



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of April 2019



North Toronto Submarket Report - April 2019



North Toronto		GTA
Active Projects	10	341
Total Units	3,192	90,749
Total Sales	2,792	73,661
Rem. Inv.	328	13,707
Avg. \$/SF	\$1,129	\$949
Avg. SF	844	872
Avg. \$	\$952,799	\$827,892
Current Month Sales (incl. active & sold out)	73	3,053

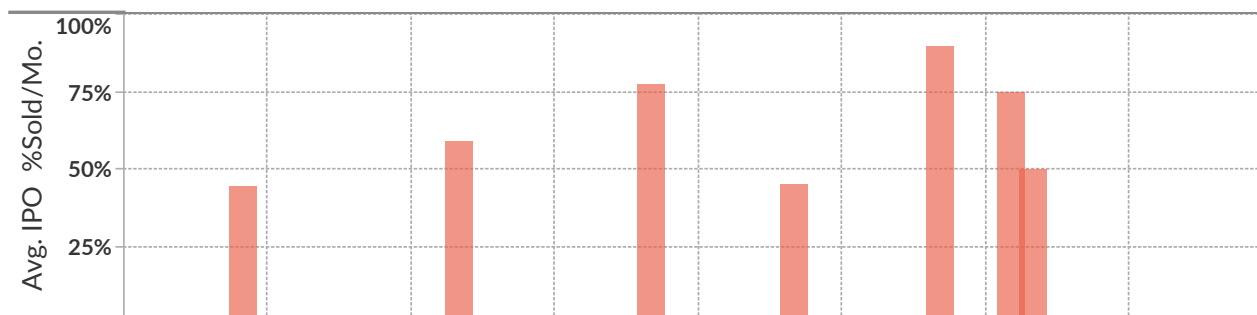
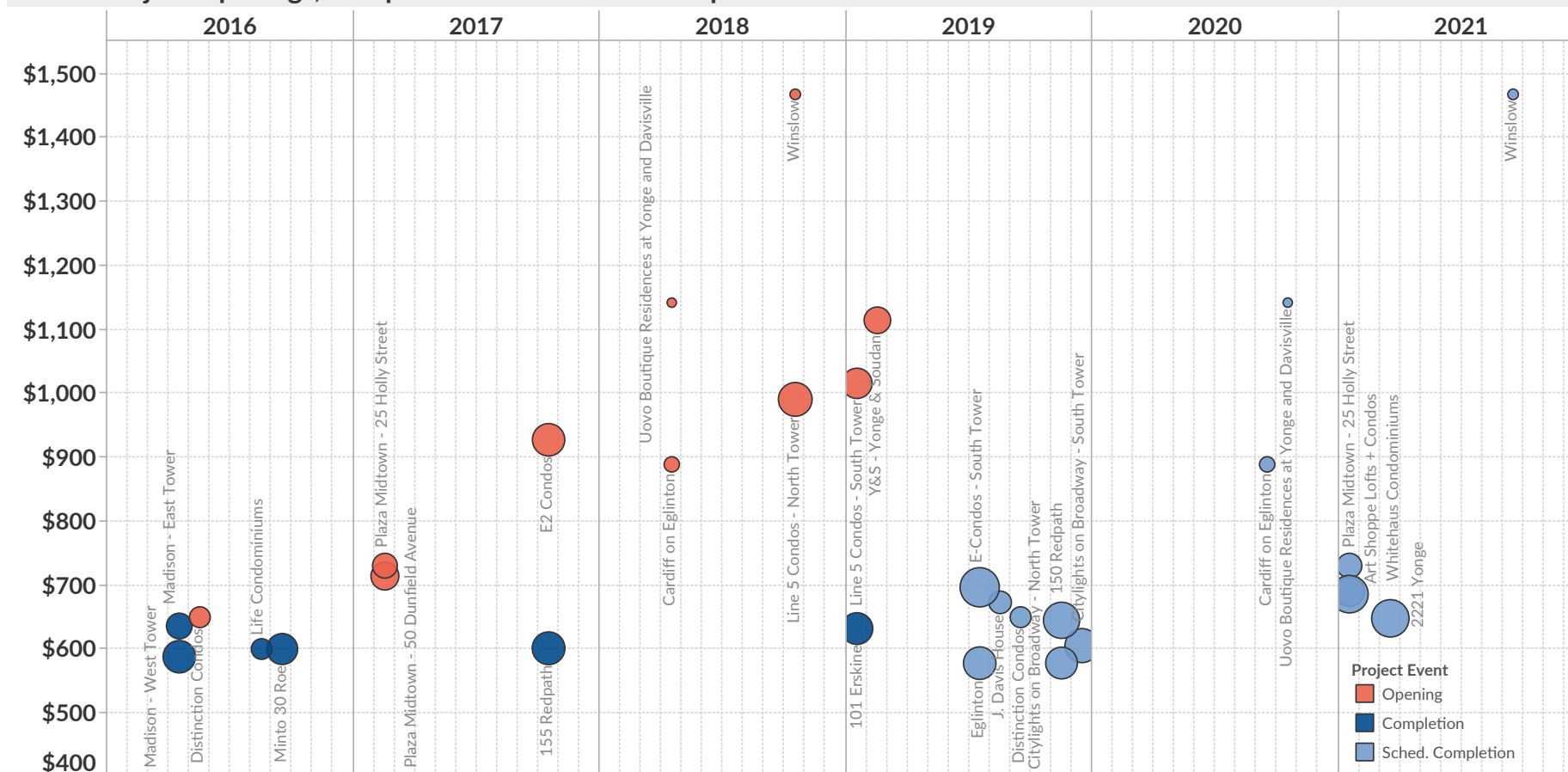
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	22	319
Total Units	6,499	167,601
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	17.0	32.2
Avg. Floor Space Index	6.1	5.9

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

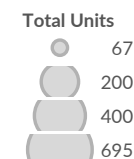


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Recent Project Openings, Completions & Scheduled Completions



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.



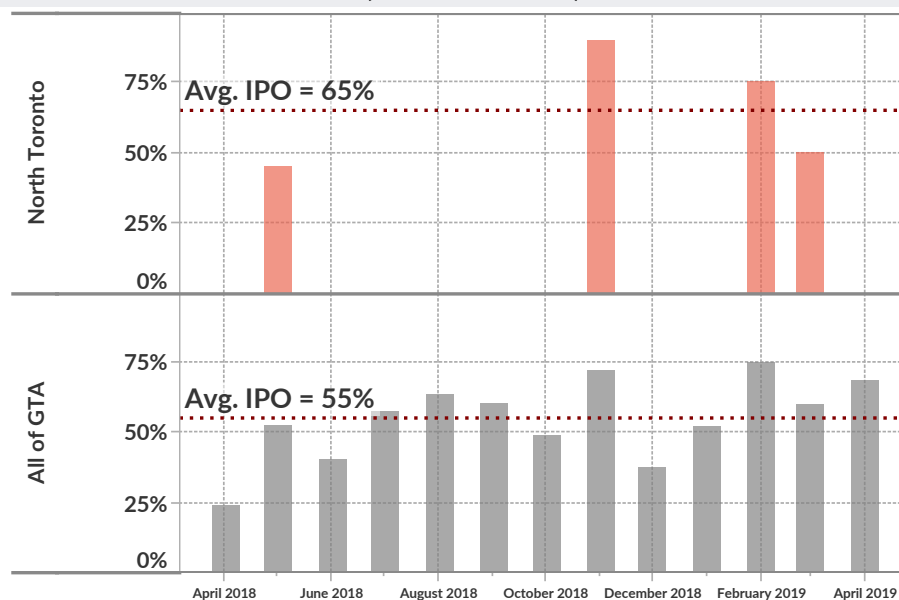
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Project Data by Unit Type

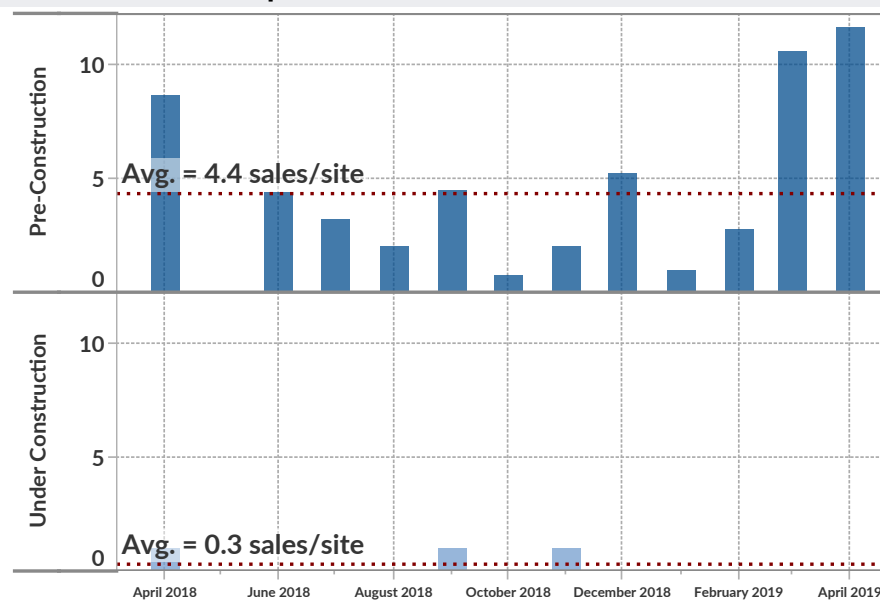
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	202	5	199	3
1 Bedroom	464	22	429	35
1 Bedroom + Den	1,017	21	951	66
2 Bedroom	945	16	834	111
2 Bedroom + Den	160	6	147	13
3 Bedroom & Up	278	3	197	81
Penthouse	19	0	10	9
Other	35	0	25	10

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,187	353	399	\$434,900	\$457,900
\$1,128	453	626	\$352,000	\$688,990
\$1,115	582	781	\$654,900	\$779,900
\$1,169	628	1,668	\$703,000	\$3,185,000
\$1,205	782	2,499	\$854,900	\$4,260,000
\$1,084	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



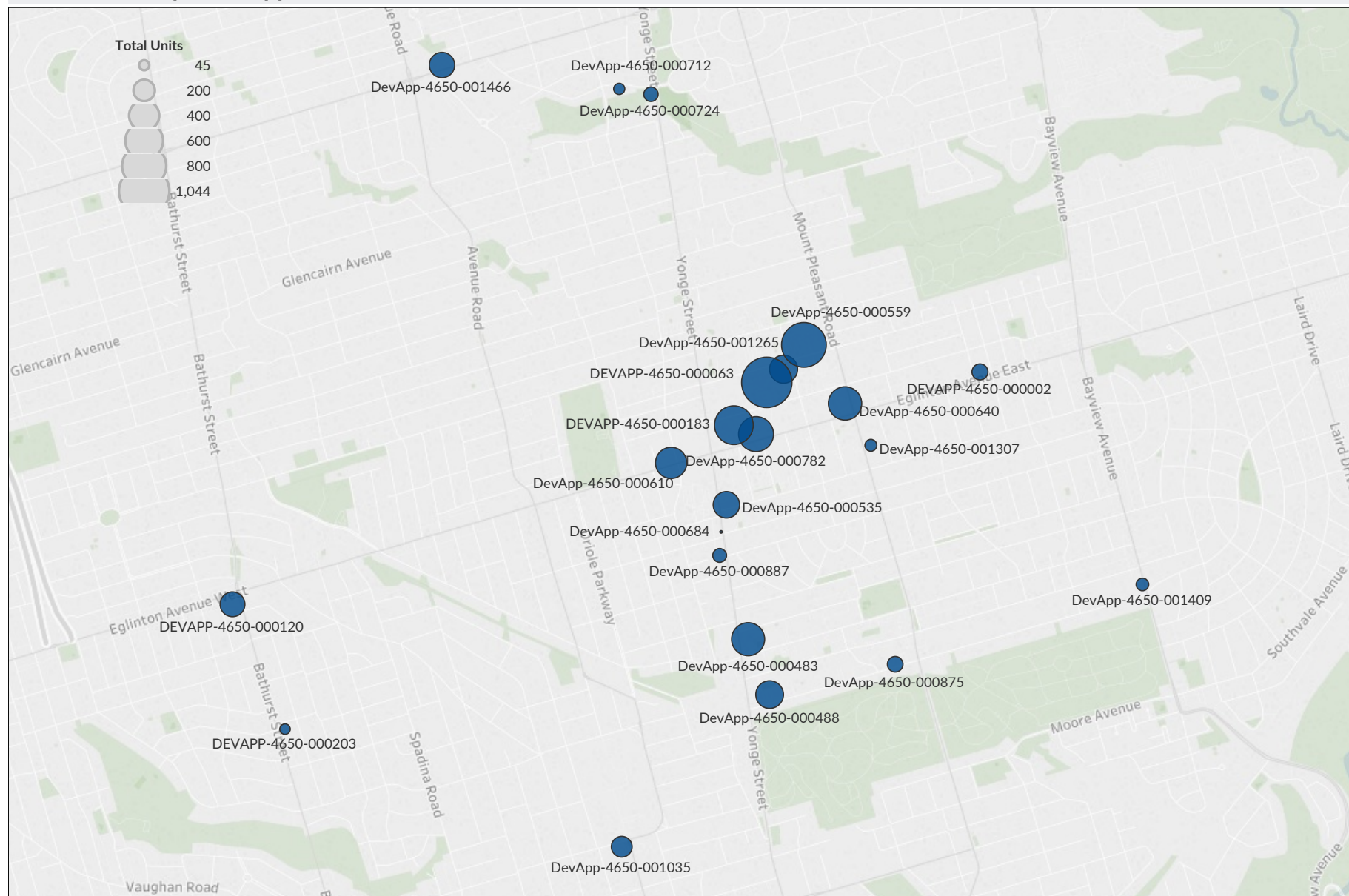
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Current Active Project List

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	1	1	2	445	\$579	\$1,032
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	September 2022	15	15	11	485	\$991	\$1,210
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	September 2022	22	339	36	423	\$1,017	\$1,054
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2021	2	2	56	235	\$731	\$1,003
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	4	8	27	67	\$1,143	\$1,130
Winslow - Devron	Apartment	September 2021	1	29	11	68	\$1,469	\$1,530
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	March 2023	28	166	110	284	\$1,115	\$1,119

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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-4650-000183	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	19.0	322
DevApp-4650-001307	733 Mount Pleasant Road	7.3	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	1	16	5,446	4,932	211	\$2,266	1,973	\$4,472,193	5,379
Central Waterfront	48	15	6,871	6,228	564	\$1,371	1,054	\$1,445,624	17,979
Don Mills - York Mills	12	8	2,327	2,108	159	\$879	1,163	\$1,022,876	7,028
Downtown Core	28	9	4,687	3,571	600	\$1,489	606	\$902,740	16,880
Downtown East	9	16	5,192	4,907	257	\$990	898	\$889,208	17,160
Downtown West	221	27	10,124	8,508	1,287	\$1,295	760	\$983,368	15,288
Etobicoke Waterfront	13	7	3,177	2,883	156	\$1,078	868	\$935,518	1,439
Highway7 - Yonge	32	7	1,704	1,216	420	\$654	927	\$605,759	.
Mississauga City Centre	569	10	5,691	4,421	1,001	\$800	712	\$569,645	.
North Toronto	73	10	3,192	2,792	328	\$1,129	844	\$952,799	6,499
North Yonge Corridor	317	7	2,612	2,076	434	\$943	783	\$738,412	4,807
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	126	11	2,820	2,147	624	\$800	744	\$595,283	10,413
Not Applicable	1,488	149	26,952	19,795	5,849	\$713	893	\$636,454	45,995
Scarborough City Centre									2,245
Sheppard Corridor	49	16	4,374	3,473	901	\$990	828	\$820,104	5,557
Thornhill	10	1	389	325	64	\$753	951	\$715,967	.
Toronto East	6	14	1,733	1,568	130	\$964	971	\$936,220	2,179
Toronto West	49	9	1,907	1,255	636	\$998	884	\$882,882	11,066
Yonge - St. Clair	2	7	1,023	957	58	\$1,331	1,310	\$1,742,672	1,553

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