



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of August 2020



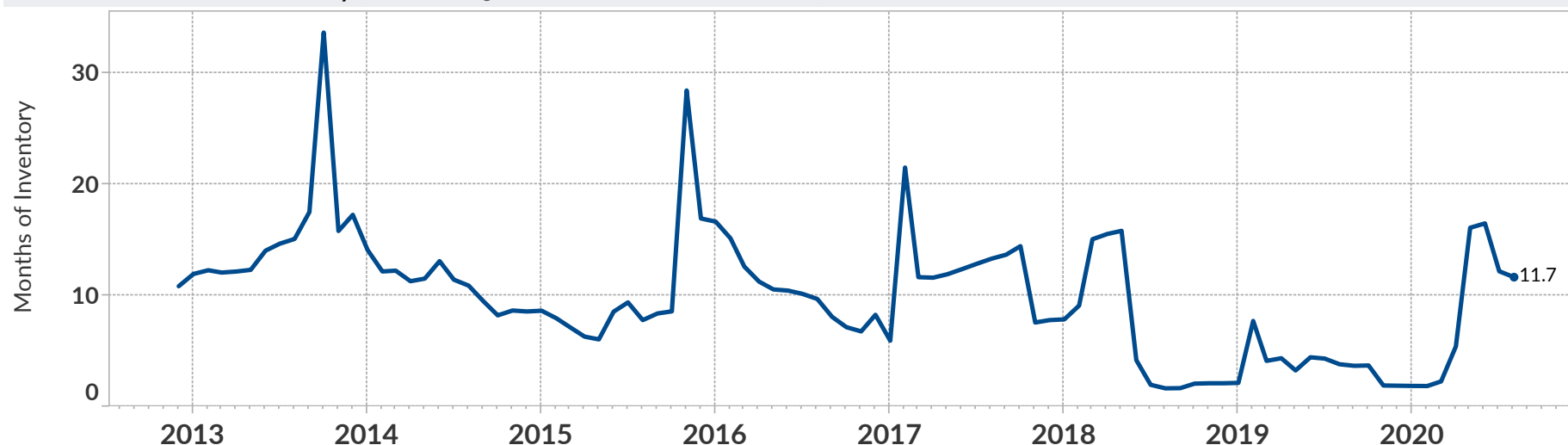
North Yonge Corridor Submarket Report - August 2020



North Yonge Corridor		GTA
Active Projects	6	376
Total Units	1,715	99,527
Total Sales	1,472	84,332
Rem. Inv.	106	10,776
Avg. \$/SF	\$1,153	\$1,114
Avg. SF	822	943
Avg. \$	\$948,460	\$1,049,976
Current Month Sales (incl. active & sold out)	17	2,609

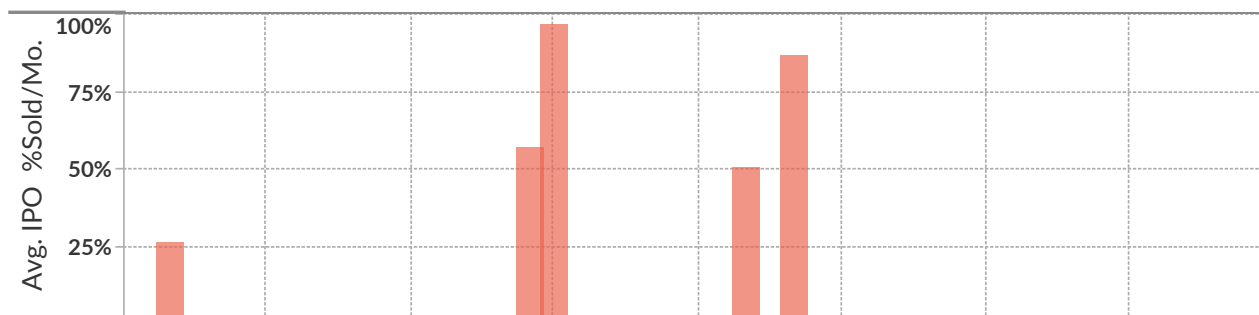
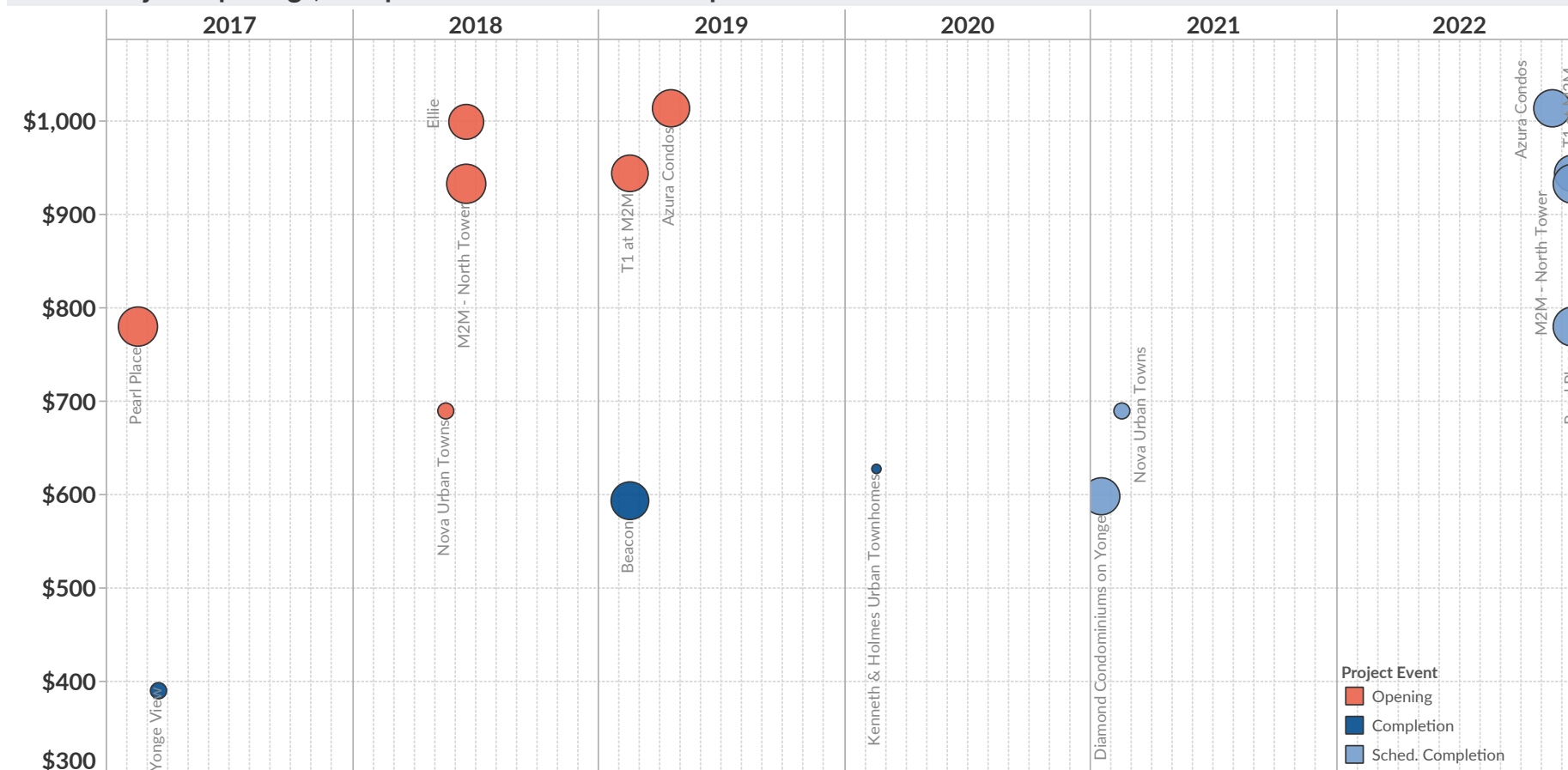
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	17	419
Total Units	7,943	235,756
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.6	61.7
Avg. Floor Space Index	4.9	6.6

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

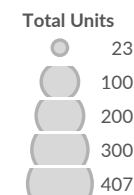


North Yonge Corridor Submarket Report - August 2020

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.



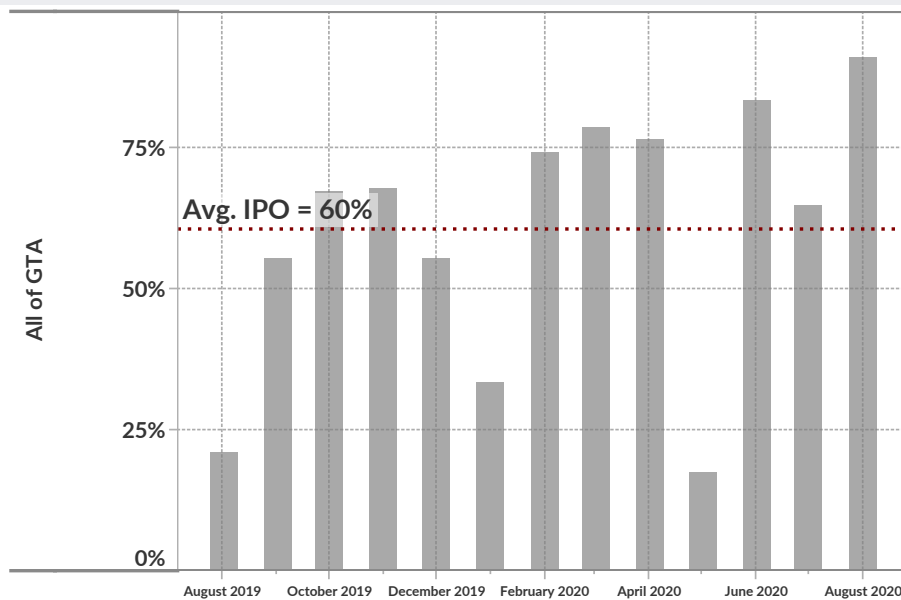
North Yonge Corridor Submarket Report - August 2020

Project Data by Unit Type

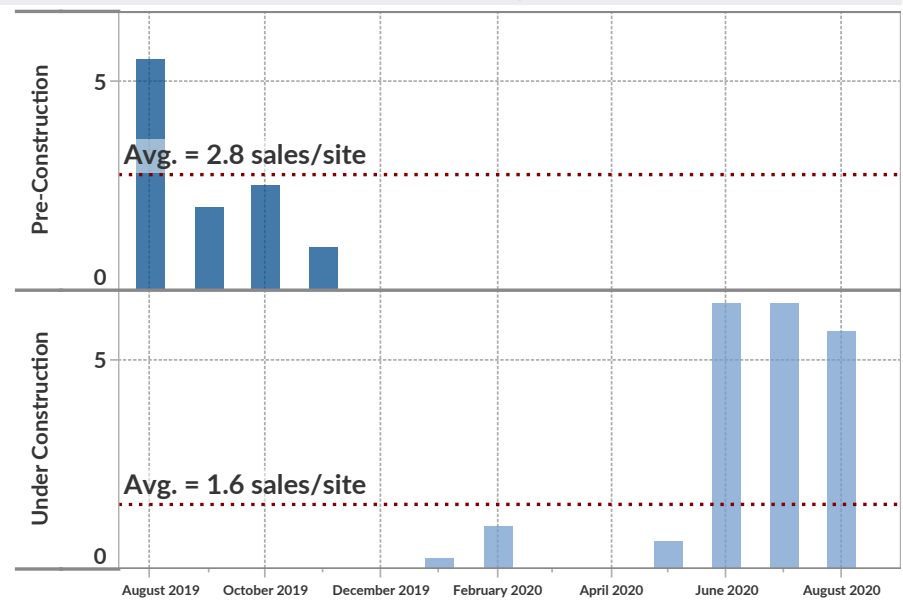
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	270	1	268	2
1 Bedroom + Den	471	7	445	26
2 Bedroom	550	5	522	28
2 Bedroom + Den	134	0	124	10
3 Bedroom & Up	100	1	81	19
Penthouse	18	0	2	16
Other	29	3	24	5

*				
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
\$1,161	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)

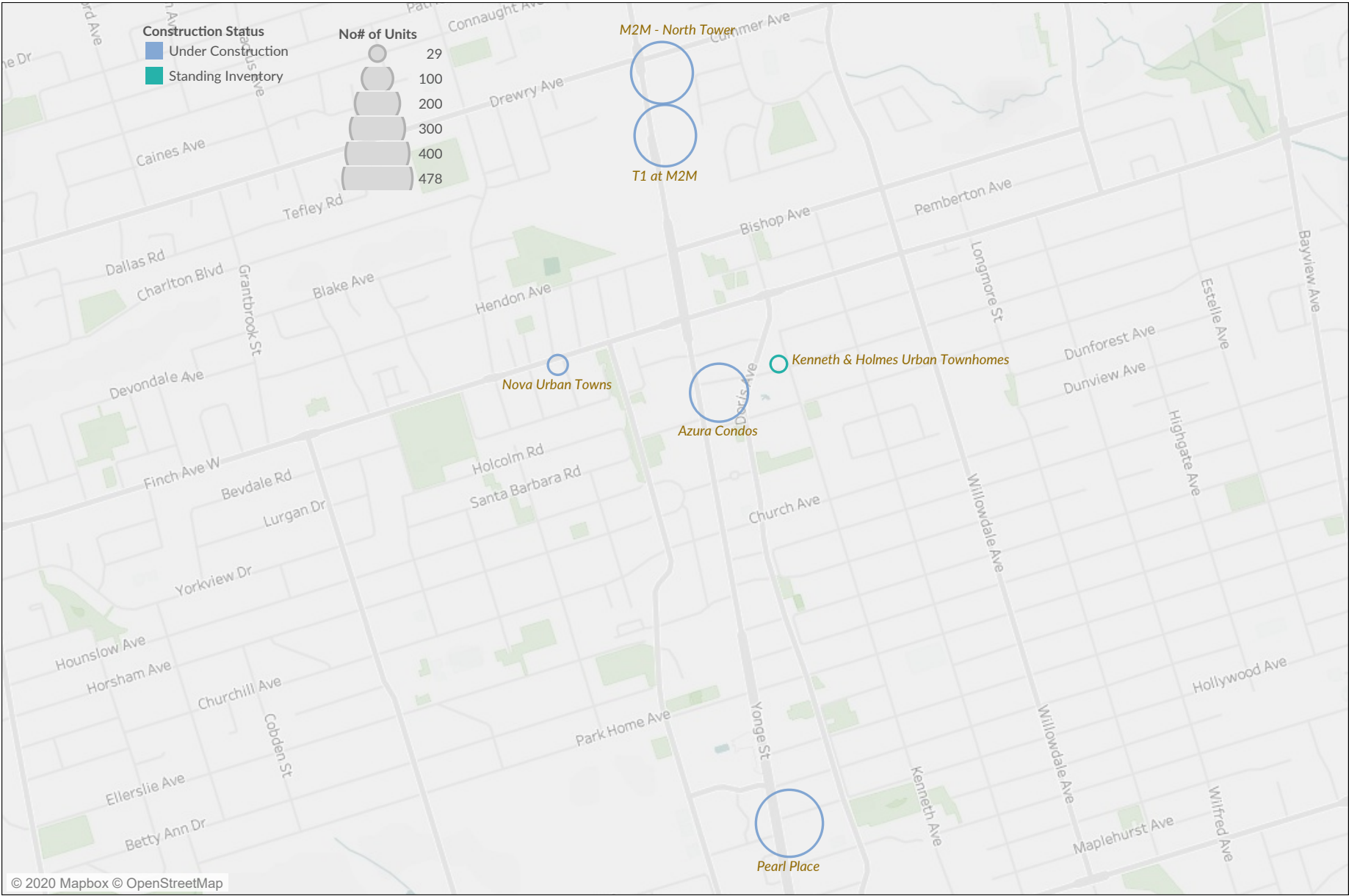


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - August 2020

Current Active Projects



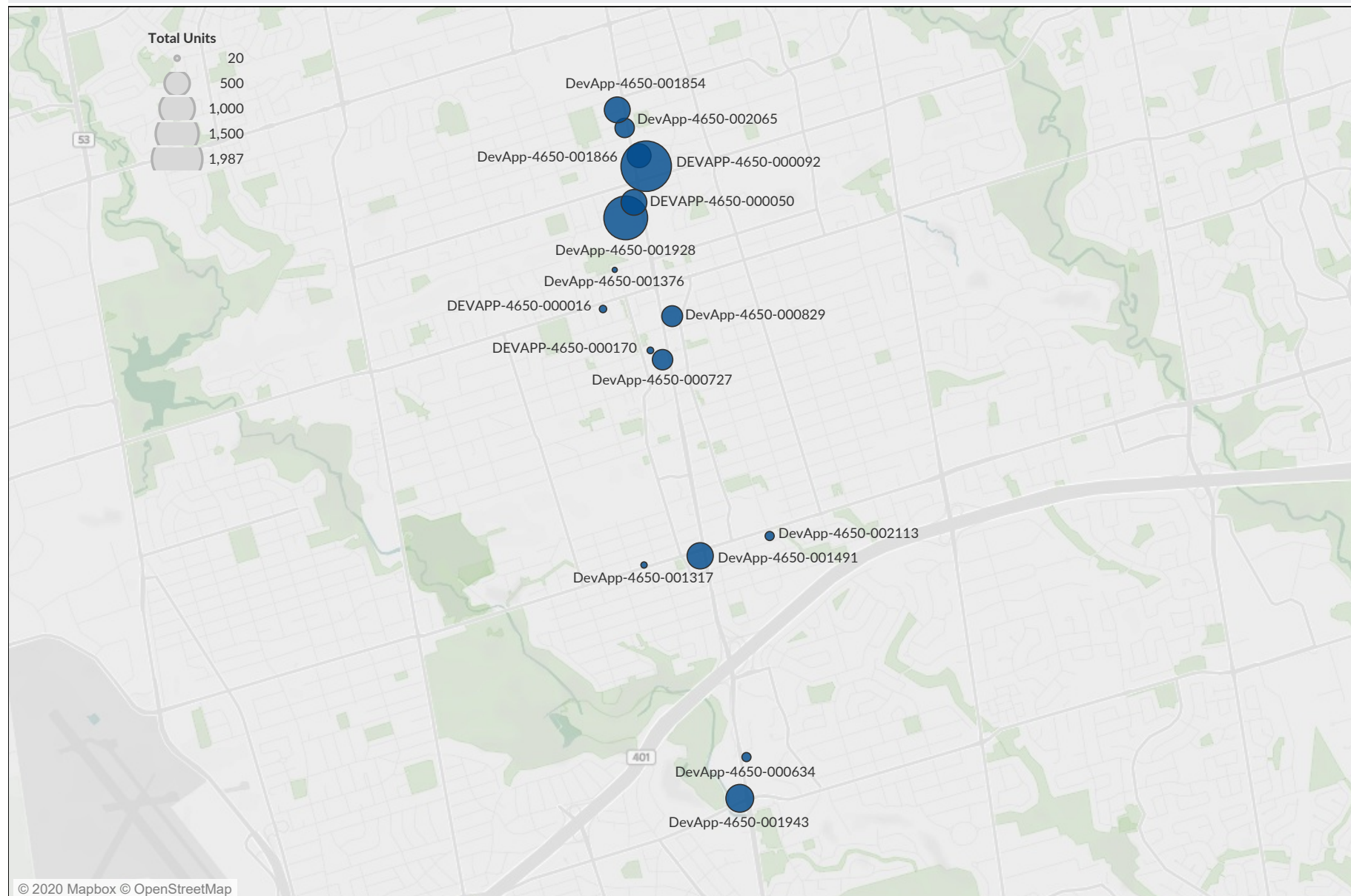
North Yonge Corridor Submarket Report - August 2020

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	29	\$628	\$0
M2M - North Tower - Aoyuan International	Apartment	December 2022	0	9	10	406	\$933	\$879
Nova Urban Towns - Kaleido Developments Inc.	Stacked	February 2021	0	7	3	42	\$690	\$856
Pearl Place - Conservatory Group	Apartment	December 2022	9	27	58	478	\$780	\$1,232
T1 at M2M - Aoyuan International	Apartment	December 2022	8	40	23	402	\$944	\$1,079

North Yonge Corridor Submarket Report - August 2020

Current Development Applications



North Yonge Corridor Submarket Report - August 2020

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
DevApp-4650-002113	105 Sheppard Avenue East	3.0	64

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 - August 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	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

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.