



Greater Toronto Area  
North Toronto

New Homes High Rise Submarket Report  
Data as of September 2019



# North Toronto Submarket Report - September 2019



| North Toronto                                 |           | GTA       |
|-----------------------------------------------|-----------|-----------|
| Active Projects                               | 10        | 349       |
| Total Units                                   | 2,858     | 92,732    |
| Total Sales                                   | 2,083     | 75,071    |
| Rem. Inv.                                     | 689       | 13,715    |
| Avg. \$/SF                                    | \$1,199   | \$1,011   |
| Avg. SF                                       | 770       | 903       |
| Avg. \$                                       | \$923,043 | \$913,157 |
| Current Month Sales (incl. active & sold out) | 59        | 2,107     |

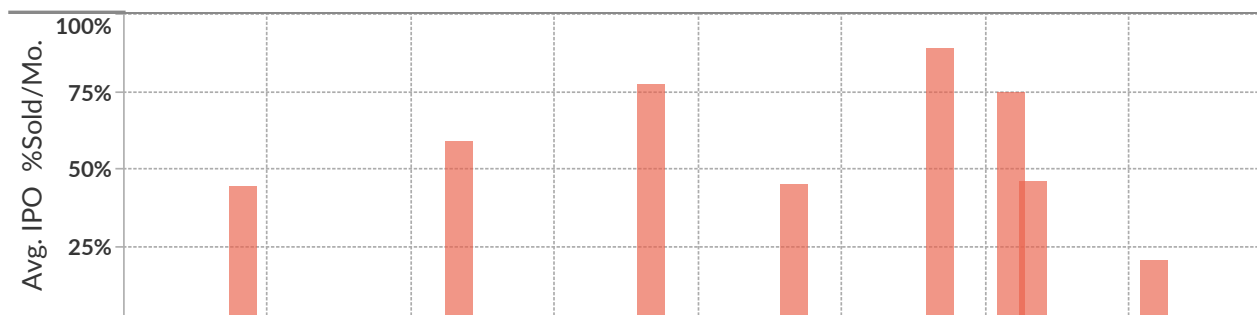
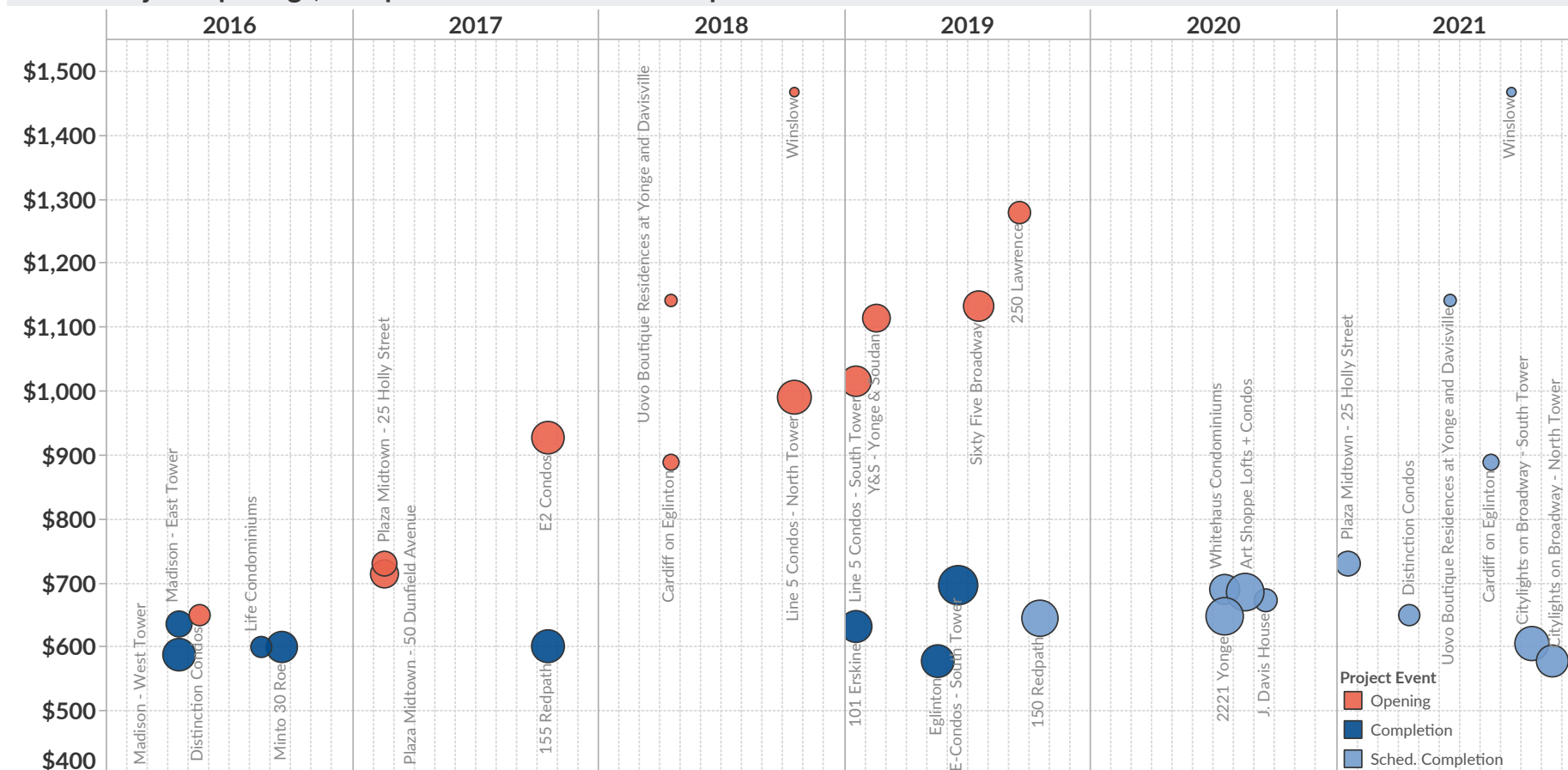
| Development Applications |       |                 |
|--------------------------|-------|-----------------|
| North Toronto            |       | City of Toronto |
| Number of Dev. Apps.     | 28    | 368             |
| Total Units              | 8,590 | 192,605         |
| Min. Floor Space Index   | 0.3   | 0.0             |
| Max. Floor Space Index   | 26.8  | 34.1            |
| Avg. Floor Space Index   | 6.9   | 6.2             |

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

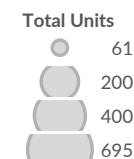


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## Recent Project Openings, Completions & Scheduled Completions



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.



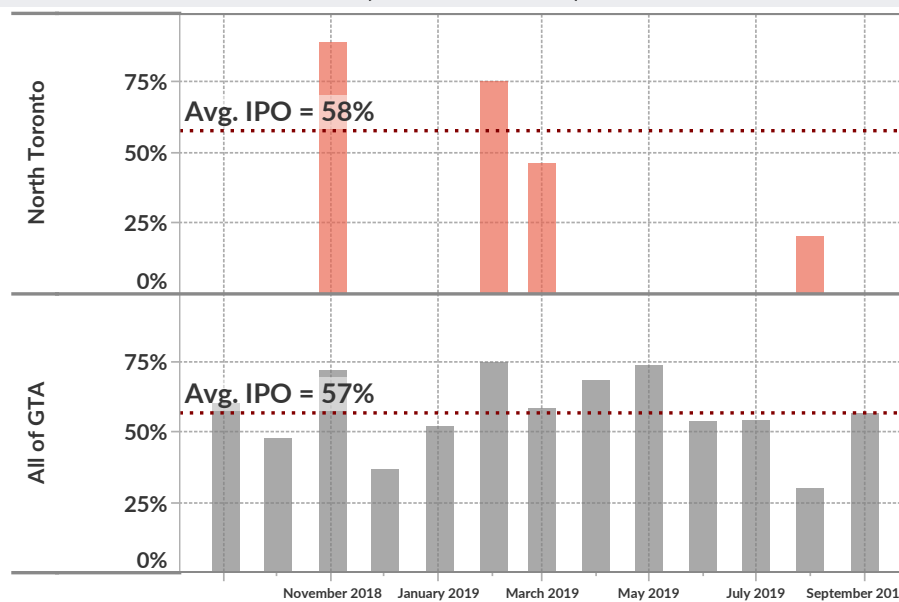
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## Project Data by Unit Type

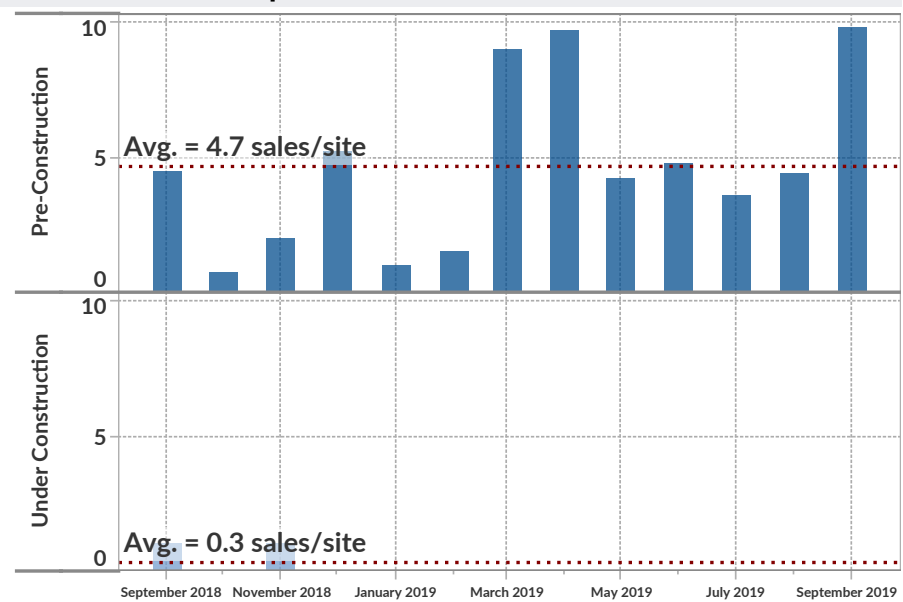
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 142         | 3                   | 116         | 26        |
| 1 Bedroom       | 607         | 13                  | 371         | 236       |
| 1 Bedroom + Den | 747         | 9                   | 636         | 111       |
| 2 Bedroom       | 873         | 10                  | 725         | 148       |
| 2 Bedroom + Den | 70          | 5                   | 16          | 54        |
| 3 Bedroom & Up  | 306         | 17                  | 211         | 95        |
| Penthouse       | 12          | 0                   | 3           | 9         |
| Other           | 15          | 0                   | 5           | 10        |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$1,184    | 397             | 435              | \$459,990        | \$516,900         |
| \$1,167    | 496             | 689              | \$519,990        | \$826,900         |
| \$1,171    | 539             | 781              | \$649,900        | \$822,900         |
| \$1,255    | 675             | 2,677            | \$779,900        | \$5,850,000       |
| \$1,204    | 812             | 1,272            | \$886,990        | \$1,679,900       |
| \$1,173    | 825             | 2,009            | \$939,990        | \$3,278,900       |
| \$1,372    | 711             | 1,163            | \$1,035,990      | \$1,535,990       |
| \$1,145    | 1,046           | 2,223            | \$1,279,900      | \$2,318,000       |

## IPO Launch Performance (first 2 months)

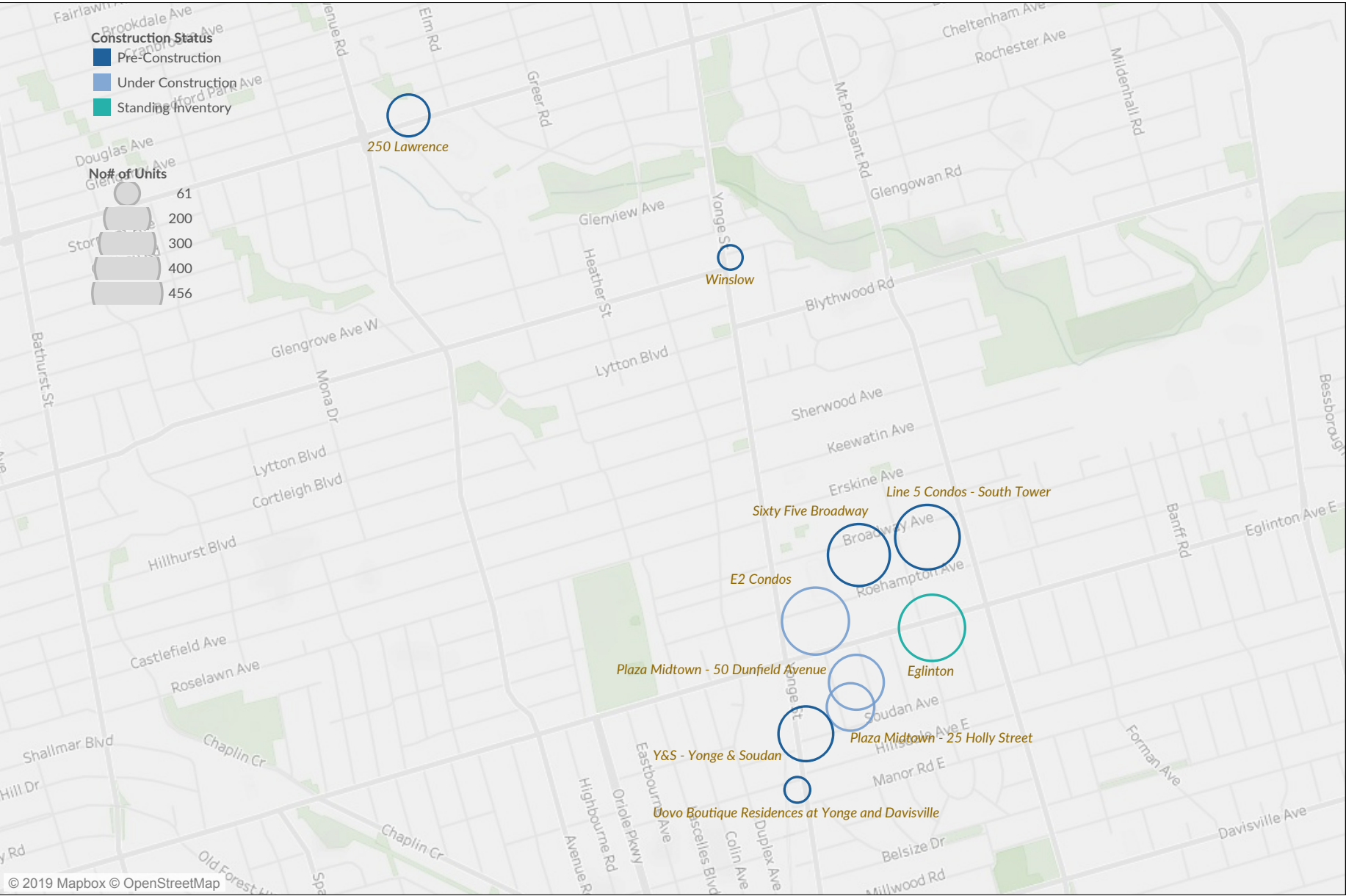


## Post Launch Absorption: North Toronto



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## Current Active Projects



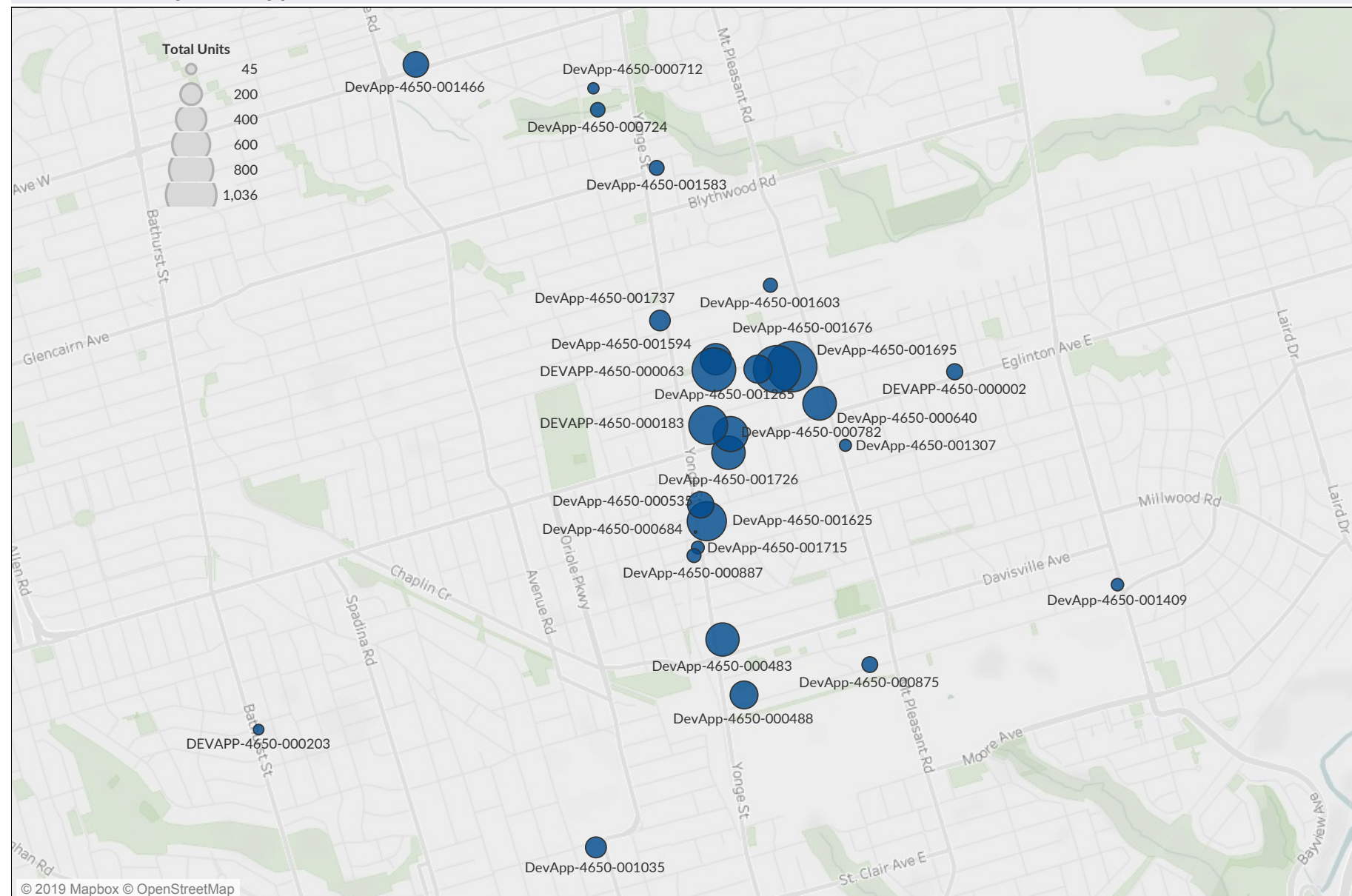
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## Current Active Project List

| Site Name                                                    | Product Type | Month, Year of Occ Date | Current Month Sales | YTD | Rem. Inv. | Total Units | Original \$/SF | Avg. \$/ SF |
|--------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 250 Lawrence - Graywood Developments                         | Apartment    | April 2023              | 0                   | 0   | 178       | 178         | \$1,280        | \$1,198     |
| 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 - South Tower - Reserve Properties and Westd.. | Apartment    | September 2022          | 14                  | 375 | 0         | 423         | \$1,017        | \$1,061     |
| Plaza Midtown - 25 Holly Street - Plaza                      | Apartment    | January 2021            | 0                   | 5   | 47        | 229         | \$731          | \$1,189     |
| Plaza Midtown - 50 Dunfield Avenue - Plaza                   | Apartment    | January 2022            | 0                   | 0   | 60        | 306         | \$715          | \$1,220     |
| Sixty Five Broadway - Times Group Corporation                | Apartment    | November 2023           | 24                  | 99  | 274       | 389         | \$1,134        | \$1,132     |
| Uovo Boutique Residences at Yonge and Davisville - 2114 Yo.. | Apartment    | June 2021               | 6                   | 17  | 18        | 67          | \$1,143        | \$1,145     |
| Winslow - Devron                                             | Apartment    | September 2021          | 2                   | 20  | 14        | 61          | \$1,469        | \$1,827     |
| Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..   | Apartment    | January 2023            | 11                  | 213 | 85        | 304         | \$1,115        | \$1,109     |

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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-4650-000203 | 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-4650-000640 | 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                                           | 19.1              | 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                                            | 5.0               | 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-4650-001726 | 55 Eglinton Avenue East                                      | 26.8              | 455         |
| 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       | 176                 | 16                          | 5,951       | 4,916       | 703       | \$1,918    | 997     | \$1,913,050 | 7,593       |
| 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   | 6,805       |
| Downtown Core           | 85                  | 9                           | 5,445       | 4,041       | 941       | \$1,559    | 652     | \$1,016,661 | 13,414      |
| Downtown East           | 60                  | 17                          | 5,682       | 4,998       | 424       | \$1,011    | 863     | \$872,667   | 17,386      |
| Downtown West           | 225                 | 29                          | 10,443      | 8,981       | 1,144     | \$1,392    | 897     | \$1,248,290 | 18,804      |
| 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   | 8,590       |
| North Yonge Corridor    | 3                   | 6                           | 2,057       | 1,793       | 160       | \$1,022    | 820     | \$838,490   | 3,872       |
| North York East         | 1                   | 2                           | 528         | 502         | 25        | \$942      | 1,023   | \$964,400   | 2,056       |
| North York West         | 36                  | 11                          | 2,268       | 1,865       | 371       | \$876      | 1,069   | \$936,610   | 9,645       |
| Not Applicable          | 880                 | 153                         | 28,872      | 21,945      | 5,370     | \$729      | 935     | \$681,881   | 64,686      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 2,245       |
| Sheppard Corridor       | 15                  | 14                          | 4,020       | 3,265       | 755       | \$1,032    | 819     | \$845,671   | 6,347       |
| Thornhill               | 3                   |                             |             |             |           |            |         |             | .           |
| Toronto East            | 204                 | 16                          | 2,141       | 1,791       | 294       | \$965      | 895     | \$863,106   | 2,460       |
| Toronto West            | 64                  | 13                          | 2,368       | 1,664       | 684       | \$1,020    | 928     | \$946,548   | 12,077      |
| Yonge - St. Clair       | 111                 | 8                           | 1,292       | 1,076       | 189       | \$1,405    | 1,668   | \$2,343,763 | 2,190       |

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