

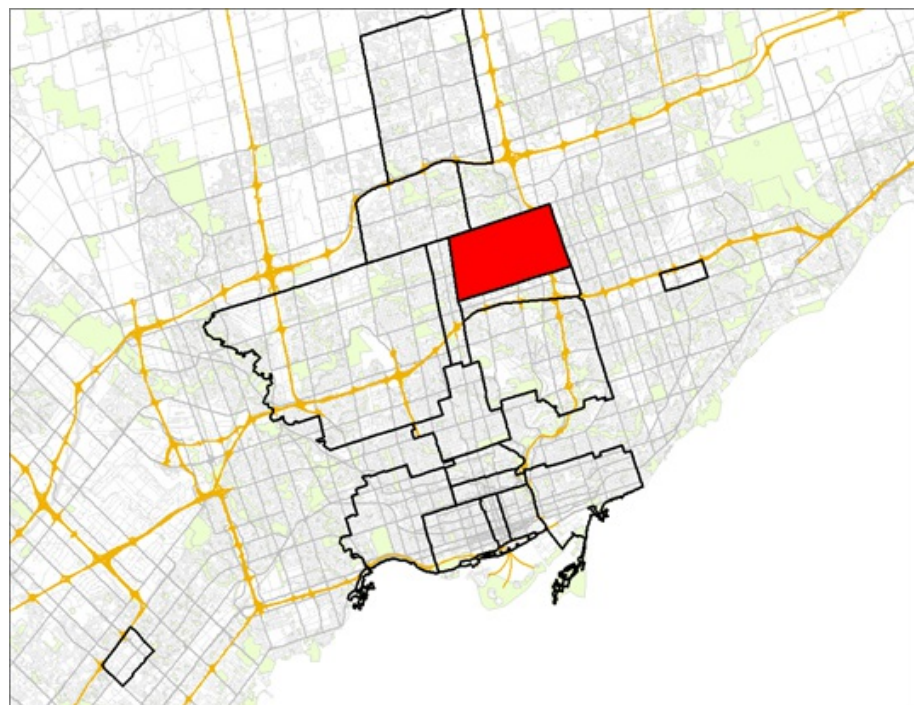


Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of February 2019



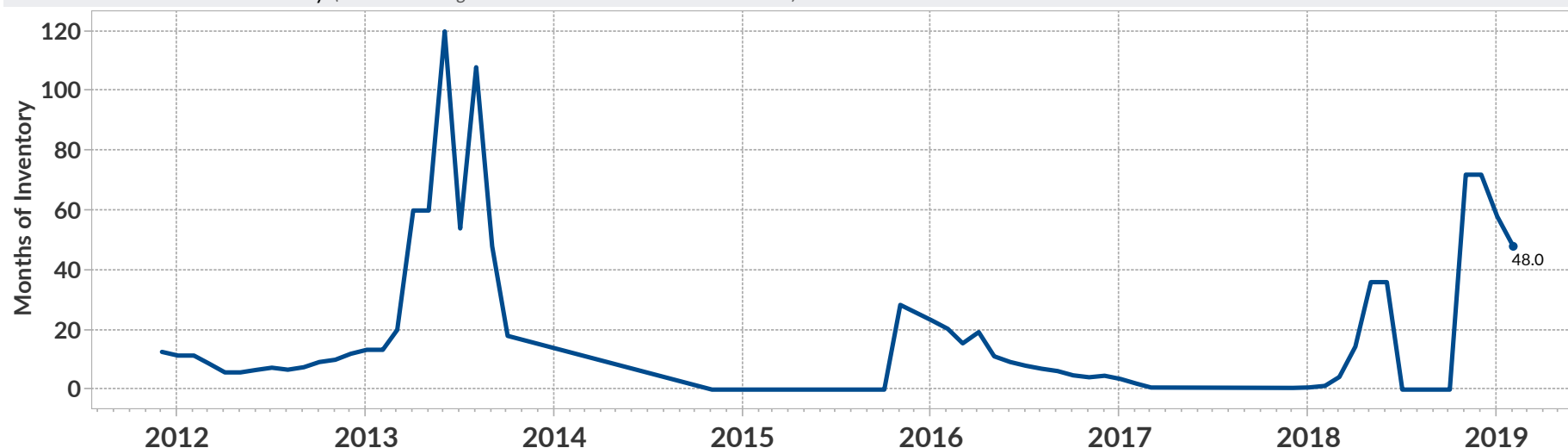
North York East Submarket Report - February 2019



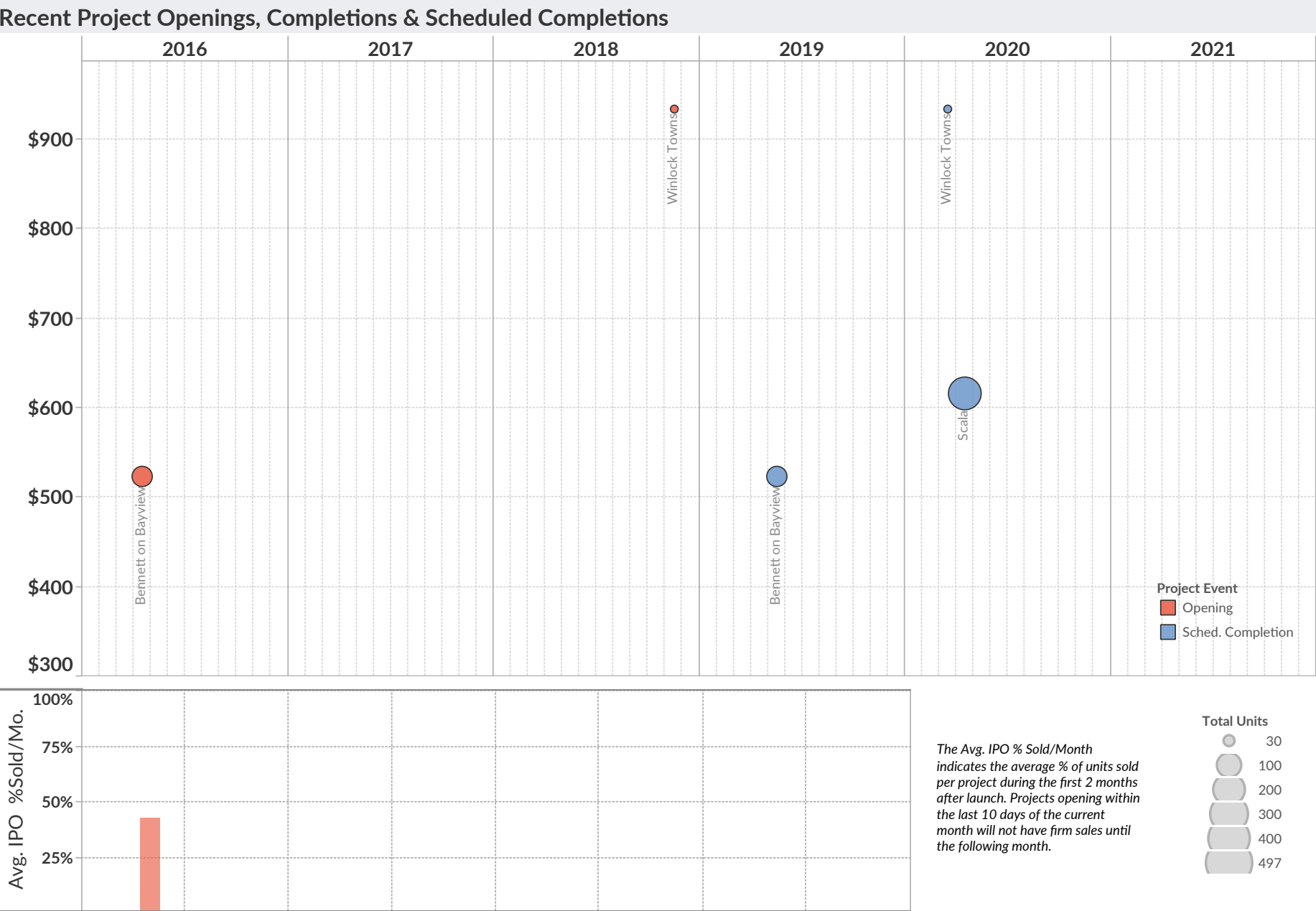
North York East			GTA	
Active Projects	2		330	
Total Units	528		87,681	
Total Sales	499		73,122	
Rem. Inv.	28		768	
			11,269	
Avg. \$/SF	\$937		\$965	
Avg. SF	1,016		903	
Avg. \$	\$952,400		\$871,303	
Current Month Sales (incl. active & sold out)			1	772

Development Applications		
North York East		City of Toronto
Number of Dev. Apps.	6	323
Total Units	2,381	166,695
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	5.0	45.5
Avg. Floor Space Index	2.0	5.8

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



North York East Submarket Report - February 2019



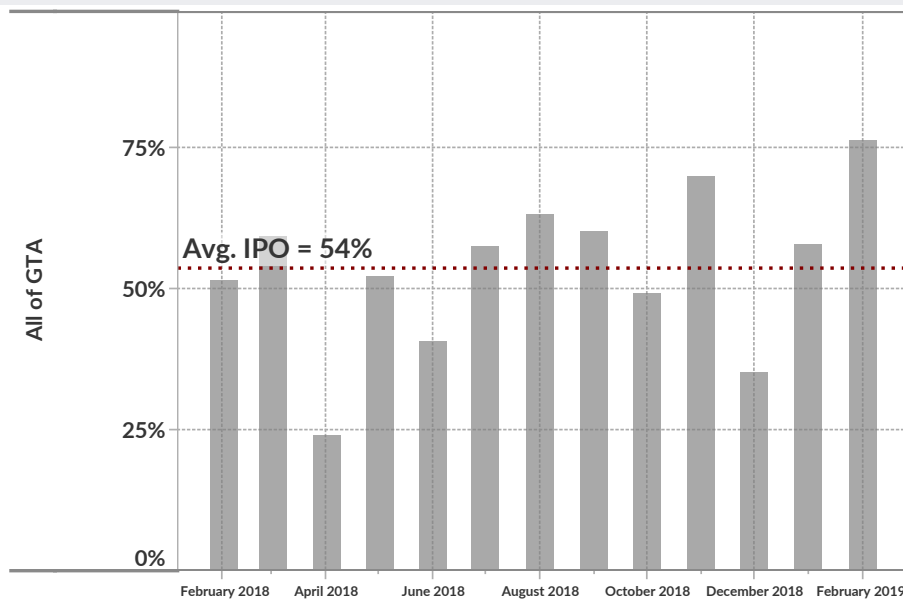
North York East Submarket Report - February 2019

Project Data by Unit Type

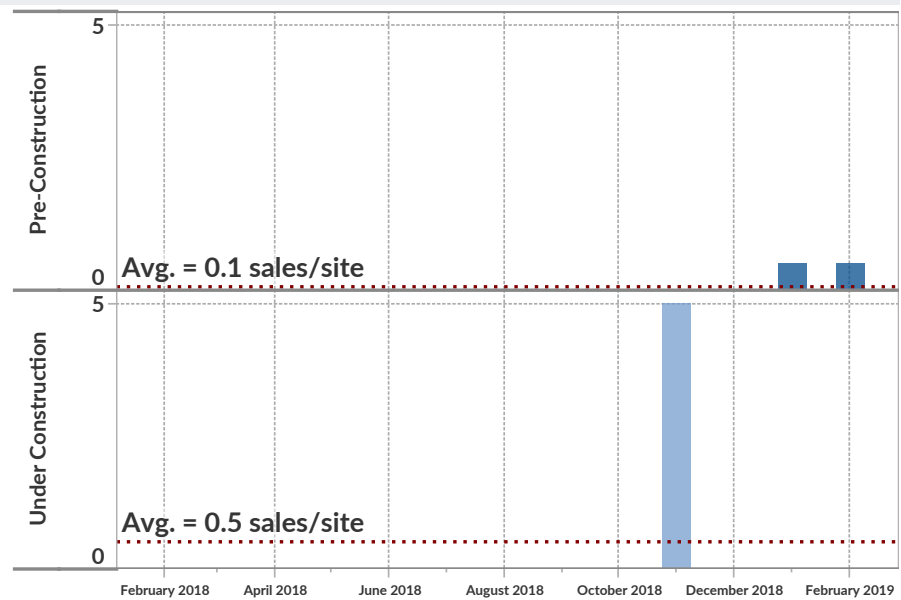
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	45		45	0
1 Bedroom + Den	164	0	164	0
2 Bedroom	138	1	120	18
2 Bedroom + Den	110	0	100	10
3 Bedroom & Up	14		14	0
Penthouse	40		40	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$893	766	1,144	\$764,900	\$939,900
\$1,006	1,090	1,162	\$1,039,900	\$1,224,900

IPO Launch Performance (first 2 months)

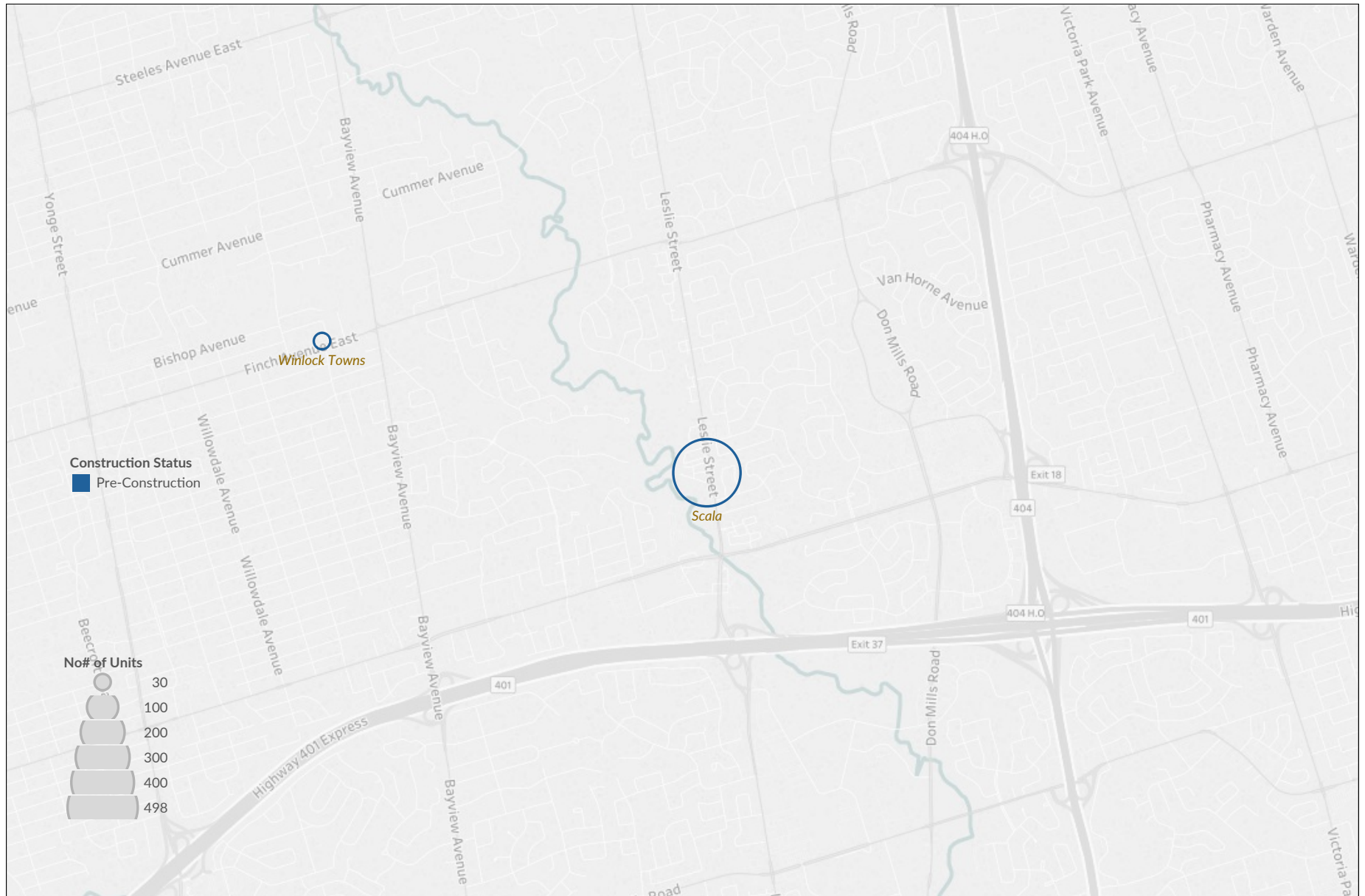


Post Launch Absorption: North York East



North York East Submarket Report - February 2019

Current Active Projects



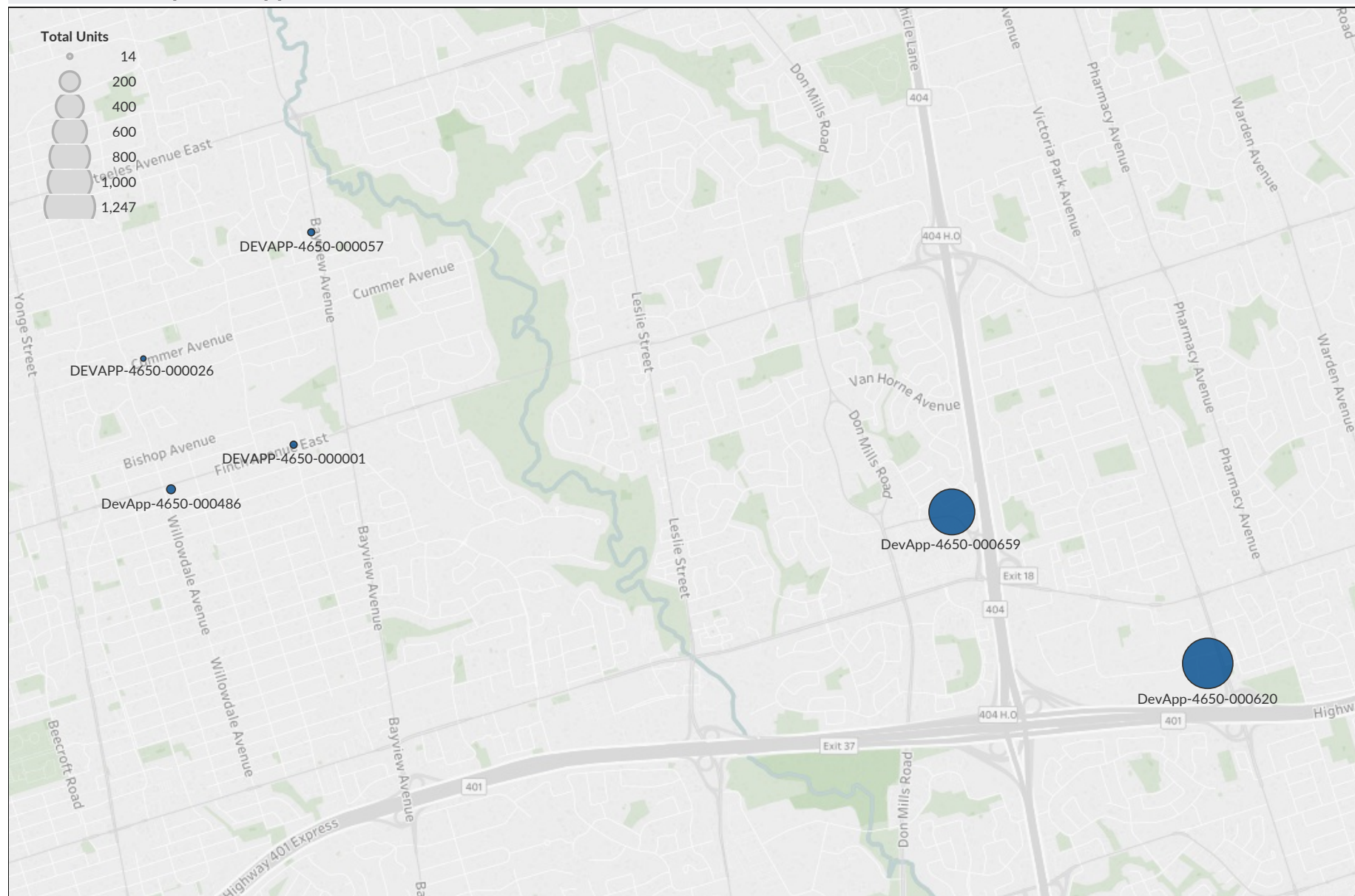
North York East Submarket Report - February 2019

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. Current Price Per Sq Foot
Scala - Tridel	Apartment	April 2021	0	0	0	498	\$616	\$749
Winlock Towns - Crown Communities	Stacked	March 2020	1	2	28	30	\$935	\$937

North York East Submarket Report - February 2019

Current Development Applications



North York East Submarket Report - February 2019

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	1.1	38
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 - February 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	• 1	• 17	• 5,751	• 5,232	• 220	• \$2,254	• 1,962	• \$4,421,244	• 5,168
Central Waterfront	• 16	• 15	• 6,871	• 6,062	• 730	• \$1,315	• 997	• \$1,311,498	• 16,844
Don Mills - York Mills	• 5	• 8	• 2,327	• 2,087	• 180	• \$865	• 1,173	• \$1,014,796	• 10,889
Downtown Core	• 21	• 8	• 4,272	• 3,864	• 317	• \$1,300	• 593	• \$771,172	• 20,308
Downtown East	• 4	• 16	• 5,192	• 4,874	• 290	• \$986	• 893	• \$880,817	• 16,321
Downtown West	• 124	• 30	• 11,377	• 9,593	• 1,321	• \$1,248	• 772	• \$963,248	• 13,807
Etobicoke Waterfront	• 3	• 8	• 3,726	• 3,409	• 180	• \$1,086	• 847	• \$919,157	• 1,439
Highway7 - Yonge	• 1	• 6	• 1,582	• 1,186	• 256	• \$653	• 918	• \$598,848	•
Mississauga City Centre	• 36	• 8	• 4,495	• 3,811	• 528	• \$786	• 775	• \$609,355	•
North Toronto	• 36	• 10	• 3,192	• 2,519	• 575	• \$1,142	• 810	• \$925,390	• 6,287
North Yonge Corridor	• 28	• 6	• 2,254	• 1,575	• 502	• \$935	• 780	• \$729,132	• 4,495
North York East	• 1	• 2	• 528	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,381
North York West	• 10	• 9	• 2,266	• 1,996	• 249	• \$809	• 722	• \$583,510	• 10,665
Not Applicable	• 277	• 141	• 24,534	• 18,703	• 4,358	• \$701	• 950	• \$665,554	• 40,105
Scarborough City Centre									• 2,245
Sheppard Corridor	• 176	• 14	• 4,391	• 3,755	• 636	• \$933	• 806	• \$752,334	• 4,168
Thornhill									•
Toronto East	• 6	• 13	• 1,600	• 1,431	• 127	• \$992	• 985	• \$976,528	• 2,168
Toronto West	• 27	• 11	• 2,037	• 1,311	• 709	• \$982	• 866	• \$850,700	• 12,983
Yonge - St. Clair	• 0	• 8	• 1,286	• 1,215	• 63	• \$1,215	• 1,275	• \$1,548,293	• 169

The Development Applications data pertains only to the City of Toronto

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