



Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of August 2019



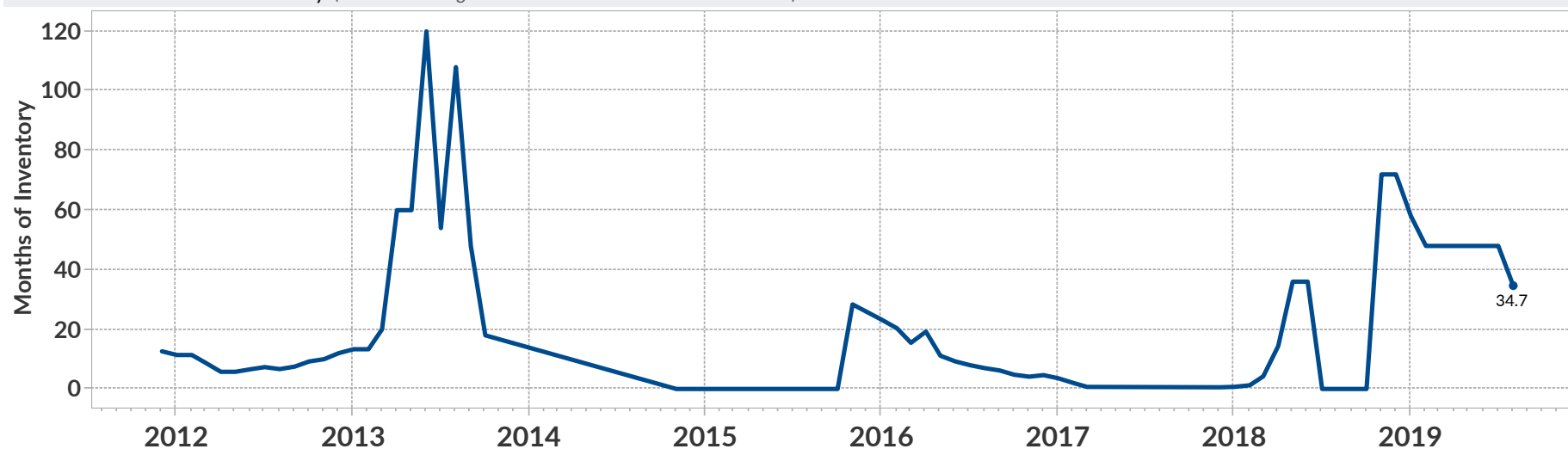
North York East Submarket Report - August 2019



North York East			GTA	
Active Projects	2		345	
Total Units	527		87,891	
Total Sales	501		75,812	
Rem. Inv.	26		953	
			12,079	
Avg. \$/SF	\$941		\$991	
Avg. SF	1,021		916	
Avg. \$	\$960,092		\$907,368	
Current Month Sales (incl. active & sold out)		2	961	

Development Applications			
North York East		City of Toronto	
Number of Dev. Apps.	5	390	
Total Units	2,233	191,792	
Min. Floor Space Index	1.0	0.0	
Max. Floor Space Index	5.9	34.1	
Avg. Floor Space Index	2.7	5.9	

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



North York East Submarket Report - August 2019

Recent Project Openings, Completions & Scheduled Completions



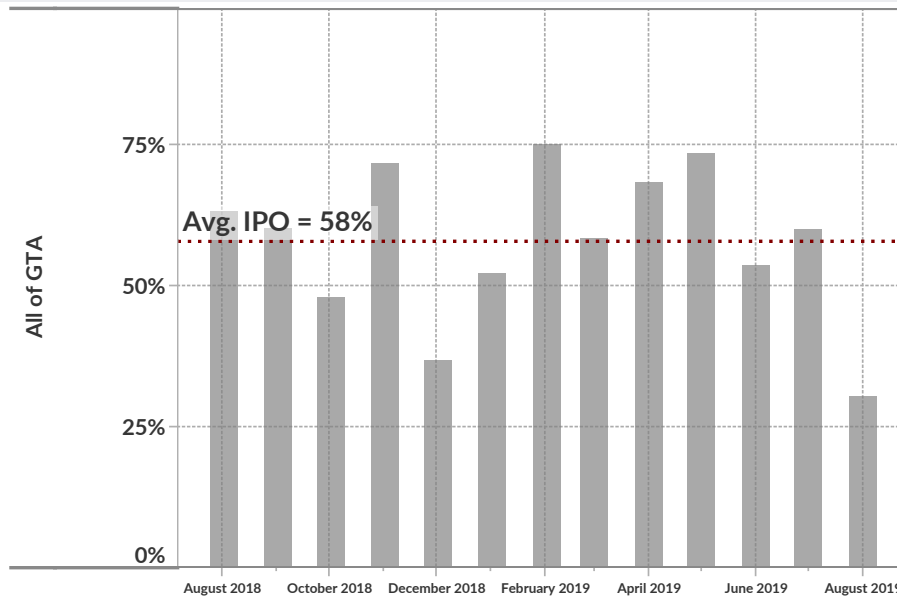
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Project Data by Unit Type

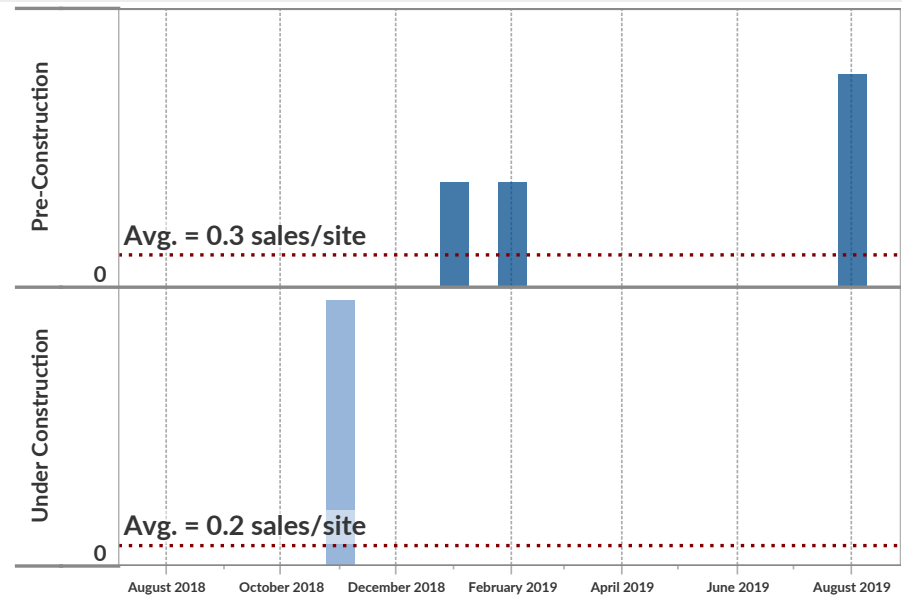
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	45		45	0
1 Bedroom + Den	164	0	164	0
2 Bedroom	138	2	122	16
2 Bedroom + Den	110	0	100	10
3 Bedroom & Up	14		14	0
Penthouse	40		40	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$893	766	1,144	\$764,900	\$939,900
\$1,006	1,090	1,162	\$1,039,900	\$1,224,900

IPO Launch Performance (first 2 months)

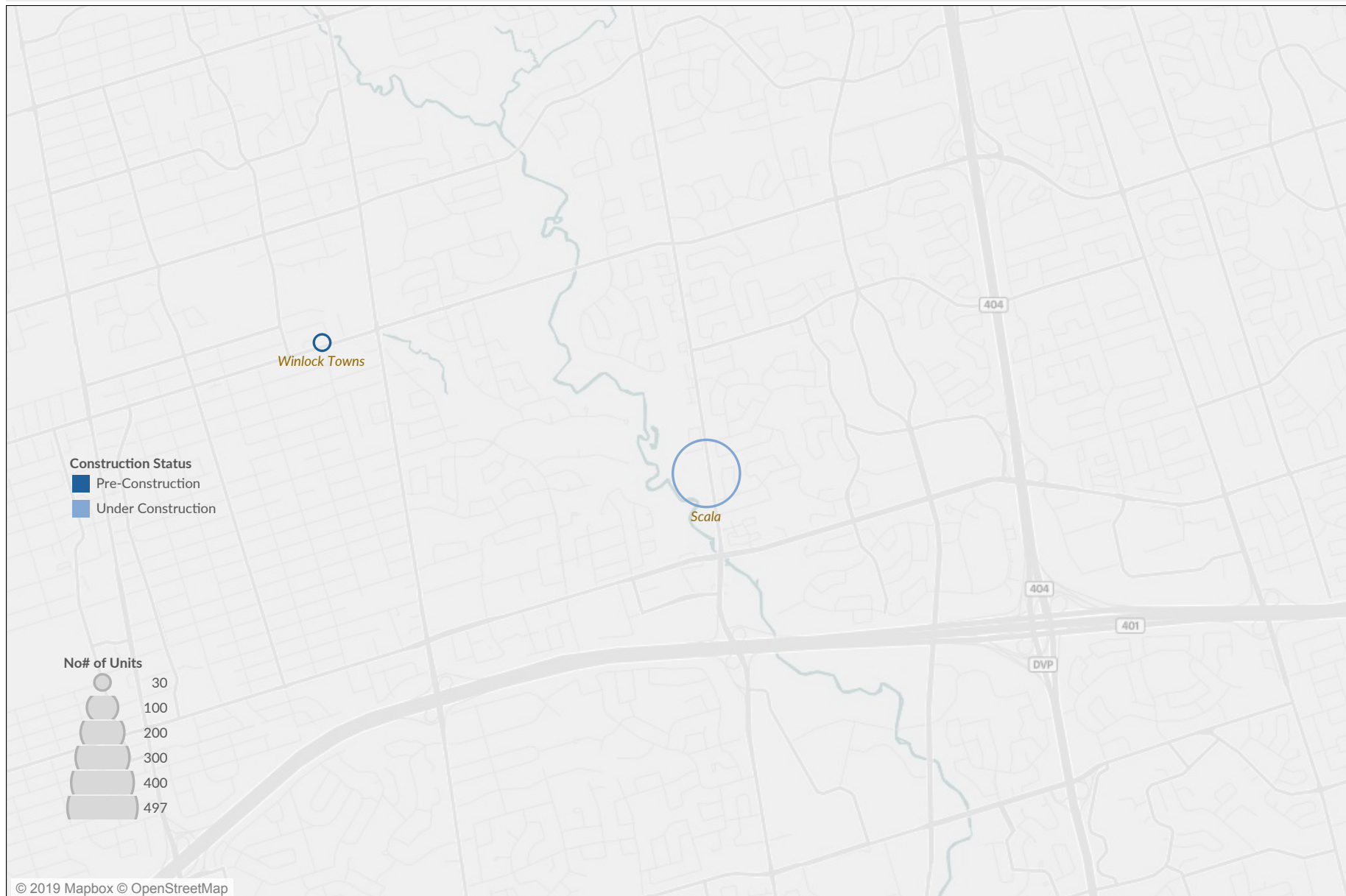


Post Launch Absorption: North York East



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Current Active Projects



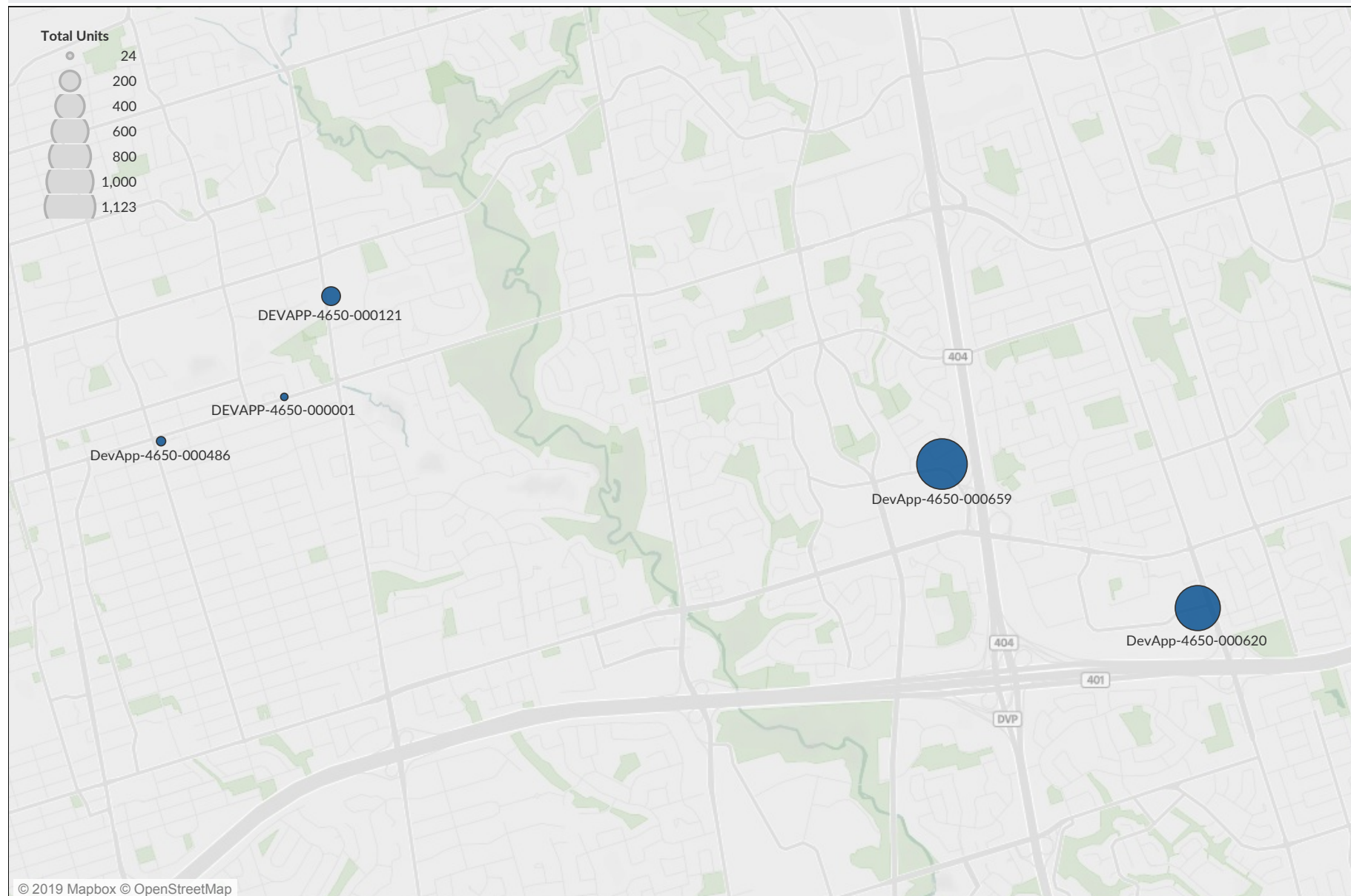
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. Current Price Per Sq Foot
Scala - Tridel	Apartment	September 2021	0	0	0	497	\$616	\$749
Winlock Towns - Crown Communities	Stacked	February 2022	2	4	26	30	\$935	\$937

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000001	260 - 264 Finch Avenue East	2.5	24
DEVAPP-4650-000121	3237 Bayview Avenue	6.9	153
DevApp-4650-000486	121 - 127 Finch Avenue East	1.1	38
DevApp-4650-000620	2450 Victoria Park Avenue	5.0	895
DevApp-4650-000659	3 - 5 Allenbury Gardens	5.8	1,123

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	6,461
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	6,397
Downtown Core	27	9	4,638	3,968	670	\$1,476	661	\$975,972	15,452
Downtown East	61	17	5,395	4,938	457	\$1,012	842	\$852,502	17,635
Downtown West	116	28	9,864	8,750	1,114	\$1,377	862	\$1,186,883	17,511
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	10,483
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	2,233
North York West	37	10	2,191	1,829	362	\$830	1,075	\$891,870	10,916
Not Applicable	382	153	27,207	22,258	4,949	\$732	932	\$681,769	61,480
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,252	768	\$1,033	814	\$841,074	6,131
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	2,924
Toronto West	46	13	2,298	1,607	691	\$1,035	903	\$933,772	11,183
Yonge - St. Clair	4	7	995	965	30	\$1,386	1,612	\$2,234,330	2,114

The Development Applications data pertains only to the City of Toronto

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