



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of March 2021



North Toronto Submarket Report - March 2021

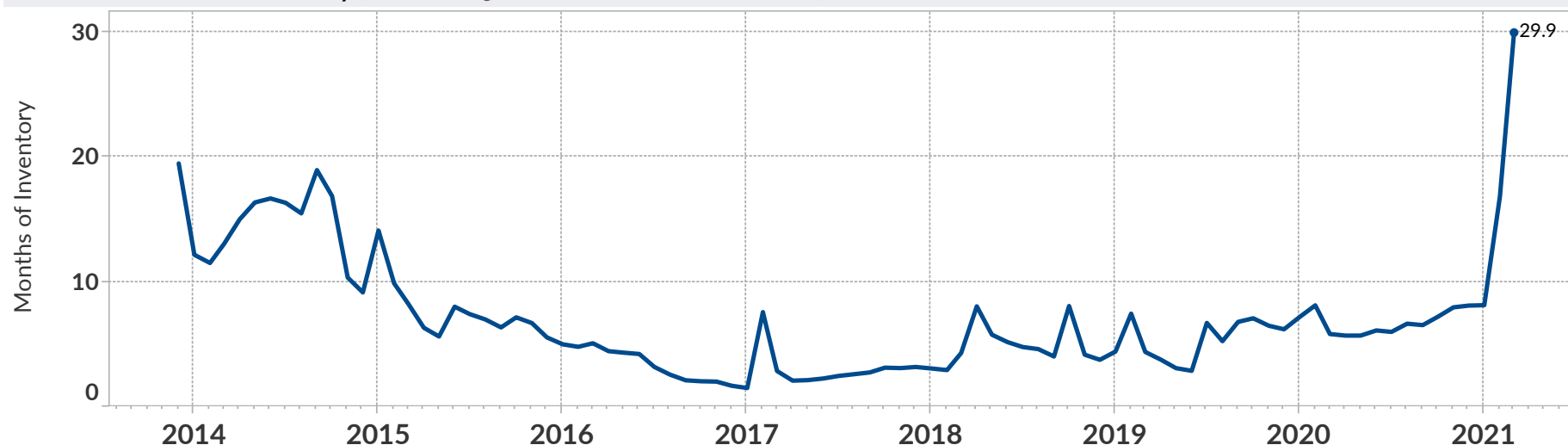


North Toronto		GTA
Active Projects	14	336
Total Units	3,707	90,168
Total Sales	3,109	76,104
Rem. Inv.	499	9,799
Avg. \$/SF	\$1,272	\$1,210
Avg. Project \$/SF	\$1,332	\$1,072
Avg. SF	852	983
Avg. \$	\$1,084,258	\$1,188,980
Current Month Sales (incl. active & sold out)	24	3,297

Development Applications

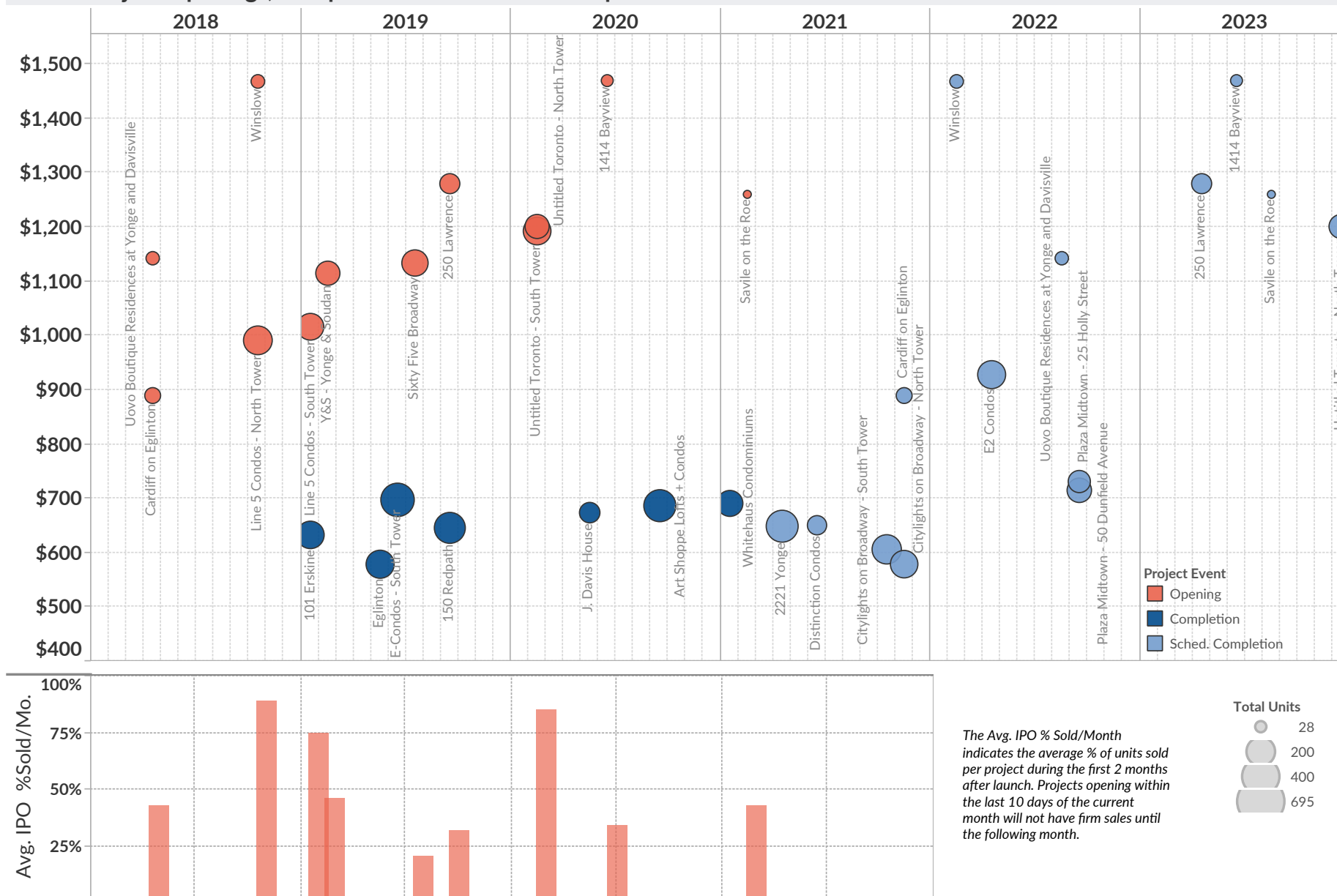
North Toronto		City of Toronto
Number of Dev. Apps.	36	480
Total Units	13,988	265,957
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	32.3	61.7
Avg. Floor Space Index	7.3	6.8

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



North Toronto Submarket Report - March 2021

Recent Project Openings, Completions & Scheduled Completions



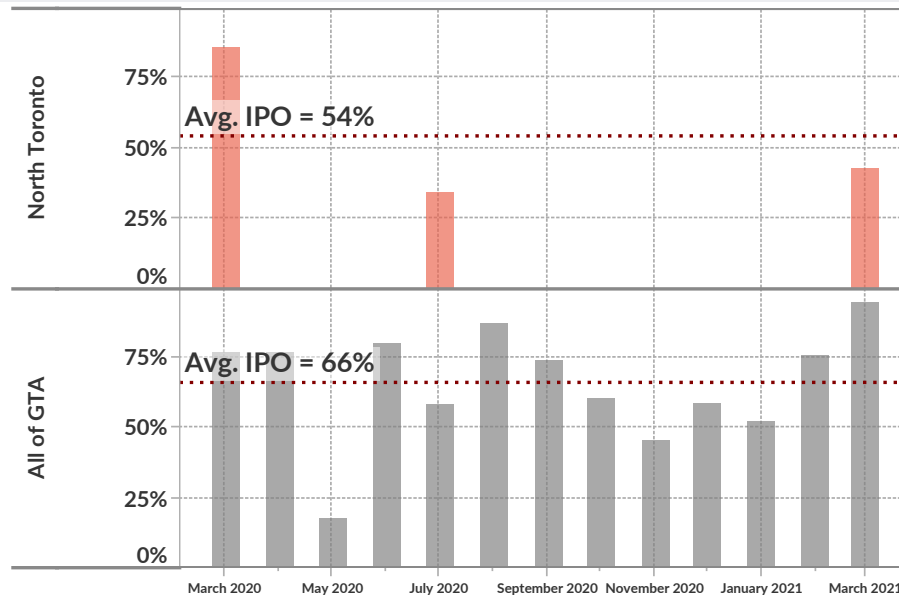
North Toronto Submarket Report - March 2021

Project Data by Unit Type

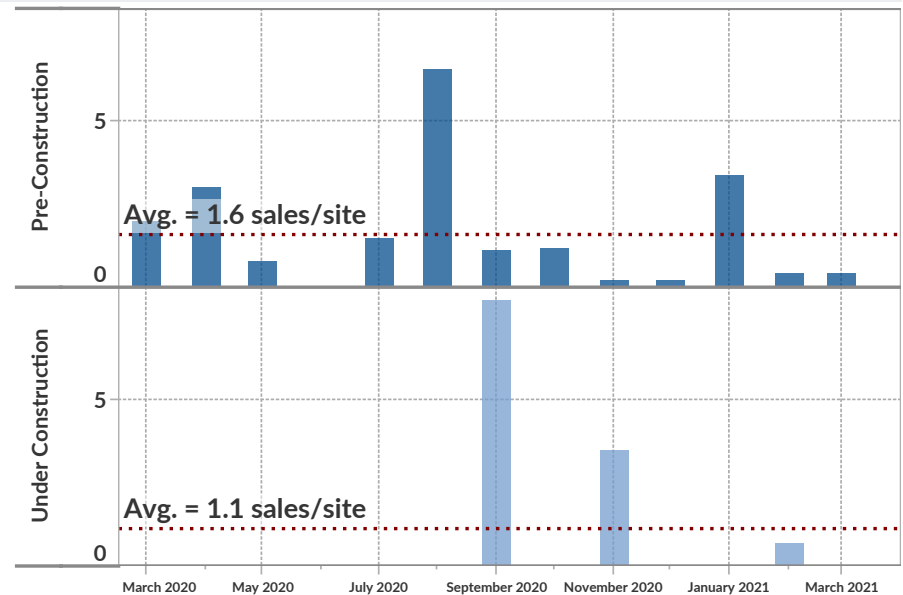
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	256	0	256	0
1 Bedroom	734	6	648	86
1 Bedroom + Den	962	3	820	142
2 Bedroom	1,101	5	987	114
2 Bedroom + Den	111	2	81	30
3 Bedroom & Up	412	8	300	112
Penthouse	12	0	5	7
Other	20	0	12	8

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,253	483	689	\$627,900	\$867,900
\$1,219	486	781	\$659,900	\$959,900
\$1,381	628	2,677	\$799,900	\$5,850,000
\$1,288	670	1,737	\$899,900	\$2,575,000
\$1,246	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)

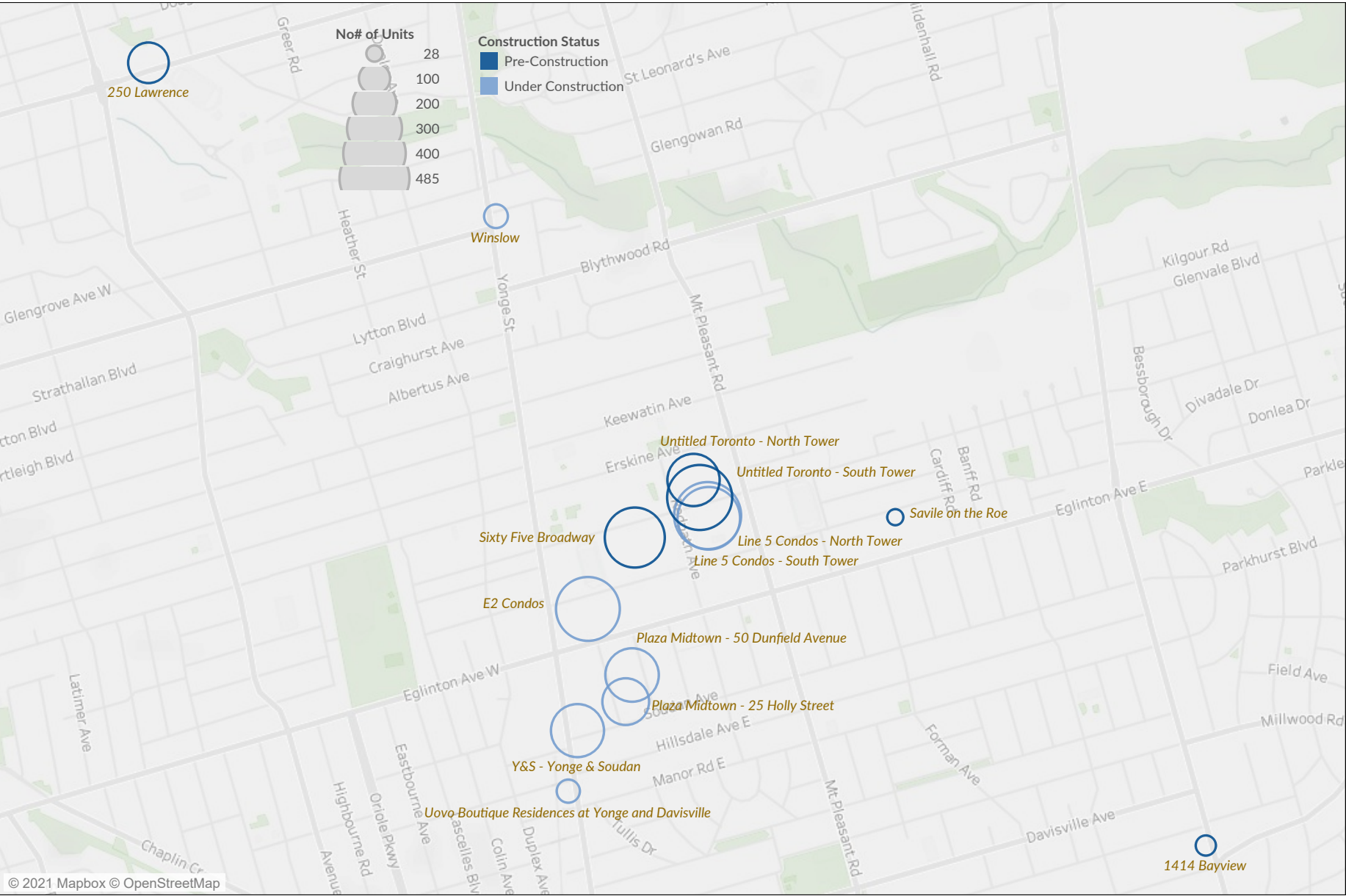


Post Launch Absorption: North Toronto



North Toronto Submarket Report - March 2021

Current Active Projects



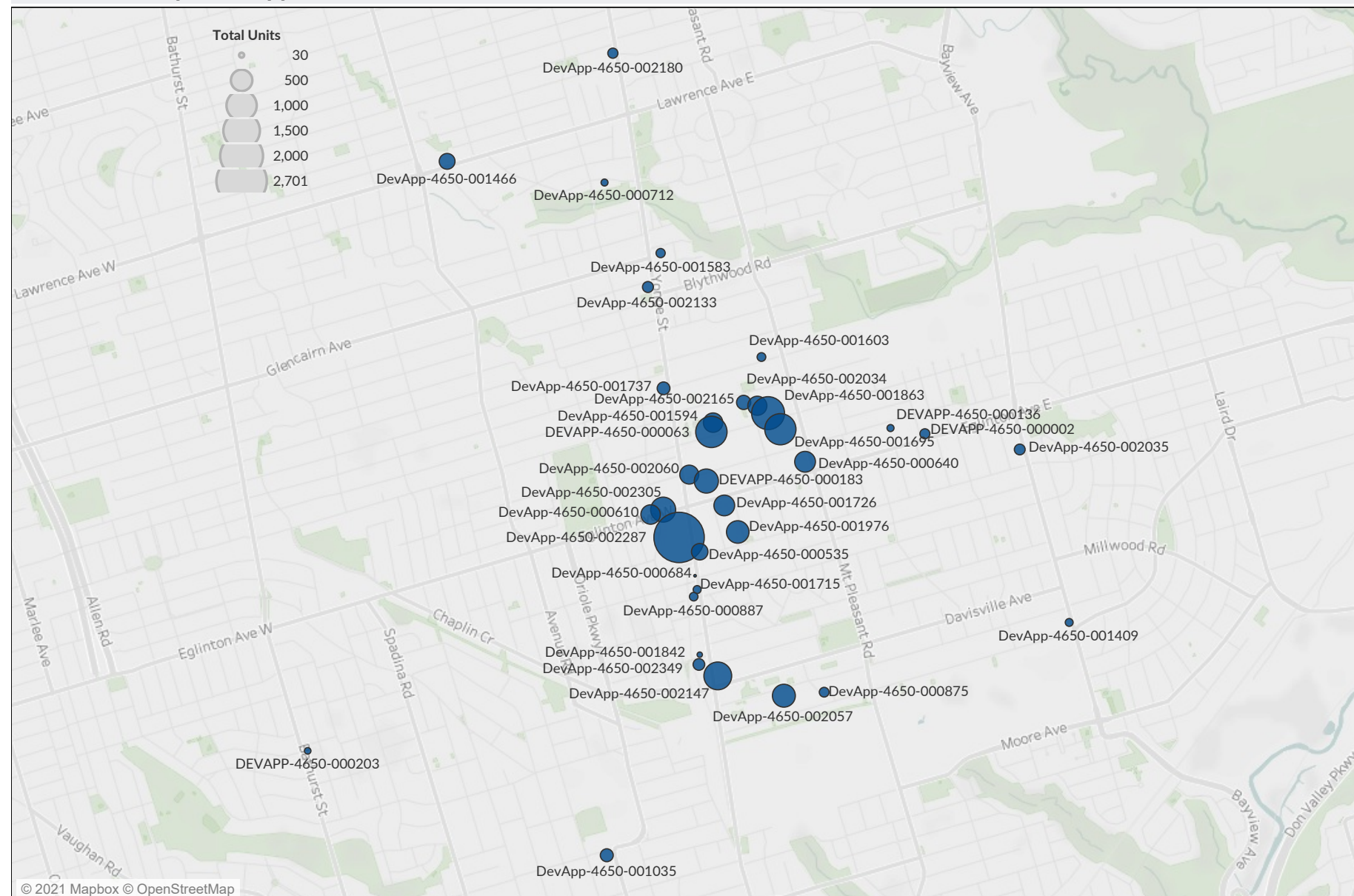
North Toronto Submarket Report - March 2021

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
250 Lawrence - Graywood Developments	Apartment	April 2023	1	7	63	178	\$1,280	\$1,282
1414 Bayview - Gairloch	Apartment	June 2023	1	12	10	44	\$1,470	\$1,636
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	3	3	5	485	\$991	\$1,237
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	January 2024	7	7	2	423	\$1,017	\$1,400
Plaza Midtown - 25 Holly Street - Plaza	Apartment	September 2022	0	1	34	236	\$731	\$1,127
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	September 2022	0	1	43	309	\$715	\$1,215
Savile on the Roe - Tiffany Park Homes and Block Developme..	Stacked	August 2023	12	12	16	28	\$1,260	\$1,249
Sixty Five Broadway - Times Group Corporation	Apartment	April 2024	0	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

North Toronto Submarket Report - March 2021

Current Development Applications



North Toronto Submarket Report - March 2021

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	1,044
DEVAPP-4650-000136	413 - 435 Roehampton Avenue	2.0	52
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-4650-000535	2161 Yonge Street	21.6	288
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	51
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	65
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	172
DevApp-4650-001842	24 Imperial Street	4.7	30
DevApp-4650-001863	100 Broadway Avenue	9.1	1,153
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	54	16	5,477	4,445	445	\$2,156	1,507	\$3,249,723	9,998
Central Waterfront	76	9	4,721	3,876	832	\$1,517	1,033	\$1,566,060	19,434
Don Mills - York Mills	15	12	3,664	3,252	204	\$1,016	1,088	\$1,105,791	13,974
Downtown Core	989	7	4,237	3,561	336	\$1,765	782	\$1,380,371	19,143
Downtown East	285	21	7,347	6,428	682	\$1,269	808	\$1,025,017	15,953
Downtown West	509	29	10,543	8,998	1,118	\$1,459	903	\$1,316,907	21,954
Etobicoke Waterfront	0	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	12	5	1,187	1,118	61	\$814	1,129	\$918,189	.
Mississauga City Centre	24	12	7,004	6,473	434	\$908	828	\$752,150	.
North Toronto	24	14	3,707	3,109	499	\$1,272	852	\$1,084,258	13,988
North Yonge Corridor	17	6	1,715	1,518	73	\$1,186	851	\$1,009,796	8,173
North York East	1	2	528	525	2	\$949	1,028	\$974,900	1,240
North York West	23	9	1,220	960	214	\$1,286	1,601	\$2,059,515	15,241
Not Applicable	1,037	141	28,404	23,324	3,541	\$842	957	\$806,225	92,760
Scarborough City Centre									2,245
Sheppard Corridor	165	10	2,437	2,016	404	\$1,141	912	\$1,040,689	8,665
Thornhill	31	6	1,720	1,500	210	\$1,089	1,234	\$1,344,323	.
Toronto East	2	12	1,533	1,136	182	\$1,148	864	\$991,982	3,308
Toronto West	31	17	3,461	2,891	382	\$1,174	1,000	\$1,174,628	13,544
Yonge - St. Clair	2	7	661	517	144	\$1,766	1,444	\$2,550,694	3,536

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