



Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of March 2019



North York East Submarket Report - March 2019

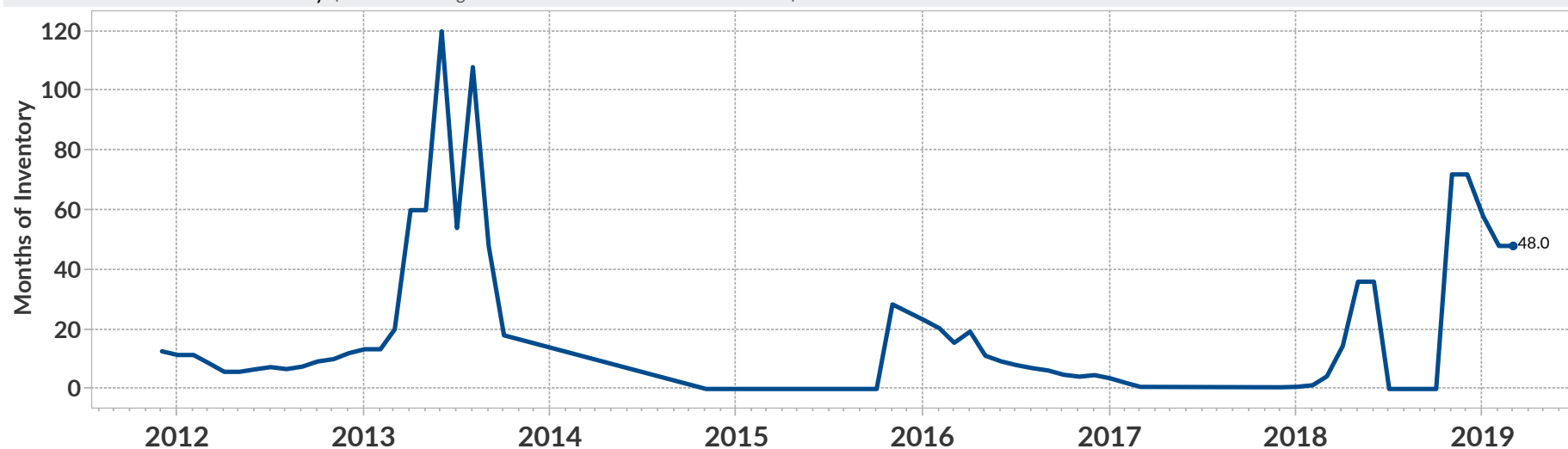


North York East			GTA
Active Projects	2		329
Total Units	528		87,136
Total Sales	499		71,790
Rem. Inv.	28		1,417
			11,744
Avg. \$/SF	\$937		\$968
Avg. SF	1,016		889
Avg. \$	\$952,400		\$860,701
Current Month Sales (incl. active & sold out)			0
			1,428

Development Applications

North York East			City of Toronto
Number of Dev. Apps.	6		317
Total Units	2,168		165,657
Min. Floor Space Index	1.0		0.1
Max. Floor Space Index	5.9		32.2
Avg. Floor Space Index	2.5		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



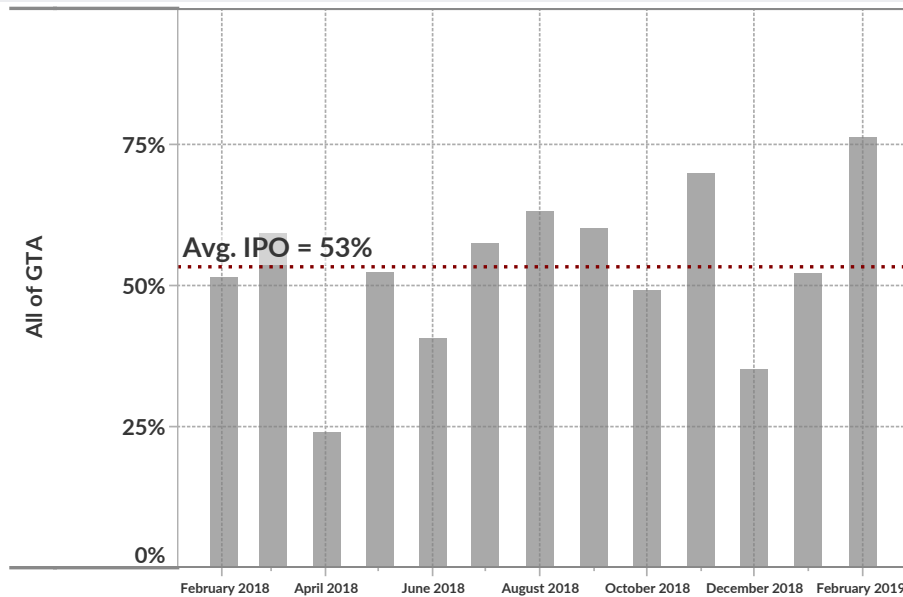
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Project Data by Unit Type

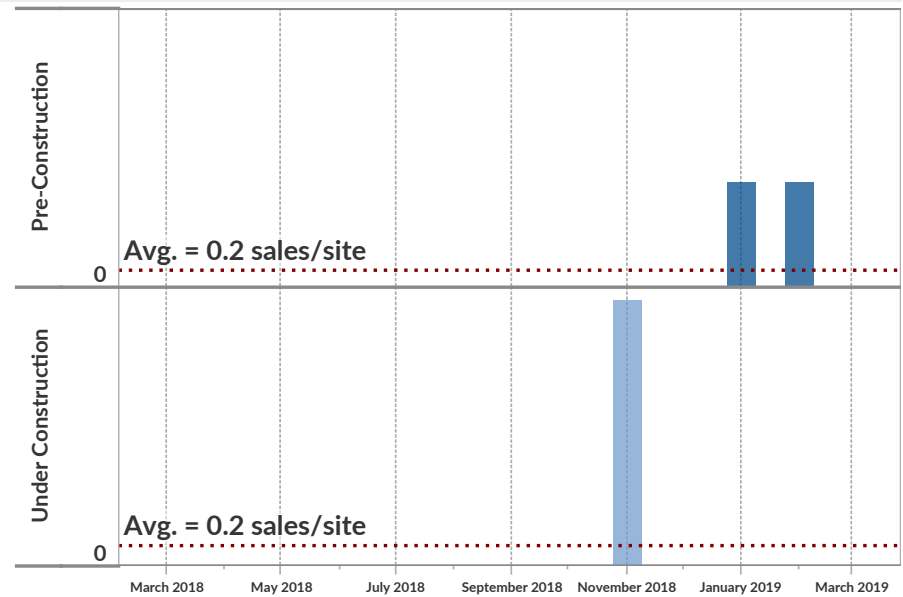
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	45		45	0
1 Bedroom + Den	164	0	164	0
2 Bedroom	138	0	120	18
2 Bedroom + Den	110	0	100	10
3 Bedroom & Up	14		14	0
Penthouse	40		40	0
Other				

*				
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



Construction Status

- Pre-Construction
- Under Construction

No# of Units

- 30
- 100
- 200
- 300
- 400
- 498

Map labels include: Winlock Towns, Scala, Cummer Avenue, Bayview Avenue, Leslie Street, Don Mills Road, Highway 401 Express, Highway 404, and various other streets.

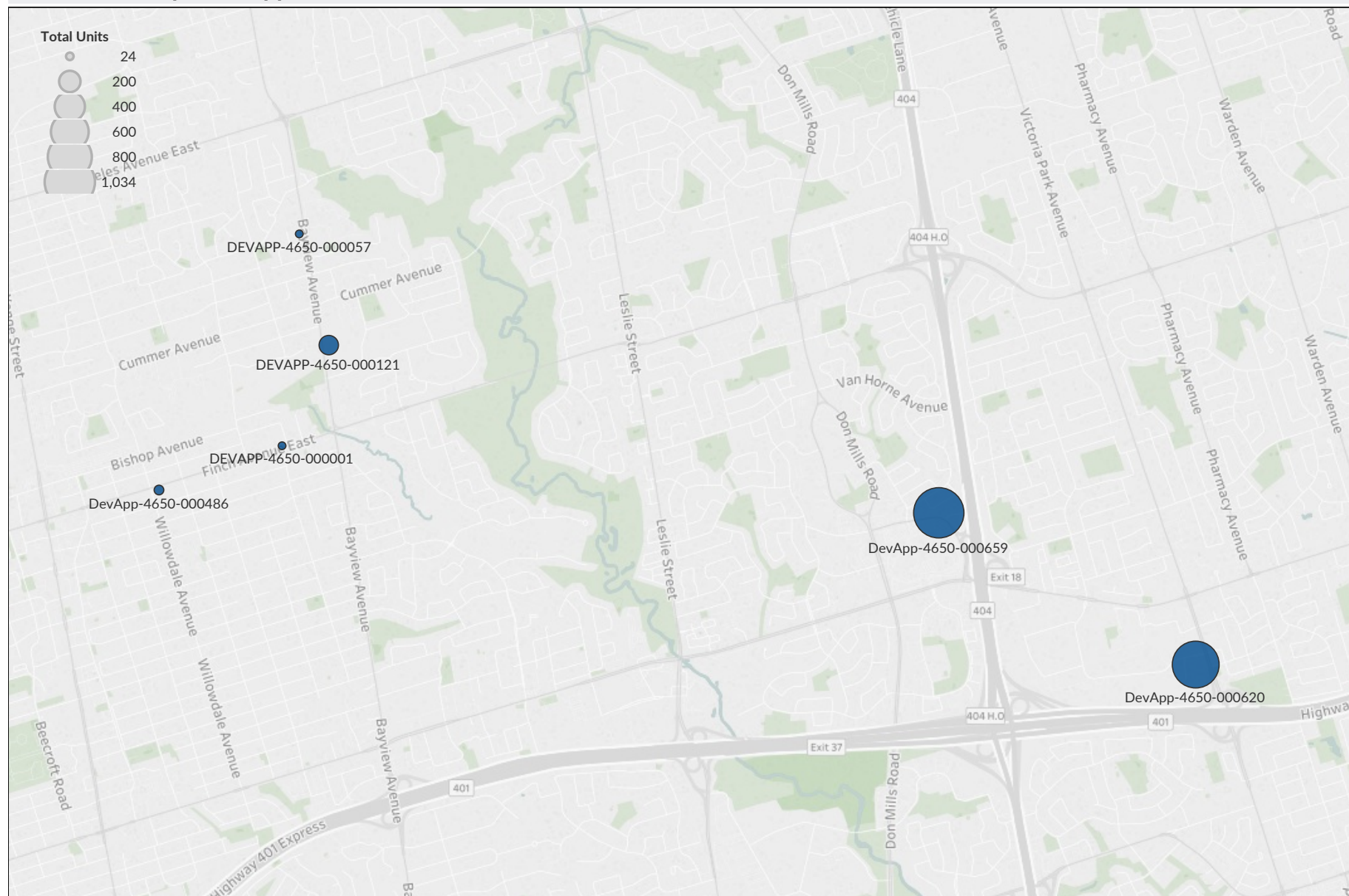
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Current Active Project List

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

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000001	260 - 264 Finch Avenue East	2.4	24
DEVAPP-4650-000057	3390 - 3398 Bayview Avenue	1.3	24
DEVAPP-4650-000121	3237 Bayview Avenue	6.9	153
DevApp-4650-000486	121 - 127 Finch Avenue East	1.1	38
DevApp-4650-000620	2450 Victoria Park Avenue	5.0	895
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.

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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

The Development Applications data pertains only to the City of Toronto

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