



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of July 2019



North Toronto Submarket Report - July 2019



North Toronto		GTA
Active Projects	11	352
Total Units	3,456	92,985
Total Sales	2,836	76,495
Rem. Inv.	620	12,873
Avg. \$/SF	\$1,155	\$984
Avg. SF	740	914
Avg. \$	\$854,506	\$899,216
Current Month Sales (incl. active & sold out)	21	2,297

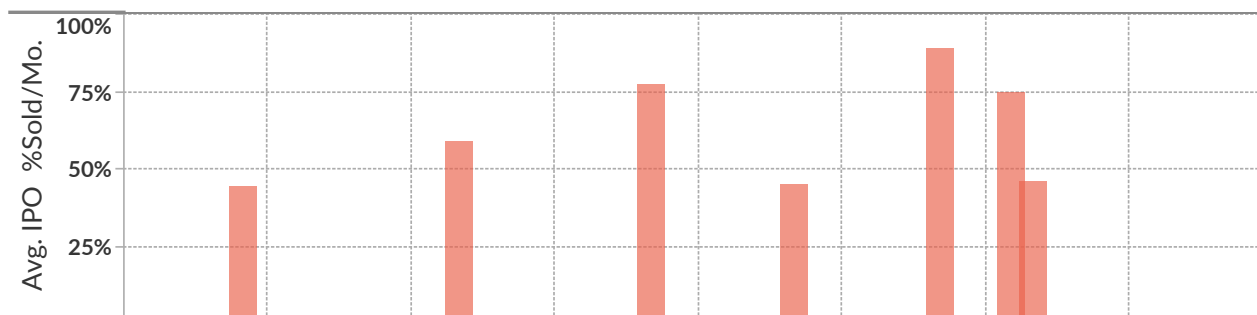
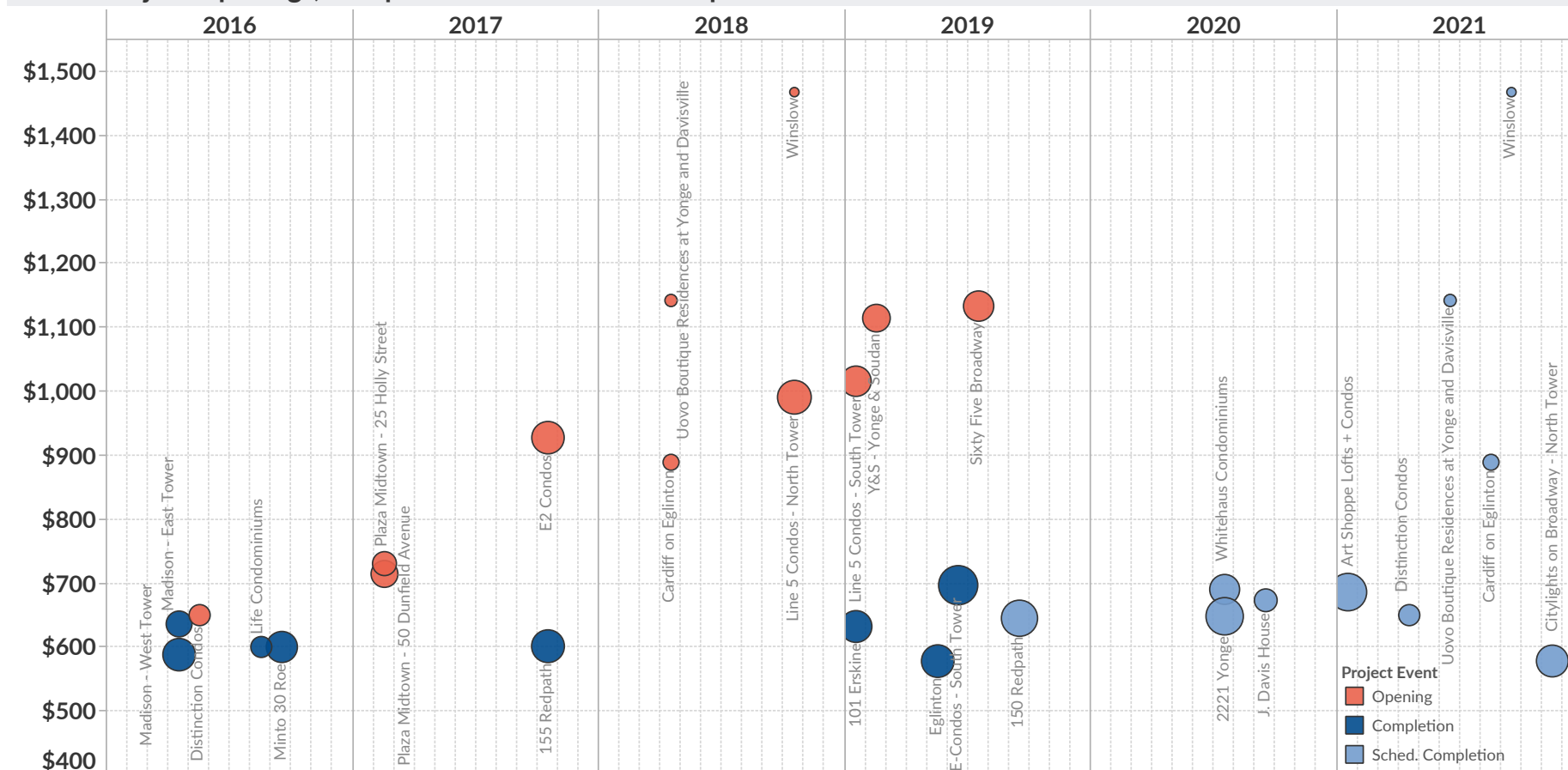
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	28	385
Total Units	9,542	184,667
Min. Floor Space Index	0.3	0.0
Max. Floor Space Index	19.1	32.2
Avg. Floor Space Index	6.8	5.9

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

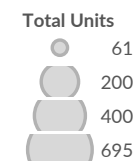


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Recent Project Openings, Completions & Scheduled Completions



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.



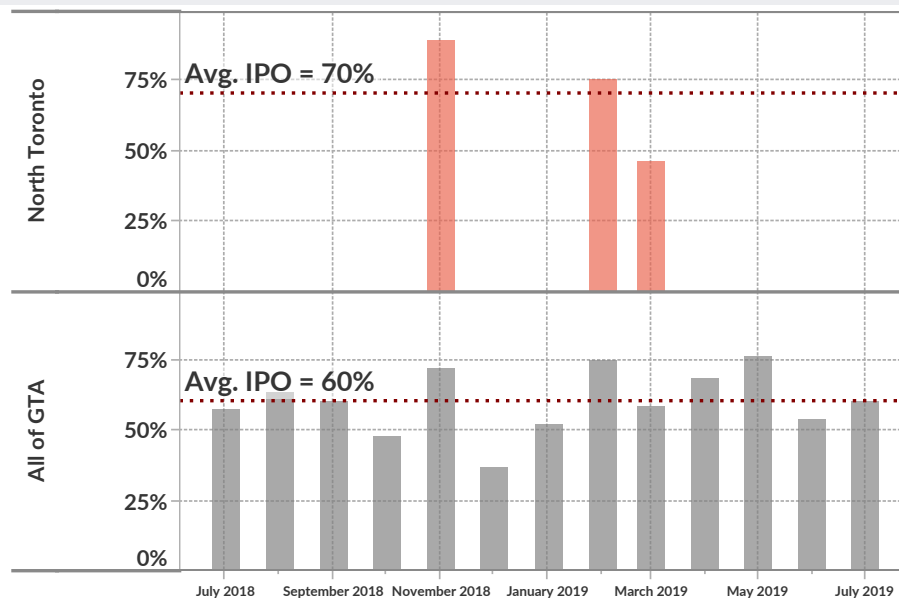
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Project Data by Unit Type

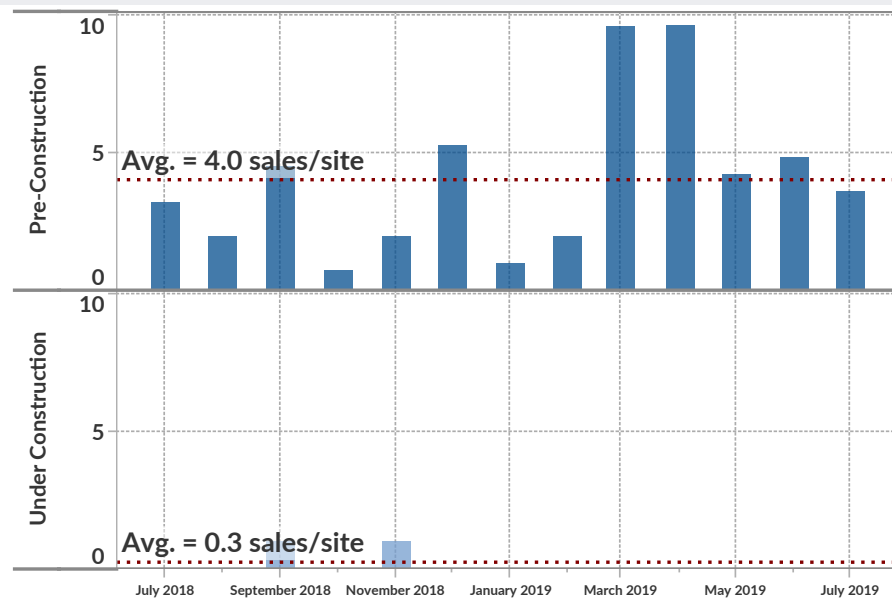
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	252	4	209	43
1 Bedroom	692	7	448	244
1 Bedroom + Den	1,014	0	947	67
2 Bedroom	988	9	864	124
2 Bedroom + Den	159	1	133	26
3 Bedroom & Up	304	0	200	104
Penthouse	19	0	10	9
Other	28	0	25	3

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,188	375	441	\$459,990	\$525,900
\$1,170	524	689	\$589,990	\$826,900
\$1,164	582	781	\$713,000	\$822,900
\$1,142	706	2,499	\$764,900	\$4,260,000
\$1,100	782	1,239	\$854,900	\$1,149,900
\$1,151	825	2,320	\$919,900	\$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)

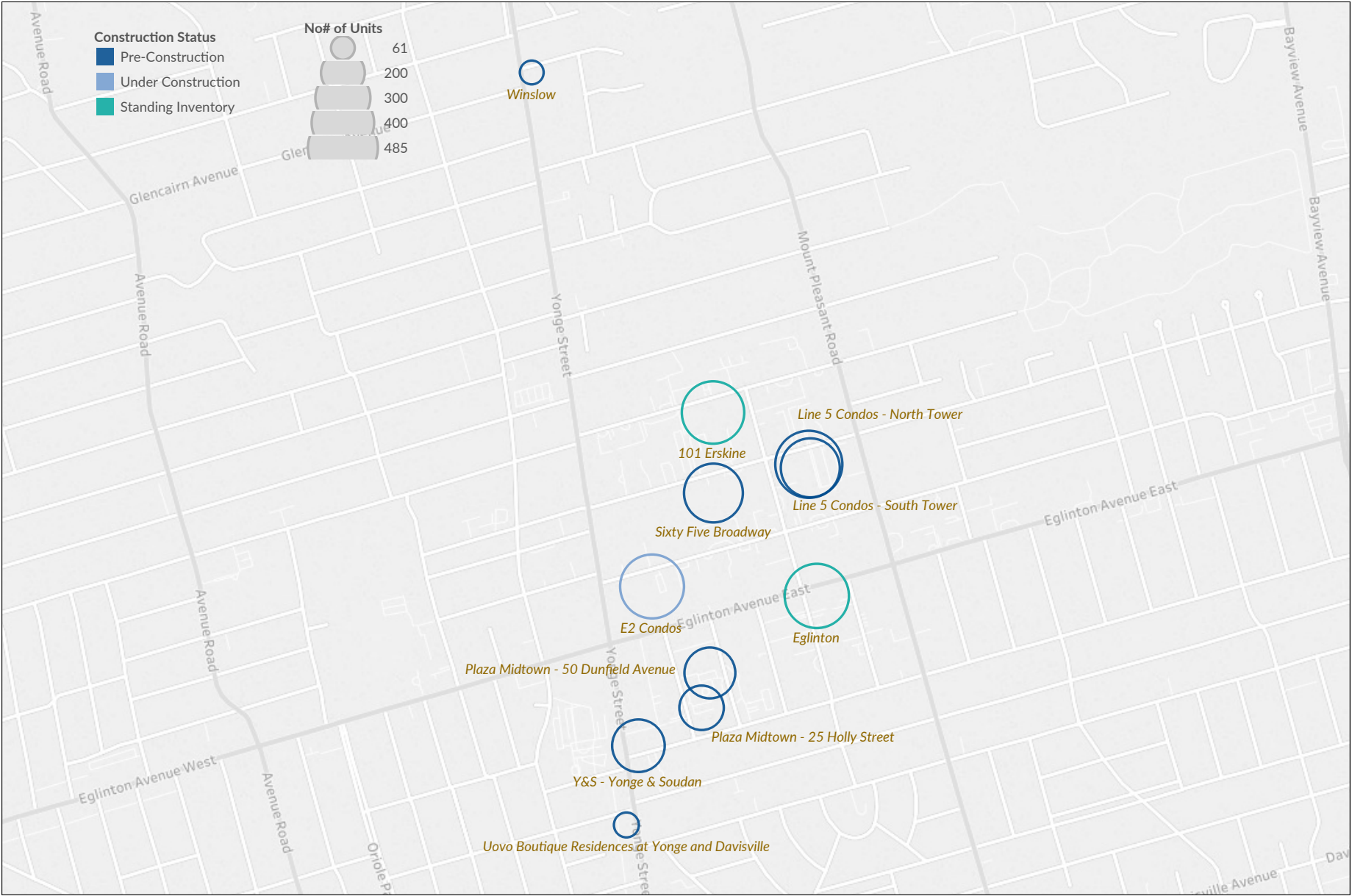


Post Launch Absorption: North Toronto



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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	440	\$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	2	24	3	485	\$991	\$1,107
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	September 2022	3	349	26	375	\$1,017	\$1,047
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2022	3	5	31	213	\$731	\$1,165
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2022	0	0	33	279	\$715	\$1,192
Sixty Five Broadway - Times Group Corporation	Apartment	November 2023	0	0	373	373	\$1,134	\$1,134
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	June 2021	1	9	26	67	\$1,143	\$1,135
Winslow - Devron	Apartment	September 2021	0	23	11	61	\$1,469	\$1,530
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January 2023	12	195	103	298	\$1,115	\$1,143

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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	13.4	778
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	283
DevApp-4650-000559	110 - 120 Broadway Avenue	10.0	751
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	20.4	502
DevApp-4650-000875	276 Merton Street	10.2	100
DevApp-4650-000887	2100 Yonge Street	10.5	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
DevApp-4650-001583	2779 Yonge Street	5.1	89
DevApp-4650-001594	44 Broadway Avenue	7.5	398
DevApp-4650-001603	214 Keewatin Avenue	1.8	80
DevApp-4650-001614	151 Roehampton Avenue	11.7	573
DevApp-4650-001625	2131 Yonge Street	7.5	624
DevApp-4650-001635	2263 Yonge St	16.2	623
DevApp-4650-001676	95 Broadway Avenue	19.1	919

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	• 21	• 15	• 4,991	• 4,751	• 240	• \$2,173	• 1,659	• \$3,603,965	• 6,093
Central Waterfront	• 18	• 13	• 5,943	• 5,426	• 517	• \$1,398	• 1,068	• \$1,492,241	• 18,503
Don Mills - York Mills	• 55	• 11	• 3,142	• 2,662	• 480	• \$956	• 1,046	• \$999,964	• 6,397
Downtown Core	• 59	• 9	• 4,638	• 3,942	• 696	• \$1,478	• 657	• \$970,357	• 15,855
Downtown East	• 61	• 16	• 5,169	• 4,775	• 394	• \$1,019	• 817	• \$831,958	• 17,905
Downtown West	• 434	• 29	• 10,233	• 9,024	• 1,209	• \$1,380	• 870	• \$1,201,218	• 16,359
Etobicoke Waterfront	• 16	• 5	• 2,147	• 2,031	• 116	• \$1,114	• 793	• \$882,935	• 2,841
Highway7 - Yonge	• 10	• 6	• 1,467	• 1,083	• 384	• \$653	• 924	• \$603,399	•
Mississauga City Centre	• 121	• 11	• 6,106	• 5,563	• 543	• \$815	• 853	• \$695,484	•
North Toronto	• 21	• 11	• 3,456	• 2,836	• 620	• \$1,155	• 740	• \$854,506	• 9,542
North Yonge Corridor	• 14	• 6	• 1,953	• 1,761	• 192	• \$1,020	• 815	• \$831,096	• 3,872
North York East	• 0	• 2	• 527	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,233
North York West	• 28	• 10	• 2,192	• 1,792	• 400	• \$826	• 1,084	• \$896,013	• 11,307
Not Applicable	• 1,280	• 158	• 27,912	• 22,563	• 5,349	• \$732	• 930	• \$680,777	• 55,383
Scarborough City Centre									• 2,245
Sheppard Corridor	• 15	• 14	• 4,020	• 3,246	• 774	• \$1,029	• 820	• \$843,638	• 6,474
Thornhill	• 9	• 1	• 389	• 382	• 7	• \$766	• 923	• \$706,579	•
Toronto East	• 2	• 15	• 1,741	• 1,579	• 162	• \$1,011	• 999	• \$1,009,519	• 2,950
Toronto West	• 130	• 13	• 2,347	• 1,619	• 728	• \$1,006	• 917	• \$922,600	• 11,183
Yonge - St. Clair	• 3	• 7	• 995	• 961	• 34	• \$1,343	• 1,560	• \$2,095,059	• 2,114

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