



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of November 2020



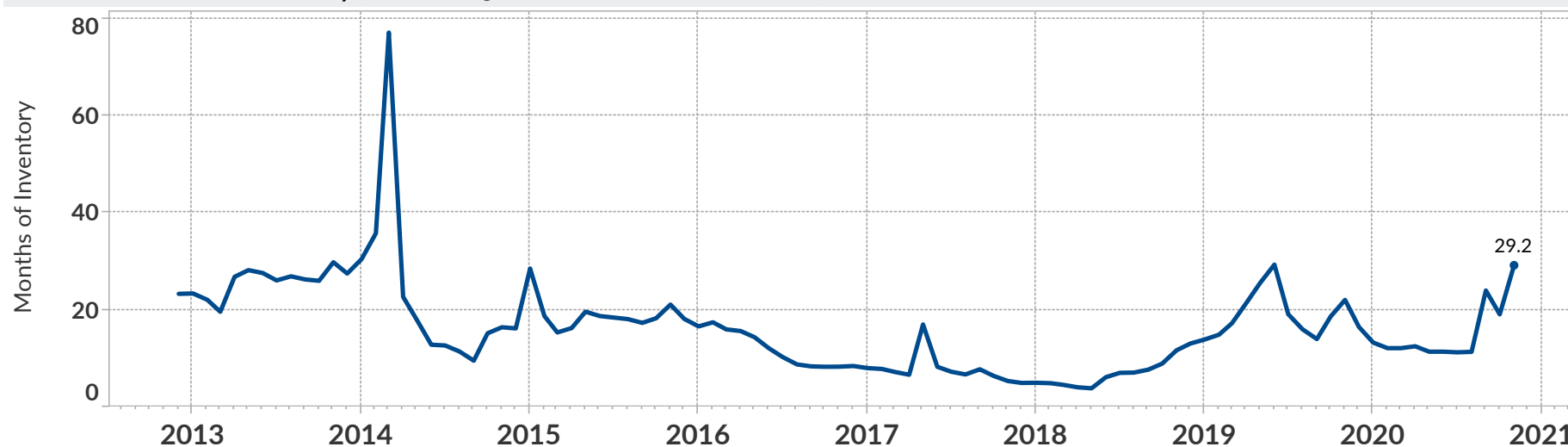
Yonge - St. Clair Submarket Report - November 2020



Yonge - St. Clair		GTA
Active Projects	7	360
Total Units	661	94,905
Total Sales	498	79,034
Rem. Inv.	163	11,493
Avg. \$/SF	\$1,783	\$1,151
Avg. SF	1,468	964
Avg. \$	\$2,617,636	\$1,109,229
Current Month Sales (incl. active & sold out)	4	1,836

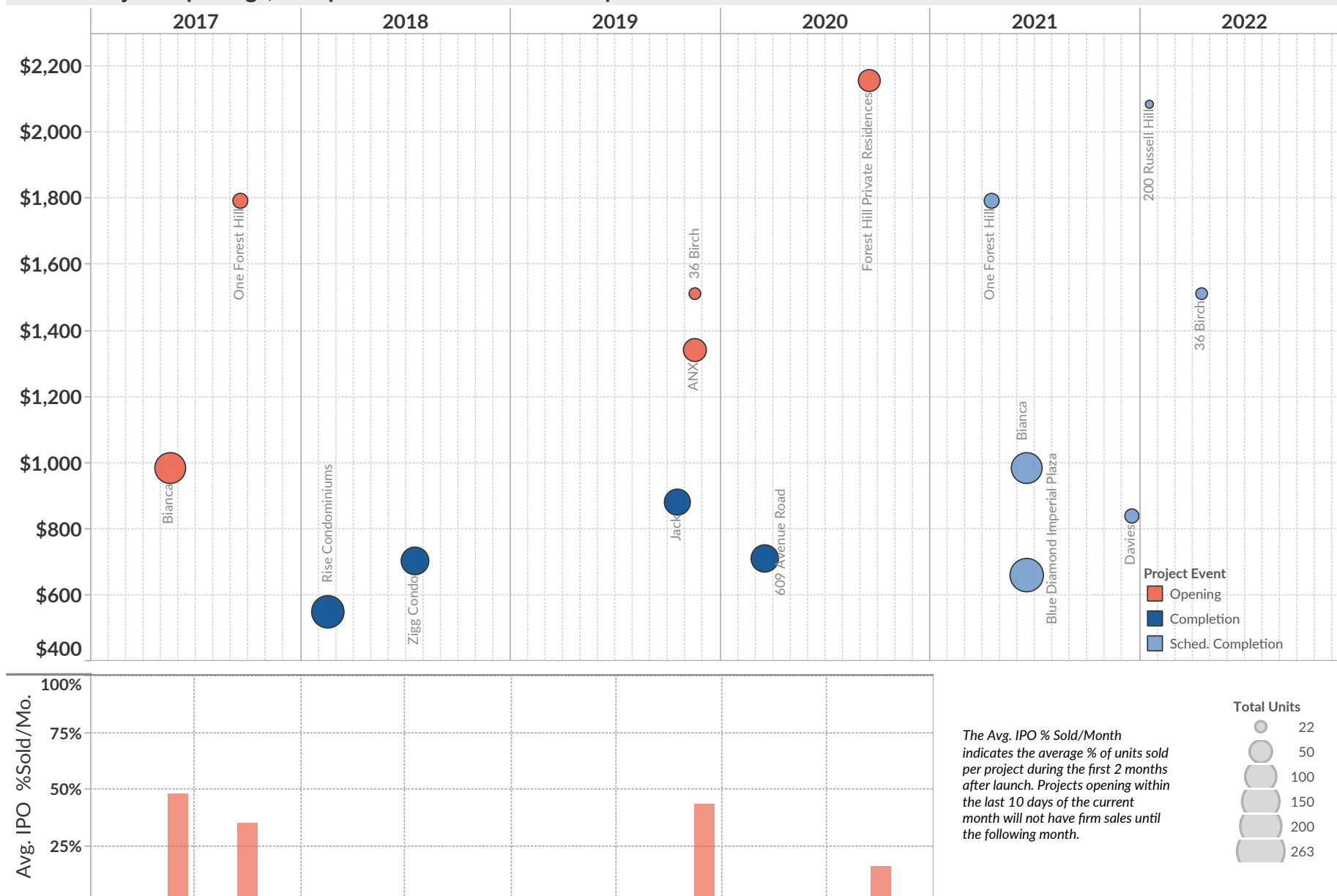
Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	13	464
Total Units	3,576	256,111
Min. Floor Space Index	1.7	0.1
Max. Floor Space Index	14.2	61.7
Avg. Floor Space Index	7.5	6.6

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



Yonge - St. Clair Submarket Report - November 2020

Recent Project Openings, Completions & Scheduled Completions

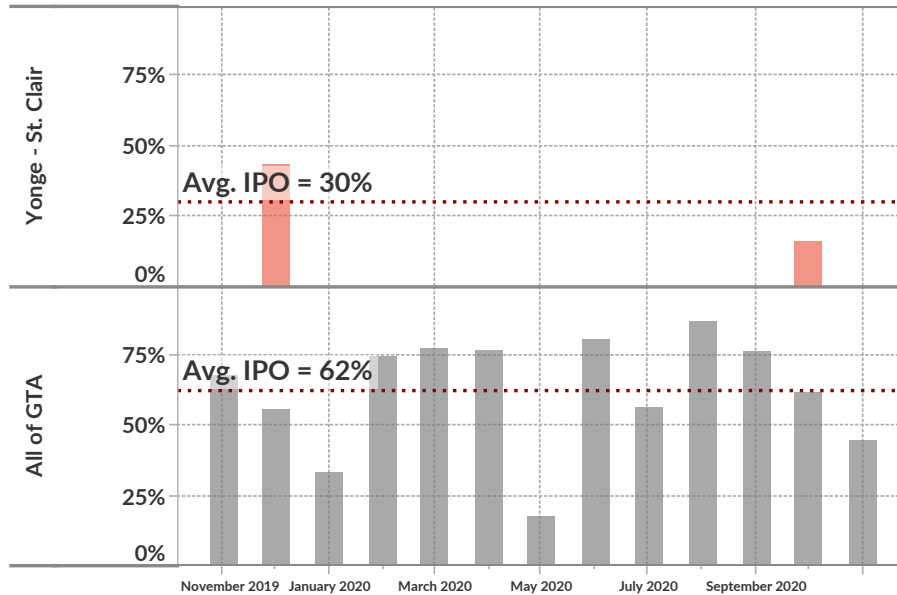


Yonge - St. Clair Submarket Report - November 2020

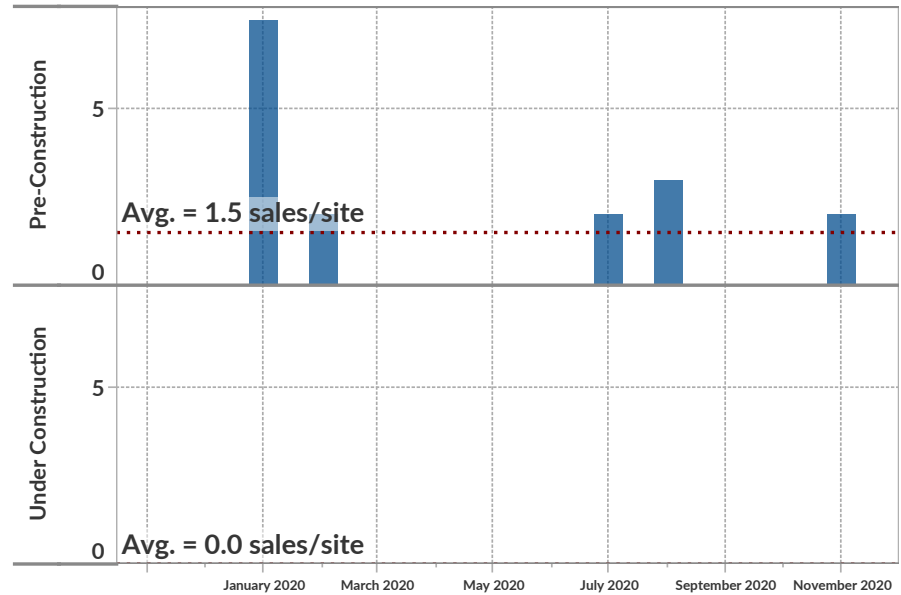
Project Data by Unit Type

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	4	112	50	\$1,882	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	0	179	53	\$1,892	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, Hazelton Ave, Tranby Ave, Bernard Ave, Davenport Rd, Huron St, Madison Ave, Walmer F, Walmer Rd, Austin Ter, Wells Hill Ave, Hilton Ave, Bathurst St, St. Clair Ave W, and Speer Rd.

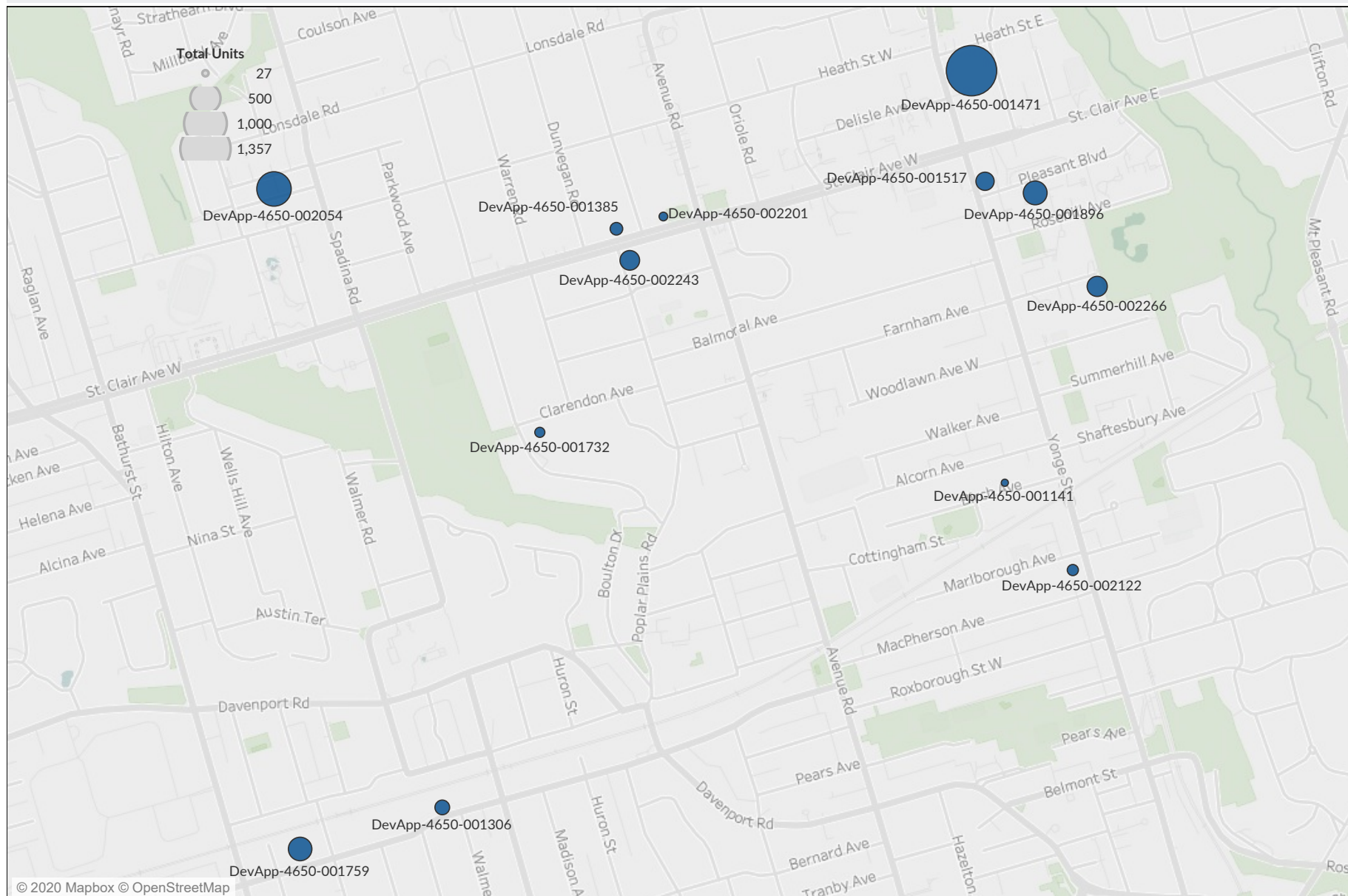
Yonge - St. Clair Submarket Report - November 2020

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	\$1,626
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	4	19	75	94	\$2,158	\$2,194
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
DevApp-4650-002243	175 St. Clair Avenue West	7.2	206
DevApp-4650-002266	49 Jackes Avenue	12.5	217

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	• 41	• 17	• 5,543	• 4,256	• 662	• \$1,954	• 1,203	• \$2,351,534	• 9,636
Central Waterfront	• 1	• 9	• 4,721	• 3,770	• 835	• \$1,510	• 1,070	• \$1,616,118	• 19,434
Don Mills - York Mills	• 37	• 12	• 3,683	• 3,174	• 287	• \$1,007	• 1,007	• \$1,013,169	• 14,212
Downtown Core	• 1	• 7	• 4,236	• 3,657	• 199	• \$1,919	• 826	• \$1,584,250	• 19,624
Downtown East	• 18	• 21	• 7,481	• 6,512	• 689	• \$1,252	• 815	• \$1,019,805	• 16,999
Downtown West	• 32	• 28	• 9,703	• 8,438	• 1,004	• \$1,438	• 928	• \$1,334,007	• 19,595
Etobicoke Waterfront	• 0	• 1	• 602	• 453	• 40	• \$1,326	• 848	• \$1,125,069	• 8,726
Highway7 - Yonge	• 13	• 5	• 1,399	• 1,309	• 82	• \$720	• 1,189	• \$855,908	•
Mississauga City Centre	• 15	• 12	• 6,998	• 6,395	• 584	• \$925	• 790	• \$730,344	•
North Toronto	• 19	• 13	• 3,707	• 3,061	• 519	• \$1,280	• 814	• \$1,041,814	• 10,499
North Yonge Corridor	• 4	• 6	• 1,715	• 1,486	• 84	• \$1,162	• 826	• \$960,338	• 8,097
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 1,367
North York West	• 111	• 10	• 1,258	• 942	• 270	• \$1,236	• 1,467	• \$1,813,413	• 13,464
Not Applicable	• 1,380	• 161	• 32,213	• 25,948	• 4,660	• \$824	• 935	• \$770,782	• 93,735
Scarborough City Centre									• 2,245
Sheppard Corridor	• 14	• 14	• 3,833	• 3,400	• 429	• \$1,123	• 934	• \$1,049,025	• 7,811
Thornhill	• 40	• 6	• 1,720	• 1,365	• 345	• \$1,062	• 1,066	• \$1,132,690	•
Toronto East	• 5	• 12	• 1,533	• 1,113	• 203	• \$1,099	• 835	• \$917,682	• 3,374
Toronto West	• 101	• 17	• 3,371	• 2,738	• 430	• \$1,157	• 960	• \$1,111,178	• 11,904
Yonge - St. Clair	• 4	• 7	• 661	• 498	• 163	• \$1,783	• 1,468	• \$2,617,636	• 3,576

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