



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of August 2020



Highway 7 - Yonge Submarket Report - August 2020



Highway7 - Yonge		GTA
Active Projects	6	376
Total Units	1,545	99,527
Total Sales	1,435	84,332
Rem. Inv.	110	10,776
Avg. \$/SF	\$688	\$1,114
Avg. SF	1,203	943
Avg. \$	\$828,478	\$1,049,976
Current Month Sales (incl. active & sold out)	19	2,609

Development Applications

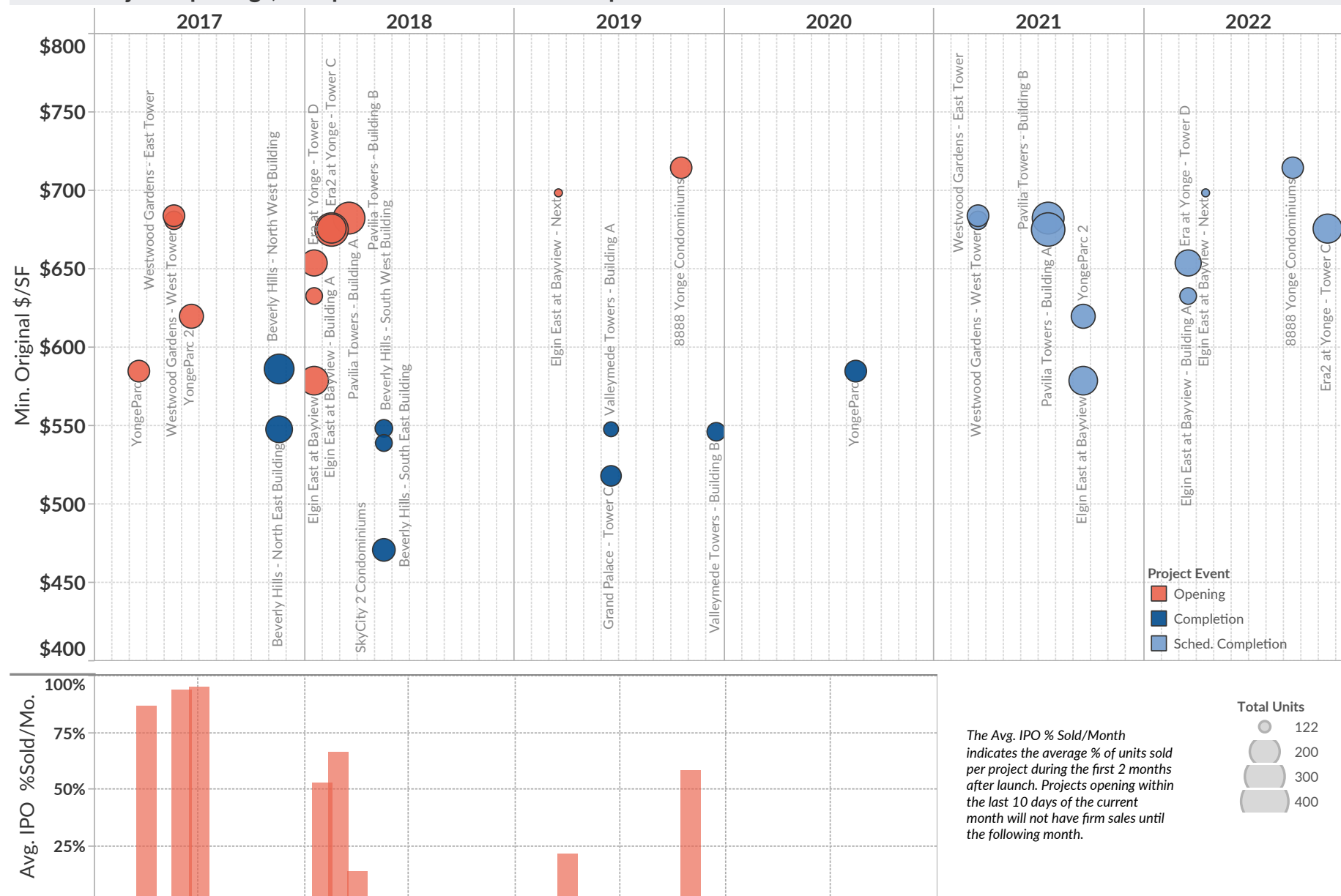
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	419
Total Units		235,756
Min. Floor Space Index		0.1
Max. Floor Space Index		61.7
Avg. Floor Space Index		6.6

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



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Recent Project Openings, Completions & Scheduled Completions



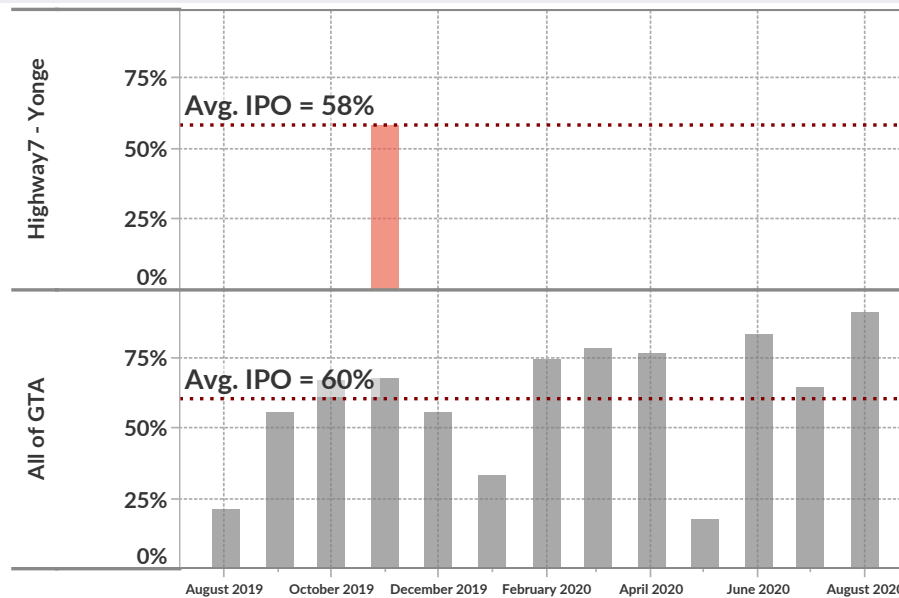
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Project Data by Unit Type

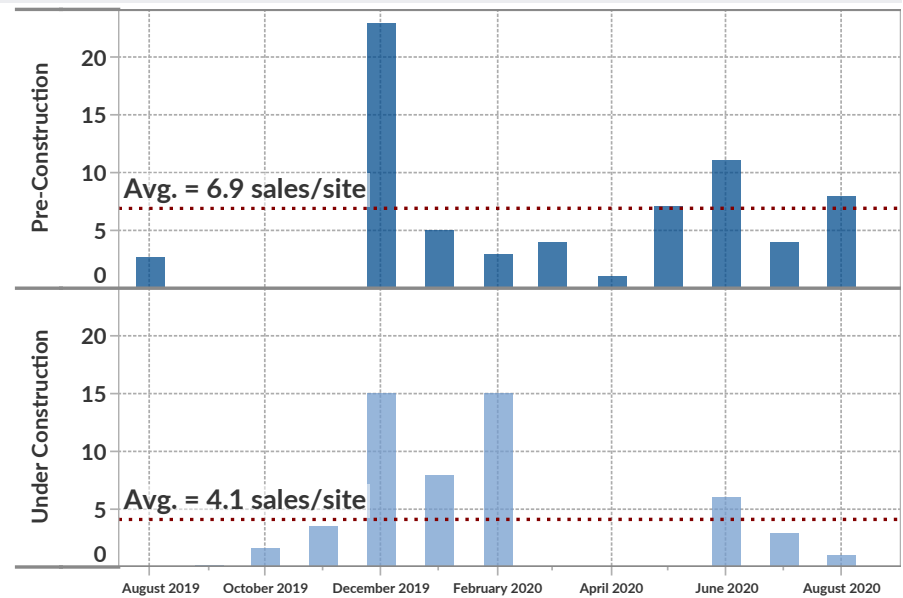
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	108	0	107	1
1 Bedroom + Den	525	0	517	8
2 Bedroom	564	15	512	52
2 Bedroom + Den	171	4	160	11
3 Bedroom & Up	176	0	138	38
Penthouse				
Other	0	0	0	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$792	583	583	\$461,900	\$461,900
\$756	646	895	\$516,900	\$653,400
\$681	905	1,268	\$660,900	\$923,900
\$748	928	1,290	\$652,900	\$922,400
\$674	1,143	1,909	\$769,900	\$1,477,900

IPO Launch Performance (first 2 months)

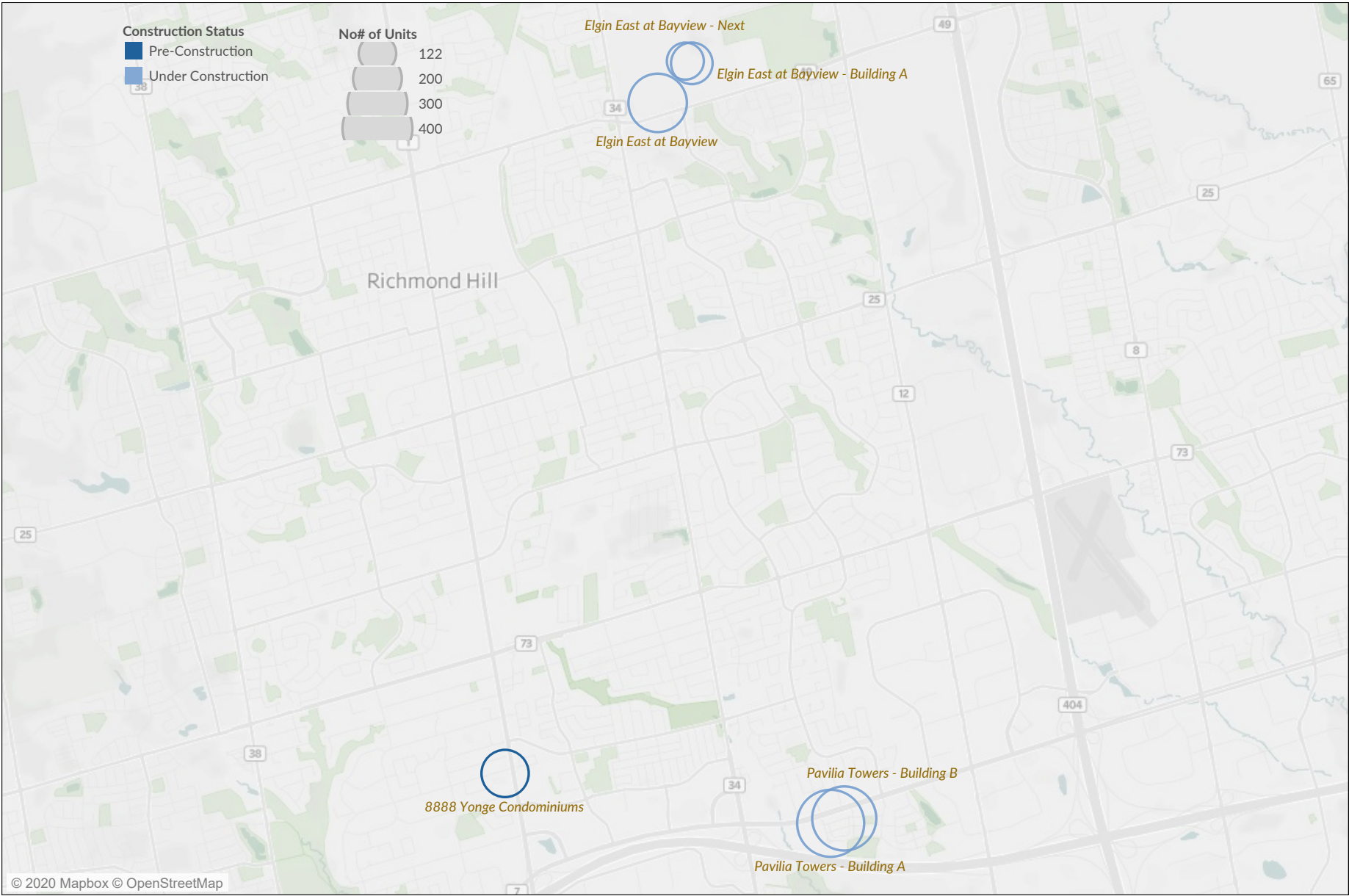


Post Launch Absorption: Highway7 - Yonge



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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	8	43	12	199	\$715	\$750
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	4	23	5	154	\$633	\$800
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	1	33	4	122	\$699	\$771
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	6	89	57	304	\$579	\$626
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	0	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	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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