



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of February 2020



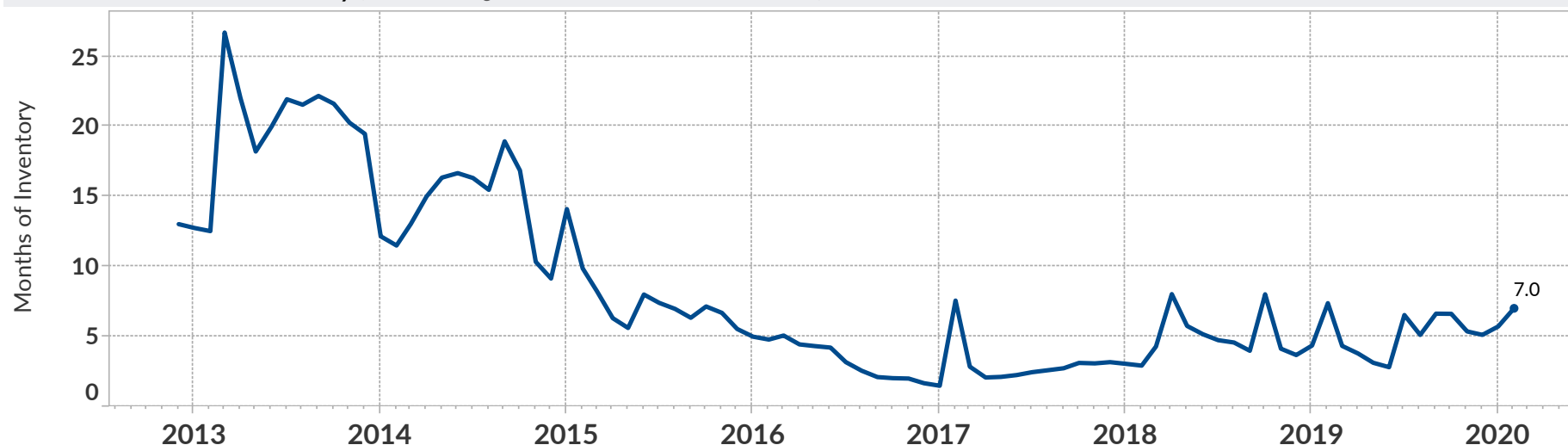
North Toronto Submarket Report - February 2020



North Toronto		GTA
Active Projects	11	356
Total Units	3,148	94,976
Total Sales	2,305	78,256
Rem. Inv.	667	12,909
Avg. \$/SF	\$1,224	\$1,084
Avg. SF	1,059	951
Avg. \$	\$1,296,877	\$1,031,390
Current Month Sales (incl. active & sold out)		2,418

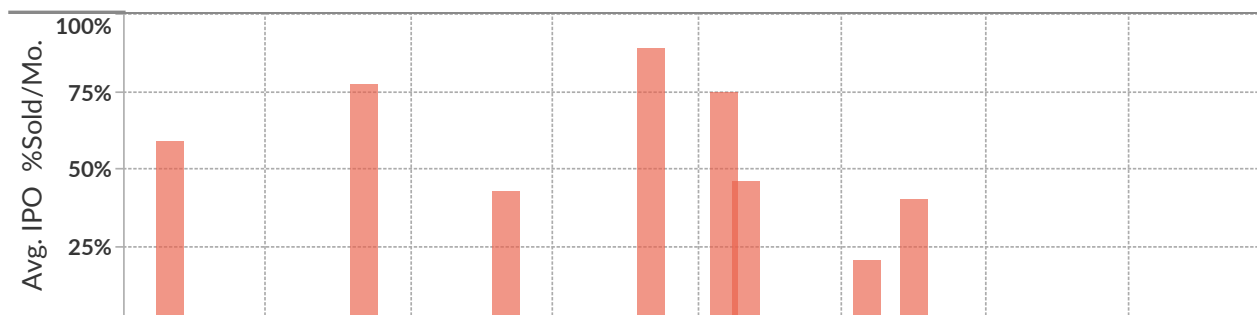
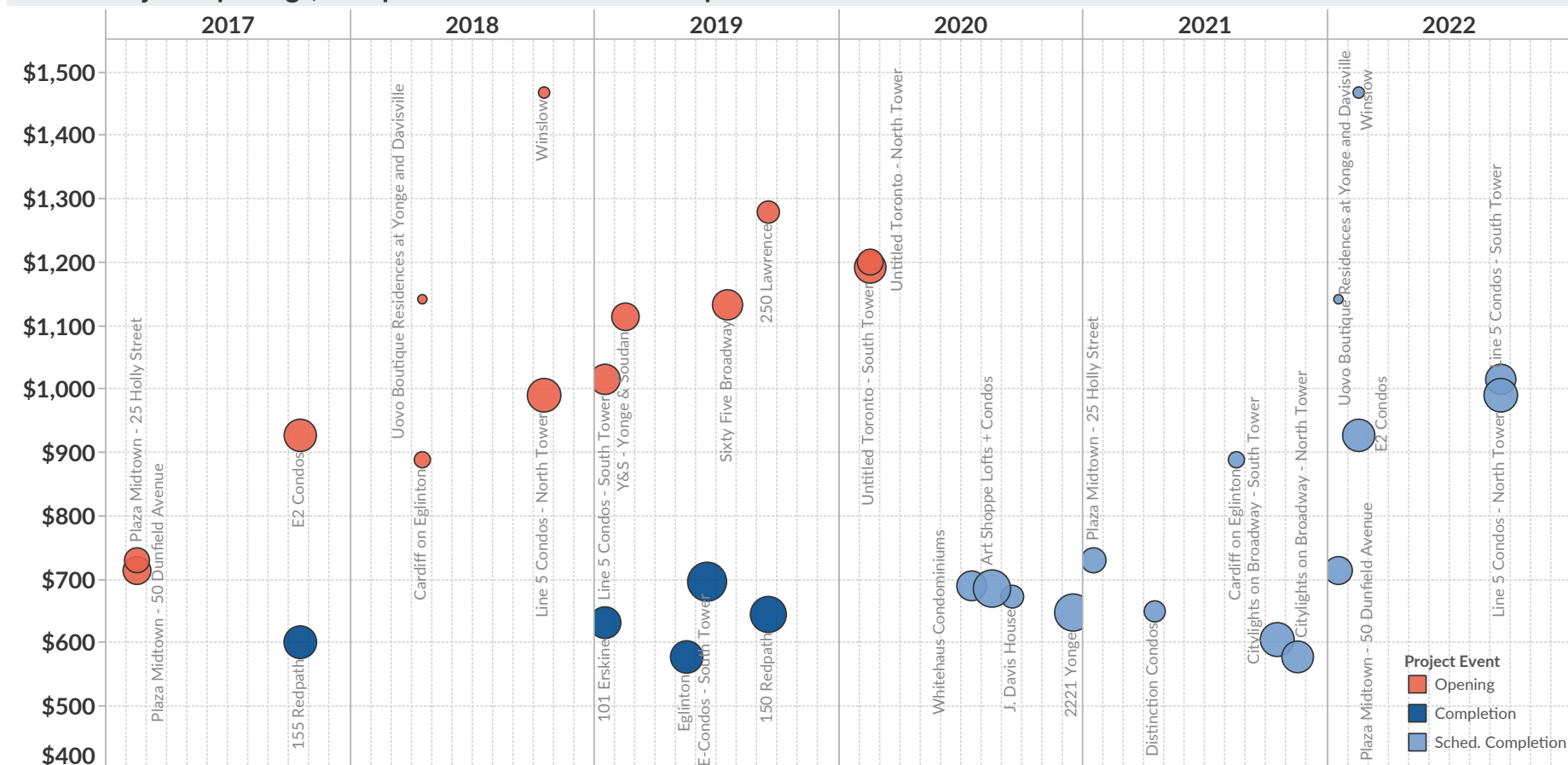
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	27	395
Total Units	8,331	219,390
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	26.8	44.5
Avg. Floor Space Index	6.4	6.4

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

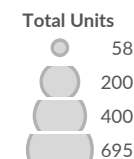


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Recent Project Openings, Completions & Scheduled Completions



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.



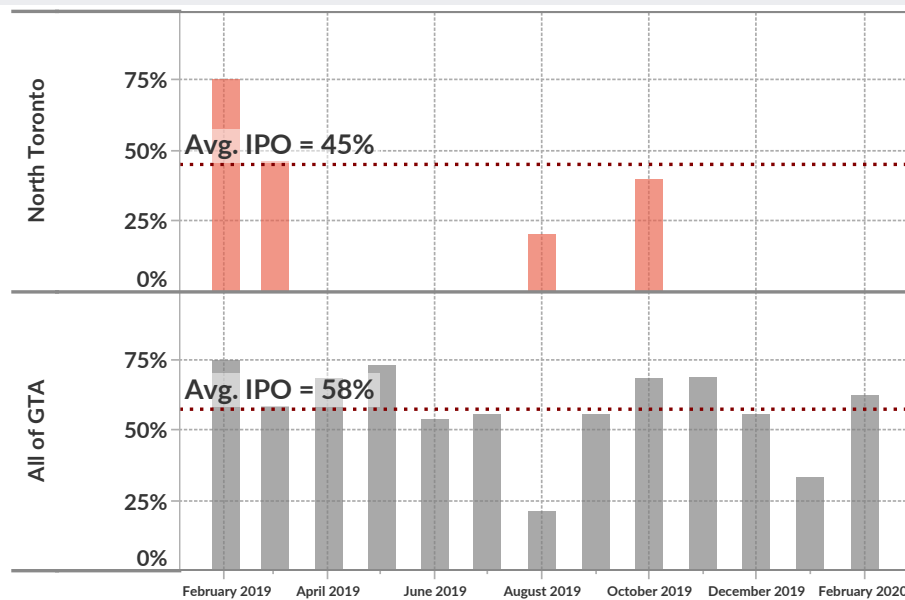
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Project Data by Unit Type

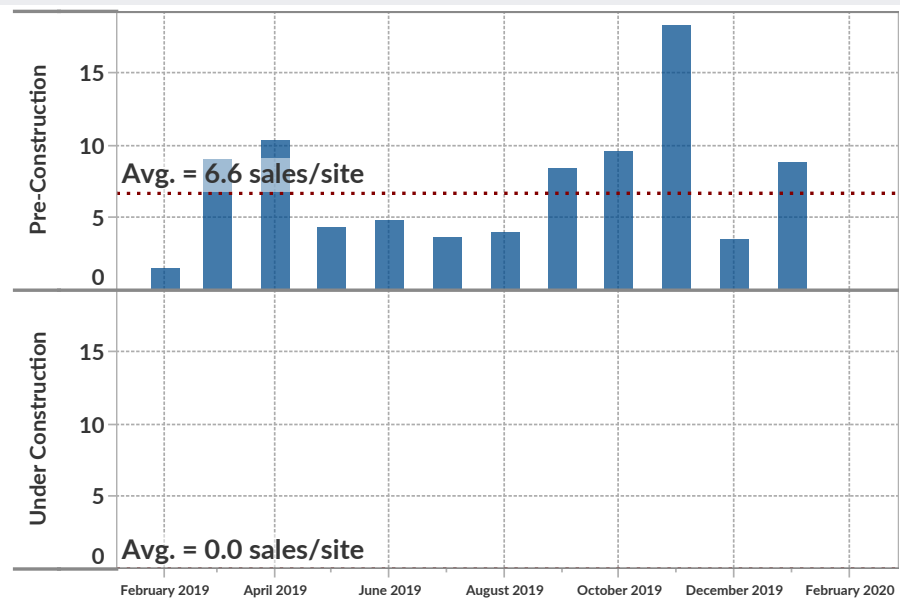
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	196	66	152	44
1 Bedroom	662	79	463	199
1 Bedroom + Den	723	136	593	130
2 Bedroom	931	66	788	143
2 Bedroom + Den	72	4	53	19
3 Bedroom & Up	356	16	241	115
Penthouse	12	0	3	9
Other	20	0	12	8

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,282	302	435	\$399,900	\$579,900
\$1,194	426	745	\$519,900	\$867,900
\$1,200	486	781	\$589,900	\$959,900
\$1,291	630	2,677	\$779,900	\$5,850,000
\$1,202	670	1,272	\$839,900	\$1,679,900
\$1,191	815	2,009	\$929,900	\$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)

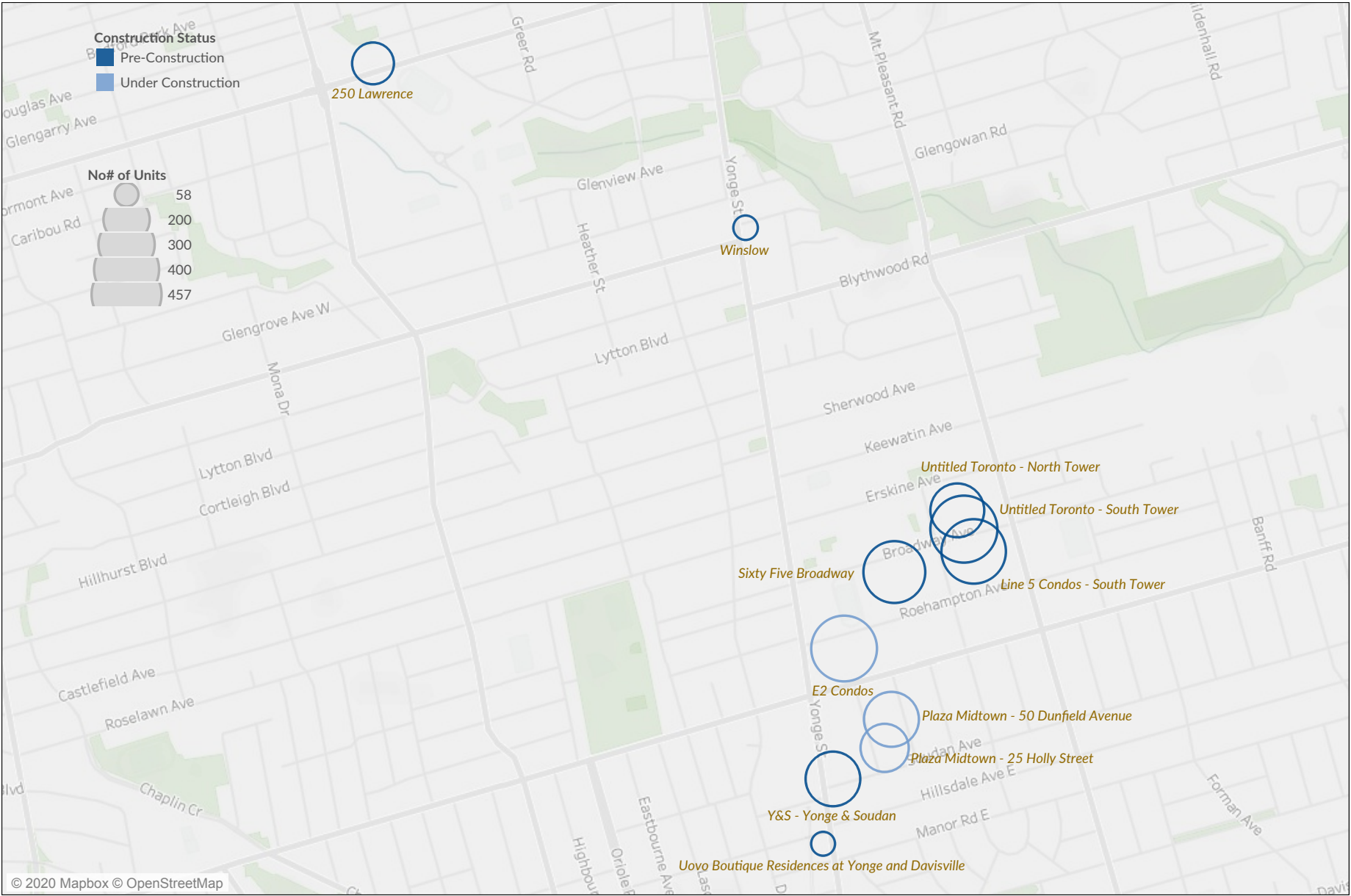


Post Launch Absorption: North Toronto



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Current Active Projects



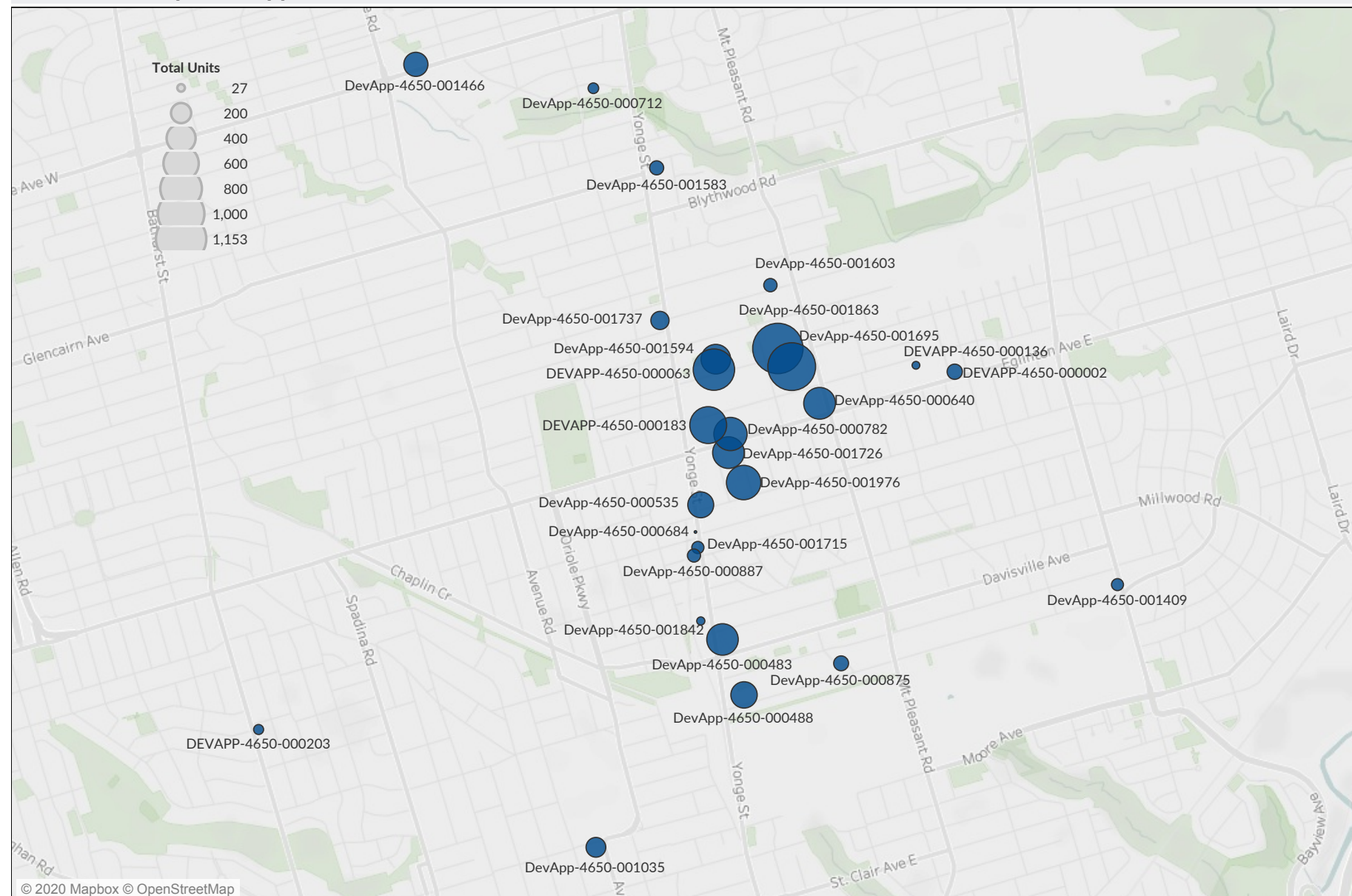
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Current Active Project List

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	0	9	20	178	\$1,280	\$1,305
E2 Condos - Metropia and Capital Developments	Apartment	February 2022	0	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	\$1,146
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2022	0	0	57	307	\$715	\$1,258
Sixty Five Broadway - Times Group Corporation	Apartment	November 2023	0	25	187	389	\$1,134	\$1,168
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	December 2023	0	0	255	295	\$1,201	\$1,201
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	December 2023	366	366	25	457	\$1,193	\$1,149
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	January 2022	1	1	14	58	\$1,143	\$1,314
Winslow - Devron	Apartment	February 2022	0	0	13	61	\$1,469	\$1,815
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January 2023	0	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	8.1	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
DevApp-4650-001976	33 Holly Street	6.9	538

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	13	15	5,708	5,122	325	\$2,280	1,400	\$3,191,265	8,168
Central Waterfront	97	13	6,642	5,807	889	\$1,432	982	\$1,406,550	17,952
Don Mills - York Mills	20	11	3,306	2,884	332	\$950	1,092	\$1,038,279	11,337
Downtown Core	11	8	4,457	3,638	635	\$1,553	675	\$1,048,330	18,916
Downtown East	524	19	6,738	5,866	671	\$1,224	795	\$973,125	14,947
Downtown West	61	31	10,639	8,504	1,674	\$1,410	768	\$1,082,975	18,736
Etobicoke Waterfront	6	3	1,632	1,449	63	\$1,155	856	\$988,625	8,726
Highway7 - Yonge	50	7	1,957	1,388	354	\$682	1,049	\$715,531	.
Mississauga City Centre	336	11	6,383	5,666	493	\$869	838	\$728,538	.
North Toronto	367	11	3,148	2,305	667	\$1,224	1,059	\$1,296,877	8,331
North Yonge Corridor	8	5	1,692	1,373	100	\$1,160	766	\$887,988	7,470
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	8	9	1,812	1,536	251	\$905	1,165	\$1,054,562	10,525
Not Applicable	807	158	29,890	23,934	4,428	\$754	1,004	\$757,025	70,780
Scarborough City Centre									2,245
Sheppard Corridor	10	14	4,015	3,394	621	\$1,075	852	\$916,347	8,157
Thornhill	40	5	1,444	800	644	\$1,047	1,064	\$1,114,343	.
Toronto East	5	12	1,395	1,169	176	\$1,029	931	\$957,708	3,735
Toronto West	50	14	2,613	2,022	481	\$1,099	940	\$1,033,531	11,311
Yonge - St. Clair	5	8	977	880	97	\$1,470	1,631	\$2,398,297	2,403

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