



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of October 2019



North Toronto Submarket Report - October 2019



North Toronto		GTA
Active Projects	9	362
Total Units	2,413	94,645
Total Sales	1,711	76,566
Rem. Inv.	607	14,323
Avg. \$/SF	\$1,197	\$992
Avg. SF	780	907
Avg. \$	\$934,309	\$900,552
Current Month Sales (incl. active & sold out)	85	3,424

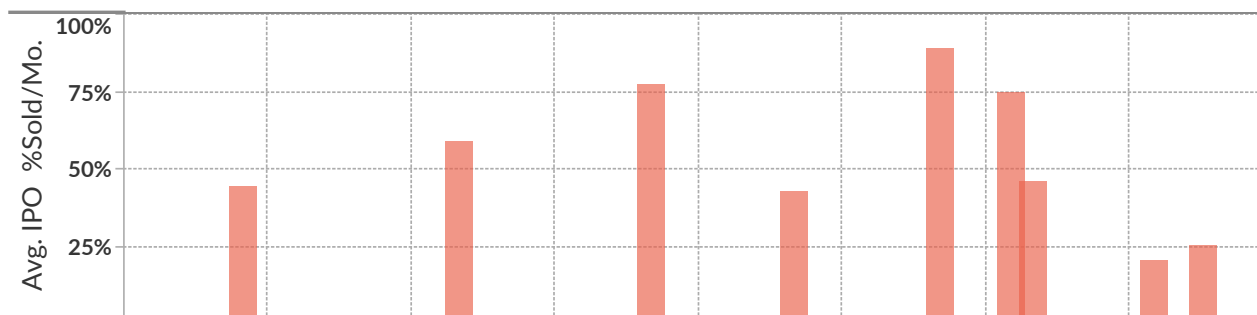
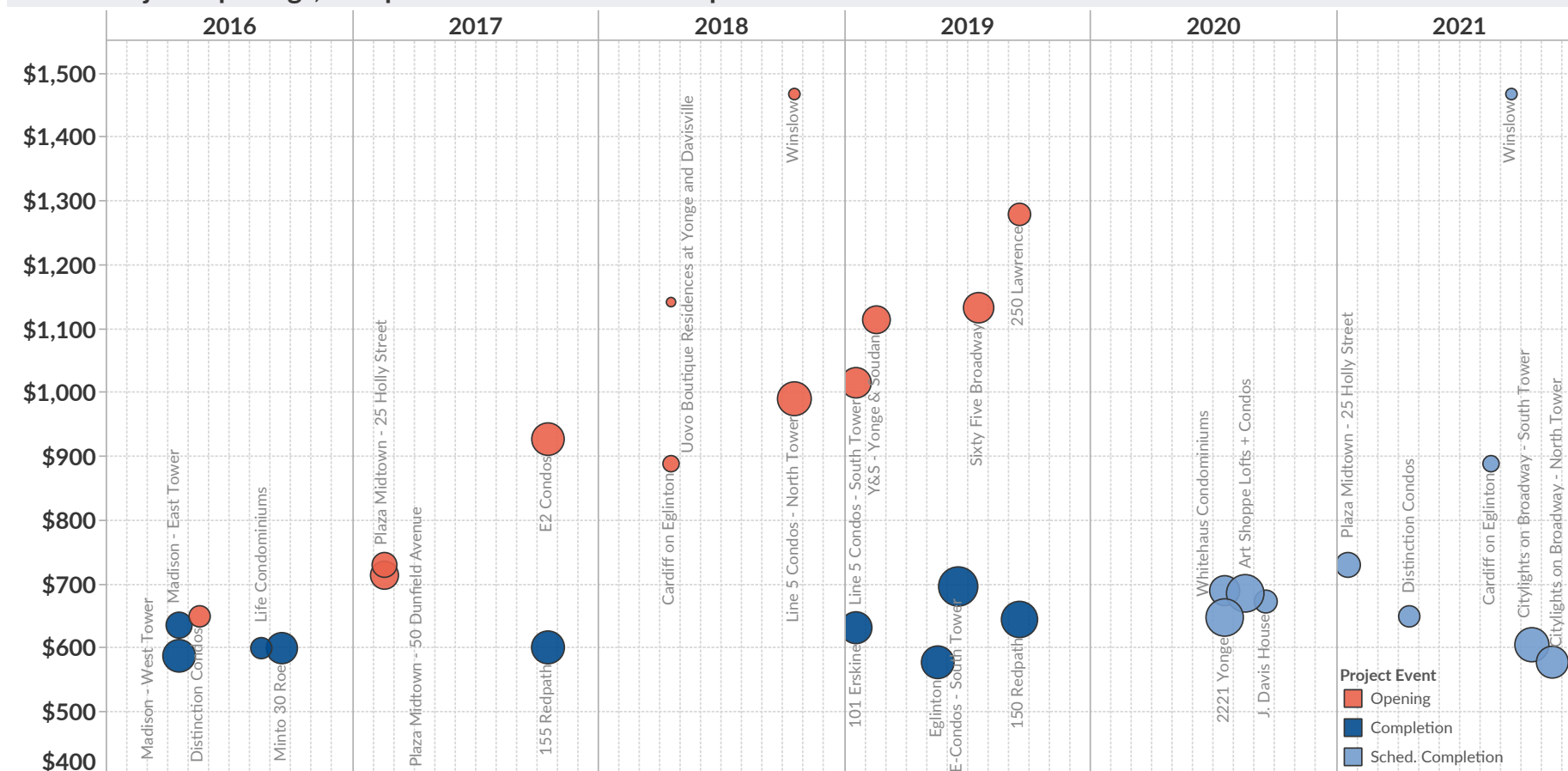
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	30	387
Total Units	9,773	211,227
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	26.8	44.5
Avg. Floor Space Index	6.9	6.2

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

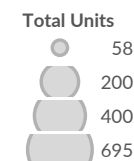


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Recent Project Openings, Completions & Scheduled Completions



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.



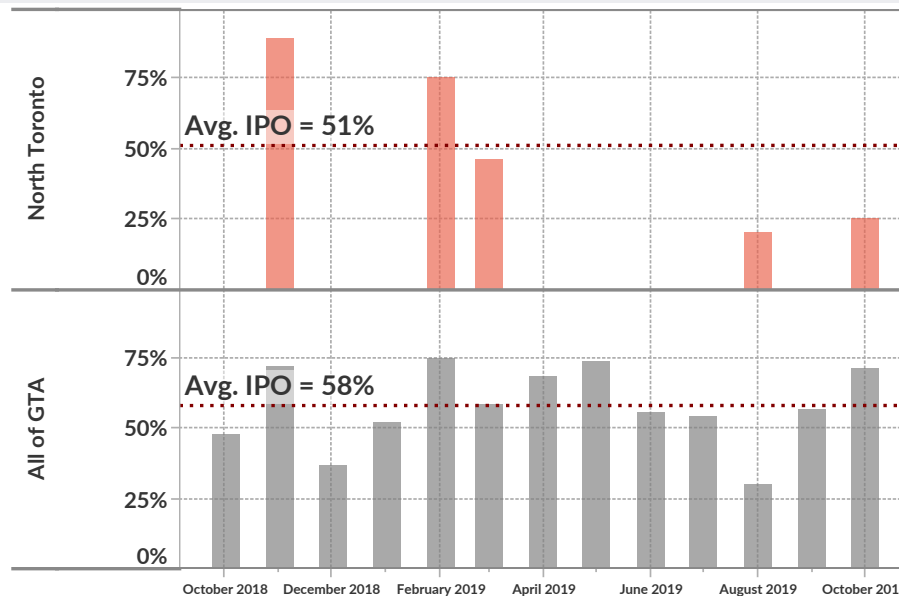
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Project Data by Unit Type

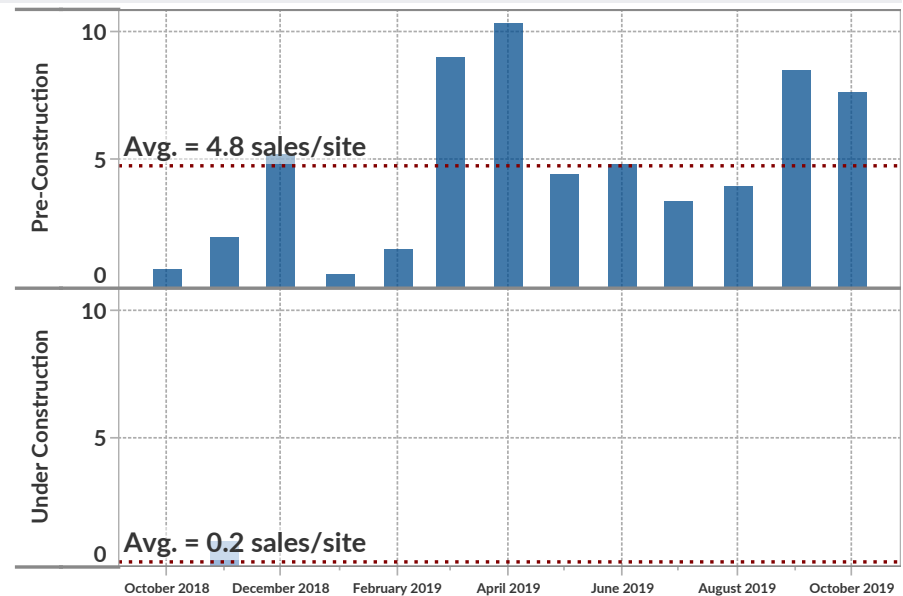
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	87	8	69	18
1 Bedroom	513	18	295	218
1 Bedroom + Den	508	24	421	87
2 Bedroom	805	19	677	128
2 Bedroom + Den	69	12	25	44
3 Bedroom & Up	309	2	216	93
Penthouse	12	0	3	9
Other	15	0	5	10

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,204	397	435	\$459,990	\$516,900
\$1,153	496	689	\$519,990	\$826,900
\$1,172	539	781	\$649,900	\$822,900
\$1,269	675	2,677	\$779,900	\$5,850,000
\$1,188	812	1,272	\$886,990	\$1,679,900
\$1,175	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)

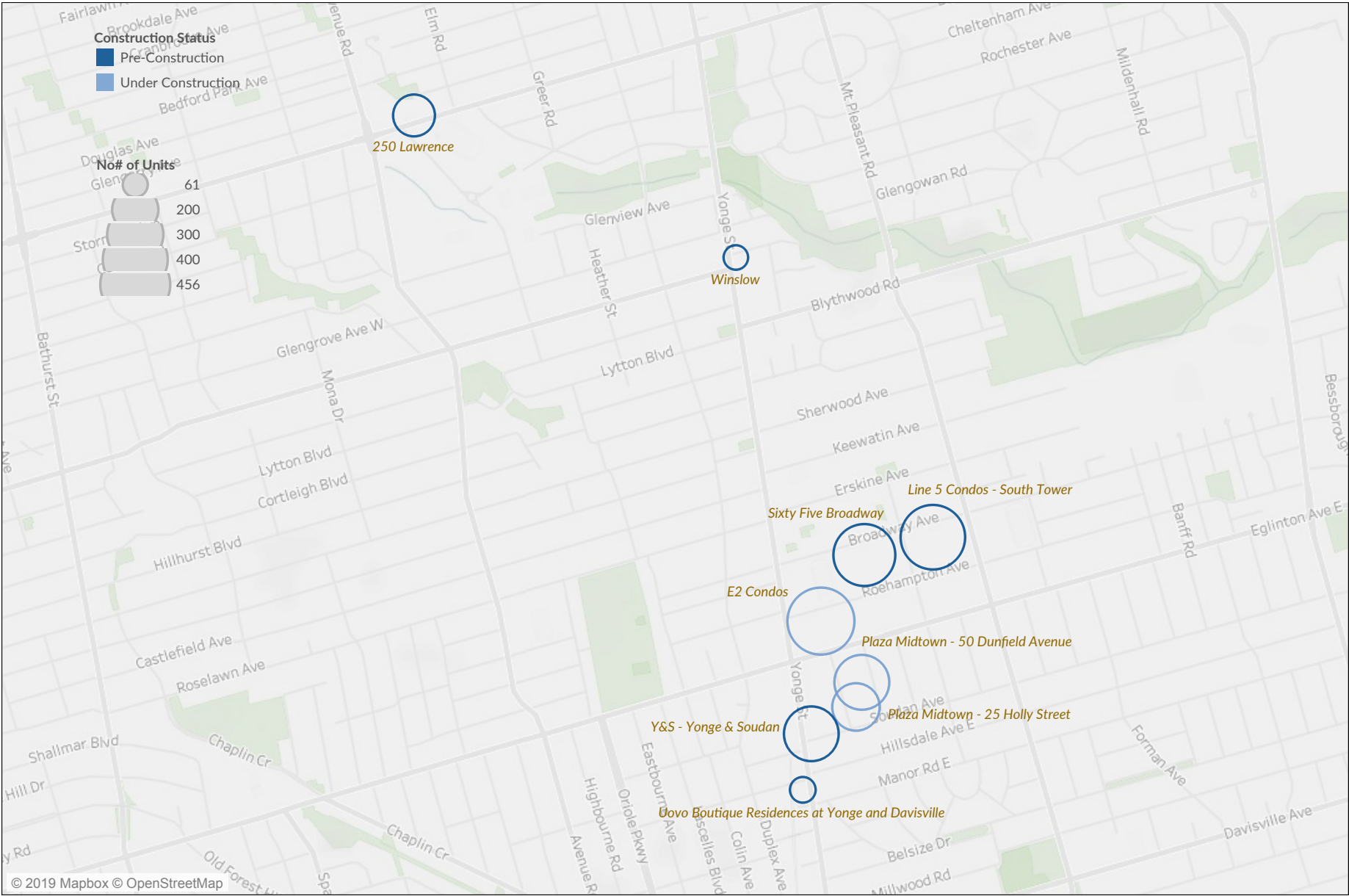


Post Launch Absorption: North Toronto



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Current Active Projects



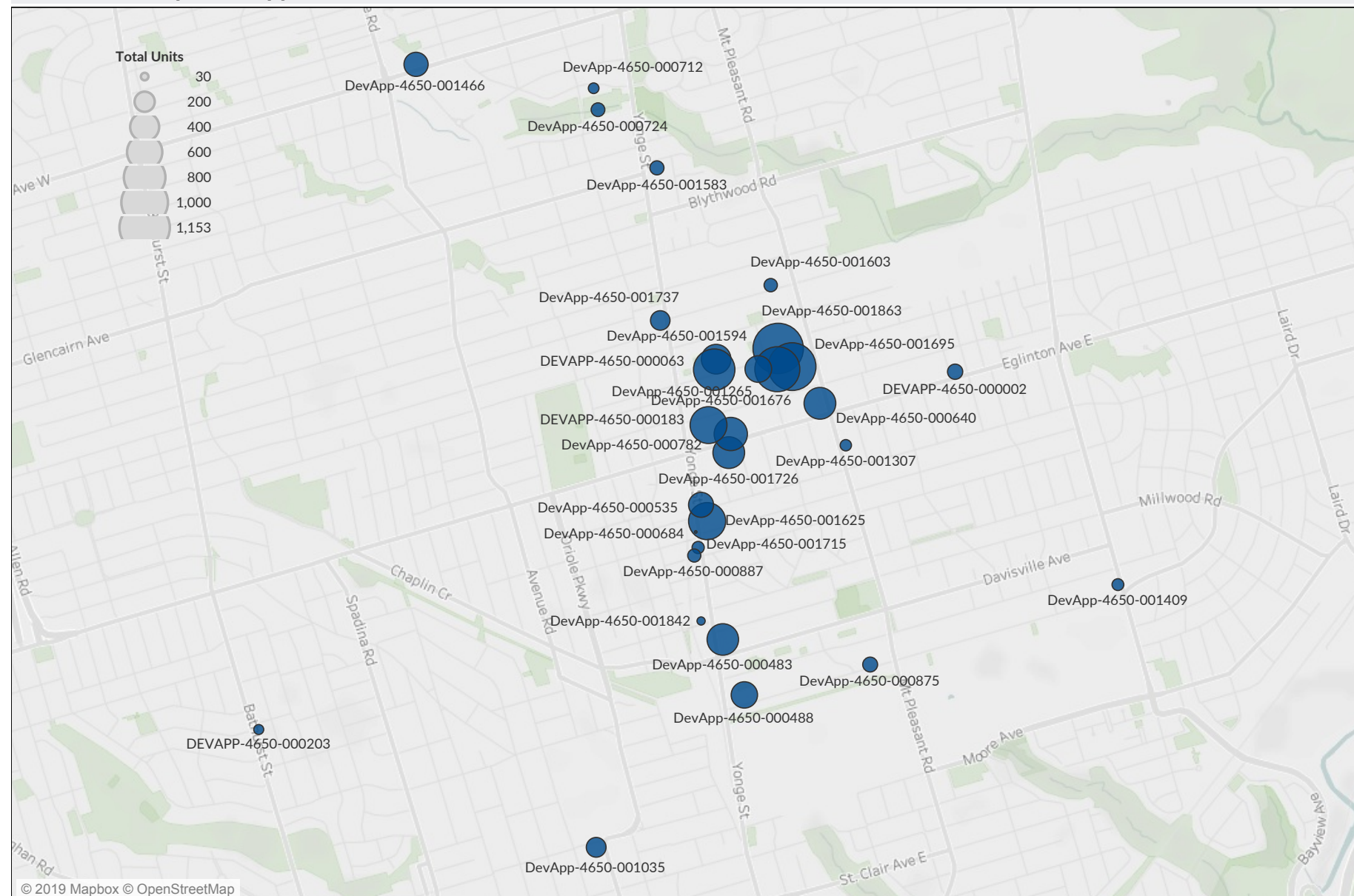
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Current Active Project List

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	45	45	133	178	\$1,280	\$1,203
E2 Condos - Metropia and Capital Developments	Apartment	February 2022	0	0	11	456	\$928	\$1,293
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	September 2022	0	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	12	109	264	389	\$1,134	\$1,124
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	January 2022	2	13	17	67	\$1,143	\$1,192
Winslow - Devron	Apartment	September 2021	1	21	13	61	\$1,469	\$1,827
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January 2023	23	236	62	304	\$1,115	\$1,098

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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
DevApp-4650-001842	24 Imperial Street	4.8	30
DevApp-4650-001863	100 Broadway Avenue	9.1	1,153

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	.
Mississauga City Centre	365	12	6,548	5,999	495	\$813	882	\$717,233	.
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	.
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

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