



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of March 2019



North Toronto Submarket Report - March 2019



North Toronto		GTA
Active Projects	10	329
Total Units	3,192	87,136
Total Sales	2,719	71,790
Rem. Inv.	375	11,744
Avg. \$/SF	\$1,100	\$968
Avg. SF	818	889
Avg. \$	\$900,174	\$860,701
Current Month Sales (incl. active & sold out)		191
		1,428

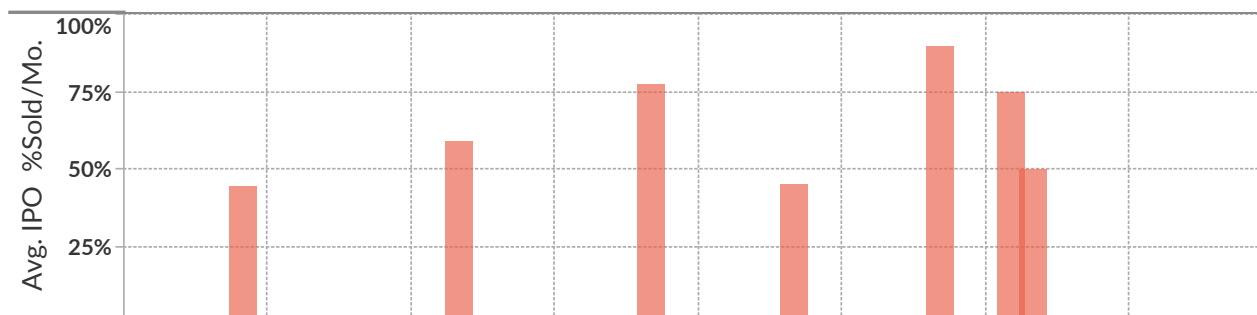
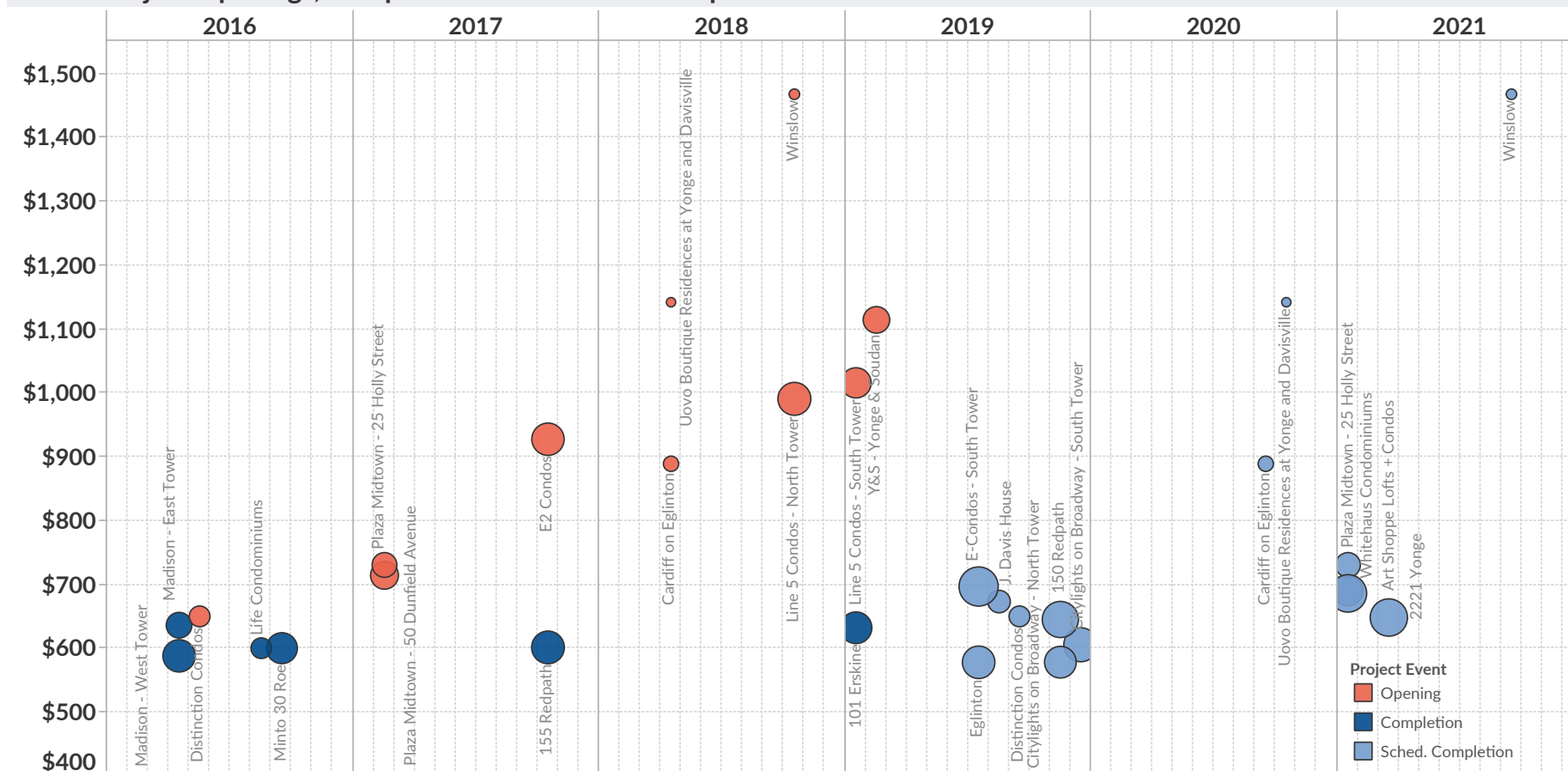
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	23	317
Total Units	6,551	165,657
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	18.4	32.2
Avg. Floor Space Index	5.9	5.9

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

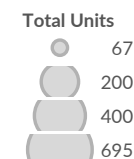


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Recent Project Openings, Completions & Scheduled Completions



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.



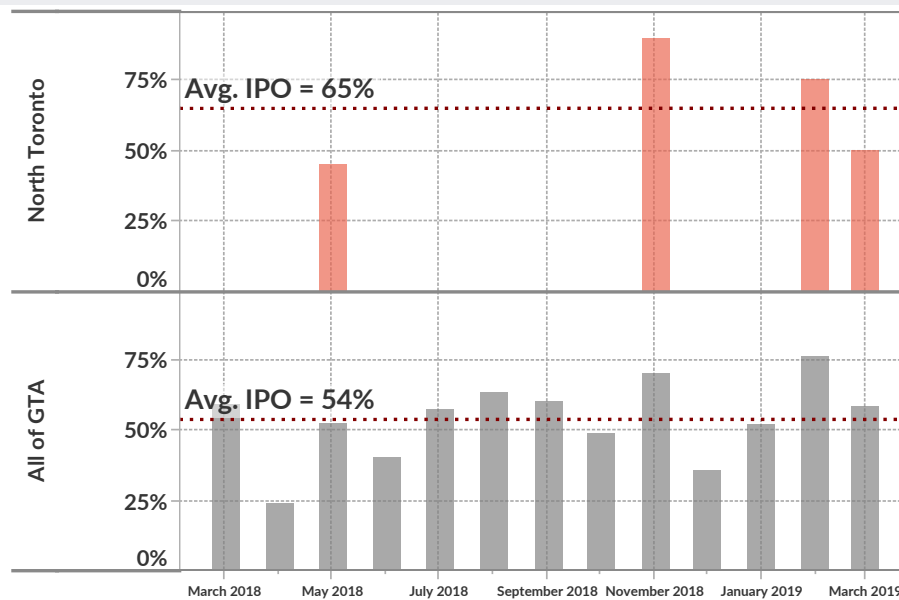
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Project Data by Unit Type

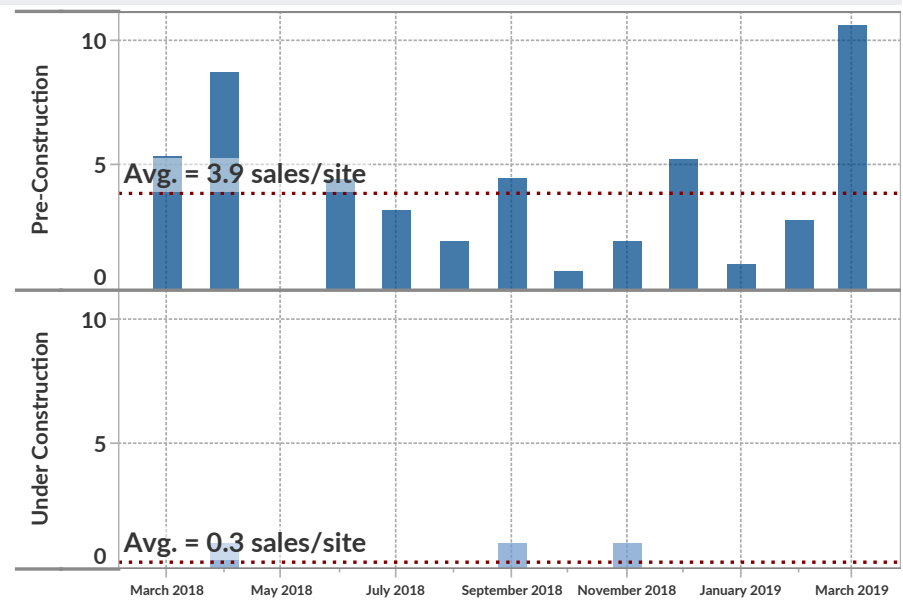
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	198	0	194	4
1 Bedroom	458	49	407	51
1 Bedroom + Den	1,015	30	930	85
2 Bedroom	933	95	818	115
2 Bedroom + Den	158	4	141	17
3 Bedroom & Up	278	10	194	84
Penthouse	19	0	10	9
Other	35	3	25	10

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,050	353	482	\$395,900	\$489,900
\$1,098	450	626	\$352,000	\$667,990
\$1,053	476	816	\$416,000	\$757,990
\$1,142	640	1,668	\$508,500	\$3,185,000
\$1,168	730	2,499	\$775,990	\$4,260,000
\$1,067	825	2,320	\$626,000	\$4,122,000
\$1,372	711	1,163	\$1,035,990	\$1,535,990
\$974	1,270	2,213	\$1,184,000	\$2,318,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: North Toronto



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Current Active Projects



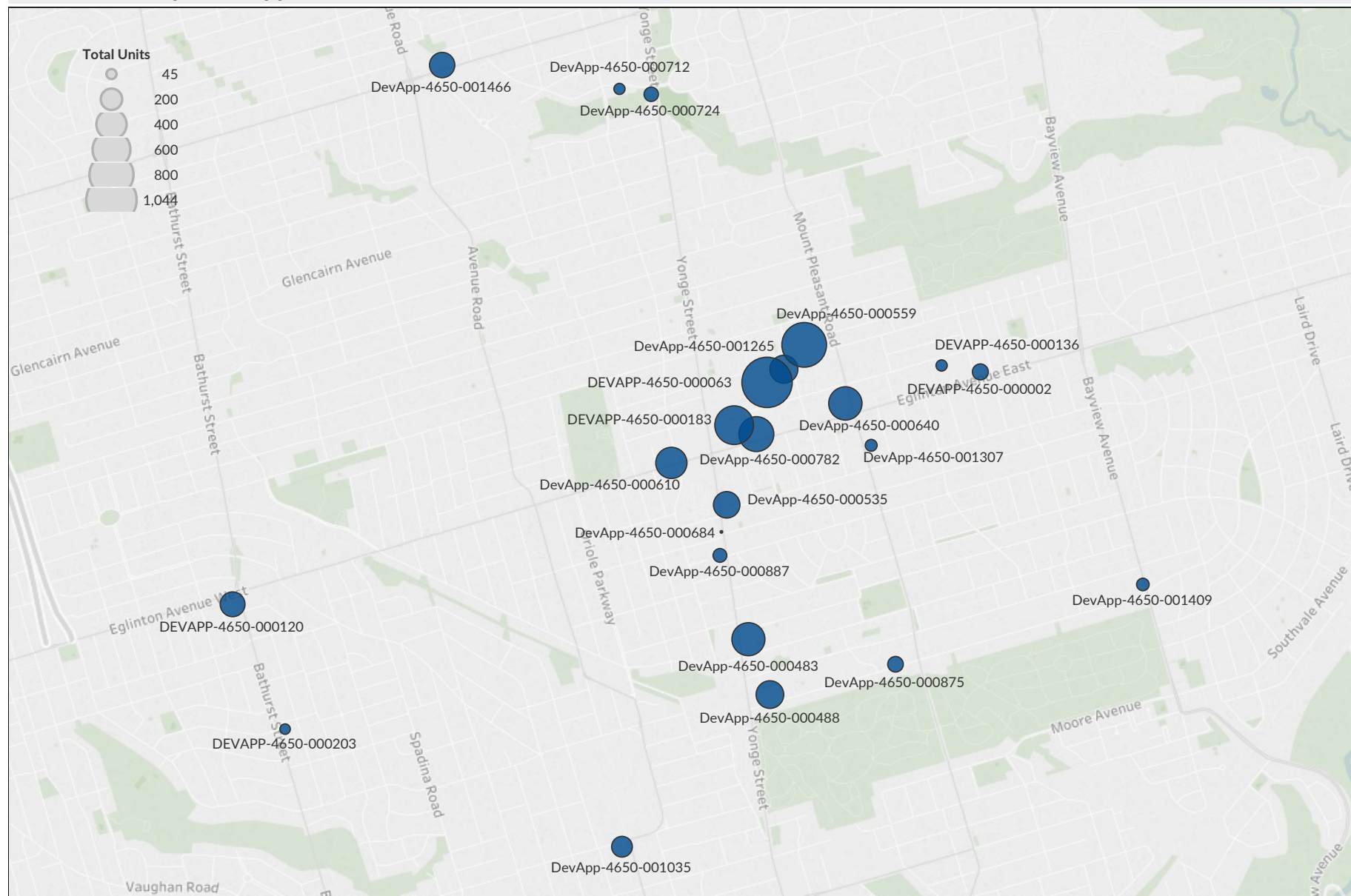
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Current Active Project List

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	July 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	36	317	58	423	\$1,017	\$1,014
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2021	0	0	58	235	\$731	\$911
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	0	4	31	67	\$1,143	\$1,108
Winslow - Devron	Apartment	September 2021	17	28	12	68	\$1,469	\$1,542
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	March 2023	138	138	138	284	\$1,115	\$1,112

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Current Development Applications



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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	9.9	253
DEVAPP-4650-000136	413 - 435 Roehampton Avenue	2.0	52
DEVAPP-4650-000183	39 - 41 Roehampton Avenue	17.7	617
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	11.9	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	15.6	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	20.7	502
DevApp-4650-000875	276 Merton Street	10.2	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
DevApp-4650-001409	1410 Bayview Avenue	4.0	65
DevApp-4650-001466	250 Lawrence Avenue West	2.8	264

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.

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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	• 3	• 16	• 5,445	• 4,929	• 213	• \$2,258	• 1,961	• \$4,429,540	• 5,654
Central Waterfront	• 40	• 15	• 6,871	• 6,145	• 647	• \$1,327	• 1,039	• \$1,379,237	• 17,304
Don Mills - York Mills	• 7	• 8	• 2,327	• 2,094	• 173	• \$866	• 1,174	• \$1,016,259	• 10,877
Downtown Core	• 27	• 9	• 4,687	• 3,543	• 628	• \$1,481	• 606	• \$897,485	• 16,861
Downtown East	• 25	• 16	• 5,192	• 4,900	• 264	• \$990	• 890	• \$880,827	• 17,160
Downtown West	• 157	• 27	• 9,952	• 8,409	• 1,199	• \$1,338	• 765	• \$1,022,635	• 14,557
Etobicoke Waterfront	• 8	• 8	• 3,727	• 3,417	• 172	• \$1,064	• 860	• \$915,377	• 1,439
Highway7 - Yonge	• 0	• 7	• 1,704	• 1,184	• 452	• \$650	• 919	• \$597,211	•
Mississauga City Centre	• 34	• 9	• 5,083	• 3,844	• 1,068	• \$781	• 724	• \$565,159	•
North Toronto	• 191	• 10	• 3,192	• 2,719	• 375	• \$1,100	• 818	• \$900,174	• 6,551
North Yonge Corridor	• 174	• 5	• 1,885	• 1,432	• 351	• \$929	• 758	• \$704,826	• 4,271
North York East	• 0	• 2	• 528	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,168
North York West	• 16	• 9	• 2,311	• 2,016	• 245	• \$829	• 717	• \$593,779	• 10,549
Not Applicable	• 592	• 141	• 24,497	• 18,634	• 4,278	• \$704	• 954	• \$671,849	• 43,256
Scarborough City Centre									• 2,245
Sheppard Corridor	• 100	• 14	• 4,391	• 3,703	• 688	• \$984	• 798	• \$784,927	• 3,966
Thornhill	• 14	• 1	• 389	• 315	• 74	• \$753	• 944	• \$710,984	•
Toronto East	• 17	• 14	• 1,733	• 1,564	• 134	• \$962	• 966	• \$928,885	• 2,236
Toronto West	• 21	• 10	• 1,936	• 1,226	• 694	• \$988	• 864	• \$854,154	• 12,363
Yonge - St. Clair	• 2	• 8	• 1,286	• 1,217	• 61	• \$1,223	• 1,290	• \$1,578,647	• 169

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