



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of August 2019



North Toronto Submarket Report - August 2019



North Toronto		GTA
Active Projects	10	345
Total Units	3,036	87,891
Total Sales	2,507	75,812
Rem. Inv.	529	12,079
Avg. \$/SF	\$1,158	\$991
Avg. SF	749	916
Avg. \$	\$867,213	\$907,368
Current Month Sales (incl. active & sold out)	91	961

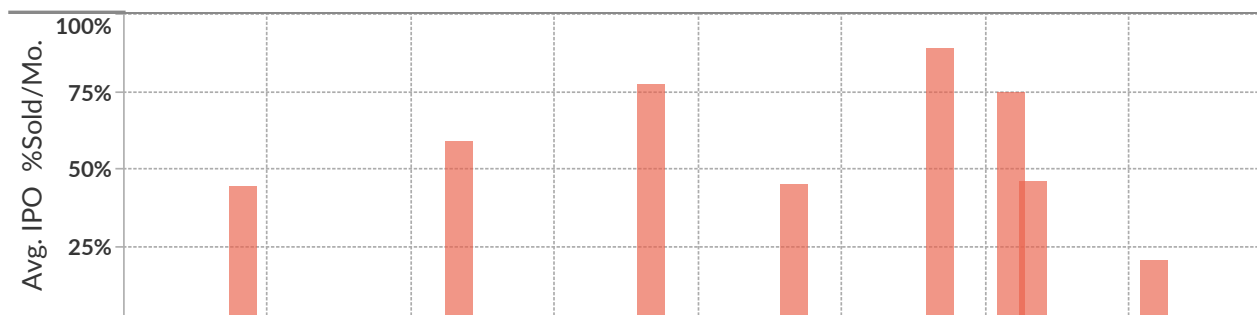
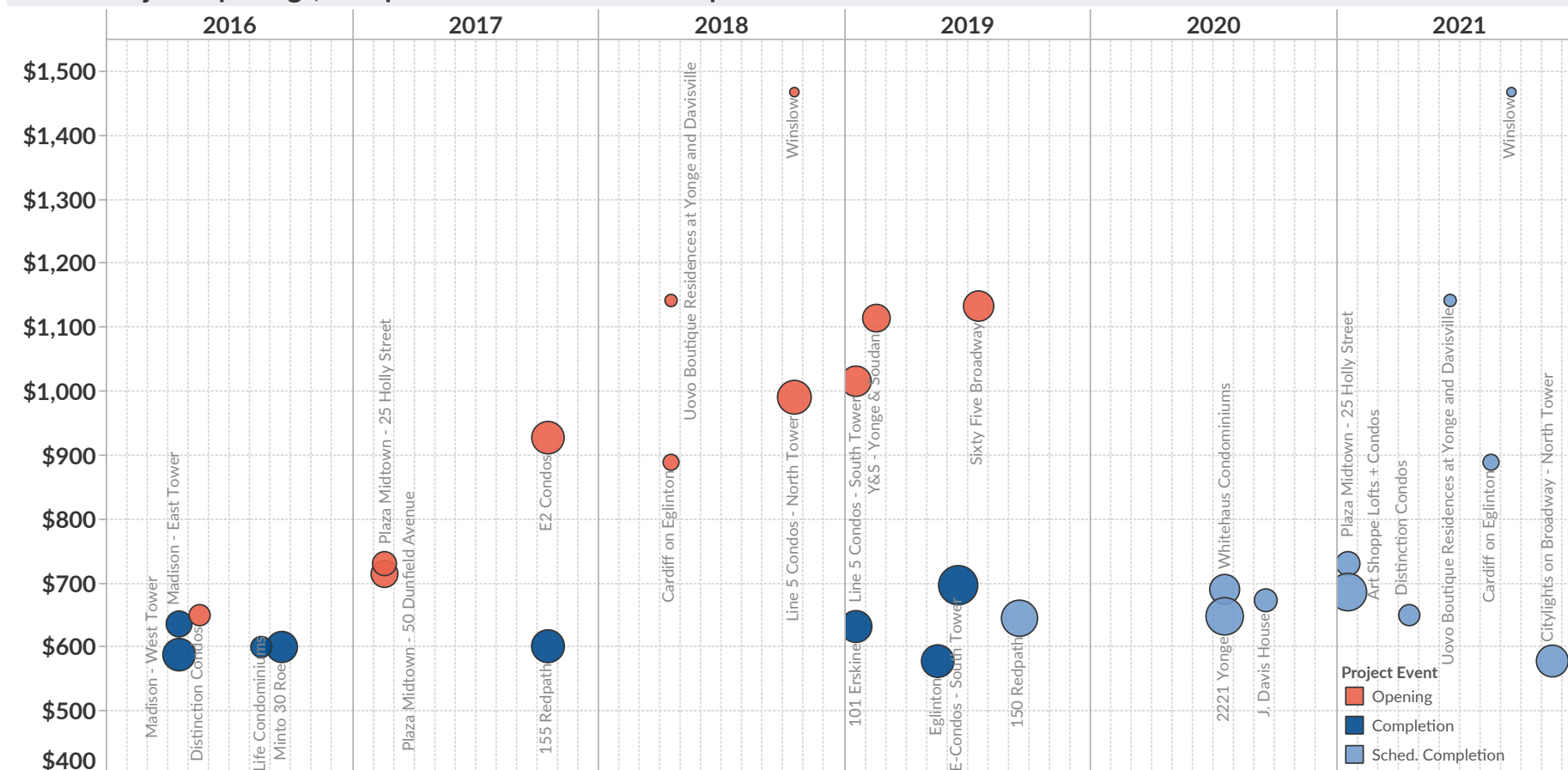
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	29	339
Total Units	9,287	179,893
Min. Floor Space Index	0.3	0.0
Max. Floor Space Index	19.1	34.1
Avg. Floor Space Index	6.4	5.9

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

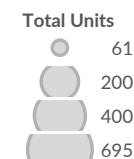


North Toronto Submarket Report - August 2019

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.



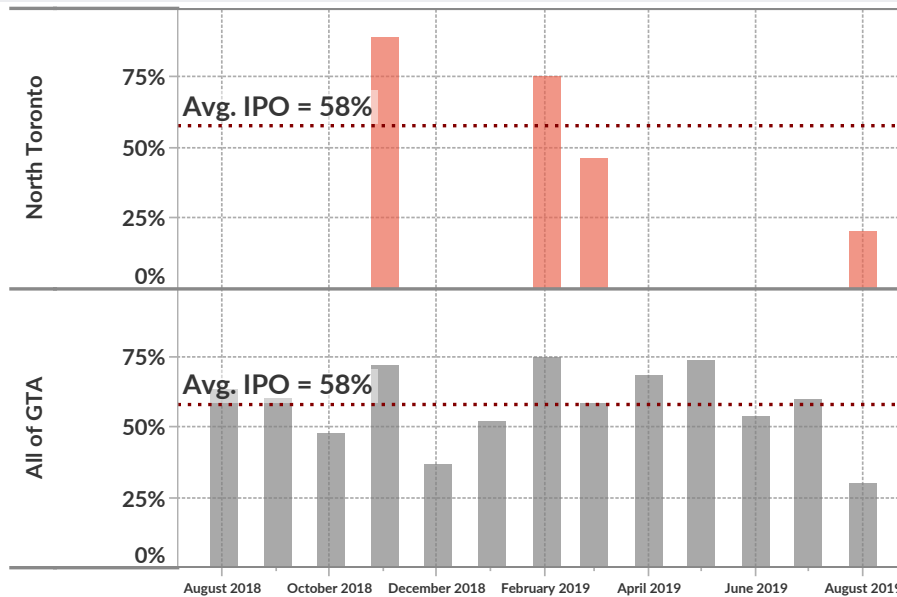
North Toronto Submarket Report - August 2019

Project Data by Unit Type

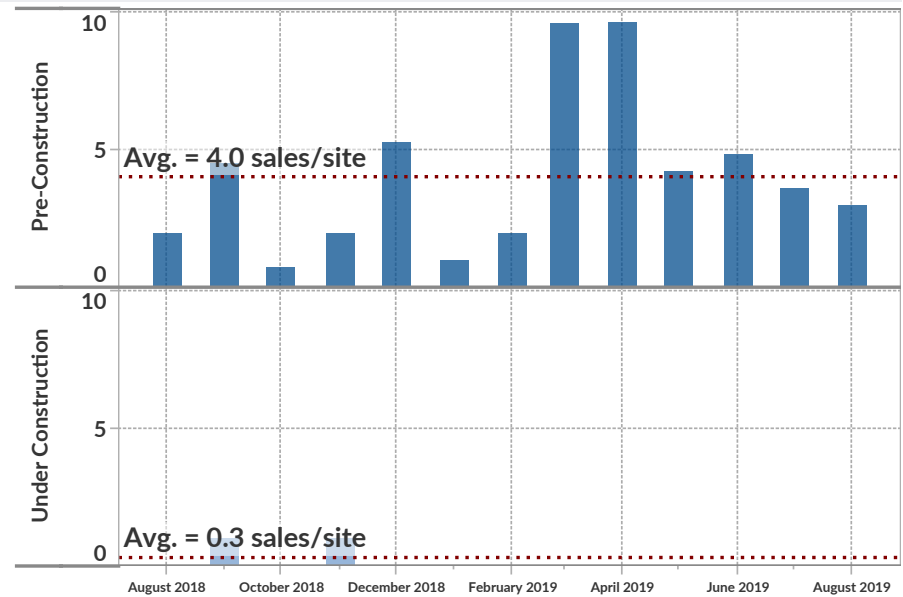
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	200	14	171	29
1 Bedroom	661	39	456	205
1 Bedroom + Den	841	5	779	62
2 Bedroom	942	24	842	100
2 Bedroom + Den	69	1	44	25
3 Bedroom & Up	304	7	207	97
Penthouse	12	0	3	9
Other	7	0	5	2

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,183	375	441	\$459,990	\$525,900
\$1,158	524	689	\$519,990	\$826,900
\$1,160	582	781	\$713,000	\$822,900
\$1,161	621	2,499	\$745,000	\$4,260,000
\$1,097	786	1,239	\$879,900	\$1,149,900
\$1,155	825	2,320	\$919,900	\$4,122,000
\$1,372	711	1,163	\$1,035,990	\$1,535,990
\$995	2,063	2,213	\$1,936,000	\$2,318,000

IPO Launch Performance (first 2 months)

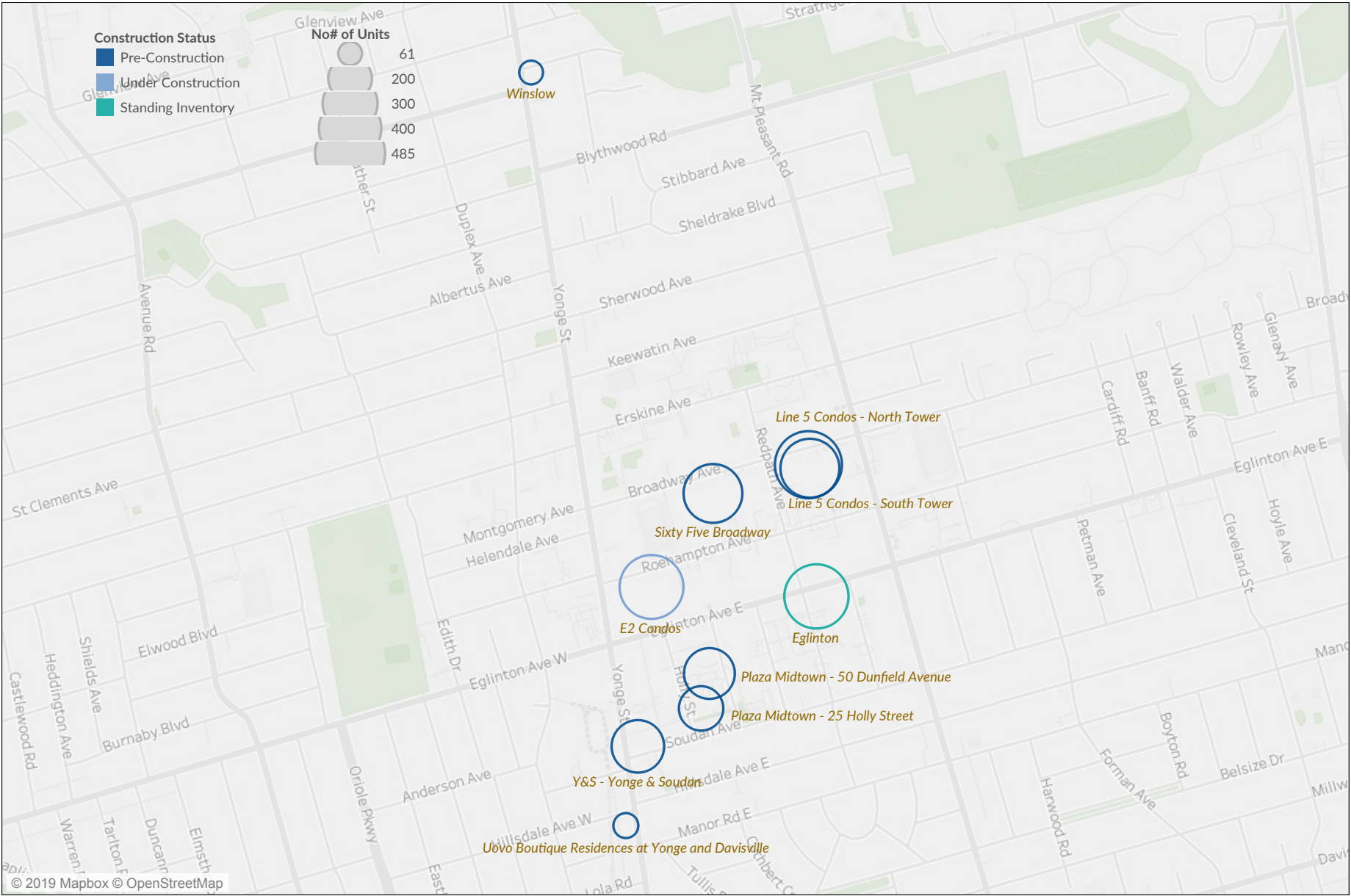


Post Launch Absorption: North Toronto



North Toronto Submarket Report - August 2019

Current Active Projects



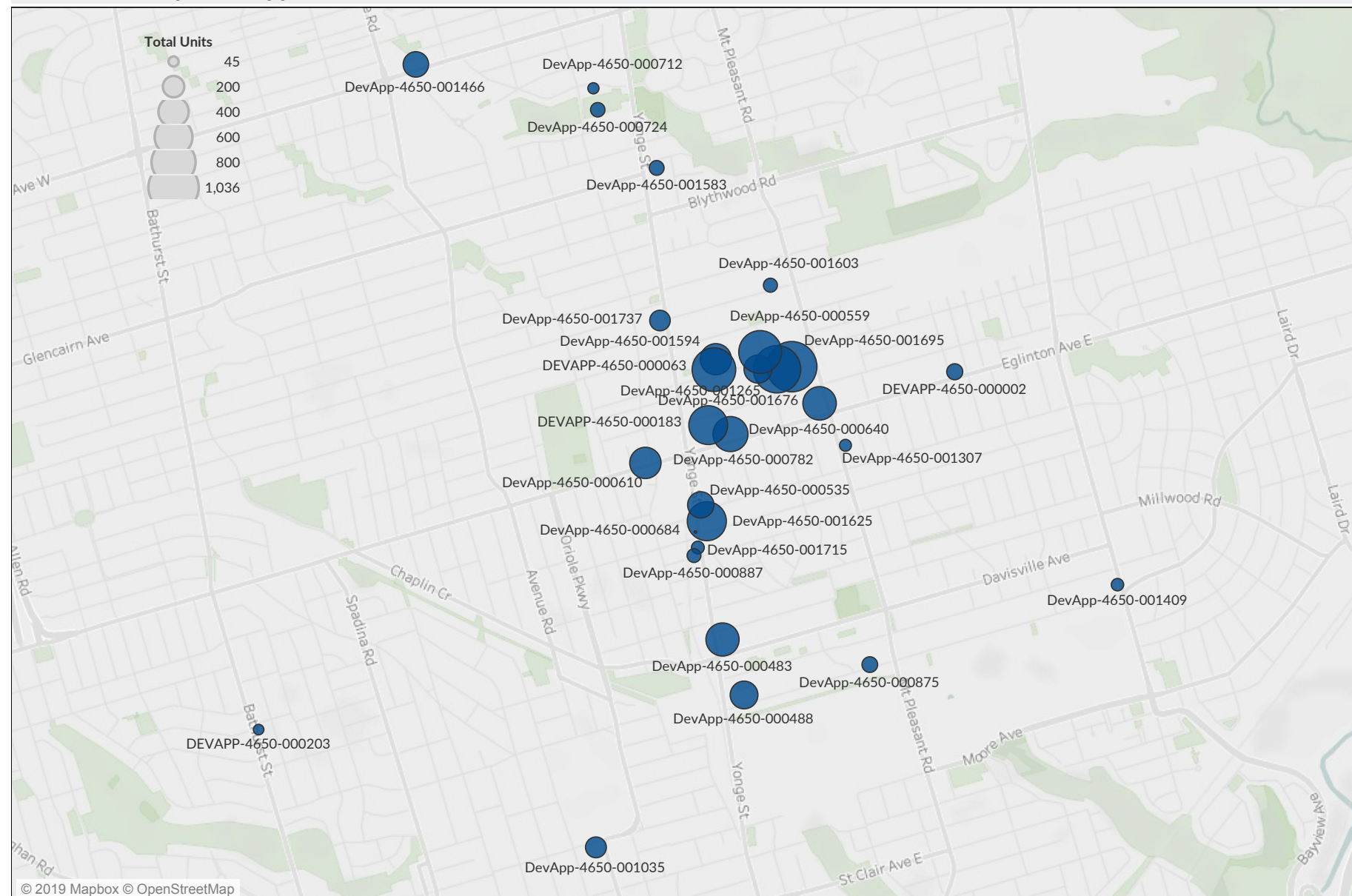
North Toronto Submarket Report - August 2019

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
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	1	25	2	485	\$991	\$1,153
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	September 2022	7	356	19	375	\$1,017	\$1,059
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2021	0	5	31	213	\$731	\$1,194
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	75	75	298	373	\$1,134	\$1,132
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	June 2021	0	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	7	202	96	298	\$1,115	\$1,109

North Toronto Submarket Report - August 2019

Current Development Applications



North Toronto Submarket Report - August 2019

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-4650-000203	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	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-4650-001035	215 Lonsdale Road	9.1	177
DevApp-4650-001265	85 Broadway Avenue	19.0	322
DevApp-4650-001307	733 Mount Pleasant Road	6.8	58
DevApp-4650-001409	1410 Bayview Avenue	4.0	63
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-4650-001625	2131 Yonge Street	7.5	624
DevApp-4650-001676	95 Broadway Avenue	19.1	919
DevApp-4650-001695	117 Broadway Avenue	10.7	1,036
DevApp-4650-001715	2112 Yonge Street	5.8	67
DevApp-4650-001737	2500 Yonge Street	6.3	172

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	10	15	4,989	4,759	230	\$2,228	1,726	\$3,846,448	6,419
Central Waterfront	19	13	5,943	5,445	498	\$1,403	1,068	\$1,498,387	18,503
Don Mills - York Mills	34	11	3,149	2,691	458	\$937	1,047	\$981,060	6,357
Downtown Core	27	9	4,638	3,968	670	\$1,476	661	\$975,972	12,541
Downtown East	61	17	5,395	4,938	457	\$1,012	842	\$852,502	16,345
Downtown West	116	28	9,864	8,750	1,114	\$1,377	862	\$1,186,883	16,163
Etobicoke Waterfront	3	4	1,985	1,893	92	\$1,110	817	\$907,259	2,841
Highway7 - Yonge	8	6	1,467	1,120	347	\$653	919	\$600,406	.
Mississauga City Centre	64	11	6,105	5,562	543	\$814	852	\$694,210	.
North Toronto	91	10	3,036	2,507	529	\$1,158	749	\$867,213	9,287
North Yonge Corridor	31	6	1,953	1,791	162	\$1,012	816	\$826,042	3,872
North York East	2	2	527	501	26	\$941	1,021	\$960,092	2,080
North York West	37	10	2,191	1,829	362	\$830	1,075	\$891,870	9,698
Not Applicable	382	153	27,207	22,258	4,949	\$732	932	\$681,769	59,789
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,252	768	\$1,033	814	\$841,074	5,334
Thornhill	4	1	389	386	3	\$780	958	\$747,567	.
Toronto East	13	15	1,740	1,590	150	\$1,018	998	\$1,016,139	2,287
Toronto West	46	13	2,298	1,607	691	\$1,035	903	\$933,772	10,753
Yonge - St. Clair	4	7	995	965	30	\$1,386	1,612	\$2,234,330	1,840

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