



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of September 2020



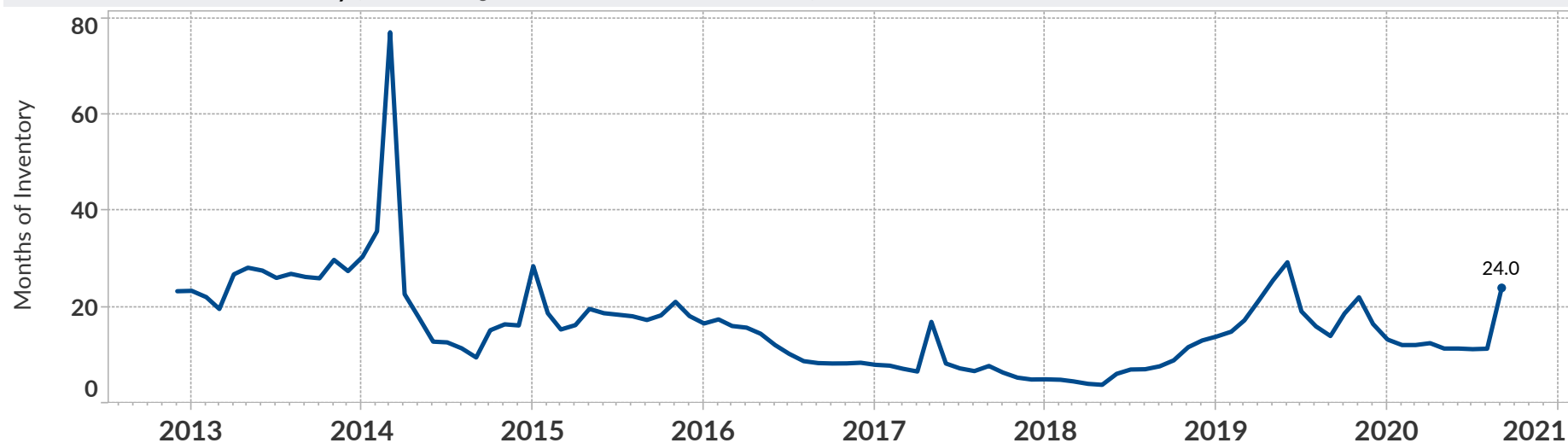
Yonge - St. Clair Submarket Report - September 2020



Yonge - St. Clair		GTA
Active Projects	7	348
Total Units	661	91,264
Total Sales	479	76,516
Rem. Inv.	182	10,768
Avg. \$/SF	\$1,773	\$1,148
Avg. SF	1,441	965
Avg. \$	\$2,555,685	\$1,108,137
Current Month Sales (incl. active & sold out)	1	2,603

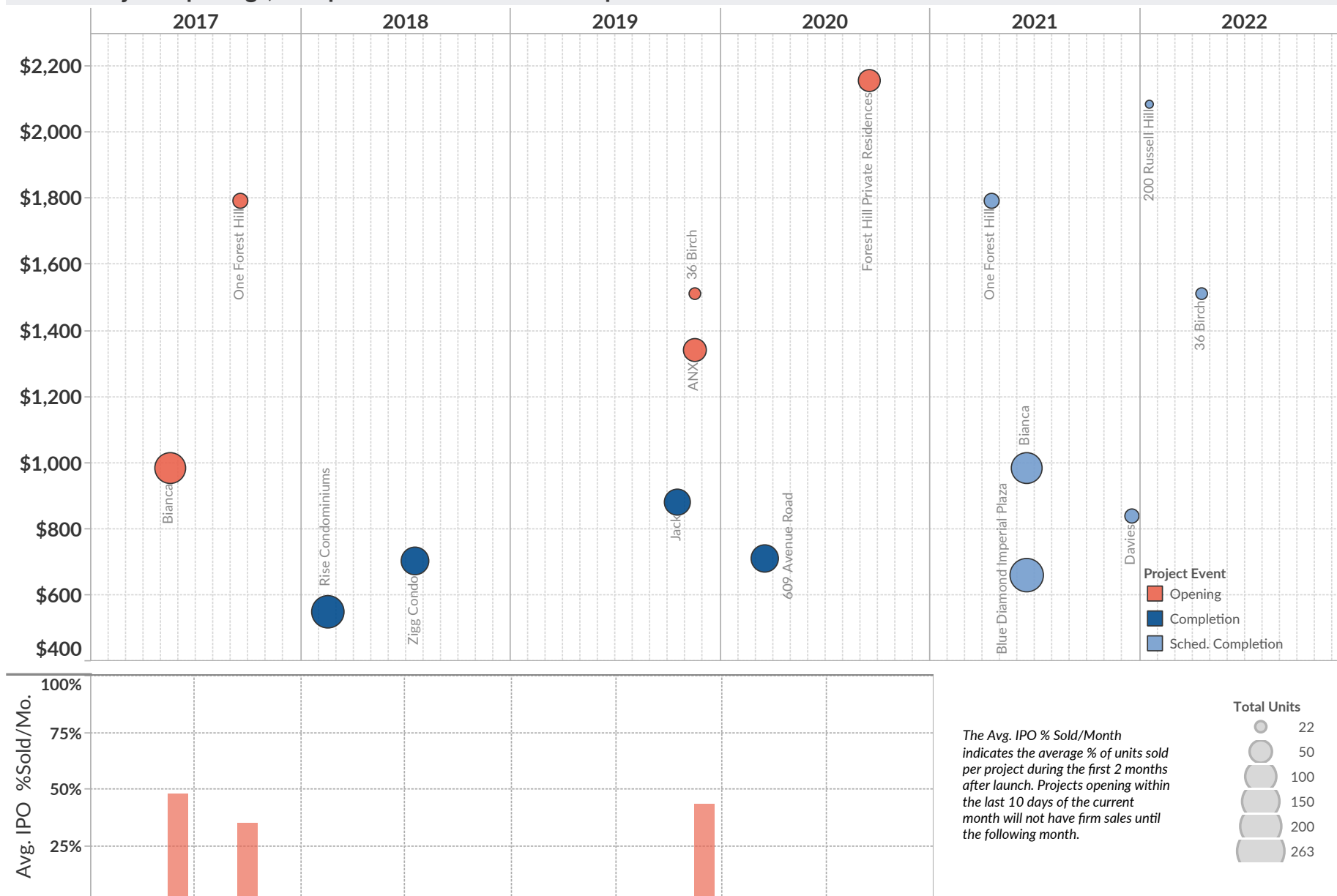
Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	10	427
Total Units	3,113	240,396
Min. Floor Space Index	1.7	0.1
Max. Floor Space Index	14.2	61.7
Avg. Floor Space Index	7.2	6.5

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



Yonge - St. Clair Submarket Report - September 2020

Recent Project Openings, Completions & Scheduled Completions

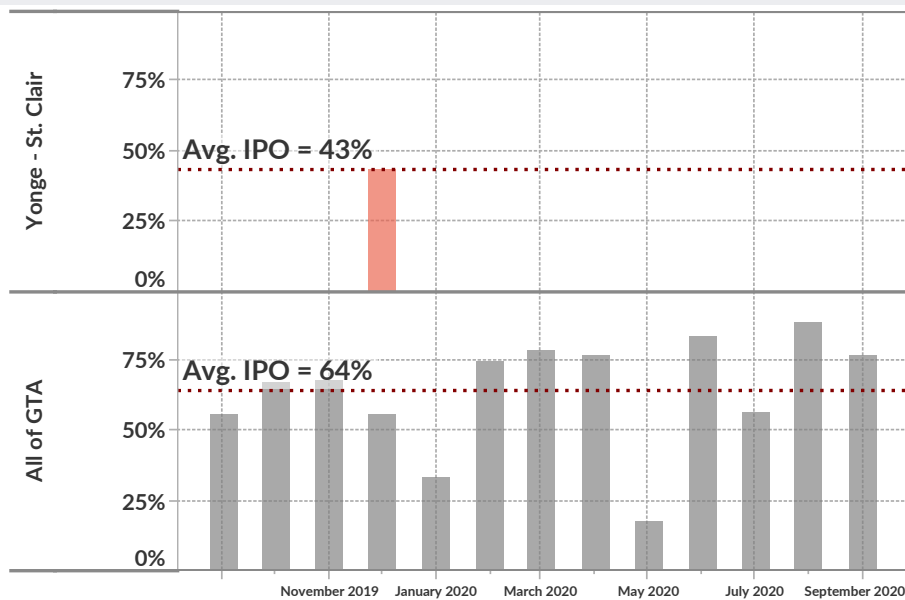


Yonge - St. Clair Submarket Report - September 2020

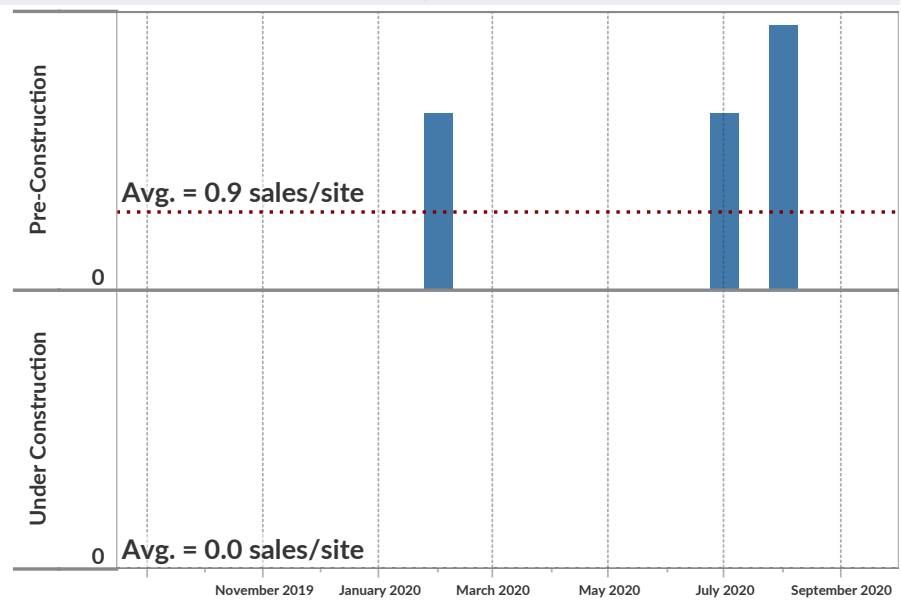
Project Data by Unit Type

Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.	Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio									
1 Bedroom	162	0	97	65	\$1,904	480	1,980	\$634,900	\$2,500,000
1 Bedroom + Den	56	0	53	3	\$1,450	949	949	\$1,321,990	\$1,430,990
2 Bedroom	232	1	175	57	\$1,800	700	2,385	\$859,900	\$4,000,000
2 Bedroom + Den	108	0	86	22	\$1,465	1,275	3,481	\$1,550,000	\$5,300,000
3 Bedroom & Up	51	0	19	32	\$1,896	1,220	3,043	\$1,849,900	\$6,000,000
Penthouse	50	0	48	2	\$1,721	1,979	3,145	\$3,250,000	\$5,569,990
Other	2	0	1	1	\$1,482	3,576	3,576	\$5,300,000	\$5,300,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: Yonge - St. Clair



Construction Status

- Pre-Construction
- Under Construction
- Standing Inventory

No# of Units

- 27
- 100
- 150
- 216

Map labels include: Forest Hill Private Residences, One Forest Hill, Jack, 36 Birch, Davies, Bianca, ANX, and various streets like St. Clair Ave W, Balmoral Ave, Farnham Ave, Woodlawn Ave W, Walker Ave, Alcorn Ave, Cottingham St, Marlborough Ave, MacPherson Ave, Roxborough St W, Pears Ave, Belmont St, Hazelton Ave, Tranby Ave, Bernard Ave, Davenport Rd, Huron St, Madison Ave, Walmer F, Walmer Rd, Boulton Dr, Poplar Plains Rd, Clarendon Ave, Wells Hill Ave, Hilton Ave, Bathurst St, and St. Clair Ave W.

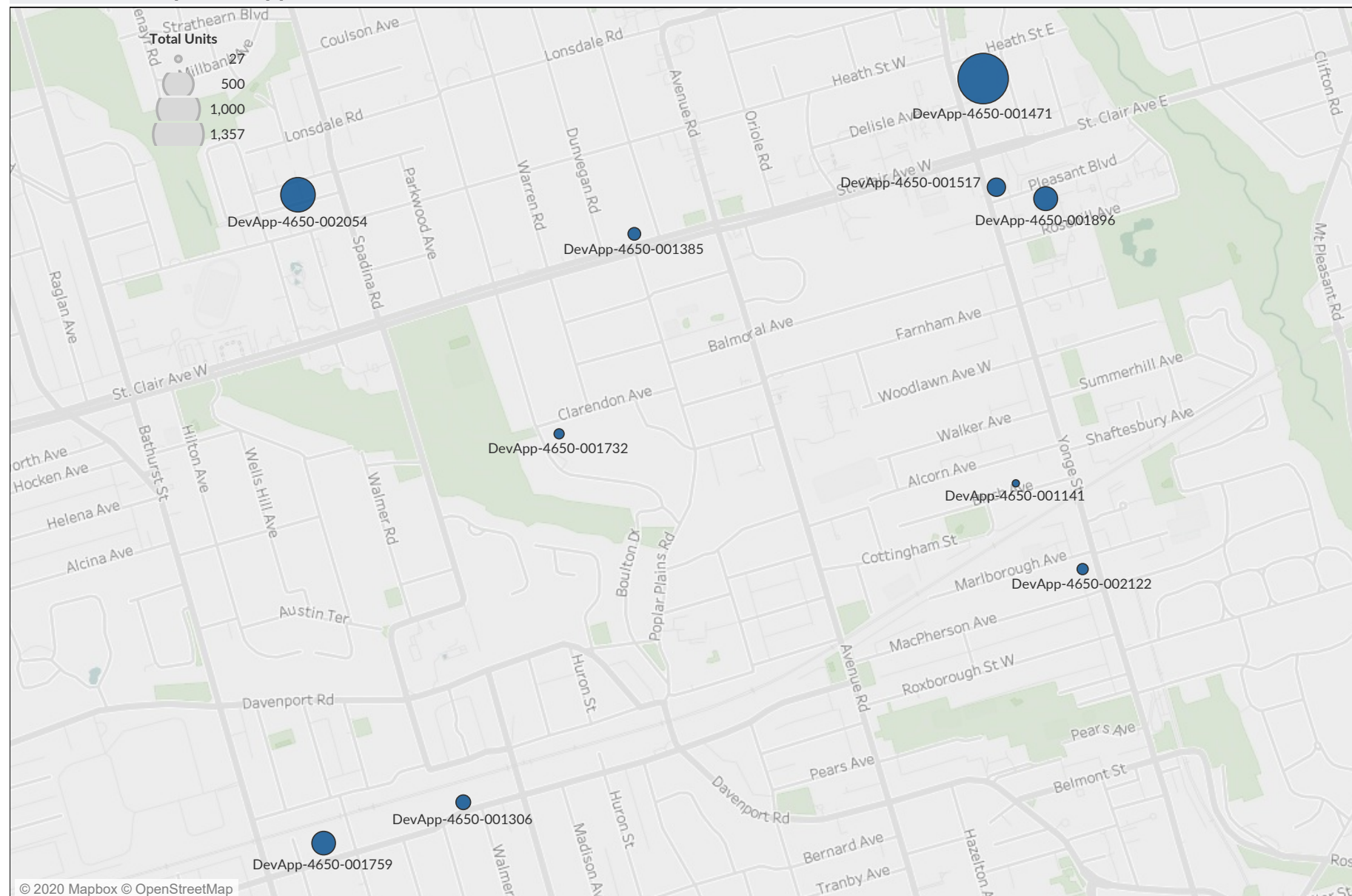
Yonge - St. Clair Submarket Report - September 2020

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
36 Birch - North Drive	Stacked	April 2022	0	8	18	27	\$1,513	\$1,461
ANX - Freed Developments Ltd.	Apartment	September 2023	0	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
Forest Hill Private Residences - Altree Developments	Apartment	October 2023	0	0	94	94	\$2,158	\$2,158
Jack - Aspen Ridge Homes	Apartment	October 2019	1	1	11	143	\$882	\$1,499
One Forest Hill - North Drive	Apartment	April 2021	0	3	7	40	\$1,794	\$1,574

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Current Development Applications



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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	0	13	4,898	4,083	165	\$2,581	1,856	\$4,788,810	9,336
Central Waterfront	39	9	4,618	3,760	845	\$1,503	1,094	\$1,645,056	19,434
Don Mills - York Mills	2	12	3,683	2,963	496	\$1,024	861	\$881,188	14,212
Downtown Core	23	7	4,236	3,631	214	\$2,045	782	\$1,599,521	17,615
Downtown East	64	21	7,475	6,458	722	\$1,258	806	\$1,013,215	16,000
Downtown West	43	29	9,950	8,663	1,025	\$1,455	901	\$1,311,827	18,569
Etobicoke Waterfront	8	1	602	448	44	\$1,321	847	\$1,118,605	8,726
Highway7 - Yonge	14	6	1,553	1,448	97	\$716	1,185	\$848,595	.
Mississauga City Centre	416	12	6,998	6,384	595	\$929	791	\$735,372	.
North Toronto	24	12	3,194	2,581	512	\$1,272	818	\$1,040,488	10,177
North Yonge Corridor	10	6	1,715	1,482	96	\$1,155	811	\$936,872	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	2	9	1,044	802	189	\$1,316	1,844	\$2,427,617	10,938
Not Applicable	1,896	156	30,884	24,910	4,368	\$821	940	\$772,269	83,408
Scarborough City Centre									2,245
Sheppard Corridor	12	14	3,833	3,374	455	\$1,118	927	\$1,036,029	7,384
Thornhill	28	6	1,651	1,391	260	\$1,077	1,183	\$1,273,175	.
Toronto East	4	12	1,128	999	97	\$1,016	1,029	\$1,045,627	2,938
Toronto West	17	14	2,613	2,141	398	\$1,125	948	\$1,066,020	11,904
Yonge - St. Clair	1	7	661	479	182	\$1,773	1,441	\$2,555,685	3,113

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