



Greater Toronto Area  
North York East

New Homes High Rise Submarket Report  
Data as of December 2019



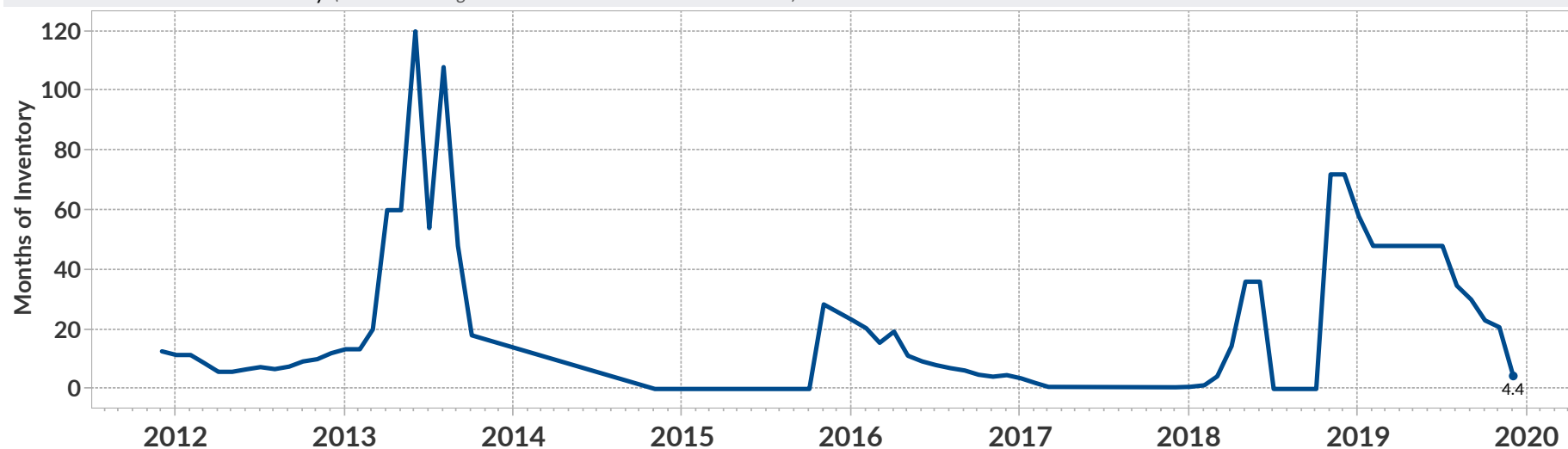
# North York East Submarket Report - December 2019



| North York East                               |           |  | GTA       |
|-----------------------------------------------|-----------|--|-----------|
| Active Projects                               | 2         |  | 355       |
| Total Units                                   | 528       |  | 93,377    |
| Total Sales                                   | 519       |  | 77,895    |
| Rem. Inv.                                     | 8         |  | 1,709     |
|                                               |           |  | 12,280    |
| Avg. \$/SF                                    | \$965     |  | \$1,055   |
| Avg. SF                                       | 986       |  | 930       |
| Avg. \$                                       | \$951,150 |  | \$980,872 |
| Current Month Sales (incl. active & sold out) |           |  | 11        |
|                                               |           |  | 1,871     |

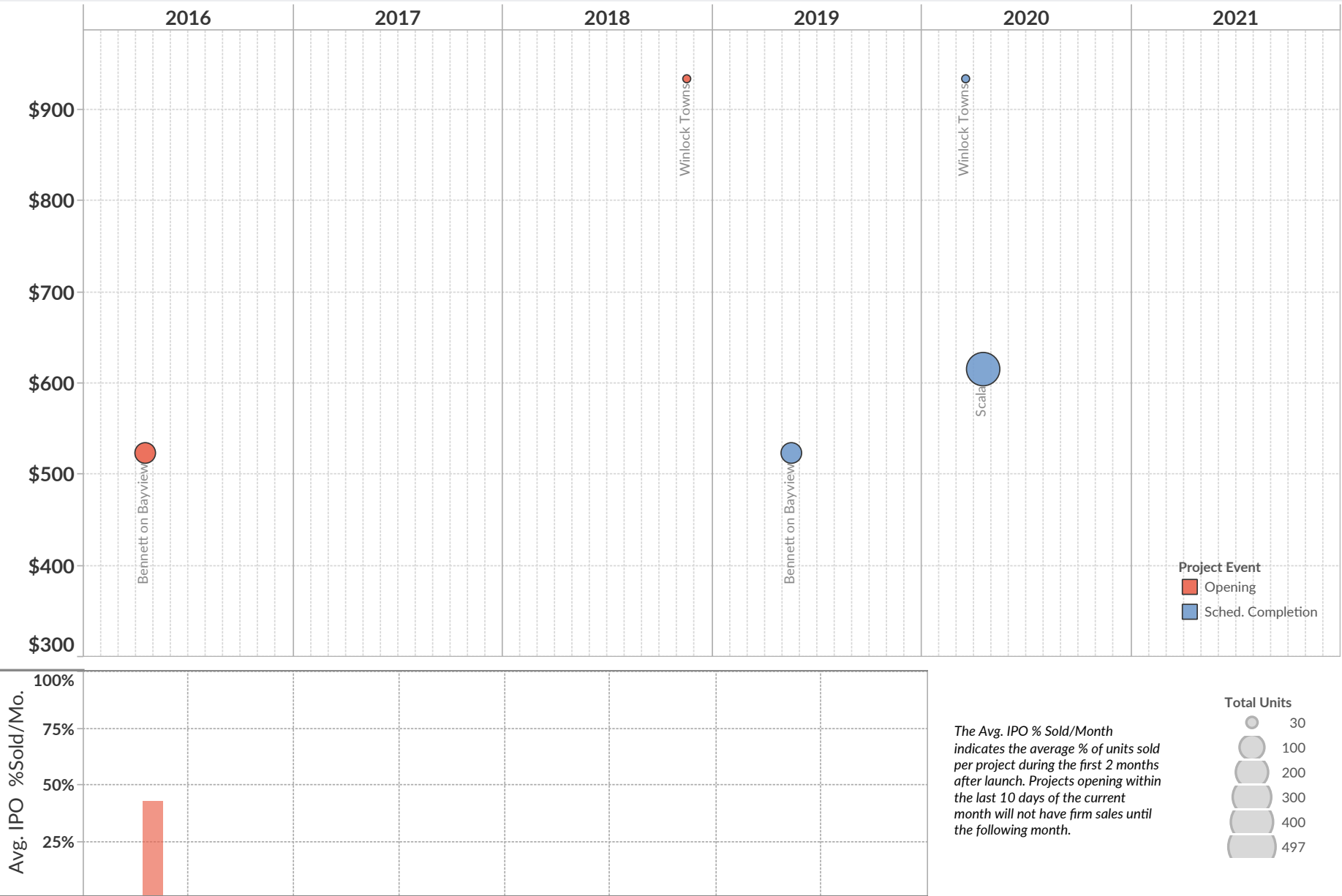
| Development Applications |       |                 |
|--------------------------|-------|-----------------|
| North York East          |       | City of Toronto |
| Number of Dev. Apps.     | 3     | 375             |
| Total Units              | 2,056 | 202,805         |
| Min. Floor Space Index   | 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)



# North York East Submarket Report - December 2019

## Recent Project Openings, Completions & Scheduled Completions



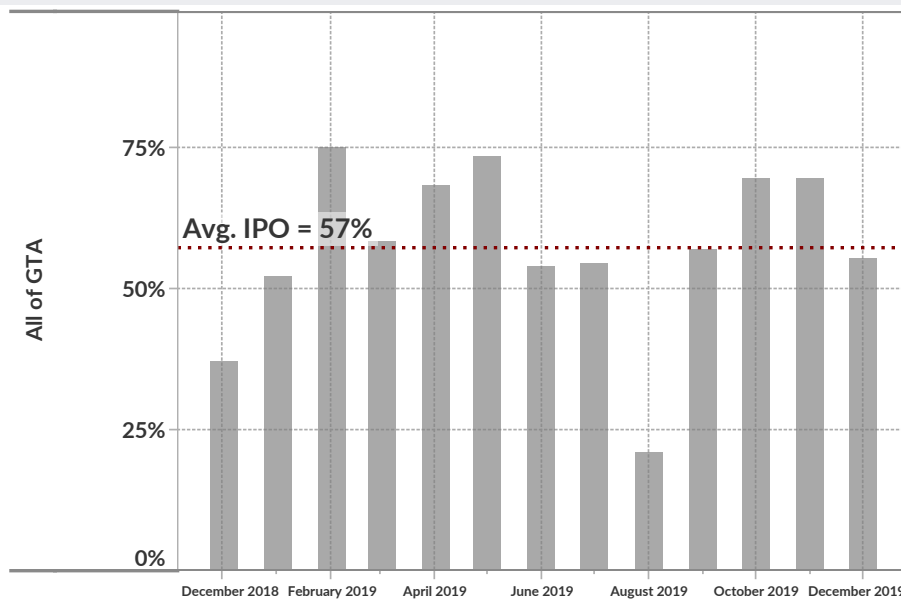
# North York East Submarket Report - December 2019

## Project Data by Unit Type

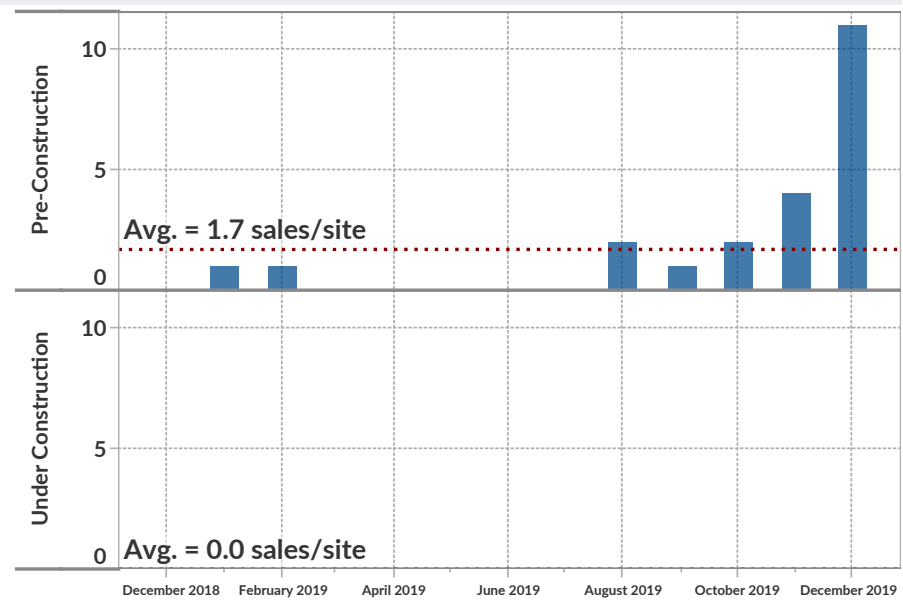
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 16          |                     | 16          | 0         |
| 1 Bedroom       | 45          |                     | 45          | 0         |
| 1 Bedroom + Den | 164         | 0                   | 164         | 0         |
| 2 Bedroom       | 138         | 7                   | 134         | 4         |
| 2 Bedroom + Den | 110         | 4                   | 106         | 4         |
| 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) |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |
| \$911      | 845             | 845              | \$769,900        | \$769,900         |
| \$1,006    | 1,090           | 1,162            | \$1,039,900      | \$1,224,900       |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |

## IPO Launch Performance (first 2 months)

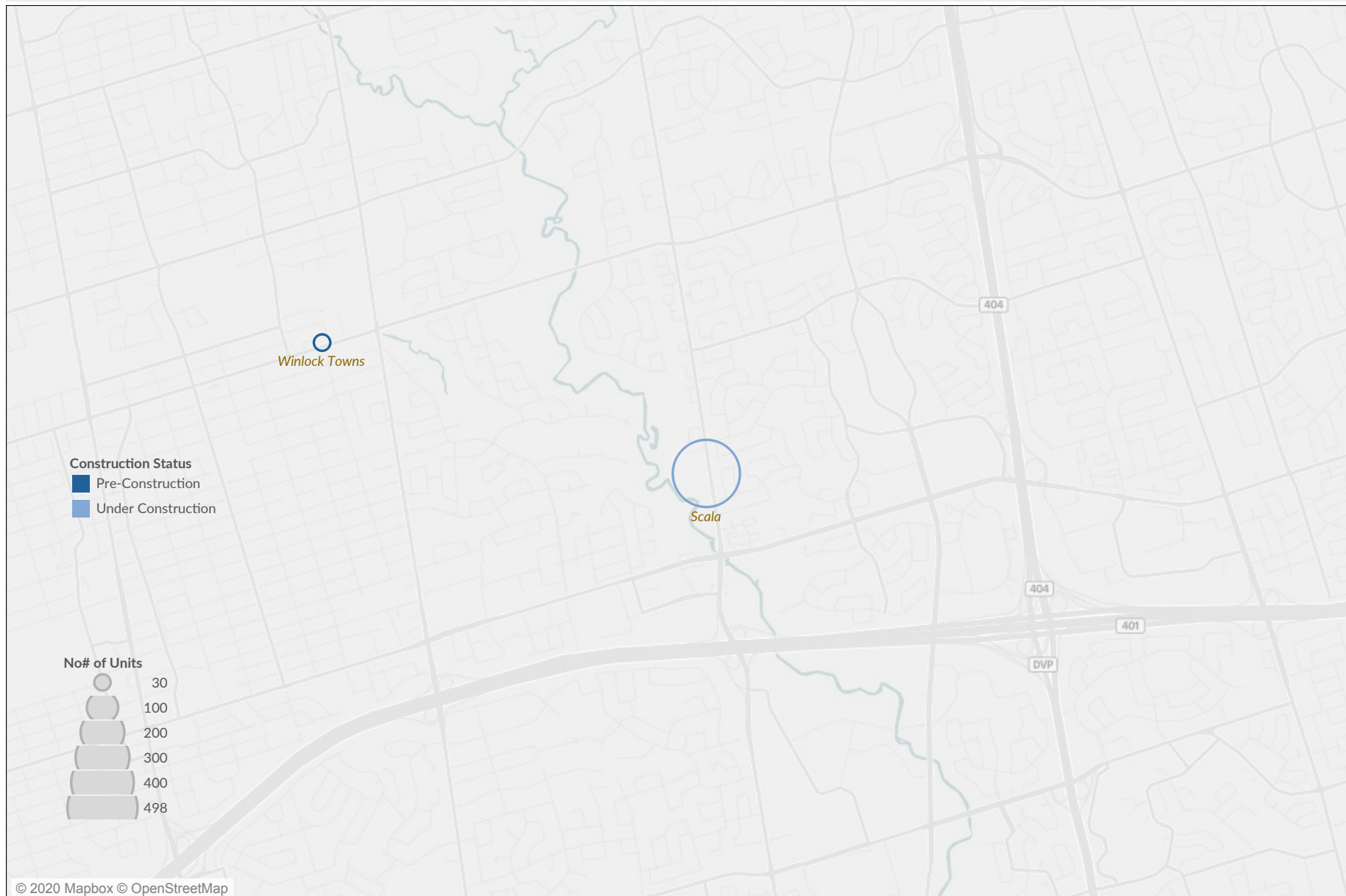


## Post Launch Absorption: North York East



# North York East Submarket Report - December 2019

## Current Active Projects



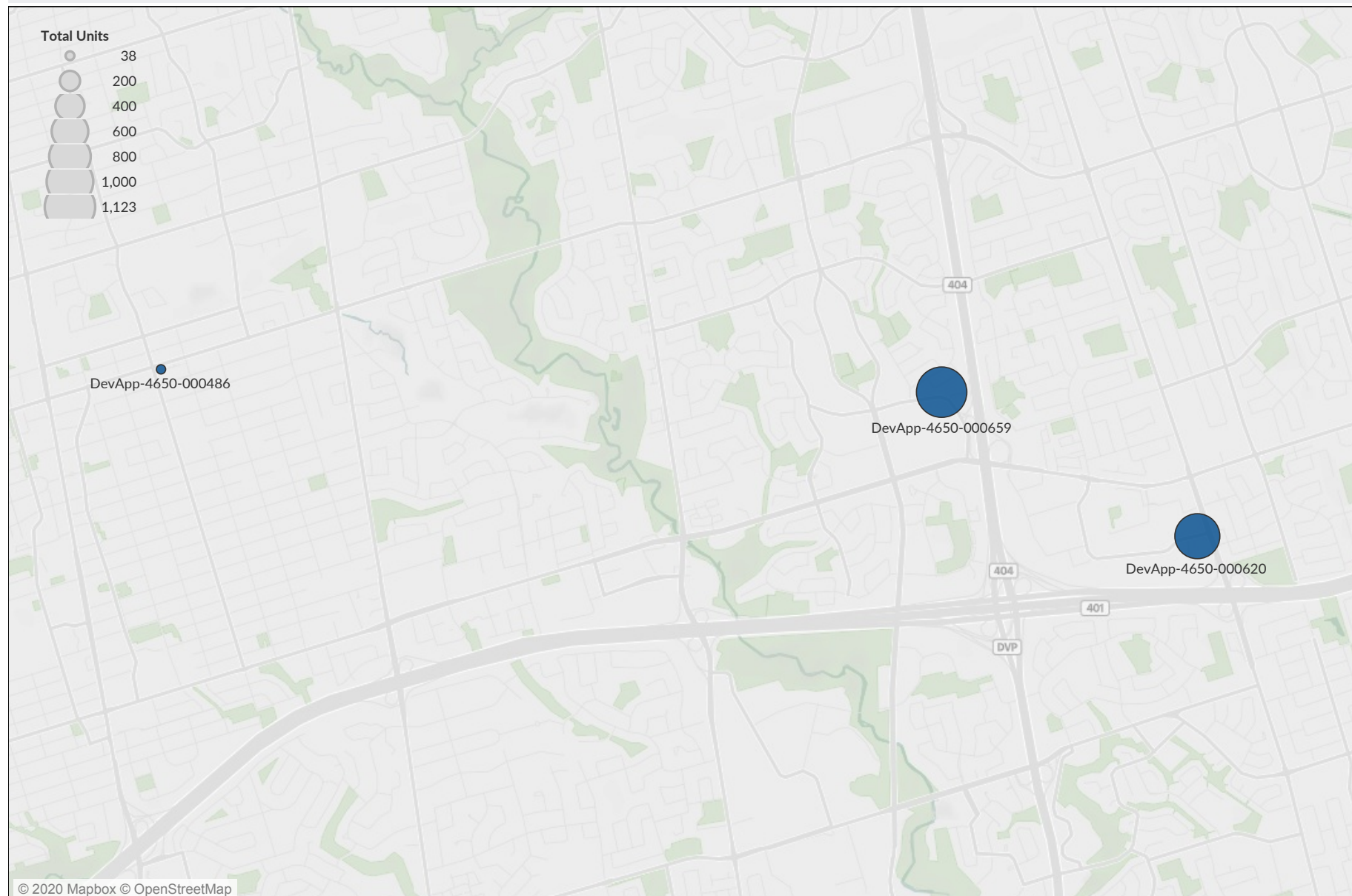
# North York East Submarket Report - December 2019

## 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           | 11                  | 22  | 8         | 30          | \$935          | \$945                          |

# North York East Submarket Report - December 2019

## Current Development Applications



## North York East Submarket Report - December 2019

### 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.

# North York East Submarket Report - December 2019

| 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       | • 5                 | • 15                        | • 5,704     | • 5,061     | • 348     | • \$2,111  | • 1,285 | • \$2,712,126 | • 8,068     |
| Central Waterfront      | • 222               | • 13                        | • 6,642     | • 5,448     | • 1,182   | • \$1,418  | • 912   | • \$1,292,723 | • 17,952    |
| Don Mills - York Mills  | • 17                | • 11                        | • 3,289     | • 2,837     | • 379     | • \$945    | • 1,080 | • \$1,020,388 | • 7,471     |
| Downtown Core           | • 39                | • 8                         | • 4,457     | • 3,592     | • 681     | • \$1,543  | • 668   | • \$1,031,118 | • 15,031    |
| Downtown East           | • 184               | • 19                        | • 6,513     | • 5,624     | • 691     | • \$1,186  | • 791   | • \$937,883   | • 13,408    |
| Downtown West           | • 127               | • 30                        | • 10,279    | • 8,815     | • 1,137   | • \$1,403  | • 872   | • \$1,223,880 | • 17,553    |
| Etobicoke Waterfront    | • 12                | • 4                         | • 2,126     | • 1,927     | • 66      | • \$1,158  | • 862   | • \$998,967   | • 7,446     |
| Highway7 - Yonge        | • 70                | • 8                         | • 1,862     | • 1,365     | • 282     | • \$652    | • 1,164 | • \$758,821   | •           |
| Mississauga City Centre | • 66                | • 11                        | • 6,227     | • 5,764     | • 397     | • \$798    | • 917   | • \$731,659   | •           |
| North Toronto           | • 21                | • 9                         | • 2,396     | • 1,892     | • 434     | • \$1,214  | • 821   | • \$996,561   | • 8,137     |
| North Yonge Corridor    | • 1                 | • 5                         | • 1,692     | • 1,367     | • 106     | • \$1,105  | • 775   | • \$855,995   | • 5,372     |
| North York East         | • 11                | • 2                         | • 528       | • 519       | • 8       | • \$965    | • 986   | • \$951,150   | • 2,056     |
| North York West         | • 17                | • 9                         | • 1,812     | • 1,525     | • 262     | • \$901    | • 1,147 | • \$1,033,818 | • 9,050     |
| Not Applicable          | • 959               | • 159                       | • 29,797    | • 24,092    | • 4,491   | • \$755    | • 962   | • \$726,568   | • 67,193    |
| Scarborough City Centre |                     |                             |             |             |           |            |         |               | • 2,245     |
| Sheppard Corridor       | • 9                 | • 14                        | • 4,020     | • 3,338     | • 677     | • \$1,080  | • 830   | • \$896,967   | • 8,157     |
| Thornhill               | • 21                | • 2                         | • 736       | • 574       | • 162     | • \$822    | • 739   | • \$607,524   | •           |
| Toronto East            | • 39                | • 12                        | • 1,395     | • 1,154     | • 191     | • \$1,011  | • 915   | • \$924,465   | • 3,735     |
| Toronto West            | • 34                | • 16                        | • 2,924     | • 2,141     | • 679     | • \$1,068  | • 919   | • \$981,074   | • 13,238    |
| Yonge - St. Clair       | • 17                | • 8                         | • 978       | • 860       | • 107     | • \$1,474  | • 1,700 | • \$2,506,240 | • 2,383     |

The Development Applications data pertains only to the City of Toronto

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