



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of October 2020



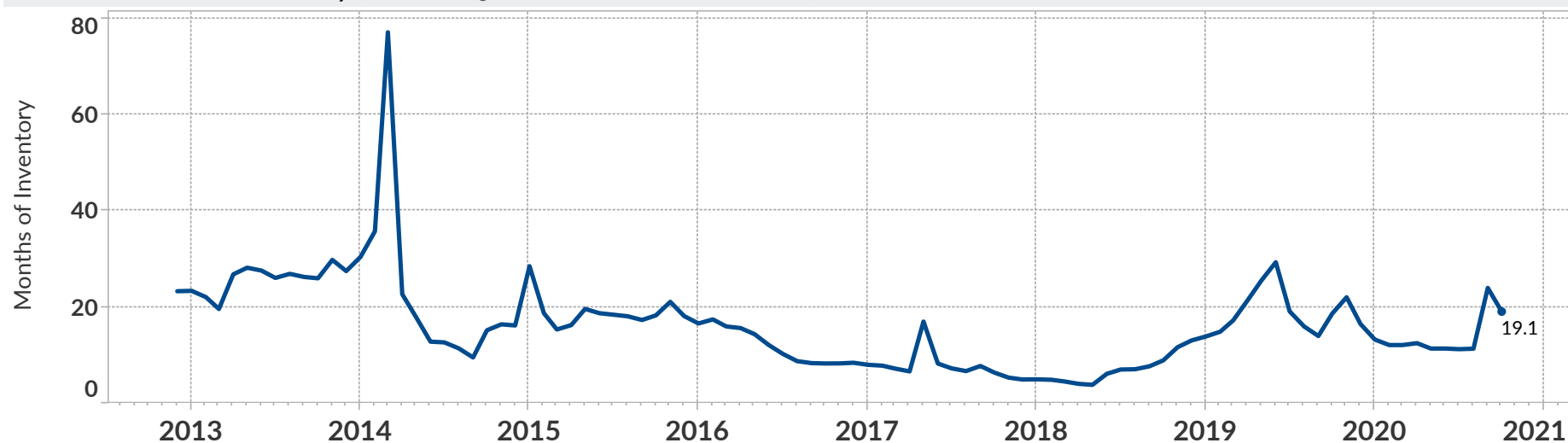
Yonge - St. Clair Submarket Report - October 2020



Yonge - St. Clair		GTA
Active Projects	7	356
Total Units	661	93,557
Total Sales	494	77,464
Rem. Inv.	167	11,643
Avg. \$/SF	\$1,756	\$1,134
Avg. SF	1,467	945
Avg. \$	\$2,575,956	\$1,071,265
Current Month Sales (incl. active & sold out)	15	2,340

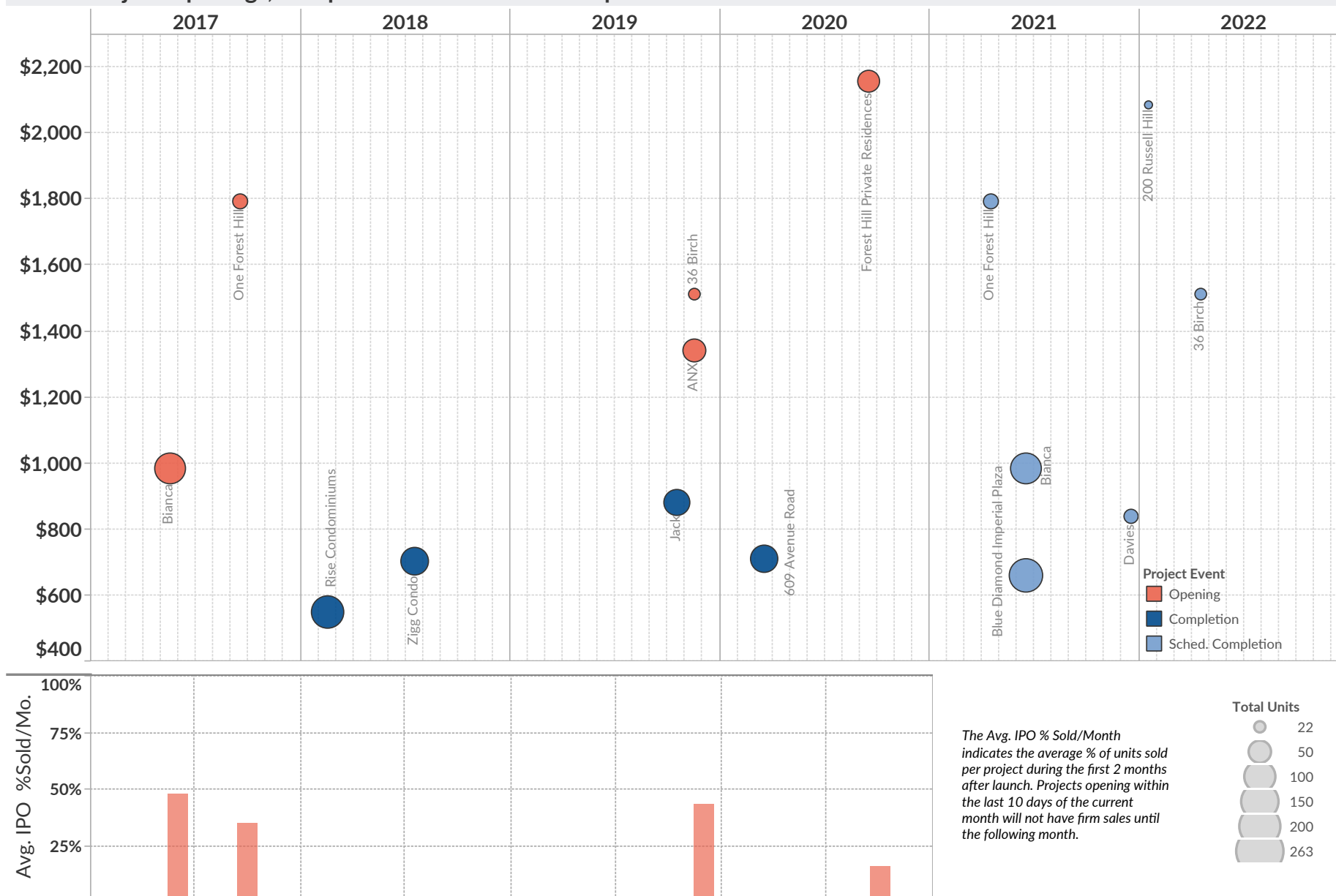
Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	11	449
Total Units	3,153	252,224
Min. Floor Space Index	1.7	0.1
Max. Floor Space Index	14.2	61.7
Avg. Floor Space Index	7.1	6.6

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



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Recent Project Openings, Completions & Scheduled Completions

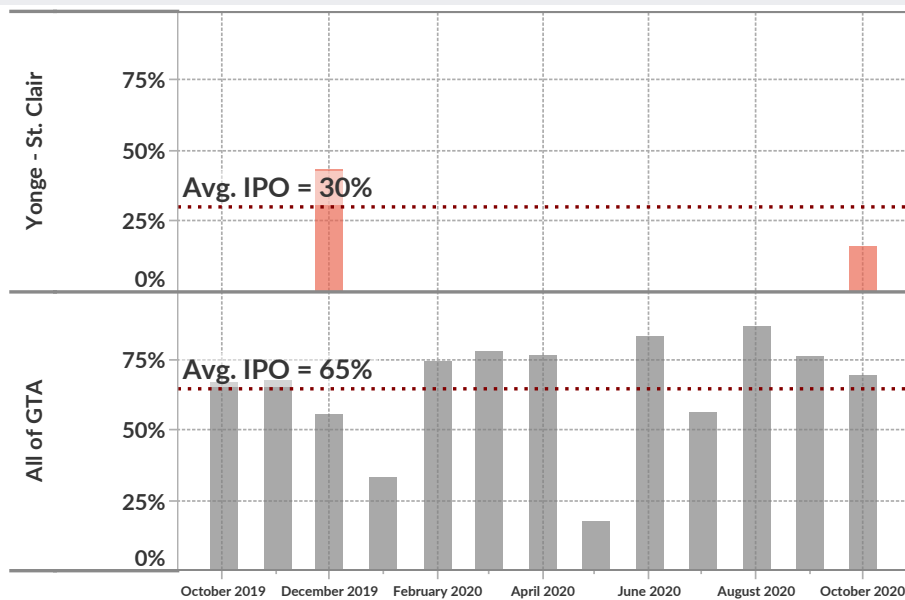


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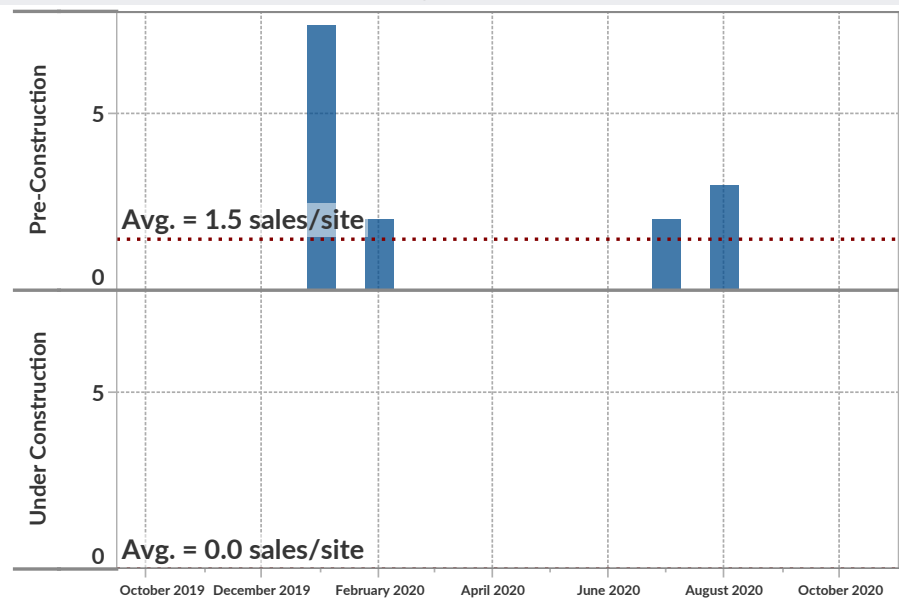
Project Data by Unit Type

Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.	Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio									
1 Bedroom	162	12	109	53	\$1,892	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	3	178	54	\$1,776	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, Birch, Davies, Bianca, ANX, and various streets like Clarendon Ave, Balmoral Ave, Farnham Ave, Woodlawn Ave W, Walker Ave, Alcorn Ave, Cottingham St, Marlborough Ave, MacPherson Ave, Roxborough St W, Pears Ave, Belmont St, Davenport Rd, Bernard Ave, Tranby Ave, Hazelton Ave, Huron St, Madison Ave, Walmer F, Walmer Rd, Wells Hill Ave, Hilton Ave, Bathurst St, St. Clair Ave W, and Speedina Rd.

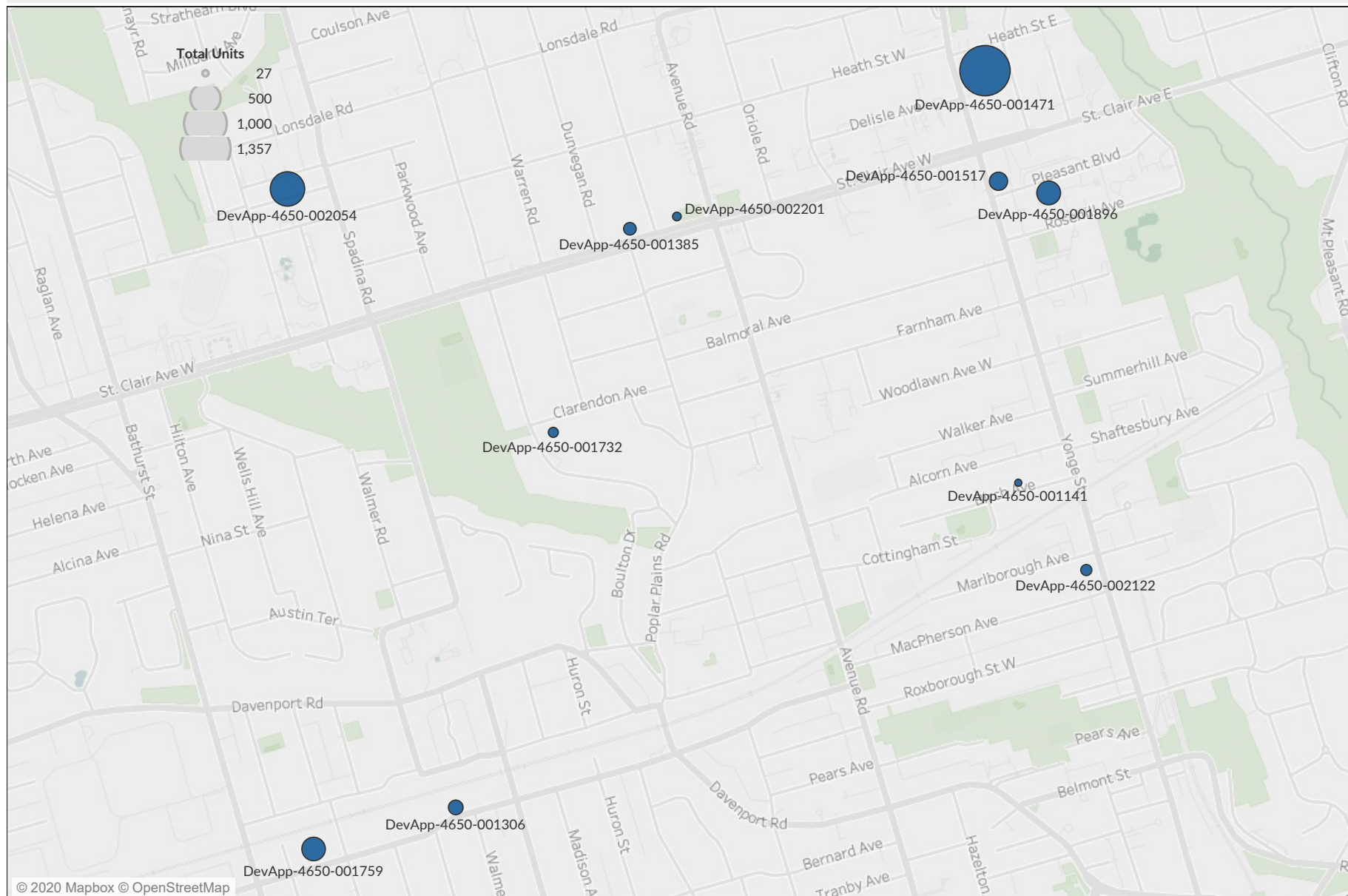
Yonge - St. Clair Submarket Report - October 2020

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	15	15	79	94	\$2,158	\$2,183
Jack - Aspen Ridge Homes	Apartment	October 2019	0	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
DevApp-4650-002201	200 St. Clair Avenue West	5.5	40

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	129	15	5,434	4,212	609	\$1,859	1,074	\$1,996,398	9,336
Central Waterfront	17	9	4,721	3,771	834	\$1,470	1,039	\$1,527,561	19,434
Don Mills - York Mills	174	12	3,683	3,137	324	\$1,013	971	\$983,530	14,212
Downtown Core	25	7	4,236	3,656	200	\$1,911	831	\$1,587,311	19,624
Downtown East	172	22	7,843	6,634	812	\$1,246	795	\$989,756	16,387
Downtown West	71	30	10,518	8,701	1,408	\$1,379	862	\$1,188,609	18,515
Etobicoke Waterfront	5	1	602	453	40	\$1,326	848	\$1,125,069	8,726
Highway7 - Yonge	5	6	1,553	1,453	92	\$719	1,200	\$862,586	.
Mississauga City Centre	61	12	6,998	6,380	599	\$926	787	\$729,033	.
North Toronto	5	12	3,194	2,581	512	\$1,271	820	\$1,041,684	10,499
North Yonge Corridor	4	6	1,715	1,482	88	\$1,166	814	\$948,855	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	29	9	1,040	831	163	\$1,305	1,864	\$2,431,451	12,314
Not Applicable	1,347	159	31,358	25,198	4,445	\$819	939	\$769,197	91,558
Scarborough City Centre									2,245
Sheppard Corridor	10	14	3,833	3,386	443	\$1,121	931	\$1,042,948	7,614
Thornhill	165	6	1,720	1,326	384	\$1,053	1,030	\$1,084,787	.
Toronto East	5	12	1,196	1,002	94	\$1,029	1,015	\$1,044,727	3,120
Toronto West	101	15	2,724	2,248	421	\$1,159	955	\$1,107,121	11,904
Yonge - St. Clair	15	7	661	494	167	\$1,756	1,467	\$2,575,956	3,153

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