



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of June 2020



North Toronto Submarket Report - June 2020



North Toronto

Active Projects	12
Total Units	3,194
Total Sales	2,520
Rem. Inv.	496
Avg. \$/SF	\$1,263
Avg. SF	842
Avg. \$	\$1,063,407

GTA

360
95,384
80,981
9,679
\$1,092
984
\$1,073,753

Current Month Sales (incl. active & sold out)

16

744

Development Applications

North Toronto

Number of Dev. Apps.	32
Total Units	10,333
Min. Floor Space Index	0.3
Max. Floor Space Index	32.3
Avg. Floor Space Index	7.2

City of Toronto

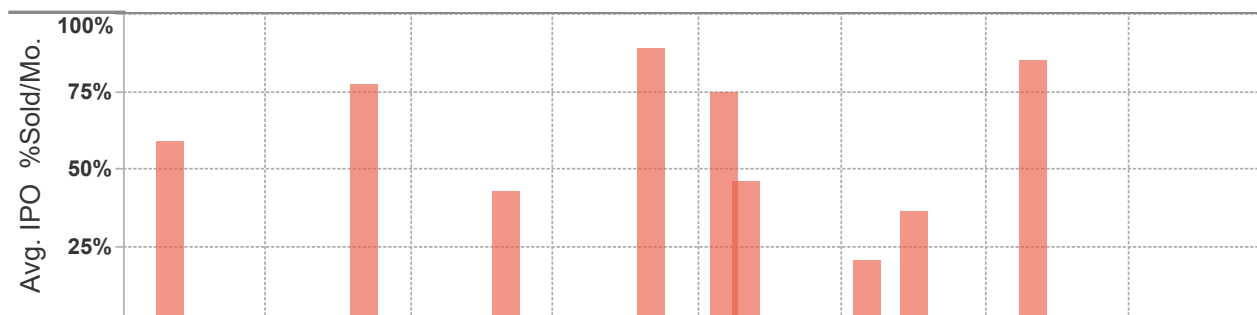
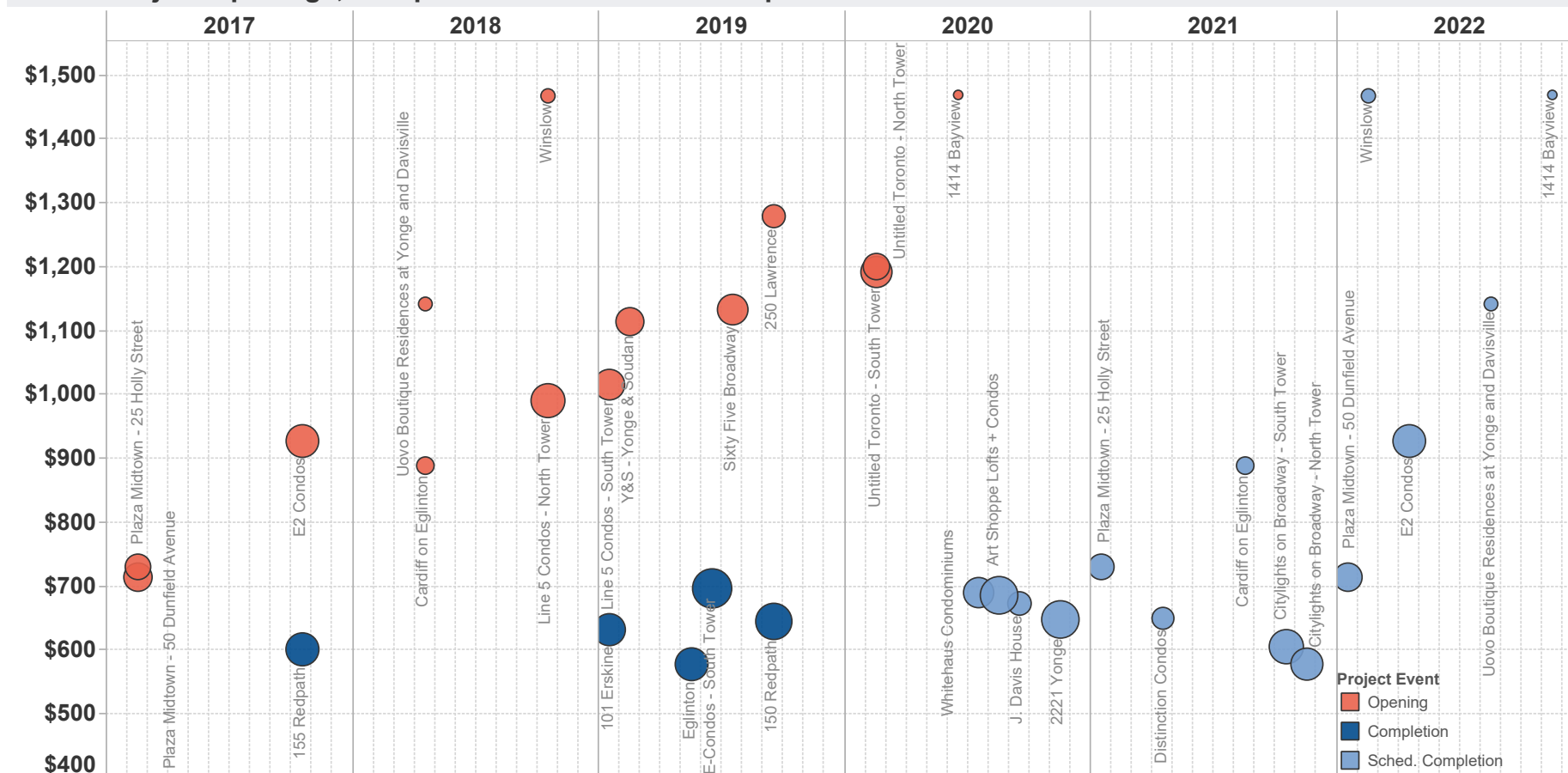
400
226,181
0.1
61.7
6.6

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

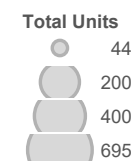


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



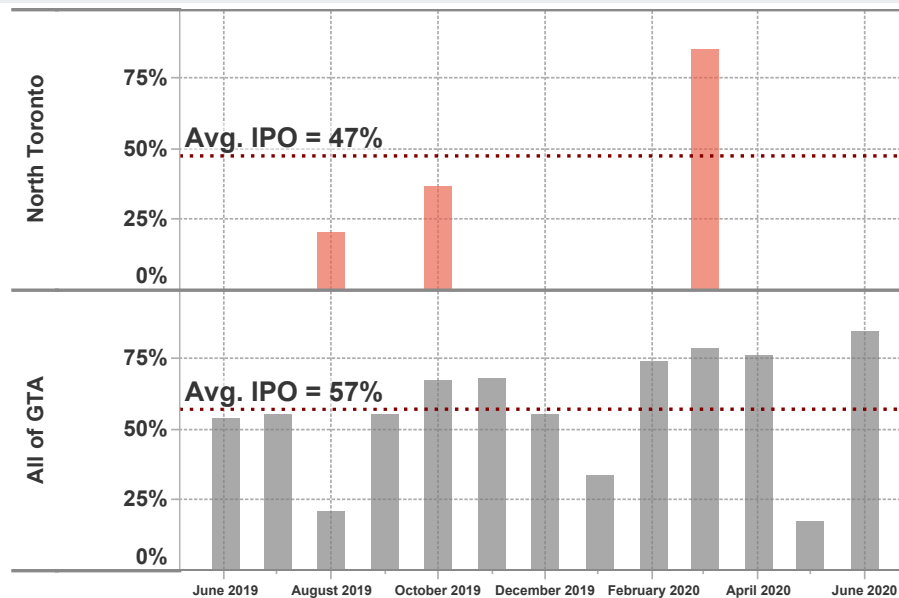
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Project Data by Unit Type

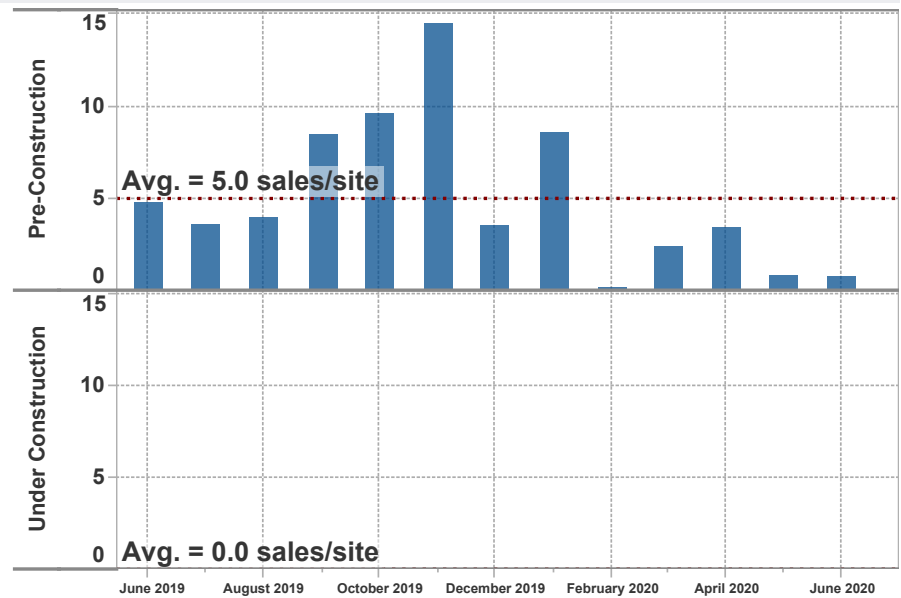
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	196	0	196	0
1 Bedroom	614	3	519	95
1 Bedroom + Den	780	0	651	129
2 Bedroom	960	6	823	137
2 Bedroom + Den	72	5	53	19
3 Bedroom & Up	362	2	262	100
Penthouse	12	0	4	8
Other	20	0	12	8

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,215	450	815	\$620,900	\$999,500
\$1,192	539	781	\$659,900	\$959,900
\$1,357	630	2,677	\$779,900	\$5,850,000
\$1,252	871	1,272	\$1,032,990	\$1,679,900
\$1,249	815	2,125	\$966,000	\$3,700,000
\$1,479	711	1,163	\$1,185,990	\$1,585,990
\$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



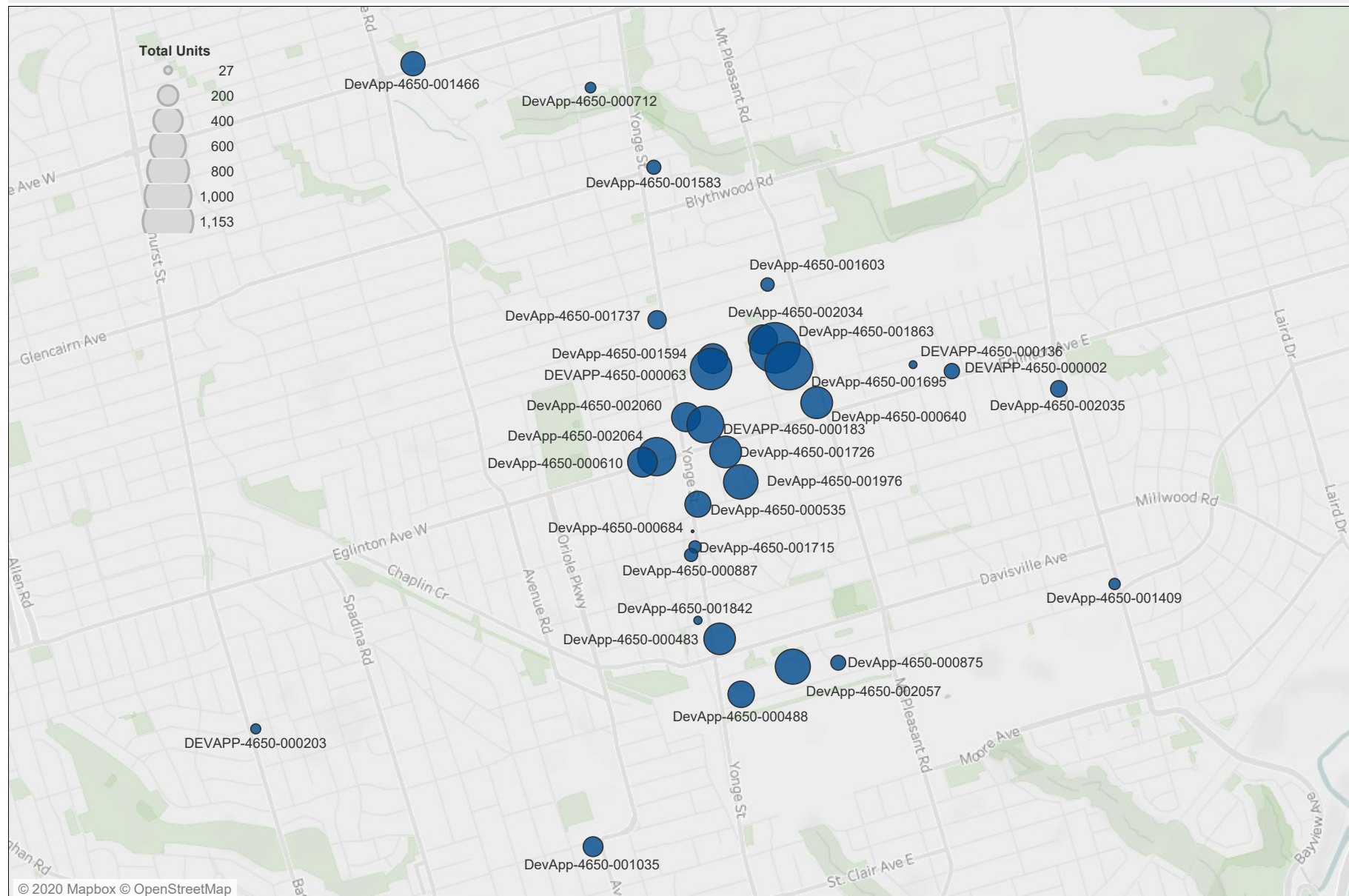
North Toronto Submarket Report - June 2020

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	48	178	\$1,280	\$1,279
1414 Bayview - Gairloch	Apartment	November 2022	11	11	33	44	\$1,470	\$1,433
E2 Condos - Metropia and Capital Developments	Apartment	April 2022	0	3	8	440	\$928	\$1,479
Line 5 Condos - South Tower - Reserve Properties and West..	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	40	172	389	\$1,134	\$1,167
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	December 2023	0	184	71	295	\$1,201	\$1,173
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	December 2023	0	391	0	457	\$1,193	\$1,147
Uovo Boutique Residences at Yonge and Davisville - 2114 Y..	Apartment	August 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	March 2023	5	16	36	304	\$1,115	\$1,285

North Toronto Submarket Report - June 2020

Current Development Applications



North Toronto Submarket Report - June 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-4650-000610	50 - 60 Eglinton Avenue West	15.4	401
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	11.2	78
DevApp-4650-001035	215 Lonsdale Road	9.1	177
DevApp-4650-001409	1410 Bayview Avenue	4.0	57
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	6.3	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	8.8	1,153
DevApp-4650-001976	33 Holly Street	6.9	538
DevApp-4650-002034	241 Redpath Avenue	15.8	387
DevApp-4650-002035	1718 Bayview Avenue	4.3	123
DevApp-4650-002057	155 Balliol Street	6.0	558
DevApp-4650-002060	2323 Yonge Street	15.8	380
DevApp-4650-002064	36 Eglinton Avenue West	32.3	663

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 - June 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	2	15	5,973	5,172	176	\$2,412	1,894	\$4,568,809	8,932
Central Waterfront	10	13	6,642	5,810	818	\$1,459	1,087	\$1,586,790	19,434
Don Mills - York Mills	4	11	3,306	2,927	244	\$935	1,187	\$1,110,394	11,337
Downtown Core	17	8	4,759	4,103	238	\$1,632	737	\$1,203,027	18,136
Downtown East	26	19	6,450	5,661	506	\$1,246	837	\$1,042,982	15,970
Downtown West	14	32	11,097	9,572	987	\$1,445	885	\$1,278,789	17,851
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	37	6	1,553	1,383	170	\$692	1,240	\$857,927	.
Mississauga City Centre	53	11	6,645	5,898	514	\$898	782	\$701,954	.
North Toronto	16	12	3,194	2,520	496	\$1,263	842	\$1,063,407	10,333
North Yonge Corridor	30	6	1,715	1,434	150	\$1,146	811	\$928,813	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	35	9	1,168	1,026	94	\$1,102	1,344	\$1,481,165	9,485
Not Applicable	414	161	30,938	25,184	3,880	\$779	977	\$760,940	74,928
Scarborough City Centre									2,245
Sheppard Corridor	15	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	38	5	1,443	1,188	255	\$1,102	1,277	\$1,407,853	.
Toronto East	1	13	1,352	1,140	171	\$990	925	\$915,535	3,051
Toronto West	32	14	2,613	2,133	396	\$1,132	952	\$1,077,841	10,940
Yonge - St. Clair	0	7	728	632	93	\$1,474	1,591	\$2,345,544	3,047

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