



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of June 2019



North Toronto Submarket Report - June 2019



North Toronto		GTA
Active Projects	10	352
Total Units	3,160	93,358
Total Sales	2,824	75,759
Rem. Inv.	264	14,377
Avg. \$/SF	\$1,160	\$981
Avg. SF	775	884
Avg. \$	\$898,534	\$867,169
Current Month Sales (incl. active & sold out)	24	2,420

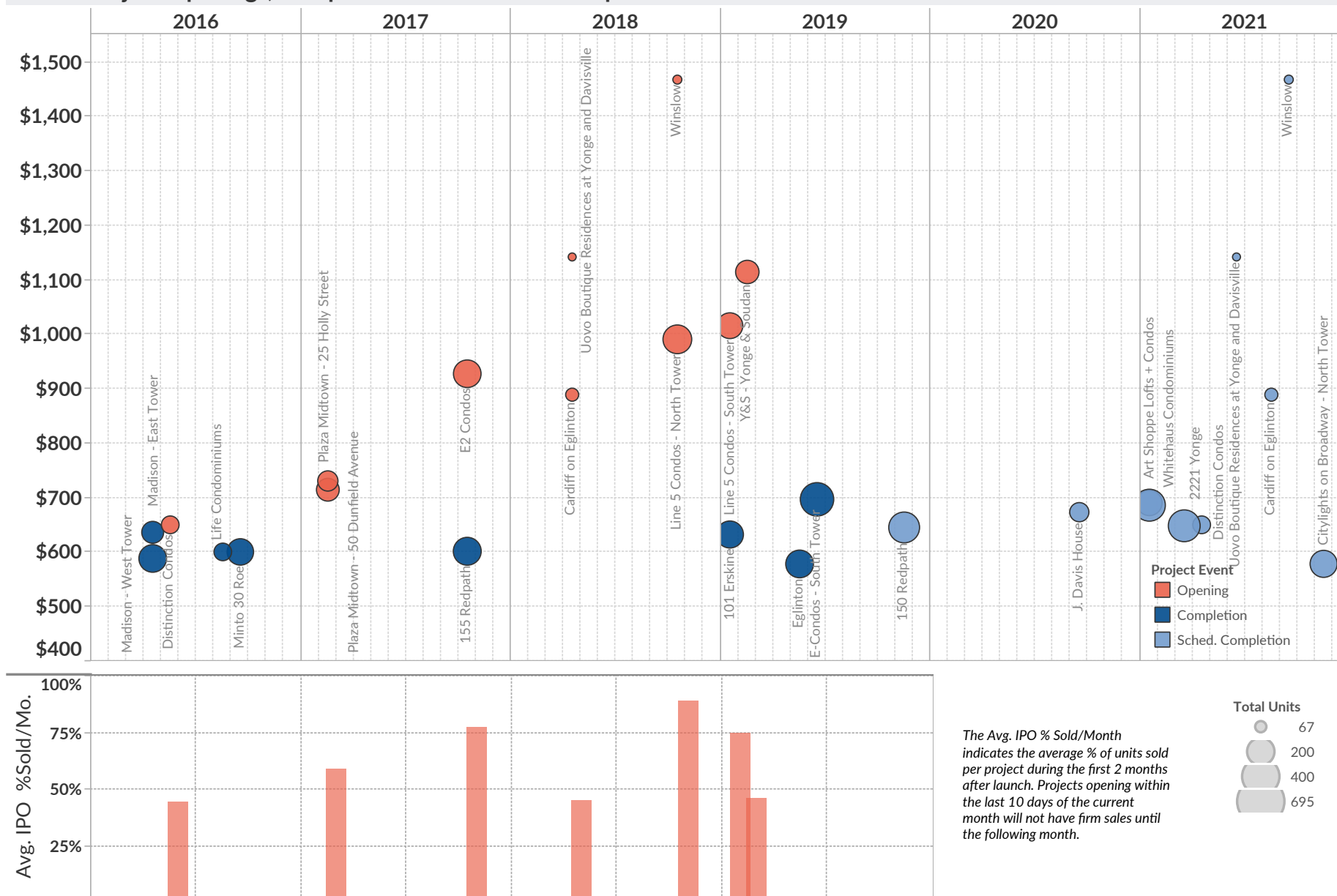
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	21	318
Total Units	6,578	165,515
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	17.0	32.2
Avg. Floor Space Index	6.4	5.8

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



North Toronto Submarket Report - June 2019

Recent Project Openings, Completions & Scheduled Completions



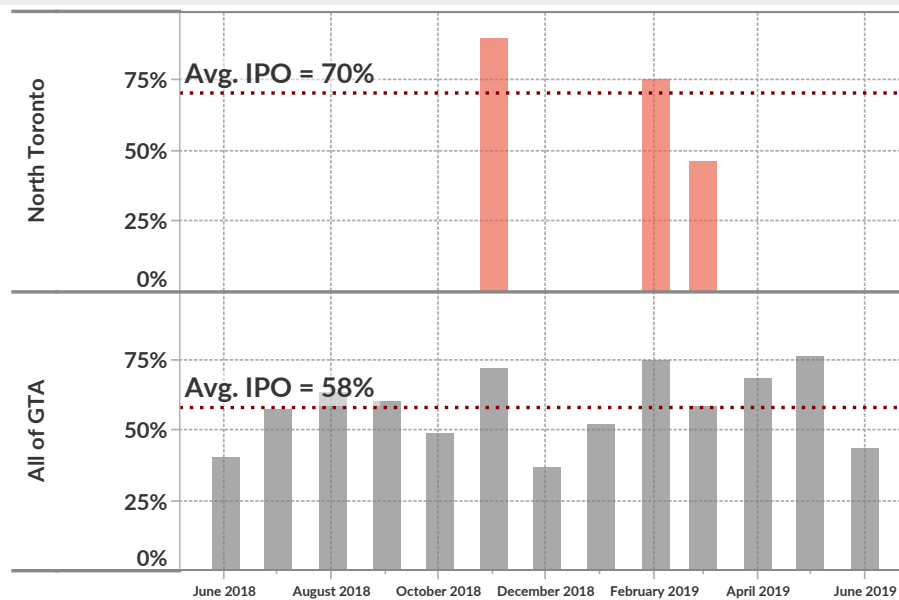
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Project Data by Unit Type

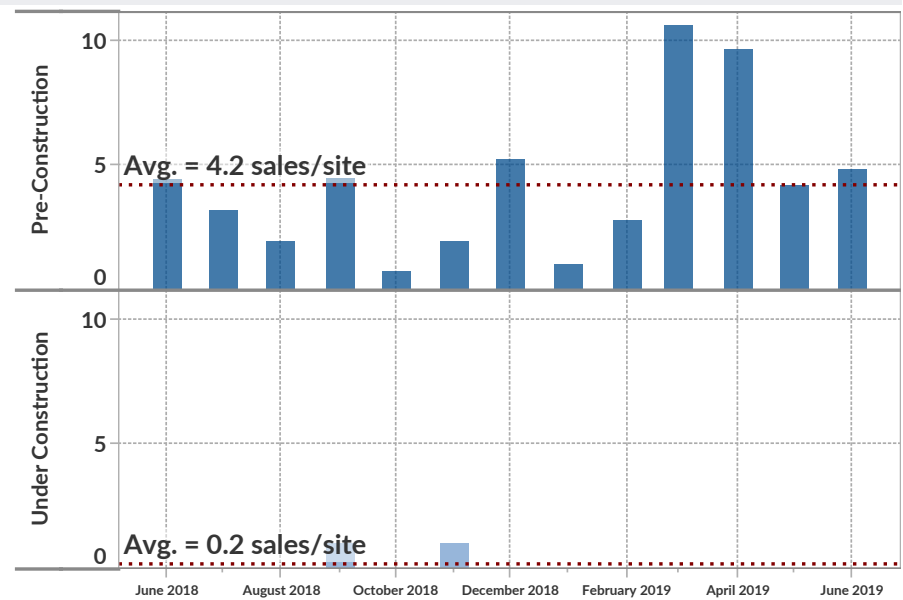
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	225	0	205	20
1 Bedroom	483	11	439	44
1 Bedroom + Den	1,004	0	951	53
2 Bedroom	905	9	848	57
2 Bedroom + Den	161	0	146	15
3 Bedroom & Up	263	4	200	63
Penthouse	19	0	10	9
Other	28	0	25	3

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,158	347	412	\$460,000	\$485,000
\$1,122	482	626	\$592,900	\$669,900
\$1,161	570	781	\$647,990	\$779,900
\$1,150	628	1,668	\$764,900	\$3,185,000
\$1,201	705	2,499	\$775,990	\$4,260,000
\$1,174	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



North Toronto Submarket Report - June 2019

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	8	22	5	485	\$991	\$1,147
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	September 2022	1	346	29	423	\$1,017	\$1,053
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2022	0	2	34	213	\$731	\$1,160
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2022	0	0	33	279	\$715	\$1,192
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	June 2021	0	8	27	67	\$1,143	\$1,130
Winslow - Devron	Apartment	September 2021	0	31	9	68	\$1,469	\$1,498
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	March 2023	15	183	113	304	\$1,115	\$1,120

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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	15	5,235	4,736	196	\$2,282	2,048	\$4,674,624	5,337
Central Waterfront	20	13	6,100	5,500	521	\$1,387	1,056	\$1,464,610	17,979
Don Mills - York Mills	97	11	3,265	2,379	763	\$960	890	\$854,081	6,429
Downtown Core	239	9	5,207	3,883	751	\$1,484	643	\$954,613	16,430
Downtown East	145	17	5,774	5,051	695	\$1,040	740	\$769,368	16,835
Downtown West	53	29	10,566	8,590	1,667	\$1,347	832	\$1,121,361	14,338
Etobicoke Waterfront	0	6	2,808	2,537	133	\$1,109	840	\$931,850	1,280
Highway7 - Yonge	21	6	1,535	1,073	394	\$654	922	\$602,545	.
Mississauga City Centre	319	11	6,132	5,397	709	\$819	817	\$669,123	.
North Toronto	24	10	3,160	2,824	264	\$1,160	775	\$898,534	6,578
North Yonge Corridor	55	7	2,612	2,278	206	\$1,020	803	\$818,417	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	29	9	2,073	1,764	278	\$1,034	974	\$1,006,289	9,444
Not Applicable	1,069	156	28,681	21,458	5,945	\$704	902	\$634,889	48,534
Scarborough City Centre									2,245
Sheppard Corridor	106	15	4,132	3,379	753	\$1,036	817	\$846,280	5,581
Thornhill	45	1	389	374	15	\$758	960	\$727,433	.
Toronto East	18	15	1,770	1,590	148	\$1,025	1,001	\$1,026,041	2,068
Toronto West	176	13	2,368	1,489	854	\$985	904	\$890,391	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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