



Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of July 2020



North York East Submarket Report - July 2020

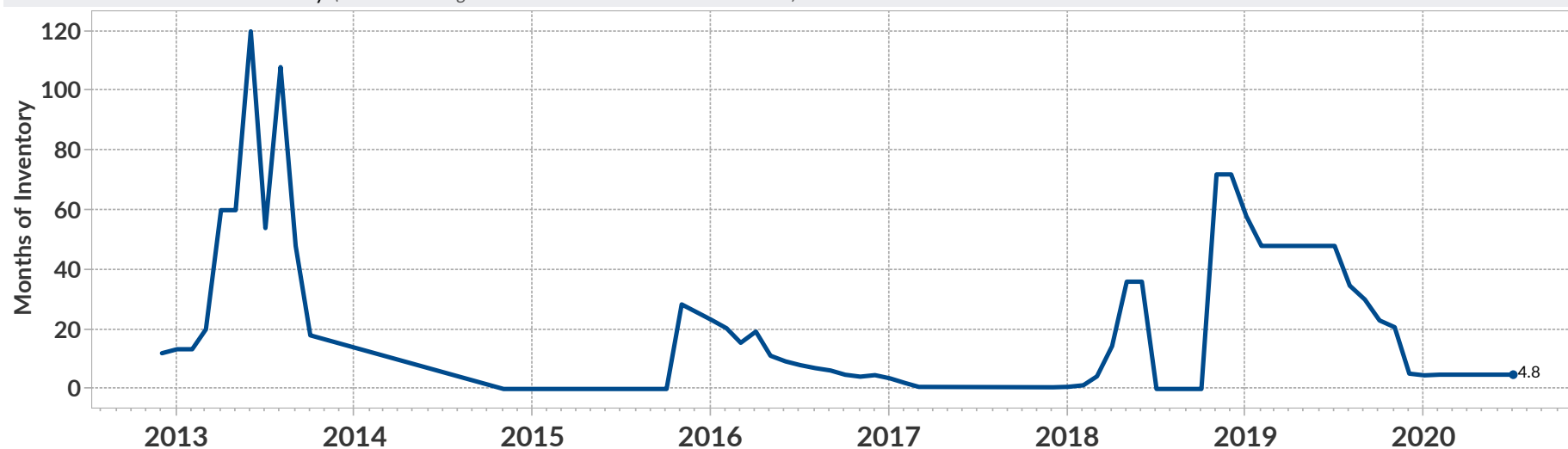


North York East			GTA	
Active Projects	2		367	
Total Units	528		96,937	
Total Sales	519		82,550	
Rem. Inv.	8		1,749	
			9,829	
Avg. \$/SF	\$942		\$1,108	
Avg. SF	978		961	
Avg. \$	\$921,150		\$1,065,426	
Current Month Sales (incl. active & sold out)		0	1,991	

Development Applications

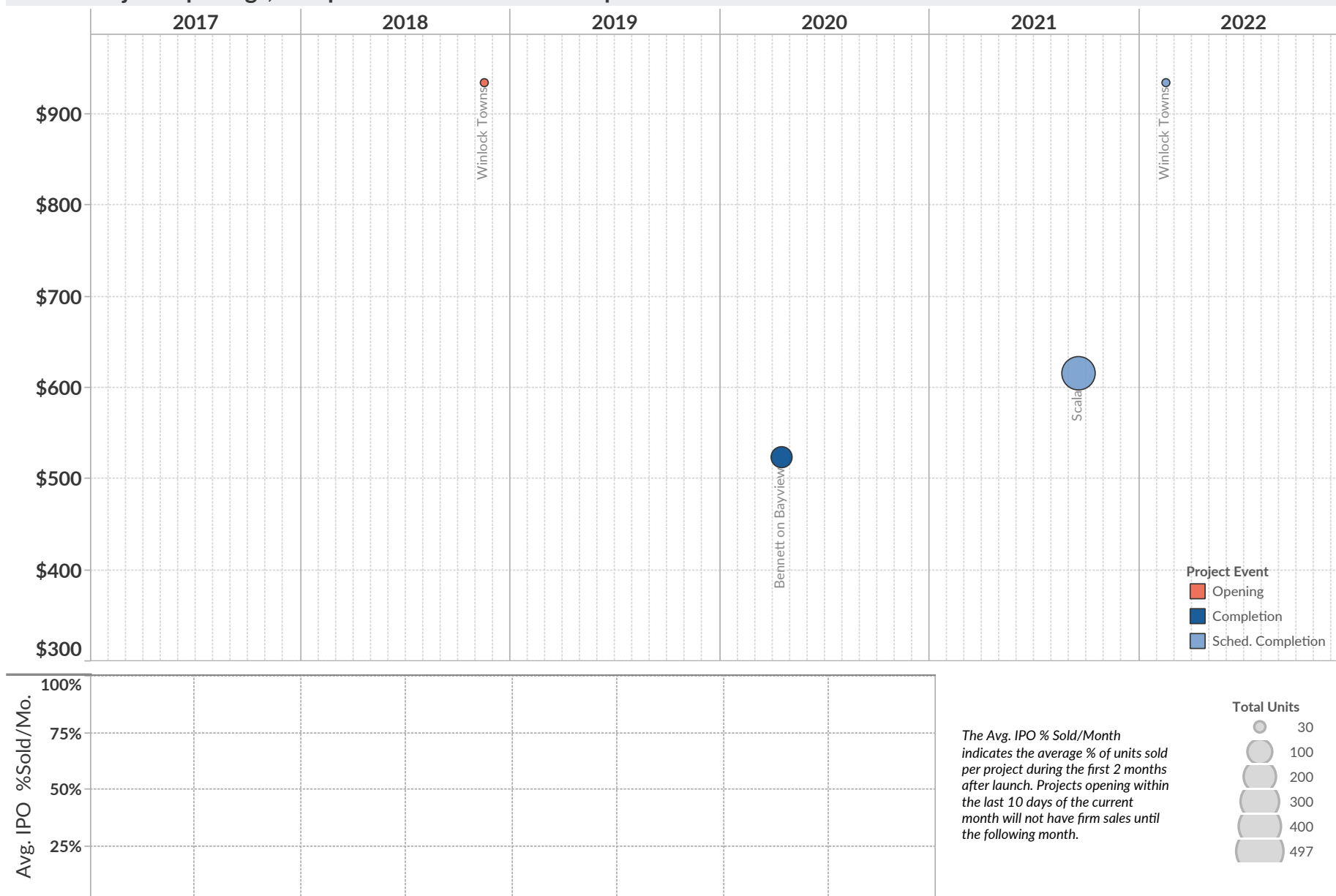
North York East			City of Toronto	
Number of Dev. Apps.	3		410	
Total Units	2,056		234,134	
Min. Floor Space Index	1.1		0.1	
Max. Floor Space Index	5.0		61.7	
Avg. Floor Space Index	3.0		6.6	

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



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Recent Project Openings, Completions & Scheduled Completions



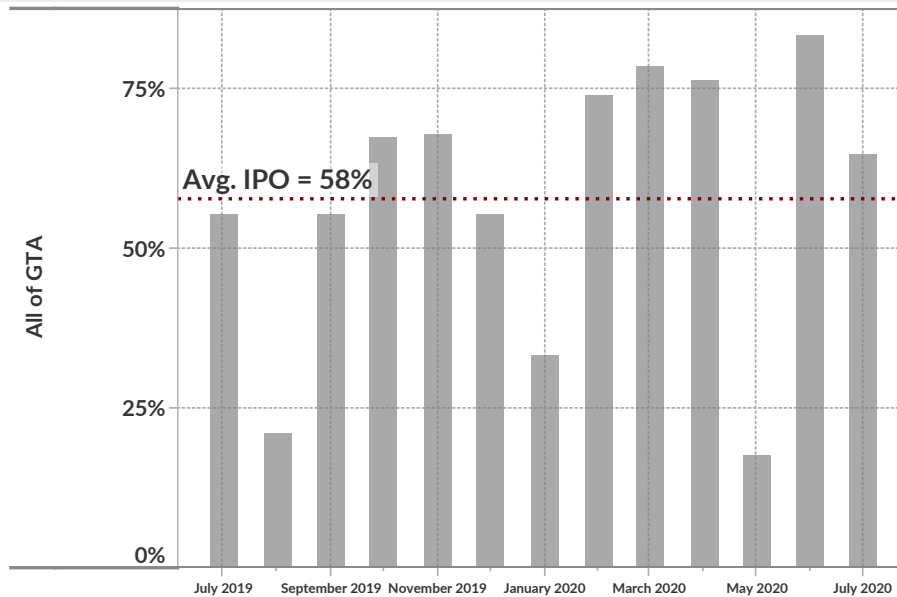
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Project Data by Unit Type

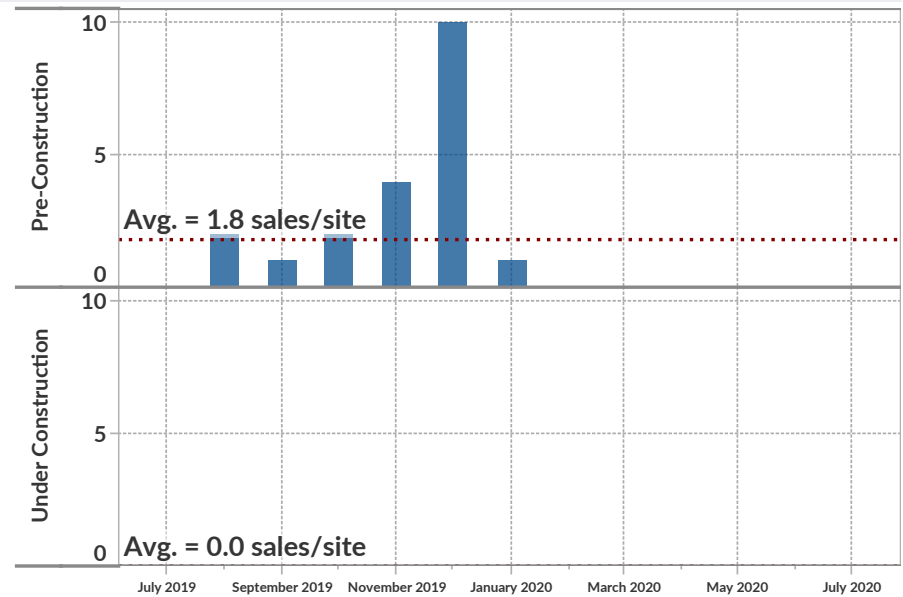
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	45		45	0
1 Bedroom + Den	164	0	164	0
2 Bedroom	138	0	135	3
2 Bedroom + Den	110	0	105	5
3 Bedroom & Up	14		14	0
Penthouse	40		40	0
Other				

*				
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)

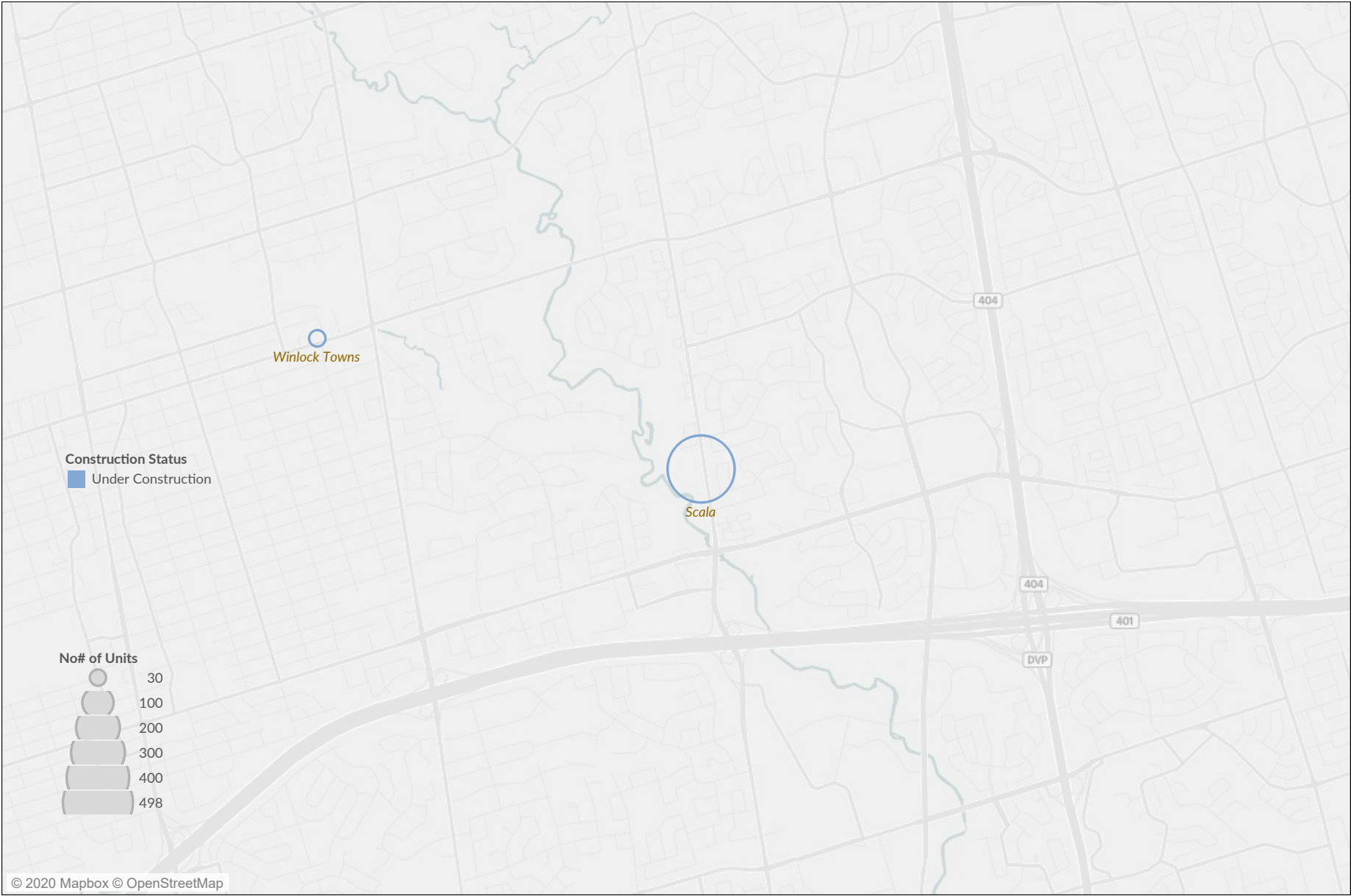


Post Launch Absorption: North York East



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Current Active Projects



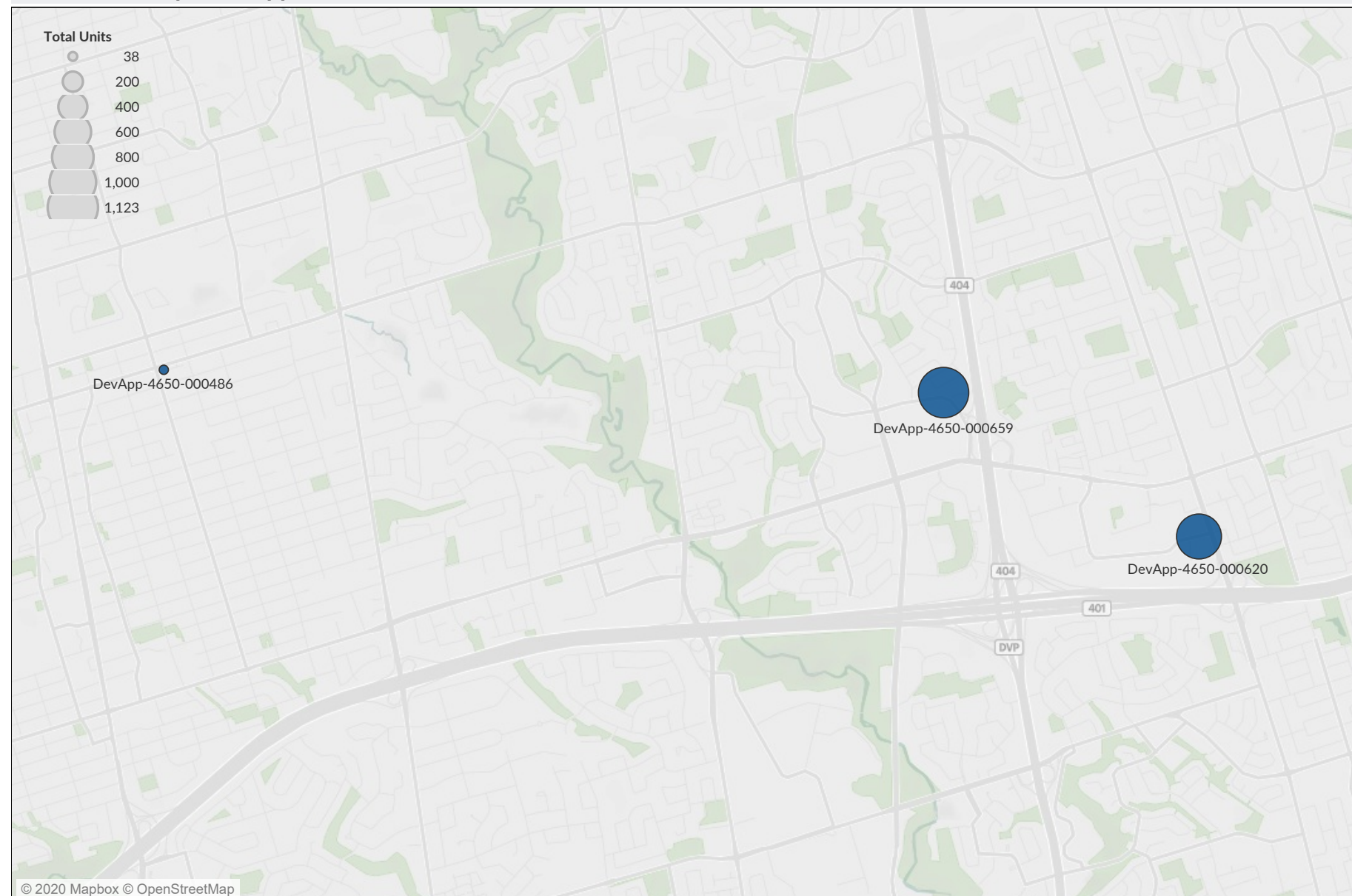
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. 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	· 2	● 15	● 5,974	● 5,146	· 177	● \$2,442	● 1,856	● \$4,532,010	· 8,932
Central Waterfront	· 20	● 13	● 6,642	● 5,823	● 803	● \$1,454	● 1,093	● \$1,589,498	· 19,434
Don Mills - York Mills	· 23	● 11	● 3,306	● 2,950	· 199	● \$968	● 1,197	● \$1,158,263	· 11,337
Downtown Core	· 2	· 8	● 4,759	● 4,105	· 236	● \$1,640	● 746	● \$1,224,474	· 18,038
Downtown East	● 486	● 22	● 7,386	● 6,154	● 928	● \$1,288	● 681	● \$876,906	· 16,000
Downtown West	· 6	● 32	● 10,996	● 9,627	● 986	● \$1,449	● 887	● \$1,284,867	· 18,144
Etobicoke Waterfront	· 0	· 3	· 1,632	· 1,469	· 46	● \$1,257	● 883	● \$1,109,437	· 8,726
Highway7 - Yonge	· 11	· 6	· 1,553	· 1,394	· 159	● \$691	● 1,250	● \$863,410	·
Mississauga City Centre	· 32	● 11	● 6,459	● 5,932	● 480	● \$895	● 781	● \$699,106	·
North Toronto	· 14	● 12	● 3,194	● 2,529	● 487	● \$1,268	● 846	● \$1,073,216	· 10,341
North Yonge Corridor	· 21	· 6	· 1,709	· 1,455	· 123	● \$1,152	● 818	● \$943,006	· 7,879
North York East	· 0	· 2	· 528	· 519	· 8	● \$942	● 978	● \$921,150	· 2,056
North York West	· 9	· 9	· 1,167	· 1,034	· 86	● \$1,111	● 1,411	● \$1,566,719	· 9,619
Not Applicable	● 1,174	● 164	● 31,640	● 25,928	● 3,733	● \$788	● 975	● \$768,306	● 82,240
Scarborough City Centre									· 2,245
Sheppard Corridor	· 0	● 13	● 3,648	● 3,210	● 437	● \$1,099	● 927	● \$1,019,491	· 7,793
Thornhill	● 163	· 6	· 1,651	· 1,351	· 300	● \$1,069	● 1,178	● \$1,259,349	·
Toronto East	· 14	● 13	· 1,352	· 1,152	· 159	● \$990	● 918	● \$908,475	· 3,051
Toronto West	· 9	● 14	● 2,613	● 2,135	● 394	● \$1,140	● 953	● \$1,085,653	· 11,214
Yonge - St. Clair	· 5	· 7	· 728	· 637	· 88	● \$1,468	● 1,649	● \$2,420,121	· 3,047

The Development Applications data pertains only to the City of Toronto

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