

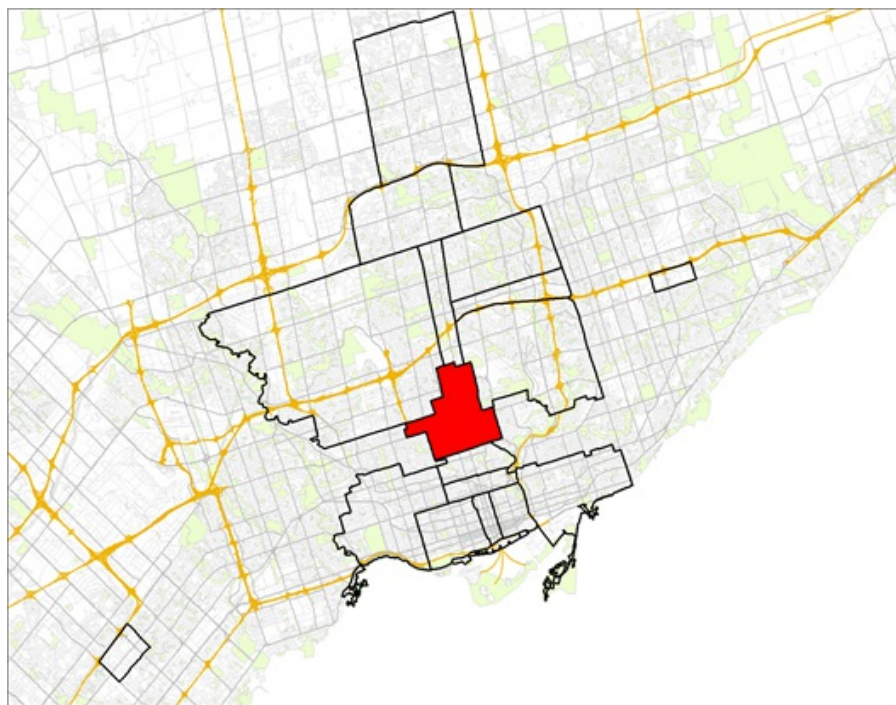


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of July 2018



North Toronto Submarket Report - July 2018



North Toronto		GTA
Active Projects	7	299
Total Units	2,075	74,568
Total Sales	1,877	64,637
Rem. Inv.	198	9,931
Avg. \$/SF	\$1,013	\$923
Avg. SF	885	921
Avg. \$	\$896,407	\$850,420
Current Month Sales (incl. active & sold out)	29	855

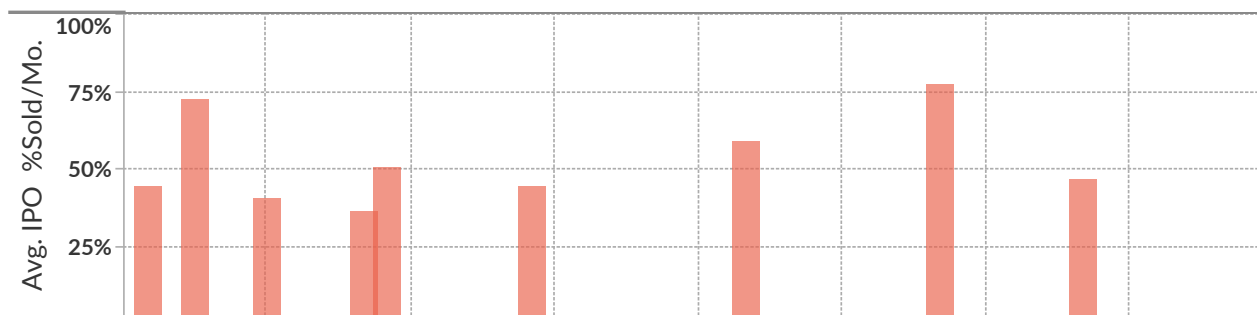
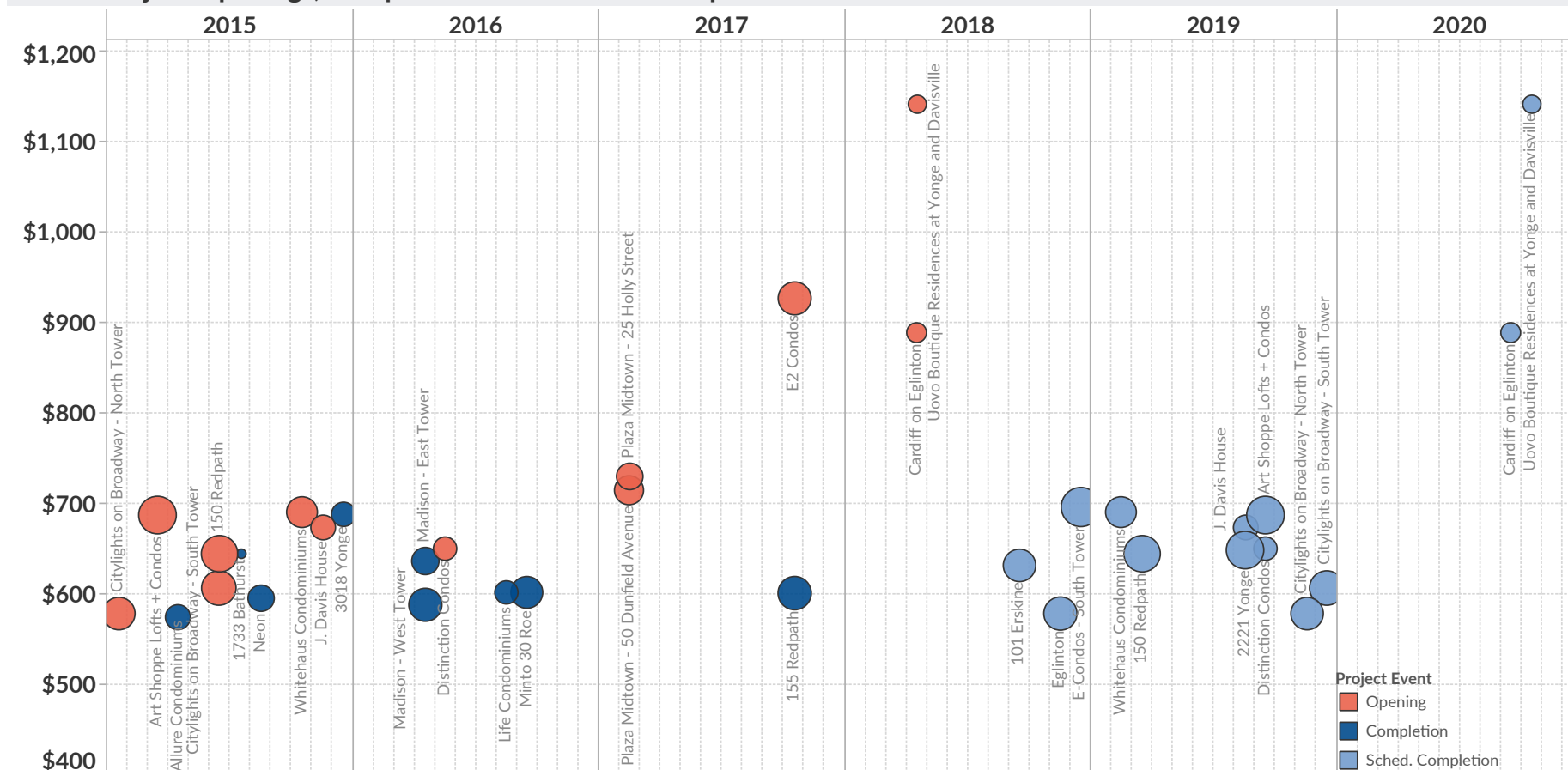
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	19	278
Total Units	10,983	291,396
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	18.0	45.5
Avg. Floor Space Index	6.2	5.5

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

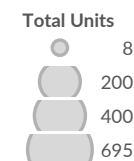


North Toronto Submarket Report - July 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



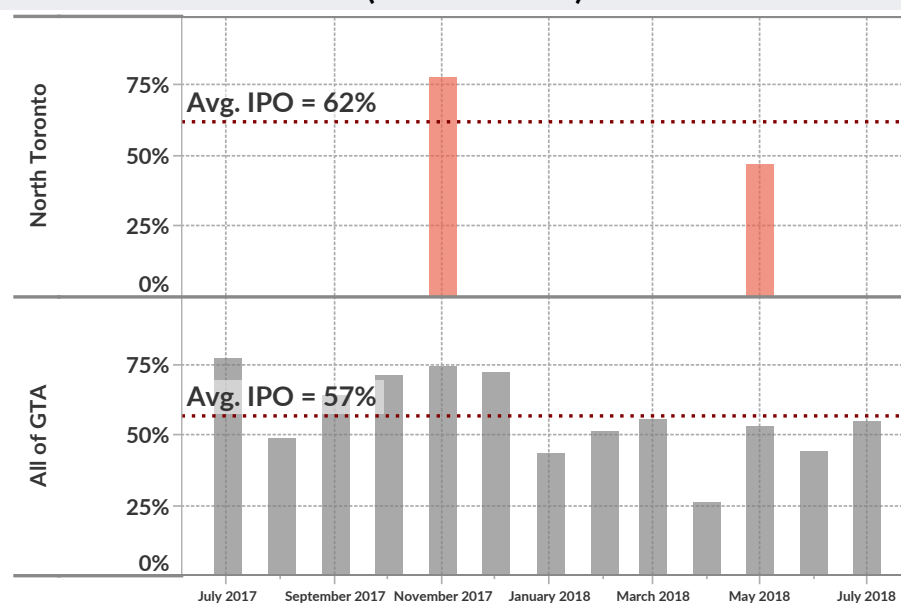
North Toronto Submarket Report - July 2018

Project Data by Unit Type

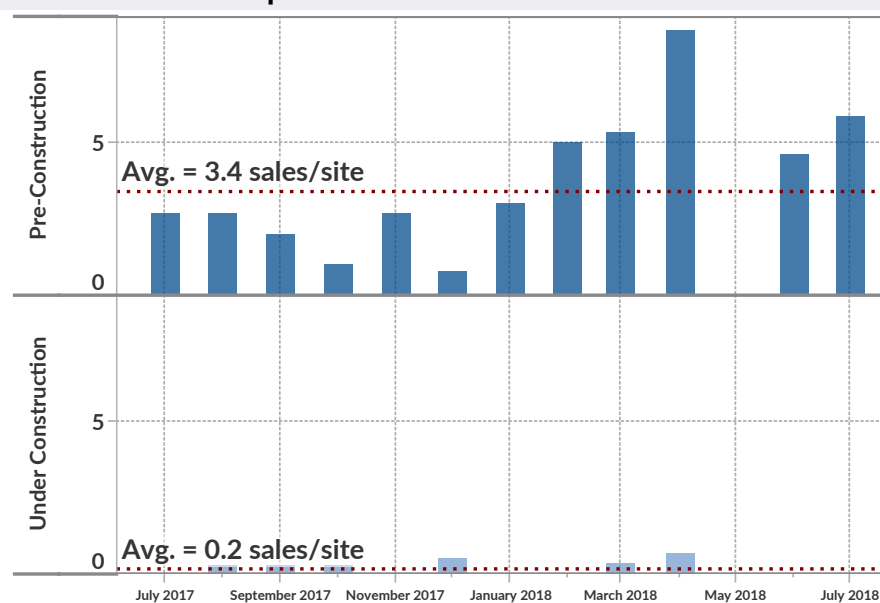
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	107	0	104	3
1 Bedroom	180	0	177	3
1 Bedroom + Den	804	7	749	55
2 Bedroom	642	4	583	59
2 Bedroom + Den	104	7	103	1
3 Bedroom & Up	189	1	132	57
Penthouse	19	0	7	12
Other	30	0	22	8

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,037	359	397	\$369,990	\$413,990
\$814	480	613	\$352,000	\$606,000
\$883	552	781	\$381,990	\$752,990
\$1,086	671	1,262	\$493,000	\$1,774,900
\$754	1,074	1,074	\$809,990	\$809,990
\$1,014	825	1,887	\$592,000	\$3,154,900
\$1,264	635	1,393	\$773,990	\$1,788,990
\$885	1,270	2,072	\$1,177,000	\$1,575,000

IPO Launch Performance (first 2 months)

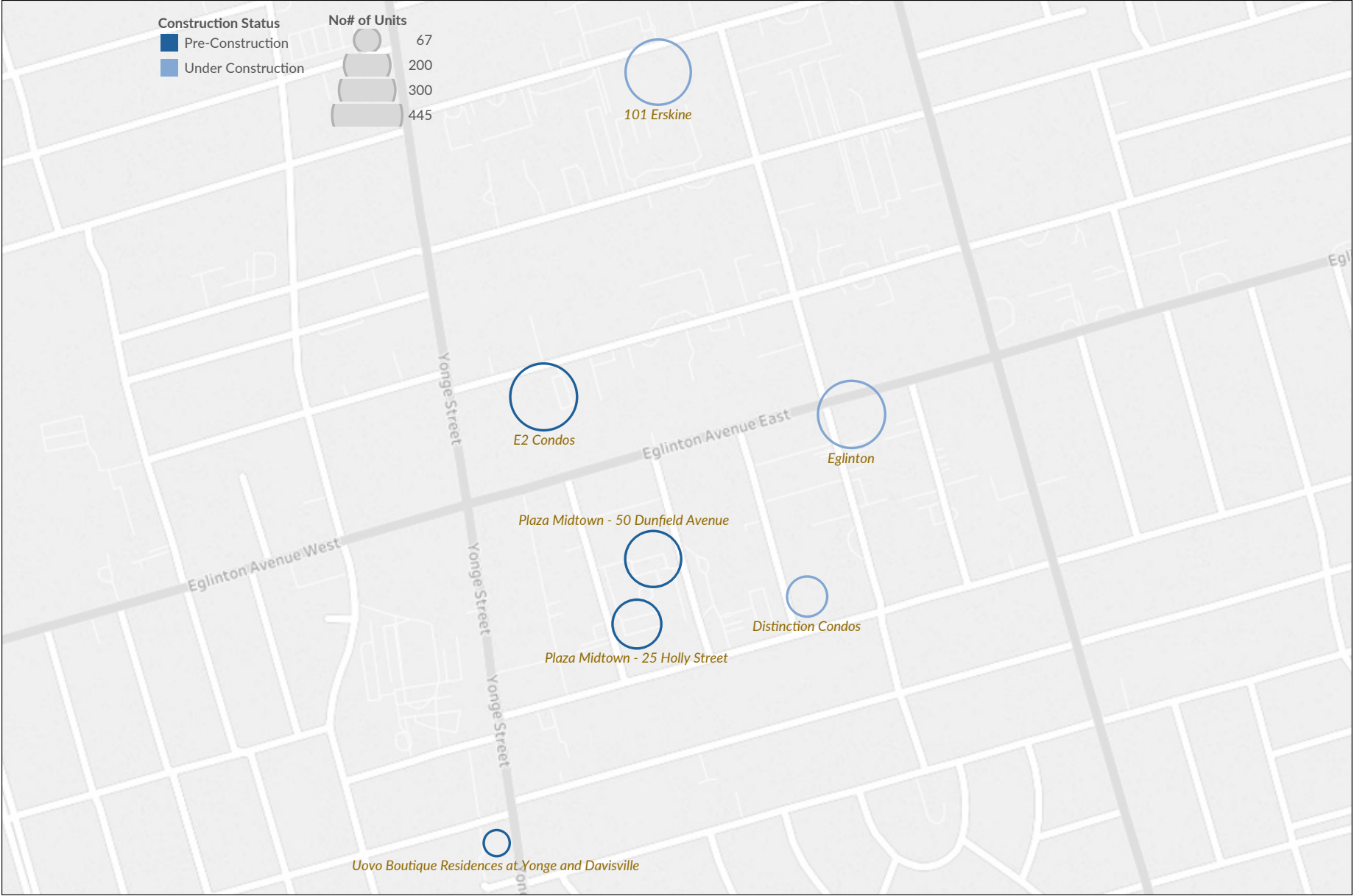


Post Launch Absorption: North Toronto



North Toronto Submarket Report - July 2018

Current Active Projects



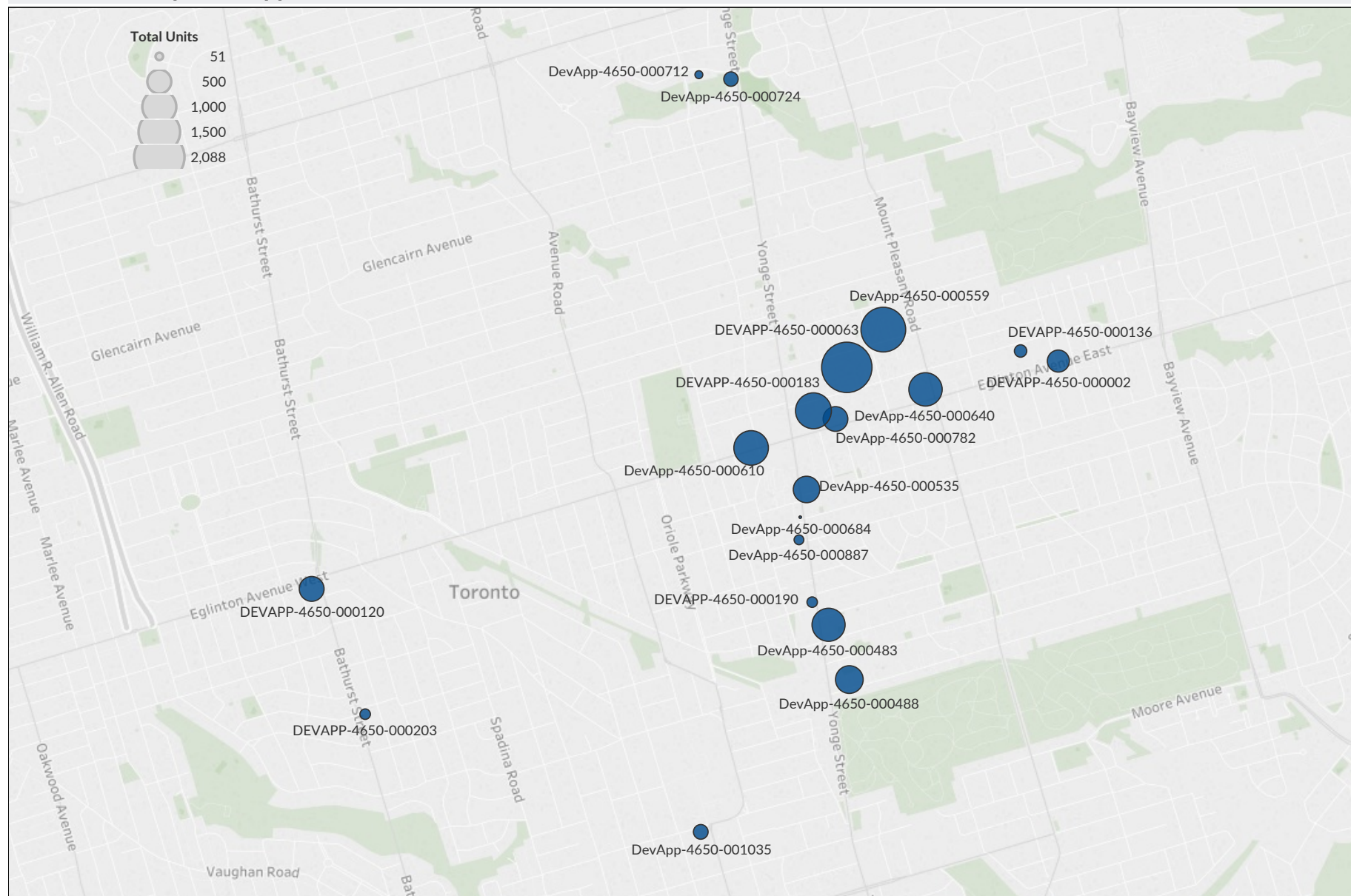
North Toronto Submarket Report - July 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
101 Erskine - Tridel and Beaux Properties	Apartment	September 2018	0	0	1	420	\$633	\$627
Distinction Condos - Lash Development Corporation	Apartment	September 2019	0	2	3	159	\$651	\$722
E2 Condos - Metropia and Capital Developments	Apartment	February 2022	4	71	29	440	\$928	\$1,169
Eglinton - Menkes	Apartment	November 2018	0	1	5	445	\$579	\$1,017
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	15	30	37	67	\$1,143	\$1,242

North Toronto Submarket Report - July 2018

Current Development Applications



North Toronto Submarket Report - July 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000002	492 Eglinton Avenue East	6.7	399
DEVAPP-4650-000063	55 - 65 Broadway Avenue	13.4	2,088
DEVAPP-4650-000120	859 - 875 Eglinton Avenue West	9.7	506
DEVAPP-4650-000136	413 Roehampton Avenue ; 417 - 435 Roehampton Avenue	2.0	126
DEVAPP-4650-000183	39 - 41 Roehampton Avenue	20.0	1,061
DEVAPP-4650-000190	1982 - 1984 Yonge Street	9.4	90
DEVAPP-4650-000203	1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive	3.2	90
DevApp-4650-000483	1925 - 1951 Yonge St; 22 Davisville Avenue; 17 Millwood Road	13.9	900
DevApp-4650-000488	30 Merton Street	15.2	630
DevApp-4650-000535	2161 Yonge Street	22.6	576
DevApp-4650-000559	110 - 120 Broadway Avenue	11.4	1,644
DevApp-4650-000610	50 - 60 Eglinton Avenue West	17.7	981
DevApp-4650-000640	808 Mount Pleasant	18.6	914
DevApp-4650-000684	2128 Yonge Street	10.7	
DevApp-4650-000712	41 Chatsworth Drive	2.1	51
DevApp-4650-000724	2908 Yonge Street	10.8	170
DevApp-4650-000782	90 Eglinton Avenue East	20.6	502
DevApp-4650-000887	2100 Yonge Street	11.1	78
DevApp-4650-001035	215 Lonsdale Road	9.1	177

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 - 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	•

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