



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of October 2020



Highway 7 - Yonge Submarket Report - October 2020



Highway7 - Yonge		GTA
Active Projects	6	356
Total Units	1,553	93,557
Total Sales	1,453	77,464
Rem. Inv.	92	11,643
Avg. \$/SF	\$719	\$1,134
Avg. SF	1,200	945
Avg. \$	\$862,586	\$1,071,265
Current Month Sales (incl. active & sold out)	5	2,340

Development Applications

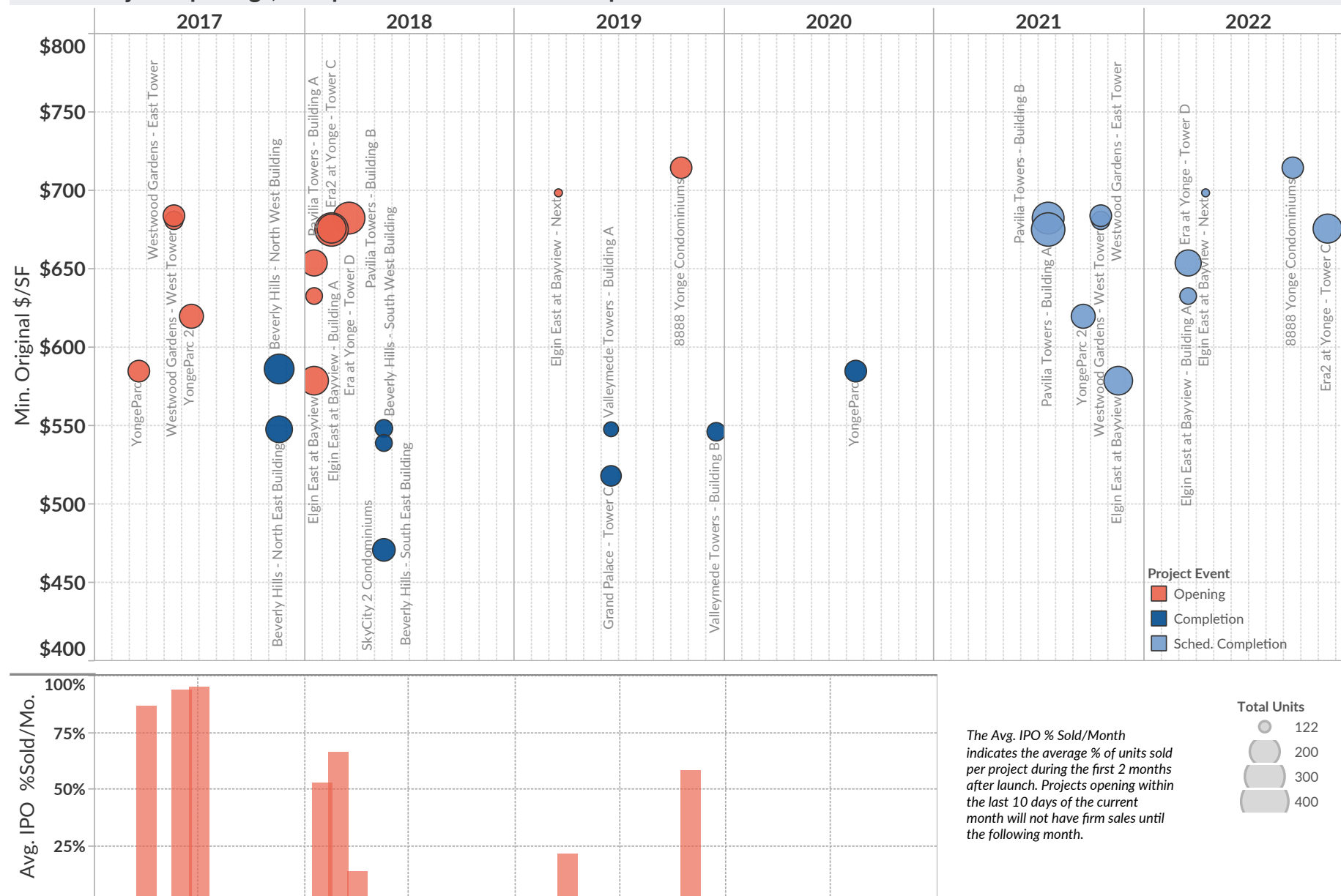
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	449
Total Units		252,224
Min. Floor Space Index		0.1
Max. Floor Space Index		61.7
Avg. Floor Space Index		6.6

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



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Recent Project Openings, Completions & Scheduled Completions



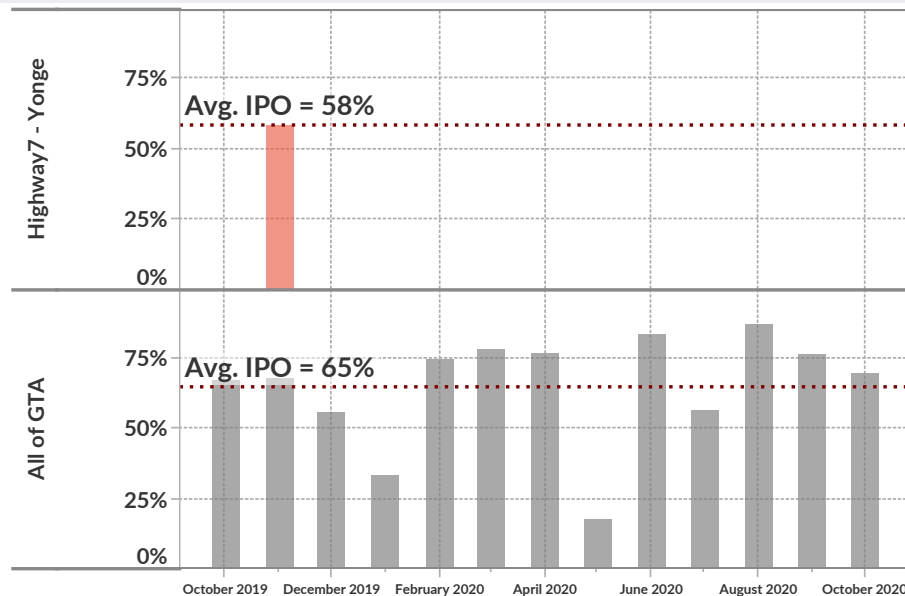
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Project Data by Unit Type

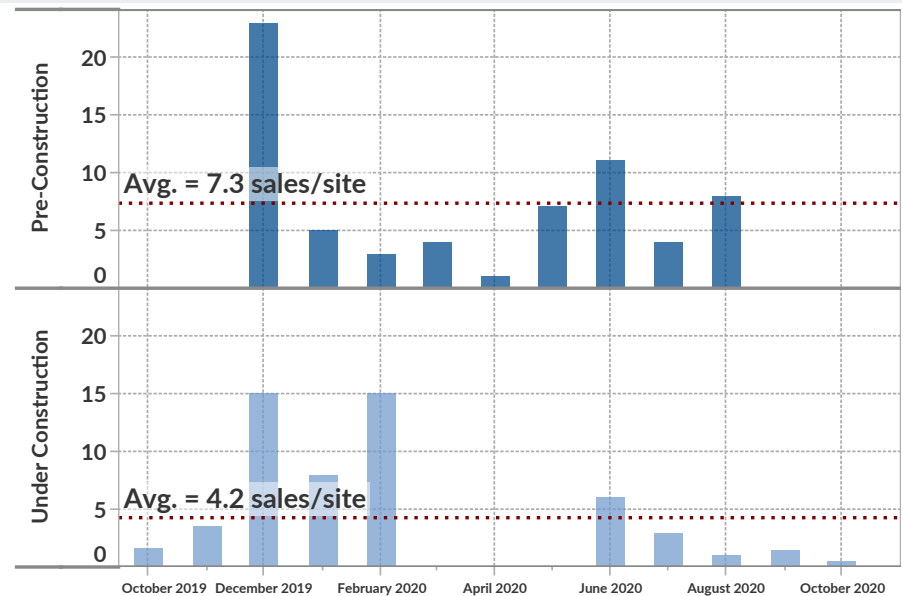
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	108	0	108	0
1 Bedroom + Den	525	0	524	1
2 Bedroom	564	3	520	44
2 Bedroom + Den	171	1	160	11
3 Bedroom & Up	176	1	140	36
Penthouse				
Other	0	0	0	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$851	646	646	\$549,900	\$549,900
\$725	905	1,155	\$660,900	\$923,900
\$785	981	1,290	\$764,400	\$996,300
\$698	1,258	1,909	\$769,900	\$1,477,900

IPO Launch Performance (first 2 months)

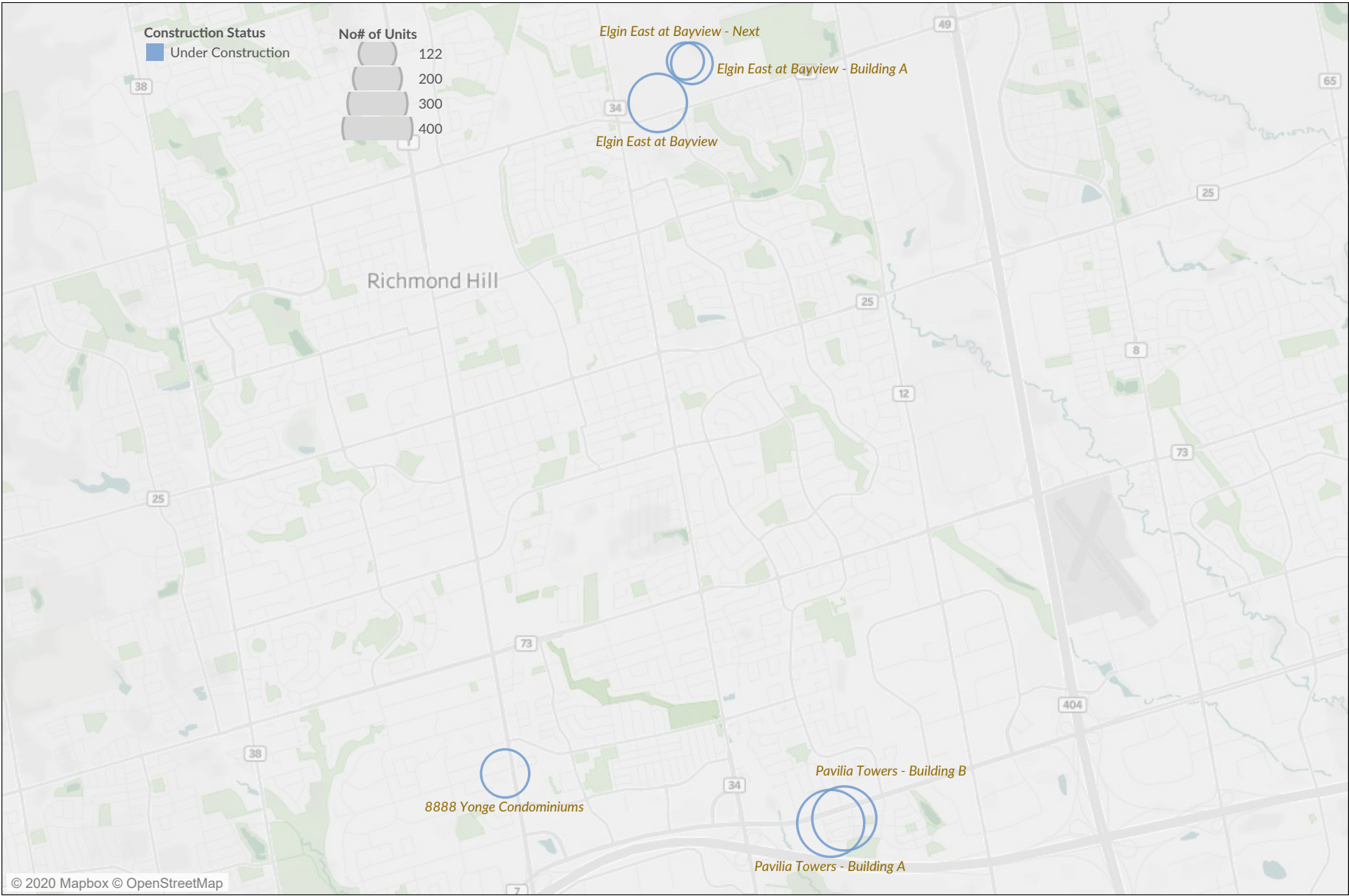


Post Launch Absorption: Highway7 - Yonge



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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	1	44	11	207	\$715	\$748
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	0	23	5	154	\$633	\$800
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	0	36	1	122	\$699	\$851
Elgin East at Bayview - Sequoia Grove Homes	Stacked	November 2021	3	99	47	304	\$579	\$647
Pavilia Towers - Building A - Times Group Corporation	Apartment	July 2021	0	8	15	400	\$675	\$785
Pavilia Towers - Building B - Times Group Corporation	Apartment	July 2021	1	24	13	366	\$683	\$824

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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	32	21	7,477	6,494	703	\$1,253	812	\$1,017,603	16,387
Downtown West	71	29	10,091	8,701	1,129	\$1,434	905	\$1,297,400	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	145	13	1,562	1,142	203	\$1,101	835	\$918,775	3,120
Toronto West	101	16	3,151	2,248	700	\$1,137	848	\$964,291	11,904
Yonge - St. Clair	15	7	661	494	167	\$1,756	1,467	\$2,575,956	3,153

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