

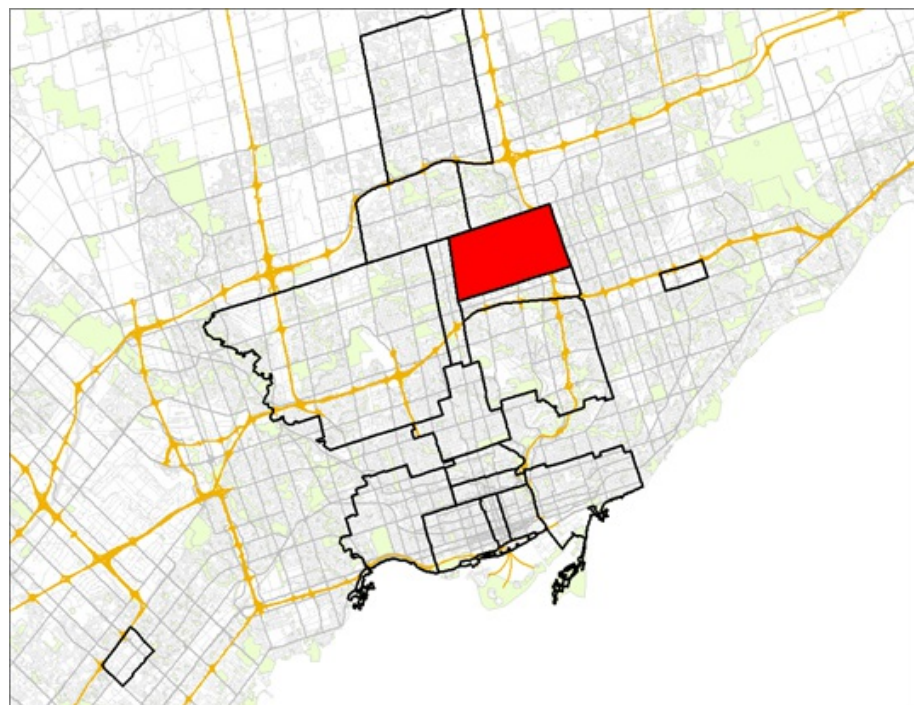


Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of May 2018



North York East Submarket Report - May 2018

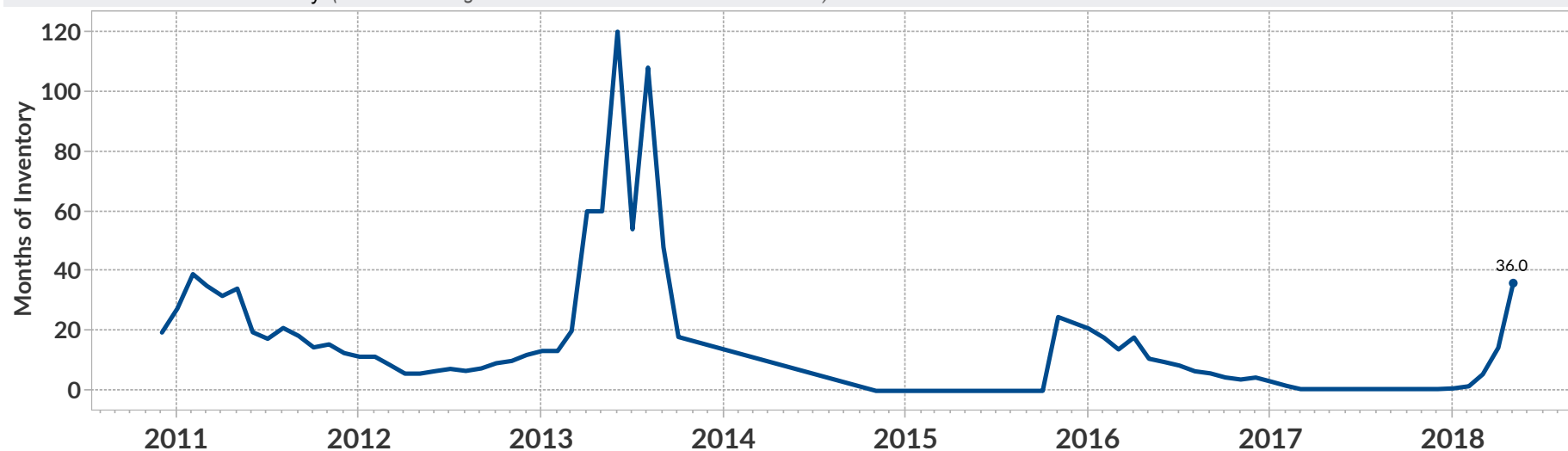


North York East			GTA	
Active Projects	2		293	
Total Units	651		73,039	
Total Sales	645		63,694	
Rem. Inv.	6		1,986	
			9,345	
Avg. \$/SF	\$714		\$902	
Avg. SF	1,659		906	
Avg. \$	\$1,185,167		\$817,926	
Current Month Sales (incl. active & sold out)			0	2,003

Development Applications

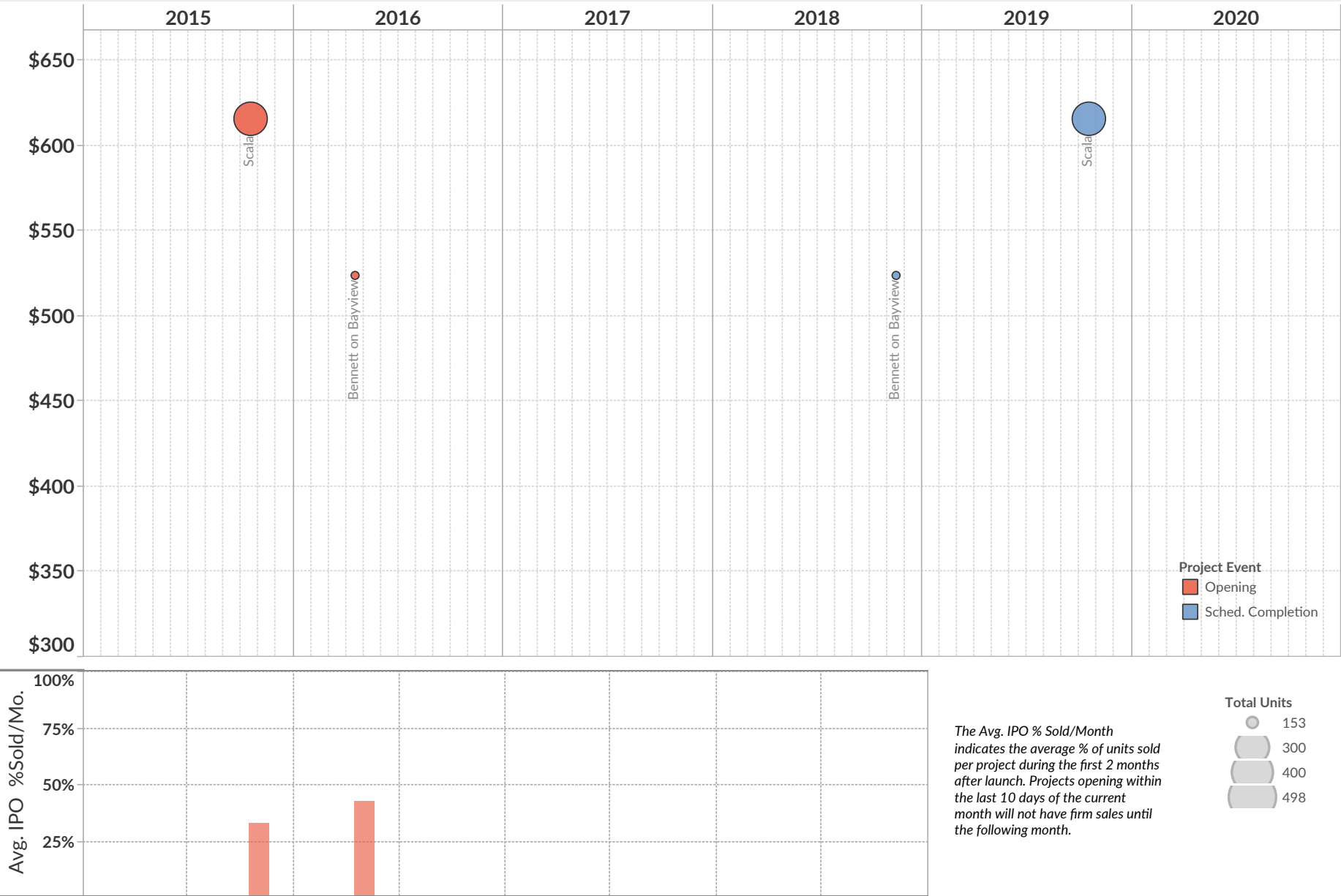
North York East			City of Toronto	
Number of Dev. Apps.	6		338	
Total Units	875		150,769	
Min. Floor Space Index	1.4		0.1	
Max. Floor Space Index	5.4		44.3	
Avg. Floor Space Index	2.8		7.3	

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



North York East Submarket Report - May 2018

Recent Project Openings, Completions & Scheduled Completions



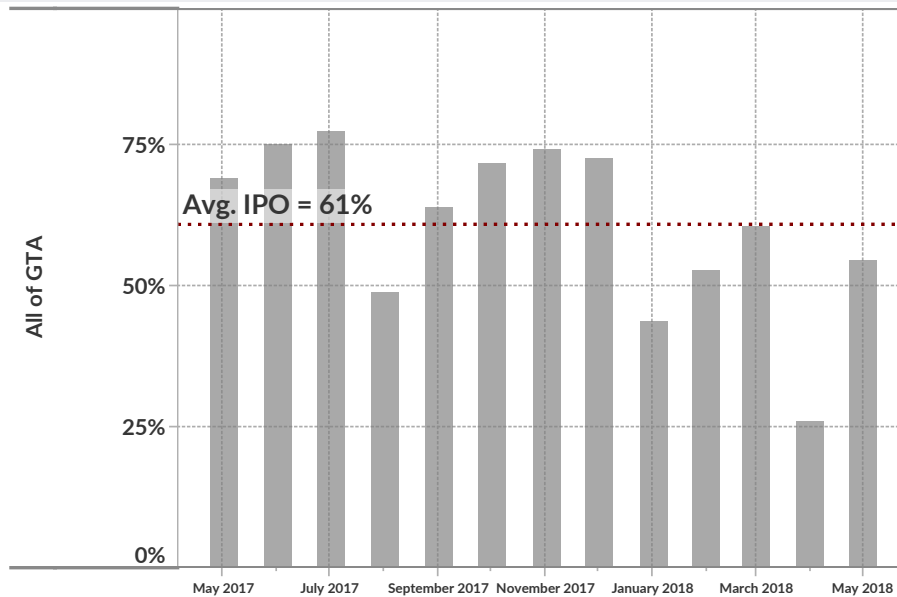
North York East Submarket Report - May 2018

Project Data by Unit Type

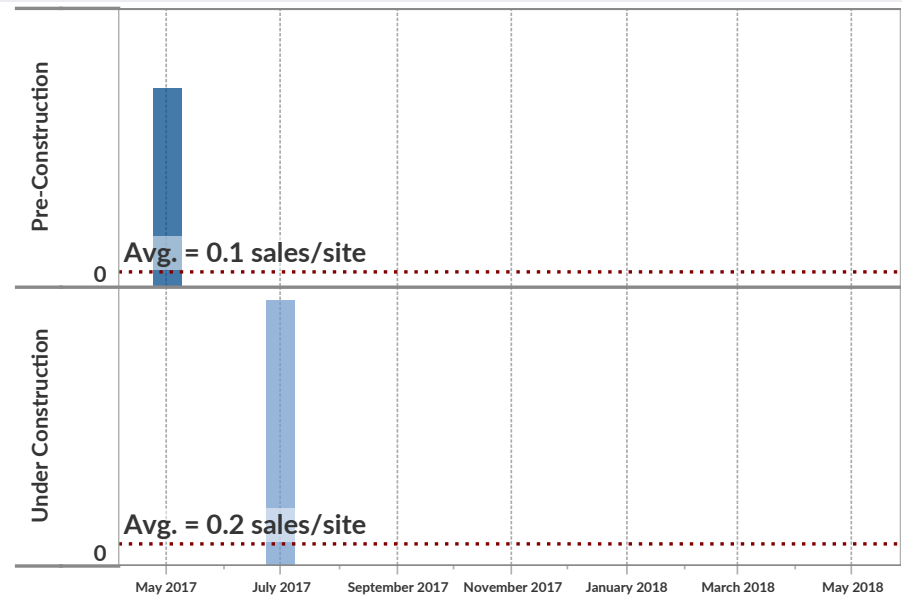
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	82		82	0
1 Bedroom + Den	212		212	0
2 Bedroom	179		179	0
2 Bedroom + Den	105		105	0
3 Bedroom & Up	10	0	9	1
Penthouse	40		40	0
Other	7	0	2	5

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)

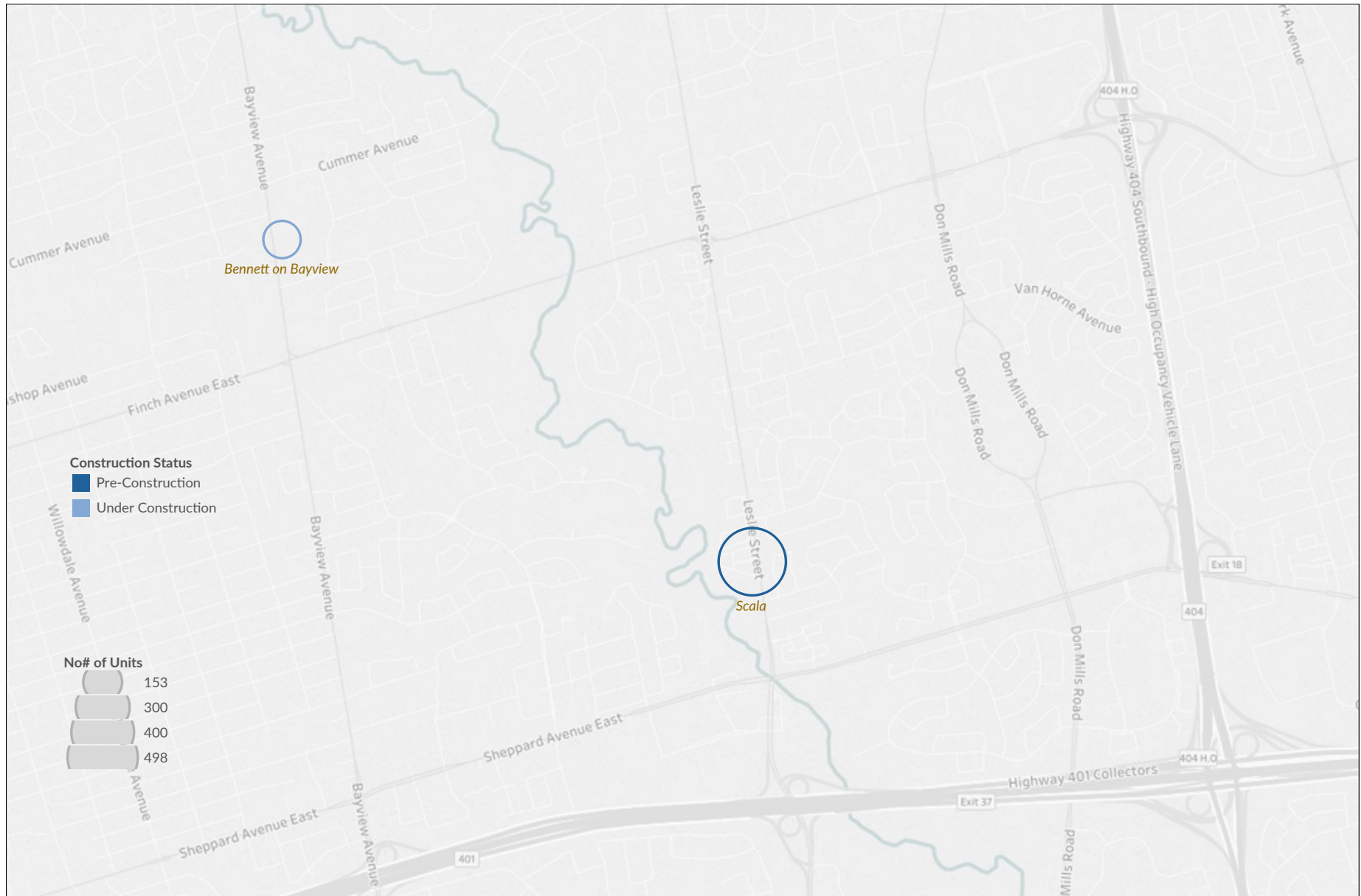


Post Launch Absorption: North York East



North York East Submarket Report - May 2018

Current Active Projects

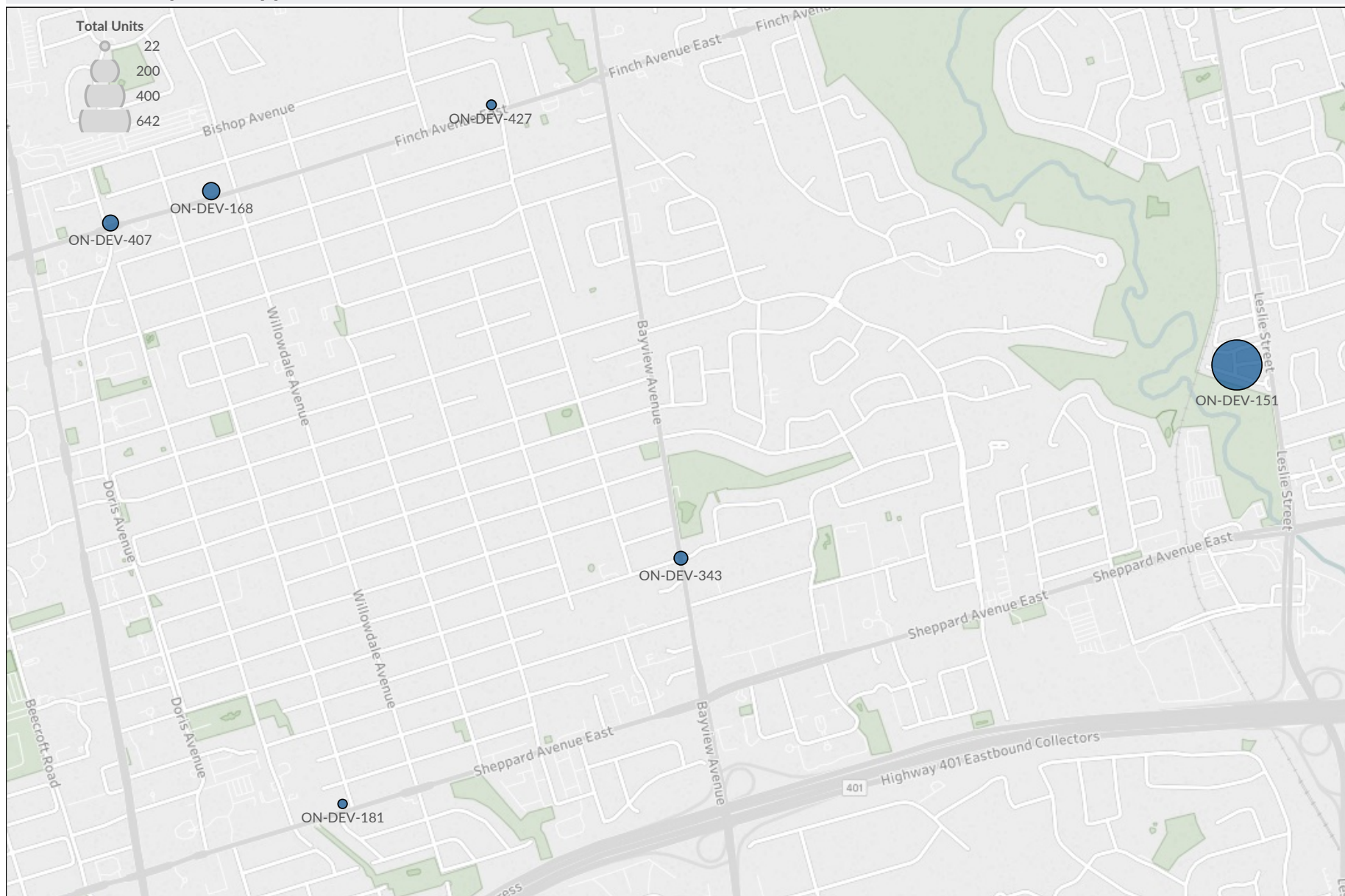


North York East Submarket Report - May 2018

Current Active Project List							*	
Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. Current Price Per Sq Foot
Bennett on Bayview - First Avenue Properties and Latch Deve..	Apartment	May 2019	0	0	5	153	\$524	\$701
Scala - Tridel	Apartment	April 2020	0	0	1	498	\$616	\$749

North York East Submarket Report - May 2018

Current Development Applications



North York East Submarket Report - May 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 - 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

The Development Applications data pertains only to the City of Toronto

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