



Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of October 2019



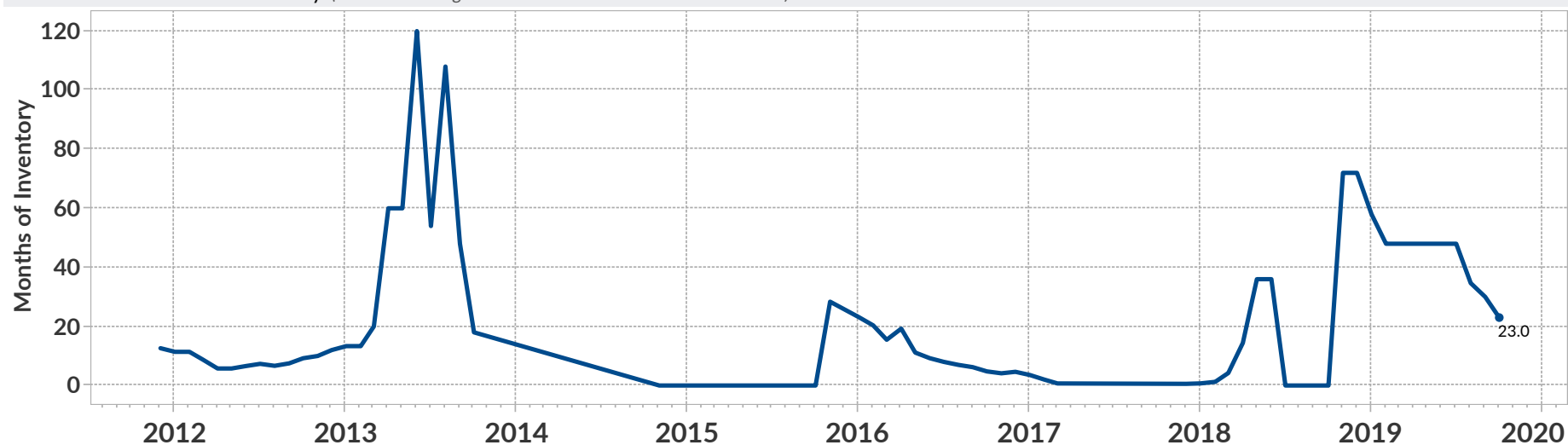
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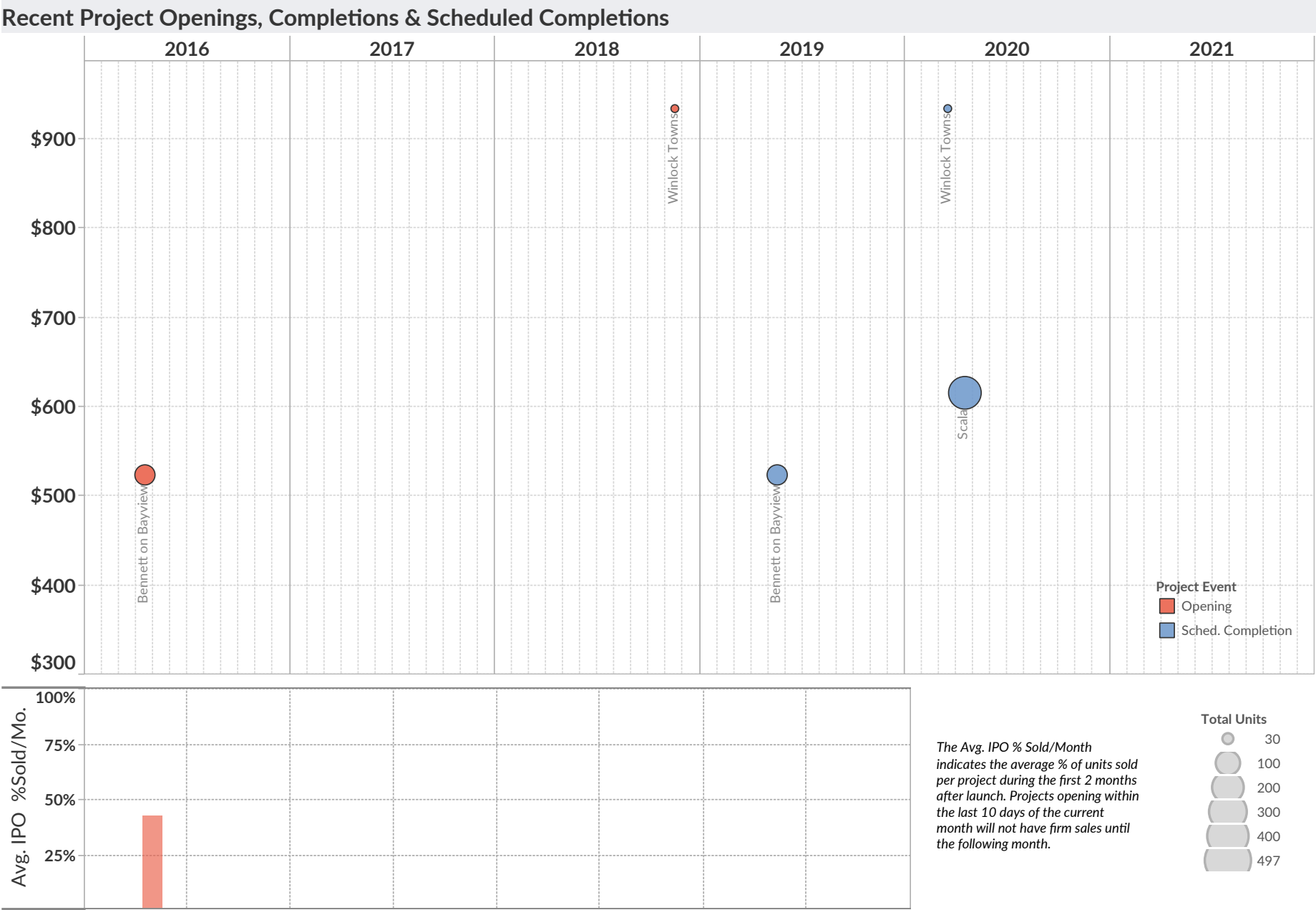
North York East			GTA	
Active Projects	2		362	
Total Units	528		94,645	
Total Sales	504		76,566	
Rem. Inv.	23		3,384	
			14,323	
Avg. \$/SF	\$941		\$992	
Avg. SF	1,022		907	
Avg. \$	\$961,965		\$900,552	
Current Month Sales (incl. active & sold out)		2	3,424	

Development Applications			
North York East		City of Toronto	
Number of Dev. Apps.	3	387	
Total Units	2,056	211,227	
Min. Floor Space Index	1.1	0.1	
Max. Floor Space Index	5.0	44.5	
Avg. Floor Space Index	3.0	6.2	

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



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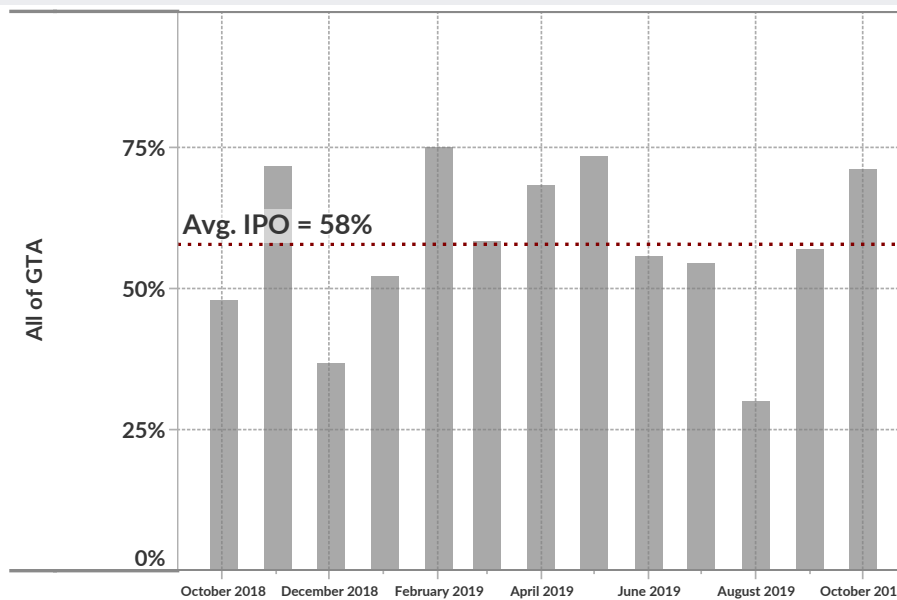
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Project Data by Unit Type

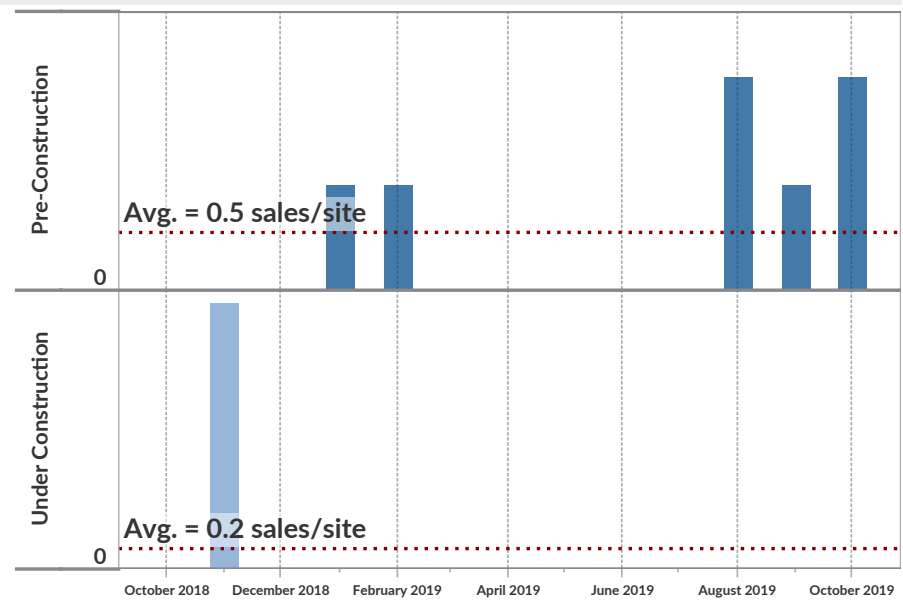
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	45		45	0
1 Bedroom + Den	164	0	164	0
2 Bedroom	138	1	124	14
2 Bedroom + Den	110	1	101	9
3 Bedroom & Up	14		14	0
Penthouse	40		40	0
Other				

*				
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)

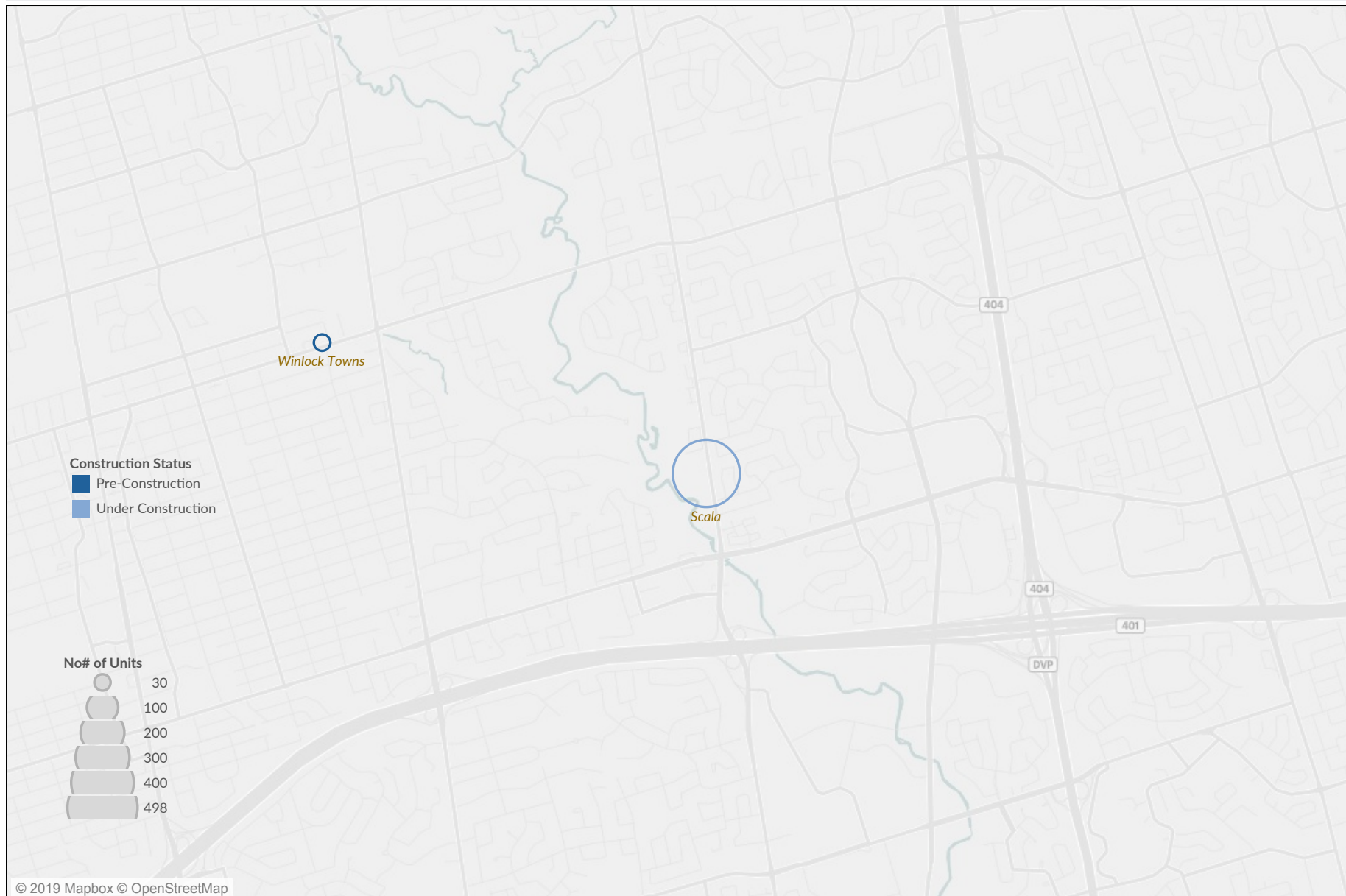


Post Launch Absorption: North York East



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Current Active Projects



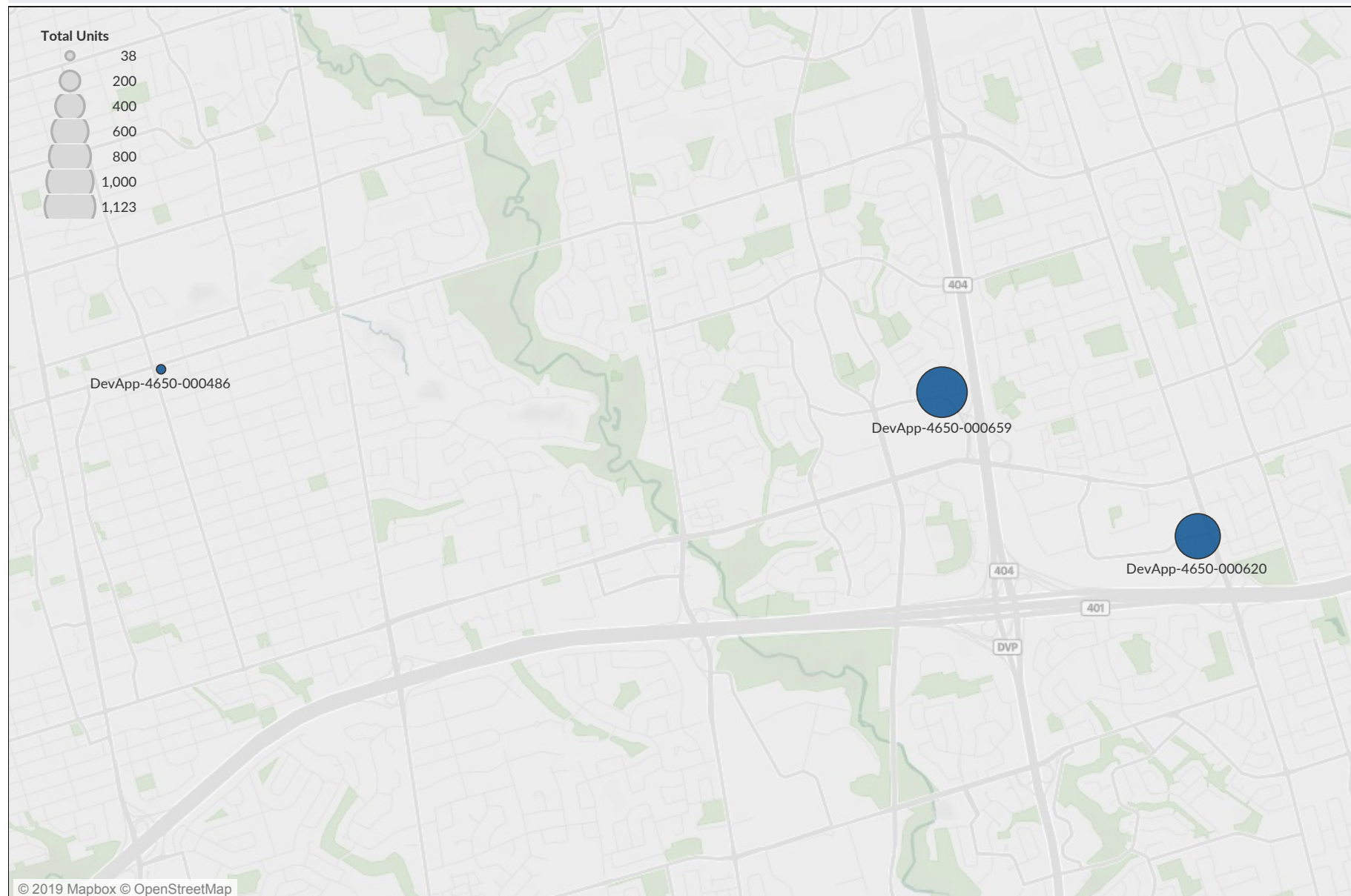
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Current Active Project List

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	2	7	23	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-4650-000486	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	 317	 14	 5,086	 4,396	 395	 \$2,140	 1,272	 \$2,721,039	 9,129
Central Waterfront	 26	 12	 5,883	 5,193	 597	 \$1,403	 980	 \$1,374,783	 18,503
Don Mills - York Mills	 26	 11	 3,306	 2,778	 395	 \$953	 1,050	 \$1,000,417	 7,441
Downtown Core	 143	 9	 5,148	 4,183	 790	 \$1,537	 657	 \$1,010,315	 15,193
Downtown East	 73	 17	 5,706	 5,062	 411	 \$1,010	 863	 \$871,618	 18,202
Downtown West	 125	 30	 10,173	 8,643	 1,188	 \$1,402	 903	 \$1,266,200	 19,055
Etobicoke Waterfront	 0	 4	 2,121	 1,898	 85	 \$1,156	 818	 \$945,135	 10,287
Highway7 - Yonge	 66	 8	 1,715	 1,187	 455	 \$673	 1,083	 \$728,525	 0
Mississauga City Centre	 365	 12	 6,548	 5,999	 495	 \$813	 882	 \$717,233	 0
North Toronto	 85	 9	 2,413	 1,711	 607	 \$1,197	 780	 \$934,309	 9,773
North Yonge Corridor	 12	 6	 2,057	 1,807	 146	 \$1,028	 826	 \$848,881	 4,393
North York East	 2	 2	 528	 504	 23	 \$941	 1,022	 \$961,965	 2,056
North York West	 353	 12	 2,697	 2,216	 342	 \$879	 1,084	 \$952,932	 9,738
Not Applicable	 1,280	 162	 30,626	 22,549	 6,296	 \$741	 907	 \$672,811	 66,556
Scarborough City Centre									 2,245
Sheppard Corridor	 23	 14	 4,020	 3,278	 742	 \$1,067	 819	 \$874,136	 8,352
Thornhill	 401	 2	 736	 401	 335	 \$826	 797	 \$658,314	 0
Toronto East	 26	 16	 2,141	 1,817	 268	 \$969	 912	 \$883,298	 2,031
Toronto West	 70	 14	 2,444	 1,719	 705	 \$1,031	 934	 \$962,665	 12,992
Yonge - St. Clair	 31	 8	 1,297	 1,225	 48	 \$1,370	 1,355	 \$1,855,441	 2,190

The Development Applications data pertains only to the City of Toronto

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