



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of November 2020



North Yonge Corridor Submarket Report - November 2020



North Yonge Corridor		GTA
Active Projects	6	360
Total Units	1,715	94,905
Total Sales	1,486	79,034
Rem. Inv.	84	11,493
Avg. \$/SF	\$1,162	\$1,151
Avg. SF	826	964
Avg. \$	\$960,338	\$1,109,229
Current Month Sales (incl. active & sold out)	4	1,836

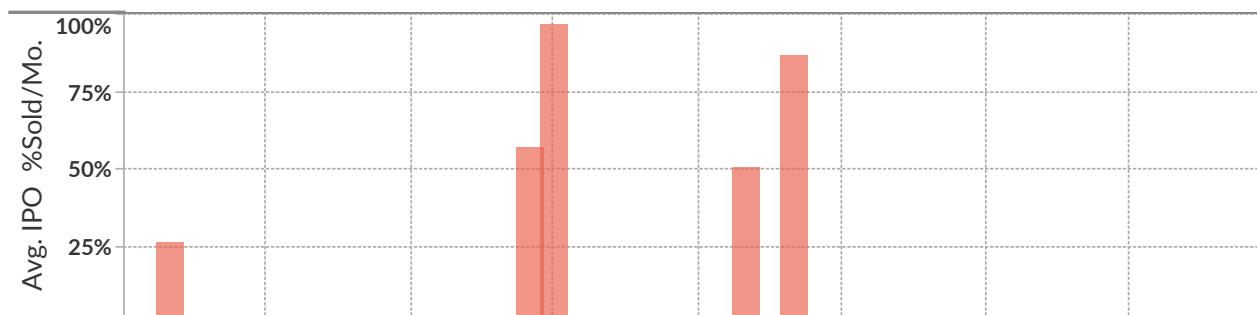
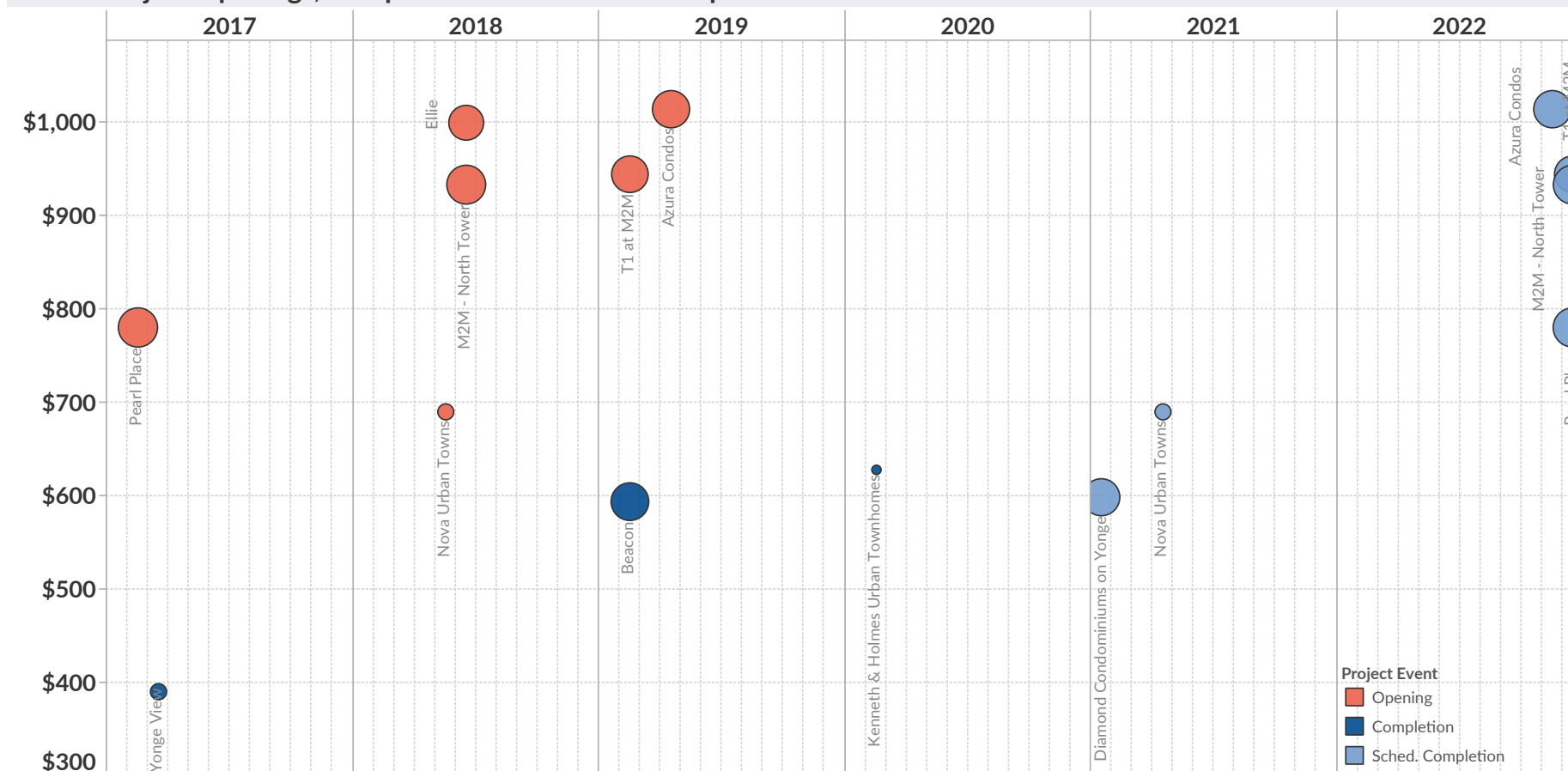
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	18	464
Total Units	8,097	256,111
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.6	61.7
Avg. Floor Space Index	4.9	6.6

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

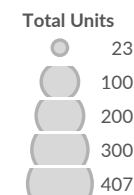


North Yonge Corridor Submarket Report - November 2020

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



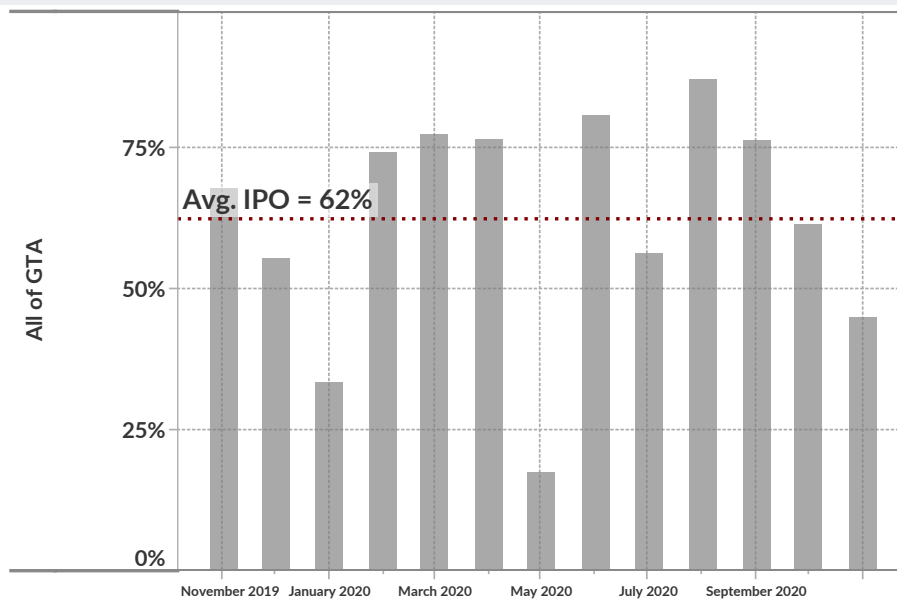
North Yonge Corridor Submarket Report - November 2020

Project Data by Unit Type

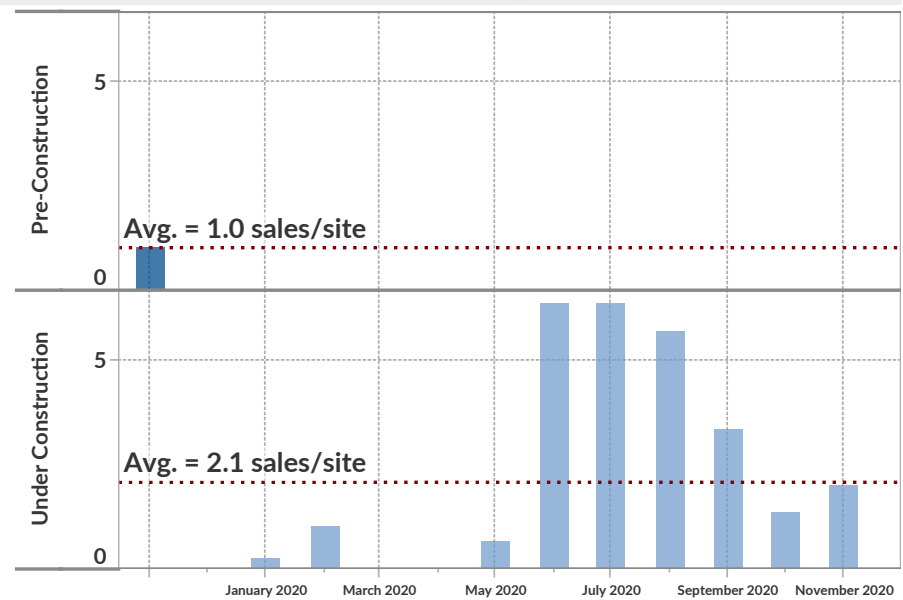
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	270	0	268	2
1 Bedroom + Den	471	3	450	21
2 Bedroom	550	1	530	20
2 Bedroom + Den	134	0	124	10
3 Bedroom & Up	100	0	83	17
Penthouse	10	0	2	8
Other	29	0	23	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,232	570	570	\$700,900	\$703,900
\$1,247	583	645	\$710,900	\$820,900
\$1,203	685	900	\$834,990	\$988,900
\$1,142	834	1,135	\$959,000	\$1,184,990
\$1,104	908	1,404	\$925,990	\$1,477,900
\$1,075	1,106	1,341	\$1,179,900	\$1,401,900

IPO Launch Performance (first 2 months)

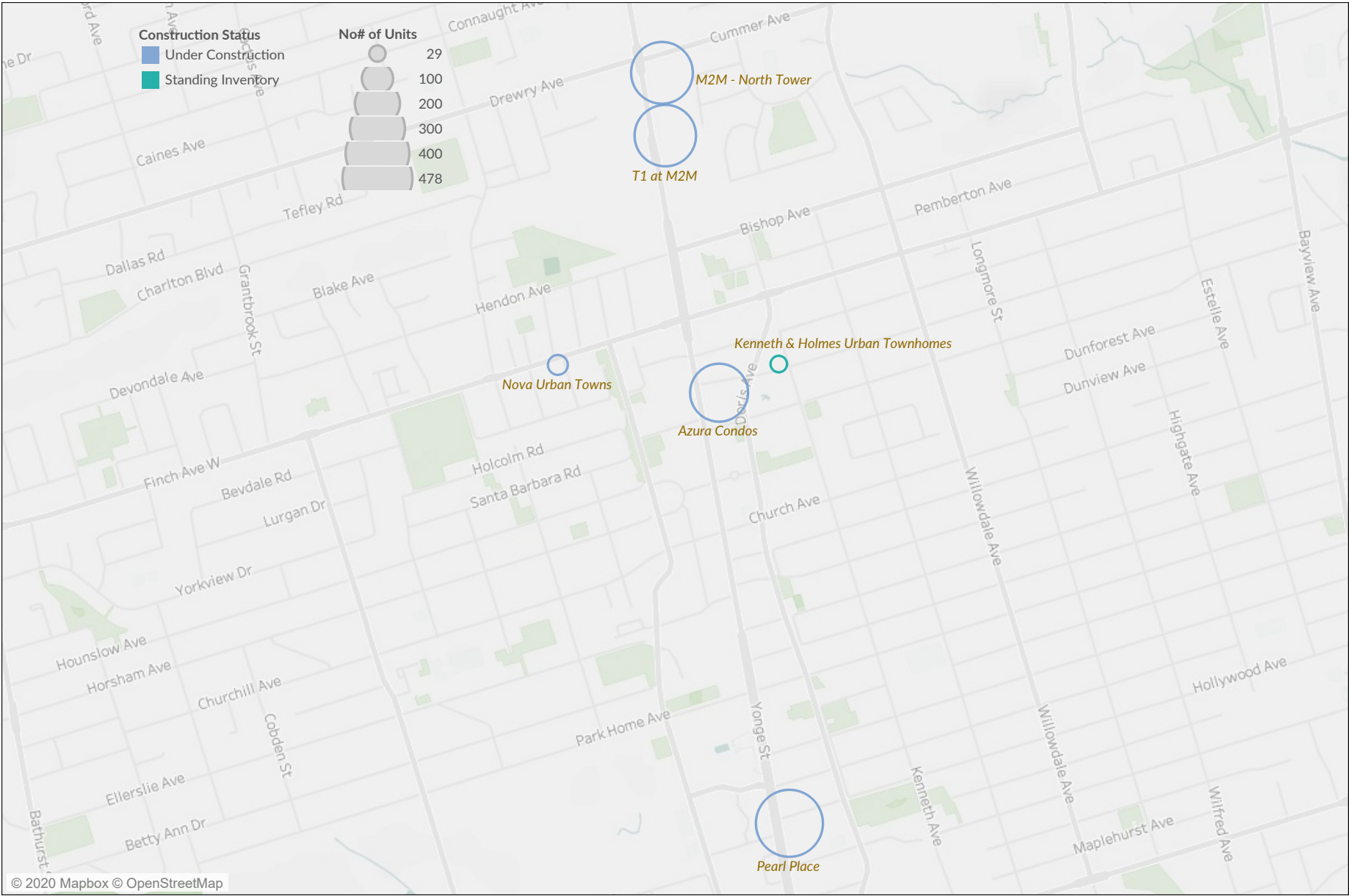


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - November 2020

Current Active Projects



North Yonge Corridor 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
Azura Condos - Capital Developments	Apartment	November 2022	1	5	10	358	\$1,014	\$1,087
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February 2020	0	0	0	29	\$628	\$0
M2M - North Tower - Aoyuan International	Apartment	December 2022	0	9	6	406	\$933	\$1,136
Nova Urban Towns - Kaleido Developments Inc.	Stacked	April 2021	0	7	3	42	\$690	\$856
Pearl Place - Conservatory Group	Apartment	December 2022	3	33	52	478	\$780	\$1,230
T1 at M2M - Aoyuan International	Apartment	December 2022	0	50	13	402	\$944	\$1,064

North Yonge Corridor Submarket Report - November 2020

Current Development Applications



North Yonge Corridor Submarket Report - November 2020

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	42
DEVAPP-4650-000050	5840 - 5870 Yonge Street	6.7	518
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	1,987
DEVAPP-4650-000170	26 - 36 Hounslow Avenue	2.4	34
DevApp-4650-000546	2400 - 2444 Yonge Street	9.6	631
DevApp-4650-000634	4155 Yonge Street	3.2	64
DevApp-4650-000727	5400 Yonge Street & 15 Horsham Avenue	13.1	324
DevApp-4650-000728	35 Holmes Avenue	5.6	154
DevApp-4650-000829	15 Holmes Avenue	5.0	339
DevApp-4650-001317	110 - 112 Sheppard Avenue West	3.0	30
DevApp-4650-001376	40 - 48 Hendon Avenue	2.5	20
DevApp-4650-001491	4800 Yonge Street	12.0	536
DevApp-4650-001854	6150 Yonge Street	5.6	521
DevApp-4650-001866	5995 Yonge Street	12.6	443
DevApp-4650-001928	5800 Yonge Street		1,496
DevApp-4650-001943	4050 Yonge Street	4.7	602
DevApp-4650-002065	6080 Yonge Street	6.0	292
DevApp-4650-002113	105 Sheppard Avenue East	3.0	64

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.

North Yonge Corridor Submarket Report - November 2020

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

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.