



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of March 2020



North Toronto Submarket Report - March 2020



North Toronto		GTA
Active Projects	11	356
Total Units	3,148	94,959
Total Sales	2,502	80,698
Rem. Inv.	470	10,083
Avg. \$/SF	\$1,242	\$1,080
Avg. SF	820	981
Avg. \$	\$1,018,570	\$1,059,142
Current Month Sales (incl. active & sold out)	197	2,840

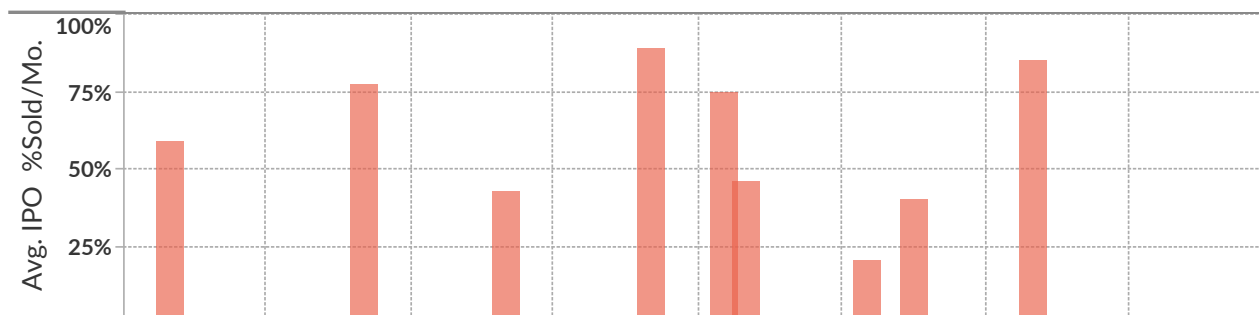
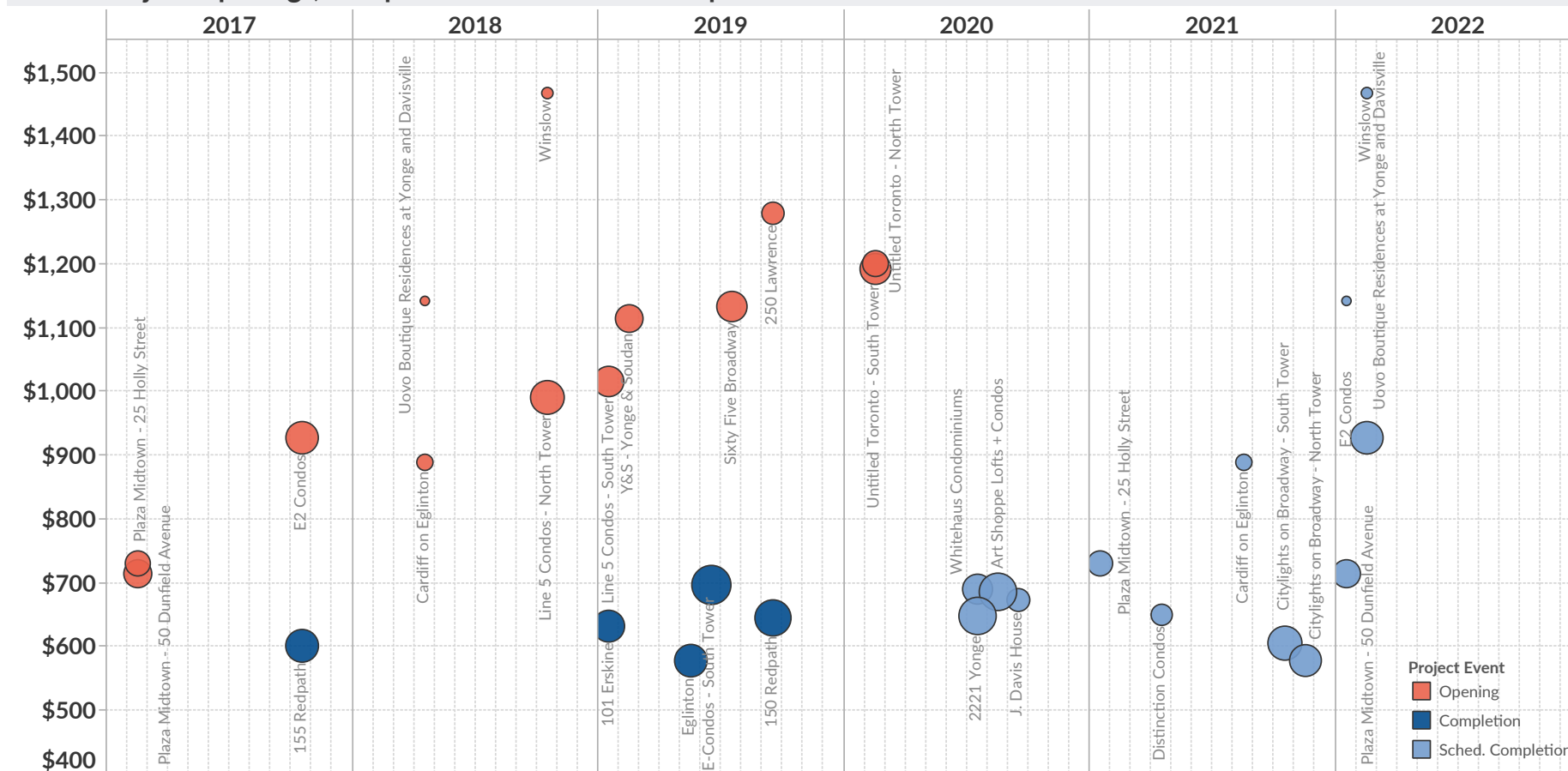
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	26	387
Total Units	7,829	215,812
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	26.8	44.5
Avg. Floor Space Index	6.2	6.5

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

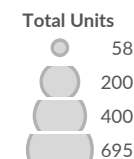


North Toronto Submarket Report - March 2020

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.



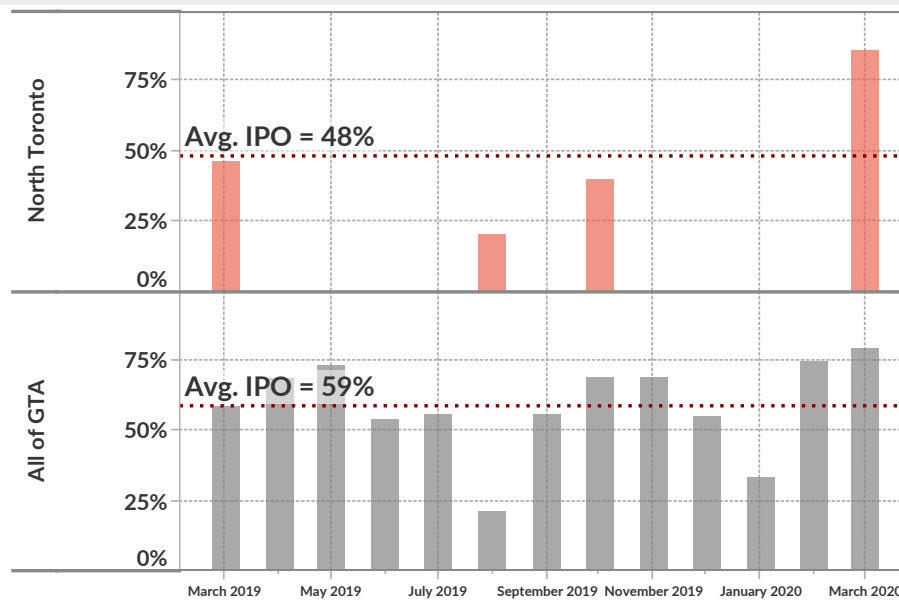
North Toronto Submarket Report - March 2020

Project Data by Unit Type

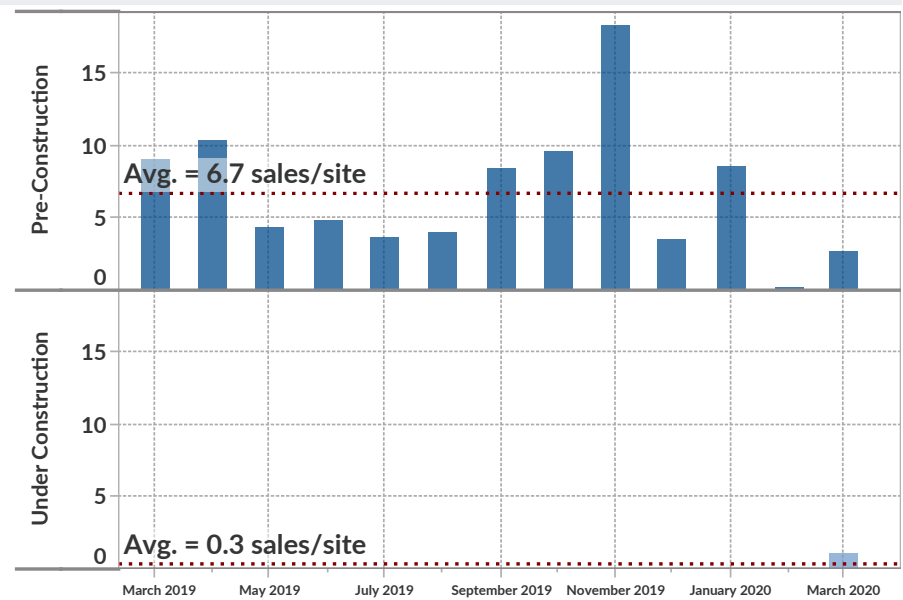
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	196	43	195	1
1 Bedroom	662	67	530	132
1 Bedroom + Den	723	53	646	77
2 Bedroom	931	23	811	120
2 Bedroom + Den	72	0	52	20
3 Bedroom & Up	356	11	253	103
Penthouse	12	0	3	9
Other	20	0	12	8

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,333	435	435	\$579,900	\$579,900
\$1,192	450	745	\$620,900	\$867,900
\$1,208	539	781	\$659,900	\$959,900
\$1,347	630	2,677	\$779,900	\$5,850,000
\$1,201	812	1,272	\$1,003,990	\$1,679,900
\$1,207	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)

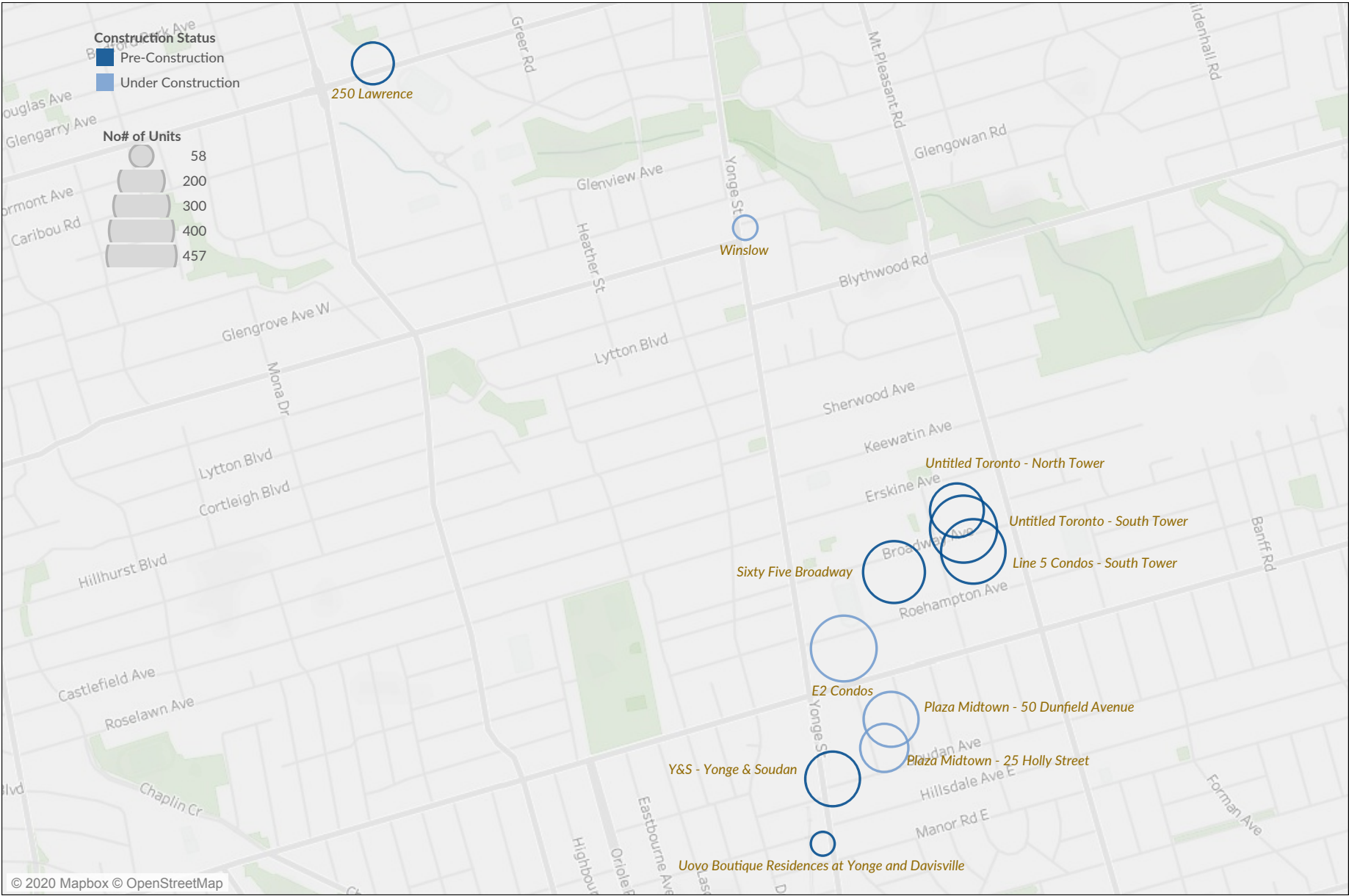


Post Launch Absorption: North Toronto



North Toronto Submarket Report - March 2020

Current Active Projects



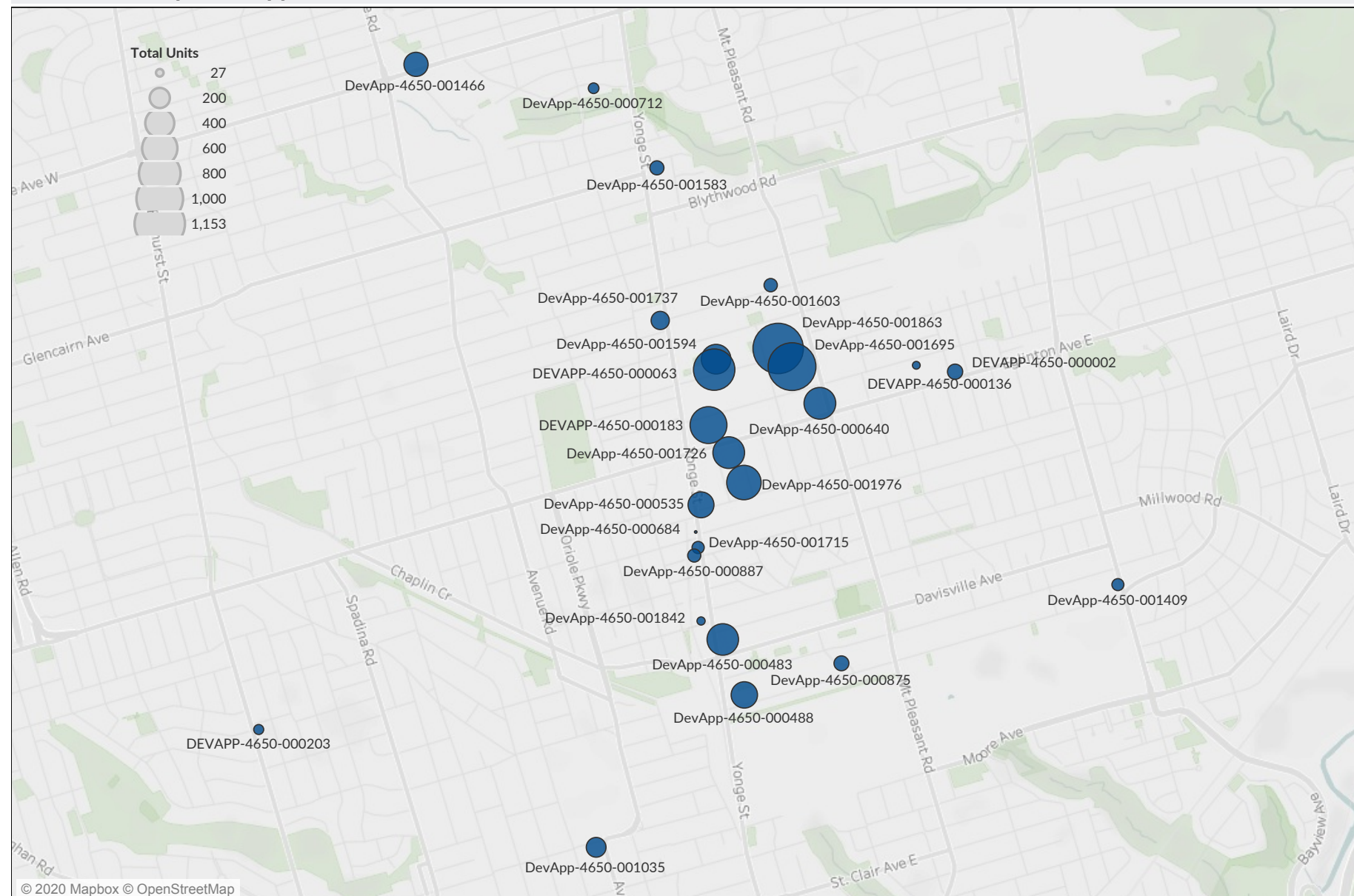
North Toronto Submarket Report - March 2020

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	2	10	19	178	\$1,280	\$1,319
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	March 2023	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	9	34	178	389	\$1,134	\$1,168
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	December 2023	179	179	76	295	\$1,201	\$1,171
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	December 2023	6	372	19	457	\$1,193	\$1,147
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	January 2022	0	1	14	58	\$1,143	\$1,314
Winslow - Devron	Apartment	February 2022	1	1	12	61	\$1,469	\$1,801
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January 2023	0	11	41	304	\$1,115	\$1,267

North Toronto Submarket Report - March 2020

Current Development Applications



North Toronto Submarket Report - March 2020

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-4650-000875	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.

North Toronto Submarket Report - March 2020

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	82	16	6,184	5,410	241	\$2,359	1,553	\$3,662,910	8,252
Central Waterfront	41	13	6,642	5,780	850	\$1,444	994	\$1,435,507	17,952
Don Mills - York Mills	35	11	3,261	2,914	257	\$935	1,196	\$1,119,192	11,337
Downtown Core	152	8	4,748	4,076	488	\$1,506	672	\$1,012,221	18,916
Downtown East	67	18	6,423	5,604	619	\$1,235	805	\$994,215	14,710
Downtown West	965	32	10,985	9,478	1,046	\$1,440	884	\$1,273,142	18,650
Etobicoke Waterfront	13	3	1,632	1,464	48	\$1,145	883	\$1,011,008	8,726
Highway7 - Yonge	34	7	1,742	1,422	320	\$685	1,047	\$717,071	.
Mississauga City Centre	142	11	6,383	5,808	351	\$826	912	\$753,150	.
North Toronto	197	11	3,148	2,502	470	\$1,242	820	\$1,018,570	7,829
North Yonge Corridor	7	5	1,692	1,380	93	\$1,154	773	\$891,477	7,142
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	25	9	1,815	1,554	236	\$908	1,165	\$1,058,078	9,016
Not Applicable	734	158	29,577	24,399	3,494	\$762	1,020	\$776,920	70,256
Scarborough City Centre									2,245
Sheppard Corridor	27	14	4,015	3,452	480	\$1,095	919	\$1,005,529	7,370
Thornhill	254	5	1,444	1,059	384	\$1,042	1,092	\$1,137,198	.
Toronto East	8	12	1,395	1,177	168	\$1,027	940	\$965,332	3,735
Toronto West	56	14	2,613	2,072	431	\$1,112	966	\$1,074,237	11,179
Yonge - St. Clair	1	7	732	628	99	\$1,487	1,632	\$2,427,313	2,403

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.