

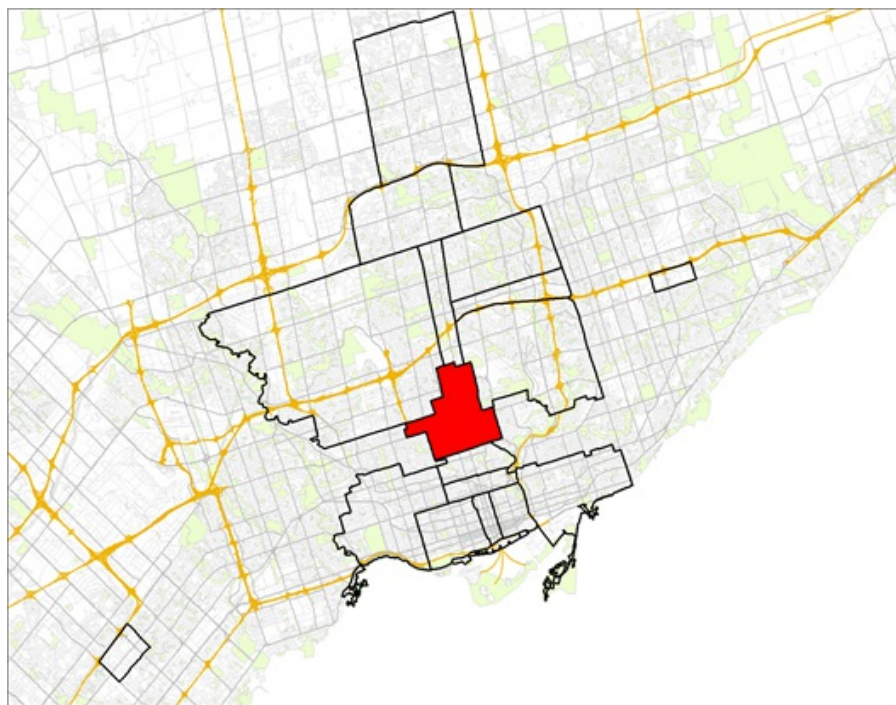


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of January 2019



North Toronto Submarket Report - January 2019



North Toronto		GTA
Active Projects	9	326
Total Units	2,908	86,555
Total Sales	2,483	72,181
Rem. Inv.	335	10,364
Avg. \$/SF	\$1,160	\$954
Avg. SF	893	923
Avg. \$	\$1,036,000	\$880,604
Current Month Sales (incl. active & sold out)	251	942

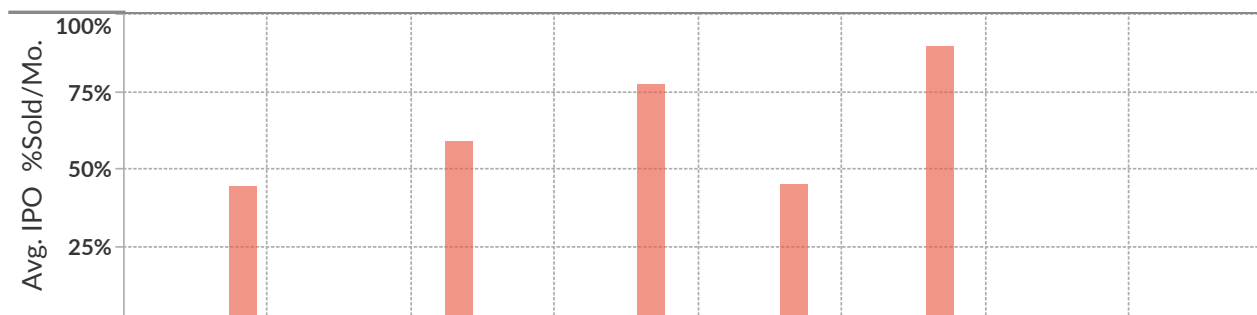
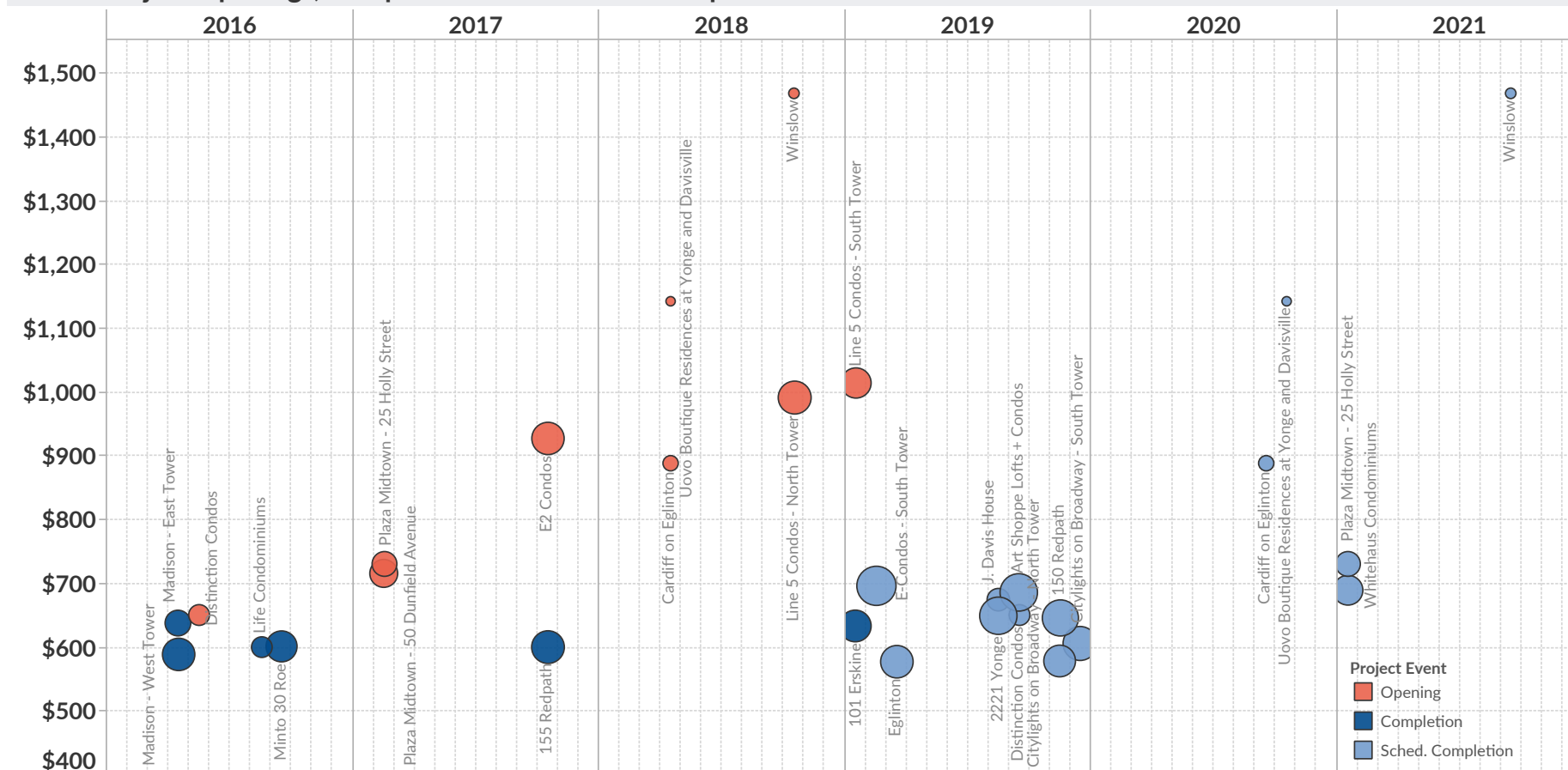
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	22	316
Total Units	6,252	157,852
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	18.4	45.5
Avg. Floor Space Index	6.2	5.7

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

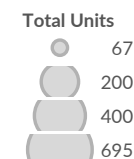


North Toronto Submarket Report - January 2019

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.



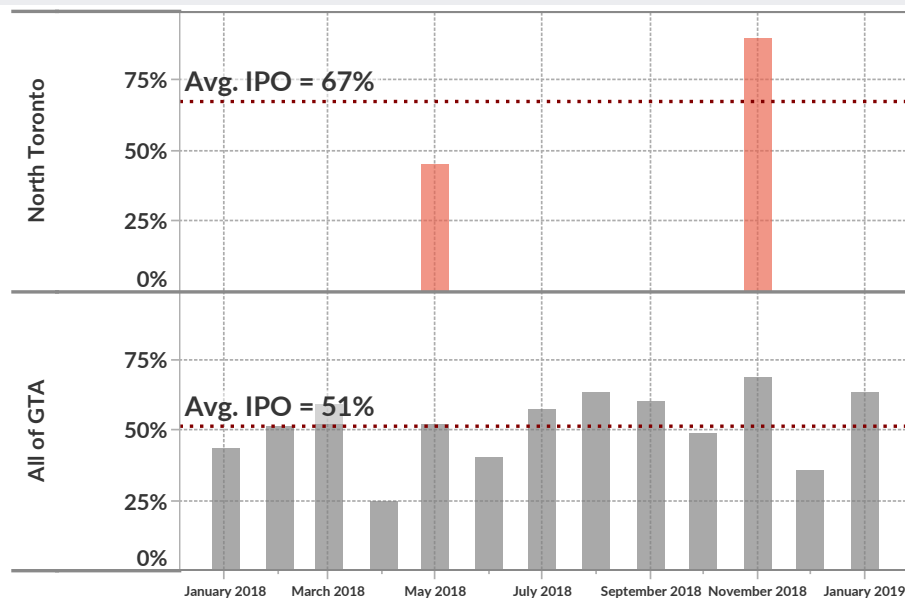
North Toronto Submarket Report - January 2019

Project Data by Unit Type

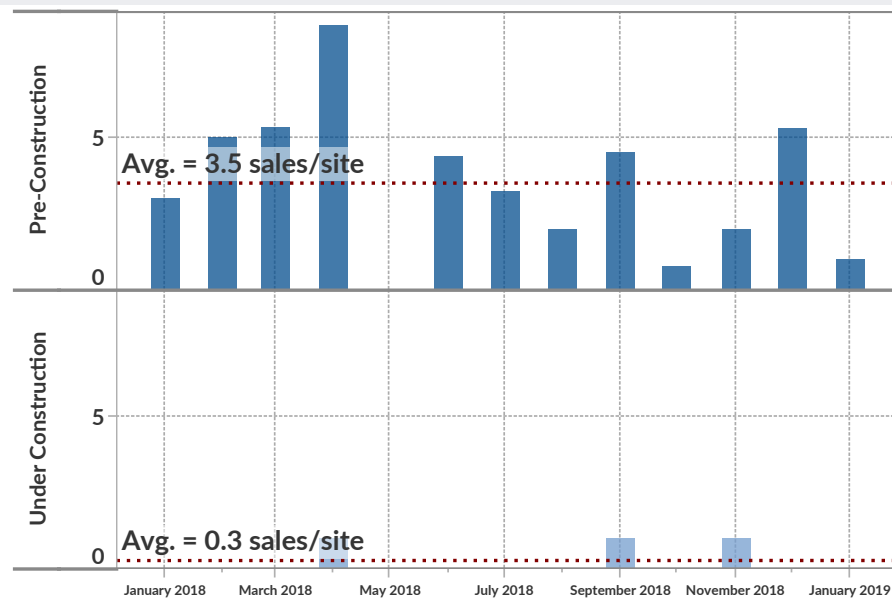
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	198	32	192	6
1 Bedroom	377	112	342	35
1 Bedroom + Den	964	33	894	70
2 Bedroom	820	48	704	116
2 Bedroom + Den	150	2	137	13
3 Bedroom & Up	255	24	182	73
Penthouse	19	0	10	9
Other	35	0	22	13

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,054	353	482	\$395,900	\$489,900
\$1,000	450	626	\$352,000	\$619,900
\$1,020	476	1,360	\$409,000	\$2,442,000
\$1,298	640	1,668	\$501,500	\$3,185,000
\$1,379	778	2,499	\$819,900	\$4,260,000
\$1,068	825	2,320	\$619,000	\$4,122,000
\$1,372	711	1,163	\$1,035,990	\$1,535,990
\$978	1,270	2,213	\$1,177,000	\$2,318,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: North Toronto



North Toronto Submarket Report - January 2019

Current Active Projects



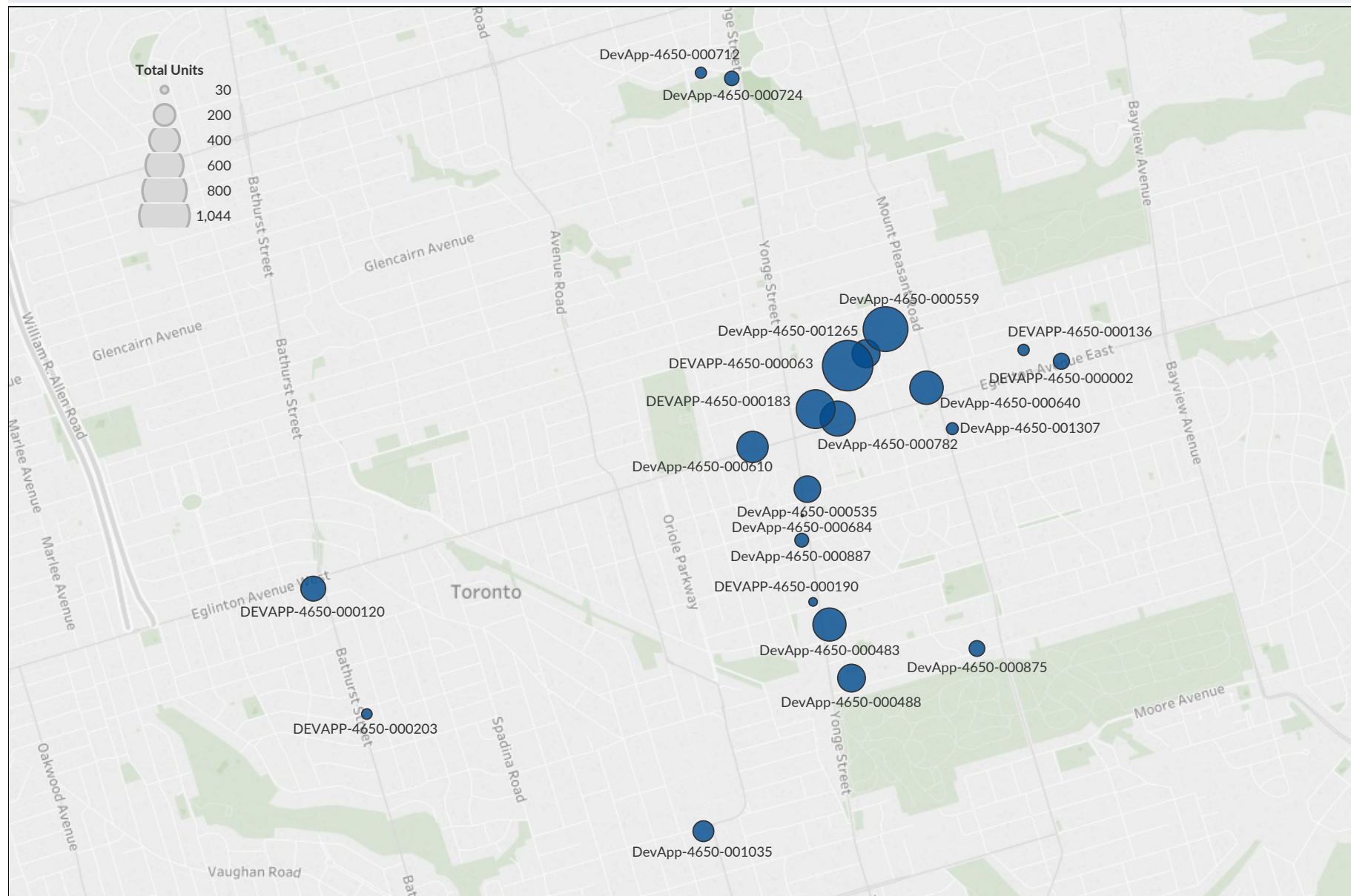
North Toronto Submarket Report - January 2019

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	0	0	11	456	\$928	\$1,292
Eglinton - Menkes	Apartment	March 2019	0	0	3	445	\$579	\$1,022
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	September 2022	0	0	0	485	\$991	\$1,001
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	September 2022	247	247	128	423	\$1,017	\$1,014
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2021	0	0	58	235	\$731	\$901
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2022	0	0	63	309	\$715	\$1,122
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	October 2020	2	2	33	67	\$1,143	\$1,220
Winslow - Devron	Apartment	September 2021	2	2	38	68	\$1,469	\$1,585

North Toronto Submarket Report - January 2019

Current Development Applications



North Toronto Submarket Report - January 2019

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 - 435 Roehampton Avenue	2.0	52
DEVAPP-4650-000183	39 - 41 Roehampton Avenue	20.0	617
DEVAPP-4650-000190	1982 - 1984 Yonge Street	10.9	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-4650-001265	85 Broadway Avenue	20.4	322
DevApp-4650-001307	733 Mount Pleasant Road	7.4	58

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 - January 2019

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	• 5	• 17	• 5,751	• 5,231	• 221	• \$2,251	• 1,957	• \$4,406,623	• 5,031
Central Waterfront	• 37	• 15	• 6,871	• 6,046	• 746	• \$1,314	• 992	• \$1,302,871	• 16,818
Don Mills - York Mills	• 11	• 8	• 2,327	• 2,084	• 183	• \$885	• 1,135	• \$1,004,963	• 10,889
Downtown Core	• 0	• 8	• 4,272	• 3,844	• 26	• \$1,294	• 1,261	• \$1,632,354	• 18,308
Downtown East	• 14	• 16	• 5,192	• 4,870	• 294	• \$986	• 892	• \$879,028	• 15,472
Downtown West	• 122	• 30	• 11,378	• 9,471	• 1,443	• \$1,242	• 768	• \$953,706	• 13,867
Etobicoke Waterfront	• 7	• 8	• 3,728	• 3,408	• 191	• \$1,072	• 860	• \$922,025	• 1,439
Highway7 - Yonge	• 0	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 42	• 8	• 4,495	• 3,645	• 552	• \$781	• 753	• \$587,951	•
North Toronto	• 251	• 9	• 2,908	• 2,483	• 335	• \$1,160	• 893	• \$1,036,000	• 6,252
North Yonge Corridor	• 0	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,495
North York East	• 1	• 2	• 528	• 505	• 22	• \$943	• 1,025	• \$966,945	• 2,381
North York West	• 6	• 11	• 2,583	• 2,317	• 244	• \$808	• 724	• \$585,606	• 9,893
Not Applicable	• 217	• 138	• 23,866	• 18,084	• 4,242	• \$686	• 962	• \$659,839	• 35,194
Scarborough City Centre									• 2,245
Sheppard Corridor	• 166	• 13	• 4,004	• 3,253	• 511	• \$947	• 845	• \$800,515	• 4,168
Thornhill									•
Toronto East	• 5	• 12	• 1,531	• 1,400	• 89	• \$920	• 993	• \$913,336	• 1,227
Toronto West	• 58	• 11	• 2,089	• 1,289	• 731	• \$969	• 863	• \$836,569	• 12,983
Yonge - St. Clair	• 0	• 8	• 1,286	• 1,216	• 62	• \$1,245	• 1,275	• \$1,588,047	• 169

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