



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of July 2020



Highway 7 - Yonge Submarket Report - July 2020



Highway7 - Yonge		GTA
Active Projects	6	367
Total Units	1,553	96,937
Total Sales	1,394	82,550
Rem. Inv.	159	9,829
Avg. \$/SF	\$691	\$1,108
Avg. SF	1,250	961
Avg. \$	\$863,410	\$1,065,426
Current Month Sales (incl. active & sold out)	11	1,991

Development Applications

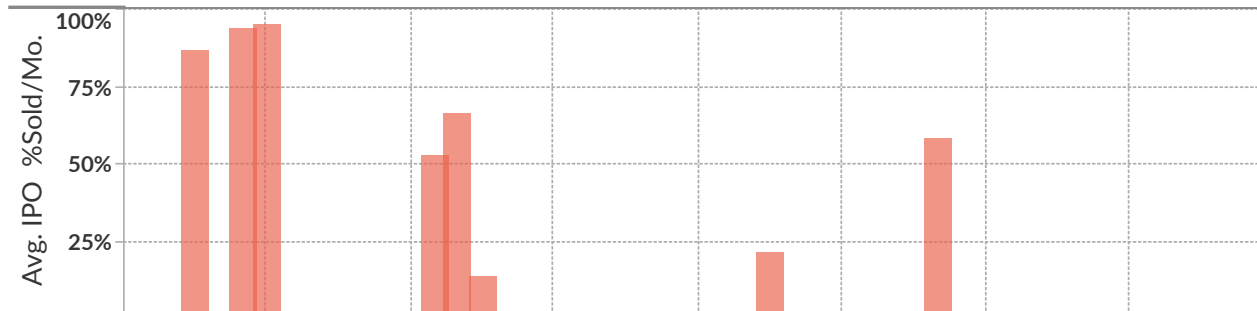
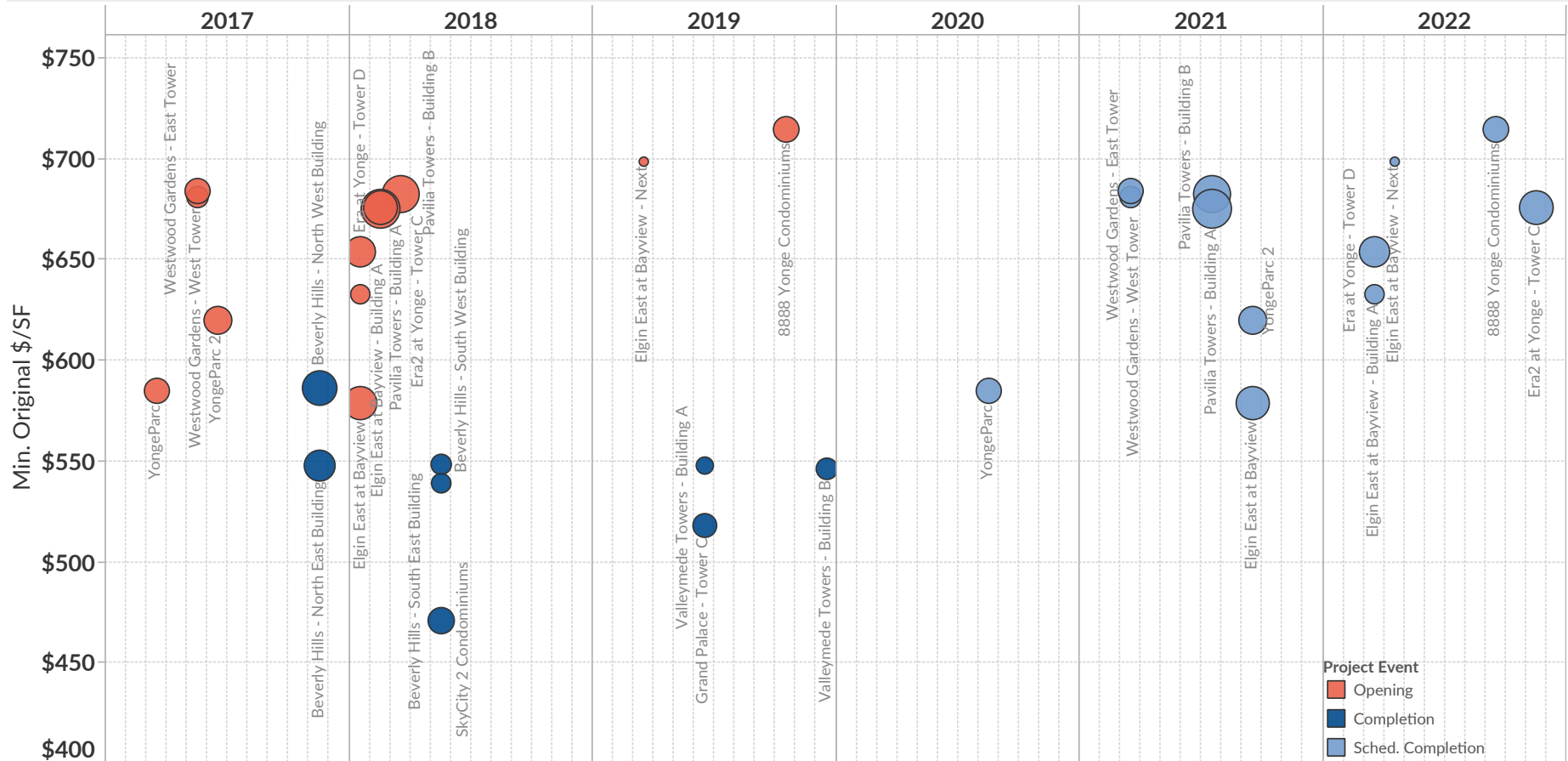
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	410
Total Units		234,134
Min. Floor Space Index		0.1
Max. Floor Space Index		61.7
Avg. Floor Space Index		6.6

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

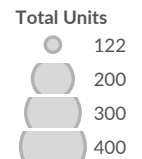


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Recent Project Openings, Completions & Scheduled Completions



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.



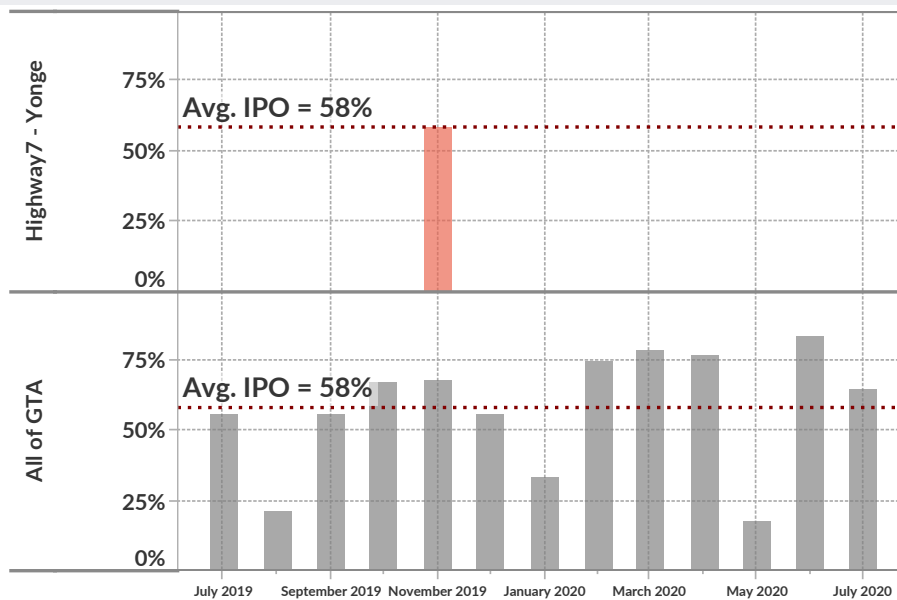
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Project Data by Unit Type

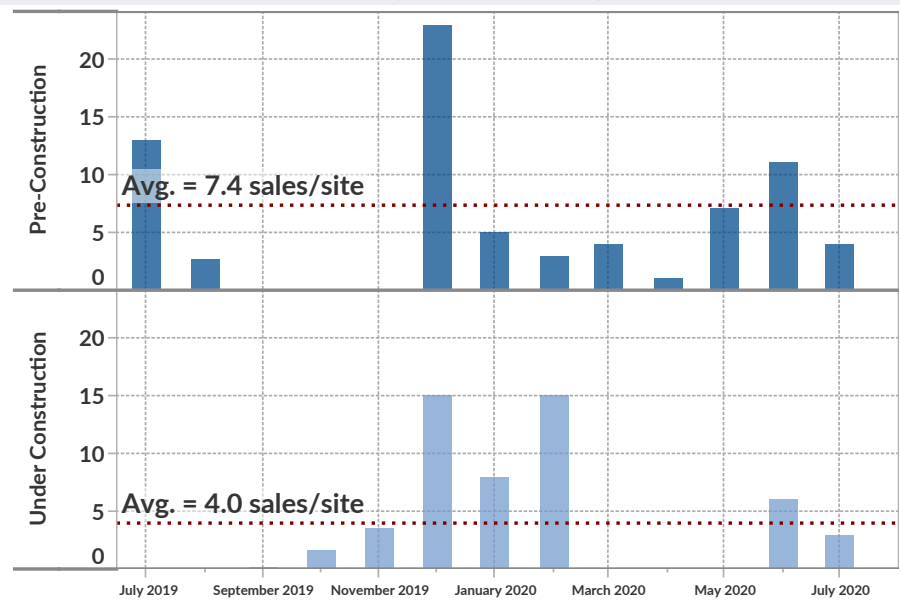
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	108	0	107	1
1 Bedroom + Den	525	1	517	8
2 Bedroom	564	7	478	86
2 Bedroom + Den	171	1	156	15
3 Bedroom & Up	176	2	135	41
Penthouse				
Other	8	0	0	8

*				
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
\$667	806	1,289	\$649,900	\$849,900
\$756	928	1,290	\$652,900	\$922,400
\$665	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)

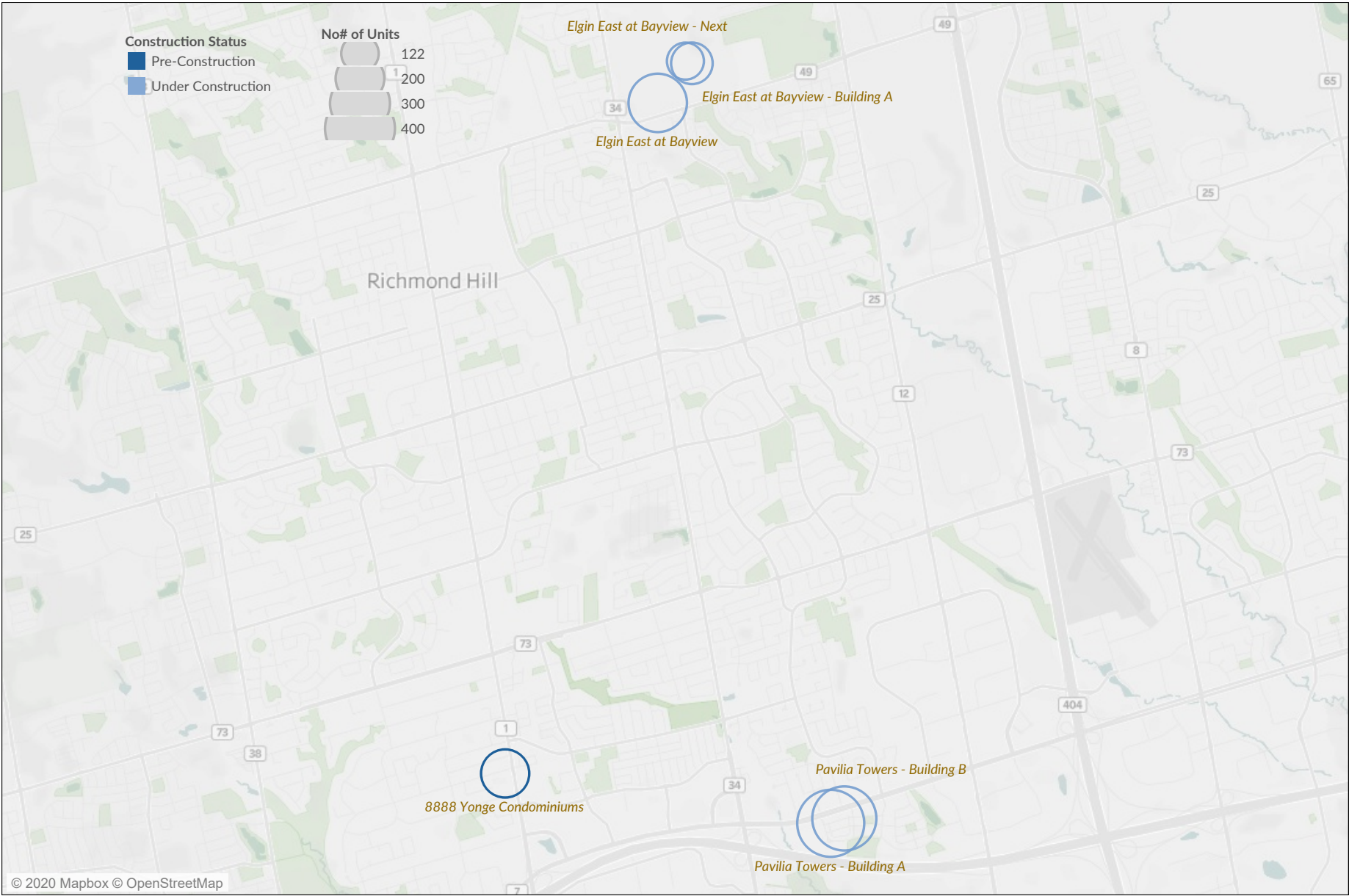


Post Launch Absorption: Highway 7 - Yonge



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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	4	35	28	207	\$715	\$774
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	0	19	9	154	\$633	\$775
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	3	32	5	122	\$699	\$726
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	3	61	85	304	\$579	\$622
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	1	20	17	366	\$683	\$769

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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	5,974	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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