



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of May 2019



North Toronto Submarket Report - May 2019



North Toronto		GTA
Active Projects	10	344
Total Units	3,160	90,927
Total Sales	2,793	75,278
Rem. Inv.	295	12,537
Avg. \$/SF	\$1,156	\$961
Avg. SF	753	891
Avg. \$	\$870,843	\$855,970
Current Month Sales (incl. active & sold out)	14	3,790

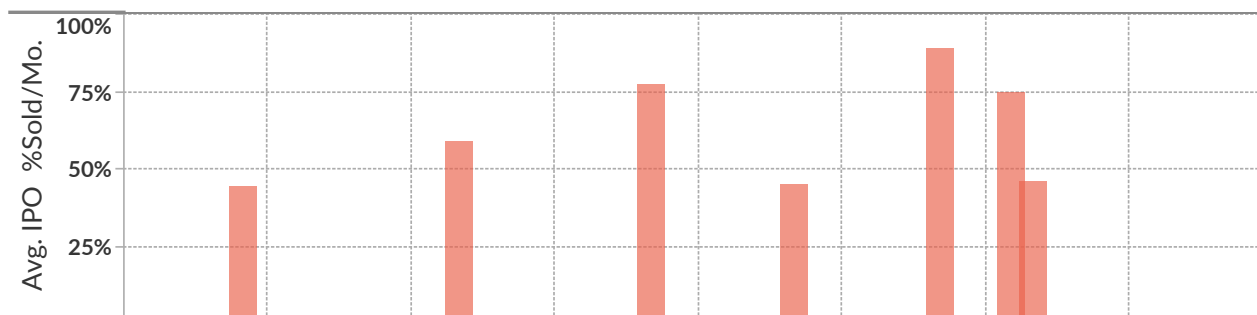
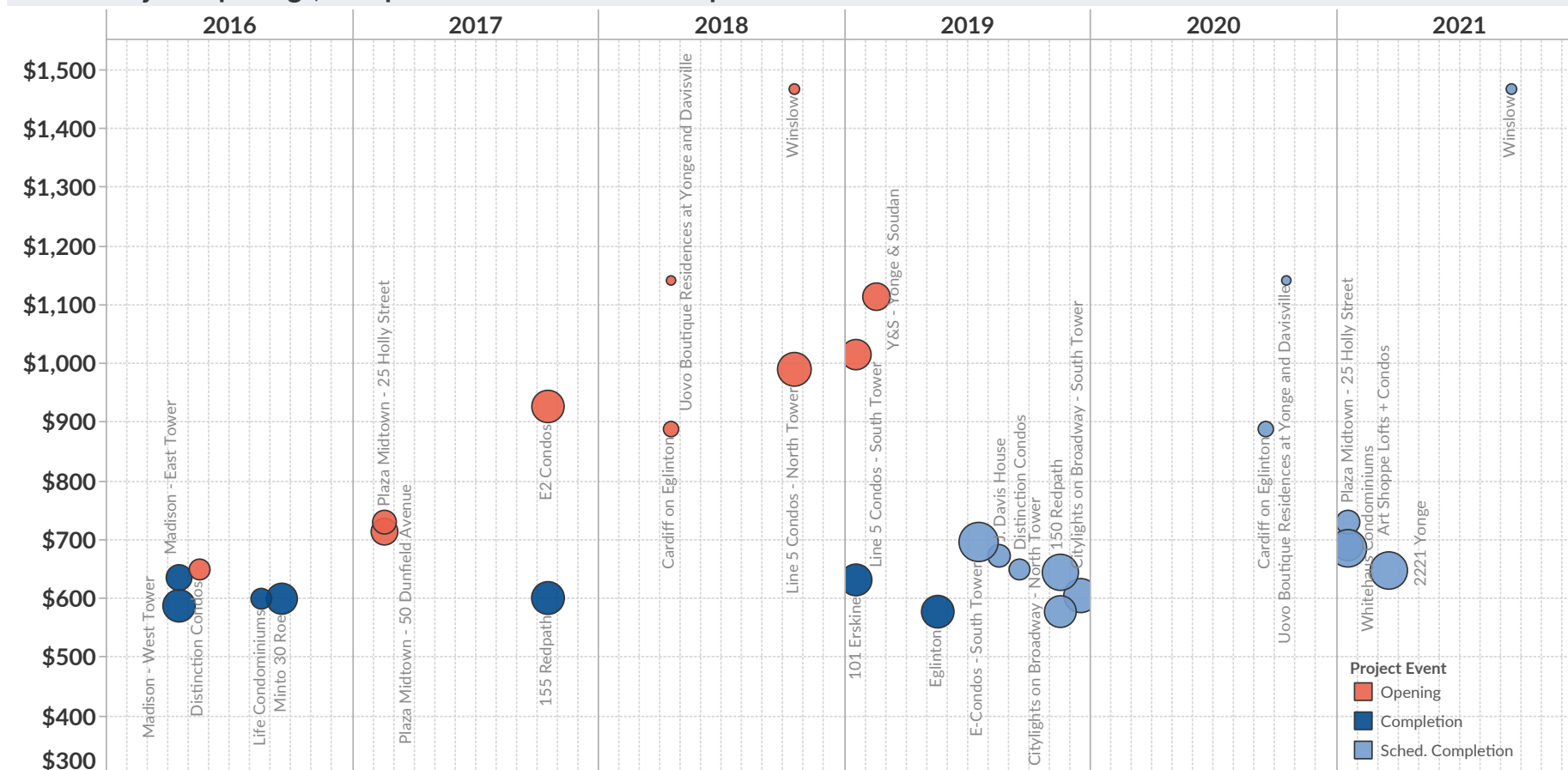
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	21	321
Total Units	6,578	166,507
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	17.0	32.2
Avg. Floor Space Index	6.4	5.9

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

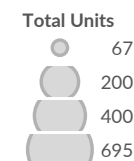


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Recent Project Openings, Completions & Scheduled Completions



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.



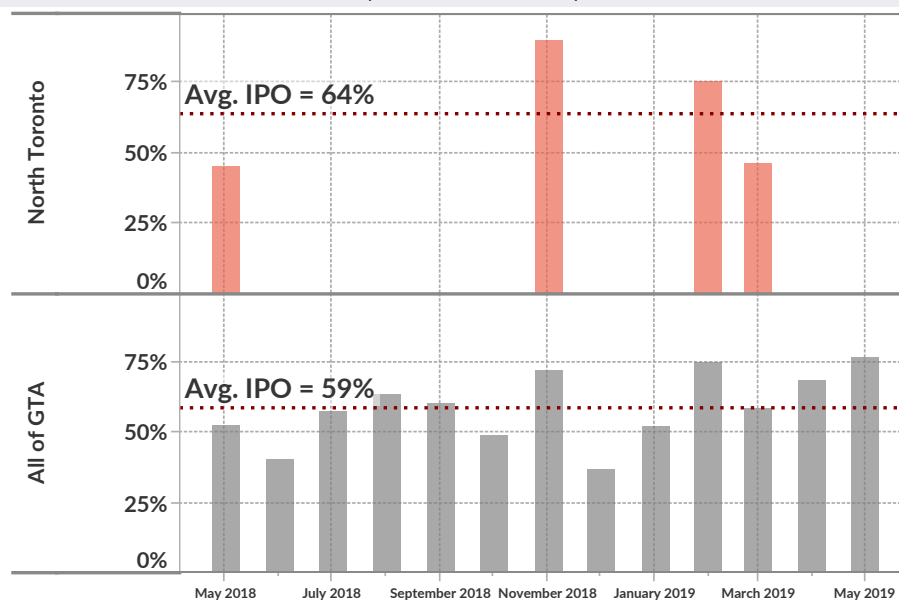
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Project Data by Unit Type

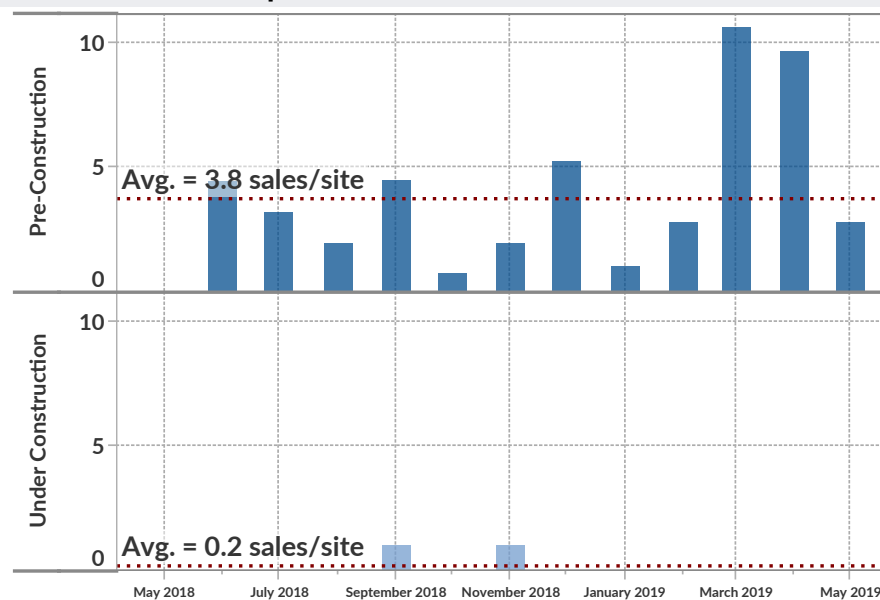
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	225	4	202	23
1 Bedroom	483	4	427	56
1 Bedroom + Den	1,004	2	949	55
2 Bedroom	905	4	838	67
2 Bedroom + Den	161	0	146	15
3 Bedroom & Up	263	0	196	67
Penthouse	19	0	10	9
Other	28	0	25	3

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,156	347	412	\$460,000	\$485,000
\$1,163	455	626	\$540,990	\$669,900
\$1,149	570	781	\$647,990	\$779,900
\$1,129	628	1,668	\$764,900	\$3,185,000
\$1,201	705	2,499	\$779,900	\$4,260,000
\$1,168	825	2,320	\$894,900	\$4,122,000
\$1,372	711	1,163	\$1,035,990	\$1,535,990
\$875	2,063	2,213	\$1,300,000	\$2,318,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: North Toronto



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Current Active Projects



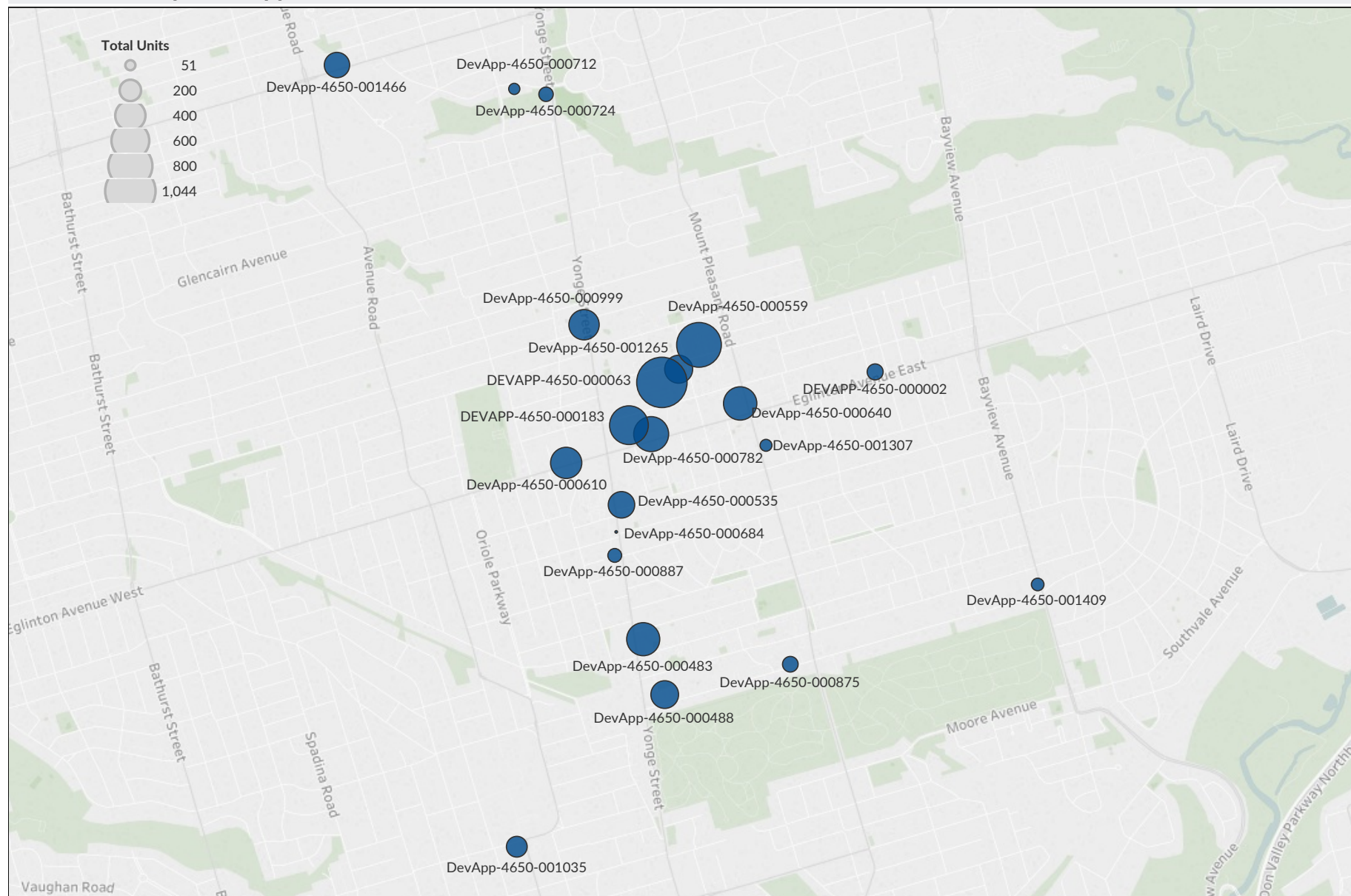
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Current Active Project List

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	\$1,293
Eglinton - Menkes	Apartment	May 2019	0	1	2	445	\$579	\$1,032
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	September 2022	0	14	13	485	\$991	\$1,158
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	September 2022	6	345	30	423	\$1,017	\$1,053
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2021	0	2	34	213	\$731	\$1,126
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2022	0	0	33	279	\$715	\$1,122
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	October 2020	0	8	27	67	\$1,143	\$1,130
Winslow - Devron	Apartment	September 2021	2	31	9	68	\$1,469	\$1,498
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	March 2023	6	161	135	304	\$1,115	\$1,121

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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-4650-000183	39 - 41 Roehampton Avenue	17.7	617
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	15.7	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	20.7	502
DevApp-4650-000875	276 Merton Street	10.2	100
DevApp-4650-000887	2100 Yonge Street	11.1	78
DevApp-4650-000999	2500 Yonge Street	9.0	377
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	4	16	5,436	4,937	196	\$2,278	2,050	\$4,671,101	5,337
Central Waterfront	36	15	6,871	6,250	542	\$1,377	1,058	\$1,457,587	17,979
Don Mills - York Mills	144	9	2,578	2,264	254	\$929	1,317	\$1,223,770	6,429
Downtown Core	80	8	4,656	3,645	523	\$1,524	620	\$945,340	16,880
Downtown East	17	16	5,194	4,906	260	\$1,002	885	\$886,118	17,086
Downtown West	66	27	10,058	8,547	1,182	\$1,308	758	\$991,479	14,202
Etobicoke Waterfront	21	6	2,808	2,537	133	\$1,107	840	\$929,970	1,280
Highway7 - Yonge	5	6	1,535	1,052	415	\$653	926	\$604,938	.
Mississauga City Centre	663	11	6,064	5,081	979	\$822	758	\$623,431	.
North Toronto	14	10	3,160	2,793	295	\$1,156	753	\$870,843	6,578
North Yonge Corridor	89	7	2,612	2,223	261	\$997	810	\$807,199	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	313	10	2,604	2,270	256	\$777	761	\$591,293	9,444
Not Applicable	2,150	154	27,700	20,844	5,578	\$714	912	\$651,694	48,961
Scarborough City Centre									2,245
Sheppard Corridor	118	15	4,167	3,383	784	\$1,015	802	\$814,359	5,581
Thornhill	4	1	389	329	60	\$753	913	\$687,754	.
Toronto East	19	14	1,637	1,448	155	\$947	1,050	\$994,157	2,068
Toronto West	47	10	1,907	1,312	579	\$1,010	896	\$904,992	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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