

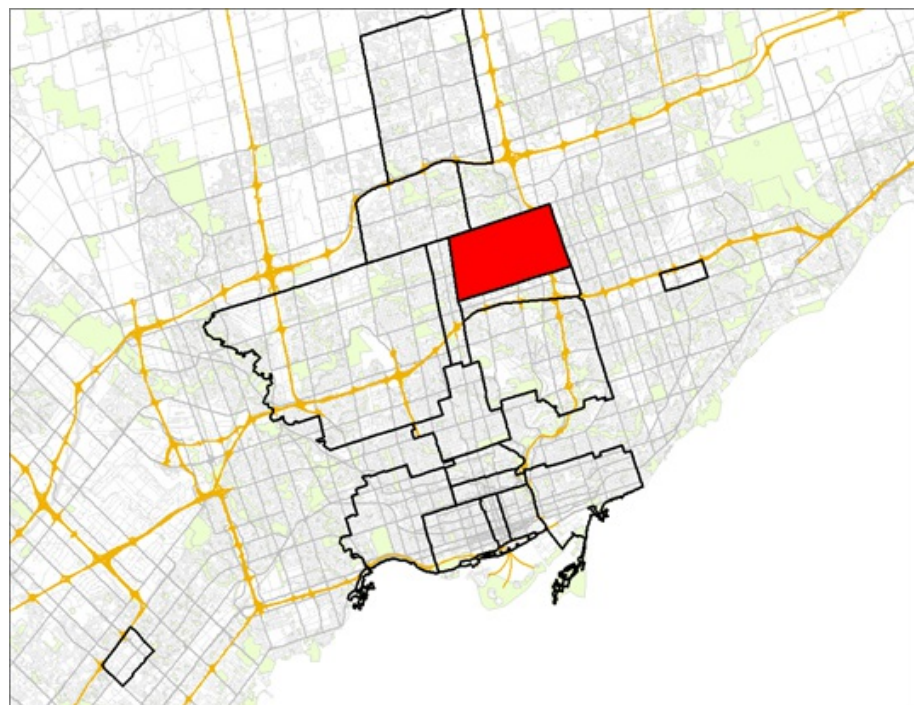


Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of June 2018



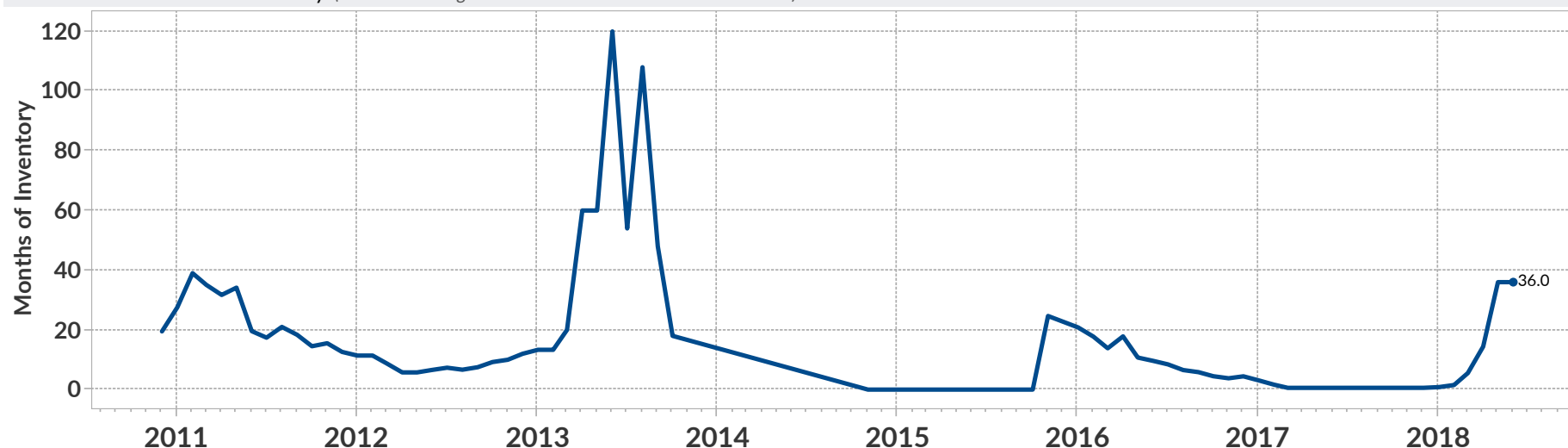
North York East Submarket Report - June 2018



North York East			GTA	
Active Projects	2		304	
Total Units	651		74,948	
Total Sales	645		64,613	
Rem. Inv.	6		1,999	
			10,335	
Avg. \$/SF	\$714		\$927	
Avg. SF	1,659		919	
Avg. \$	\$1,185,167		\$851,957	
Current Month Sales (incl. active & sold out)		0	2,079	

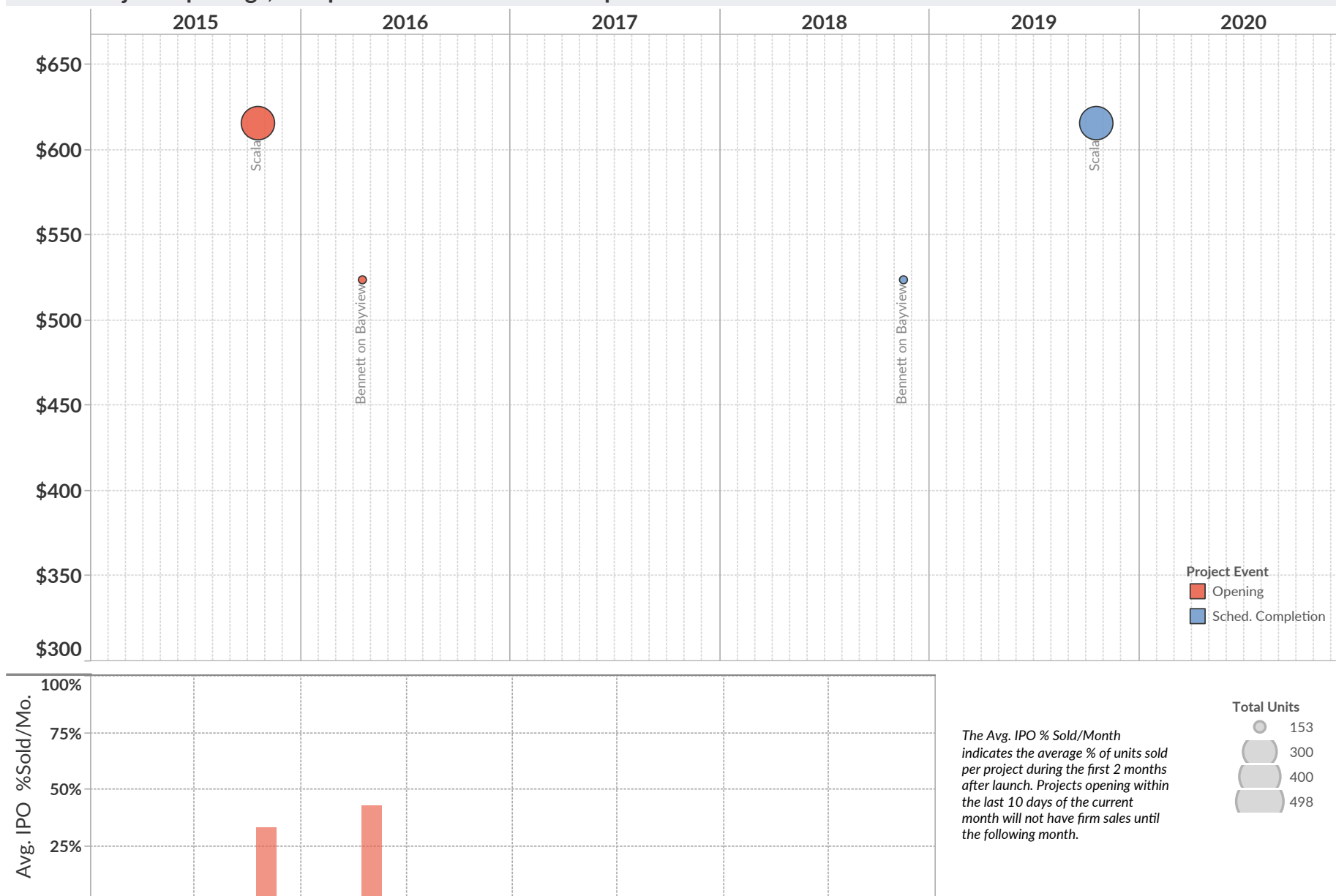
Development Applications			
North York East		City of Toronto	
Number of Dev. Apps.	6	267	
Total Units	1,134	134,054	
Min. Floor Space Index	0.4	0.1	
Max. Floor Space Index	3.0	45.5	
Avg. Floor Space Index	1.5	5.6	

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



North York East Submarket Report - June 2018

Recent Project Openings, Completions & Scheduled Completions



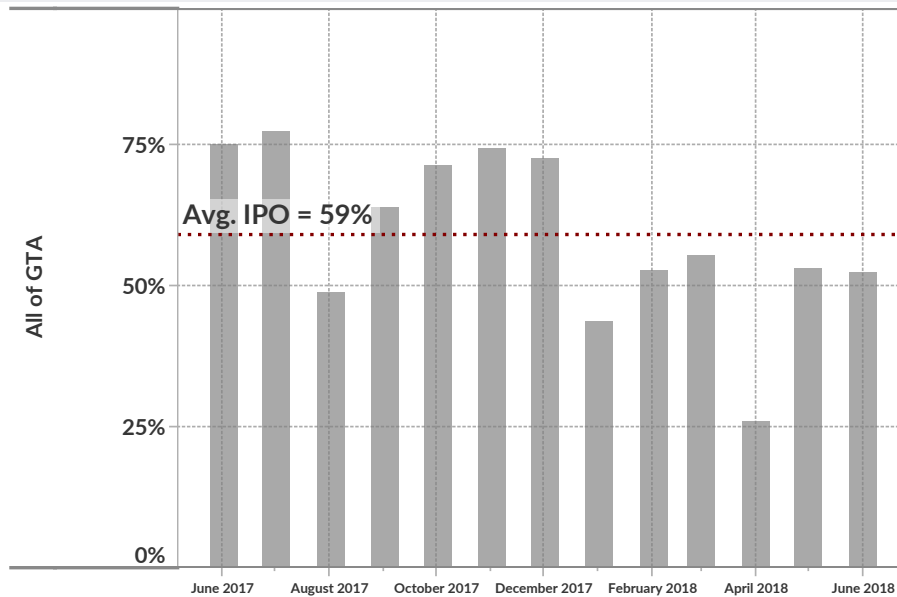
North York East Submarket Report - June 2018

Project Data by Unit Type

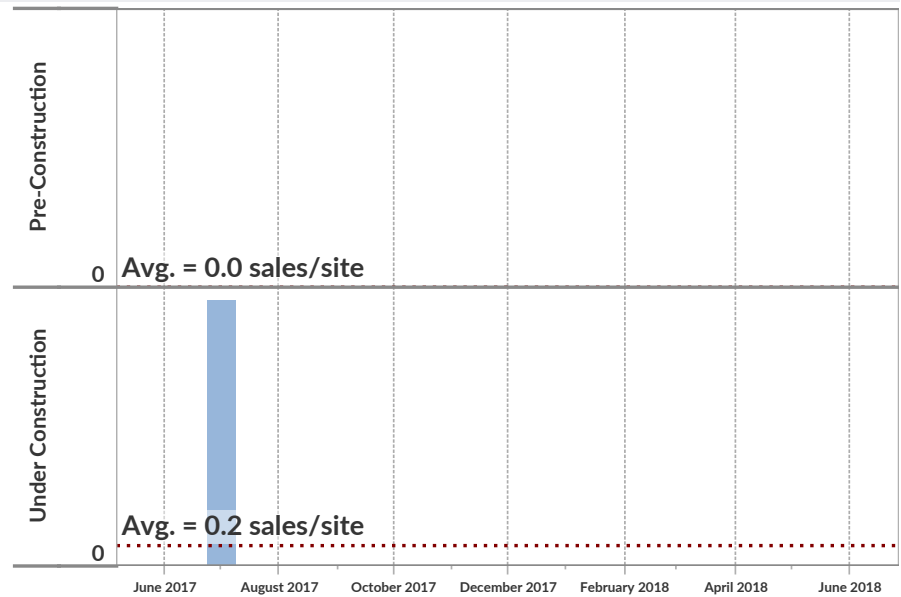
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	82		82	0
1 Bedroom + Den	212		212	0
2 Bedroom	179		179	0
2 Bedroom + Den	105		105	0
3 Bedroom & Up	10	0	9	1
Penthouse	40		40	0
Other	7	0	2	5

*				
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)

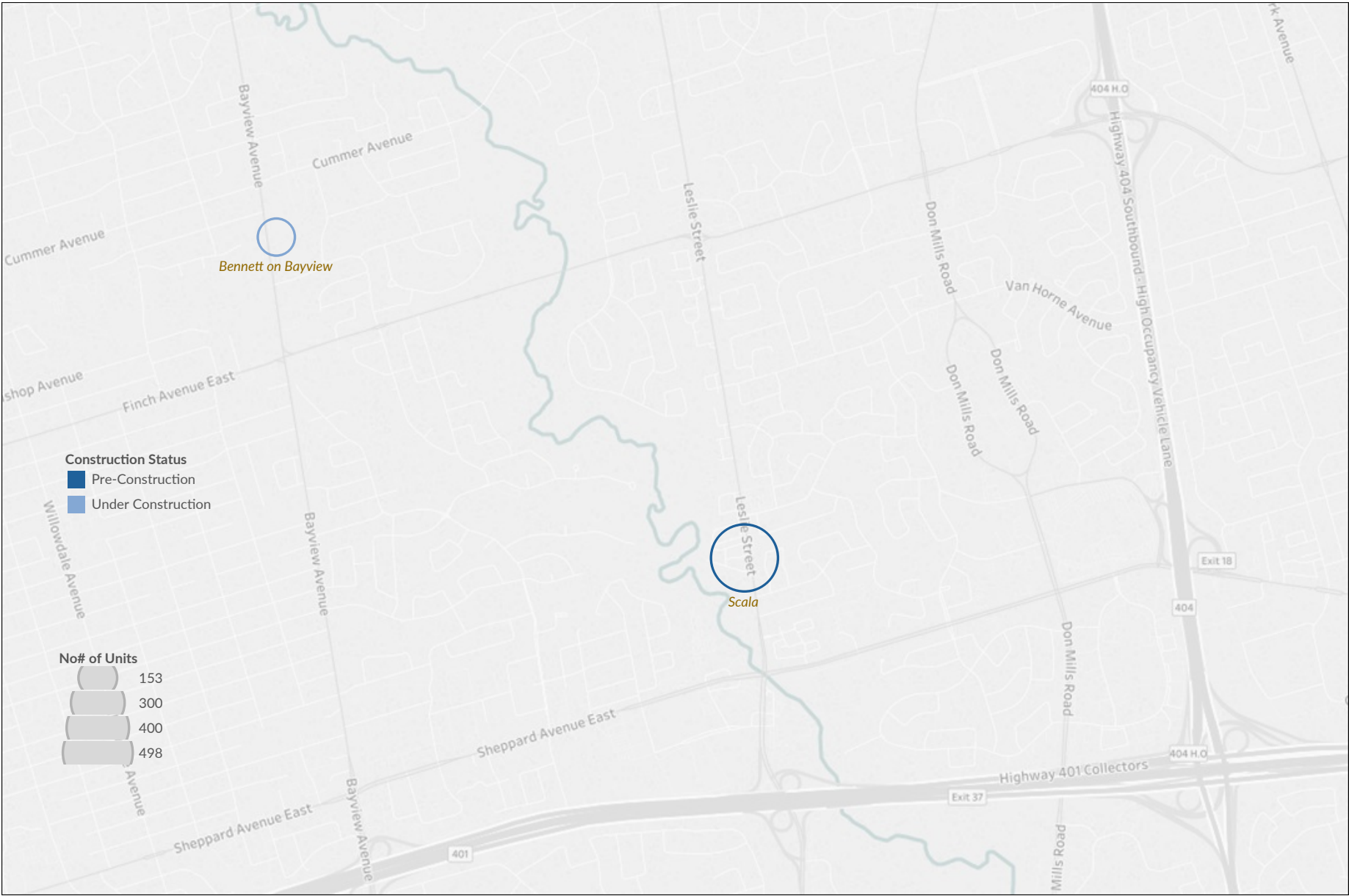


Post Launch Absorption: North York East



North York East Submarket Report - June 2018

Current Active Projects



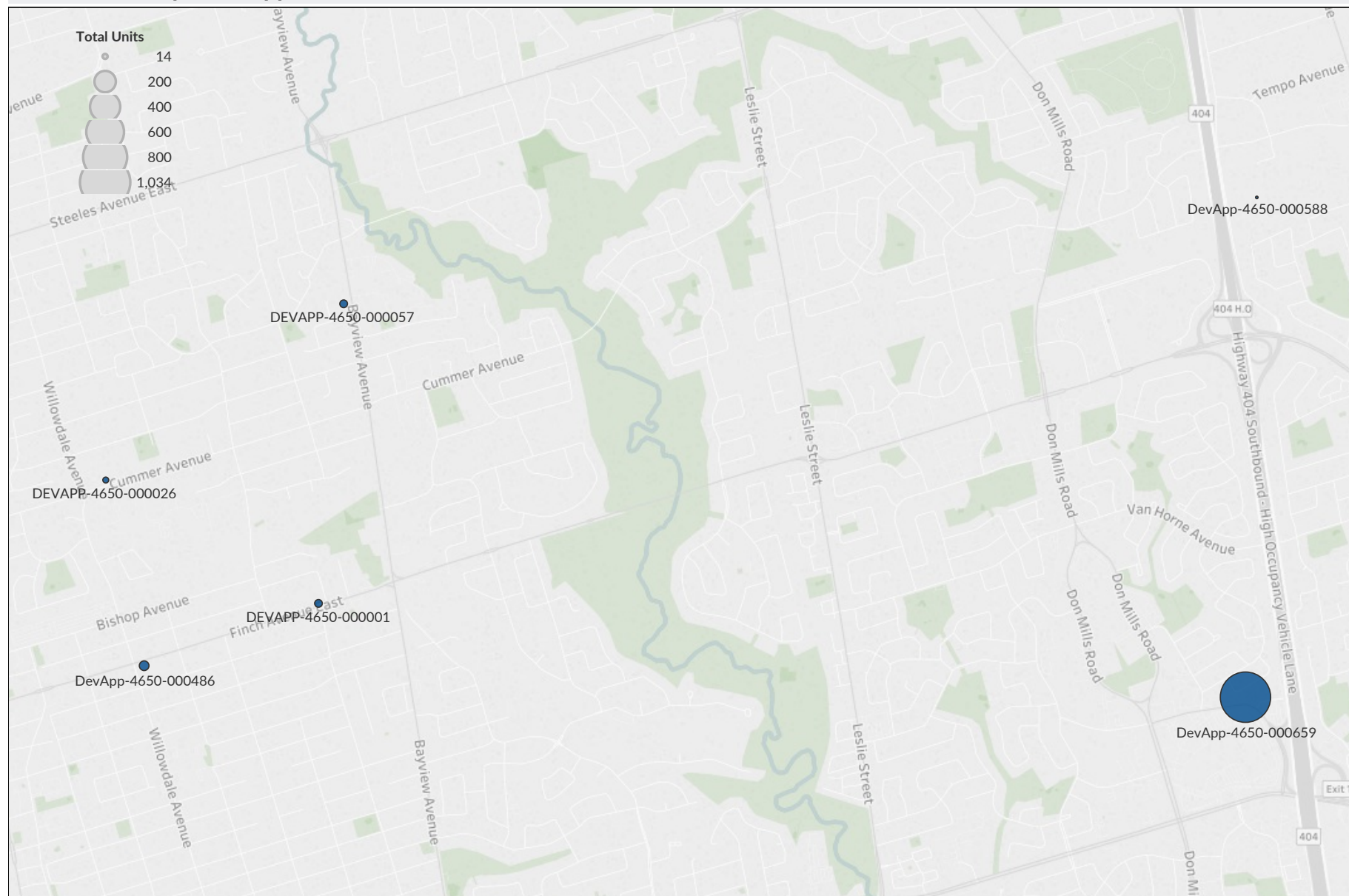
North York East Submarket Report - June 2018

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 - June 2018

Current Development Applications



North York East Submarket Report - June 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000001	260 - 264 Finch Avenue East	2.4	24
DEVAPP-4650-000026	162 - 200 Cummer Avenue	0.6	14
DEVAPP-4650-000057	3390 - 3398 Bayview Avenue	1.3	24
DevApp-4650-000486	121 - 127 Finch Avenue East	1.5	38
DevApp-4650-000588	101 Gordon Baker Road	0.4	
DevApp-4650-000659	3 - 5 Allenbury Gardens	5.8	1,034

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 - June 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	• 17	• 5,717	• 5,178	• 539	• \$1,906	• 1,239	• \$2,361,017	• 2,658
Central Waterfront	• 203	• 12	• 5,043	• 4,326	• 717	• \$1,227	• 998	• \$1,223,704	• 16,310
Don Mills - York Mills	• 10	• 10	• 2,412	• 2,204	• 208	• \$846	• 1,276	• \$1,078,915	• 10,647
Downtown Core	• 12	• 8	• 3,503	• 3,322	• 181	• \$1,116	• 982	• \$1,096,132	• 9,614
Downtown East	• 67	• 15	• 4,628	• 4,130	• 498	• \$954	• 835	• \$796,585	• 10,008
Downtown West	• 175	• 27	• 10,123	• 8,342	• 1,781	• \$1,141	• 719	• \$820,610	• 11,533
Etobicoke Waterfront	• 12	• 9	• 3,735	• 3,466	• 269	• \$996	• 816	• \$811,950	•
Highway7 - Yonge	• 61	• 6	• 1,442	• 1,062	• 380	• \$655	• 897	• \$586,998	•
Mississauga City Centre	• 18	• 5	• 2,707	• 2,496	• 211	• \$689	• 911	• \$627,068	•
North Toronto	• 23	• 8	• 2,167	• 1,940	• 227	• \$1,032	• 892	• \$920,763	• 6,133
North Yonge Corridor	• 547	• 6	• 2,164	• 1,761	• 403	• \$912	• 727	• \$663,567	• 3,814
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 1,134
North York West	• 64	• 11	• 2,361	• 1,920	• 441	• \$727	• 782	• \$568,235	• 8,209
Not Applicable	• 822	• 132	• 21,777	• 18,056	• 3,721	• \$663	• 996	• \$660,212	• 33,303
Scarborough City Centre									• 2,245
Sheppard Corridor	• 12	• 11	• 3,258	• 2,822	• 436	• \$888	• 775	• \$687,548	• 5,415
Thornhill									•
Toronto East	• 9	• 11	• 1,296	• 1,245	• 51	• \$798	• 1,003	• \$800,196	• 1,056
Toronto West	• 38	• 5	• 661	• 476	• 185	• \$994	• 957	• \$951,130	• 12,348
Yonge - St. Clair	• 4	• 9	• 1,303	• 1,222	• 81	• \$1,315	• 1,312	• \$1,725,619	•

The Development Applications data pertains only to the City of Toronto

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