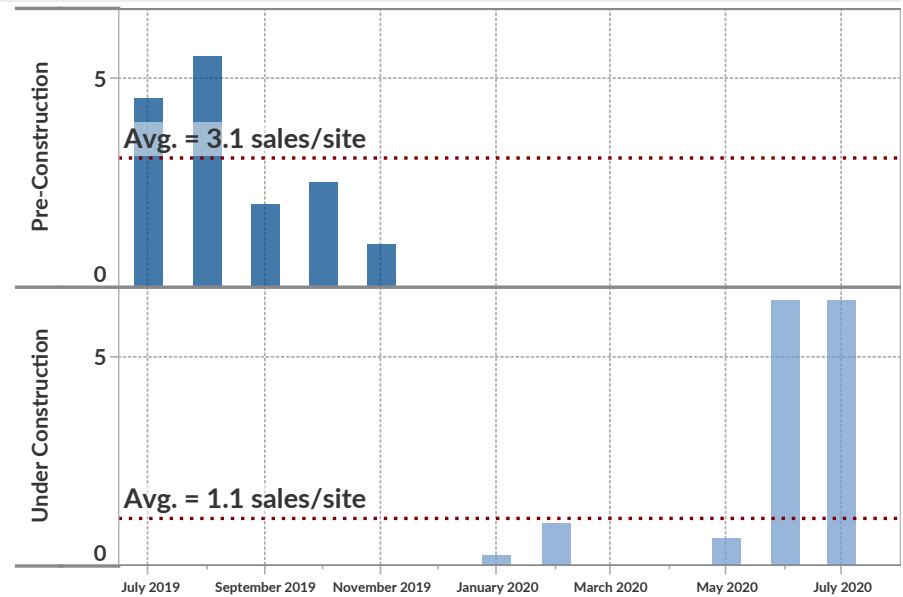
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	270	0	267	3
1 Bedroom + Den	471	4	438	33
2 Bedroom	550	14	517	33
2 Bedroom + Den	134	2	124	10
3 Bedroom & Up	100	1	80	20
Penthouse	18	0	2	16
Other	29	0	21	8

*				
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
\$1,159	681	900	\$615,900	\$988,900
\$1,142	834	1,135	\$959,000	\$1,179,990
\$1,108	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)

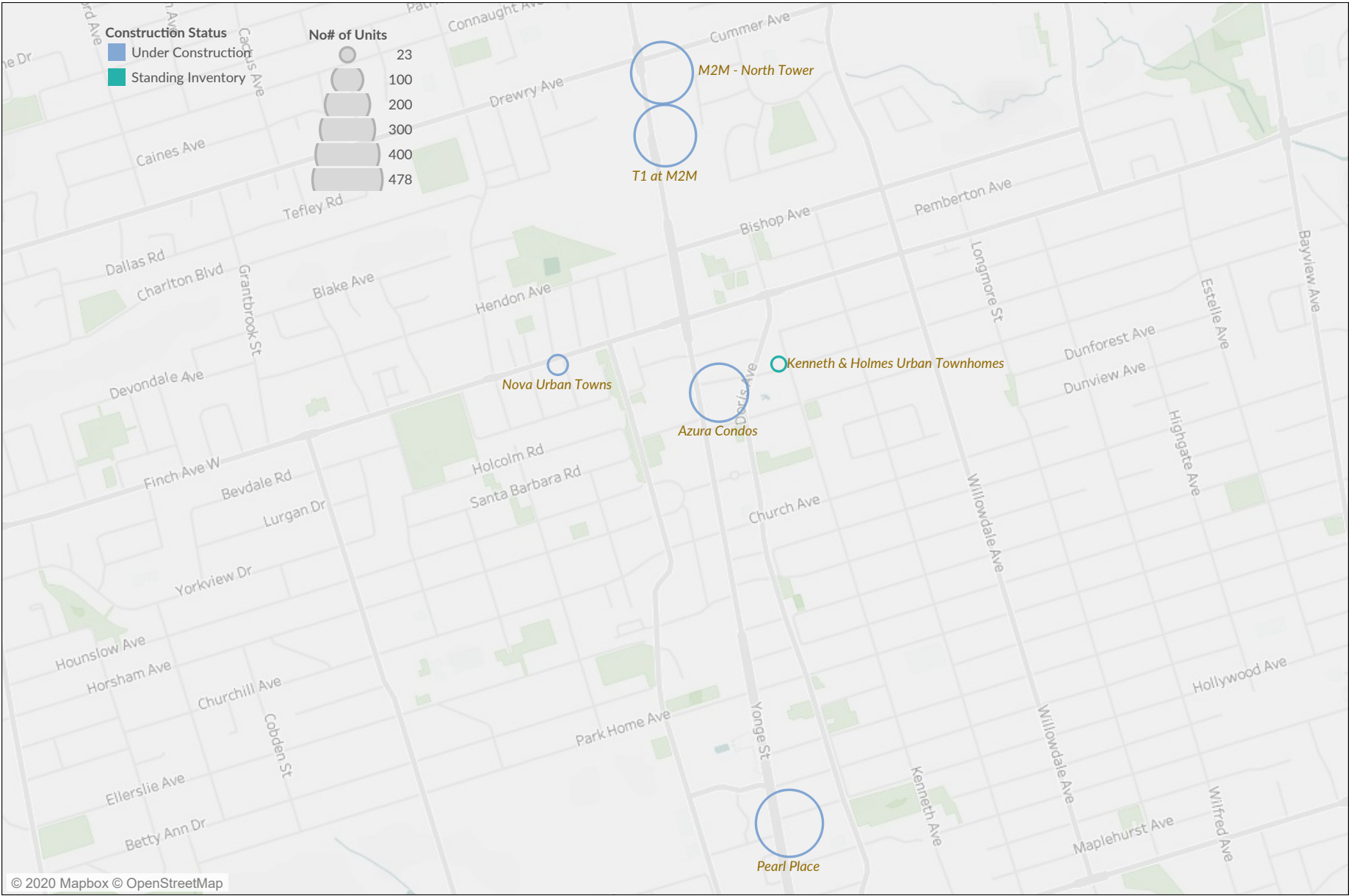


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - July 2020

Current Active Projects



North Yonge Corridor 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
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	0	23	\$628	\$0
M2M - North Tower - Aoyuan International	Apartment	December 2022	2	9	10	406	\$933	\$879
Nova Urban Towns - Kaleido Developments Inc.	Stacked	November 2020	0	7	3	42	\$690	\$856
Pearl Place - Conservatory Group	Apartment	December 2022	6	18	67	478	\$780	\$1,234
T1 at M2M - Aoyuan International	Apartment	December 2022	13	32	31	402	\$944	\$1,078

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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 - 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

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