

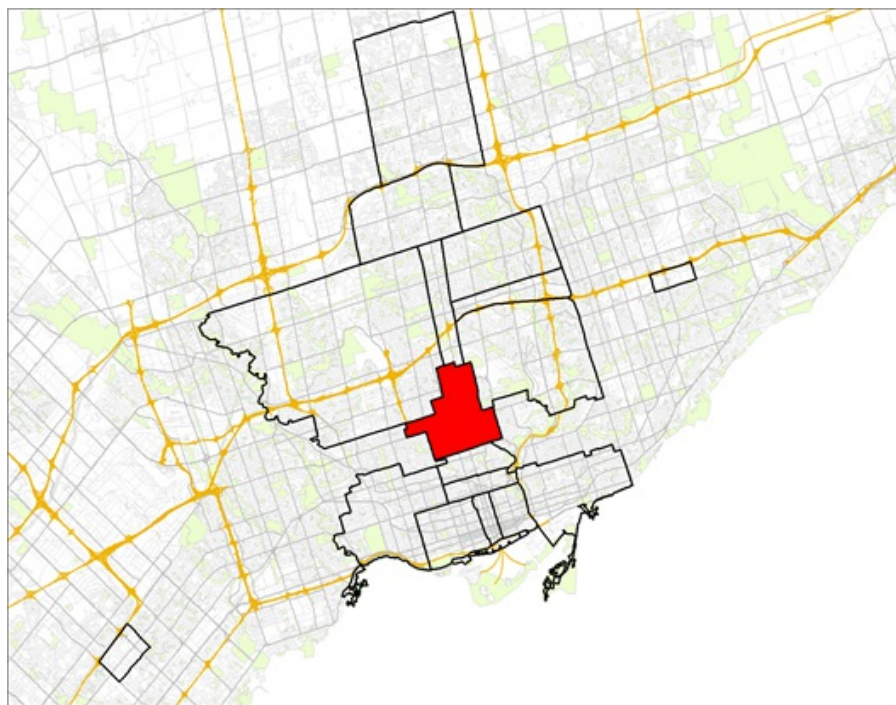


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of May 2018



North Toronto Submarket Report - May 2018



North Toronto			GTA	
Active Projects	8		293	
Total Units	2,183		73,039	
Total Sales	1,961		63,694	
Rem. Inv.	222		9,345	
Avg. \$/SF	\$1,009		\$902	
Avg. SF	915		906	
Avg. \$	\$923,121		\$817,926	
Current Month Sales (incl. active & sold out)		63	2,003	

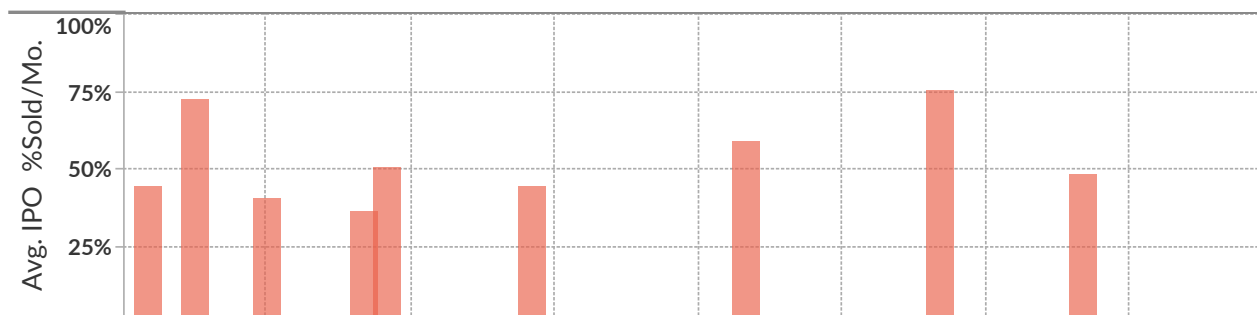
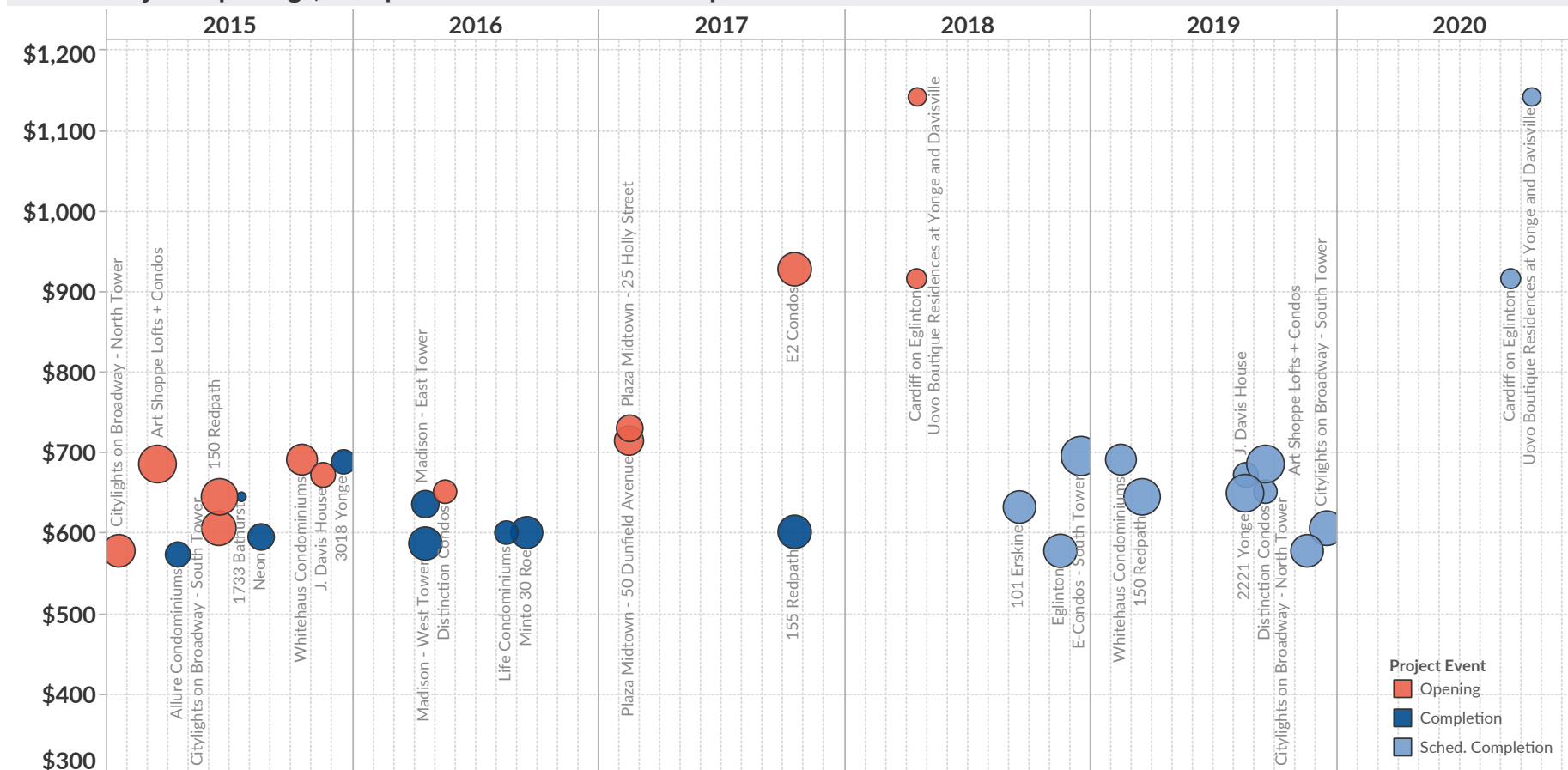
Development Applications			
North Toronto			City of Toronto
Number of Dev. Apps.	25		338
Total Units	7,108		150,769
Min. Floor Space Index	1.7		0.1
Max. Floor Space Index	29.8		44.3
Avg. Floor Space Index	10.5		7.3

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

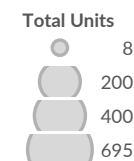


North Toronto Submarket Report - May 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



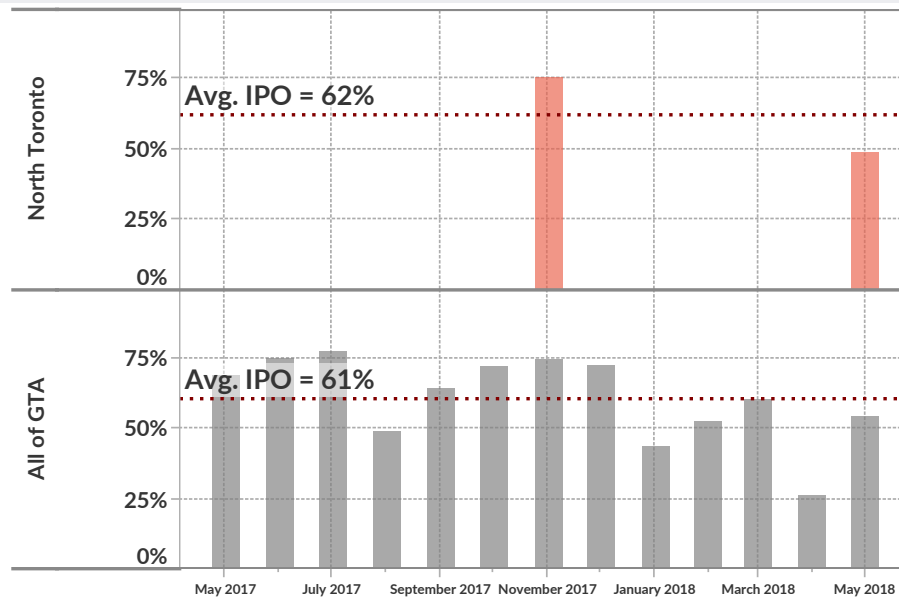
North Toronto Submarket Report - May 2018

Project Data by Unit Type

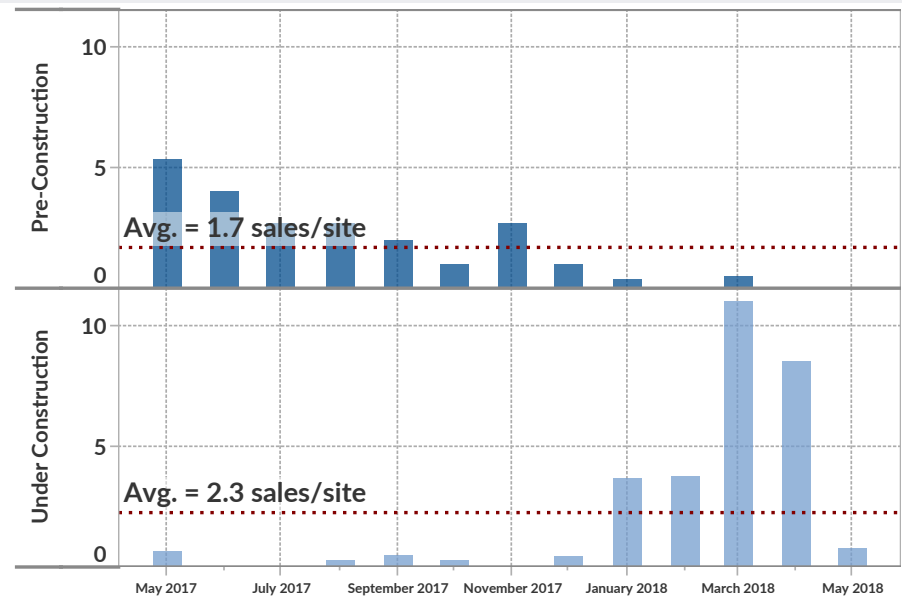
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	107	0	105	2
1 Bedroom	190	10	187	3
1 Bedroom + Den	836	28	779	57
2 Bedroom	691	22	629	62
2 Bedroom + Den	116	1	98	18
3 Bedroom & Up	198	0	132	66
Penthouse	7		7	0
Other	38	2	24	14

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,107	350	397	\$365,990	\$460,990
\$814	480	613	\$352,000	\$606,000
\$880	552	781	\$381,990	\$770,900
\$1,110	671	1,262	\$493,000	\$1,749,900
\$980	830	1,239	\$792,900	\$1,194,900
\$1,039	825	1,887	\$592,000	\$3,129,900
\$911	1,102	2,072	\$1,177,000	\$1,575,000

IPO Launch Performance (first 2 months)

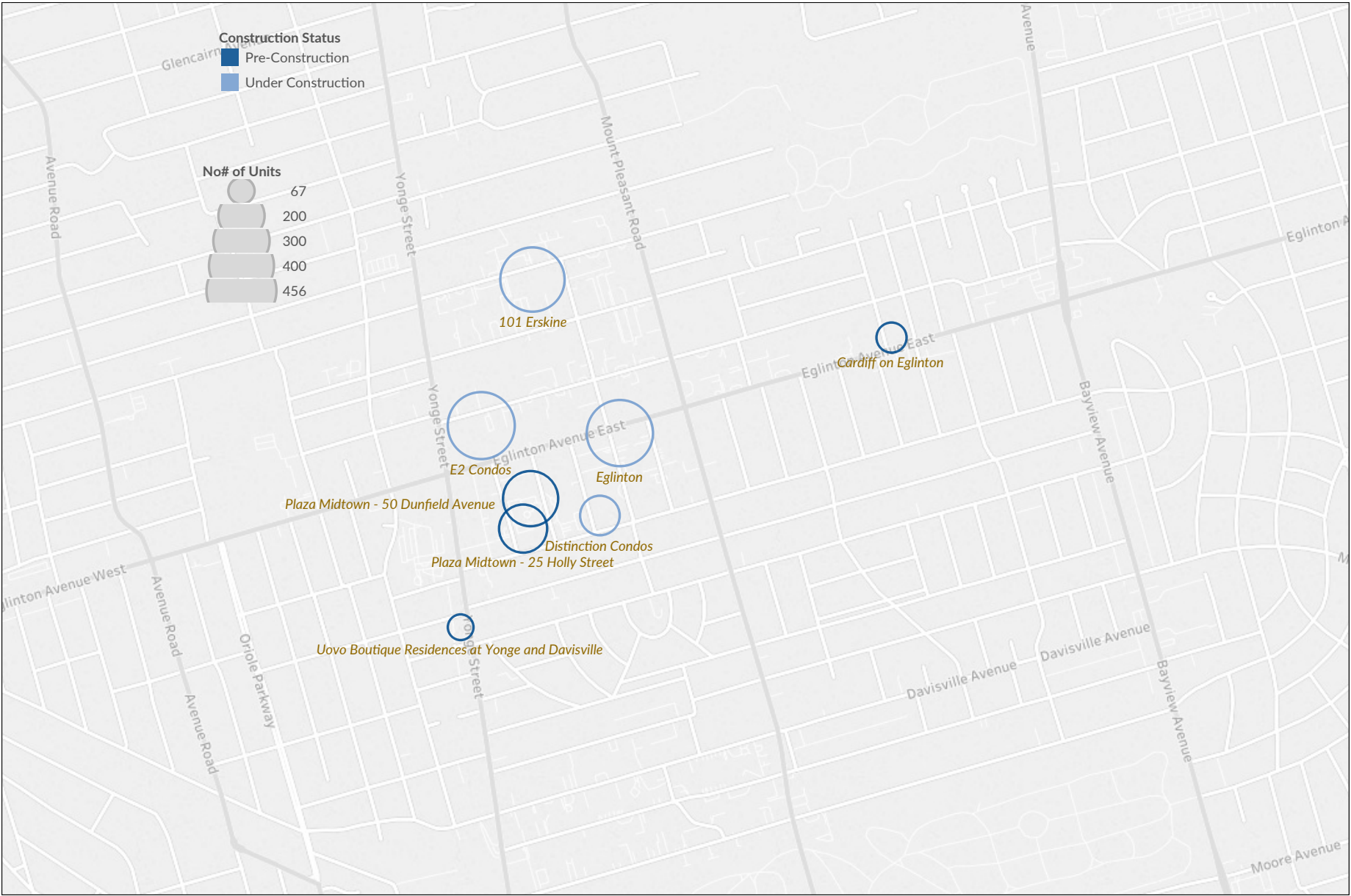


Post Launch Absorption: North Toronto



North Toronto Submarket Report - May 2018

Current Active Projects



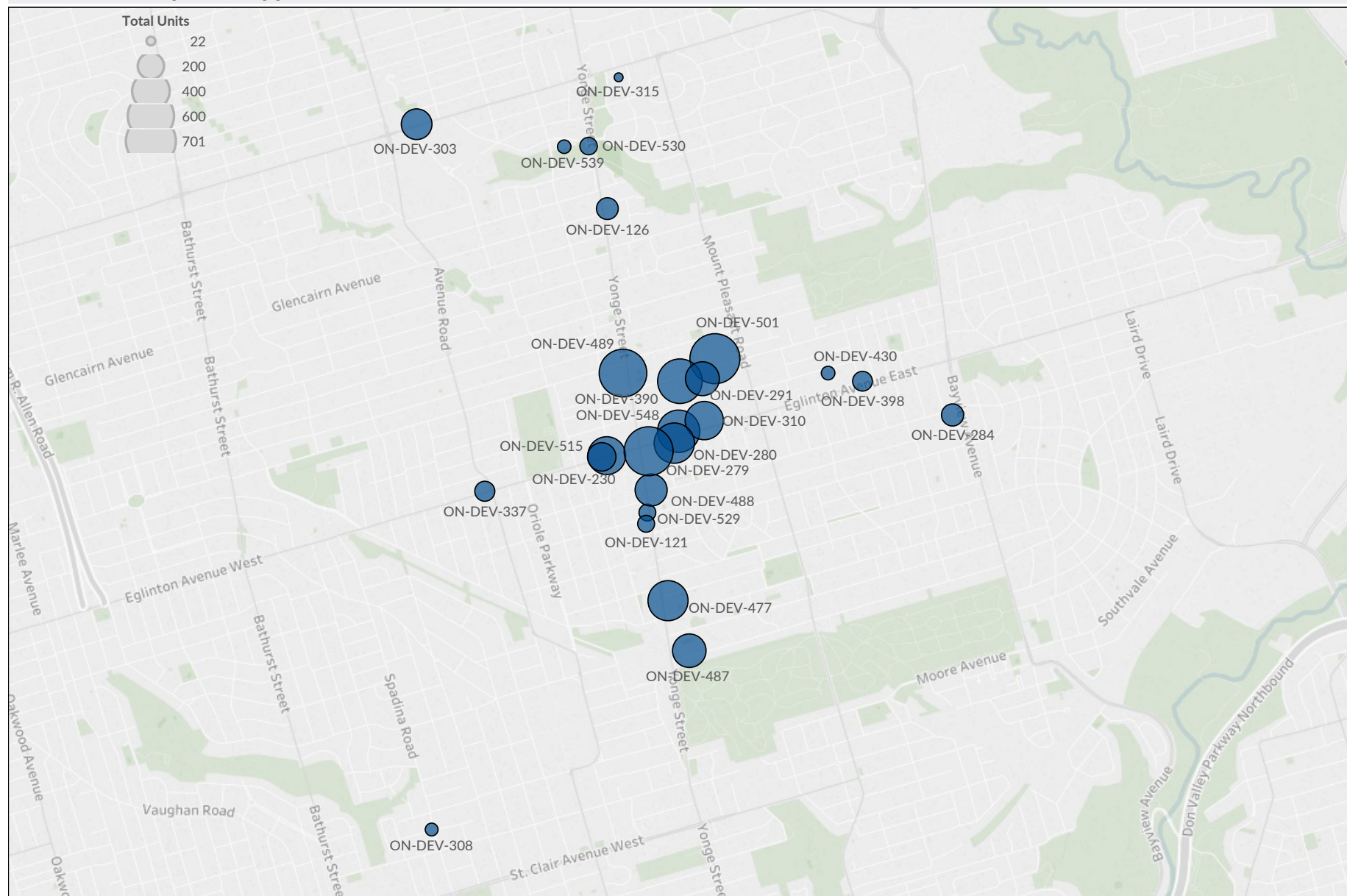
North Toronto Submarket Report - May 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
101 Erskine - Tridel and Beaux Properties	Apartment	September 2018	0	0	1	420	\$633	\$627
Cardiff on Eglinton - Sierra Building Group	Apartment	September 2020	60	60	32	92	\$916	\$989
Distinction Condos - Lash Development Corporation	Apartment	September 2019	0	2	3	159	\$651	\$722
E2 Condos - Metropia and Capital Developments	Apartment	February 2022	3	102	11	456	\$928	\$928
Eglinton - Menkes	Apartment	November 2018	0	3	2	445	\$579	\$1,107
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2021	0	1	59	235	\$731	\$902
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2021	0	1	64	309	\$715	\$914
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	October 2020	0	17	50	67	\$1,143	\$1,246

North Toronto Submarket Report - May 2018

Current Development Applications



North Toronto Submarket Report - May 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-121	2112 and 2114 Yonge Street	10	6.7	80
ON-DEV-126	2779, 2781 Yonge Street and 15-17, 19-21 Strathgowan Avenue	10	5.6	133
ON-DEV-230	90 Eglinton Avenue West	24	8.7	227
ON-DEV-279	1 Eglinton Avenue East	68	29.8	672
ON-DEV-280	55 Eglinton Avenue East	47	23.8	455
ON-DEV-284	701 Soudan Avenue	8	3.5	137
ON-DEV-291	85, 87, 89, 91 Broadway Avenue, 198 Redpath Avenue	34	18.4	322
ON-DEV-303	250 Lawrence Avenue West	11	4.1	264
ON-DEV-308	390 Spadina Road	9	5.4	46
ON-DEV-310	150 Eglinton Avenue East	39	12.3	411
ON-DEV-315	49 Lawrence Avenue East	4	1.7	22
ON-DEV-337	346 Eglinton Avenue West	15	8.5	112
ON-DEV-390	55 Broadway Avenue	45	13.6	557
ON-DEV-398	492 Eglinton Avenue East	11	5.2	109
ON-DEV-430	413 Roehampton Avenue	3		52
ON-DEV-477	1951 Yonge Street	34		450
ON-DEV-487	30 Merton Street	37		315
ON-DEV-488	2161 Yonge Street	36		288
ON-DEV-489	2440 Yonge Street	27		637
ON-DEV-501	110 Broadway Avenue	32		701
ON-DEV-515	50-60 Eglinton Avenue	36		401
ON-DEV-529	2128 Yonge Street	13		79
ON-DEV-530	2908 Yonge Street	13		85
ON-DEV-539	41 Chatsworth	4		51
ON-DEV-548	90 Eglinton Avenue East	55		502

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 Toronto Submarket Report - May 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	• 7	• 16	• 5,669	• 5,176	• 493	• \$1,709	• 1,066	• \$1,822,748	• 5,043
Central Waterfront	• 118	• 11	• 4,818	• 4,123	• 695	• \$1,149	• 866	• \$995,598	• 11,951
Don Mills - York Mills	• 8	• 10	• 2,412	• 2,194	• 218	• \$830	• 1,309	• \$1,086,506	• 10,393
Downtown Core	• 17	• 8	• 3,492	• 3,310	• 182	• \$1,124	• 919	• \$1,032,805	• 7,917
Downtown East	• 204	• 14	• 4,393	• 4,075	• 318	• \$945	• 896	• \$846,562	• 9,796
Downtown West	• 319	• 26	• 9,820	• 8,109	• 1,711	• \$1,113	• 736	• \$818,745	• 18,657
Etobicoke Waterfront	• 18	• 9	• 3,735	• 3,454	• 281	• \$996	• 827	• \$823,867	• 241
Highway7 - Yonge	• 123	• 7	• 1,754	• 1,313	• 441	• \$650	• 894	• \$581,541	•
Mississauga City Centre	• 27	• 5	• 2,707	• 2,492	• 215	• \$686	• 909	• \$623,234	•
North Toronto	• 63	• 8	• 2,183	• 1,961	• 222	• \$1,009	• 915	• \$923,121	• 7,108
North Yonge Corridor	• 32	• 5	• 1,756	• 1,505	• 251	• \$876	• 776	• \$679,860	• 4,420
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 875
North York West	• 181	• 10	• 2,047	• 1,696	• 351	• \$720	• 809	• \$582,367	• 8,413
Not Applicable	• 854	• 128	• 21,255	• 18,066	• 3,189	• \$670	• 996	• \$668,072	• 40,030
Scarborough City Centre									• 3,760
Sheppard Corridor	• 6	• 10	• 3,146	• 2,682	• 464	• \$890	• 760	• \$676,273	• 6,394
Thornhill									•
Toronto East	• 0	• 11	• 1,296	• 1,236	• 60	• \$809	• 949	• \$767,969	• 1,231
Toronto West	• 20	• 4	• 601	• 438	• 163	• \$974	• 806	• \$785,175	• 11,872
Yonge - St. Clair	• 6	• 9	• 1,304	• 1,219	• 85	• \$1,314	• 1,314	• \$1,727,197	• 1,101

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