



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of December 2020



North Toronto Submarket Report - December 2020



North Toronto		GTA
Active Projects	13	355
Total Units	3,679	92,467
Total Sales	3,064	77,167
Rem. Inv.	516	10,653
Avg. \$/SF	\$1,277	\$1,159
Avg. SF	818	982
Avg. \$	\$1,043,907	\$1,137,470
Current Month Sales (incl. active & sold out)	3	857

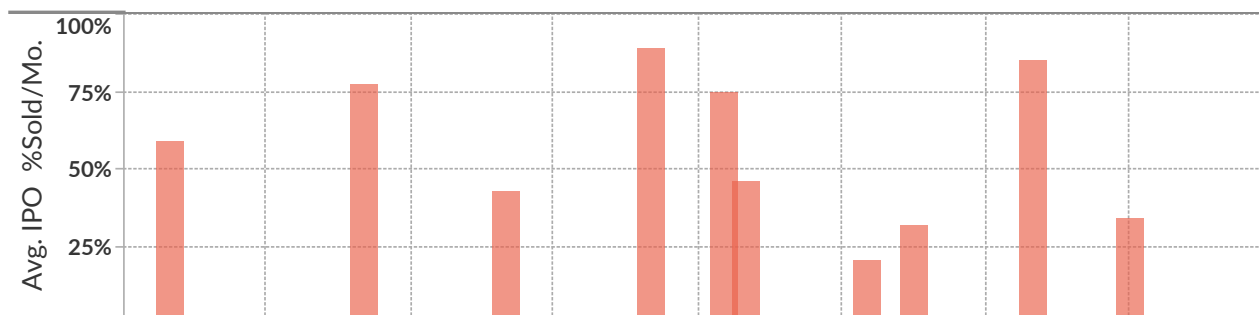
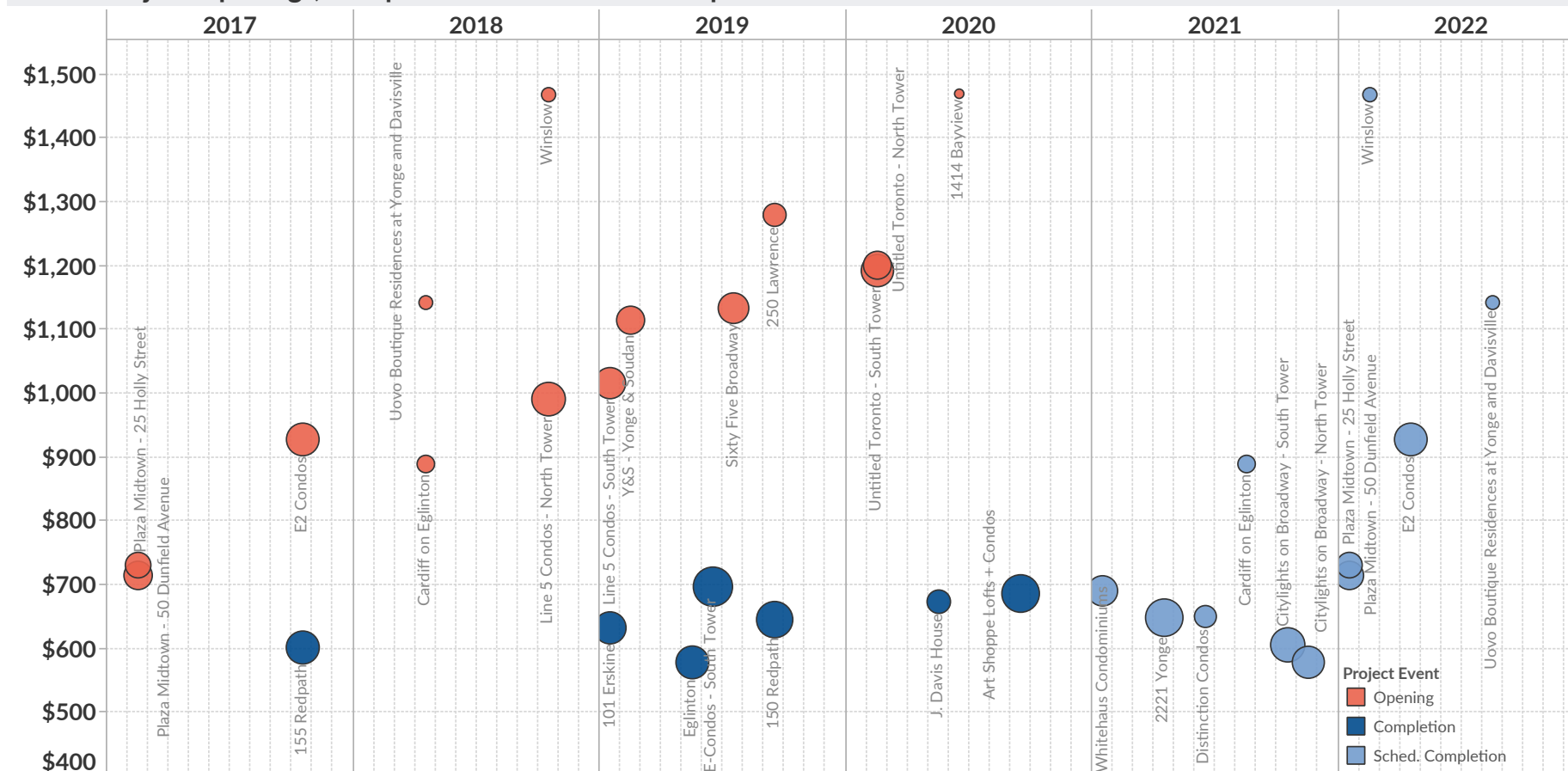
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	36	482
Total Units	13,863	266,905
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	32.3	61.7
Avg. Floor Space Index	7.2	6.8

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

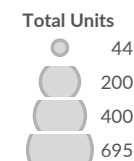


North Toronto Submarket Report - December 2020

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.



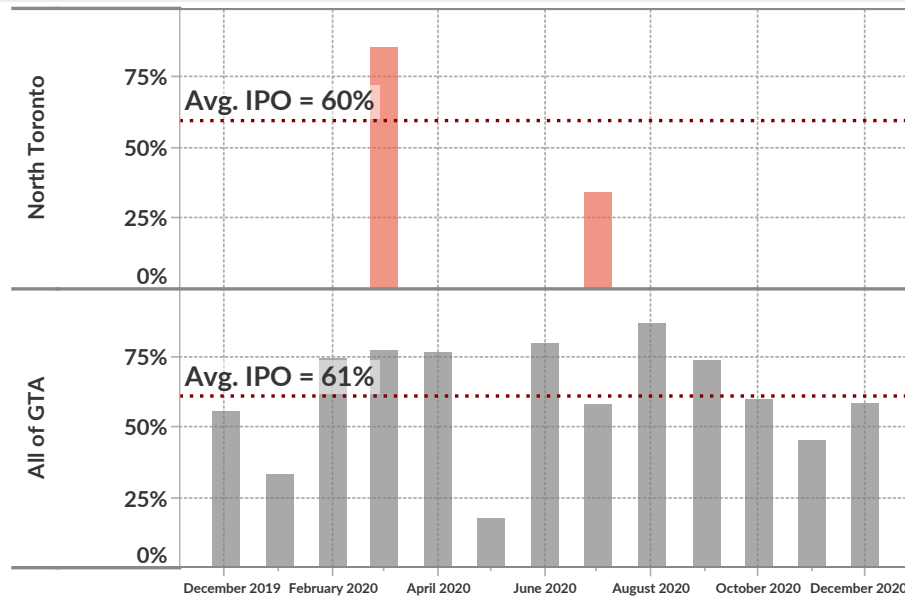
North Toronto Submarket Report - December 2020

Project Data by Unit Type

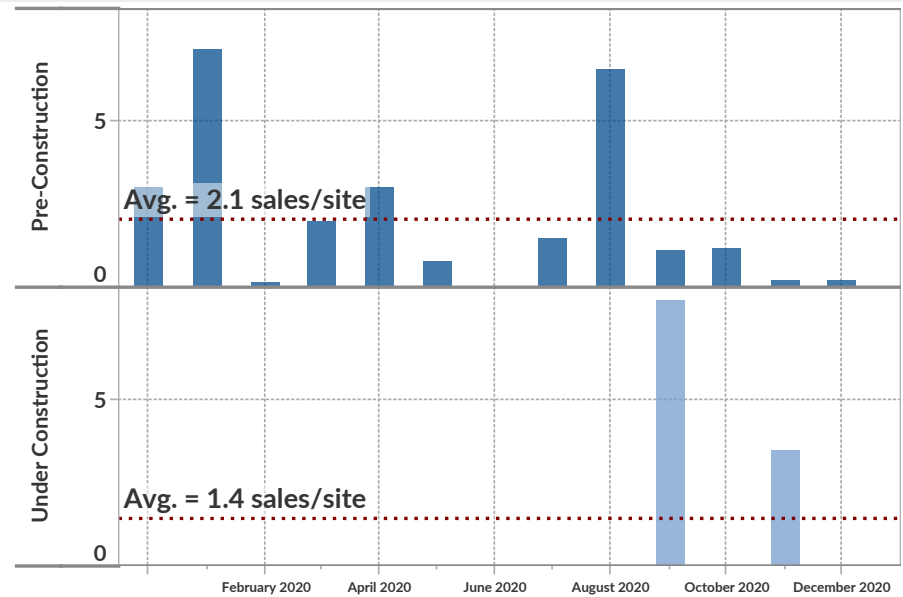
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	256	0	256	0
1 Bedroom	734	0	638	96
1 Bedroom + Den	962	0	809	153
2 Bedroom	1,095	3	973	122
2 Bedroom + Den	107	0	79	28
3 Bedroom & Up	394	0	292	102
Penthouse	12	0	5	7
Other	20	0	12	8

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,272	442	815	\$627,900	\$1,069,800
\$1,215	504	781	\$659,900	\$959,900
\$1,381	628	2,677	\$799,900	\$5,850,000
\$1,274	670	1,272	\$859,900	\$1,679,900
\$1,251	815	2,125	\$966,000	\$3,700,000
\$1,385	711	2,022	\$1,085,990	\$2,699,990
\$975	1,046	2,223	\$1,184,000	\$2,318,000

IPO Launch Performance (first 2 months)

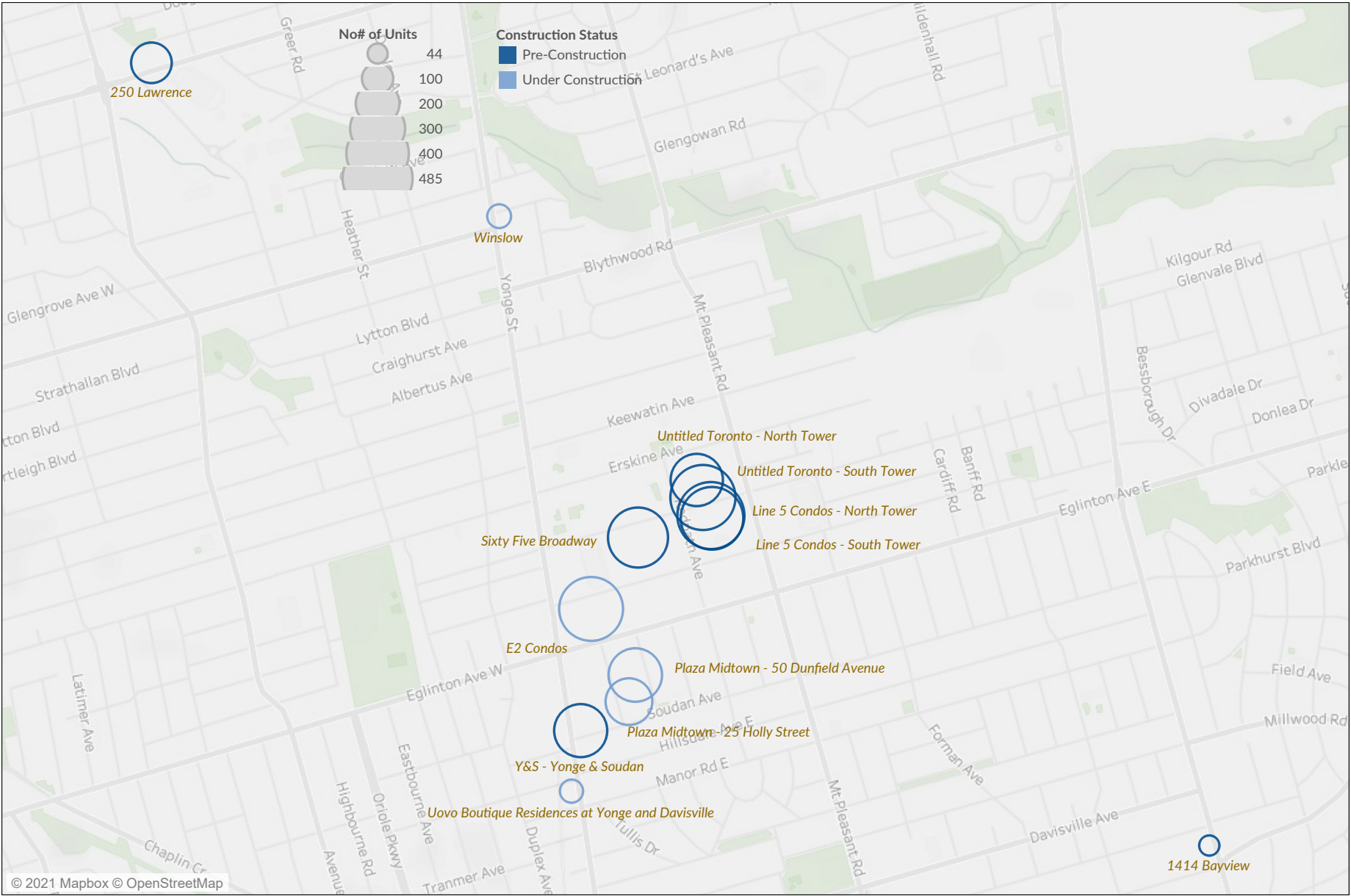


Post Launch Absorption: North Toronto



North Toronto Submarket Report - December 2020

Current Active Projects



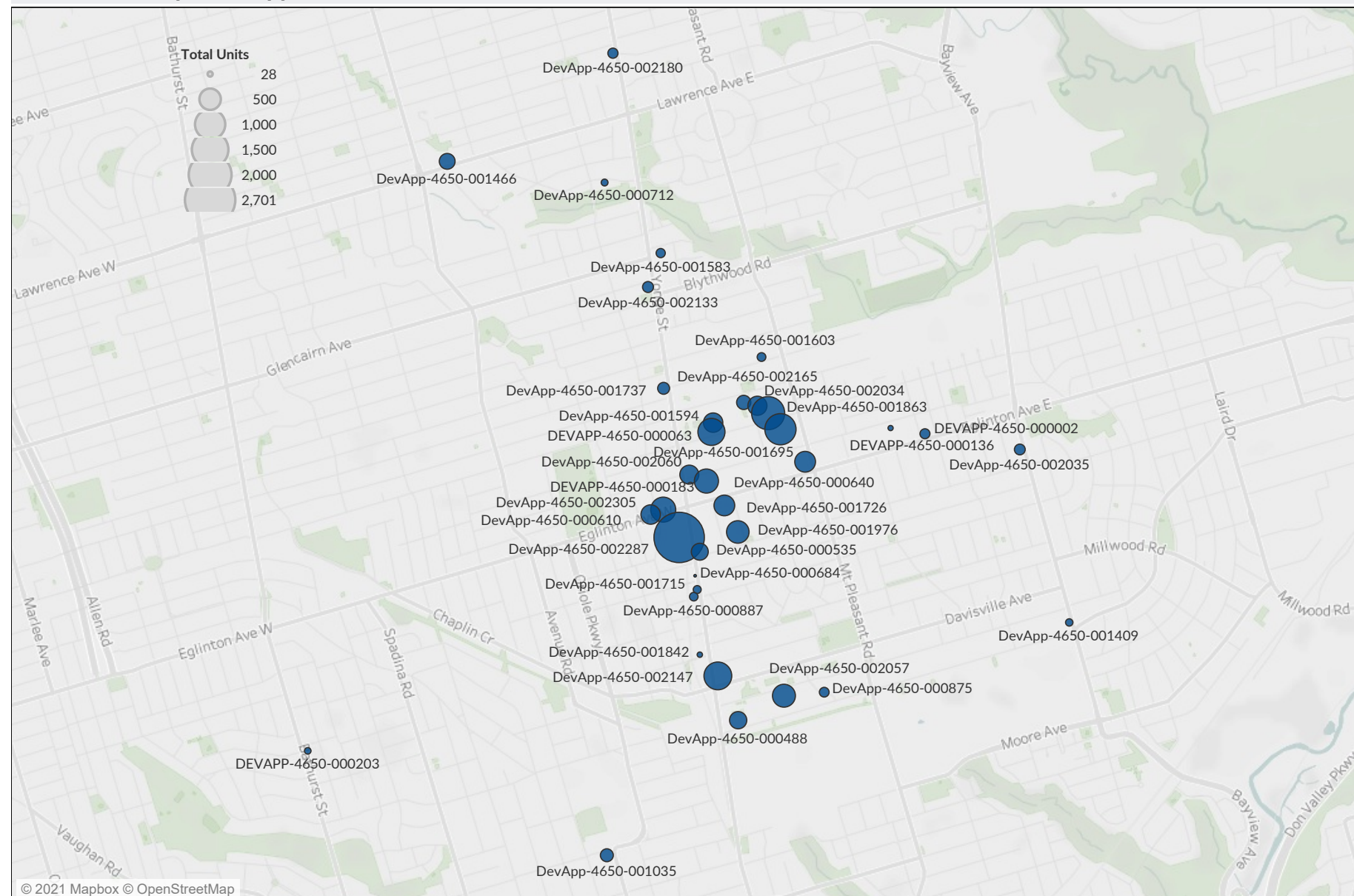
North Toronto Submarket Report - December 2020

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	70	178	\$1,280	\$1,299
1414 Bayview - Gairloch	Apartment	June 2023	1	22	22	44	\$1,470	\$1,488
E2 Condos - Metropia and Capital Developments	Apartment	April 2022	1	5	7	440	\$928	\$1,385
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	January 2024	0	5	8	485	\$991	\$1,401
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	January 2024	0	6	9	423	\$1,017	\$1,367
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2022	0	10	35	236	\$731	\$1,128
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2022	0	13	44	309	\$715	\$1,218
Sixty Five Broadway - Times Group Corporation	Apartment	April 2024	0	59	153	389	\$1,134	\$1,182
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	December 2023	0	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	1	2	11	61	\$1,469	\$1,785
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January 2024	0	11	41	304	\$1,115	\$1,345

North Toronto Submarket Report - December 2020

Current Development Applications



North Toronto Submarket Report - December 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	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	6.3	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
DevApp-4650-002287	2180 Yonge Street	7.4	2,701
DevApp-4650-002305	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 - December 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	• 27	• 17	• 5,500	• 4,277	• 641	• \$1,985	• 1,226	• \$2,433,040	• 9,636
Central Waterfront	• 6	• 9	• 4,721	• 3,773	• 832	• \$1,515	• 1,064	• \$1,611,998	• 19,434
Don Mills - York Mills	• 22	• 12	• 3,683	• 3,196	• 265	• \$1,000	• 1,029	• \$1,028,709	• 14,212
Downtown Core	• 1	• 6	• 3,714	• 3,145	• 198	• \$1,906	• 866	• \$1,651,052	• 19,624
Downtown East	• 25	• 21	• 7,499	• 6,546	• 675	• \$1,253	• 809	• \$1,013,562	• 17,043
Downtown West	• 7	• 28	• 9,675	• 8,445	• 888	• \$1,454	• 943	• \$1,372,204	• 21,009
Etobicoke Waterfront	• 0	• 1	• 602	• 454	• 39	• \$1,325	• 847	• \$1,121,541	• 8,726
Highway7 - Yonge	• 2	• 5	• 1,399	• 1,311	• 80	• \$721	• 1,180	• \$851,508	•
Mississauga City Centre	• 15	• 12	• 7,004	• 6,420	• 565	• \$923	• 777	• \$716,789	•
North Toronto	• 3	• 13	• 3,679	• 3,064	• 516	• \$1,277	• 818	• \$1,043,907	• 13,863
North Yonge Corridor	• 0	• 6	• 1,715	• 1,486	• 84	• \$1,158	• 826	• \$956,825	• 8,776
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 1,367
North York West	• 22	• 10	• 1,258	• 954	• 258	• \$1,236	• 1,487	• \$1,836,869	• 13,842
Not Applicable	• 640	• 158	• 30,673	• 24,769	• 4,116	• \$815	• 971	• \$791,049	• 94,291
Scarborough City Centre									• 2,245
Sheppard Corridor	• 23	• 13	• 3,443	• 3,039	• 400	• \$1,125	• 944	• \$1,062,398	• 7,811
Thornhill	• 37	• 6	• 1,720	• 1,403	• 307	• \$1,071	• 1,101	• \$1,179,450	•
Toronto East	• 4	• 12	• 1,535	• 1,117	• 201	• \$1,103	• 834	• \$919,532	• 3,374
Toronto West	• 10	• 17	• 3,458	• 2,738	• 430	• \$1,165	• 961	• \$1,119,814	• 12,688
Yonge - St. Clair	• 13	• 7	• 661	• 511	• 150	• \$1,765	• 1,460	• \$2,577,465	• 3,576

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.