



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of October 2020



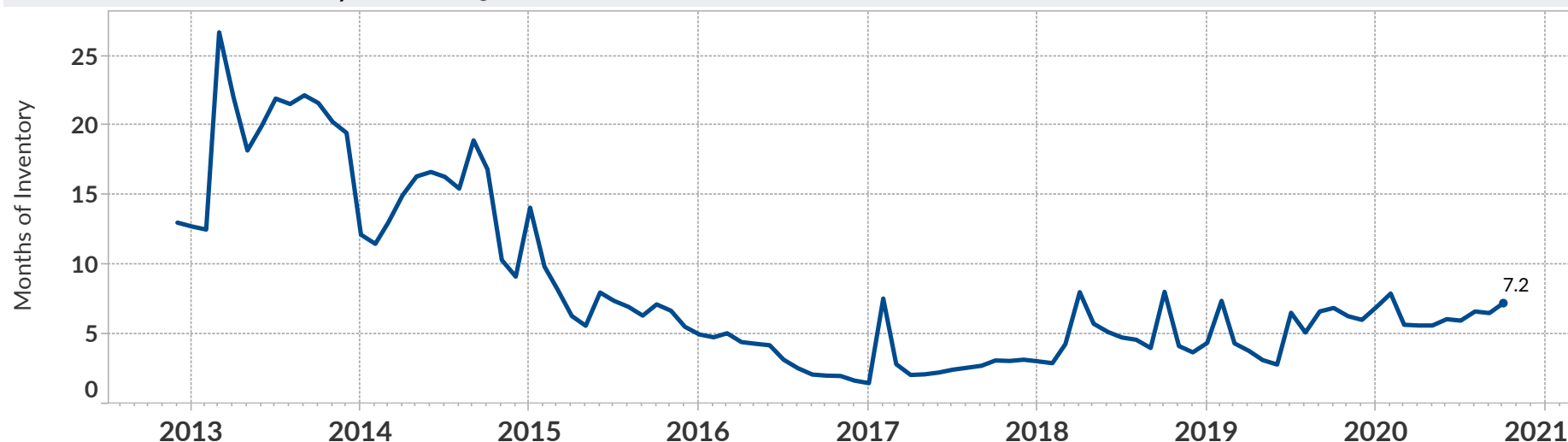
North Toronto Submarket Report - October 2020



North Toronto		GTA
Active Projects	12	356
Total Units	3,194	93,557
Total Sales	2,581	77,464
Rem. Inv.	512	11,643
Avg. \$/SF	\$1,271	\$1,134
Avg. SF	820	945
Avg. \$	\$1,041,684	\$1,071,265
Current Month Sales (incl. active & sold out)	5	2,340

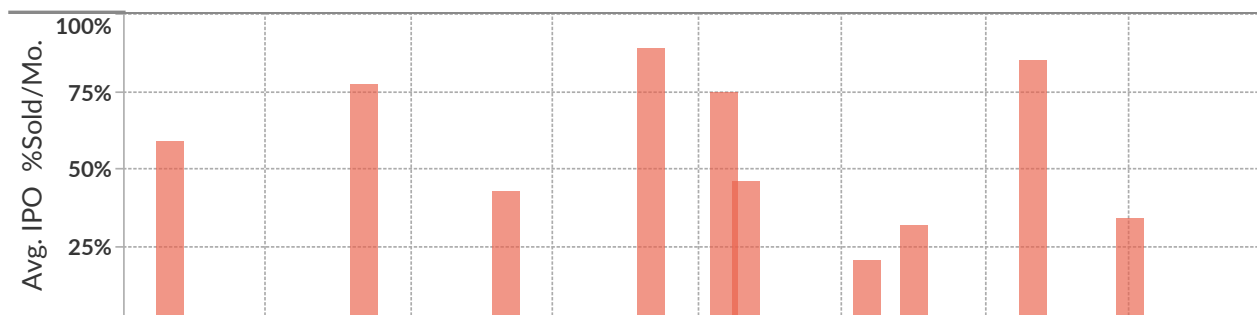
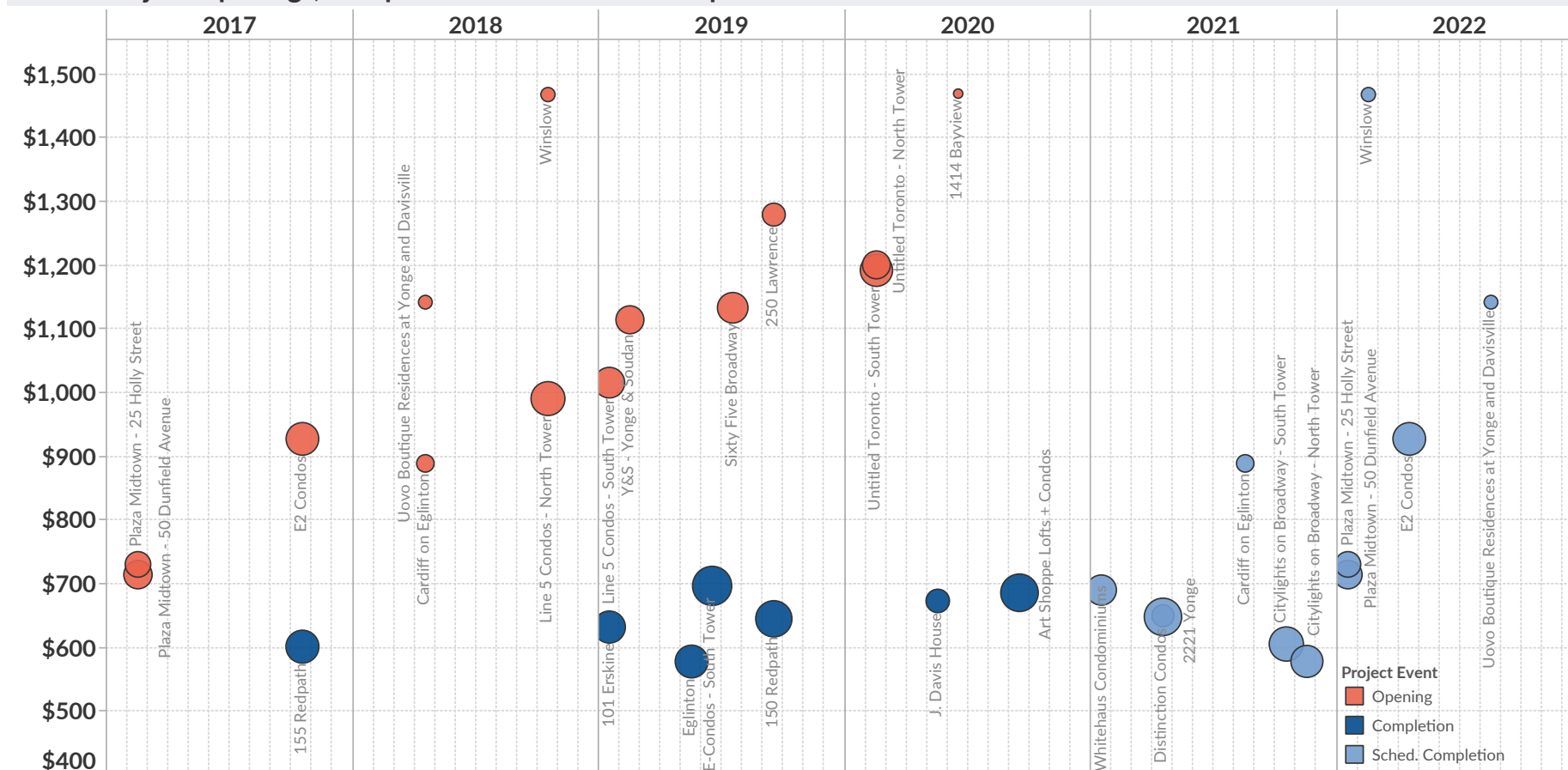
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	34	449
Total Units	10,499	252,224
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	26.8	61.7
Avg. Floor Space Index	6.7	6.6

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

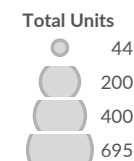


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/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.



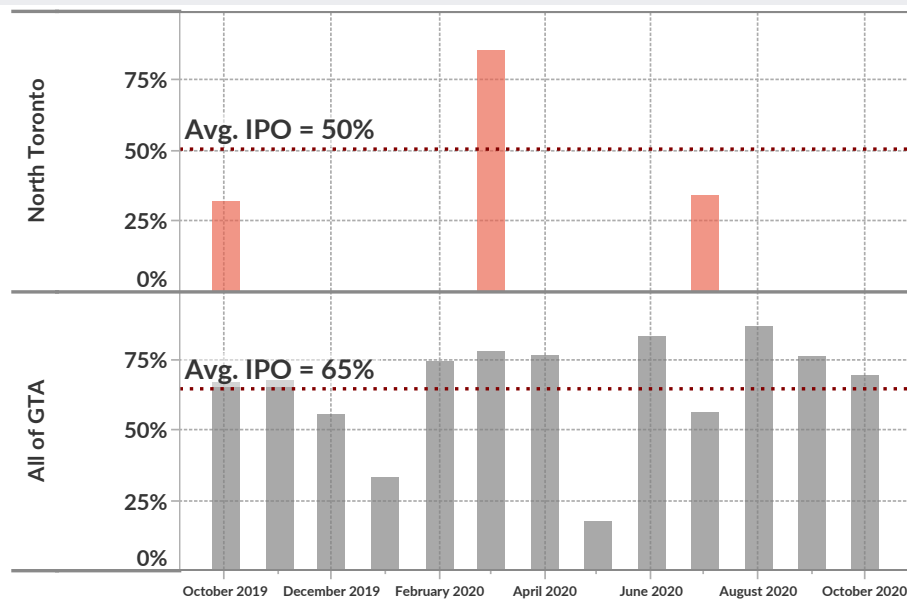
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Project Data by Unit Type

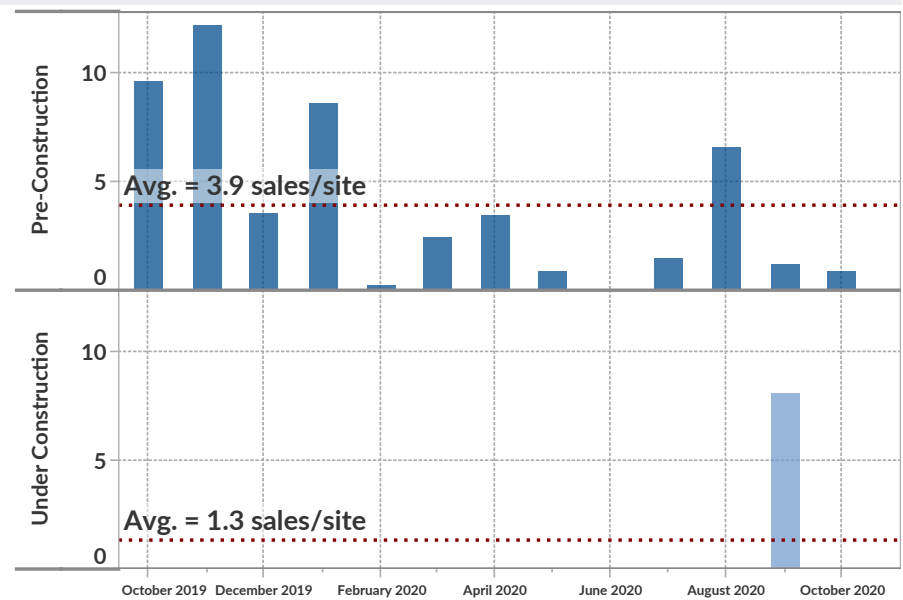
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	199	0	199	0
1 Bedroom	634	0	544	90
1 Bedroom + Den	808	4	654	154
2 Bedroom	972	0	848	124
2 Bedroom + Den	76	0	48	28
3 Bedroom & Up	372	1	271	101
Penthouse	12	0	5	7
Other	20	0	12	8

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,252	442	815	\$627,900	\$949,500
\$1,205	504	781	\$659,900	\$959,900
\$1,372	630	2,677	\$799,900	\$5,850,000
\$1,274	670	1,272	\$859,900	\$1,679,900
\$1,249	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)

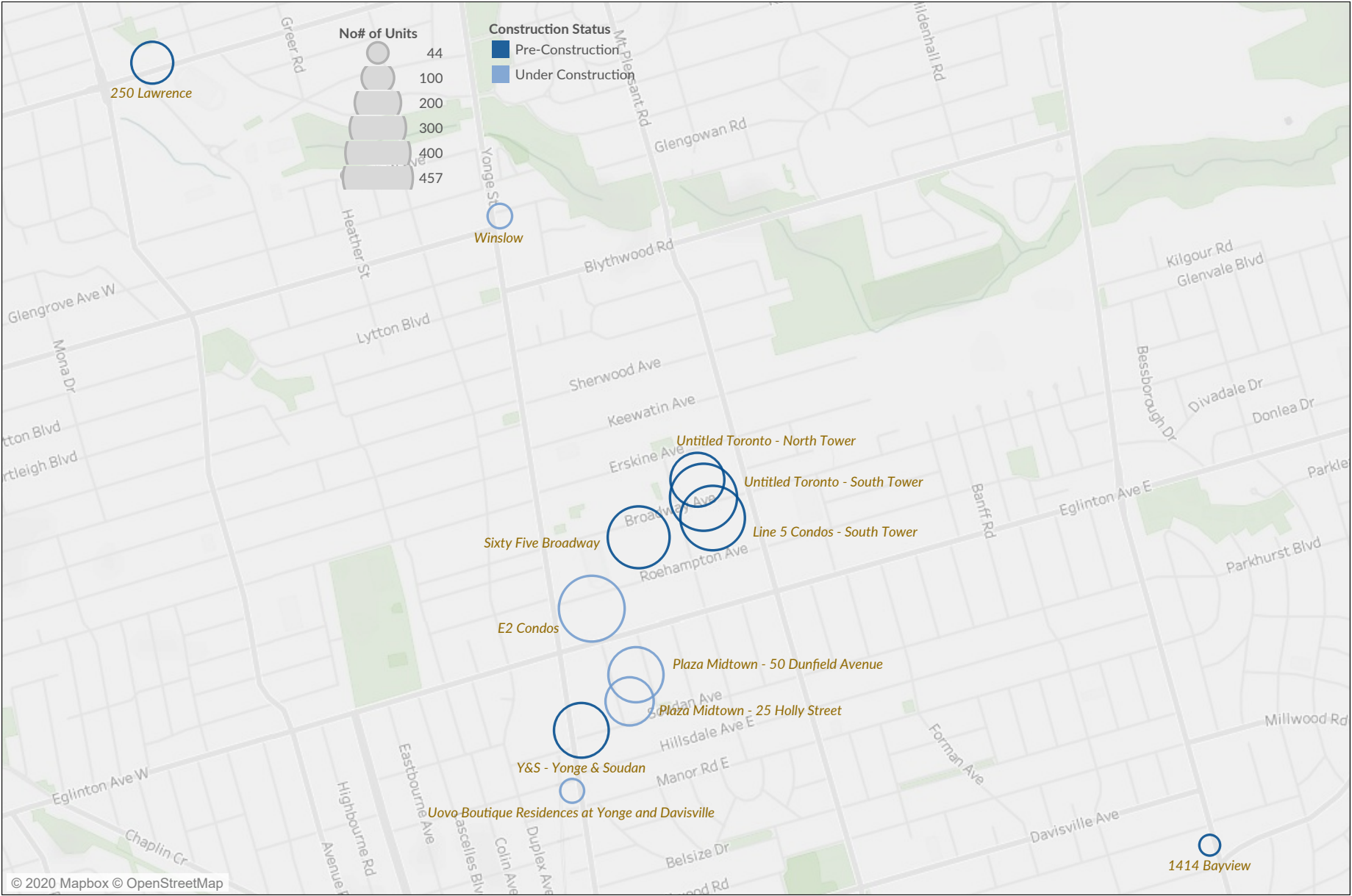


Post Launch Absorption: North Toronto



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Current Active Projects



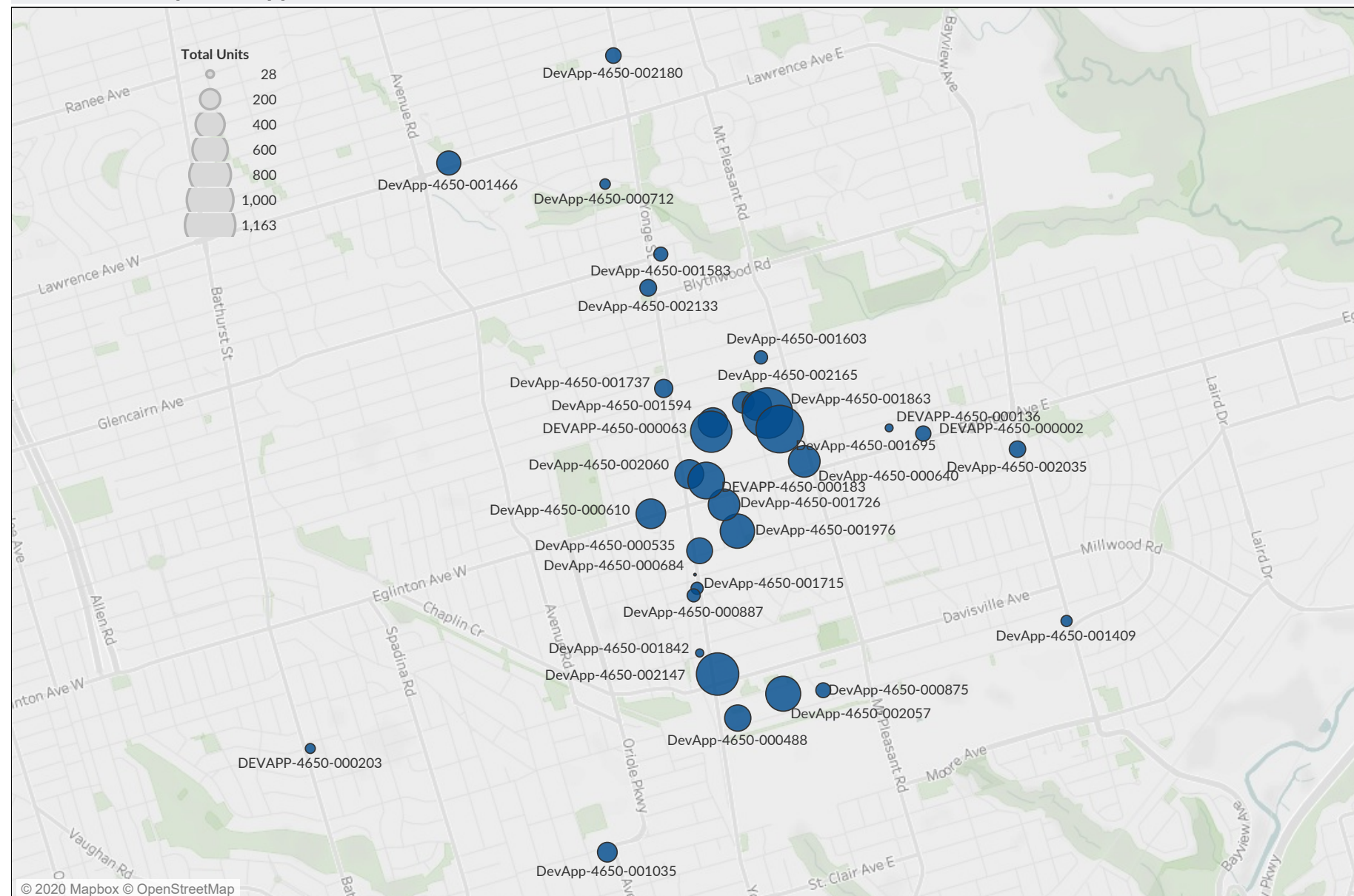
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Current Active Project List

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	June 2023	1	20	24	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	November 2023	0	0	0	423	\$1,017	\$1,061
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2022	0	7	38	236	\$731	\$1,133
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2022	0	9	48	309	\$715	\$1,217
Sixty Five Broadway - Times Group Corporation	Apartment	April 2024	2	57	155	389	\$1,134	\$1,182
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	December 2023	2	220	75	295	\$1,201	\$1,198
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	April 2024	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	January 2024	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
DevApp-4650-002165	109 Erskine Avenue	8.1	213
DevApp-4650-002180	3180-3182 Yonge Street	6.5	109

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	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	32	21	7,477	6,494	703	\$1,253	812	\$1,017,603	16,387
Downtown West	71	29	10,091	8,701	1,129	\$1,434	905	\$1,297,400	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	145	13	1,562	1,142	203	\$1,101	835	\$918,775	3,120
Toronto West	101	16	3,151	2,248	700	\$1,137	848	\$964,291	11,904
Yonge - St. Clair	15	7	661	494	167	\$1,756	1,467	\$2,575,956	3,153

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