



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of February 2021



North Toronto Submarket Report - February 2021

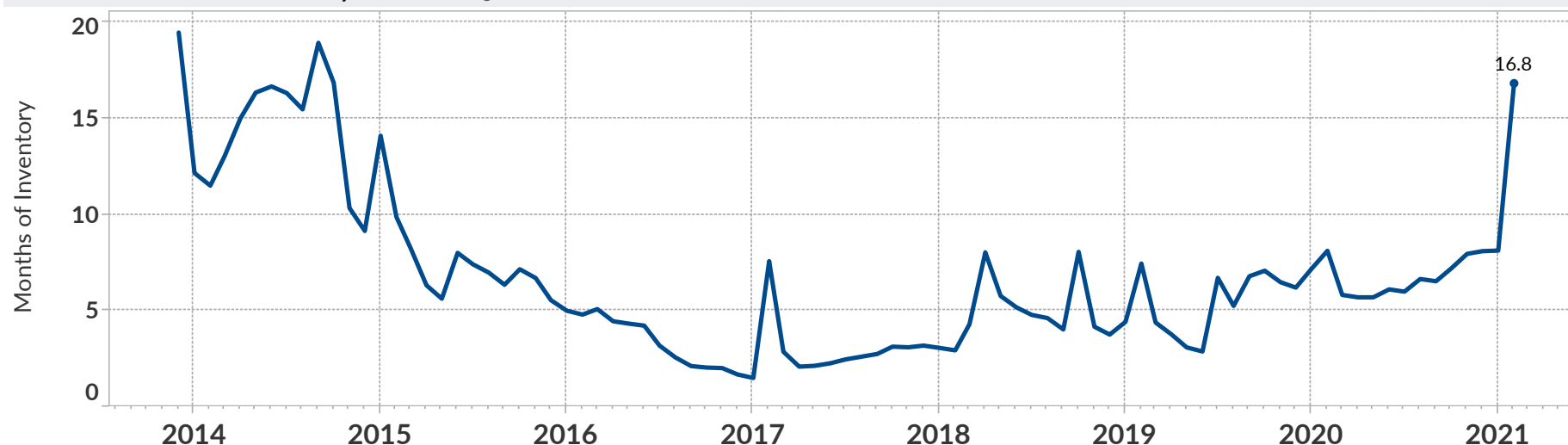


North Toronto		GTA
Active Projects	14	348
Total Units	3,707	91,626
Total Sales	3,085	76,833
Rem. Inv.	523	10,305
Avg. \$/SF	\$1,274	\$1,191
Project Avg. \$/SF	\$1,320	\$1,070
Avg. SF	866	972
Avg. \$	\$1,103,376	\$1,157,617
Current Month Sales (incl. active & sold out)	4	1,623

Development Applications

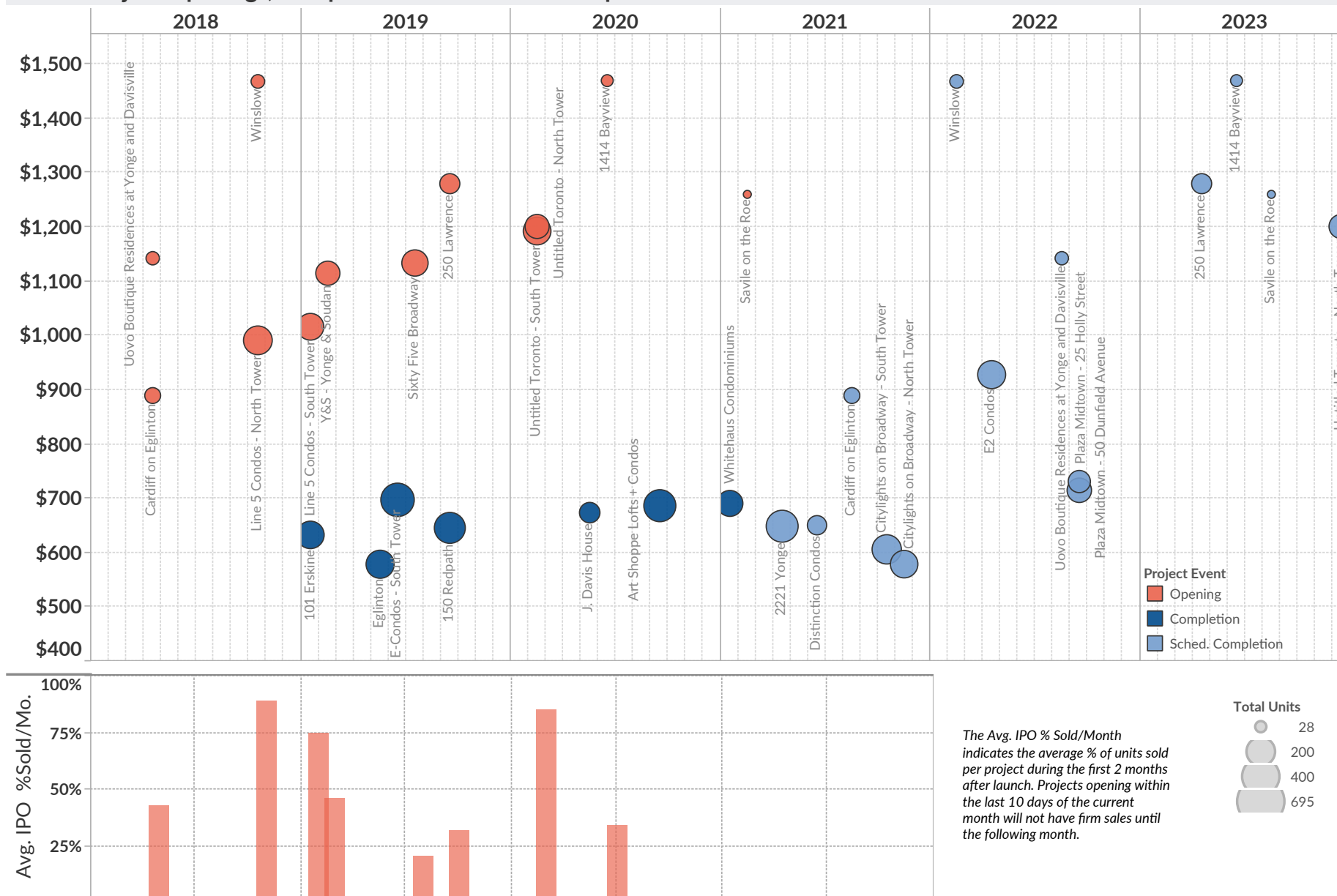
North Toronto		City of Toronto
Number of Dev. Apps.	37	489
Total Units	14,007	265,025
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	32.3	61.7
Avg. Floor Space Index	7.3	6.7

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



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Recent Project Openings, Completions & Scheduled Completions



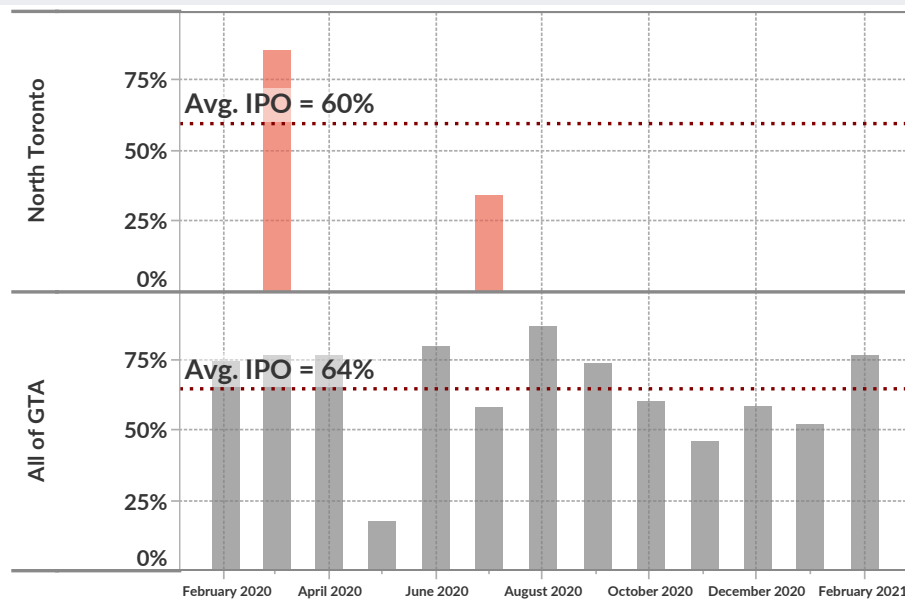
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Project Data by Unit Type

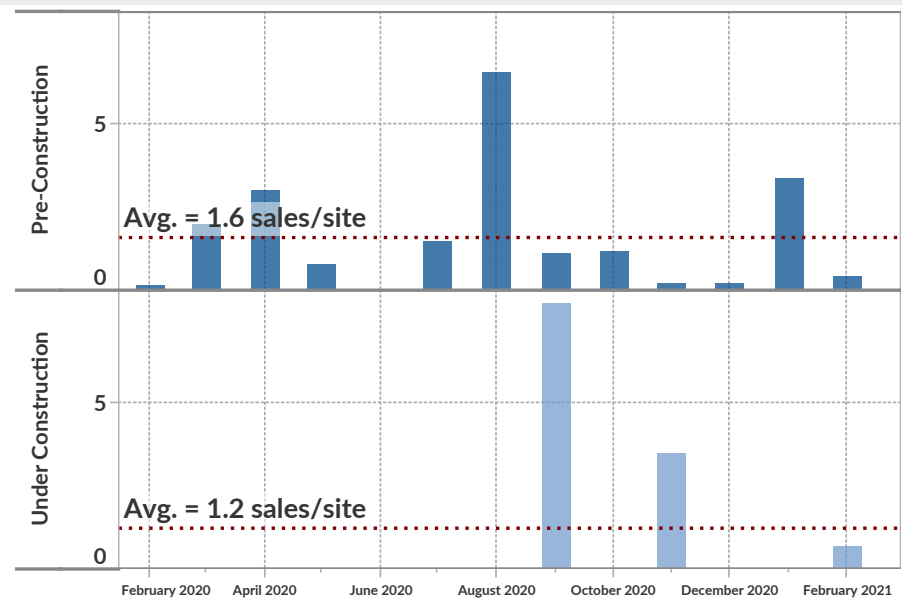
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	256	0	256	0
1 Bedroom	734	0	642	92
1 Bedroom + Den	962	2	817	145
2 Bedroom	1,101	2	982	119
2 Bedroom + Den	111	0	79	32
3 Bedroom & Up	412	0	292	120
Penthouse	12	0	5	7
Other	20	0	12	8

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,261	453	689	\$627,900	\$867,900
\$1,221	486	781	\$659,900	\$959,900
\$1,381	628	2,677	\$799,900	\$5,850,000
\$1,297	670	1,737	\$899,900	\$2,575,000
\$1,245	815	2,405	\$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)

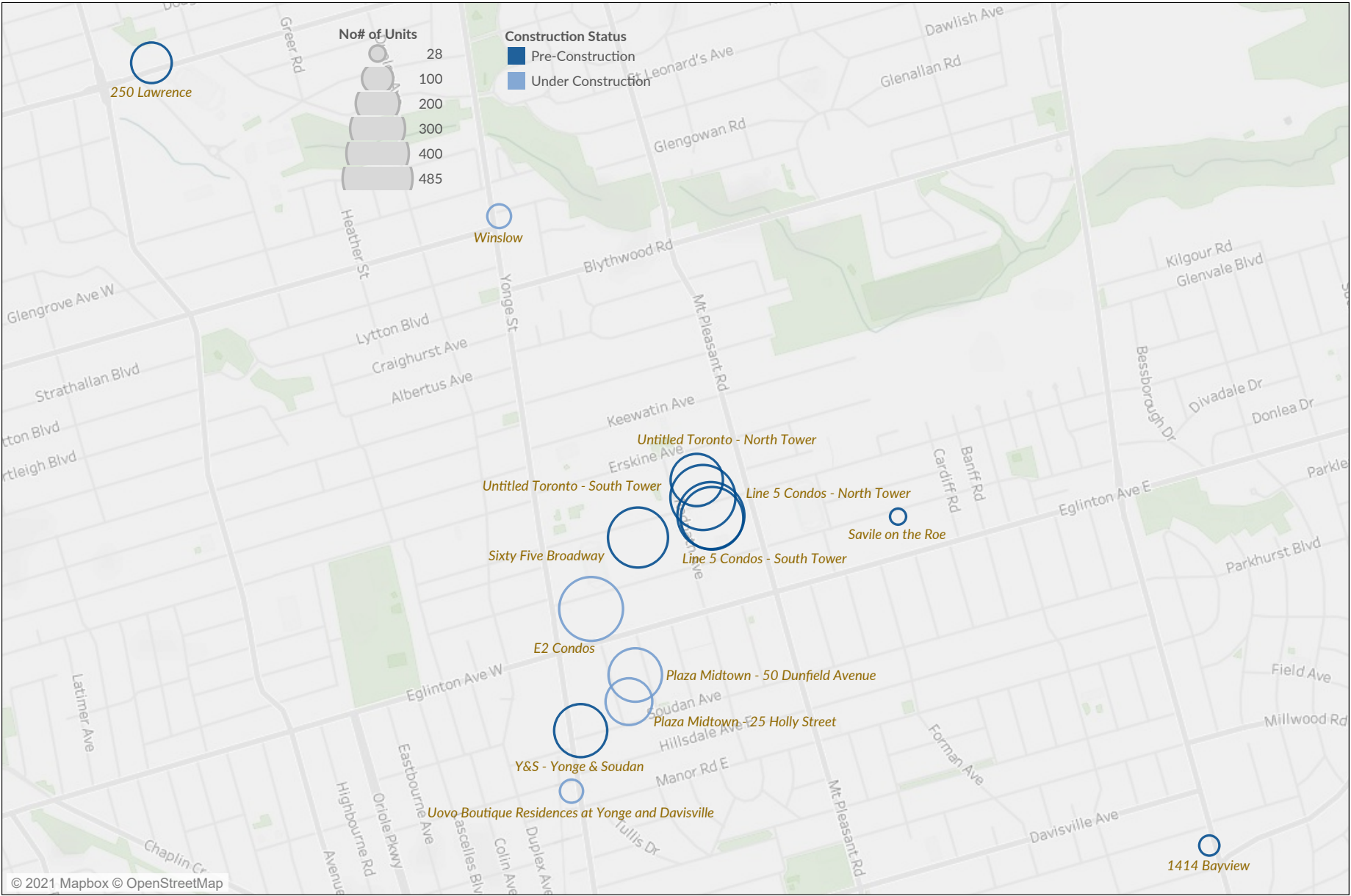


Post Launch Absorption: North Toronto



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Current Active Projects



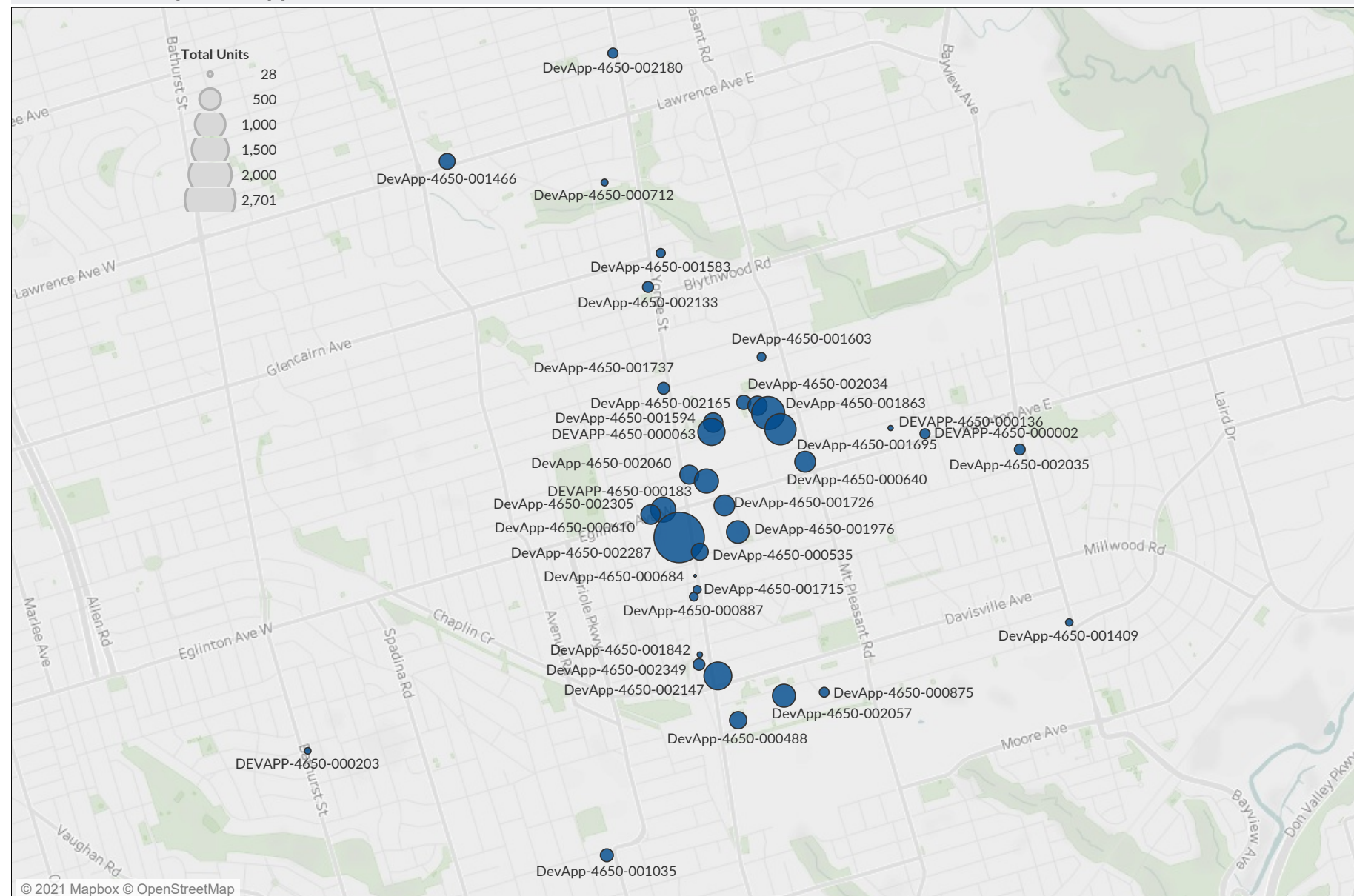
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
250 Lawrence - Graywood Developments	Apartment	April 2023	1	6	64	178	\$1,280	\$1,281
1414 Bayview - Gairloch	Apartment	June 2023	0	11	11	44	\$1,470	\$1,588
E2 Condos - Metropia and Capital Developments	Apartment	April 2022	0	0	7	440	\$928	\$1,385
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	January 2024	0	0	8	485	\$991	\$1,401
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	January 2024	0	0	9	423	\$1,017	\$1,367
Plaza Midtown - 25 Holly Street - Plaza	Apartment	September 2022	1	1	34	236	\$731	\$1,127
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	September 2022	1	1	43	309	\$715	\$1,215
Savile on the Roe - Tiffany Park Homes and Block Developme..	Stacked	August 2023	0	0	28	28	\$1,260	\$1,260
Sixty Five Broadway - Times Group Corporation	Apartment	April 2024	1	2	151	389	\$1,134	\$1,194
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	December 2023	0	0	75	295	\$1,201	\$1,199
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	April 2024	0	0	27	457	\$1,193	\$1,284
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	August 2022	0	0	14	58	\$1,143	\$1,314
Winslow - Devron	Apartment	February 2022	0	0	11	61	\$1,469	\$1,785
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January 2024	0	0	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	6.3	150
DevApp-4650-001842	24 Imperial Street	4.7	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
DevApp-4650-002349	25 Imperial Street	9.8	144

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	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

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