

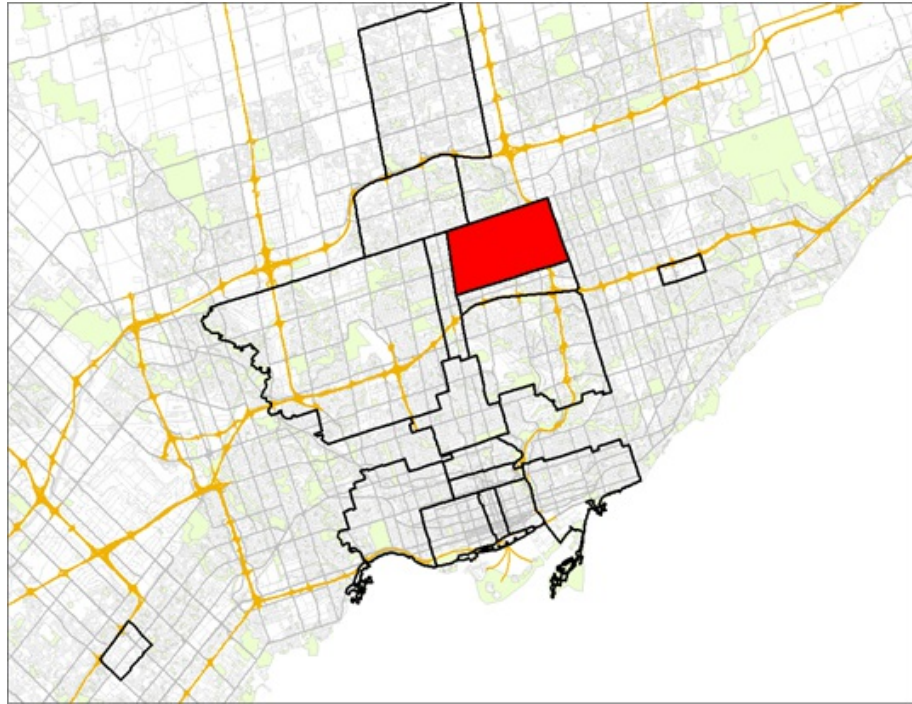


Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of July 2018



North York East Submarket Report - July 2018

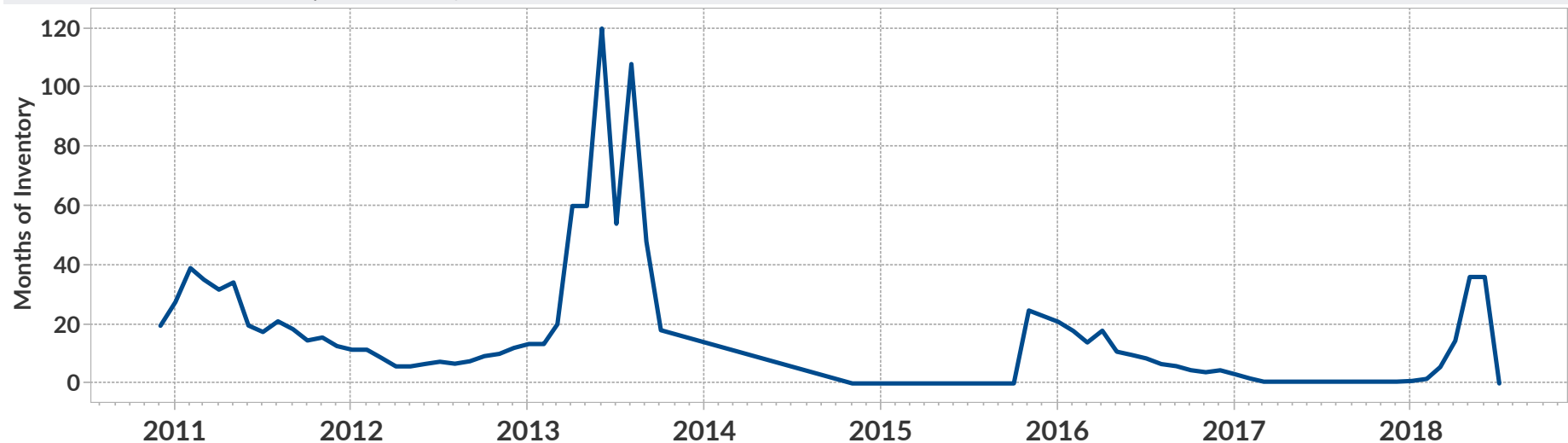


North York East		GTA
Active Projects	2	299
Total Units	651	74,568
Total Sales	645	64,637
Rem. Inv.	6	835
		9,931
Avg. \$/SF	\$714	\$923
Avg. SF	1,659	921
Avg. \$	\$1,185,167	\$850,420
Current Month Sales (incl. active & sold out)	0	855

Development Applications

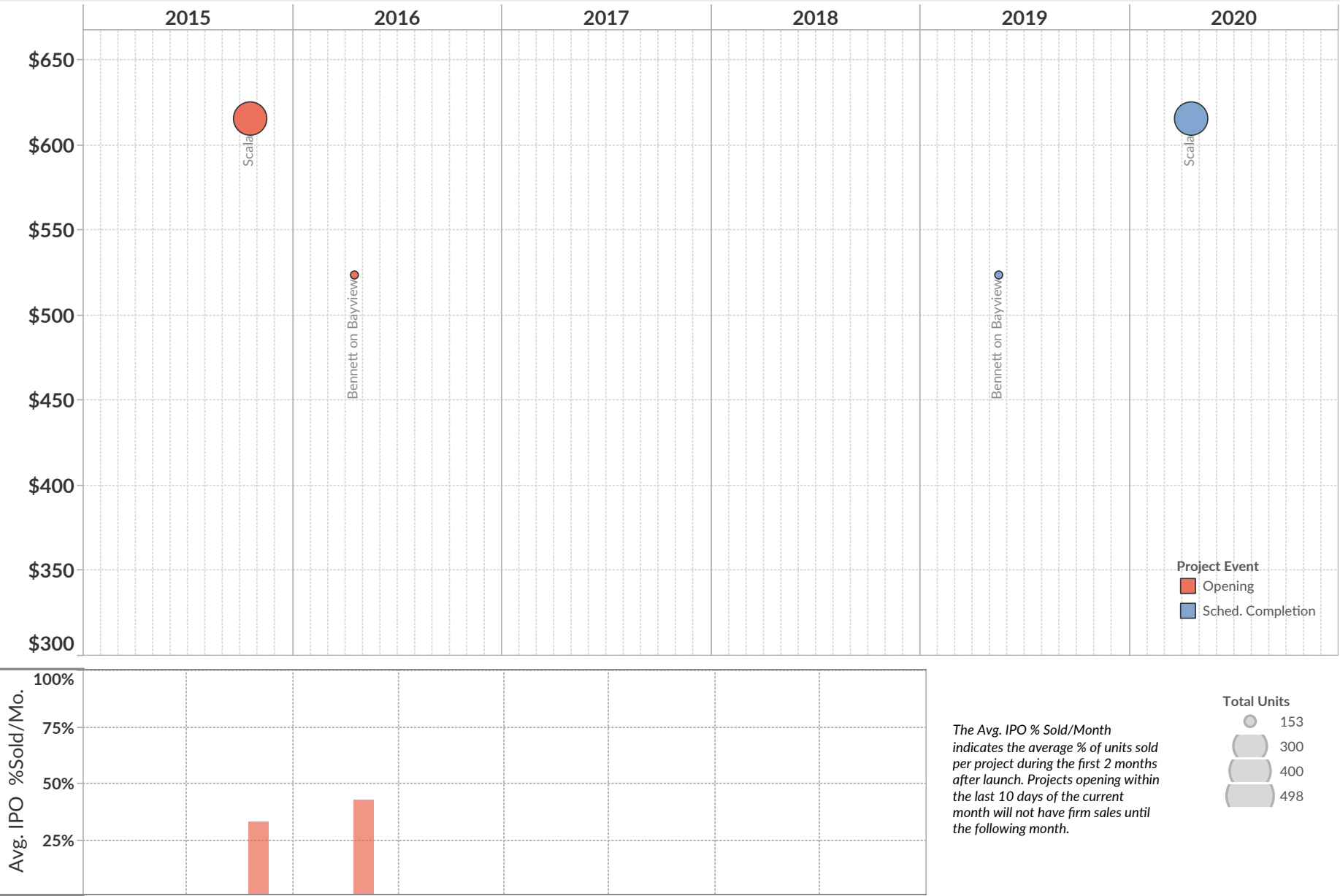
North York East		City of Toronto
Number of Dev. Apps.	7	278
Total Units	5,715	291,396
Min. Floor Space Index	0.4	0.1
Max. Floor Space Index	5.0	45.5
Avg. Floor Space Index	1.9	5.5

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



North York East Submarket Report - July 2018

Recent Project Openings, Completions & Scheduled Completions



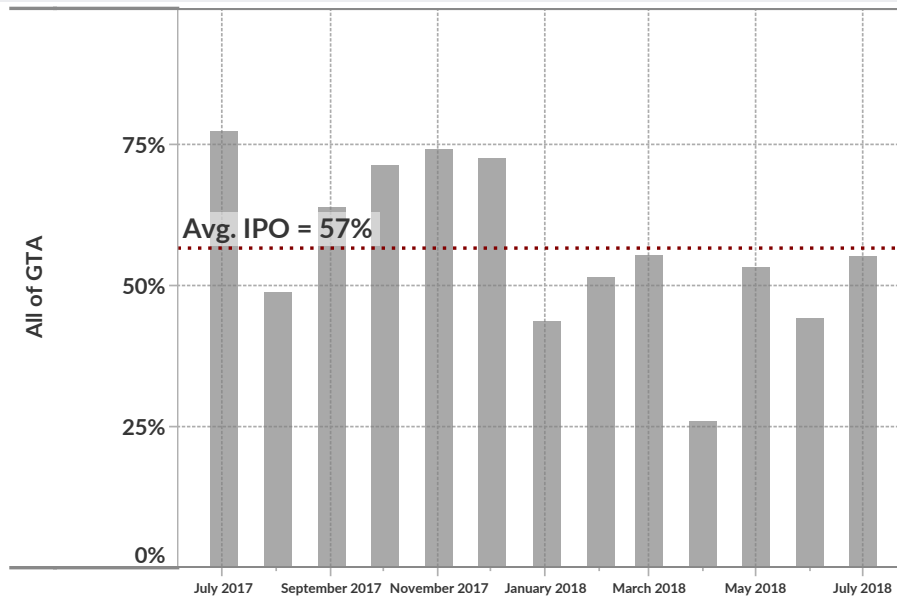
North York East Submarket Report - July 2018

Project Data by Unit Type

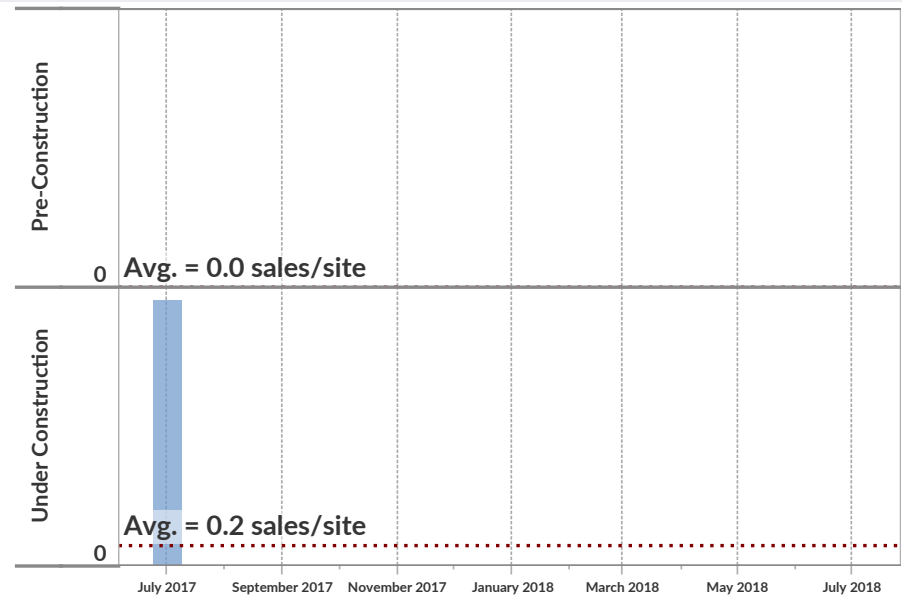
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	82		82	0
1 Bedroom + Den	212		212	0
2 Bedroom	179		179	0
2 Bedroom + Den	105		105	0
3 Bedroom & Up	10	0	9	1
Penthouse	40		40	0
Other	7	0	2	5

*				
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)

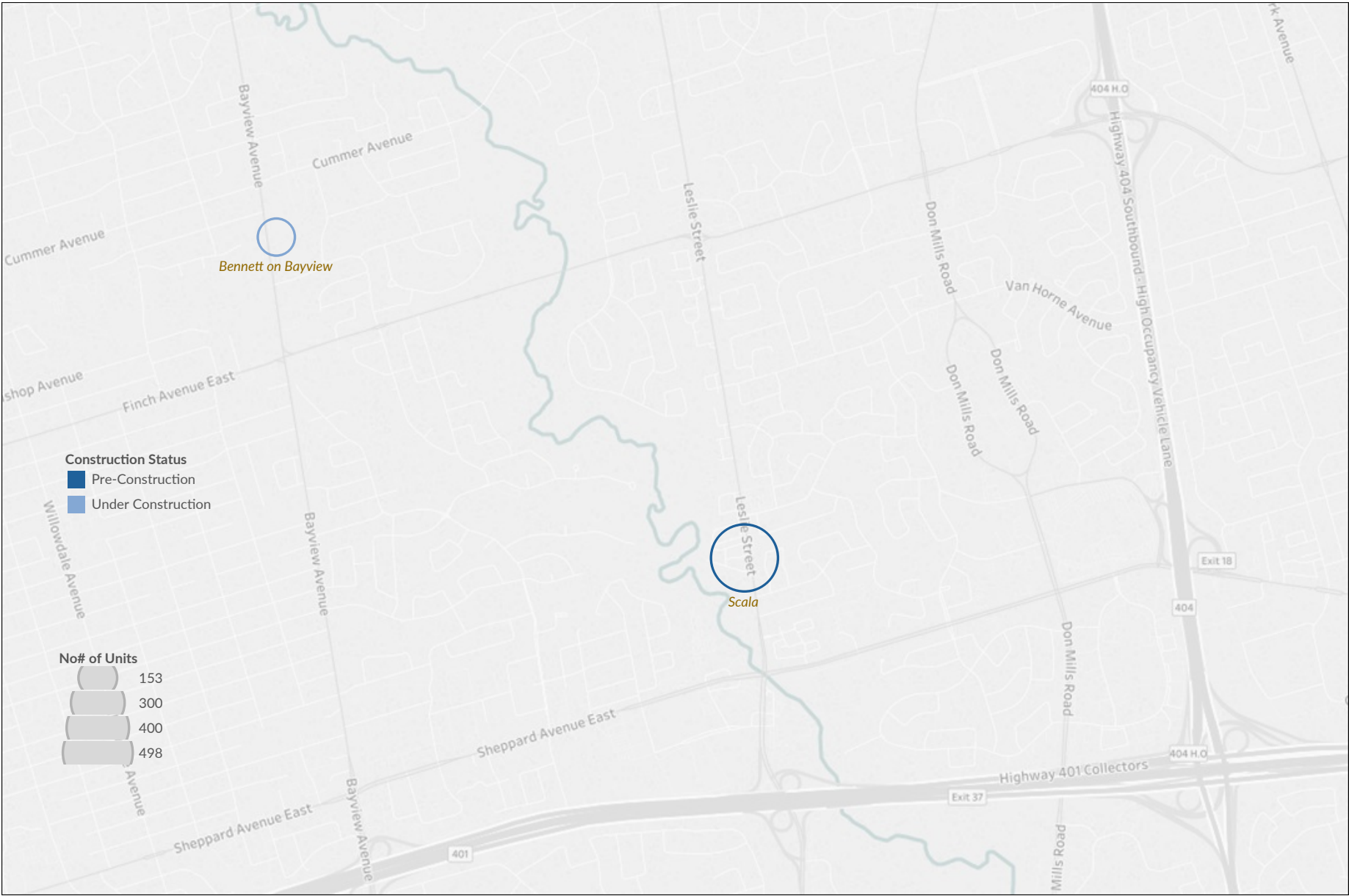


Post Launch Absorption: North York East



North York East Submarket Report - July 2018

Current Active Projects



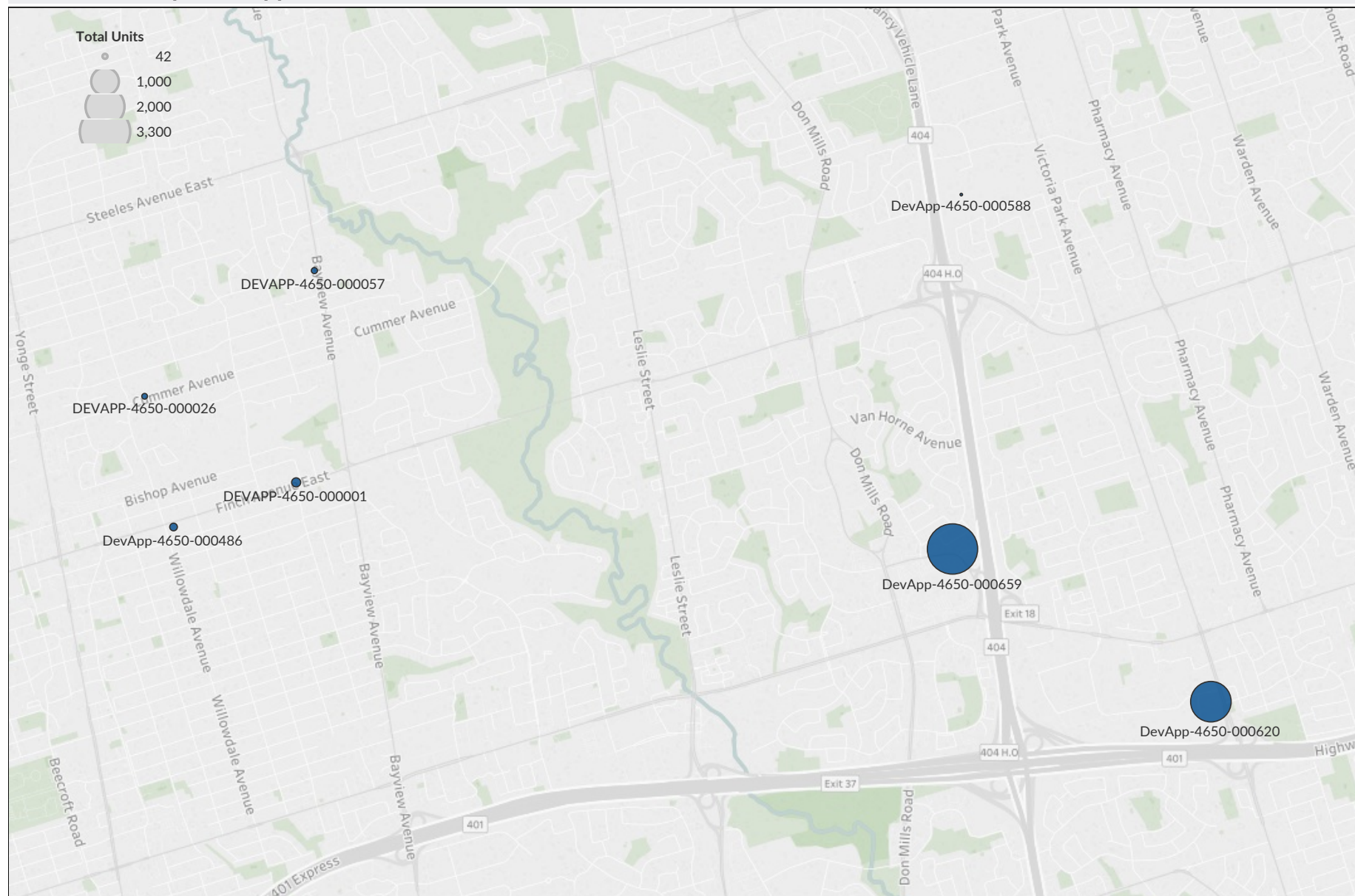
North York East Submarket Report - July 2018

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 - July 2018

Current Development Applications



North York East Submarket Report - July 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000001	260 - 264 Finch Avenue East	2.4	107
DEVAPP-4650-000026	162 - 200 Cummer Avenue	0.6	42
DEVAPP-4650-000057	3390 - 3398 Bayview Avenue	1.3	48
DevApp-4650-000486	121 - 127 Finch Avenue East	1.5	76
DevApp-4650-000588	101 Gordon Baker Road	0.4	
DevApp-4650-000620	2450 Victoria Park Avenue	5.0	2,142
DevApp-4650-000659	3 - 5 Allenbury Gardens	5.8	3,300

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 - July 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	• 8	• 17	• 5,722	• 5,186	• 536	• \$1,868	• 1,245	• \$2,324,583	• 6,347
Central Waterfront	• 72	• 12	• 5,043	• 4,398	• 645	• \$1,210	• 991	• \$1,198,748	• 25,489
Don Mills - York Mills	• 7	• 10	• 2,412	• 2,211	• 201	• \$845	• 1,286	• \$1,086,859	• 26,520
Downtown Core	• 9	• 8	• 3,503	• 3,335	• 168	• \$1,112	• 1,015	• \$1,129,071	• 34,924
Downtown East	• 10	• 15	• 4,628	• 4,139	• 489	• \$963	• 826	• \$795,735	• 17,395
Downtown West	• 137	• 27	• 10,136	• 8,480	• 1,656	• \$1,145	• 732	• \$837,471	• 26,635
Etobicoke Waterfront	• 21	• 9	• 3,735	• 3,487	• 248	• \$1,012	• 841	• \$851,080	• 318
Highway7 - Yonge	• 29	• 6	• 1,442	• 1,053	• 389	• \$654	• 901	• \$589,024	•
Mississauga City Centre	• 43	• 6	• 2,938	• 2,592	• 346	• \$754	• 808	• \$609,096	•
North Toronto	• 29	• 7	• 2,075	• 1,877	• 198	• \$1,013	• 885	• \$896,407	• 10,983
North Yonge Corridor	• 13	• 6	• 1,997	• 1,768	• 229	• \$920	• 726	• \$667,932	• 7,623
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 5,715
North York West	• 21	• 11	• 2,361	• 1,940	• 421	• \$726	• 783	• \$568,179	• 23,294
Not Applicable	• 420	• 129	• 21,530	• 17,839	• 3,691	• \$670	• 991	• \$663,983	• 60,700
Scarborough City Centre									• 4,490
Sheppard Corridor	• 25	• 11	• 3,258	• 2,847	• 411	• \$890	• 783	• \$696,847	• 11,439
Thornhill									•
Toronto East	• 4	• 10	• 1,204	• 1,157	• 47	• \$791	• 1,015	• \$803,089	• 2,759
Toronto West	• 6	• 5	• 652	• 482	• 170	• \$1,006	• 908	• \$913,406	• 29,071
Yonge - St. Clair	• 1	• 8	• 1,281	• 1,201	• 80	• \$1,306	• 1,299	• \$1,696,196	•

The Development Applications data pertains only to the City of Toronto

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