

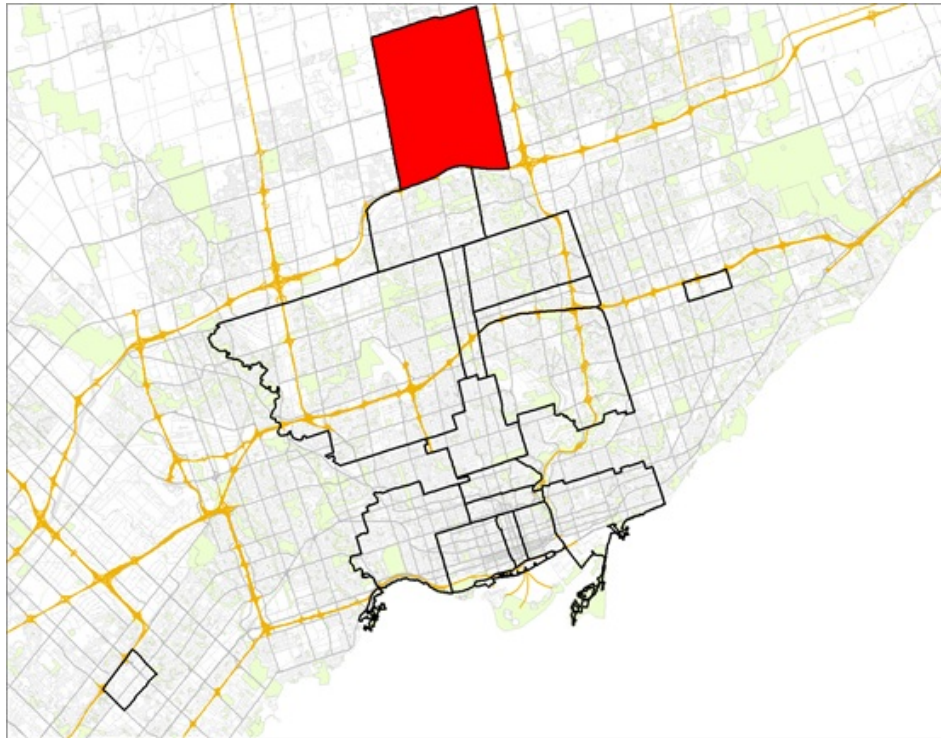


Greater Toronto Area
HWY 7 - Yonge

New Homes High Rise Submarket Report
Data as of September 2021



Highway7 - Yonge Submarket Report - September 2021



Highway7 - Yonge		GTA
Active Projects	7	345
Total Units	1,775	89,461
Total Sales	1,458	78,354
Rem. Inv.	317	11,107
Avg. \$/SF	\$968	\$1,256
Avg. Project \$/SF	\$875	\$1,125
Avg. SF	717	922
Avg. \$	\$694,375	\$1,158,650
Current Month Sales (incl. active & sold out)	189	2,488

Development Applications

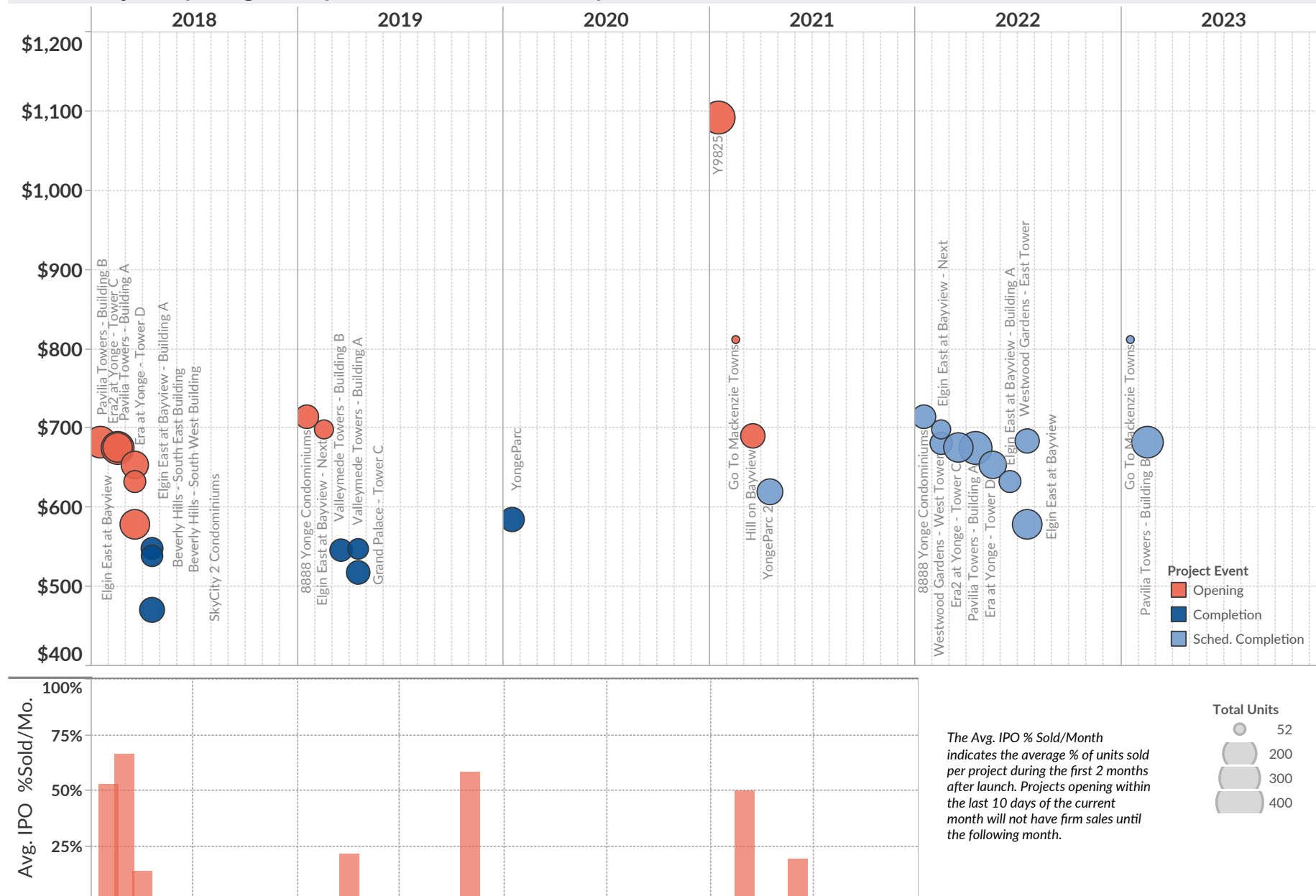
Highway7 - Yonge	City of Toronto
	495
	268,467
	0.1
	61.7
	6.9

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



Highway7 - Yonge Submarket Report - September 2021

Recent Project Openings, Completions & Scheduled Completions



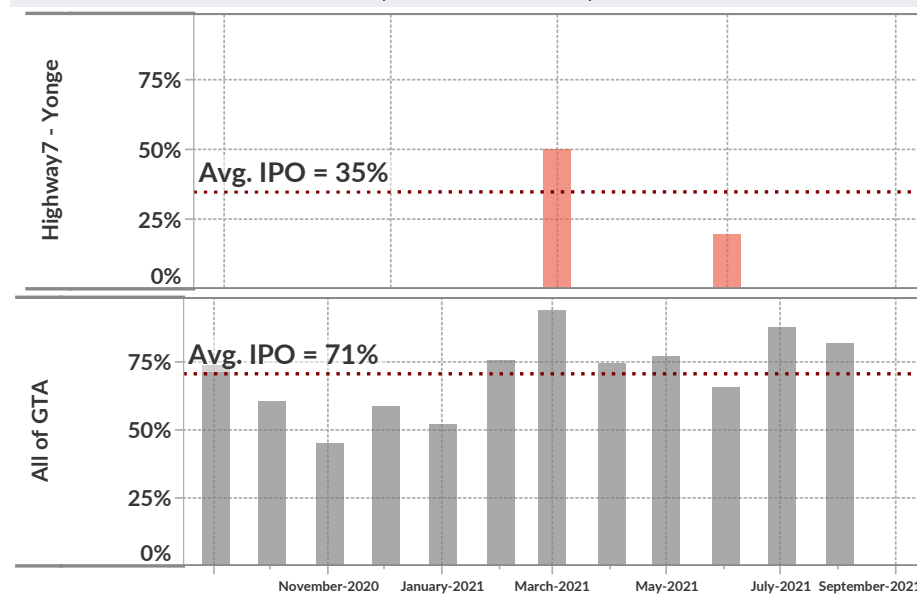
Highway7 - Yonge Submarket Report - September 2021

Project Data by Unit Type

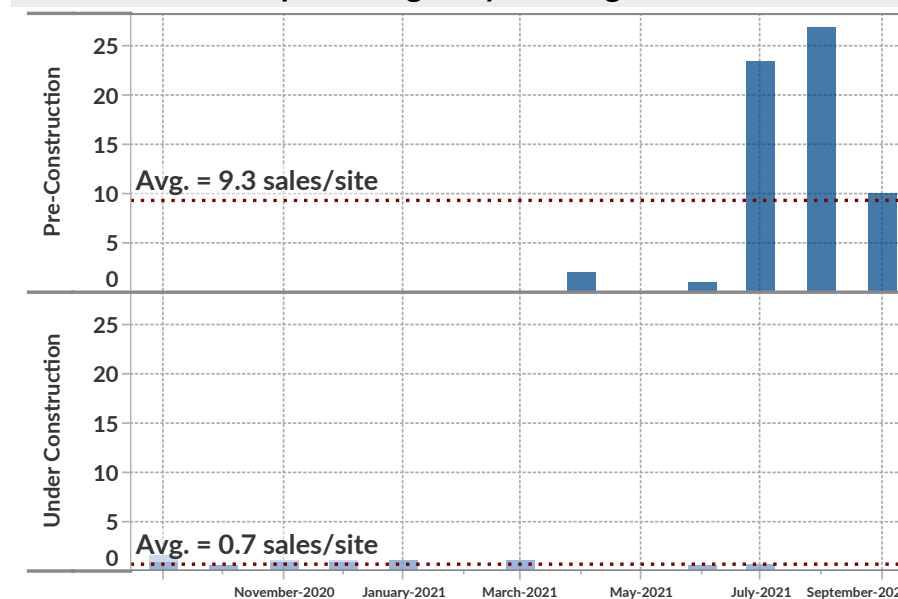
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	284	87	186	98
1 Bedroom + Den	648	43	564	84
2 Bedroom	537	59	441	96
2 Bedroom + Den	206	0	176	30
3 Bedroom & Up	99	0	90	9
Penthouse				
Other	0	0	0	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$957	440	741	\$427,900	\$609,000
\$1,026	474	760	\$515,900	\$634,000
\$1,044	631	1,381	\$734,000	\$1,039,500
\$797	1,096	1,551	\$928,600	\$1,189,900
\$879	1,287	1,607	\$1,111,200	\$1,513,800

IPO Launch Performance (first 2 months)

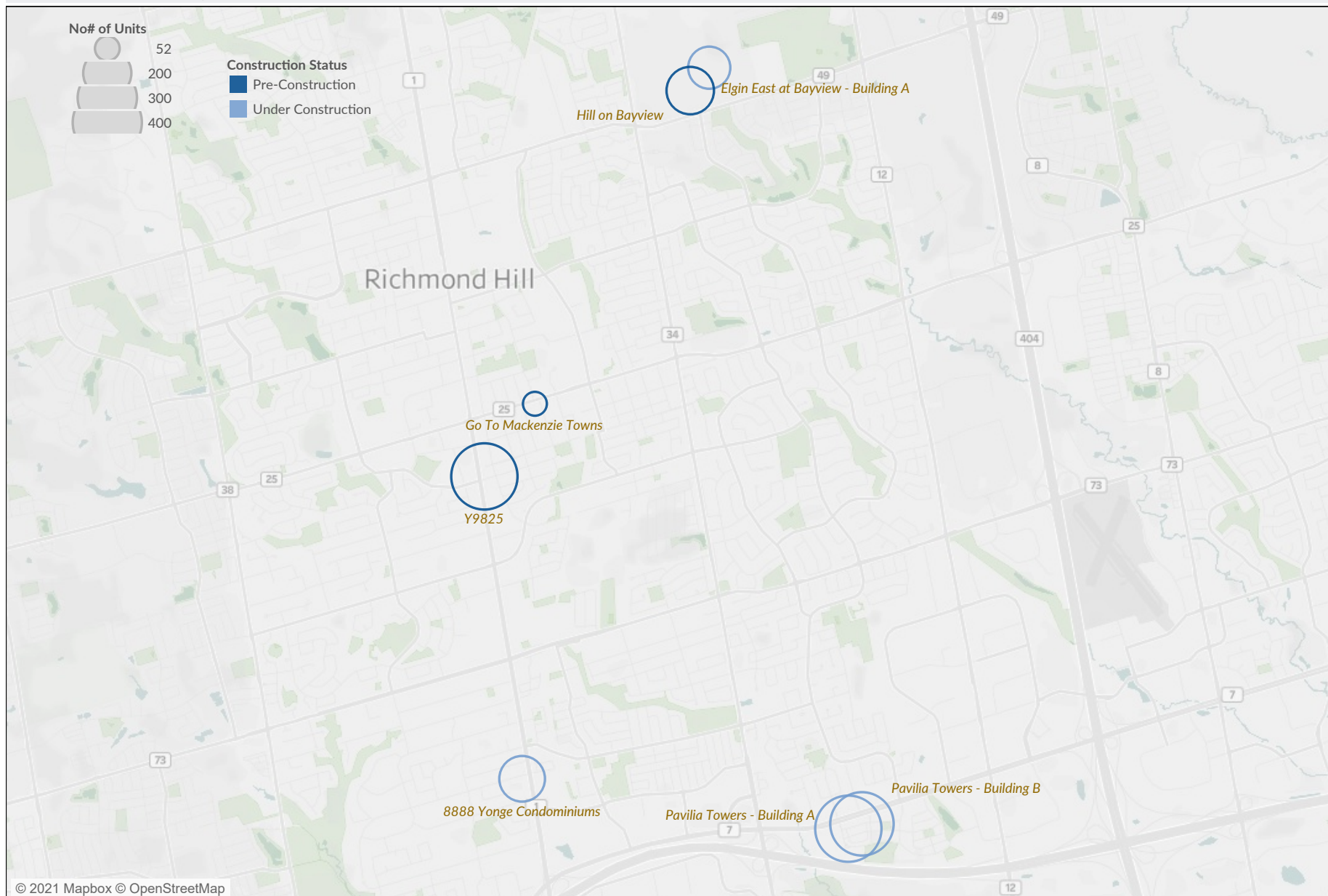


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - September 2021

Current Active Projects



Highway7 - Yonge Submarket Report - September 2021

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	0	190	\$715	\$776
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March-2022	0	2	4	162	\$633	\$908
Go To Mackenzie Towns - Capital North Communities and Go..	Stacked	January-2023	0	29	23	52	\$812	\$813
Hill on Bayview - Armour Heights Developments	Stacked	October-2024	20	161	44	205	\$691	\$786
Pavilia Towers - Building A - Times Group Corporation	Apartment	August-2022	0	6	9	400	\$675	\$869
Pavilia Towers - Building B - Times Group Corporation	Apartment	August-2023	0	7	6	366	\$683	\$873
Y9825 - Metroview Developments	Apartment	September-2025	169	169	231	400	\$1,092	\$1,099

Highway7 - Yonge Submarket Report - September 2021

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	• 16	• 15	• 4,155	• 3,779	• 376	• \$2,337	• 1,526	• \$3,567,122	• 8,623
Central Waterfront	• 26	• 9	• 4,708	• 4,014	• 694	• \$1,556	• 1,081	• \$1,681,409	• 17,819
Don Mills - York Mills	• 20	• 13	• 3,706	• 3,457	• 249	• \$1,012	• 1,048	• \$1,060,452	• 11,491
Downtown Core	• 20	• 7	• 3,756	• 3,541	• 215	• \$1,897	• 849	• \$1,610,331	• 17,238
Downtown East	• 481	• 22	• 7,812	• 6,634	• 1,178	• \$1,310	• 709	• \$928,777	• 15,902
Downtown West	• 54	• 25	• 8,324	• 7,525	• 799	• \$1,506	• 932	• \$1,403,441	• 18,862
Etobicoke Waterfront	• 0	• 1	• 503	• 494	• 9	• \$1,398	• 616	• \$861,650	• 7,504
Highway7 - Yonge	• 189	• 7	• 1,775	• 1,458	• 317	• \$968	• 717	• \$694,375	• 14,114
Mississauga City Centre	• 80	• 12	• 7,424	• 7,000	• 424	• \$1,053	• 862	• \$907,556	• 5,652
North Toronto	• 14	• 17	• 3,893	• 3,314	• 579	• \$1,369	• 998	• \$1,365,907	• 206
North Yonge Corridor	• 113	• 5	• 1,540	• 1,224	• 316	• \$1,397	• 694	• \$968,910	• 22,789
North York East	• 1	• 2	• 527	• 526	• 1	• \$949	• 1,028	• \$974,900	• 96,673
North York West	• 293	• 10	• 1,522	• 1,001	• 521	• \$1,210	• 999	• \$1,208,767	• 3,039
Not Applicable	• 973	• 141	• 28,746	• 24,624	• 4,122	• \$926	• 868	• \$804,020	• 7,135
Scarborough City Centre									• 3,301
Sheppard Corridor	• 15	• 11	• 2,426	• 2,200	• 226	• \$1,130	• 1,020	• \$1,152,892	• 16,997
Thornhill	• 20	• 8	• 1,967	• 1,791	• 176	• \$1,064	• 1,192	• \$1,267,684	• 3,470
Toronto East	• 107	• 12	• 1,548	• 1,445	• 103	• \$1,152	• 986	• \$1,136,268	
Toronto West	• 50	• 20	• 4,080	• 3,518	• 562	• \$1,205	• 936	• \$1,128,063	
Yonge - St. Clair	• 16	• 8	• 1,049	• 809	• 240	• \$1,917	• 1,386	• \$2,656,999	

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