



Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of September 2019



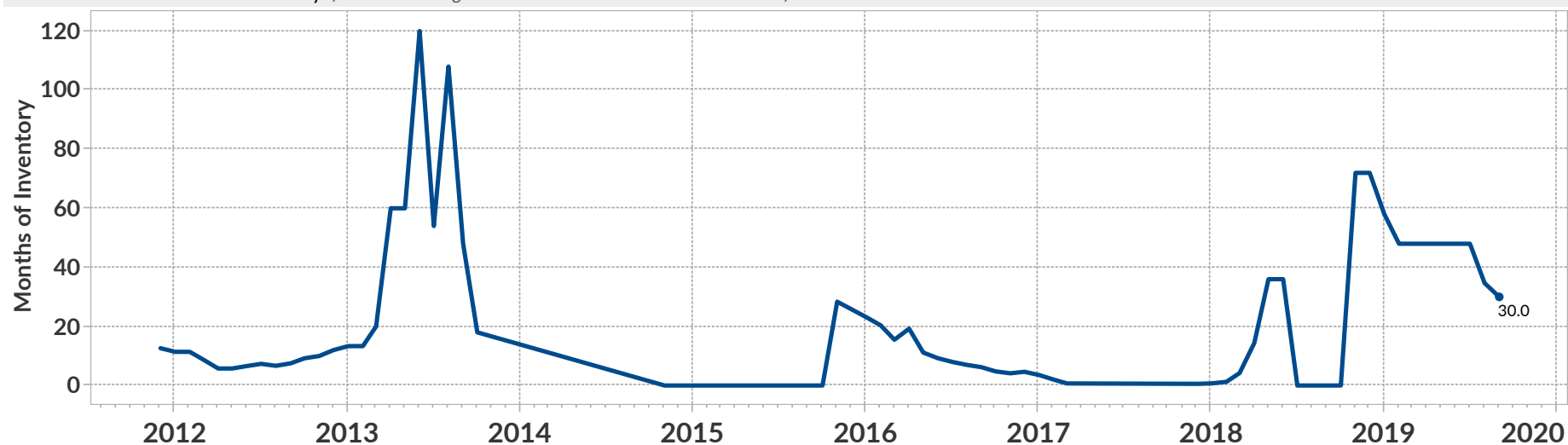
North York East Submarket Report - September 2019



North York East		GTA
Active Projects	2	349
Total Units	528	92,732
Total Sales	502	75,071
Rem. Inv.	25	2,076
		13,715
Avg. \$/SF	\$942	\$1,011
Avg. SF	1,023	903
Avg. \$	\$964,400	\$913,157
Current Month Sales (incl. active & sold out)	1	2,107

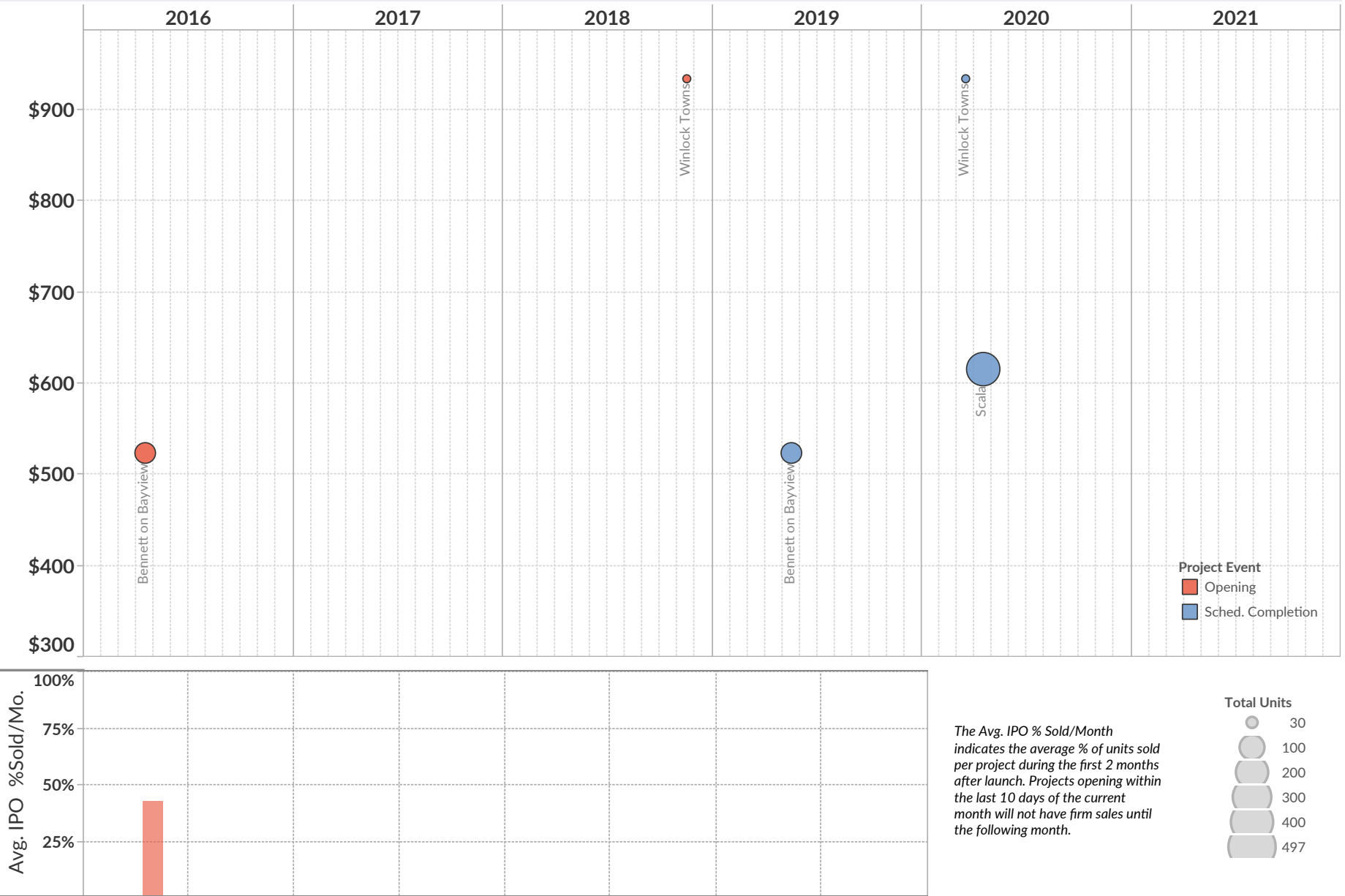
Development Applications		
North York East		City of Toronto
Number of Dev. Apps.	4	421
Total Units	2,209	204,895
Min. Floor Space Index	1.0	0.0
Max. Floor Space Index	5.9	34.1
Avg. Floor Space Index	3.1	6.2

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



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Recent Project Openings, Completions & Scheduled Completions



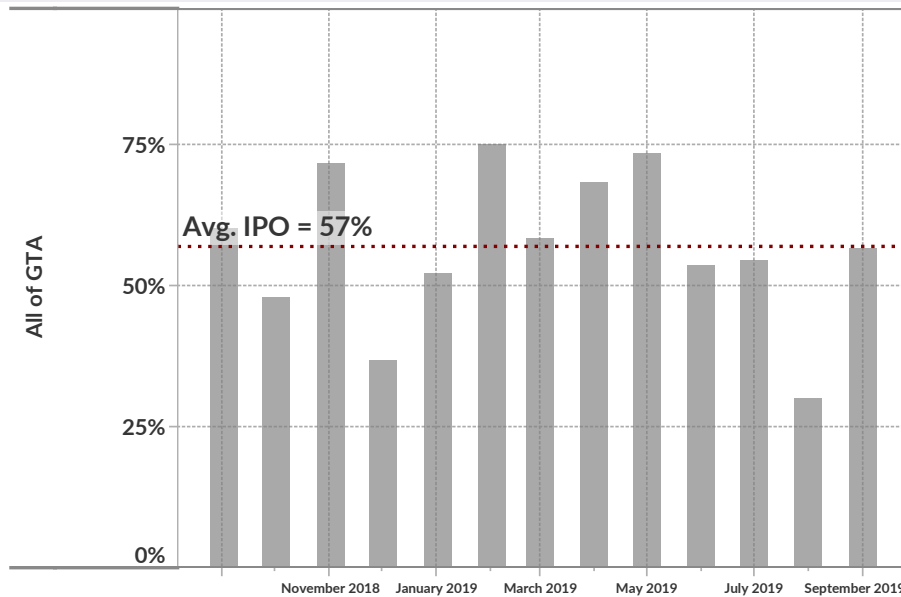
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Project Data by Unit Type

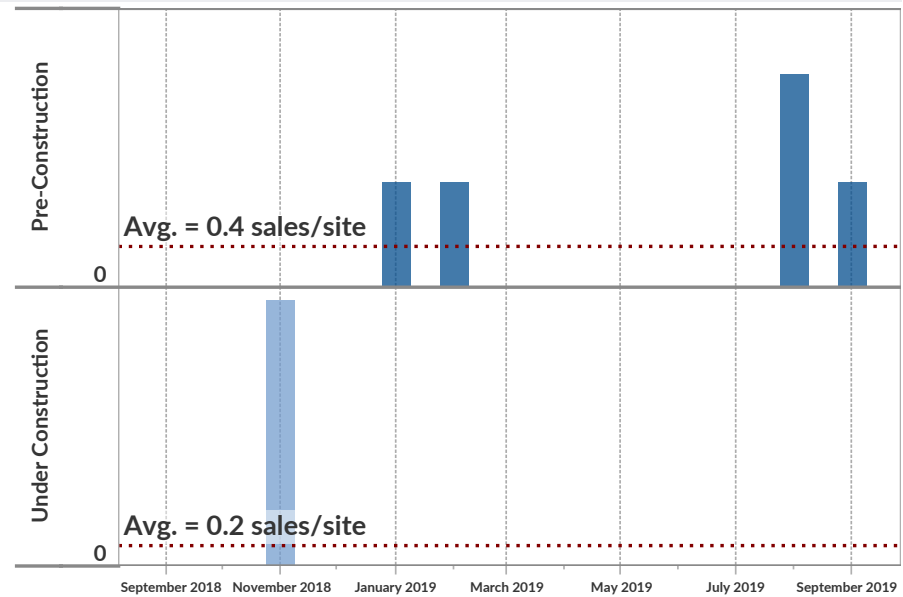
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	45		45	0
1 Bedroom + Den	164	0	164	0
2 Bedroom	138	1	123	15
2 Bedroom + Den	110	0	100	10
3 Bedroom & Up	14		14	0
Penthouse	40		40	0
Other				

*				
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)

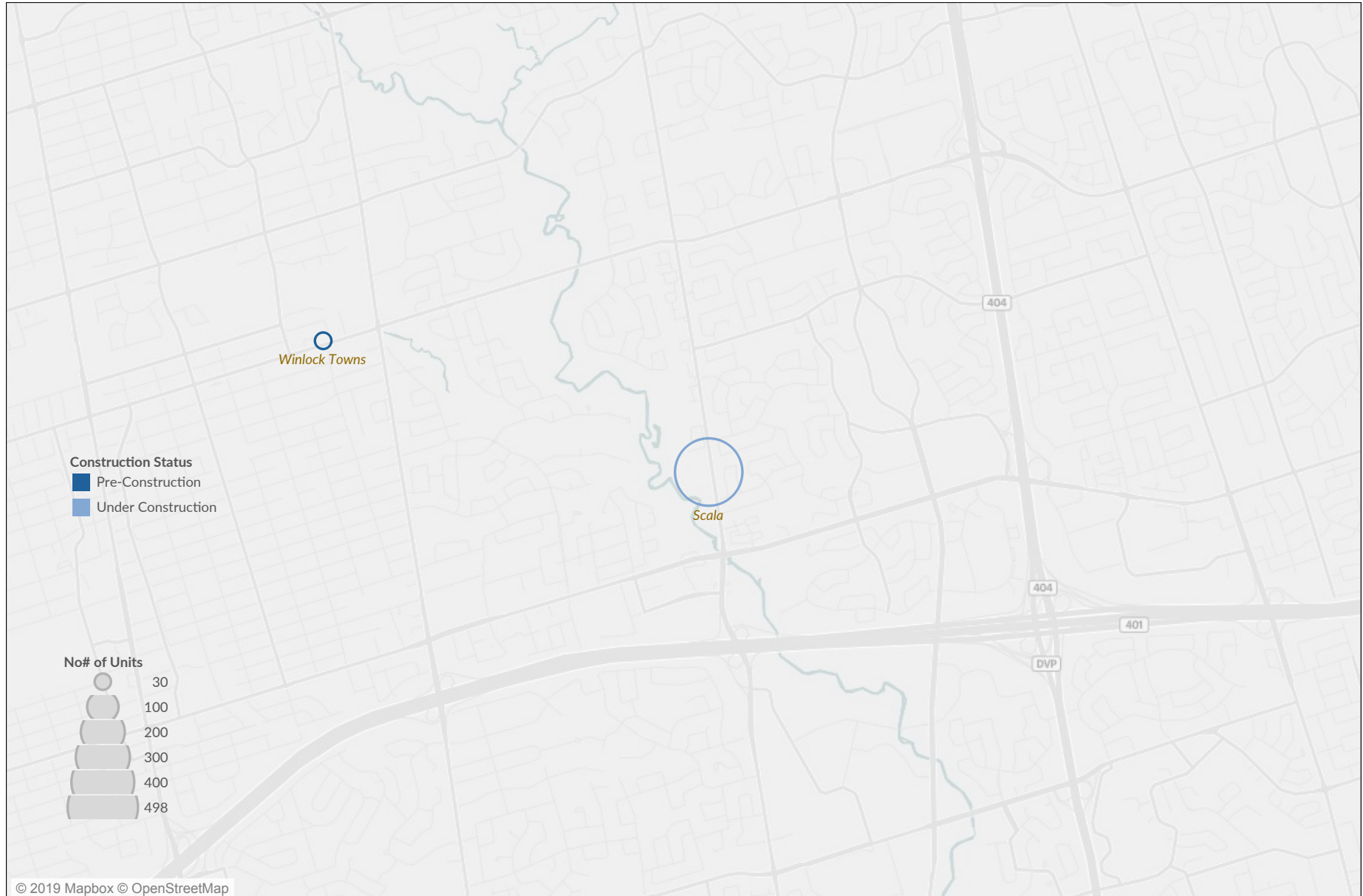


Post Launch Absorption: North York East



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Current Active Projects

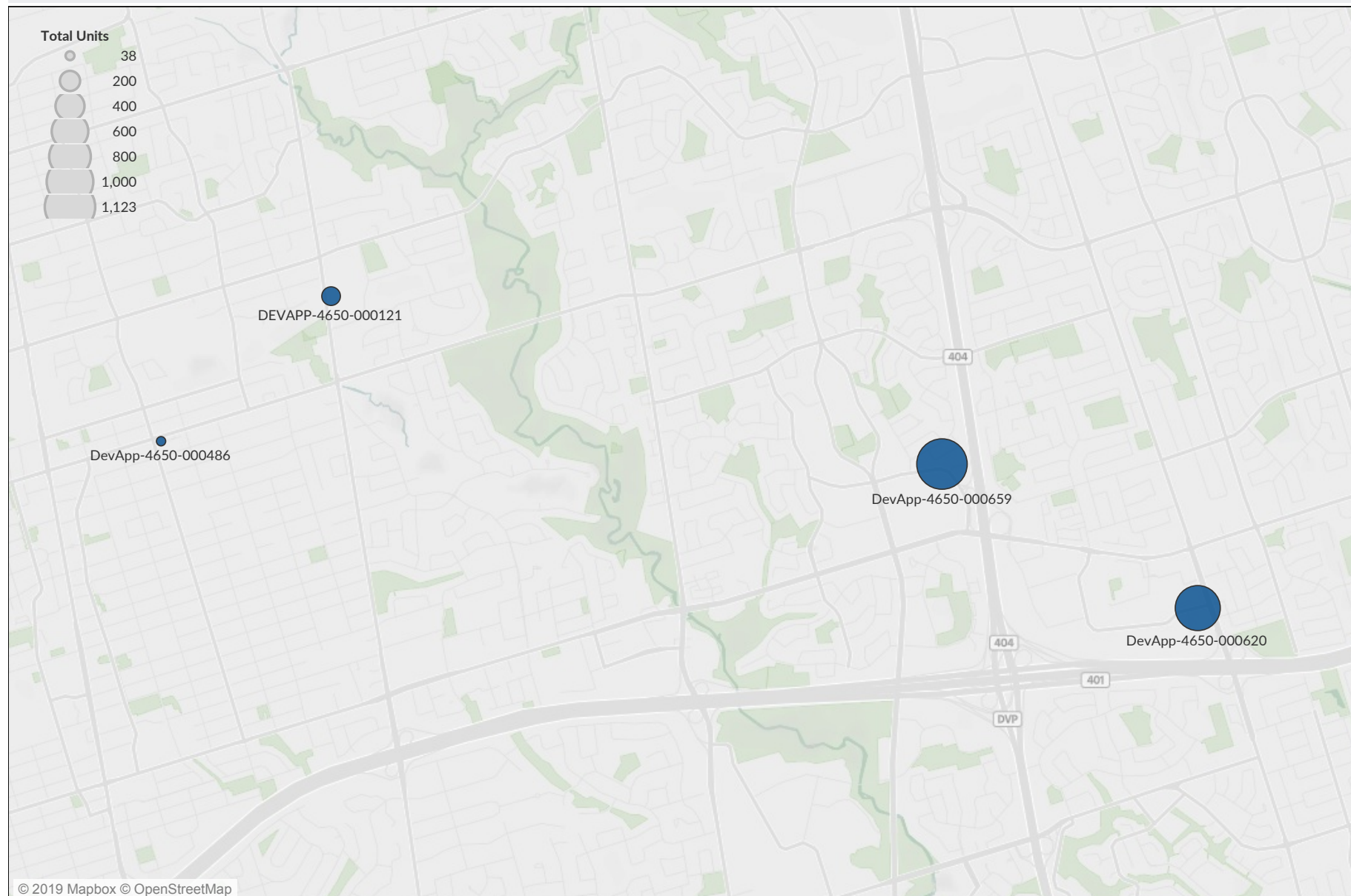


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Current Active Project List							*	
Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. Current Price Per Sq Foot
Scala - Tridel	Apartment	September 2021	0	0	0	498	\$616	\$749
Winlock Towns - Crown Communities	Stacked	February 2022	1	5	25	30	\$935	\$942

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
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	176	16	5,951	4,916	703	\$1,918	997	\$1,913,050	7,635
Central Waterfront	83	13	6,093	5,529	485	\$1,405	1,061	\$1,490,316	18,503
Don Mills - York Mills	19	11	3,254	2,714	424	\$929	1,034	\$960,159	6,845
Downtown Core	85	9	5,445	4,041	941	\$1,559	652	\$1,016,661	16,325
Downtown East	60	17	5,682	4,998	424	\$1,011	863	\$872,667	19,022
Downtown West	225	29	10,443	8,981	1,144	\$1,392	897	\$1,248,290	20,152
Etobicoke Waterfront	10	3	1,370	1,152	80	\$1,160	812	\$941,264	2,841
Highway7 - Yonge	1	6	1,535	1,121	346	\$652	916	\$597,307	.
Mississauga City Centre	72	12	6,555	5,635	631	\$819	839	\$687,102	.
North Toronto	59	10	2,858	2,083	689	\$1,199	770	\$923,043	9,786
North Yonge Corridor	3	6	2,057	1,793	160	\$1,022	820	\$838,490	3,917
North York East	1	2	528	502	25	\$942	1,023	\$964,400	2,209
North York West	36	11	2,268	1,865	371	\$876	1,069	\$936,610	10,863
Not Applicable	880	153	28,872	21,945	5,370	\$729	935	\$681,881	66,377
Scarborough City Centre									2,245
Sheppard Corridor	15	14	4,020	3,265	755	\$1,032	819	\$845,671	7,144
Thornhill	3								.
Toronto East	204	16	2,141	1,791	294	\$965	895	\$863,106	3,097
Toronto West	64	13	2,368	1,664	684	\$1,020	928	\$946,548	12,507
Yonge - St. Clair	111	8	1,292	1,076	189	\$1,405	1,668	\$2,343,763	2,464

The Development Applications data pertains only to the City of Toronto

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