



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of August 2020



Yonge - St. Clair Submarket Report - August 2020

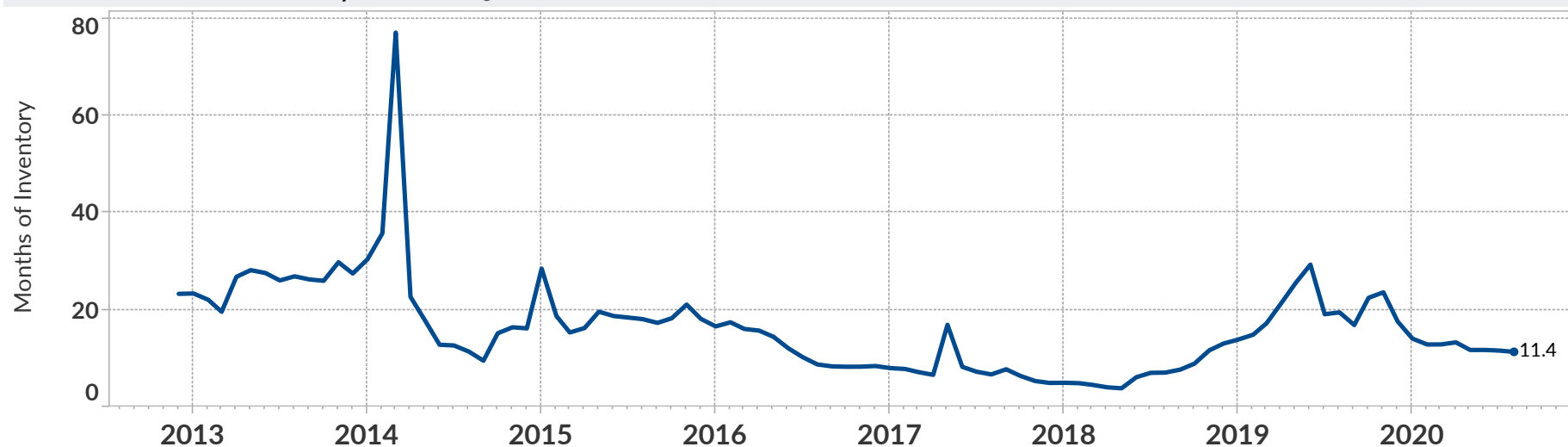


Yonge - St. Clair		GTA
Active Projects	7	376
Total Units	728	99,527
Total Sales	636	84,332
Rem. Inv.	89	10,776
Avg. \$/SF	\$1,473	\$1,114
Avg. SF	1,670	943
Avg. \$	\$2,459,783	\$1,049,976
Current Month Sales (incl. active & sold out)	3	2,609

Development Applications

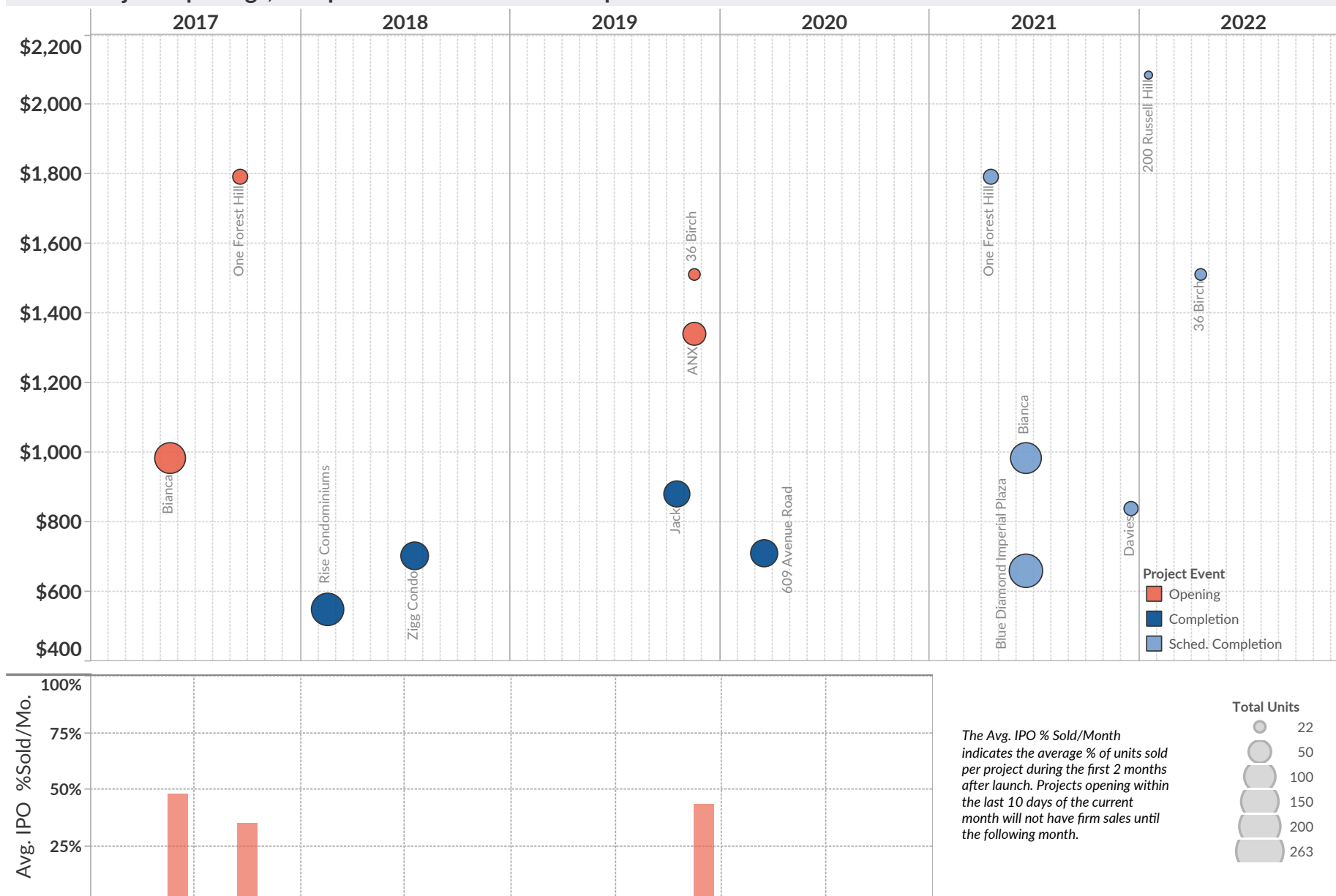
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	10	419
Total Units	3,113	235,756
Min. Floor Space Index	1.7	0.1
Max. Floor Space Index	14.2	61.7
Avg. Floor Space Index	7.2	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



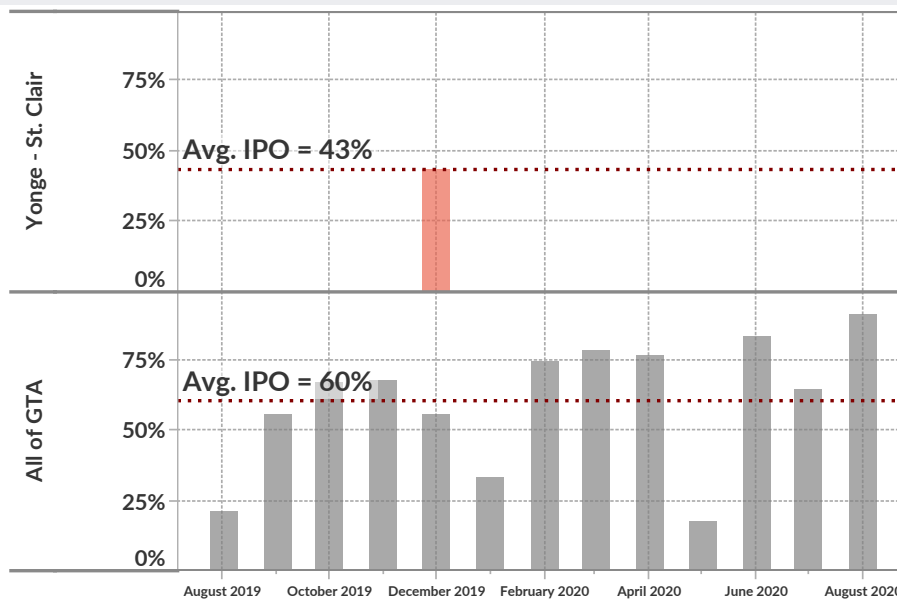
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Project Data by Unit Type

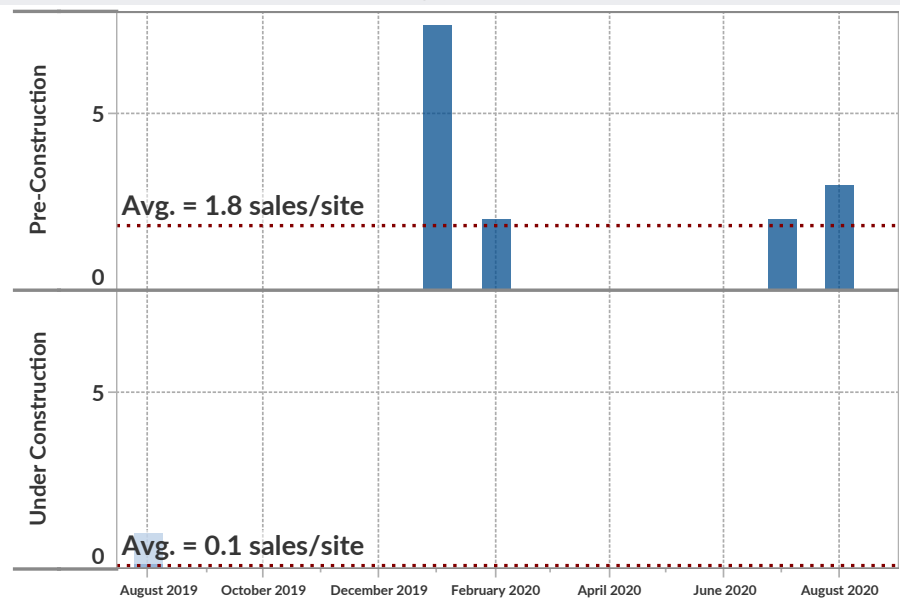
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio				
1 Bedroom	101	3	97	4
1 Bedroom + Den	105	0	102	3
2 Bedroom	239	0	205	34
2 Bedroom + Den	170	0	148	22
3 Bedroom & Up	58	0	35	23
Penthouse	50	0	48	2
Other	2	0	1	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,038	480	1,980	\$634,900	\$1,660,000
\$1,450	949	949	\$1,321,990	\$1,430,990
\$1,460	700	2,385	\$859,900	\$3,350,000
\$1,465	1,275	3,481	\$1,550,000	\$5,300,000
\$1,507	1,220	3,043	\$1,849,900	\$4,250,000
\$1,721	1,979	3,145	\$3,250,000	\$5,569,990
\$1,482	3,576	3,576	\$5,300,000	\$5,300,000

IPO Launch Performance (first 2 months)

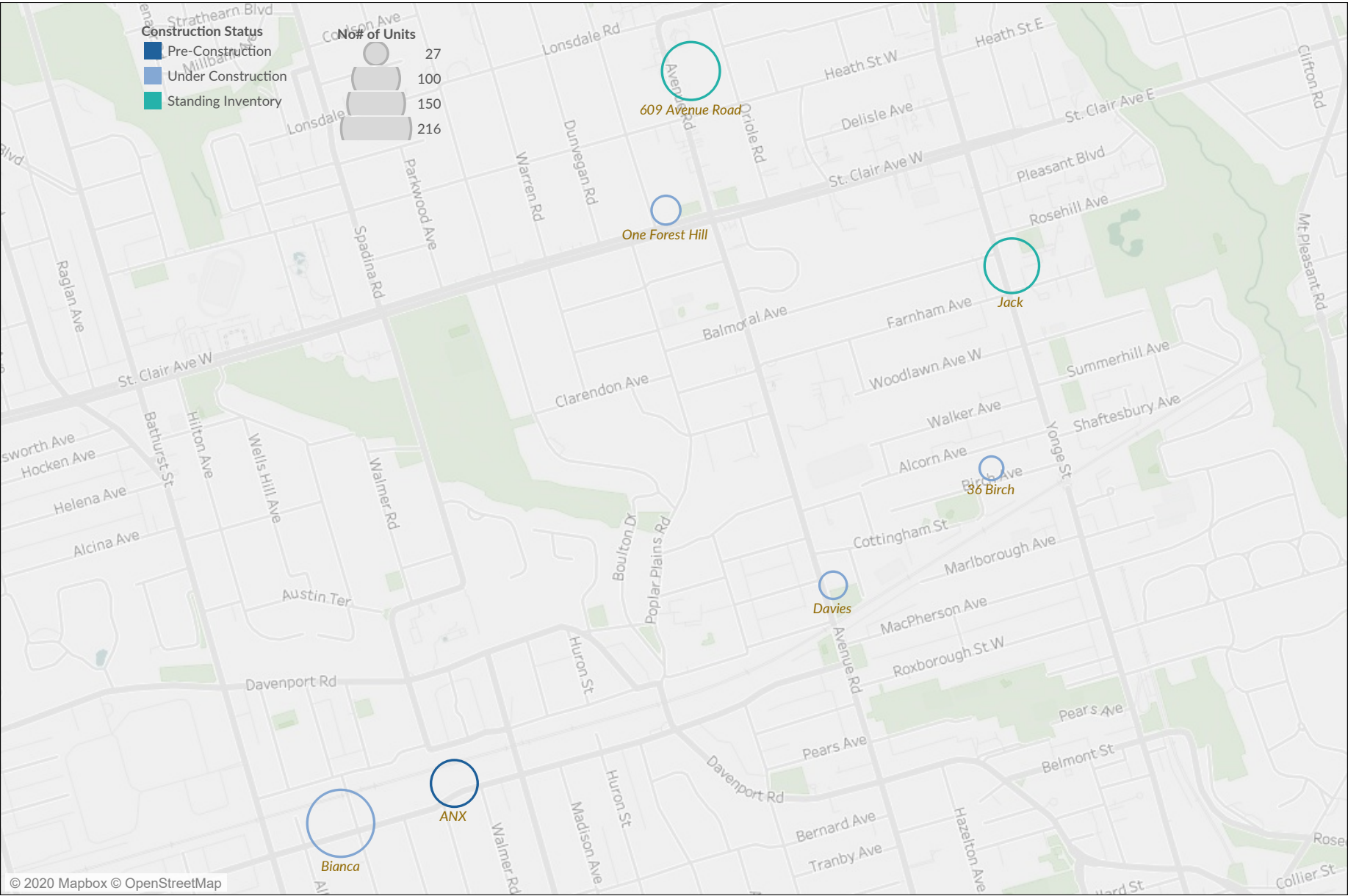


Post Launch Absorption: Yonge - St. Clair



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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
36 Birch - North Drive	Stacked	April 2022	0	8	18	27	\$1,513	\$1,461
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	3	16	37	105	\$1,342	\$1,461
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

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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
DevApp-4650-002122	1140 Yonge Street	6.1	66

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.

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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	3	15	5,973	5,149	174	\$2,518	1,855	\$4,670,222	8,932
Central Waterfront	269	14	7,103	6,093	996	\$1,433	996	\$1,428,003	19,434
Don Mills - York Mills	11	11	3,267	2,961	149	\$960	1,283	\$1,231,624	11,337
Downtown Core	6	8	4,786	4,128	240	\$1,989	811	\$1,613,706	18,038
Downtown East	706	22	7,643	6,527	772	\$1,265	793	\$1,003,836	16,000
Downtown West	42	33	11,123	9,672	1,073	\$1,455	895	\$1,302,716	18,134
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	19	6	1,545	1,435	110	\$688	1,203	\$828,478	.
Mississauga City Centre	28	11	6,459	5,968	472	\$920	797	\$732,747	.
North Toronto	52	12	3,270	2,559	534	\$1,269	814	\$1,032,449	10,342
North Yonge Corridor	17	6	1,715	1,472	106	\$1,153	822	\$948,460	7,943
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	15	8	921	807	68	\$1,106	1,409	\$1,557,875	10,270
Not Applicable	1,234	171	33,377	26,912	4,626	\$805	922	\$742,134	83,024
Scarborough City Centre									2,245
Sheppard Corridor	149	14	3,833	3,360	469	\$1,119	917	\$1,026,098	7,376
Thornhill	37	6	1,651	1,368	283	\$1,069	1,199	\$1,281,510	.
Toronto East	1	13	1,360	1,148	171	\$991	929	\$920,472	3,051
Toronto West	17	14	2,613	2,149	390	\$1,133	945	\$1,070,592	11,491
Yonge - St. Clair	3	7	728	636	89	\$1,473	1,670	\$2,459,783	3,113

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