

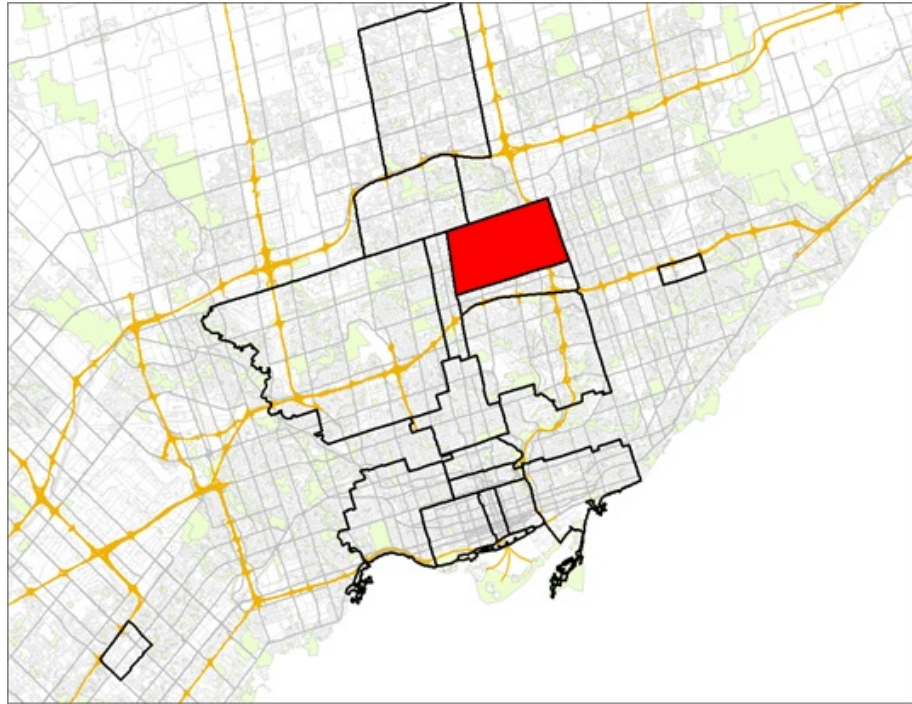


Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of October 2020



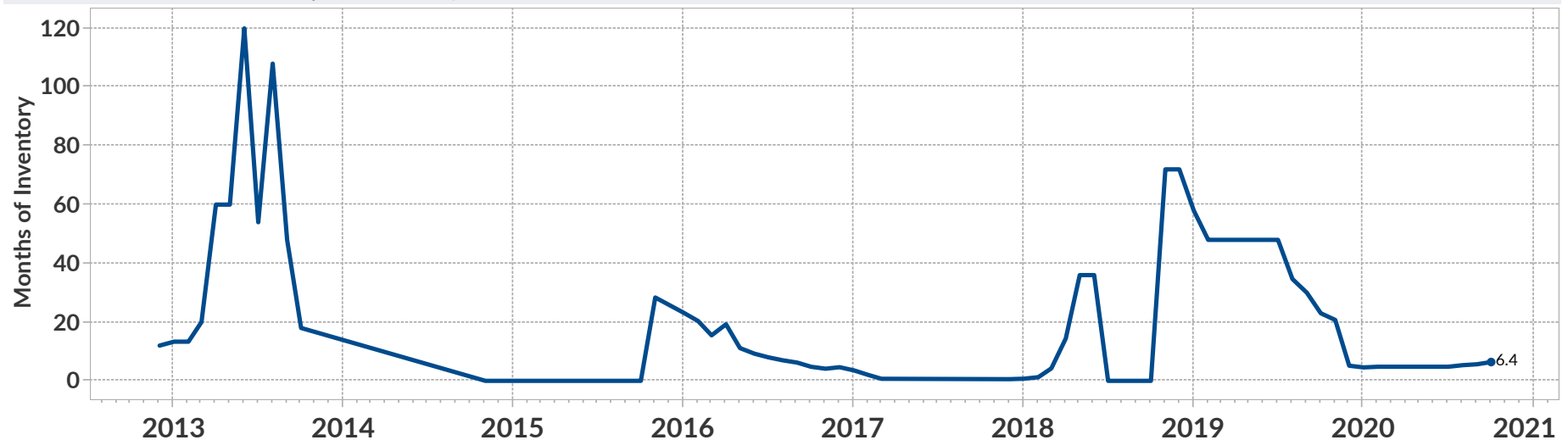
North York East Submarket Report - October 2020



North York East			GTA	
Active Projects	2		356	
Total Units	528		93,557	
Total Sales	519		77,464	
Rem. Inv.	8		2,241	
			11,643	
Avg. \$/SF	\$942		\$1,134	
Avg. SF	978		945	
Avg. \$	\$921,150		\$1,071,265	
Current Month Sales (incl. active & sold out)		0	2,340	

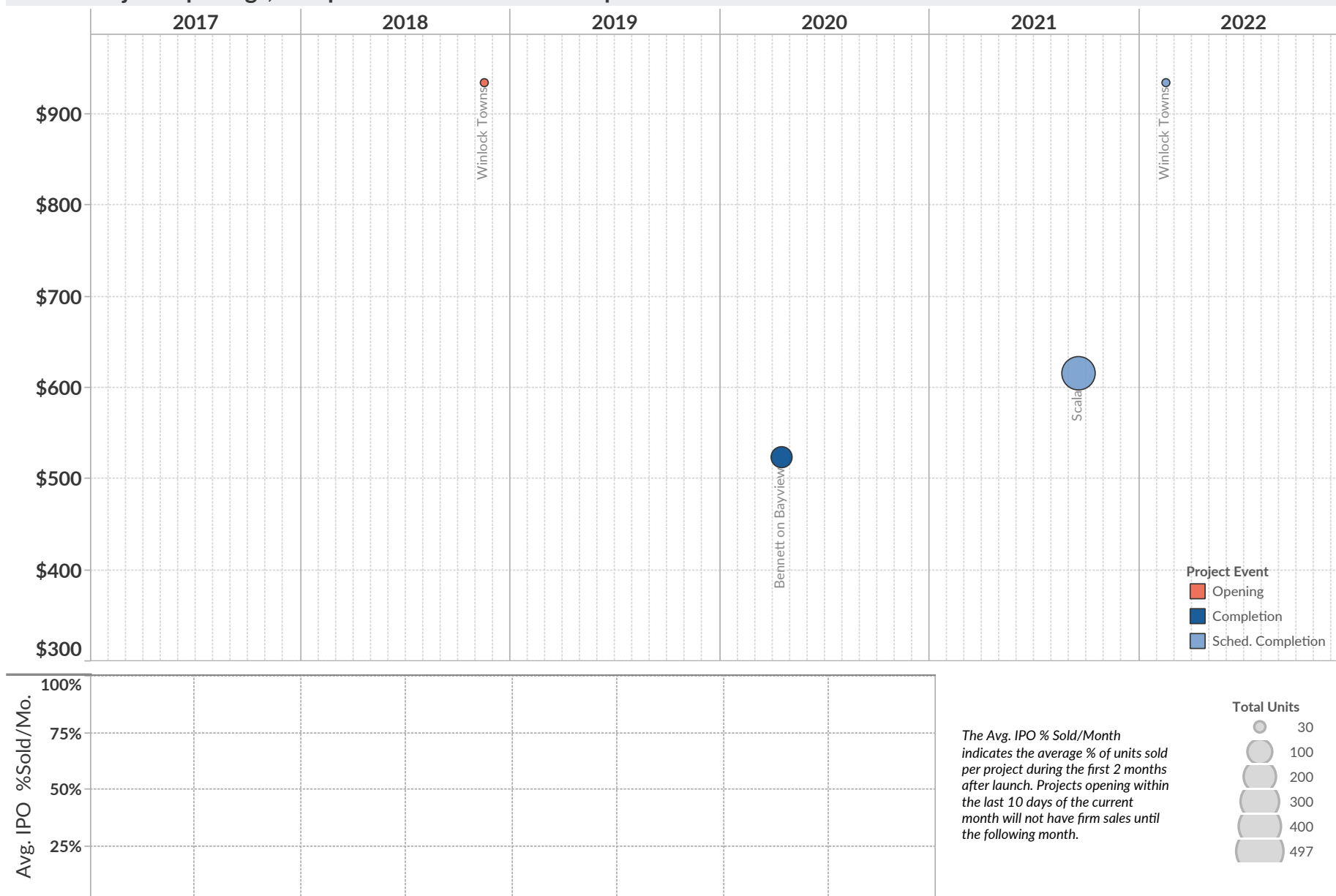
Development Applications			
North York East		City of Toronto	
Number of Dev. Apps.	4	449	
Total Units	2,262	252,224	
Min. Floor Space Index	1.1	0.1	
Max. Floor Space Index	6.0	61.7	
Avg. Floor Space Index	3.2	6.6	

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



North York East Submarket Report - October 2020

Recent Project Openings, Completions & Scheduled Completions



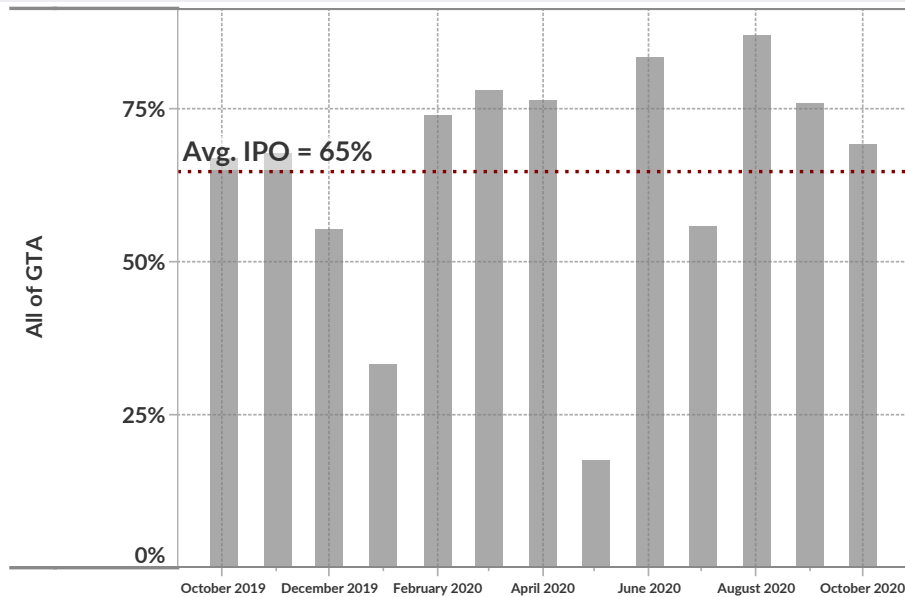
North York East Submarket Report - October 2020

Project Data by Unit Type

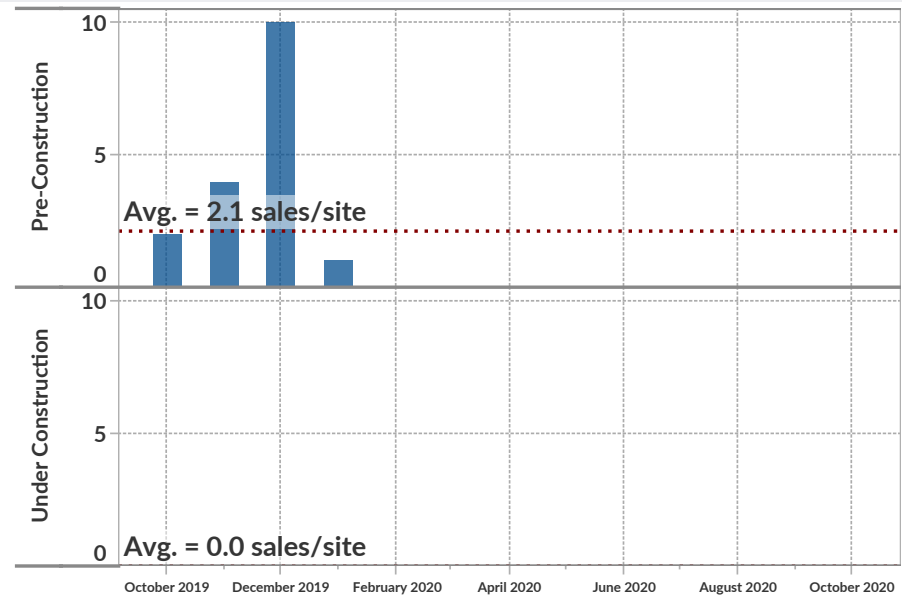
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	45		45	0
1 Bedroom + Den	164	0	164	0
2 Bedroom	138	0	135	3
2 Bedroom + Den	110	0	105	5
3 Bedroom & Up	14		14	0
Penthouse	40		40	0
Other				

*				
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)

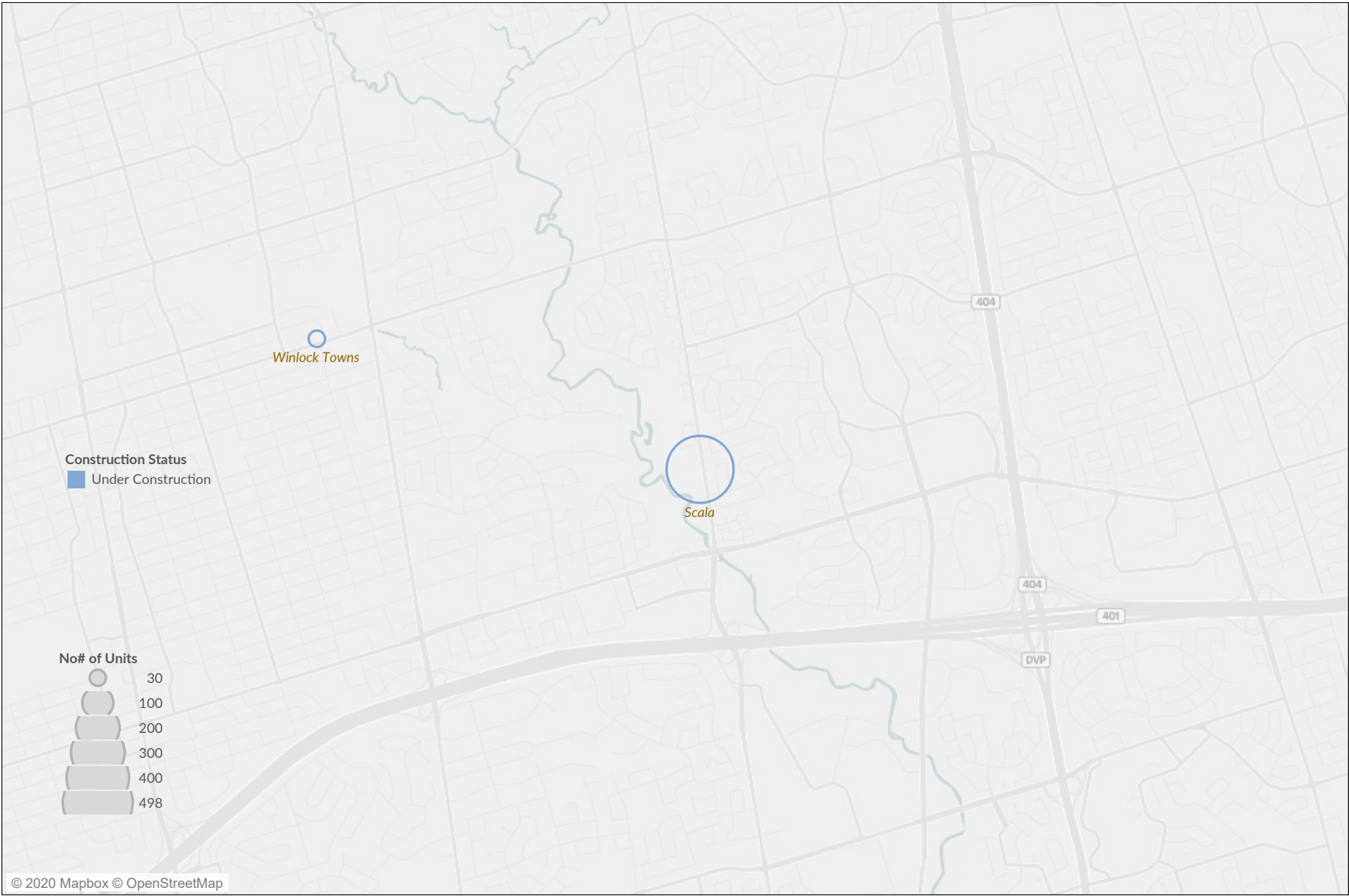


Post Launch Absorption: North York East



North York East Submarket Report - October 2020

Current Active Projects



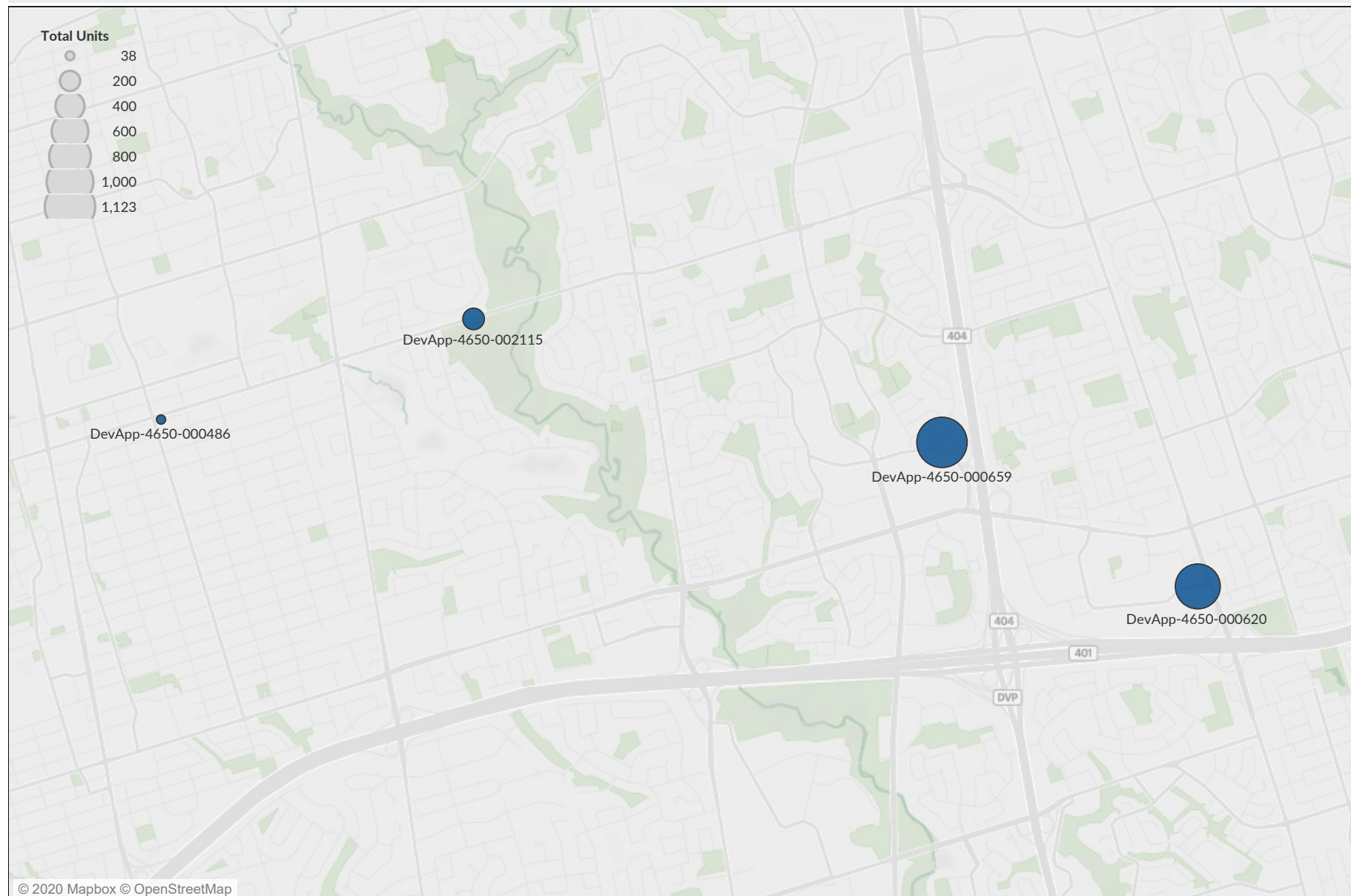
North York East Submarket Report - October 2020

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

North York East Submarket Report - October 2020

Current Development Applications



North York East Submarket Report - October 2020

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	6.0	895
DevApp-4650-000659	3 - 5 Allenbury Gardens	5.8	1,123
DevApp-4650-002115	630 Finch Avenue East	3.0	206

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 York East Submarket Report - October 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	129	15	5,434	4,212	609	\$1,859	1,074	\$1,996,398	9,336
Central Waterfront	17	9	4,721	3,771	834	\$1,470	1,039	\$1,527,561	19,434
Don Mills - York Mills	174	12	3,683	3,137	324	\$1,013	971	\$983,530	14,212
Downtown Core	25	7	4,236	3,656	200	\$1,911	831	\$1,587,311	19,624
Downtown East	172	22	7,843	6,634	812	\$1,246	795	\$989,756	16,387
Downtown West	71	30	10,518	8,701	1,408	\$1,379	862	\$1,188,609	18,515
Etobicoke Waterfront	5	1	602	453	40	\$1,326	848	\$1,125,069	8,726
Highway7 - Yonge	5	6	1,553	1,453	92	\$719	1,200	\$862,586	.
Mississauga City Centre	61	12	6,998	6,380	599	\$926	787	\$729,033	.
North Toronto	5	12	3,194	2,581	512	\$1,271	820	\$1,041,684	10,499
North Yonge Corridor	4	6	1,715	1,482	88	\$1,166	814	\$948,855	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	29	9	1,040	831	163	\$1,305	1,864	\$2,431,451	12,314
Not Applicable	1,347	159	31,358	25,198	4,445	\$819	939	\$769,197	91,558
Scarborough City Centre									2,245
Sheppard Corridor	10	14	3,833	3,386	443	\$1,121	931	\$1,042,948	7,614
Thornhill	165	6	1,720	1,326	384	\$1,053	1,030	\$1,084,787	.
Toronto East	5	12	1,196	1,002	94	\$1,029	1,015	\$1,044,727	3,120
Toronto West	101	15	2,724	2,248	421	\$1,159	955	\$1,107,121	11,904
Yonge - St. Clair	15	7	661	494	167	\$1,756	1,467	\$2,575,956	3,153

The Development Applications data pertains only to the City of Toronto

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