



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of April 2020



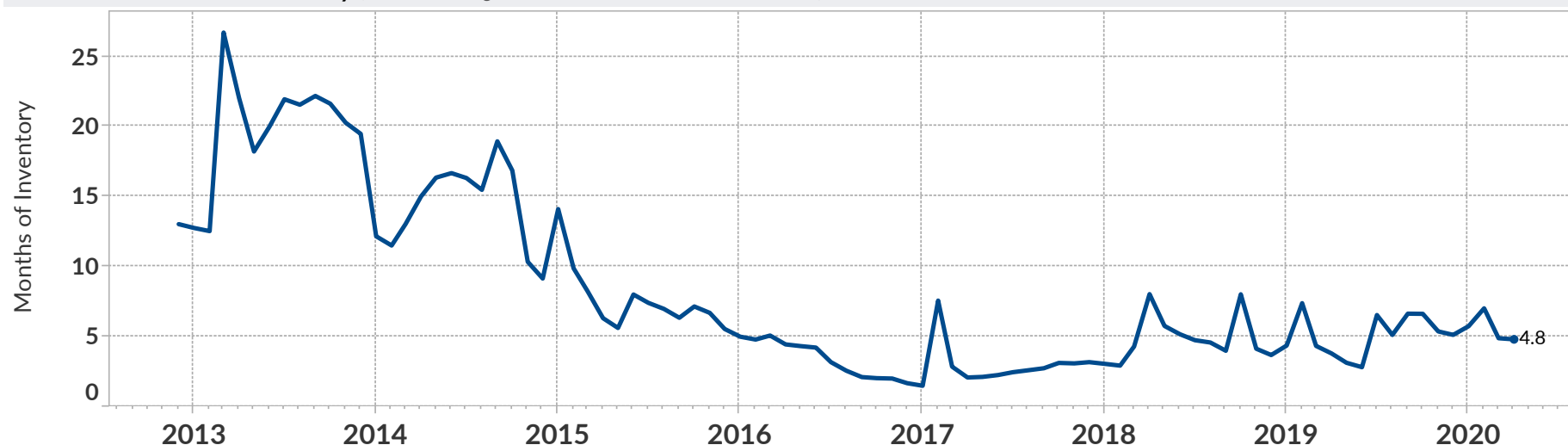
North Toronto Submarket Report - April 2020



North Toronto		GTA
Active Projects	11	358
Total Units	3,150	94,800
Total Sales	2,526	80,443
Rem. Inv.	446	9,931
Avg. \$/SF	\$1,247	\$1,080
Avg. SF	822	979
Avg. \$	\$1,024,840	\$1,057,613
Current Month Sales (incl. active & sold out)	24	470

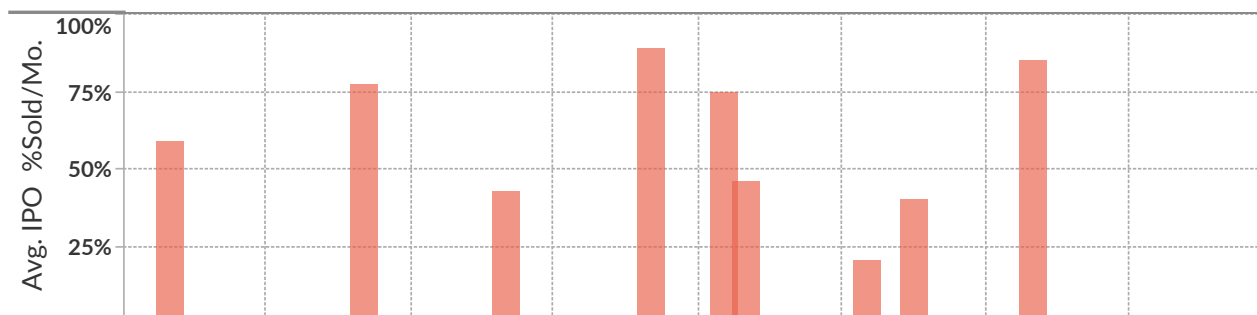
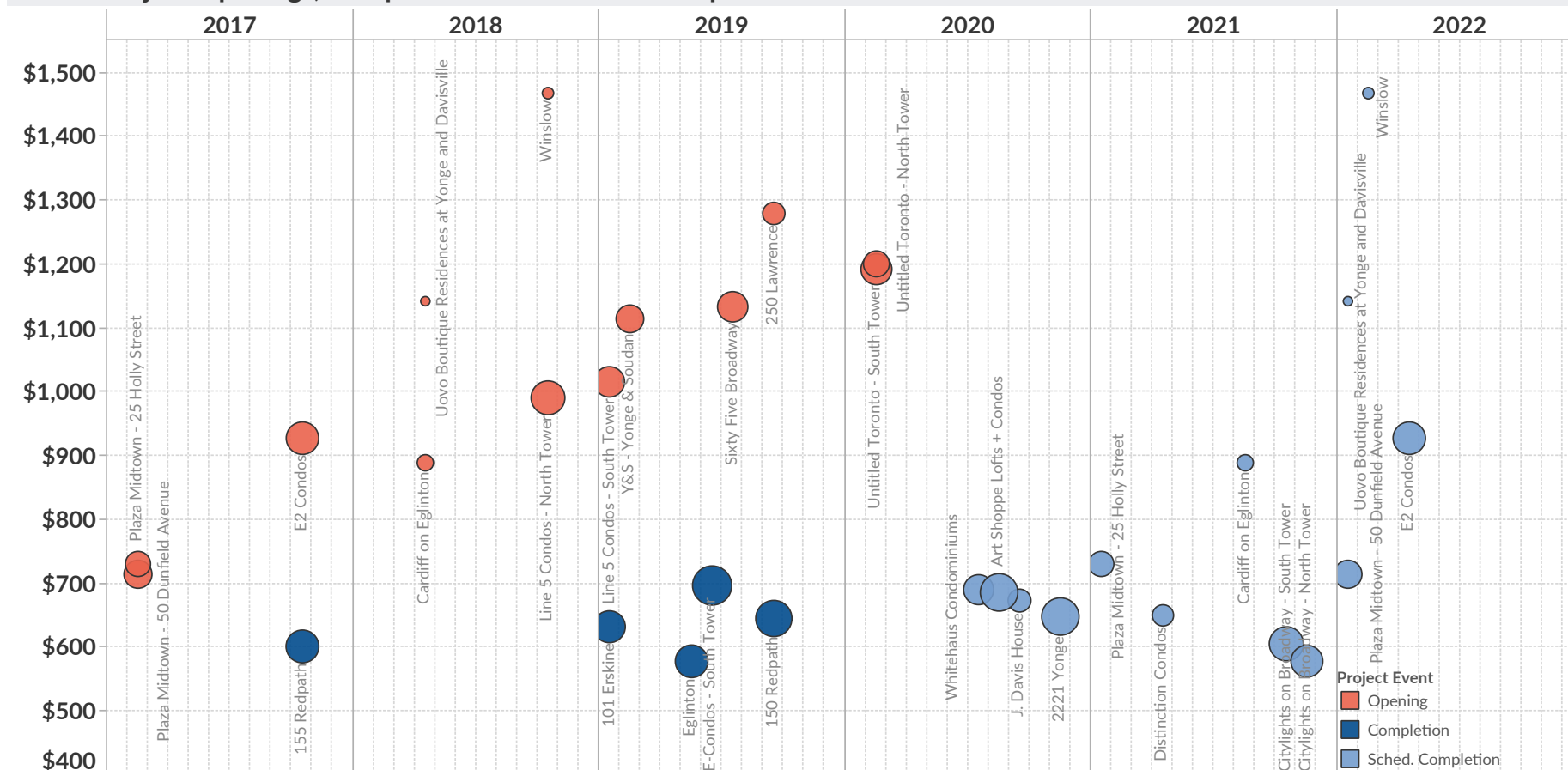
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	26	383
Total Units	7,829	214,454
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	26.8	44.5
Avg. Floor Space Index	6.2	6.5

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

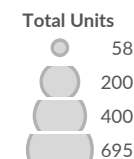


North Toronto Submarket Report - April 2020

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.



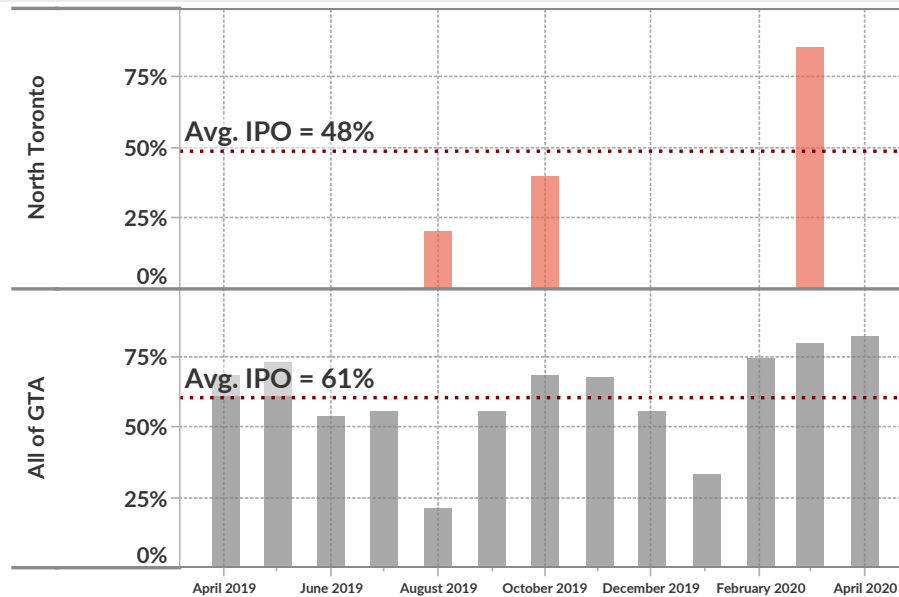
North Toronto Submarket Report - April 2020

Project Data by Unit Type

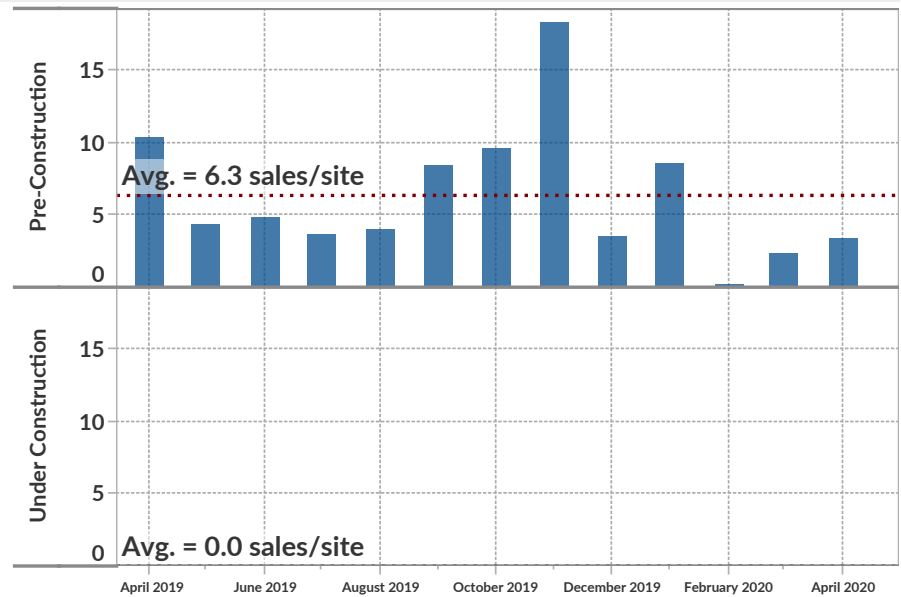
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	196	0	195	1
1 Bedroom	662	2	532	130
1 Bedroom + Den	723	2	648	75
2 Bedroom	931	7	818	113
2 Bedroom + Den	72	0	52	20
3 Bedroom & Up	356	13	266	90
Penthouse	12	0	3	9
Other	20	0	12	8

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
\$1,210	539	781	\$659,900	\$959,900
\$1,355	630	2,677	\$779,900	\$5,850,000
\$1,201	812	1,272	\$1,003,990	\$1,679,900
\$1,216	815	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)

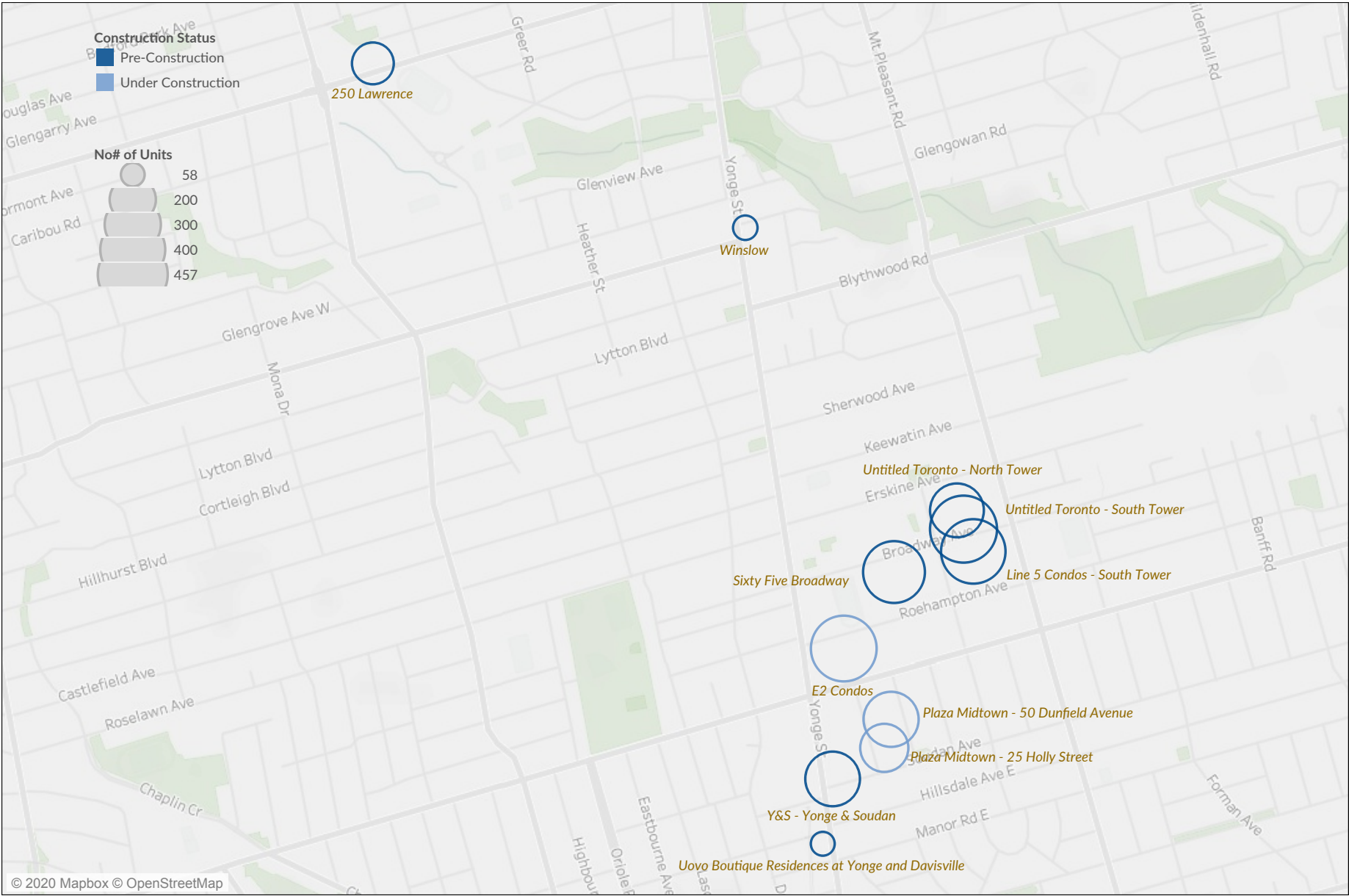


Post Launch Absorption: North Toronto



North Toronto Submarket Report - April 2020

Current Active Projects



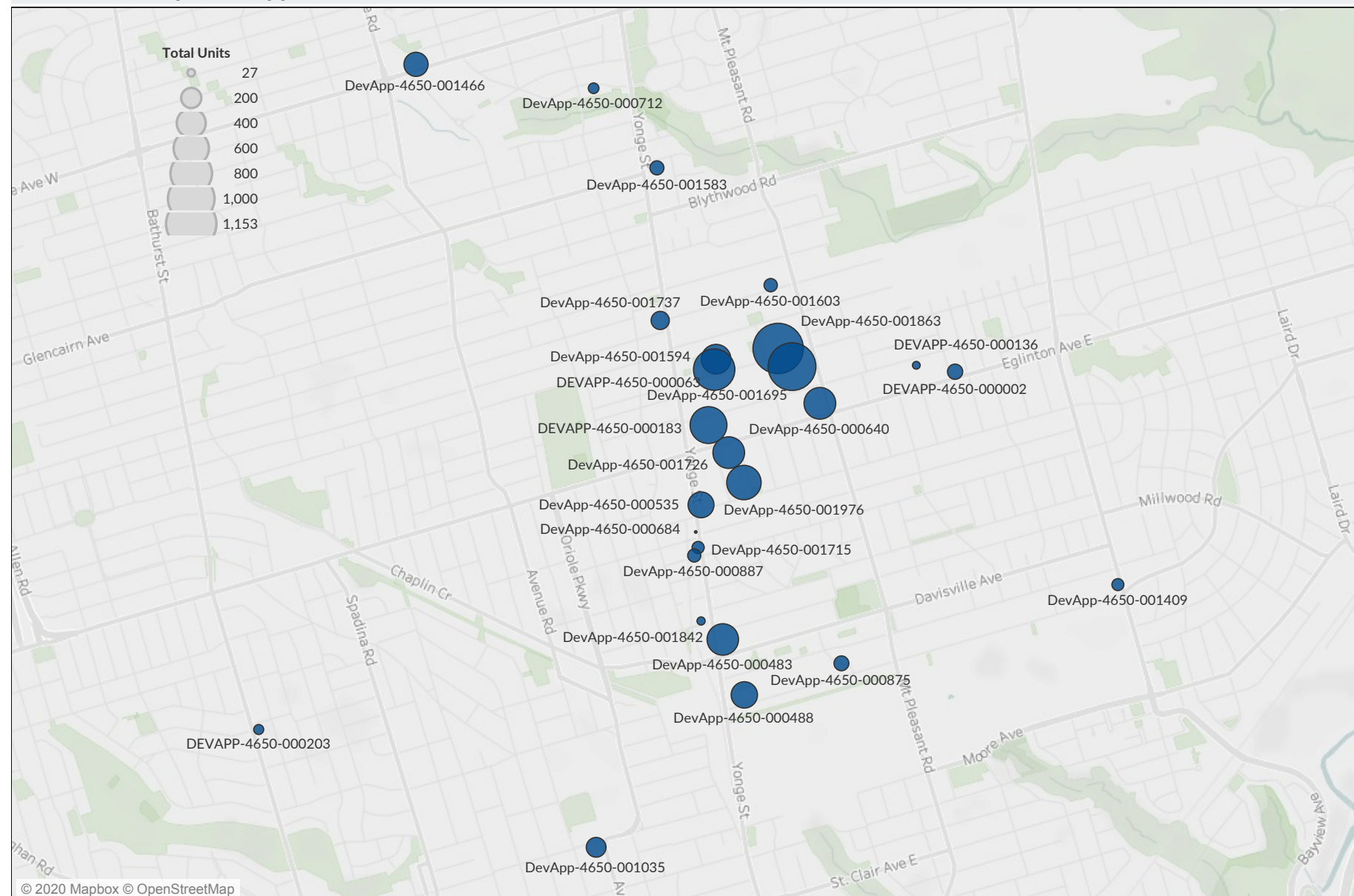
North Toronto Submarket Report - April 2020

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
250 Lawrence - Graywood Developments	Apartment	April 2023	0	10	19	178	\$1,280	\$1,319
E2 Condos - Metropia and Capital Developments	Apartment	April 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	309	\$715	\$1,258
Sixty Five Broadway - Times Group Corporation	Apartment	November 2023	0	34	178	389	\$1,134	\$1,168
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	December 2023	5	184	71	295	\$1,201	\$1,171
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	December 2023	19	391	0	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	0	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 - April 2020

Current Development Applications



North Toronto Submarket Report - April 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.

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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

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