

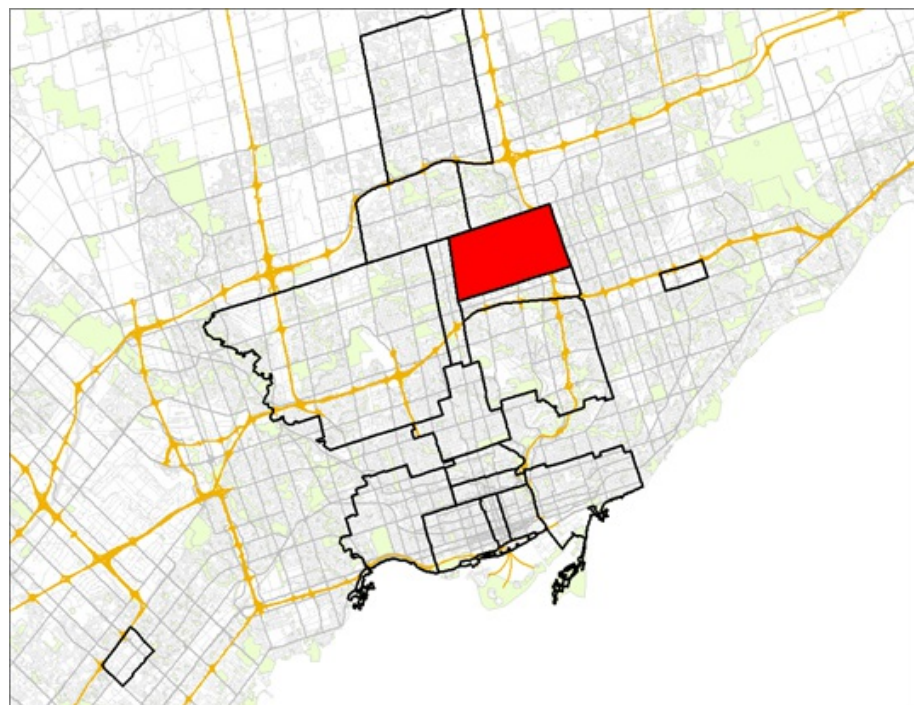


Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of March 2018



North York East Submarket Report - March 2018

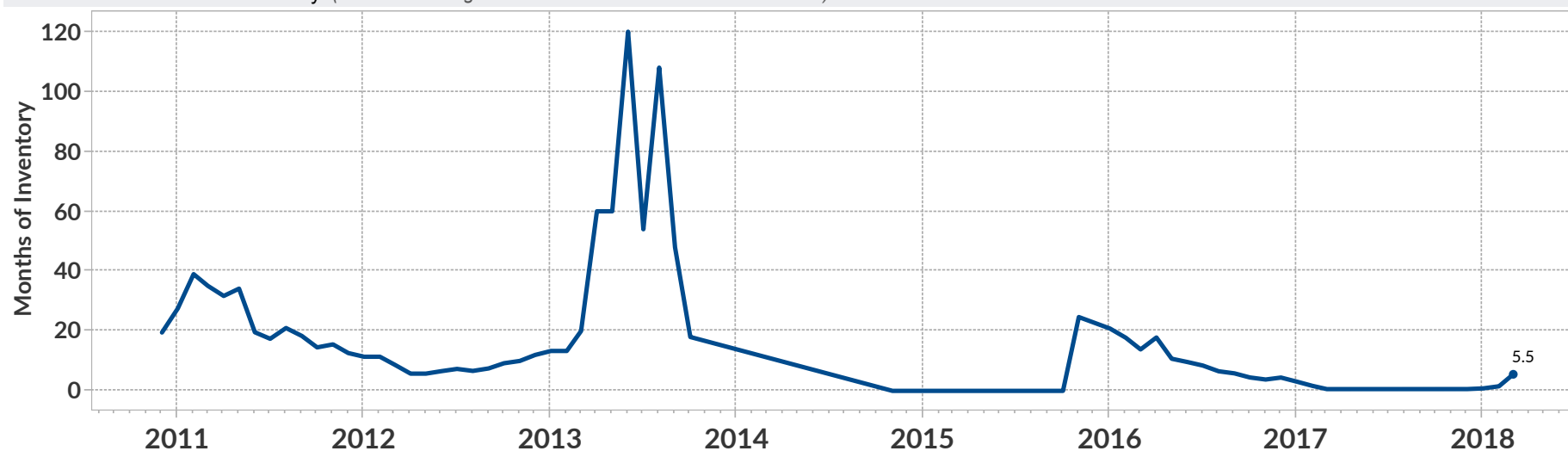


North York East			GTA	
Active Projects	2		281	
Total Units	651		71,258	
Total Sales	645		62,502	
Rem. Inv.	6		1,644	
			8,756	
Avg. \$/SF	\$714		\$872	
Avg. SF	1,659		911	
Avg. \$	\$1,185,167		\$794,509	
Current Month Sales (incl. active & sold out)		0	1,649	

Development Applications

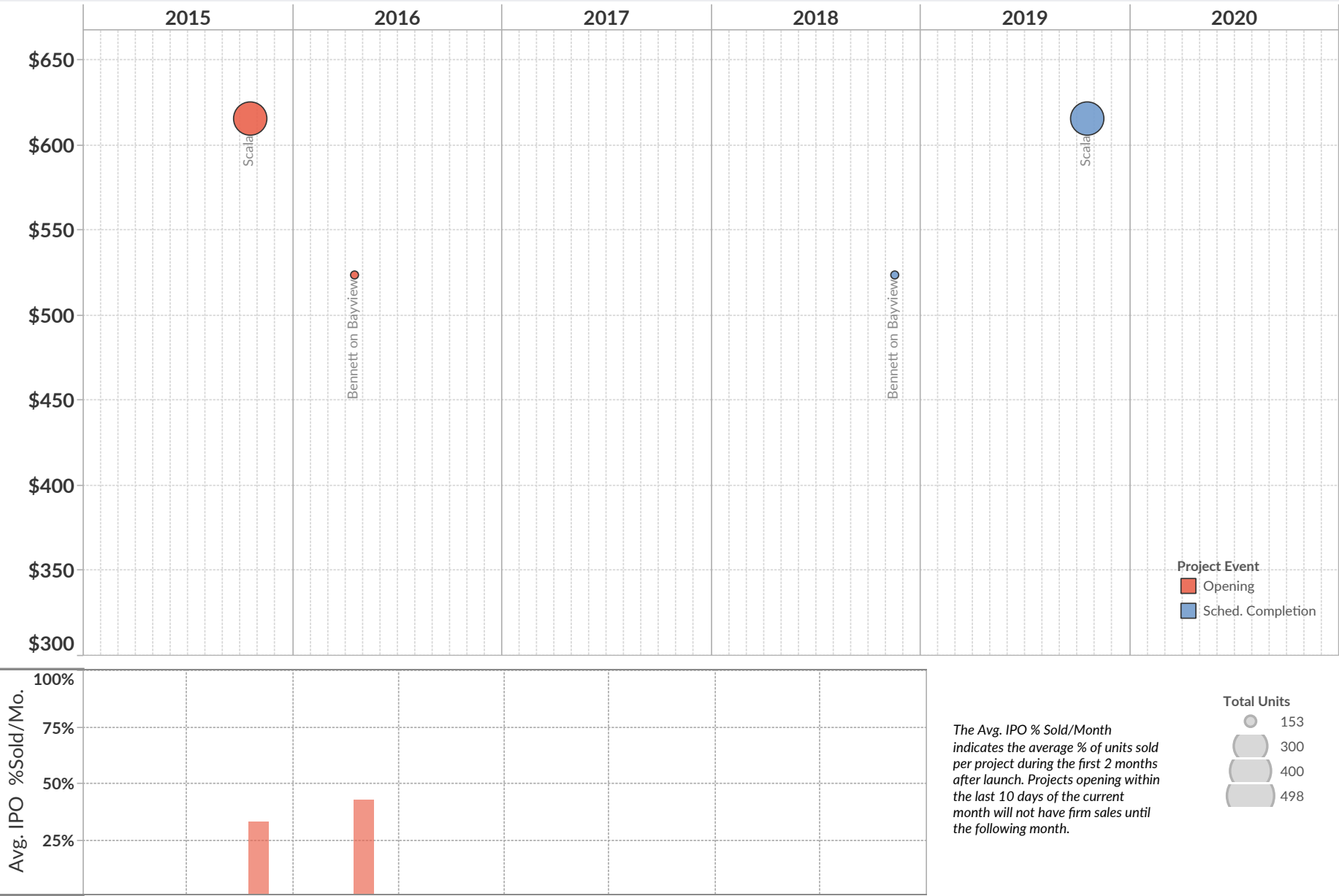
North York East			City of Toronto	
Number of Dev. Apps.	6		338	
Total Units	875		150,769	
Min. Floor Space Index	1.4		0.1	
Max. Floor Space Index	5.4		44.3	
Avg. Floor Space Index	2.8		7.3	

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



North York East Submarket Report - March 2018

Recent Project Openings, Completions & Scheduled Completions



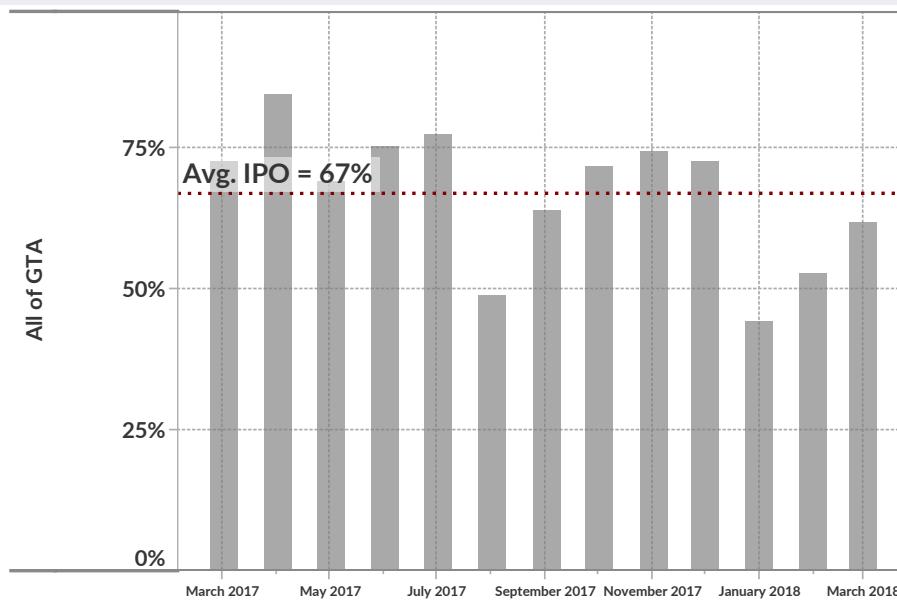
North York East Submarket Report - March 2018

Project Data by Unit Type

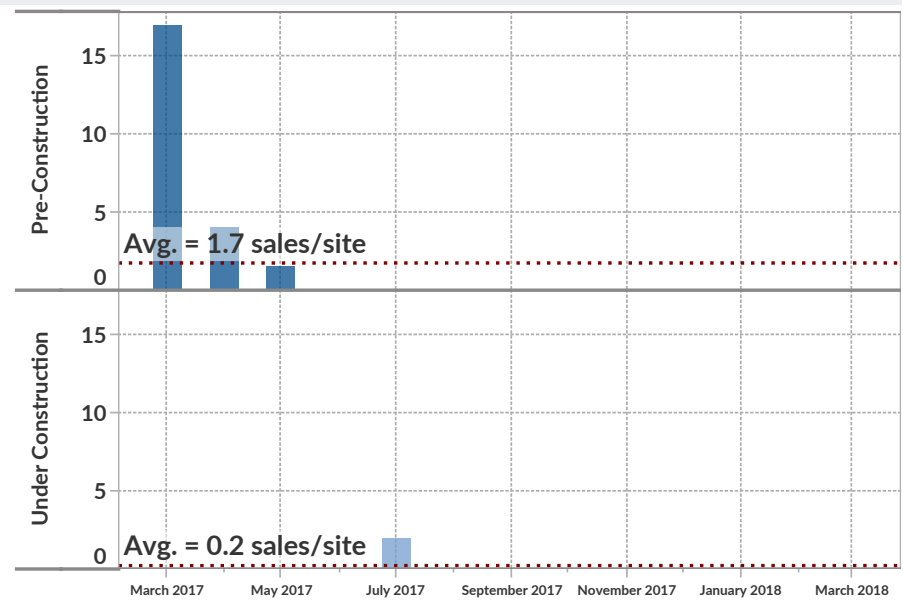
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	82		82	0
1 Bedroom + Den	212		212	0
2 Bedroom	179		179	0
2 Bedroom + Den	105		105	0
3 Bedroom & Up	10	0	9	1
Penthouse	40		40	0
Other	7	0	2	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$749	1,981	1,981	\$1,484,000	\$1,484,000
\$706	1,160	2,030	\$889,900	\$1,360,900

IPO Launch Performance (first 2 months)

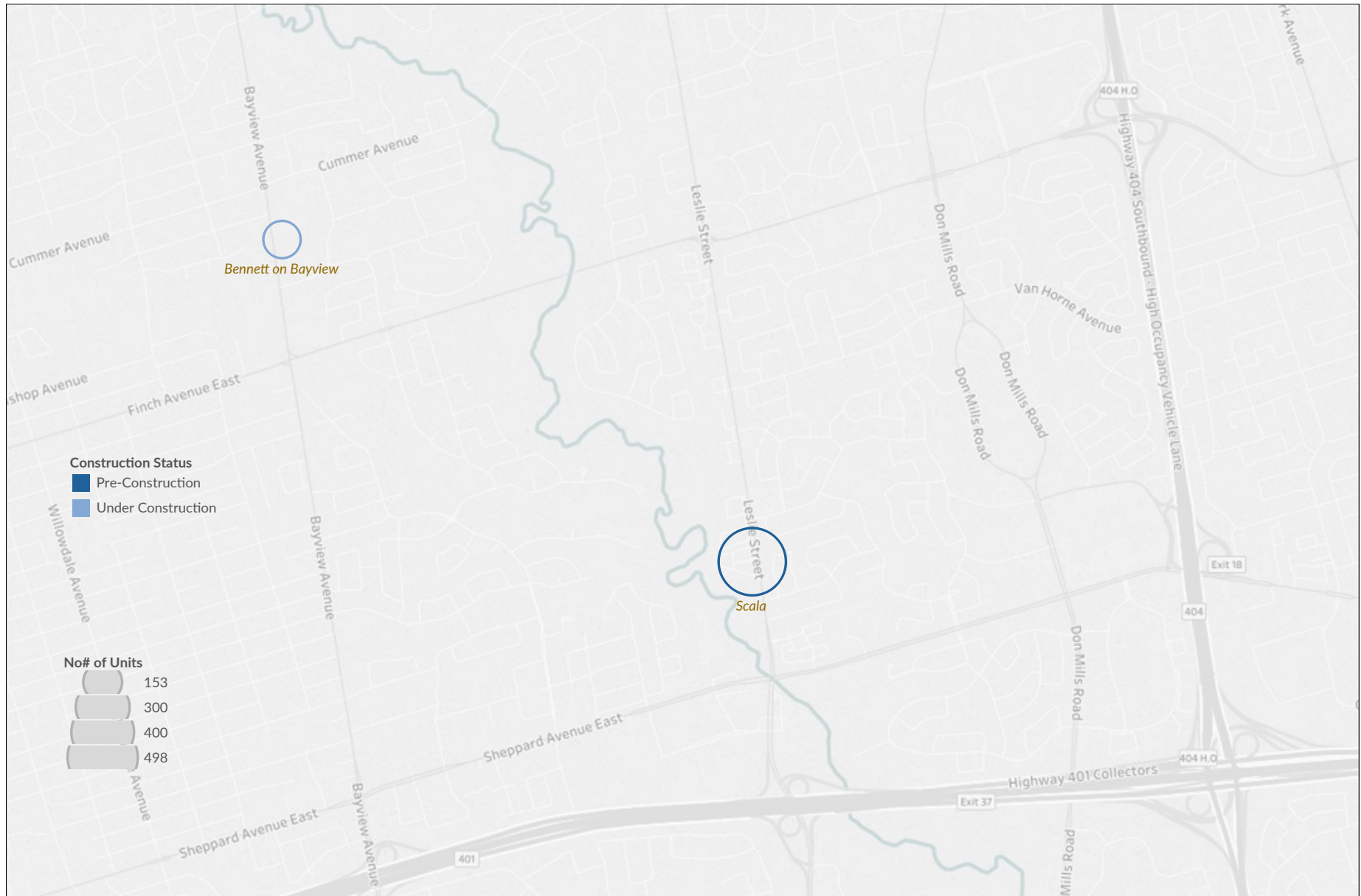


Post Launch Absorption: North York East



North York East Submarket Report - March 2018

Current Active Projects



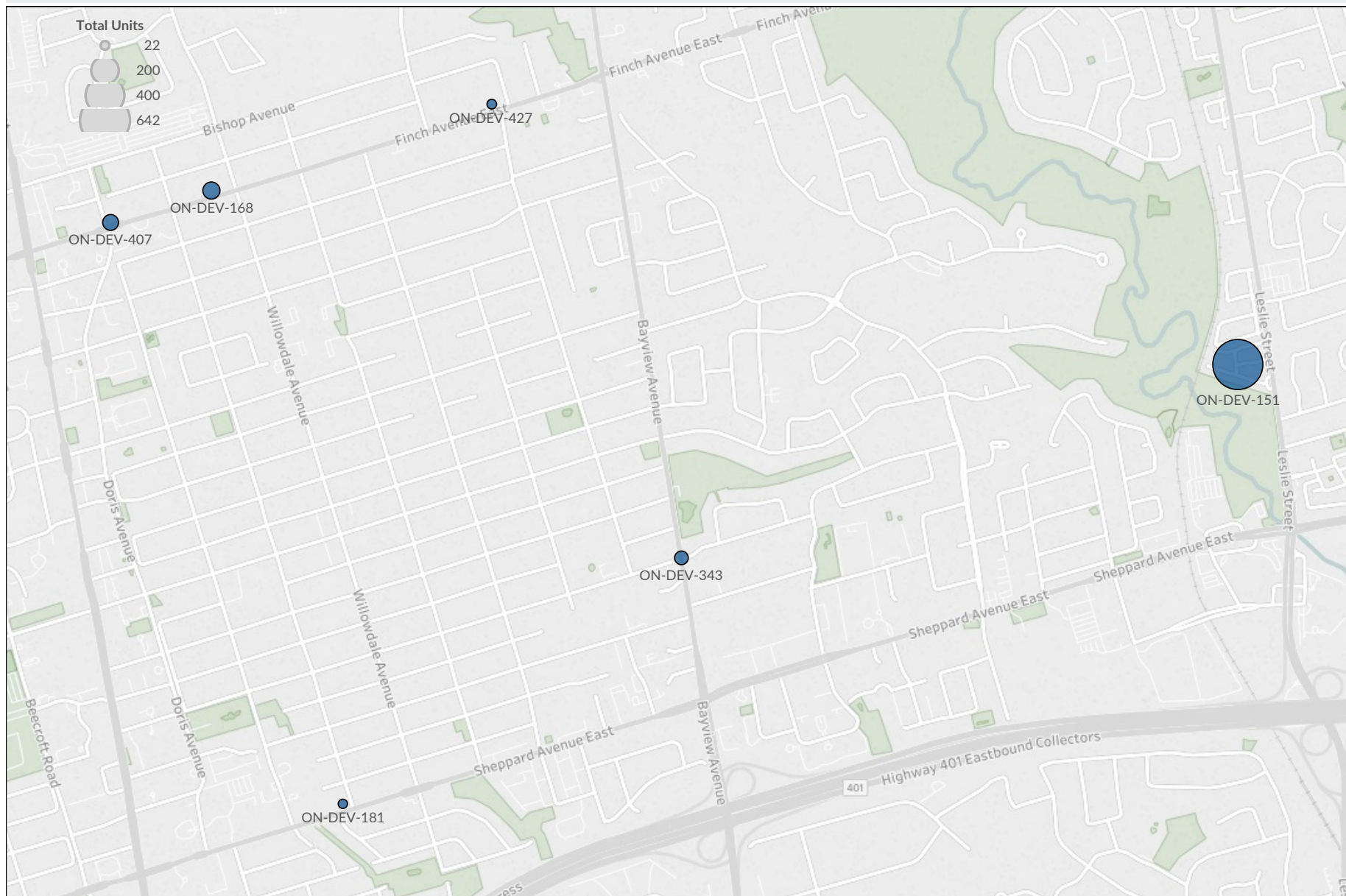
North York East Submarket Report - March 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. Current Price Per Sq Foot
Bennett on Bayview - First Avenue Properties and Latch Deve..	Apartment	November 2018	0	0	5	153	\$524	\$701
Scala - Tridel	Apartment	October 2019	0	0	1	498	\$616	\$749

North York East Submarket Report - March 2018

Current Development Applications



North York East Submarket Report - March 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-151	1 Adra Villaway - Blocks 3 & 4	Null	2.7	642
ON-DEV-168	98, 100, 102, 104, 110, 112 & 114 Finch Avenue East	4	1.9	75
ON-DEV-181	176, 178 & 180 Sheppard Avenue East	6	3.4	22
ON-DEV-343	2932 Bayview Avenue	4	2.0	48
ON-DEV-407	50 Finch Avenue East	9	5.4	64
ON-DEV-427	260 Finch Avenue East	3	1.4	24

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 York East Submarket Report - March 2018

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	• 2	• 16	• 5,669	• 5,197	• 472	• \$1,649	• 1,009	• \$1,663,497	• 5,043
Central Waterfront	• 160	• 11	• 4,552	• 3,954	• 598	• \$1,135	• 844	• \$958,416	• 11,951
Don Mills - York Mills	• 119	• 10	• 2,412	• 2,148	• 264	• \$839	• 1,310	• \$1,099,037	• 10,393
Downtown Core	• 17	• 9	• 3,747	• 3,544	• 203	• \$1,096	• 898	• \$984,271	• 7,917
Downtown East	• 4	• 12	• 3,769	• 3,512	• 257	• \$948	• 899	• \$851,534	• 9,796
Downtown West	• 143	• 25	• 9,480	• 8,218	• 1,262	• \$1,105	• 774	• \$855,315	• 18,657
Etobicoke Waterfront	• 31	• 9	• 3,735	• 3,408	• 327	• \$994	• 834	• \$828,925	• 241
Highway7 - Yonge	• 350	• 8	• 2,017	• 1,273	• 744	• \$661	• 900	• \$595,226	•
Mississauga City Centre	• 32	• 5	• 2,707	• 2,419	• 288	• \$700	• 877	• \$613,558	•
North Toronto	• 5	• 6	• 2,024	• 1,802	• 222	• \$914	• 832	• \$760,648	• 7,108
North Yonge Corridor	• 22	• 4	• 1,714	• 1,465	• 249	• \$937	• 699	• \$655,131	• 4,420
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 875
North York West	• 33	• 9	• 1,788	• 1,602	• 186	• \$728	• 964	• \$702,142	• 8,413
Not Applicable	• 607	• 121	• 20,491	• 17,639	• 2,852	• \$644	• 978	• \$629,877	• 40,030
Scarborough City Centre									• 3,760
Sheppard Corridor	• 107	• 11	• 3,381	• 2,902	• 479	• \$890	• 765	• \$680,226	• 6,394
Thornhill									•
Toronto East	• 1	• 10	• 1,216	• 1,172	• 44	• \$781	• 1,061	• \$828,317	• 1,231
Toronto West	• 6	• 4	• 601	• 405	• 196	• \$917	• 793	• \$727,515	• 11,872
Yonge - St. Clair	• 10	• 9	• 1,304	• 1,197	• 107	• \$1,261	• 1,356	• \$1,710,327	• 1,101

The Development Applications data pertains only to the City of Toronto

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