



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of May 2021



North Yonge Corridor Submarket Report - May 2021



North Yonge Corridor		GTA
Active Projects	6	338
Total Units	1,715	92,166
Total Sales	1,529	77,131
Rem. Inv.	62	10,836
Avg. \$/SF	\$1,205	\$1,201
Avg. Project \$/SF	\$1,097	\$1,088
Avg. SF	847	984
Avg. \$	\$1,020,553	\$1,181,327
Current Month Sales (incl. active & sold out)	6	2,396

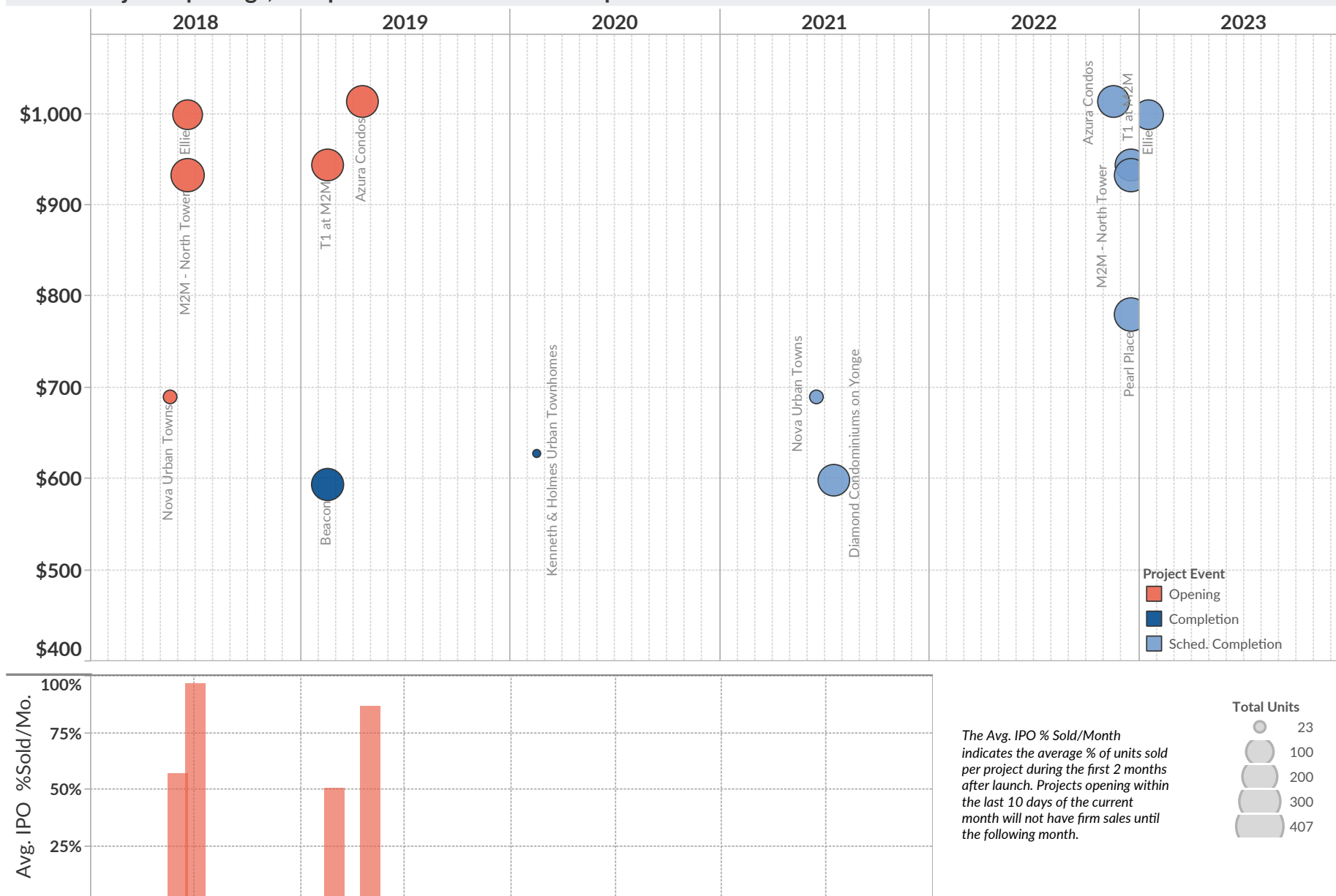
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	19	484
Total Units	15,660	494,318
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.6	61.7
Avg. Floor Space Index	5.5	6.8

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



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Recent Project Openings, Completions & Scheduled Completions



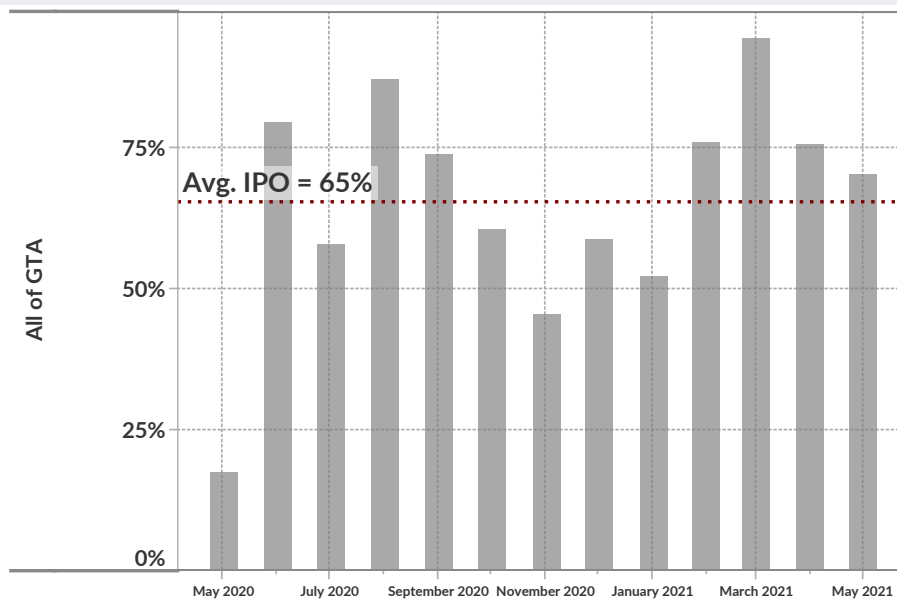
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Project Data by Unit Type

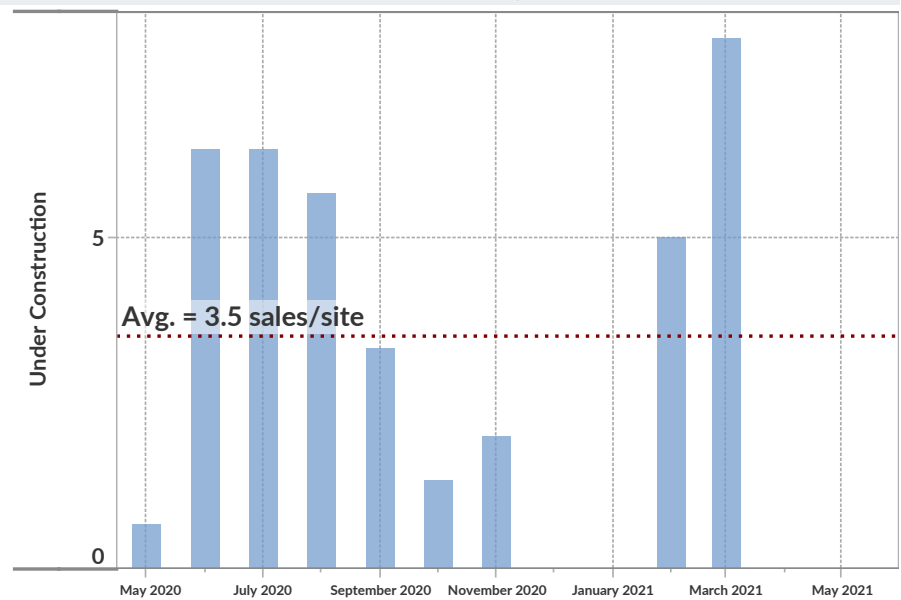
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	271	0	271	0
1 Bedroom + Den	478	1	463	15
2 Bedroom	557	0	543	14
2 Bedroom + Den	136	3	129	7
3 Bedroom & Up	102	2	90	12
Penthouse	10	0	2	8
Other	31	0	25	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,281	583	721	\$726,900	\$855,900
\$1,219	683	900	\$829,900	\$1,038,900
\$1,261	834	834	\$1,039,900	\$1,062,900
\$1,173	926	1,404	\$1,116,900	\$1,477,900
\$1,094	1,106	1,270	\$1,188,900	\$1,398,900

IPO Launch Performance (first 2 months)

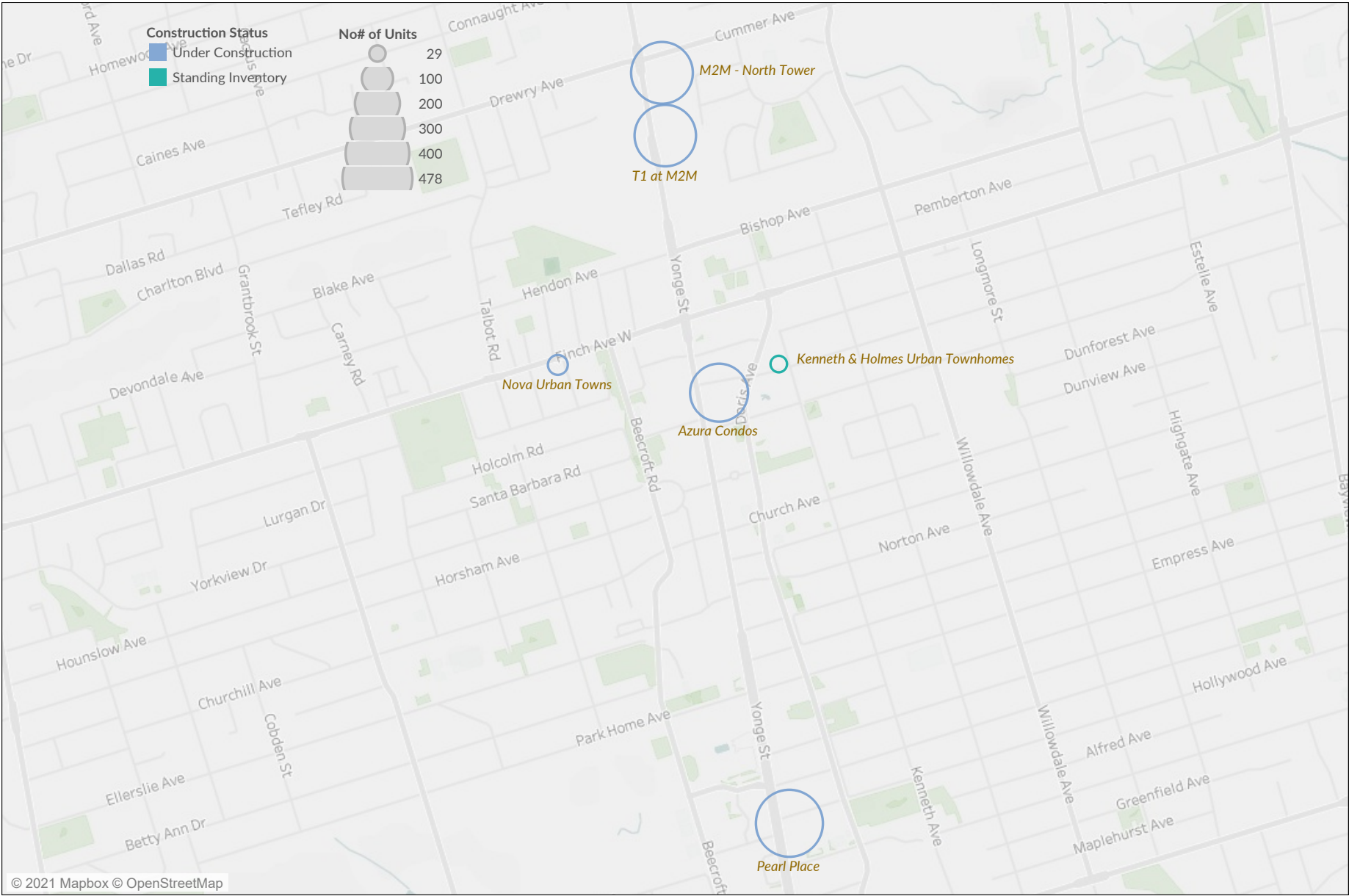


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - May 2021

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
Azura Condos - Capital Developments	Apartment	November 2022	2	7	4	358	\$1,014	\$1,085
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February 2020	0	0	0	29	\$628	\$0
M2M - North Tower - Aoyuan International	Apartment	December 2022	1	7	4	406	\$933	\$1,132
Nova Urban Towns - Kaleido Developments Inc.	Stacked	June 2021	1	1	2	42	\$690	\$856
Pearl Place - Conservatory Group	Apartment	December 2022	0	16	36	478	\$780	\$1,282
T1 at M2M - Aoyuan International	Apartment	December 2022	2	13	16	402	\$944	\$1,132

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	112
DEVAPP-4650-000050	5840 - 5870 Yonge Street	6.5	925
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	3,483
DEVAPP-4650-000170	26 - 36 Hounslow Avenue	2.4	64
DevApp-4650-000634	4155 Yonge Street	3.2	128
DevApp-4650-000727	5400 Yonge Street & 15 Horsham Avenue	13.1	648
DevApp-4650-000728	35 Holmes Avenue	4.5	308
DevApp-4650-000829	15 Holmes Avenue	5.0	697
DevApp-4650-001317	110 - 112 Sheppard Avenue West	3.0	60
DevApp-4650-001376	40 - 48 Hendon Avenue	2.5	91
DevApp-4650-001491	4800 Yonge Street	12.0	1,034
DevApp-4650-001854	6150 Yonge Street	5.7	1,042
DevApp-4650-001866	5995 Yonge Street	12.6	886
DevApp-4650-001928	5800 Yonge Street		2,992
DevApp-4650-001943	4050 Yonge Street	4.6	1,150
DevApp-4650-002065	6080 Yonge Street	6.0	554
DevApp-4650-002113	105 Sheppard Avenue East	3.0	128
DevApp-4650-002281	5203 Yonge Street	10.5	658
DevApp-4650-002285	5051 Yonge Street	12.2	700

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	42	16	5,476	4,494	396	\$2,197	1,600	\$3,515,593	17,336
Central Waterfront	18	9	4,721	3,926	782	\$1,520	1,057	\$1,606,676	36,410
Don Mills - York Mills	7	12	3,682	3,274	183	\$1,011	1,107	\$1,119,470	23,874
Downtown Core	26	8	4,931	4,302	289	\$1,814	839	\$1,522,007	35,133
Downtown East	109	20	7,141	6,397	653	\$1,270	813	\$1,032,085	30,116
Downtown West	127	27	9,568	8,213	973	\$1,484	901	\$1,337,162	36,221
Etobicoke Waterfront	10	1	602	473	20	\$1,342	831	\$1,114,875	14,950
Highway7 - Yonge	1	6	1,392	1,123	261	\$778	1,220	\$948,740	.
Mississauga City Centre	73	11	7,076	6,272	500	\$933	830	\$774,230	.
North Toronto	89	15	3,743	3,203	441	\$1,306	918	\$1,199,330	26,183
North Yonge Corridor	6	6	1,715	1,529	62	\$1,205	847	\$1,020,553	15,660
North York East	0	2	528	525	2	\$949	1,028	\$974,900	412
North York West	8	10	1,267	989	232	\$1,264	1,553	\$1,963,778	35,893
Not Applicable	1,308	138	29,223	23,197	4,401	\$869	929	\$807,860	172,168
Scarborough City Centre									5,284
Sheppard Corridor	35	10	2,434	2,140	280	\$1,118	1,006	\$1,124,871	13,768
Thornhill	111	8	1,977	1,712	255	\$1,074	1,116	\$1,198,538	.
Toronto East	31	11	1,442	1,211	121	\$1,119	985	\$1,103,177	6,330
Toronto West	164	20	4,202	3,400	690	\$1,205	907	\$1,093,153	24,915
Yonge - St. Clair	231	8	1,046	751	295	\$1,639	1,174	\$1,923,973	6,891

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