

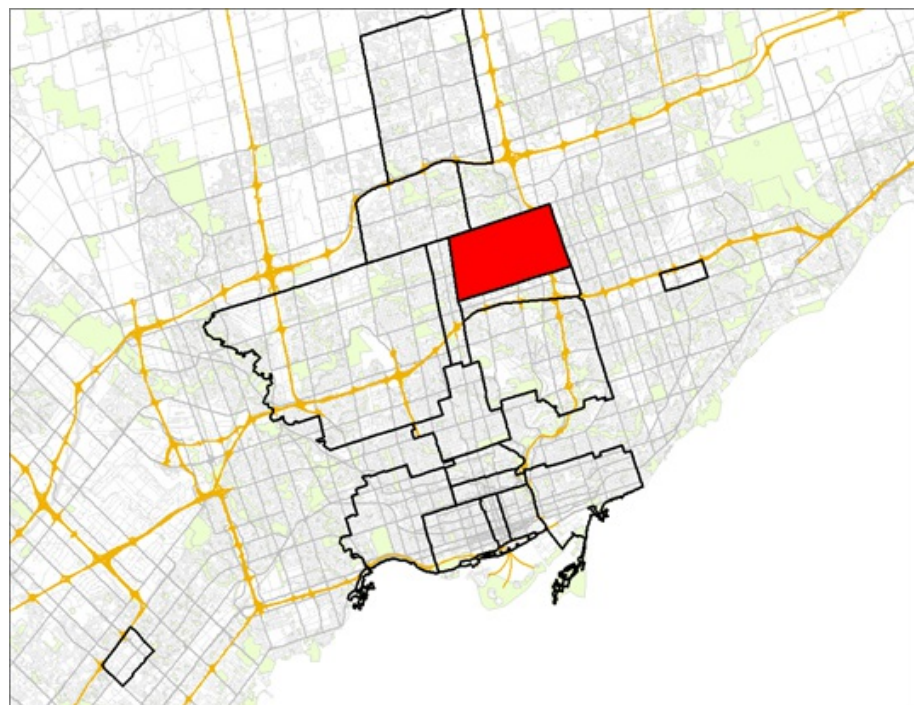


Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of September 2018



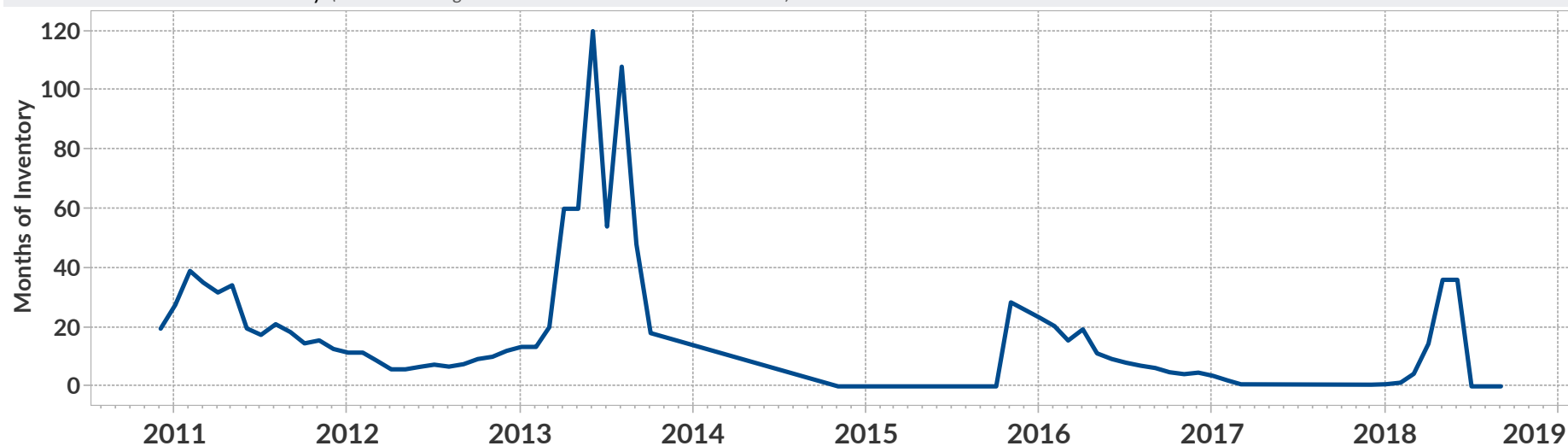
North York East Submarket Report - September 2018



North York East		GTA
Active Projects	2	294
Total Units	651	72,884
Total Sales	645	64,163
Rem. Inv.	6	8,721
Avg. \$/SF	\$692	\$940
Avg. SF	1,442	932
Avg. \$	\$996,917	\$876,207
Current Month Sales (incl. active & sold out)	0	871

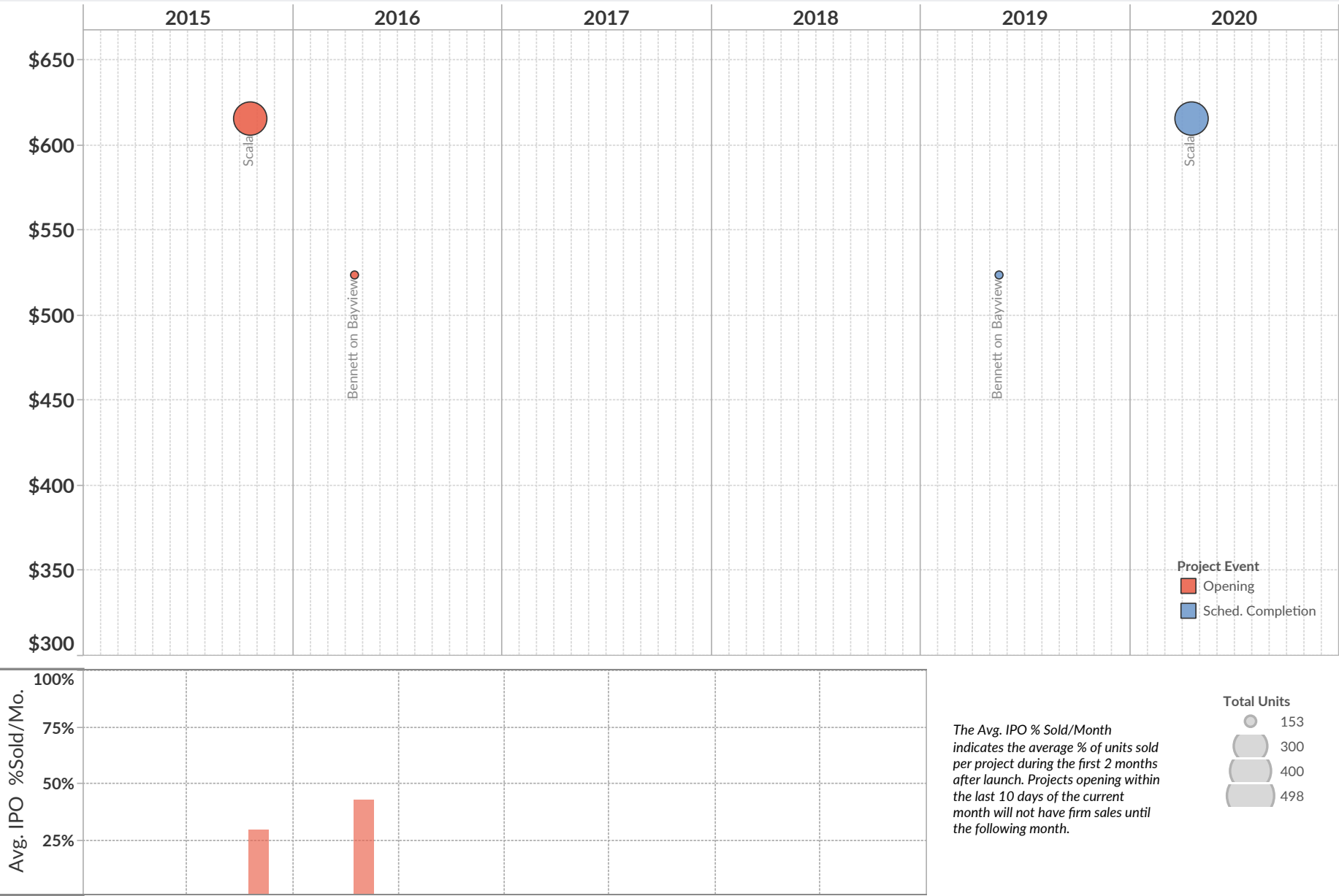
Development Applications		
North York East		City of Toronto
Number of Dev. Apps.	7	280
Total Units	2,381	136,450
Min. Floor Space Index	0.4	0.1
Max. Floor Space Index	5.0	45.5
Avg. Floor Space Index	1.9	5.6

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



North York East Submarket Report - September 2018

Recent Project Openings, Completions & Scheduled Completions



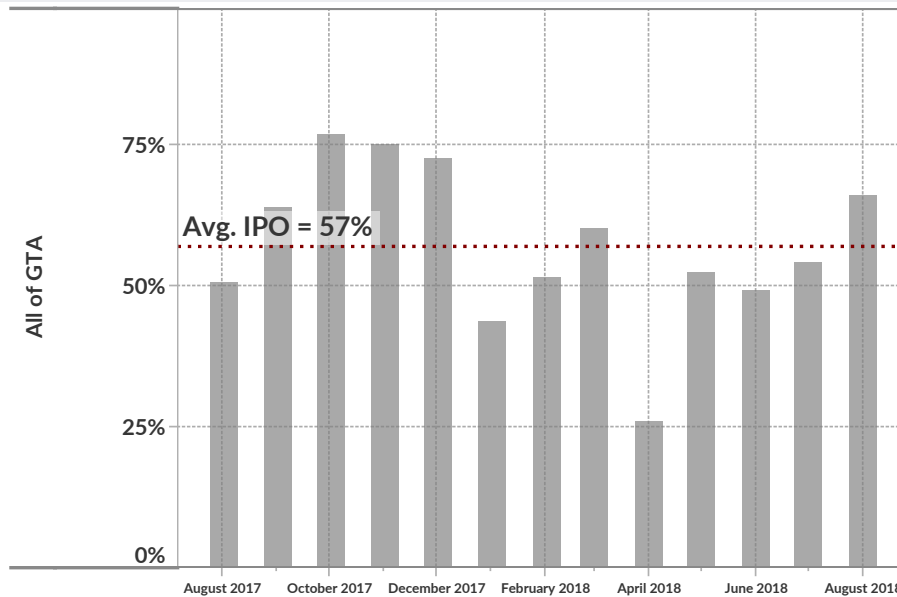
North York East Submarket Report - September 2018

Project Data by Unit Type

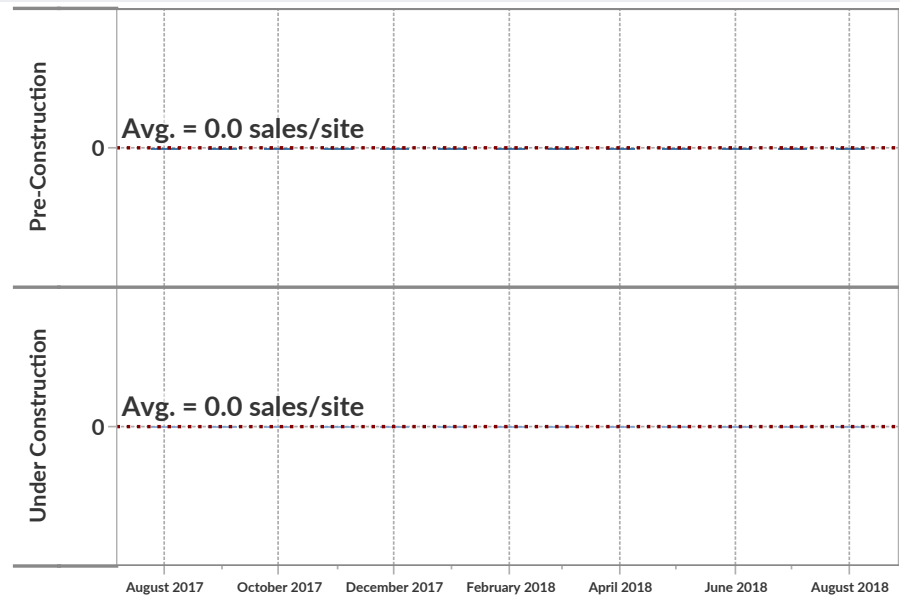
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	57		57	0
1 Bedroom + Den	194	0	193	1
2 Bedroom	189		189	0
2 Bedroom + Den	134		134	0
3 Bedroom & Up	14		14	0
Penthouse	40		40	0
Other	7	0	2	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$525	612	738	\$328,000	\$381,000
\$706	1,160	2,030	\$889,900	\$1,360,900

IPO Launch Performance (first 2 months)

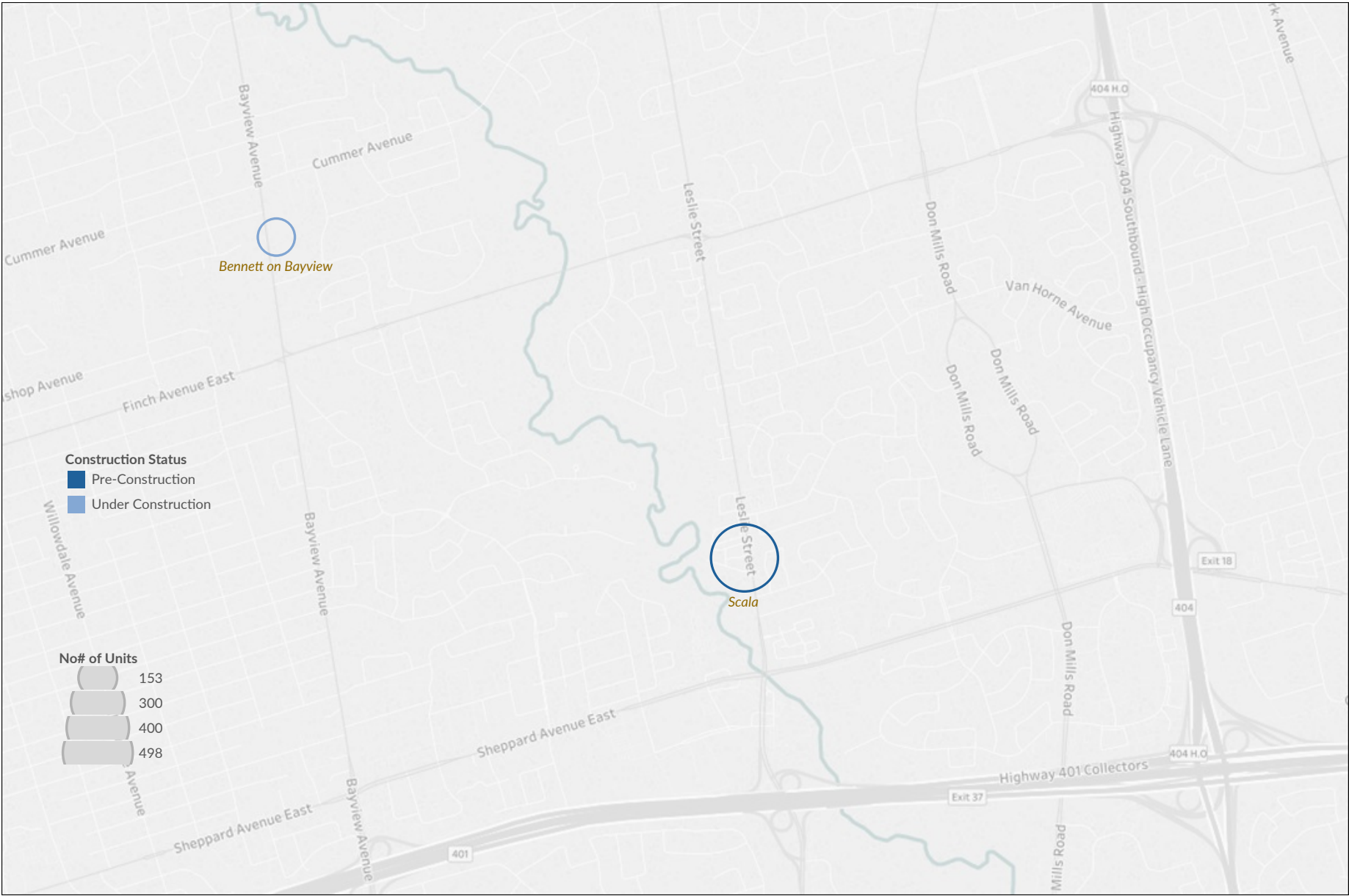


Post Launch Absorption: North York East



North York East Submarket Report - September 2018

Current Active Projects



North York East Submarket Report - September 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

Total Units

- 14
- 200
- 400
- 600
- 800
- 1,000
- 1,247

Map labels include: DevApp-4650-000588, DevApp-4650-00057, DevApp-4650-00026, DevApp-4650-00001, DevApp-4650-000486, DevApp-4650-000659, DevApp-4650-000620, and various street names like Bayview Avenue, Leslie Street, Don Mills Road, and Pharmacy Avenue.

North York East Submarket Report - September 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-4650-000620	2450 Victoria Park Avenue	5.0	1,247
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 - September 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	• 5,429	• 5,172	• 257	• \$2,043	• 1,794	• \$3,665,592	• 4,165
Central Waterfront	• 46	• 12	• 4,973	• 4,495	• 478	• \$1,285	• 1,092	• \$1,402,733	• 11,118
Don Mills - York Mills	• 16	• 10	• 2,437	• 2,224	• 213	• \$849	• 1,131	• \$960,715	• 10,667
Downtown Core	• 0	• 8	• 3,460	• 3,337	• 123	• \$1,156	• 935	• \$1,080,906	• 17,286
Downtown East	• 179	• 15	• 4,666	• 4,297	• 369	• \$967	• 863	• \$835,259	• 8,207
Downtown West	• 74	• 28	• 10,466	• 8,842	• 1,624	• \$1,196	• 721	• \$861,964	• 11,243
Etobicoke Waterfront	• 22	• 9	• 3,735	• 3,509	• 226	• \$1,047	• 849	• \$888,729	• 1,439
Highway7 - Yonge	• 47	• 6	• 1,442	• 1,102	• 340	• \$651	• 907	• \$590,101	• .
Mississauga City Centre	• 30	• 6	• 2,938	• 2,607	• 331	• \$751	• 814	• \$610,838	• .
North Toronto	• 7	• 7	• 2,075	• 1,868	• 207	• \$1,012	• 882	• \$891,918	• 5,857
North Yonge Corridor	• 17	• 5	• 1,442	• 1,246	• 196	• \$909	• 764	• \$694,390	• 3,967
North York East	• 0	• 2	• 651	• 645	• 6	• \$692	• 1,442	• \$996,917	• 2,381
North York West	• 14	• 10	• 2,119	• 1,764	• 355	• \$748	• 765	• \$572,142	• 9,869
Not Applicable	• 365	• 126	• 20,705	• 17,515	• 3,190	• \$677	• 1,022	• \$692,483	• 27,245
Scarborough City Centre									• 2,245
Sheppard Corridor	• 33	• 11	• 3,212	• 2,883	• 329	• \$919	• 819	• \$752,609	• 4,219
Thornhill									• .
Toronto East	• 1	• 9	• 1,148	• 1,126	• 22	• \$757	• 977	• \$739,305	• 6,362
Toronto West	• 3	• 6	• 869	• 483	• 386	• \$913	• 740	• \$675,666	• 13,087
Yonge - St. Clair	• 9	• 7	• 1,117	• 1,048	• 69	• \$1,334	• 1,284	• \$1,712,435	• .

The Development Applications data pertains only to the City of Toronto

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