



Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of April 2021



Highway 7 - Yonge Submarket Report - April 2021



Highway7 - Yonge		GTA
Active Projects	5	340
Total Units	1,187	92,806
Total Sales	1,122	78,055
Rem. Inv.	57	10,715
Avg. \$/SF	\$816	\$1,222
Avg. Project \$/SF	\$822	\$1,076
Avg. SF	1,134	964
Avg. \$	\$925,433	\$1,178,878
Current Month Sales (incl. active & sold out)	4	3,619

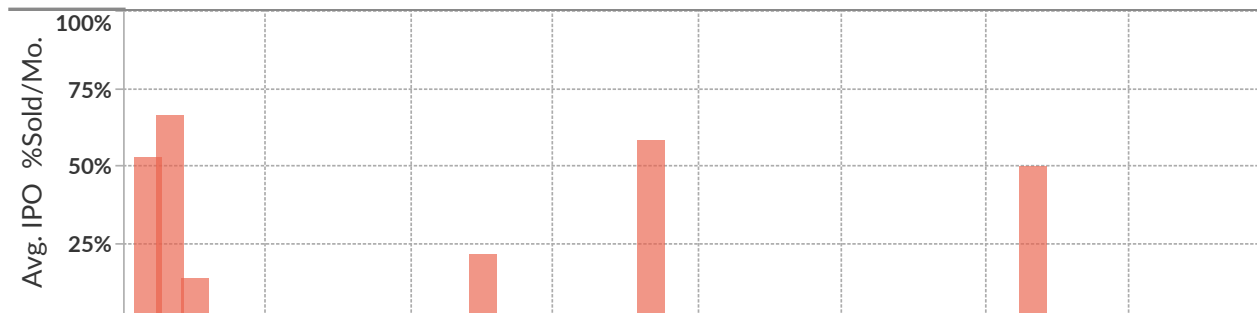
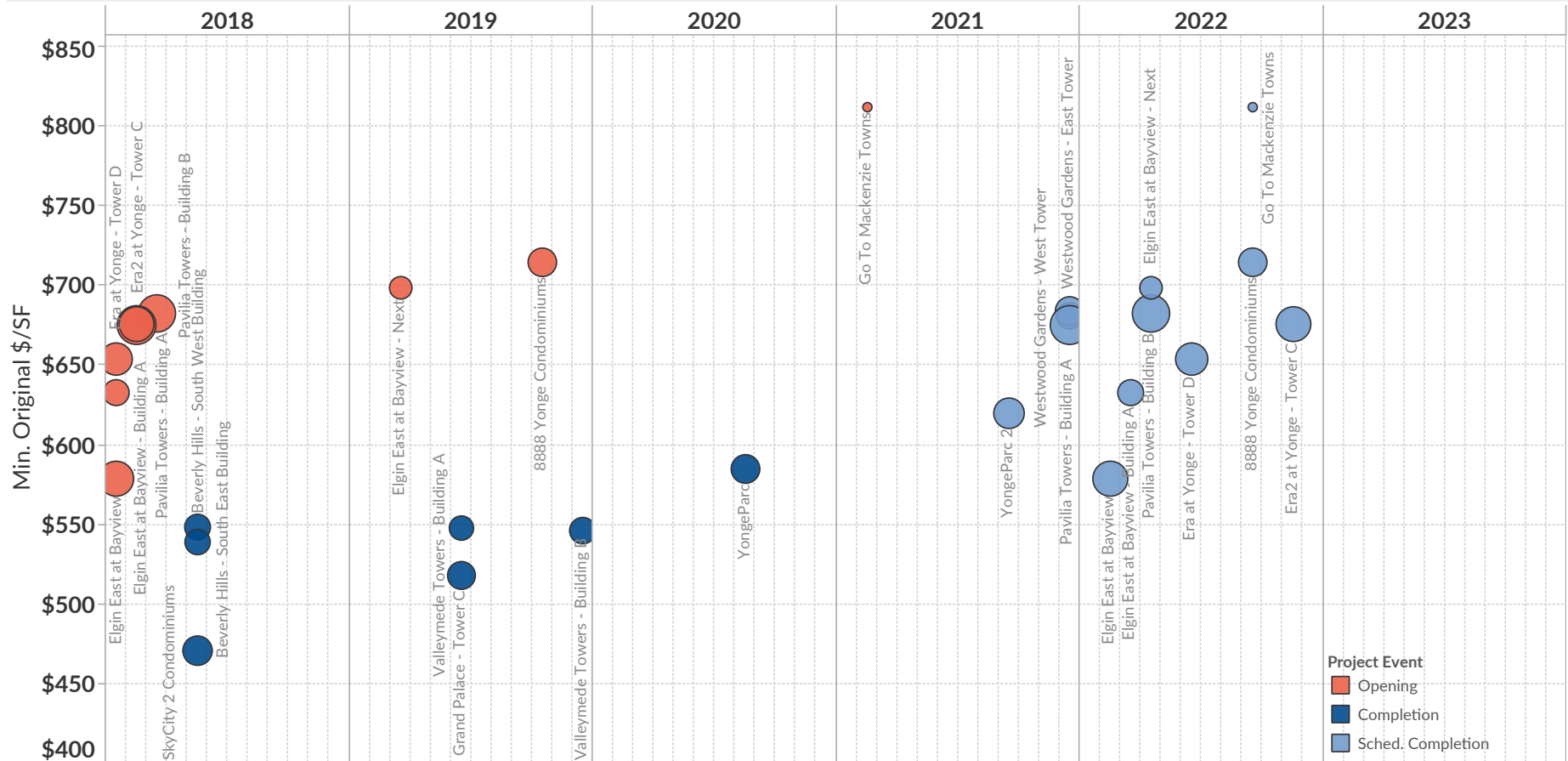
Development Applications		
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	480
Total Units		259,614
Min. Floor Space Index		0.1
Max. Floor Space Index		61.7
Avg. Floor Space Index		6.8

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

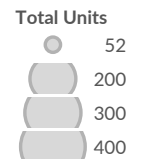


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Recent Project Openings, Completions & Scheduled Completions



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.



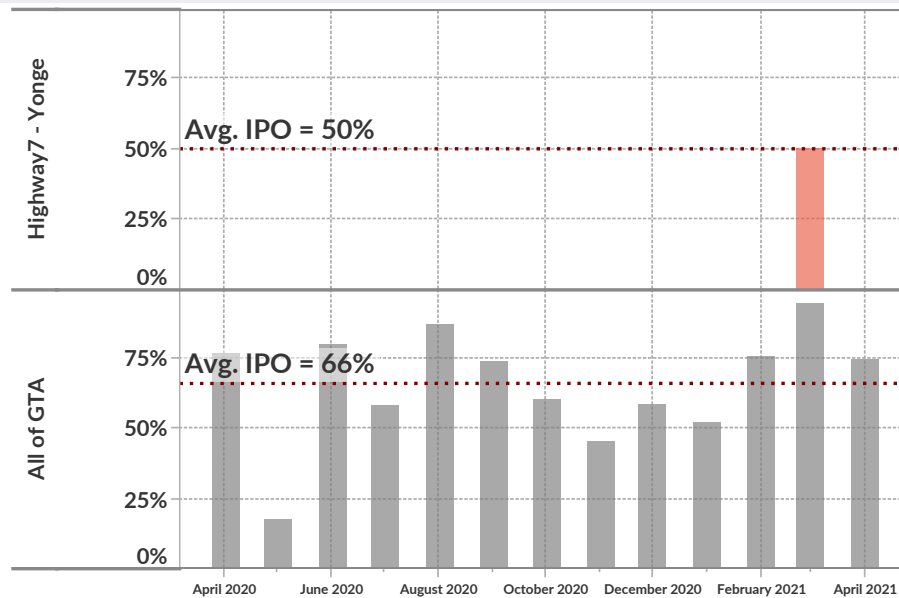
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Project Data by Unit Type

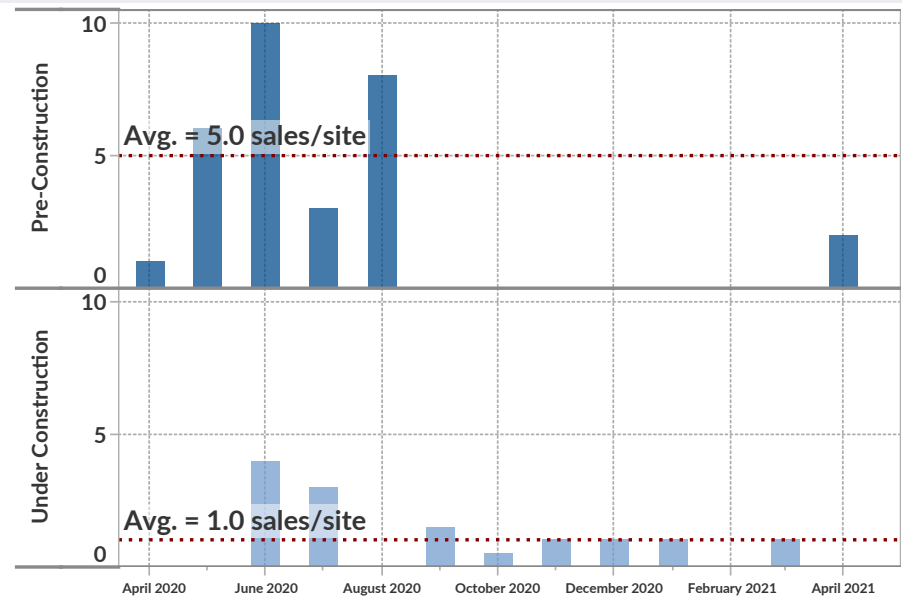
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	109	1	99	10
1 Bedroom + Den	500	0	498	2
2 Bedroom	355	2	336	19
2 Bedroom + Den	138	0	131	7
3 Bedroom & Up	76	1	57	19
Penthouse				
Other	0	0	0	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$833	698	741	\$590,000	\$609,000
\$834	760	760	\$634,000	\$634,000
\$807	877	1,155	\$734,000	\$969,900
\$810	981	1,290	\$804,400	\$1,038,300
\$818	1,258	1,909	\$967,900	\$1,540,900

IPO Launch Performance (first 2 months)

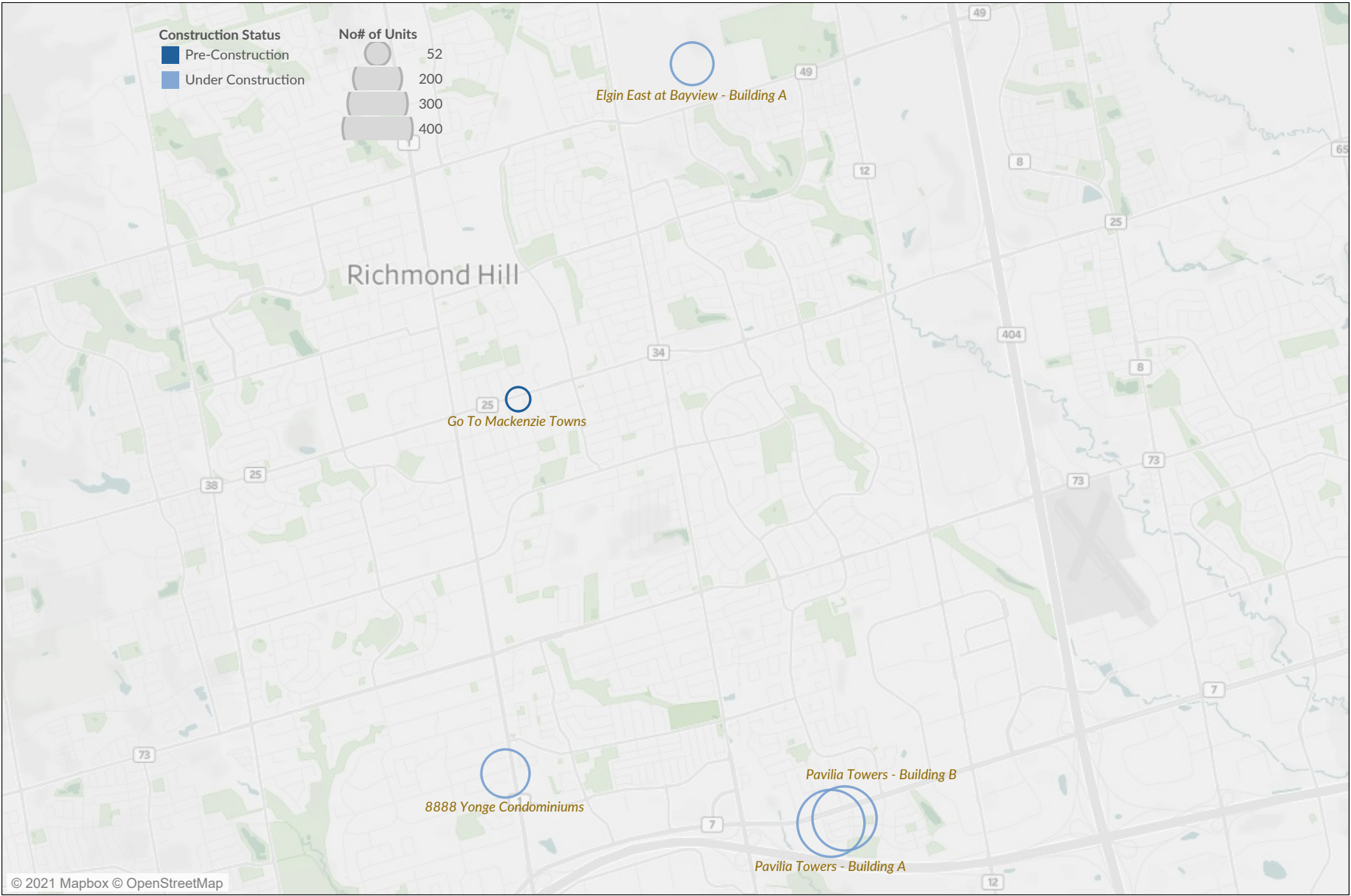


Post Launch Absorption: Highway 7 - Yonge



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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	Project Avg. \$/SF
8888 Yonge Condominiums - Metroview Developments	Apartment	September 2022	0	2	9	207	\$715	\$776
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	0	2	4	162	\$633	\$844
Go To Mackenzie Towns - Capital North Communities and Go..	Stacked	September 2022	2	28	24	52	\$812	\$812
Pavilia Towers - Building A - Times Group Corporation	Apartment	December 2021	1	4	11	400	\$675	\$817
Pavilia Towers - Building B - Times Group Corporation	Apartment	April 2022	1	4	9	366	\$683	\$860

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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	8	16	5,476	4,453	437	\$2,158	1,518	\$3,276,546	8,832
Central Waterfront	33	9	4,721	3,908	800	\$1,519	1,049	\$1,594,374	19,434
Don Mills - York Mills	13	12	3,683	3,265	191	\$1,014	1,096	\$1,111,746	13,974
Downtown Core	30	7	4,237	3,591	306	\$1,779	805	\$1,431,852	18,616
Downtown East	111	22	7,795	6,507	1,198	\$1,311	668	\$875,828	14,922
Downtown West	72	29	10,538	9,071	1,071	\$1,461	911	\$1,330,784	19,053
Etobicoke Waterfront	3	1	602	463	30	\$1,341	842	\$1,129,067	7,446
Highway7 - Yonge	4	5	1,187	1,122	57	\$816	1,134	\$925,433	.
Mississauga City Centre	732	13	7,939	7,215	417	\$913	856	\$781,515	.
North Toronto	5	14	3,707	3,114	494	\$1,271	849	\$1,079,214	13,529
North Yonge Corridor	5	6	1,715	1,523	68	\$1,187	858	\$1,018,376	8,127
North York East	0	2	528	525	2	\$949	1,028	\$974,900	206
North York West	28	9	1,220	983	191	\$1,298	1,685	\$2,186,518	15,556
Not Applicable	2,015	138	28,647	23,512	3,695	\$840	986	\$828,230	92,402
Scarborough City Centre									2,245
Sheppard Corridor	92	10	2,434	2,108	312	\$1,116	981	\$1,094,137	7,745
Thornhill	100	8	1,977	1,601	366	\$1,054	1,019	\$1,073,961	.
Toronto East	18	12	1,533	1,307	116	\$1,109	964	\$1,069,418	3,237
Toronto West	346	20	4,206	3,266	824	\$1,203	877	\$1,054,333	14,488
Yonge - St. Clair	4	7	661	521	140	\$1,767	1,451	\$2,565,247	3,539

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