



Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of February 2021



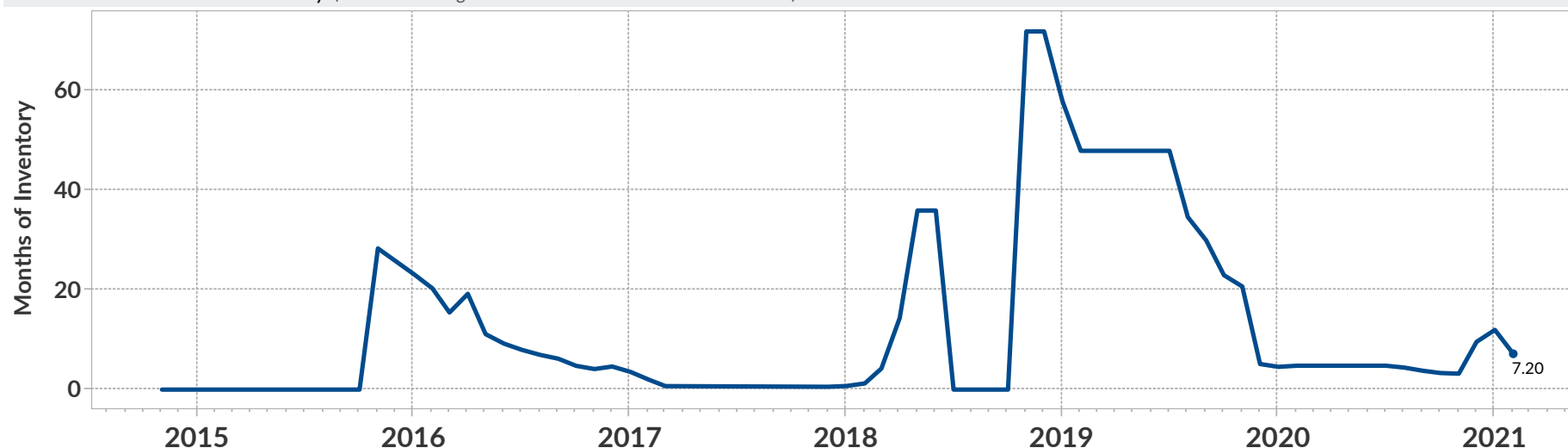
North York East Submarket Report - February 2021



North York East			GTA
Active Projects	2		348
Total Units	528		91,626
Total Sales	524		76,833
Rem. Inv.	3		10,305
Avg. \$/SF	\$949		\$1,191
Project Avg. \$/SF	\$882		\$1,070
Avg. SF	1,028		972
Avg. \$	\$974,900		\$1,157,617
Current Month Sales (incl. active & sold out)	1		1,623

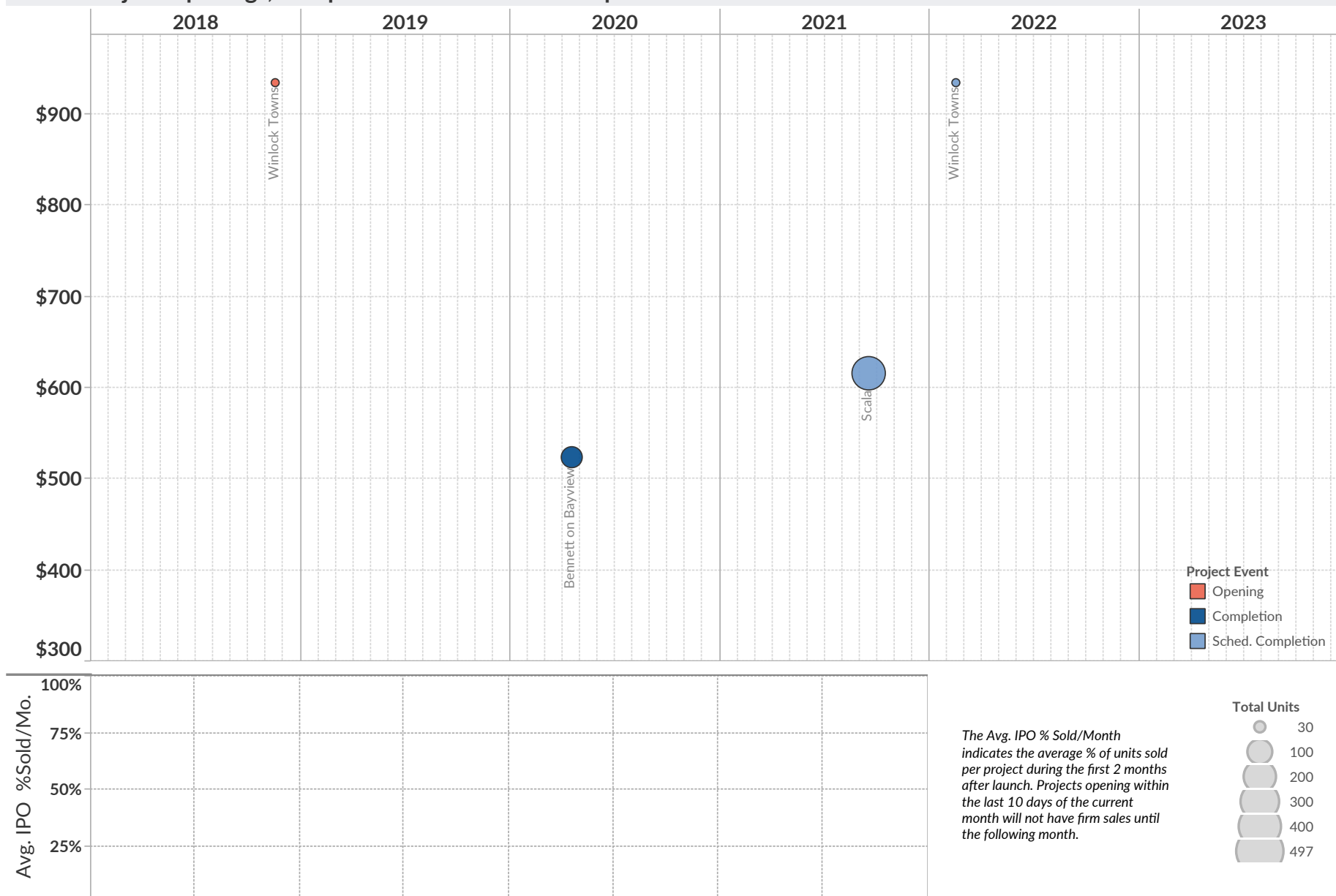
Development Applications			
North York East		City of Toronto	
Number of Dev. Apps.	3		489
Total Units	1,278		265,025
Min. Floor Space Index	1.1		0.1
Max. Floor Space Index	3.0		61.7
Avg. Floor Space Index	2.5		6.7

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



North York East Submarket Report - February 2021

Recent Project Openings, Completions & Scheduled Completions



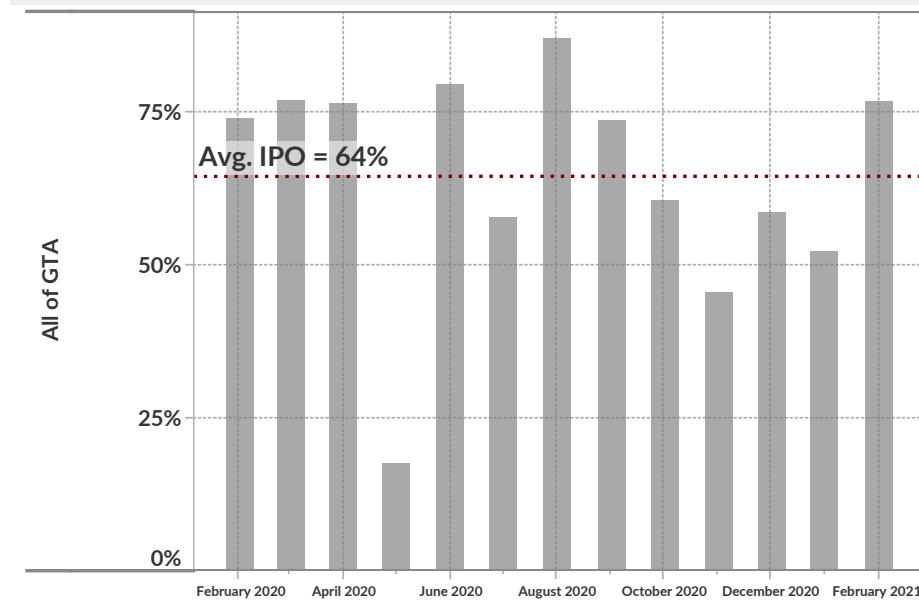
North York East Submarket Report - February 2021

Project Data by Unit Type

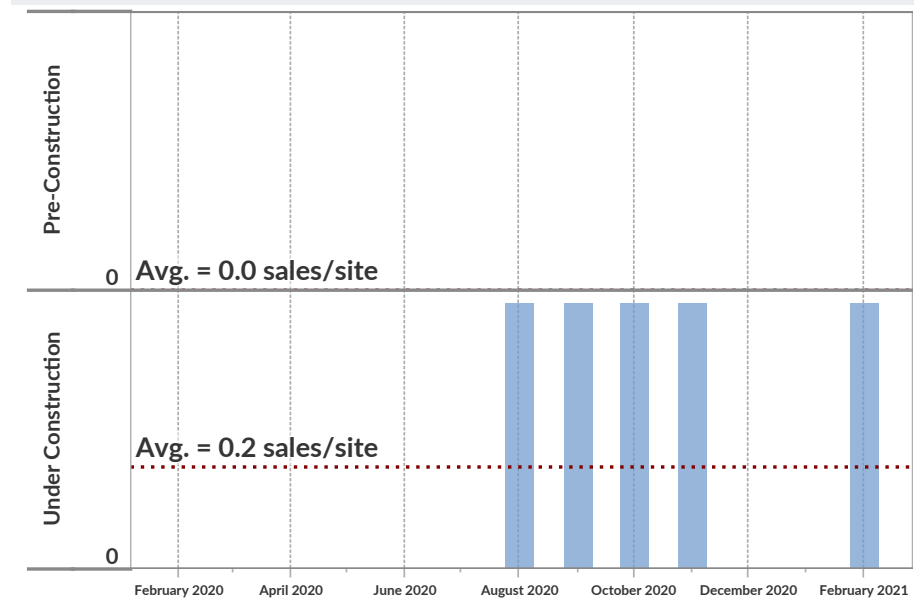
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	45		45	0
1 Bedroom + Den	164	0	164	0
2 Bedroom	138	1	138	0
2 Bedroom + Den	110	0	107	3
3 Bedroom & Up	14		14	0
Penthouse	40		40	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$949	845	1,210	\$779,900	\$1,169,900

IPO Launch Performance (first 2 months)

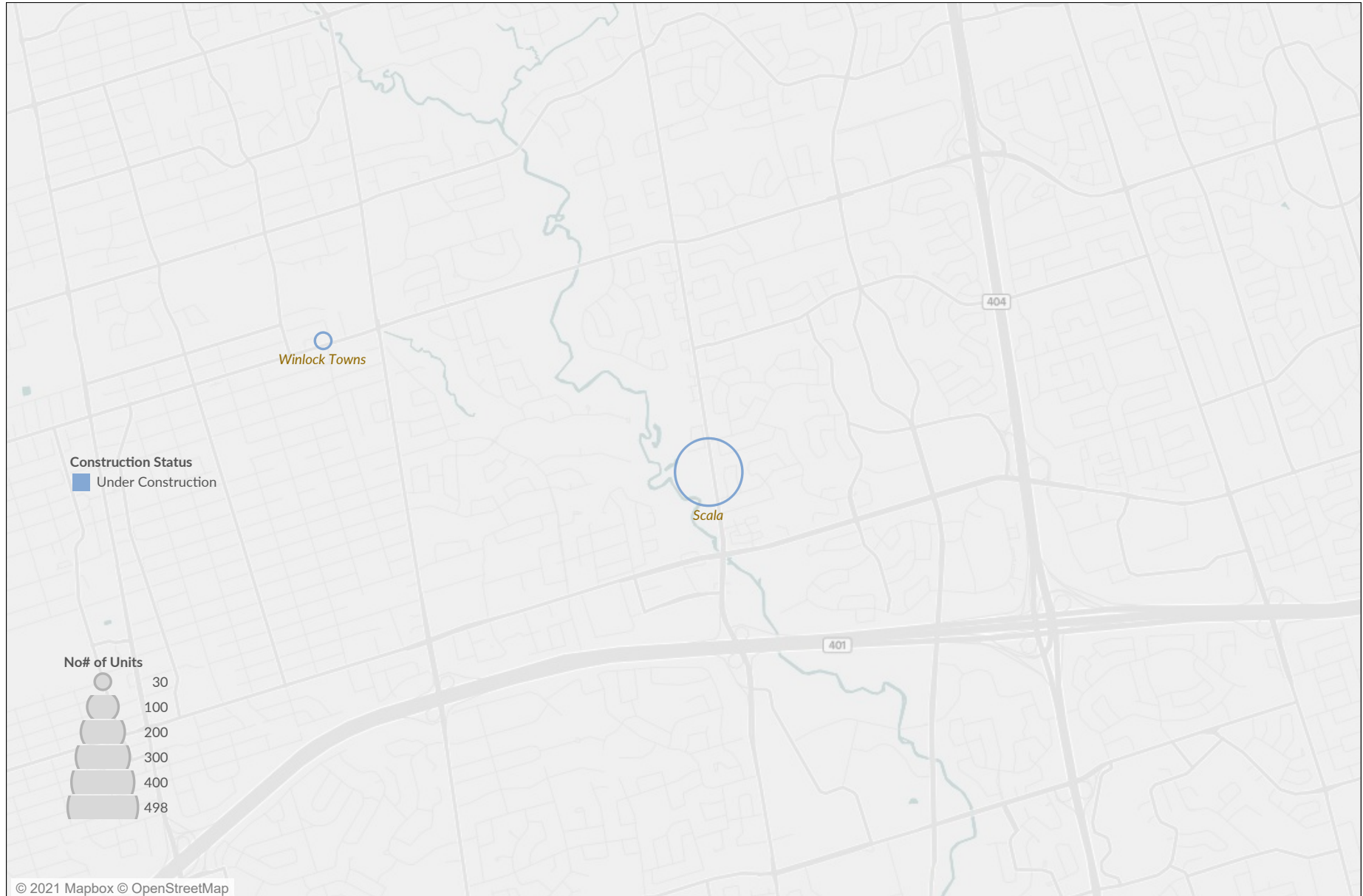


Post Launch Absorption: North York East



North York East Submarket Report - February 2021

Current Active Projects



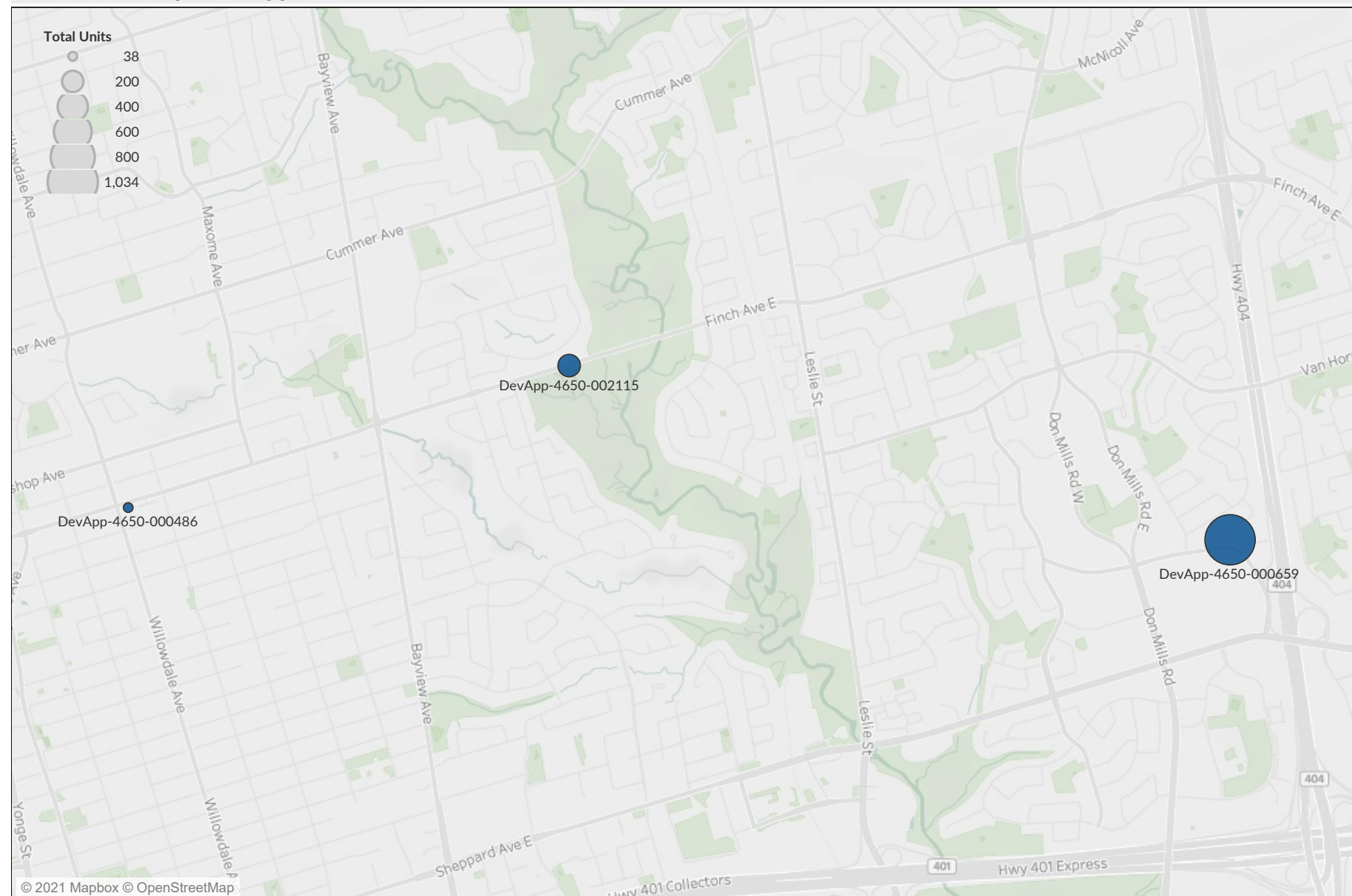
North York East Submarket Report - February 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
Scala - Tridel	Apartment	September 2021	0	0	0	498	\$616	\$749
Winlock Towns - Crown Communities	Stacked	February 2022	1	1	3	30	\$935	\$949

North York East Submarket Report - February 2021

Current Development Applications



North York East Submarket Report - February 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000486	121 - 127 Finch Avenue East	1.1	38
DevApp-4650-000659	3 - 5 Allenbury Gardens	5.8	1,034
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 - February 2021

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	● 145	● 16	● 5,455	● 4,391	● 477	● \$2,105	● 1,424	● \$2,998,545	● 10,317
Central Waterfront	● 20	● 9	● 4,721	● 3,801	● 907	● \$1,515	● 1,008	● \$1,526,962	● 19,434
Don Mills - York Mills	● 19	● 12	● 3,683	● 3,228	● 247	● \$1,022	● 1,041	● \$1,063,344	● 10,655
Downtown Core	● 11	● 7	● 4,313	● 3,171	● 802	● \$1,586	● 650	● \$1,030,561	● 18,400
Downtown East	● 65	● 21	● 7,479	● 6,630	● 611	● \$1,264	● 809	● \$1,021,754	● 16,724
Downtown West	● 32	● 28	● 9,781	● 8,508	● 819	● \$1,459	● 954	● \$1,392,086	● 22,630
Etobicoke Waterfront	● 2	● 1	● 602	● 457	● 36	● \$1,354	● 845	● \$1,143,608	● 7,446
Highway7 - Yonge	● 55	● 6	● 1,309	● 1,229	● 72	● \$808	● 1,089	● \$879,915	●
Mississauga City Centre	● 20	● 12	● 7,004	● 6,447	● 460	● \$900	● 816	● \$734,727	●
North Toronto	● 4	● 14	● 3,707	● 3,085	● 523	● \$1,274	● 866	● \$1,103,376	● 14,007
North Yonge Corridor	● 11	● 6	● 1,715	● 1,499	● 92	● \$1,163	● 819	● \$951,994	● 8,145
North York East	● 1	● 2	● 528	● 524	● 3	● \$949	● 1,028	● \$974,900	● 1,278
North York West	● 24	● 10	● 1,262	● 979	● 237	● \$1,253	● 1,537	● \$1,926,697	● 15,326
Not Applicable	● 1,128	● 151	● 29,897	● 24,520	● 3,663	● \$830	● 972	● \$806,246	● 95,013
Scarborough City Centre									● 2,245
Sheppard Corridor	● 26	● 11	● 2,792	● 2,435	● 353	● \$1,127	● 965	● \$1,087,705	● 8,256
Thornhill	● 26	● 6	● 1,720	● 1,469	● 241	● \$1,084	● 1,194	● \$1,294,158	●
Toronto East	● 5	● 12	● 1,533	● 1,135	● 183	● \$1,106	● 852	● \$942,498	● 3,290
Toronto West	● 27	● 17	● 3,464	● 2,810	● 433	● \$1,161	● 980	● \$1,137,832	● 13,049
Yonge - St. Clair	● 2	● 7	● 661	● 515	● 146	● \$1,730	● 1,494	● \$2,585,564	● 3,536

The Development Applications data pertains only to the City of Toronto

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