

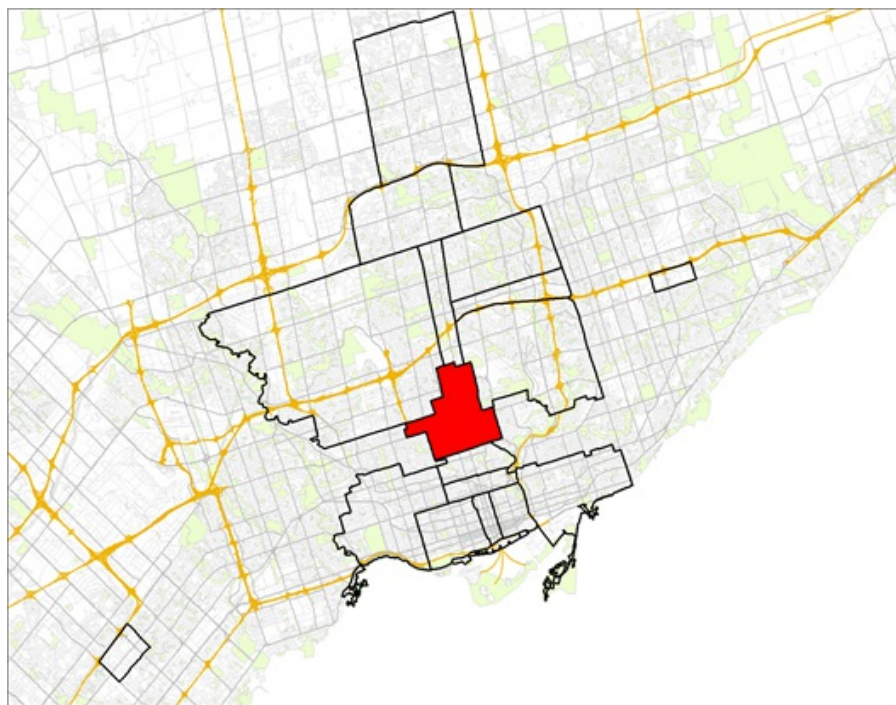


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of November 2018



North Toronto Submarket Report - November 2018



North Toronto			GTA	
Active Projects	8		330	
Total Units	2,485		85,769	
Total Sales	2,213		70,643	
Rem. Inv.	230		11,254	
Avg. \$/SF	\$1,122		\$929	
Avg. SF	995		904	
Avg. \$	\$1,116,119		\$839,519	
Current Month Sales (incl. active & sold out)		144	2,454	

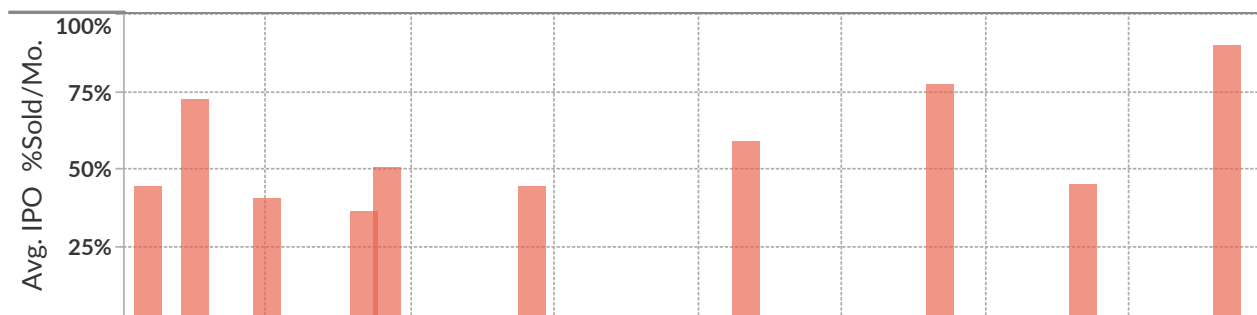
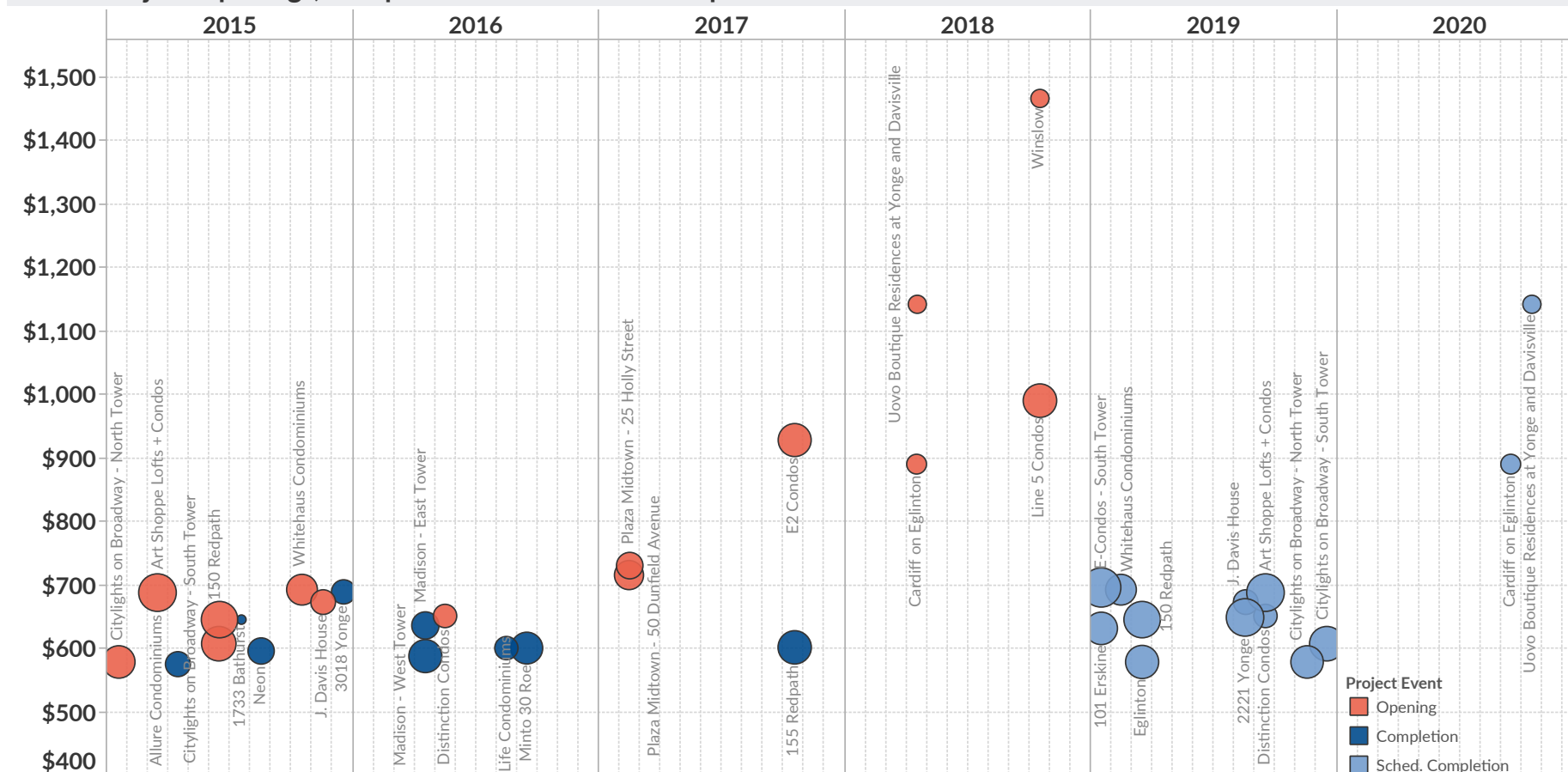
Development Applications			
North Toronto		City of Toronto	
Number of Dev. Apps.	21	288	
Total Units	6,179	140,875	
Min. Floor Space Index	0.3	0.1	
Max. Floor Space Index	18.4	45.5	
Avg. Floor Space Index	6.3	5.8	

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

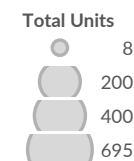


North Toronto Submarket Report - November 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



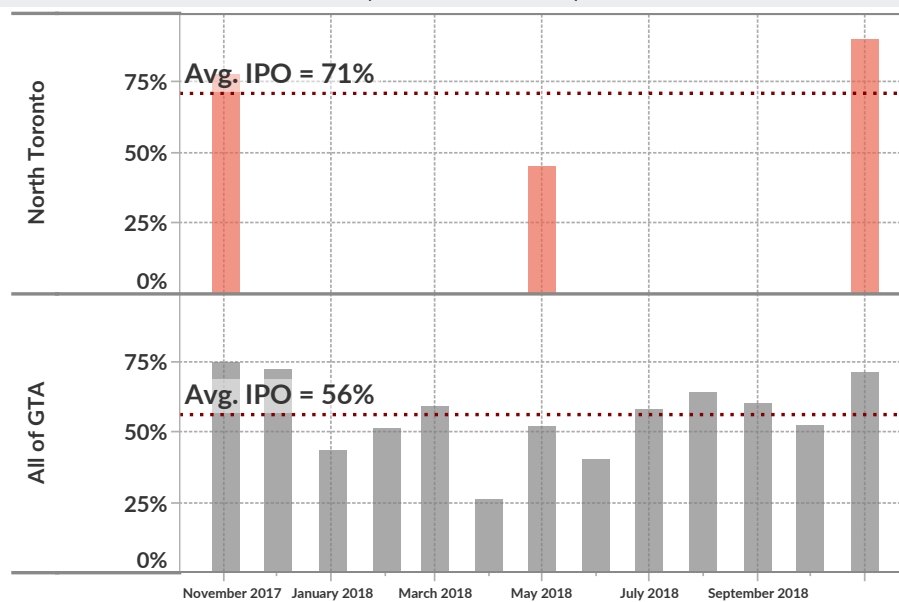
North Toronto Submarket Report - November 2018

Project Data by Unit Type

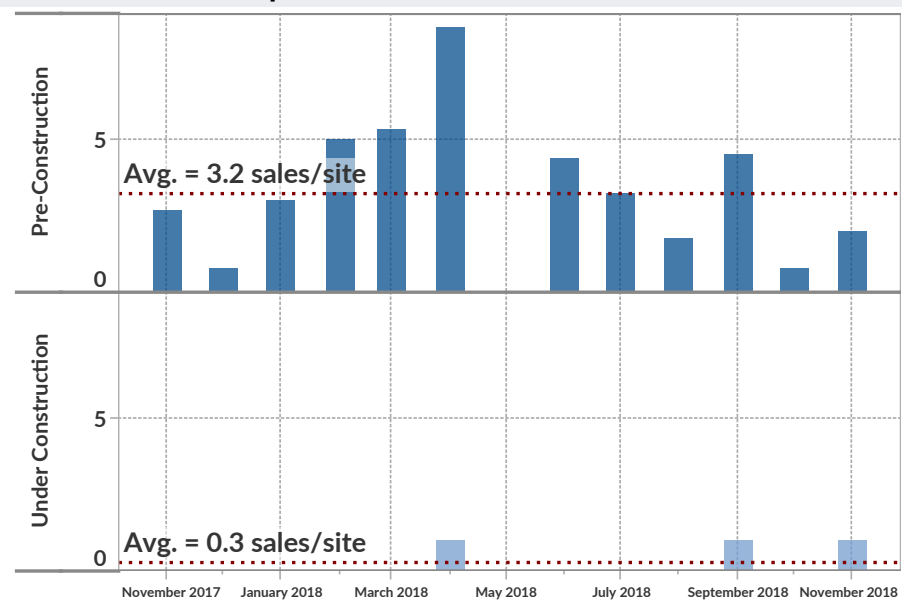
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	161	16	160	1
1 Bedroom	232	31	230	2
1 Bedroom + Den	914	41	860	54
2 Bedroom	734	25	643	91
2 Bedroom + Den	146	24	135	11
3 Bedroom & Up	202	7	153	49
Penthouse	19	0	10	9
Other	35	0	22	13

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$999	416	416	\$413,990	\$416,990
\$876	480	613	\$352,000	\$606,000
\$903	582	1,360	\$409,000	\$2,442,000
\$1,250	628	1,668	\$493,000	\$2,836,000
\$1,460	924	2,574	\$1,099,900	\$4,635,000
\$1,009	825	1,887	\$592,000	\$3,129,900
\$1,372	711	1,163	\$1,035,990	\$1,535,990
\$880	1,270	2,213	\$1,177,000	\$1,936,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: North Toronto



North Toronto Submarket Report - November 2018

Current Active Projects



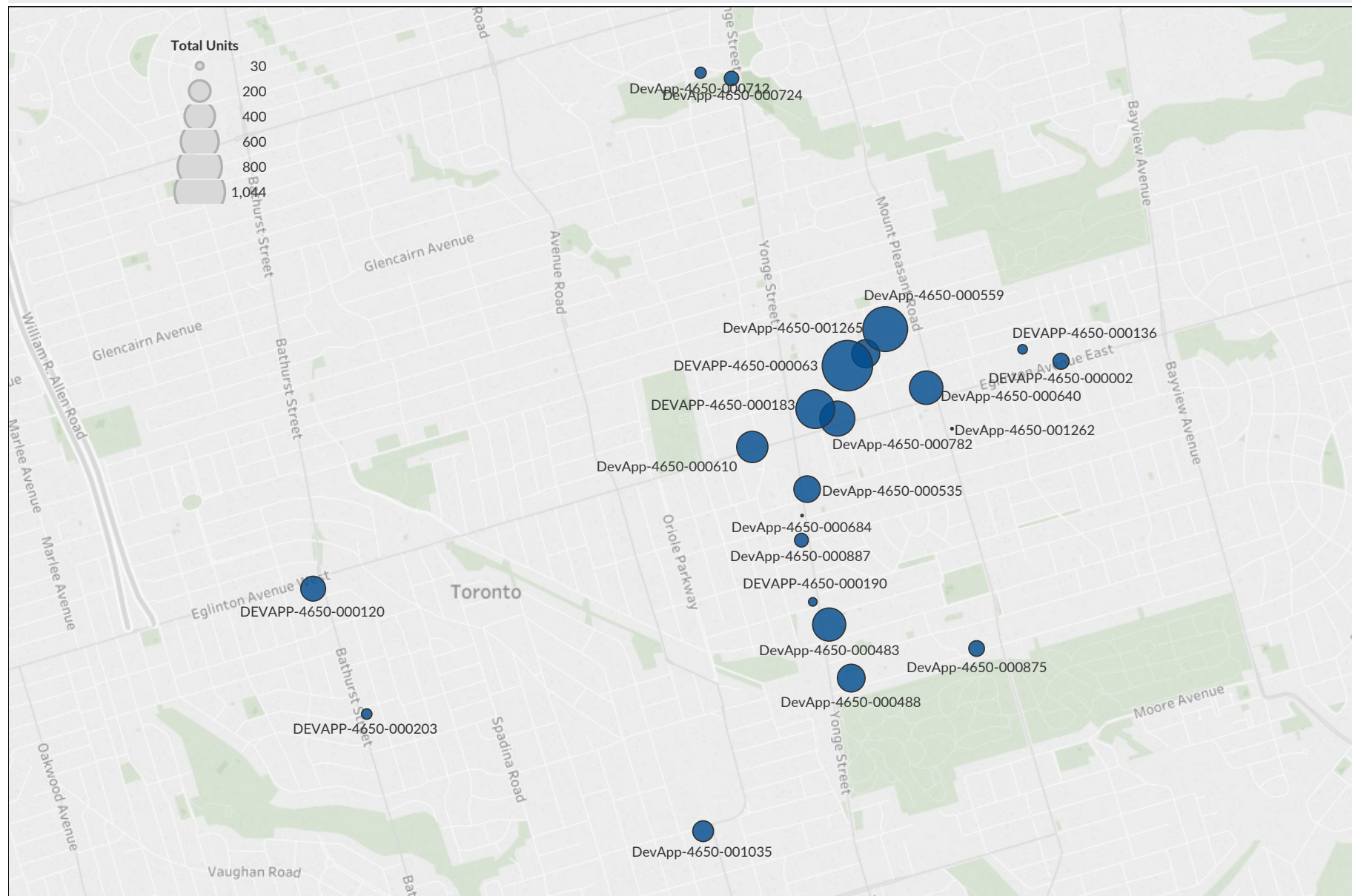
North Toronto Submarket Report - November 2018

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	January 2019	0	0	1	420	\$633	\$627
E2 Condos - Metropia and Capital Developments	Apartment	February 2022	1	89	11	456	\$928	\$1,291
Eglinton - Menkes	Apartment	March 2019	1	3	3	445	\$579	\$975
Line 5 Condos - Reserve Properties and Westdale Properties	Apartment	September 2022	121	446	13	485	\$991	\$1,001
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2021	0	2	58	235	\$731	\$901
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2021	0	1	64	309	\$715	\$915
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	October 2020	3	27	40	67	\$1,143	\$1,228
Winslow - Devron	Apartment	September 2021	18	28	40	68	\$1,469	\$1,405

North Toronto Submarket Report - November 2018

Current Development Applications



North Toronto Submarket Report - November 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000002	492 Eglinton Avenue East	6.8	105
DEVAPP-4650-000063	55 - 65 Broadway Avenue	13.5	1,044
DEVAPP-4650-000120	859 - 875 Eglinton Avenue West	9.7	253
DEVAPP-4650-000136	413 Roehampton Avenue ; 417 - 435 Roehampton Avenue	2.0	37
DEVAPP-4650-000183	39 - 41 Roehampton Avenue	20.0	617
DEVAPP-4650-000190	1982 - 1984 Yonge Street	9.4	30
DEVAPP-4650-000203	1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive	3.2	45
DevApp-4650-000483	1925 - 1951 Yonge St; 22 Davisville Avenue; 17 Millwood Road	13.9	450
DevApp-4650-000488	30 Merton Street	15.2	315
DevApp-4650-000535	2161 Yonge Street	21.8	288
DevApp-4650-000559	110 - 120 Broadway Avenue	11.4	822
DevApp-4650-000610	50 - 60 Eglinton Avenue West	17.7	401
DevApp-4650-000640	808 Mount Pleasant	18.6	457
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	85
DevApp-4650-000782	90 Eglinton Avenue East	20.6	502
DevApp-4650-000875	276 Merton Street	3.0	100
DevApp-4650-000887	2100 Yonge Street	11.1	78
DevApp-4650-001035	215 Lonsdale Road	9.1	177
DevApp-4650-001262	733 Mount Pleasant Road		
DevApp-4650-001265	85 Broadway Avenue	20.4	322

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 - November 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	• 9	• 17	• 5,733	• 5,215	• 214	• \$2,075	• 1,789	• \$3,711,751	• 4,666
Central Waterfront	• 86	• 14	• 6,359	• 5,409	• 870	• \$1,296	• 950	• \$1,230,683	• 11,626
Don Mills - York Mills	• 9	• 8	• 2,259	• 2,059	• 200	• \$873	• 1,130	• \$986,121	• 10,667
Downtown Core	• 18	• 8	• 4,272	• 3,842	• 28	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 41	• 17	• 5,243	• 4,902	• 313	• \$964	• 878	• \$846,497	• 9,479
Downtown West	• 180	• 29	• 10,990	• 8,812	• 1,681	• \$1,230	• 754	• \$927,456	• 13,899
Etobicoke Waterfront	• 9	• 8	• 3,590	• 3,393	• 197	• \$1,052	• 854	• \$898,275	• 1,439
Highway7 - Yonge	• 20	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 443	• 8	• 4,549	• 3,540	• 657	• \$787	• 708	• \$556,945	•
North Toronto	• 144	• 8	• 2,485	• 2,213	• 230	• \$1,122	• 995	• \$1,116,119	• 6,179
North Yonge Corridor	• 16	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,121
North York East	• 0	• 3	• 681	• 645	• 35	• \$883	• 1,100	• \$971,400	• 2,381
North York West	• 17	• 12	• 2,610	• 2,289	• 298	• \$796	• 766	• \$610,070	• 9,624
Not Applicable	• 1,114	• 141	• 24,262	• 18,143	• 4,718	• \$690	• 949	• \$654,766	• 26,788
Scarborough City Centre									• 2,245
Sheppard Corridor	• 95	• 13	• 3,969	• 3,238	• 405	• \$912	• 812	• \$739,893	• 4,219
Thornhill									•
Toronto East	• 18	• 13	• 1,699	• 1,503	• 108	• \$938	• 1,006	• \$943,594	• 6,362
Toronto West	• 233	• 11	• 2,040	• 1,192	• 767	• \$971	• 850	• \$825,451	• 12,673
Yonge - St. Clair	• 2	• 8	• 1,282	• 1,213	• 61	• \$1,262	• 1,259	• \$1,588,820	•

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