



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of September 2020



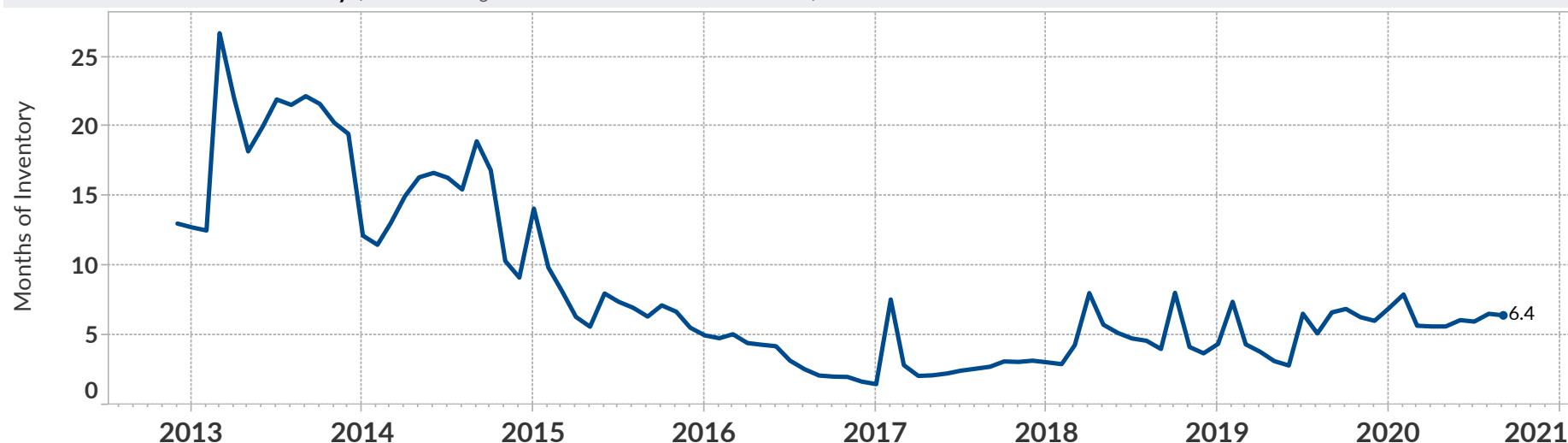
North Toronto Submarket Report - September 2020



North Toronto		GTA
Active Projects	12	348
Total Units	3,194	91,264
Total Sales	2,581	76,516
Rem. Inv.	512	10,768
Avg. \$/SF	\$1,272	\$1,148
Avg. SF	818	965
Avg. \$	\$1,040,488	\$1,108,137
Current Month Sales (incl. active & sold out)	24	2,603

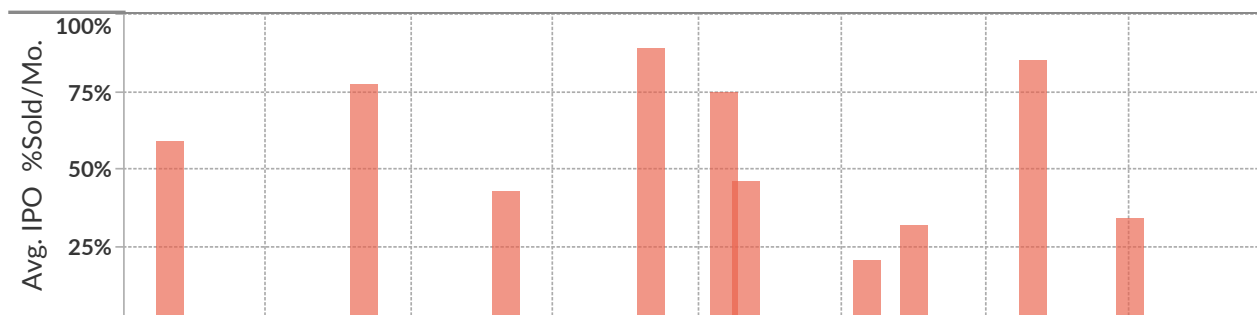
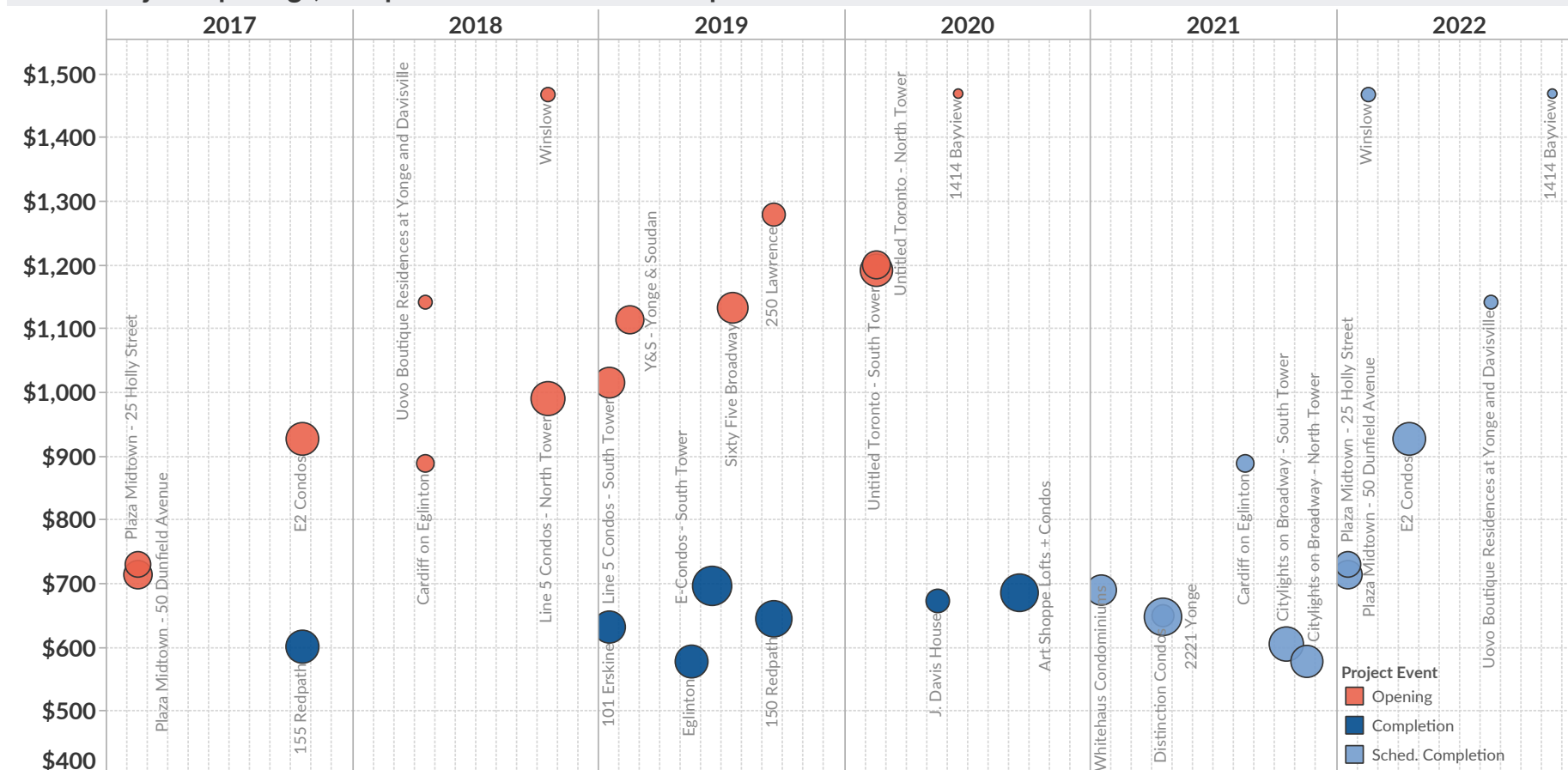
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	32	427
Total Units	10,177	240,396
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	26.8	61.7
Avg. Floor Space Index	6.7	6.5

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

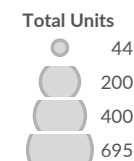


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/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.



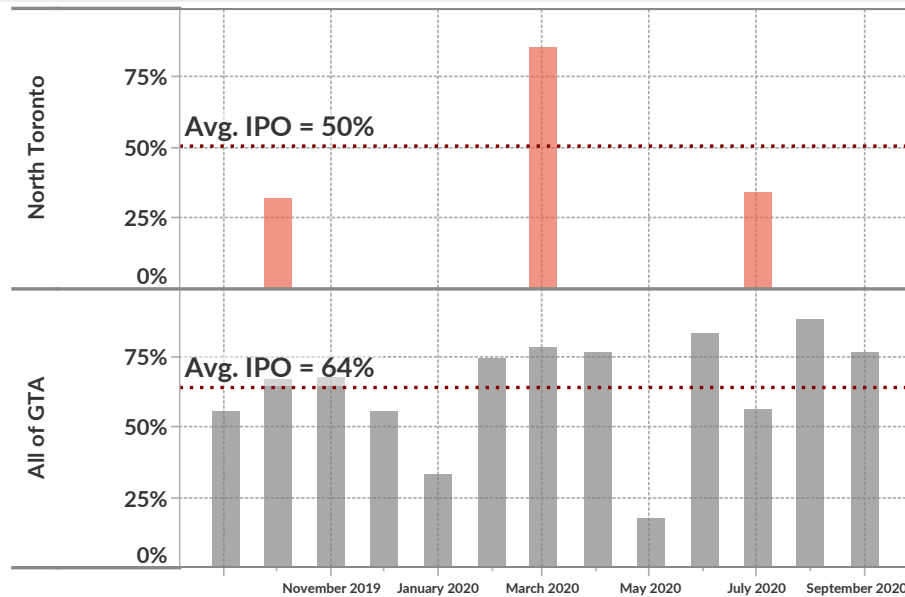
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Project Data by Unit Type

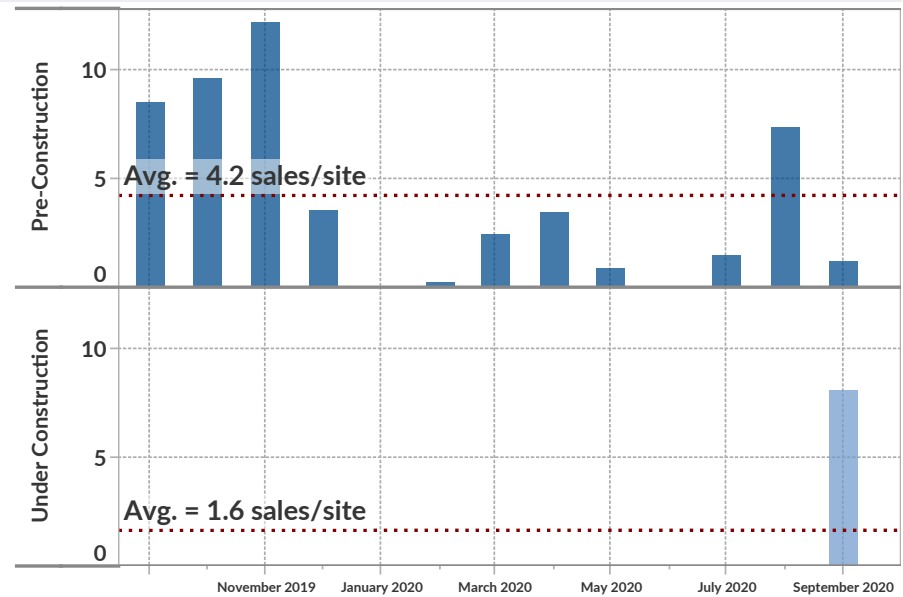
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	199	0	199	0
1 Bedroom	634	4	544	90
1 Bedroom + Den	808	3	650	158
2 Bedroom	972	11	853	119
2 Bedroom + Den	76	0	48	28
3 Bedroom & Up	372	6	270	102
Penthouse	12	0	5	7
Other	20	0	12	8

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,220	442	815	\$627,900	\$949,500
\$1,222	504	781	\$659,900	\$959,900
\$1,377	630	2,677	\$799,900	\$5,850,000
\$1,274	670	1,272	\$859,900	\$1,679,900
\$1,256	815	2,125	\$966,000	\$3,700,000
\$1,482	711	1,018	\$1,085,990	\$1,475,990
\$975	1,046	2,223	\$1,184,000	\$2,318,000

IPO Launch Performance (first 2 months)

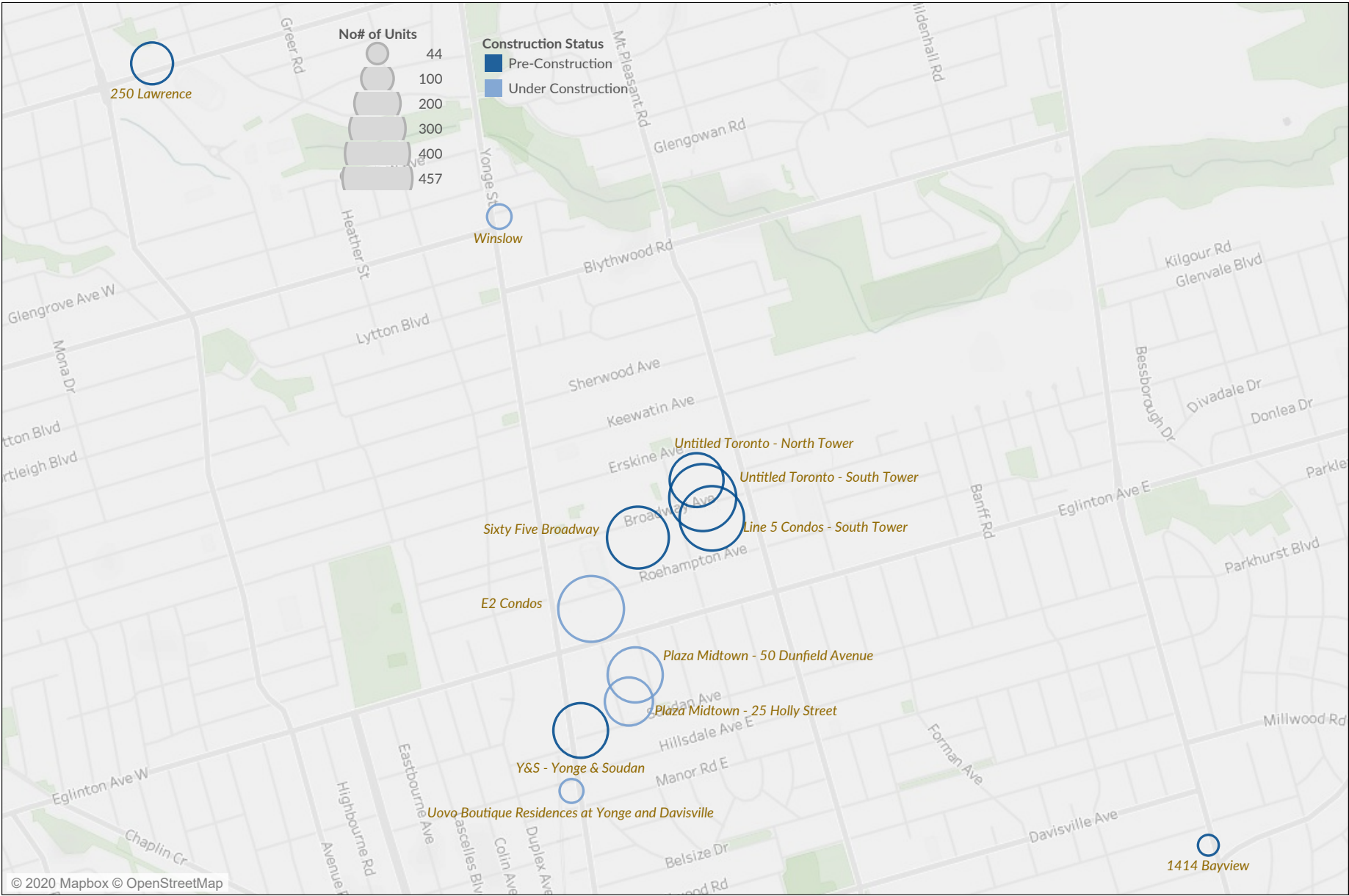


Post Launch Absorption: North Toronto



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Current Active Projects



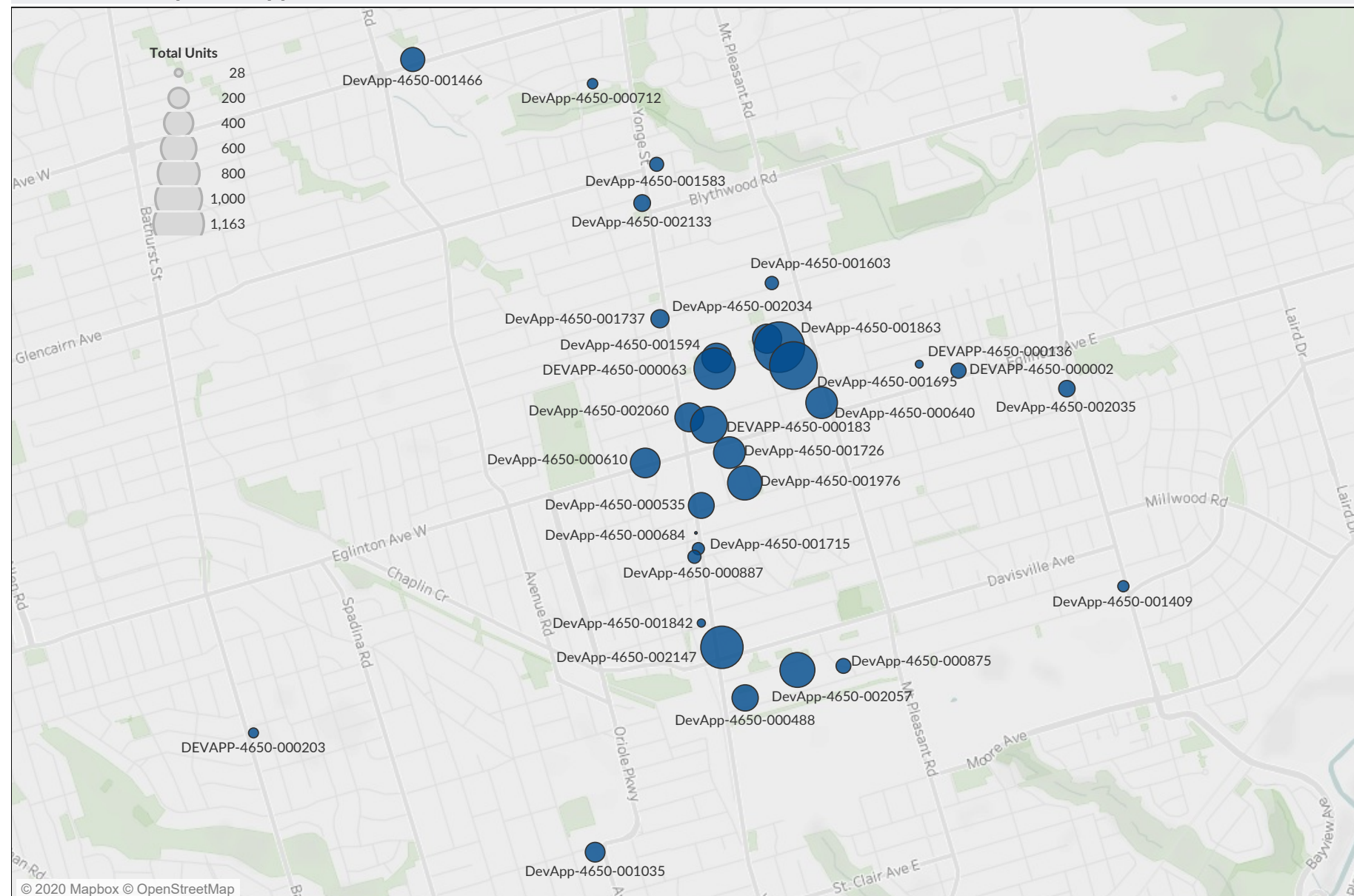
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
250 Lawrence - Graywood Developments	Apartment	April 2023	0	10	70	178	\$1,280	\$1,299
1414 Bayview - Gairloch	Apartment	November 2022	2	24	20	44	\$1,470	\$1,483
E2 Condos - Metropia and Capital Developments	Apartment	April 2022	0	4	8	440	\$928	\$1,427
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 2022	7	7	38	236	\$731	\$1,136
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2022	9	9	48	309	\$715	\$1,255
Sixty Five Broadway - Times Group Corporation	Apartment	November 2023	6	55	157	389	\$1,134	\$1,172
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	December 2023	0	218	77	295	\$1,201	\$1,198
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	December 2023	0	401	27	457	\$1,193	\$1,259
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	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	0	11	41	304	\$1,115	\$1,345

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Current Development Applications



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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	28
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-4650-000488	30 Merton Street	11.5	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	2.0	49
DevApp-4650-000875	276 Merton Street	8.1	100
DevApp-4650-000887	2100 Yonge Street	10.6	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	9.1	1,163
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-4650-002133	2674 Yonge Street	4.6	127
DevApp-4650-002147	1913 Yonge Street	11.1	821

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	0	13	4,898	4,083	165	\$2,581	1,856	\$4,788,810	9,336
Central Waterfront	39	9	4,618	3,760	845	\$1,503	1,094	\$1,645,056	19,434
Don Mills - York Mills	2	12	3,683	2,963	496	\$1,024	861	\$881,188	14,212
Downtown Core	23	7	4,236	3,631	214	\$2,045	782	\$1,599,521	17,615
Downtown East	64	21	7,475	6,458	722	\$1,258	806	\$1,013,215	16,000
Downtown West	43	29	9,950	8,663	1,025	\$1,455	901	\$1,311,827	18,569
Etobicoke Waterfront	8	1	602	448	44	\$1,321	847	\$1,118,605	8,726
Highway7 - Yonge	14	6	1,553	1,448	97	\$716	1,185	\$848,595	.
Mississauga City Centre	416	12	6,998	6,384	595	\$929	791	\$735,372	.
North Toronto	24	12	3,194	2,581	512	\$1,272	818	\$1,040,488	10,177
North Yonge Corridor	10	6	1,715	1,482	96	\$1,155	811	\$936,872	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	2	9	1,044	802	189	\$1,316	1,844	\$2,427,617	10,938
Not Applicable	1,896	156	30,884	24,910	4,368	\$821	940	\$772,269	83,408
Scarborough City Centre									2,245
Sheppard Corridor	12	14	3,833	3,374	455	\$1,118	927	\$1,036,029	7,384
Thornhill	28	6	1,651	1,391	260	\$1,077	1,183	\$1,273,175	.
Toronto East	4	12	1,128	999	97	\$1,016	1,029	\$1,045,627	2,938
Toronto West	17	14	2,613	2,141	398	\$1,125	948	\$1,066,020	11,904
Yonge - St. Clair	1	7	661	479	182	\$1,773	1,441	\$2,555,685	3,113

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