



Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of April 2020



North York East Submarket Report - April 2020

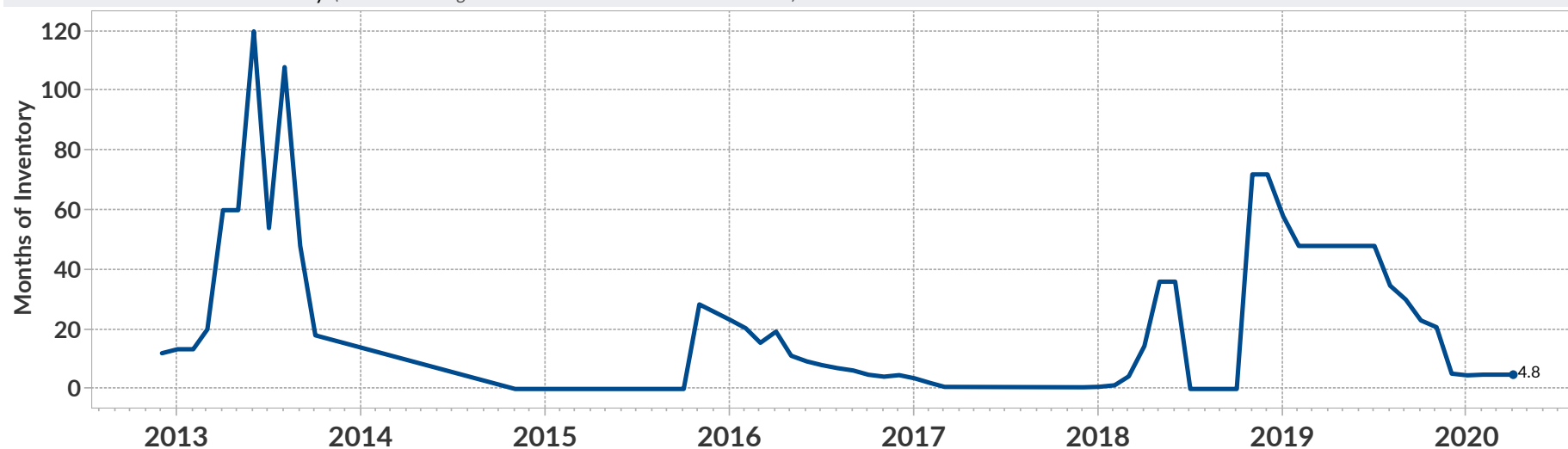


North York East			GTA	
Active Projects	2		358	
Total Units	528		94,800	
Total Sales	519		80,443	
Rem. Inv.	8		470	
			9,931	
Avg. \$/SF	\$942		\$1,080	
Avg. SF	978		979	
Avg. \$	\$921,150		\$1,057,613	
Current Month Sales (incl. active & sold out)		0	470	

Development Applications

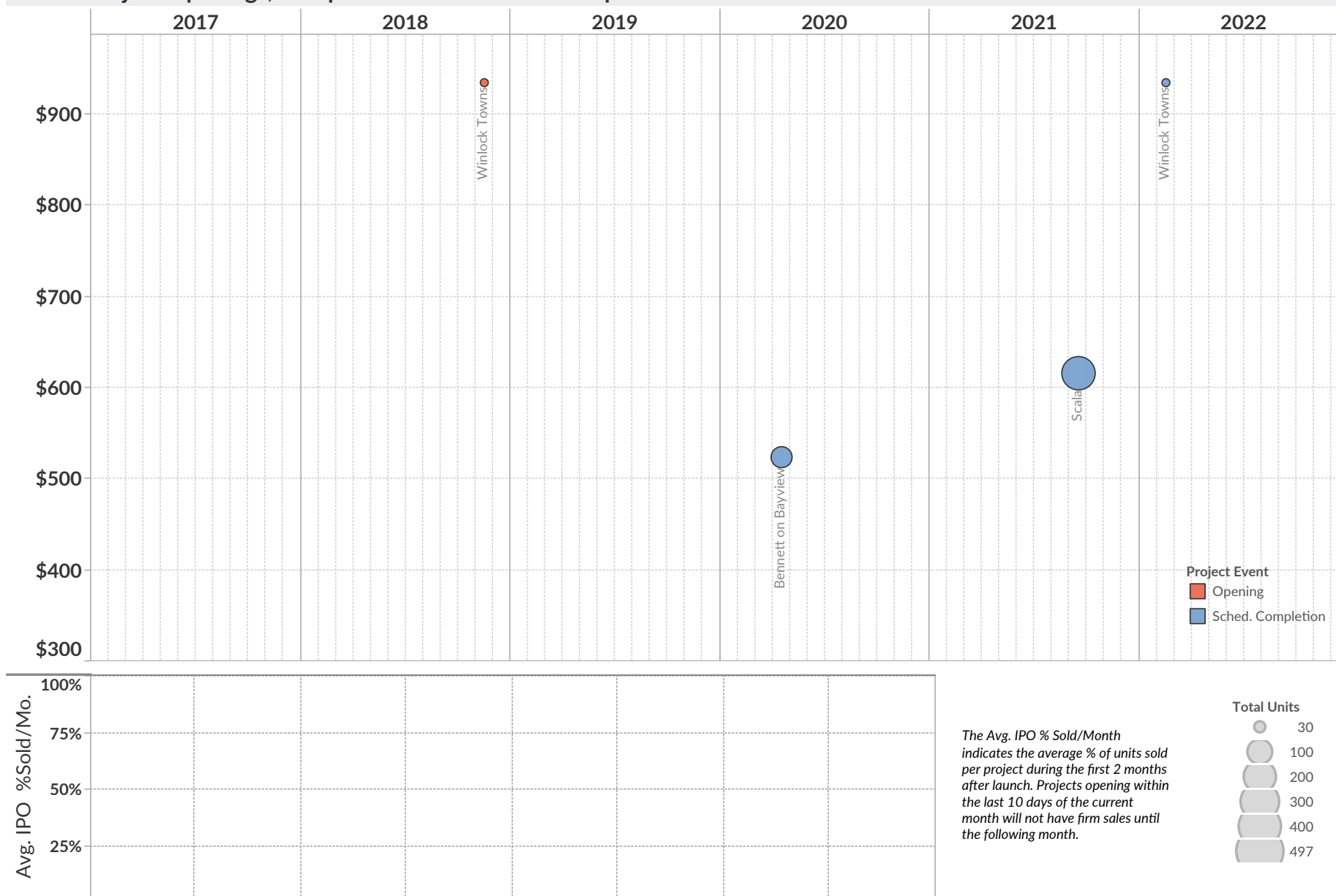
North York East			City of Toronto	
Number of Dev. Apps.	3		383	
Total Units	2,056		214,454	
Min. Floor Space Index	1.1		0.1	
Max. Floor Space Index	5.0		44.5	
Avg. Floor Space Index	3.0		6.5	

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



North York East Submarket Report - April 2020

Recent Project Openings, Completions & Scheduled Completions



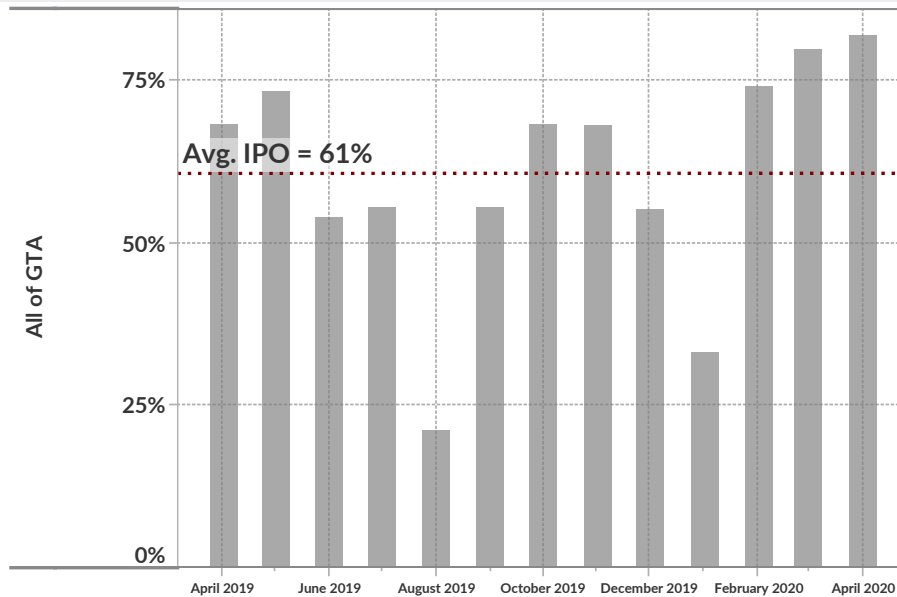
North York East Submarket Report - April 2020

Project Data by Unit Type

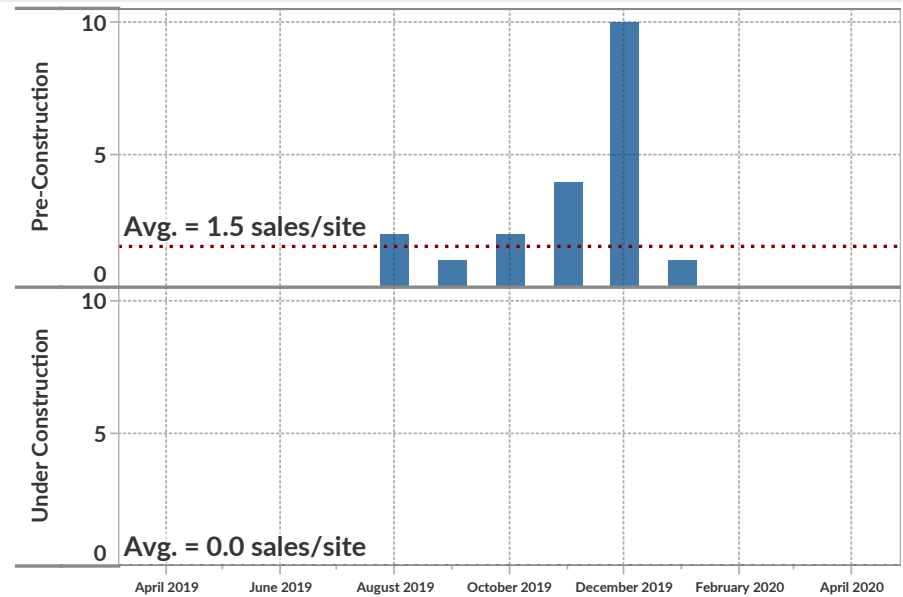
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	45		45	0
1 Bedroom + Den	164	0	164	0
2 Bedroom	138	0	135	3
2 Bedroom + Den	110	0	105	5
3 Bedroom & Up	14		14	0
Penthouse	40		40	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$993	896	896	\$889,900	\$889,900
\$915	845	1,210	\$769,900	\$1,109,900

IPO Launch Performance (first 2 months)

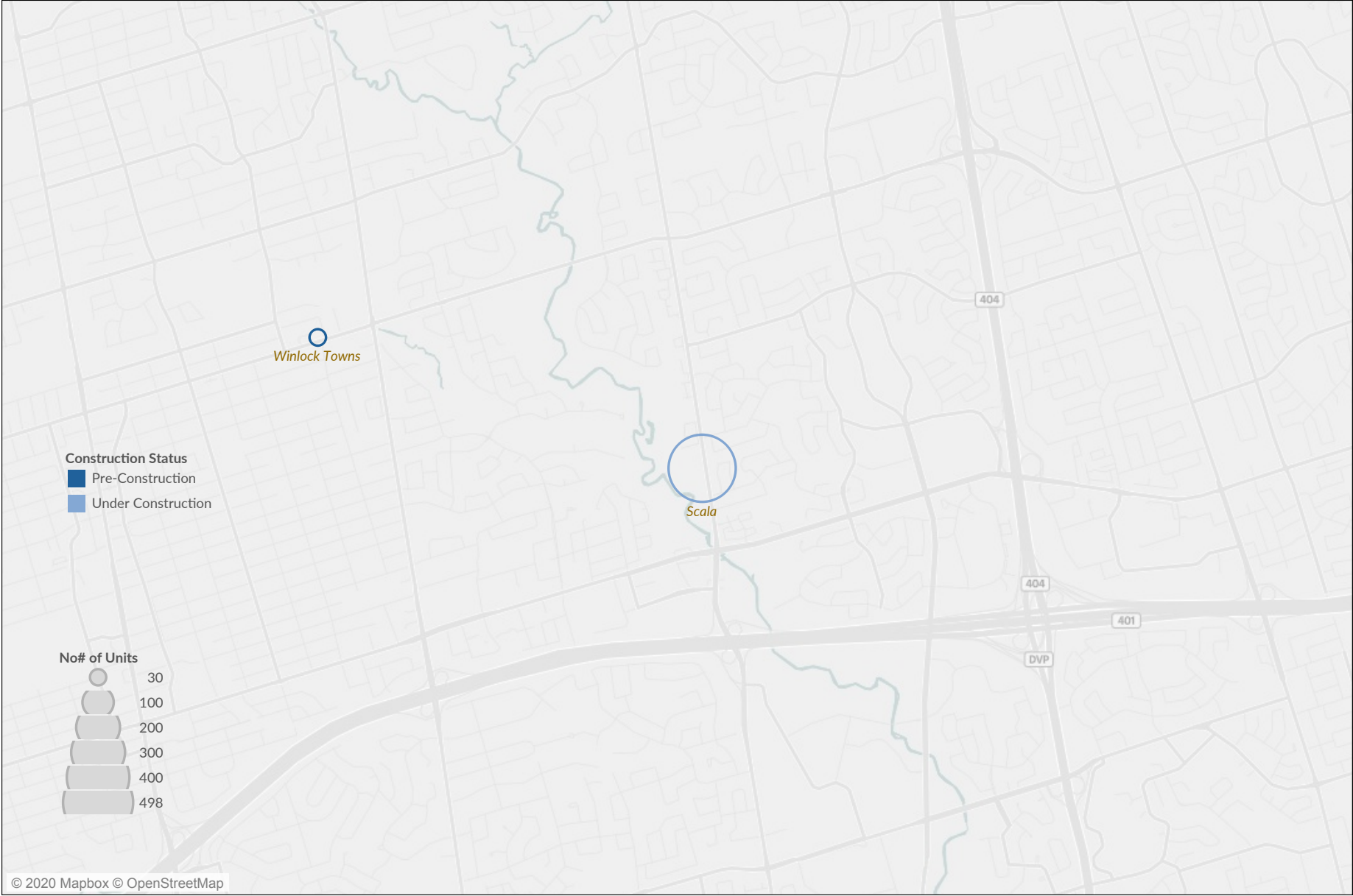


Post Launch Absorption: North York East



North York East Submarket Report - April 2020

Current Active Projects

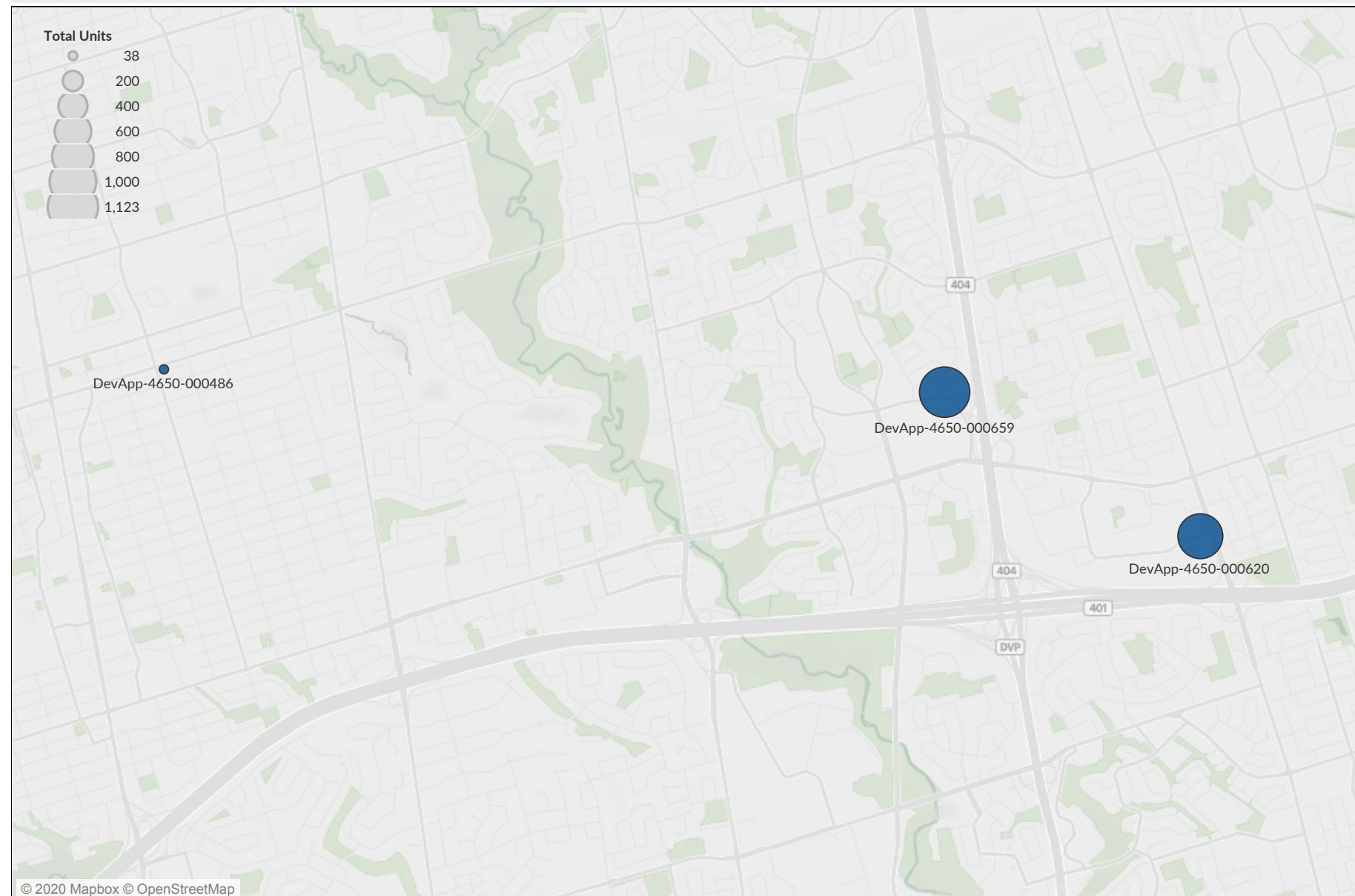


North York East Submarket Report - April 2020

Current Active Project List							*	
Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. Current Price Per Sq Foot
Scala - Tridel	Apartment	September 2021	0	0	0	498	\$616	\$749
Winlock Towns - Crown Communities	Stacked	February 2022	0	1	8	30	\$935	\$942

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Current Development Applications



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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.

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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	• 4	• 16	• 6,218	• 5,414	• 178	• \$2,457	• 1,844	• \$4,531,312	• 8,278
Central Waterfront	• 8	• 13	• 6,642	• 5,786	• 842	• \$1,444	• 992	• \$1,432,421	• 17,952
Don Mills - York Mills	• 0	• 11	• 3,306	• 2,914	• 257	• \$935	• 1,196	• \$1,119,192	• 11,337
Downtown Core	• 11	• 8	• 4,525	• 4,087	• 254	• \$1,625	• 735	• \$1,194,228	• 18,490
Downtown East	• 19	• 19	• 6,444	• 5,623	• 623	• \$1,235	• 832	• \$1,027,745	• 14,710
Downtown West	• 64	• 32	• 11,055	• 9,560	• 1,012	• \$1,440	• 893	• \$1,286,361	• 18,622
Etobicoke Waterfront	• 2	• 3	• 1,632	• 1,468	• 71	• \$1,229	• 758	• \$931,751	• 8,726
Highway7 - Yonge	• 4	• 7	• 1,742	• 1,422	• 320	• \$705	• 1,088	• \$766,886	•
Mississauga City Centre	• 5	• 11	• 6,441	• 5,840	• 377	• \$830	• 882	• \$731,642	•
North Toronto	• 24	• 11	• 3,150	• 2,526	• 446	• \$1,247	• 822	• \$1,024,840	• 7,829
North Yonge Corridor	• 2	• 6	• 1,721	• 1,402	• 100	• \$1,163	• 776	• \$902,142	• 7,142
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 2,056
North York West	• 8	• 9	• 1,375	• 1,136	• 217	• \$926	• 1,197	• \$1,108,770	• 9,016
Not Applicable	• 222	• 159	• 29,938	• 24,319	• 3,789	• \$788	• 975	• \$768,755	• 70,188
Scarborough City Centre									• 2,245
Sheppard Corridor	• 6	• 14	• 4,020	• 3,474	• 462	• \$1,101	• 919	• \$1,011,983	• 7,370
Thornhill	• 68	• 5	• 1,443	• 1,136	• 307	• \$1,078	• 1,194	• \$1,286,375	•
Toronto East	• 16	• 11	• 1,279	• 1,085	• 144	• \$1,007	• 925	• \$931,160	• 3,051
Toronto West	• 7	• 14	• 2,613	• 2,105	• 424	• \$1,125	• 942	• \$1,059,985	• 11,001
Yonge - St. Clair	• 0	• 7	• 728	• 627	• 100	• \$1,488	• 1,629	• \$2,424,006	• 2,403

The Development Applications data pertains only to the City of Toronto

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