



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of January 2020



North Toronto Submarket Report - January 2020

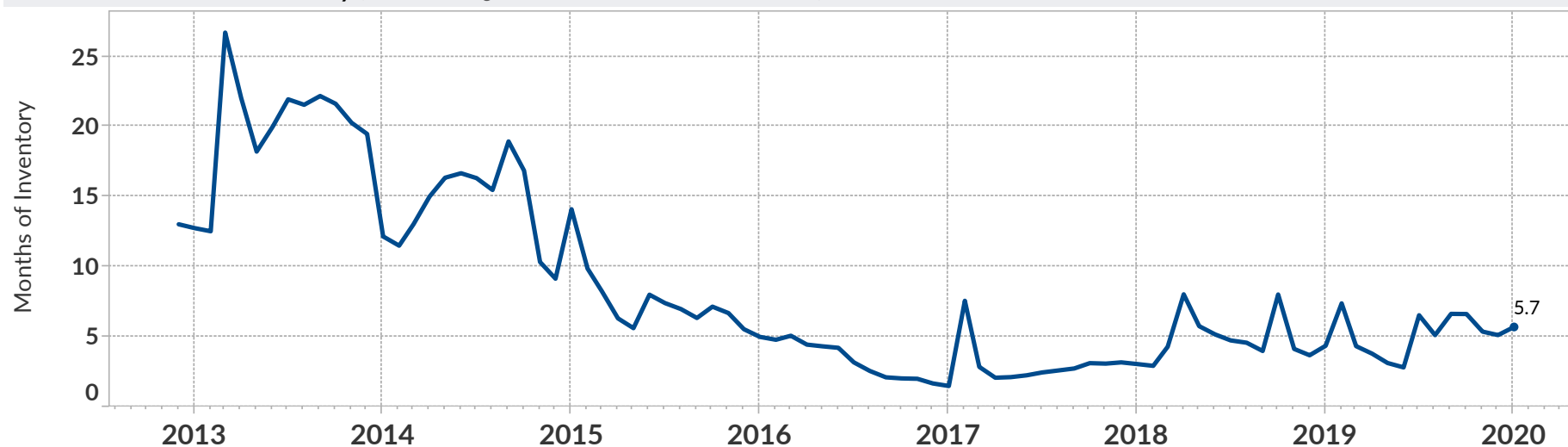


North Toronto			GTA	
Active Projects	9		348	
Total Units	2,396		92,351	
Total Sales	1,939		77,567	
Rem. Inv.	387		11,632	
Avg. \$/SF	\$1,238		\$1,058	
Avg. SF	835		944	
Avg. \$	\$1,033,352		\$998,477	
Current Month Sales (incl. active & sold out)		47	1,100	

Development Applications

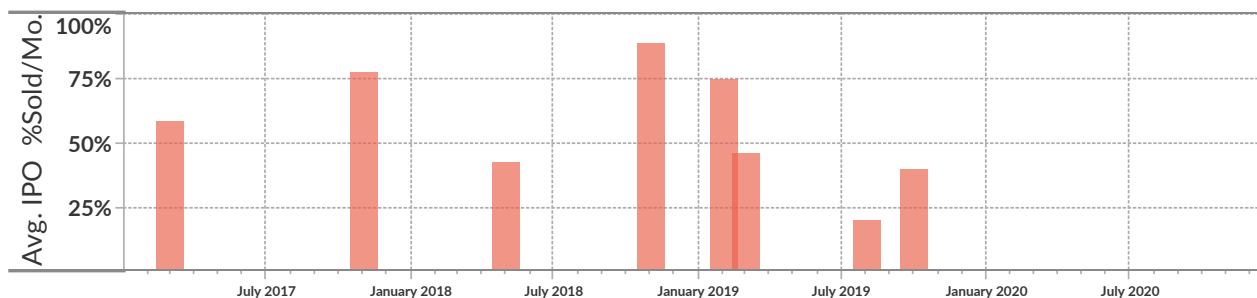
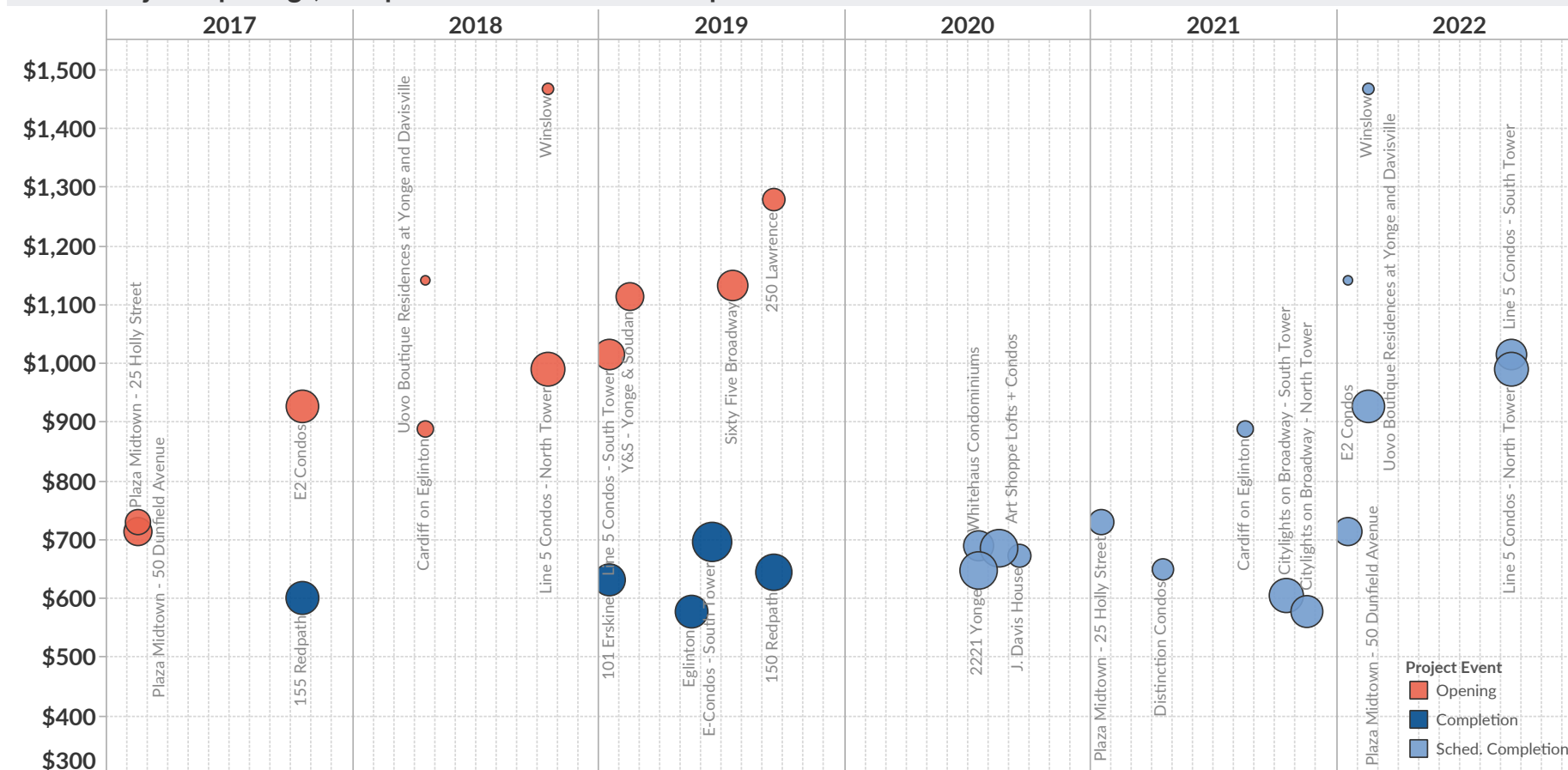
North Toronto			City of Toronto	
Number of Dev. Apps.	26		382	
Total Units	7,793		209,320	
Min. Floor Space Index	0.3		0.1	
Max. Floor Space Index	26.8		44.5	
Avg. Floor Space Index	6.4		6.3	

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

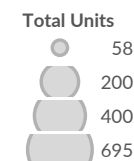


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Recent Project Openings, Completions & Scheduled Completions



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.



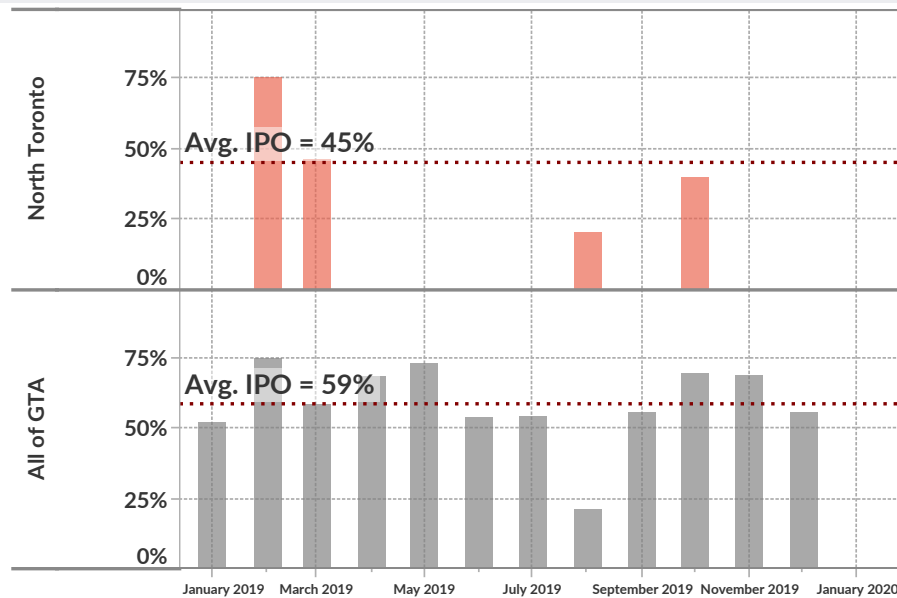
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Project Data by Unit Type

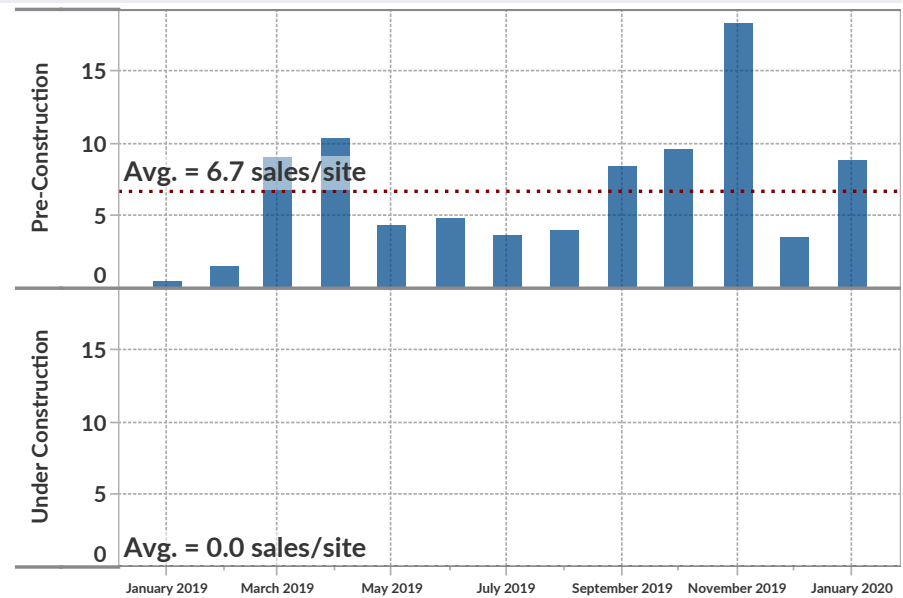
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	87	1	86	1
1 Bedroom	515	22	384	131
1 Bedroom + Den	508	3	458	50
2 Bedroom	818	8	722	96
2 Bedroom + Den	69	3	49	20
3 Bedroom & Up	297	5	225	72
Penthouse	12	0	3	9
Other	20	5	12	8

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,278	435	435	\$555,900	\$555,900
\$1,161	496	745	\$609,900	\$836,900
\$1,197	539	781	\$649,900	\$869,900
\$1,378	675	2,677	\$783,900	\$5,850,000
\$1,152	812	1,272	\$980,900	\$1,679,900
\$1,208	825	2,009	\$966,000	\$3,278,900
\$1,493	711	1,163	\$1,135,990	\$1,660,990
\$975	1,046	2,223	\$1,184,000	\$2,318,000

IPO Launch Performance (first 2 months)

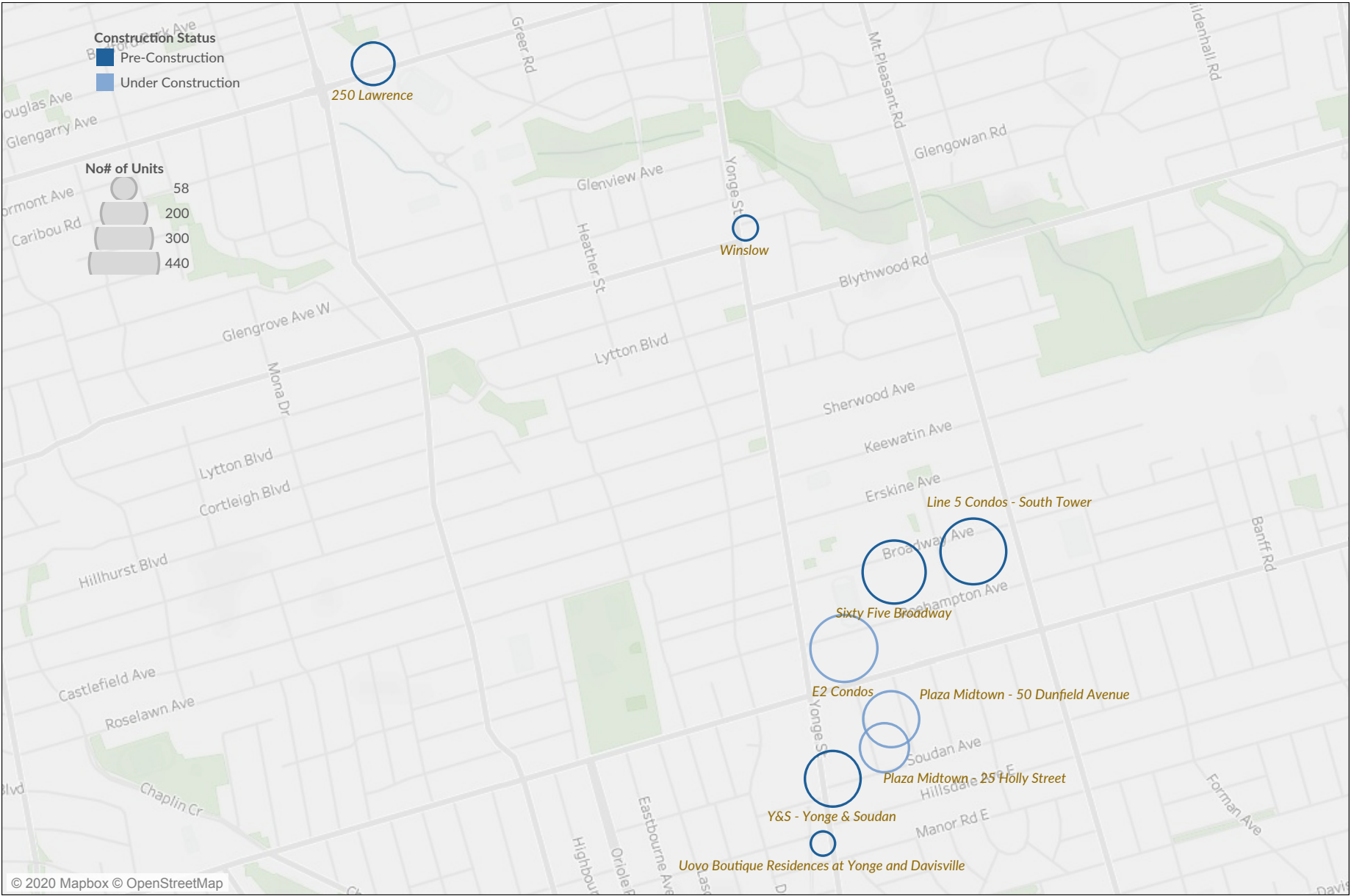


Post Launch Absorption: North Toronto



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Current Active Projects



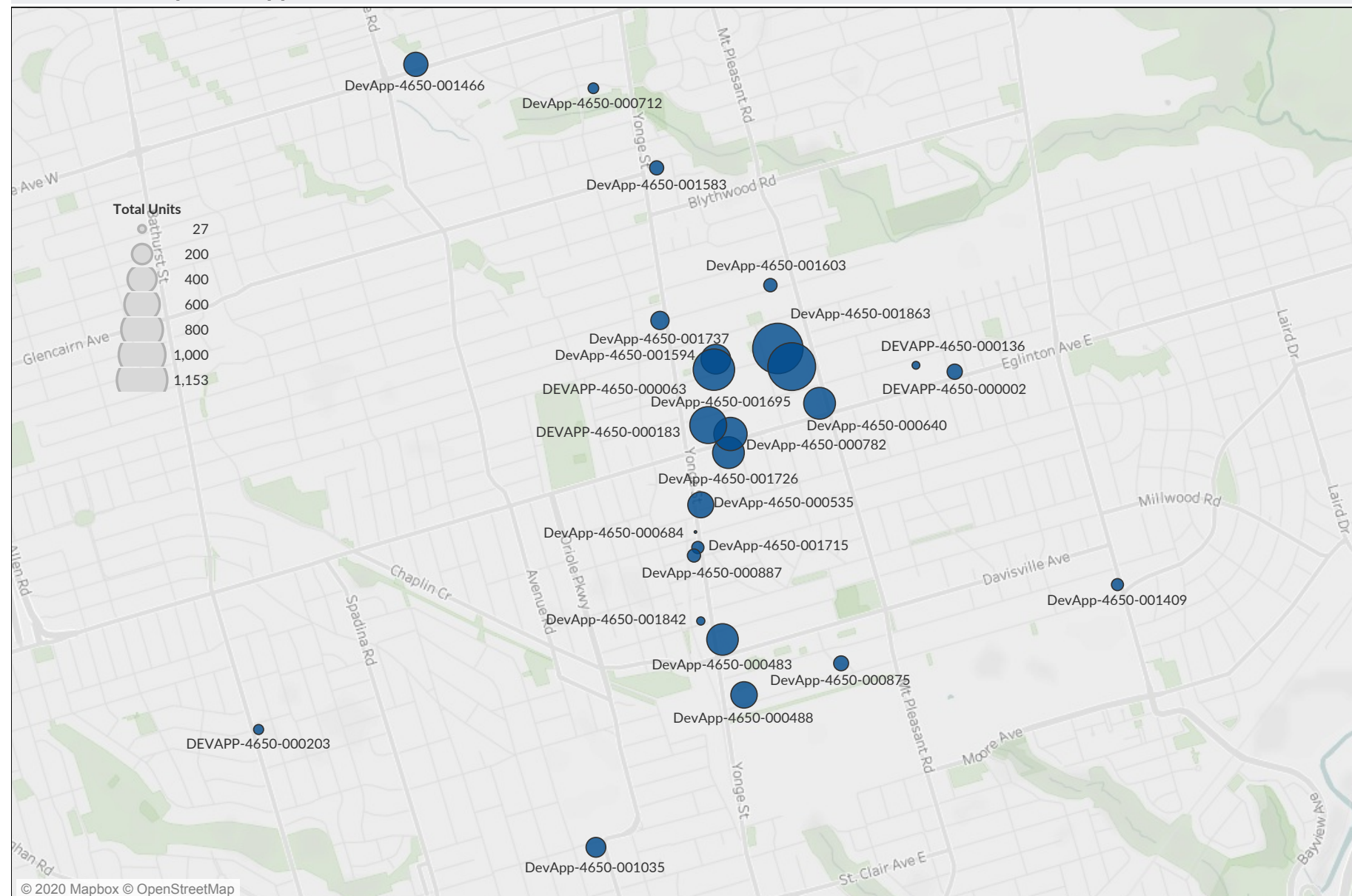
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Current Active Project List

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	9	9	20	178	\$1,280	\$1,304
E2 Condos - Metropia and Capital Developments	Apartment	February 2022	2	2	9	440	\$928	\$1,493
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	September 2022	0	0	0	423	\$1,017	\$1,061
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2021	0	0	45	236	\$731	\$1,142
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2022	0	0	57	307	\$715	\$1,232
Sixty Five Broadway - Times Group Corporation	Apartment	November 2023	25	25	187	389	\$1,134	\$1,133
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	January 2022	1	1	14	58	\$1,143	\$1,241
Winslow - Devron	Apartment	February 2022	0	0	13	61	\$1,469	\$1,827
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January 2023	10	10	42	304	\$1,115	\$1,264

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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-4650-000136	413 - 435 Roehampton Avenue	2.0	27
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	21.6	304
DevApp-4650-000640	808 Mount Pleasant	18.6	457
DevApp-4650-000684	2128 Yonge Street	10.8	
DevApp-4650-000712	41 Chatsworth Drive	2.1	51
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-4650-001409	1410 Bayview Avenue	4.0	65
DevApp-4650-001466	250 Lawrence Avenue West	2.3	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-4650-001695	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	6.2	150
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	19	15	5,708	5,080	329	\$2,302	1,318	\$3,032,510	8,068
Central Waterfront	160	13	6,642	5,645	985	\$1,434	954	\$1,367,210	17,952
Don Mills - York Mills	27	11	3,306	2,864	352	\$954	1,087	\$1,036,831	6,363
Downtown Core	35	8	4,457	3,627	646	\$1,549	673	\$1,042,551	17,688
Downtown East	65	18	6,168	5,344	658	\$1,190	807	\$960,885	13,836
Downtown West	68	30	10,291	8,920	993	\$1,431	907	\$1,297,816	17,698
Etobicoke Waterfront	1	4	2,121	1,928	65	\$1,153	873	\$1,006,728	8,726
Highway7 - Yonge	22	7	1,742	1,338	189	\$677	1,155	\$781,819	.
Mississauga City Centre	27	10	5,766	5,330	408	\$818	921	\$753,952	.
North Toronto	47	9	2,396	1,939	387	\$1,238	835	\$1,033,352	7,793
North Yonge Corridor	1	5	1,692	1,365	108	\$1,119	774	\$865,693	7,470
North York East	1	2	528	519	8	\$942	978	\$921,150	2,056
North York West	3	9	1,812	1,528	259	\$903	1,149	\$1,038,008	9,868
Not Applicable	538	154	29,452	23,795	4,484	\$751	974	\$730,763	70,473
Scarborough City Centre									2,245
Sheppard Corridor	20	14	4,015	3,384	631	\$1,074	849	\$911,847	8,157
Thornhill	17	3	949	760	189	\$831	769	\$638,654	.
Toronto East	12	12	1,395	1,166	179	\$1,030	926	\$953,791	3,735
Toronto West	22	16	2,934	2,160	660	\$1,069	923	\$987,041	11,194
Yonge - St. Clair	15	8	977	875	102	\$1,463	1,592	\$2,328,155	2,403

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