



Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of April 2021



North Toronto Submarket Report - April 2021

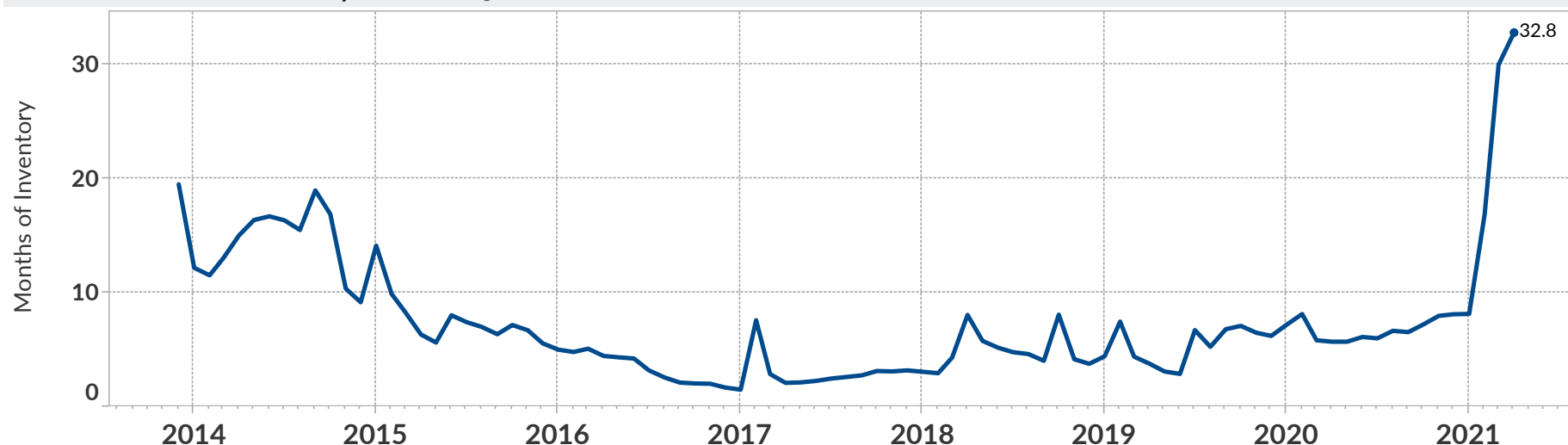


North Toronto		GTA
Active Projects	14	340
Total Units	3,707	92,806
Total Sales	3,114	78,055
Rem. Inv.	494	10,715
Avg. \$/SF	\$1,271	\$1,222
Avg. Project \$/SF	\$1,328	\$1,076
Avg. SF	849	964
Avg. \$	\$1,079,214	\$1,178,878
Current Month Sales (incl. active & sold out)	5	3,619

Development Applications

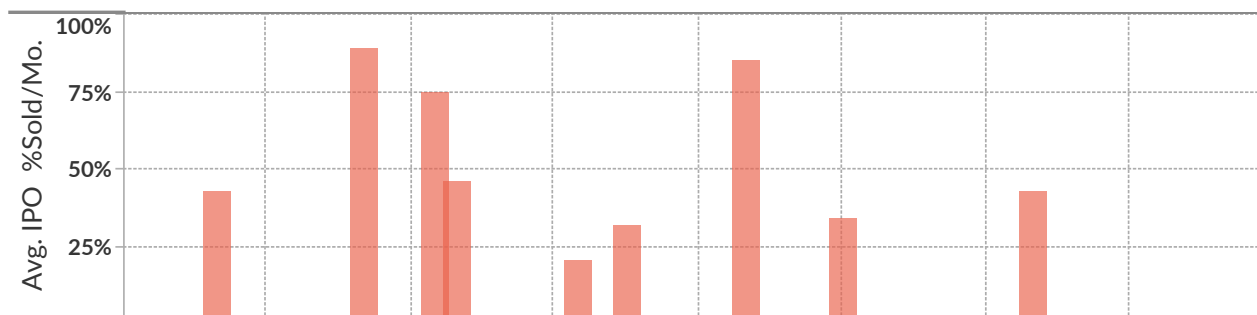
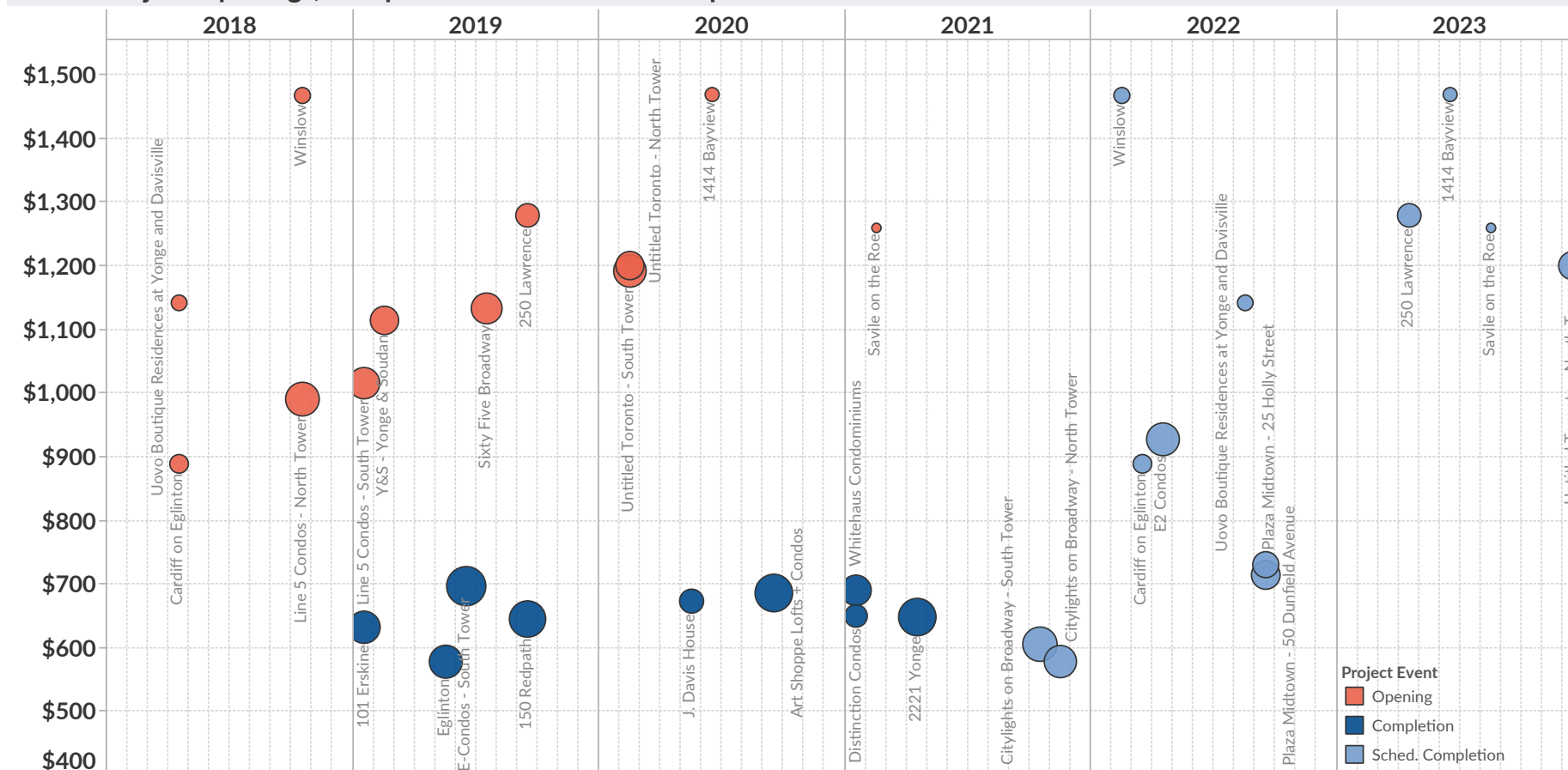
North Toronto		City of Toronto
Number of Dev. Apps.	35	480
Total Units	13,529	259,614
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	32.3	61.7
Avg. Floor Space Index	7.3	6.8

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

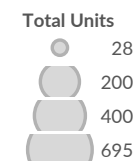


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Recent Project Openings, Completions & Scheduled Completions



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.



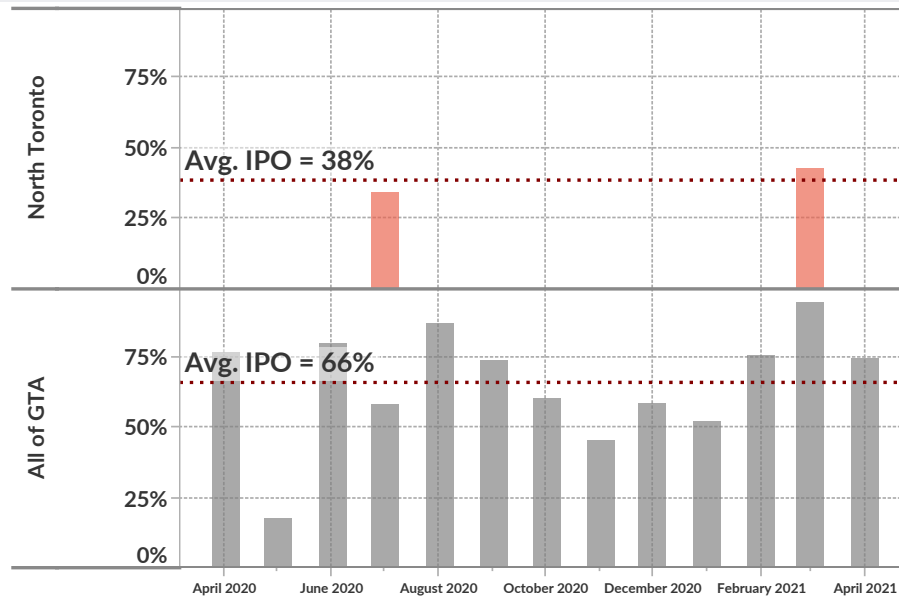
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Project Data by Unit Type

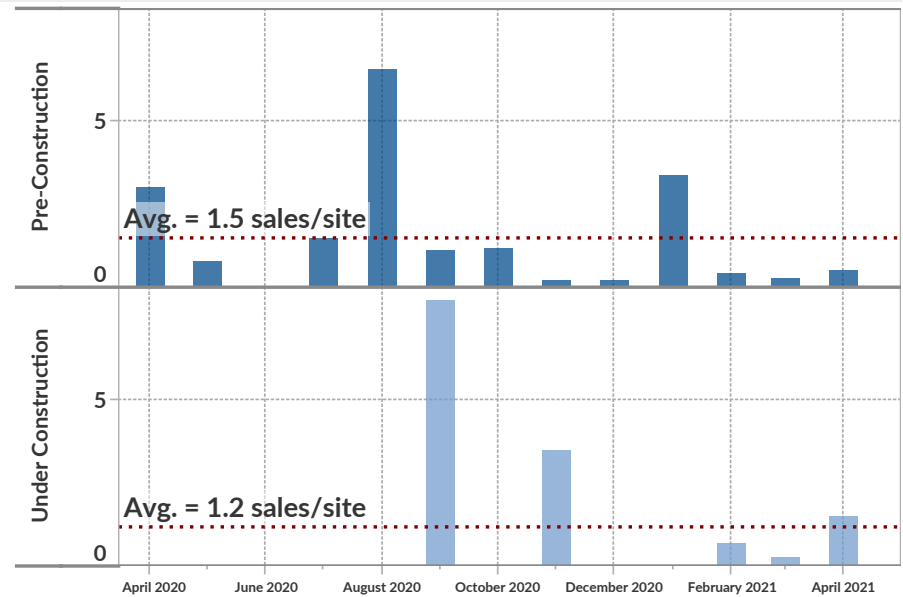
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	256	0	256	0
1 Bedroom	734	1	649	85
1 Bedroom + Den	962	2	822	140
2 Bedroom	1,101	0	986	115
2 Bedroom + Den	111	0	81	30
3 Bedroom & Up	412	1	302	110
Penthouse	12	0	5	7
Other	20	1	13	7

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,220	483	680	\$627,900	\$792,990
\$1,231	486	781	\$659,900	\$959,900
\$1,372	628	2,677	\$799,900	\$5,850,000
\$1,302	670	1,737	\$899,900	\$2,575,000
\$1,247	815	2,405	\$966,000	\$4,250,000
\$1,385	711	2,022	\$1,085,990	\$2,699,990
\$953	1,270	2,223	\$1,184,000	\$2,318,000

IPO Launch Performance (first 2 months)

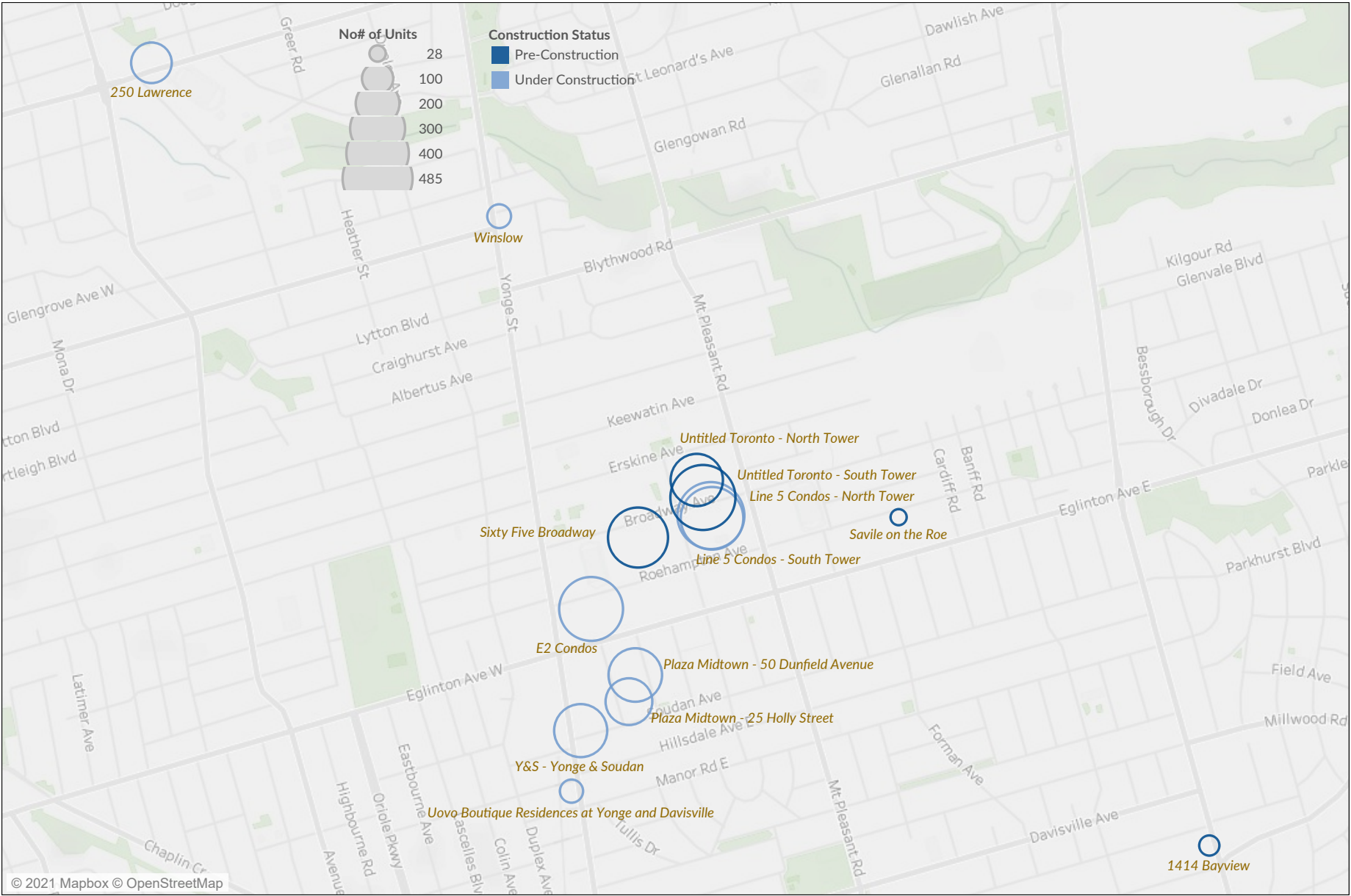


Post Launch Absorption: North Toronto



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Current Active Projects



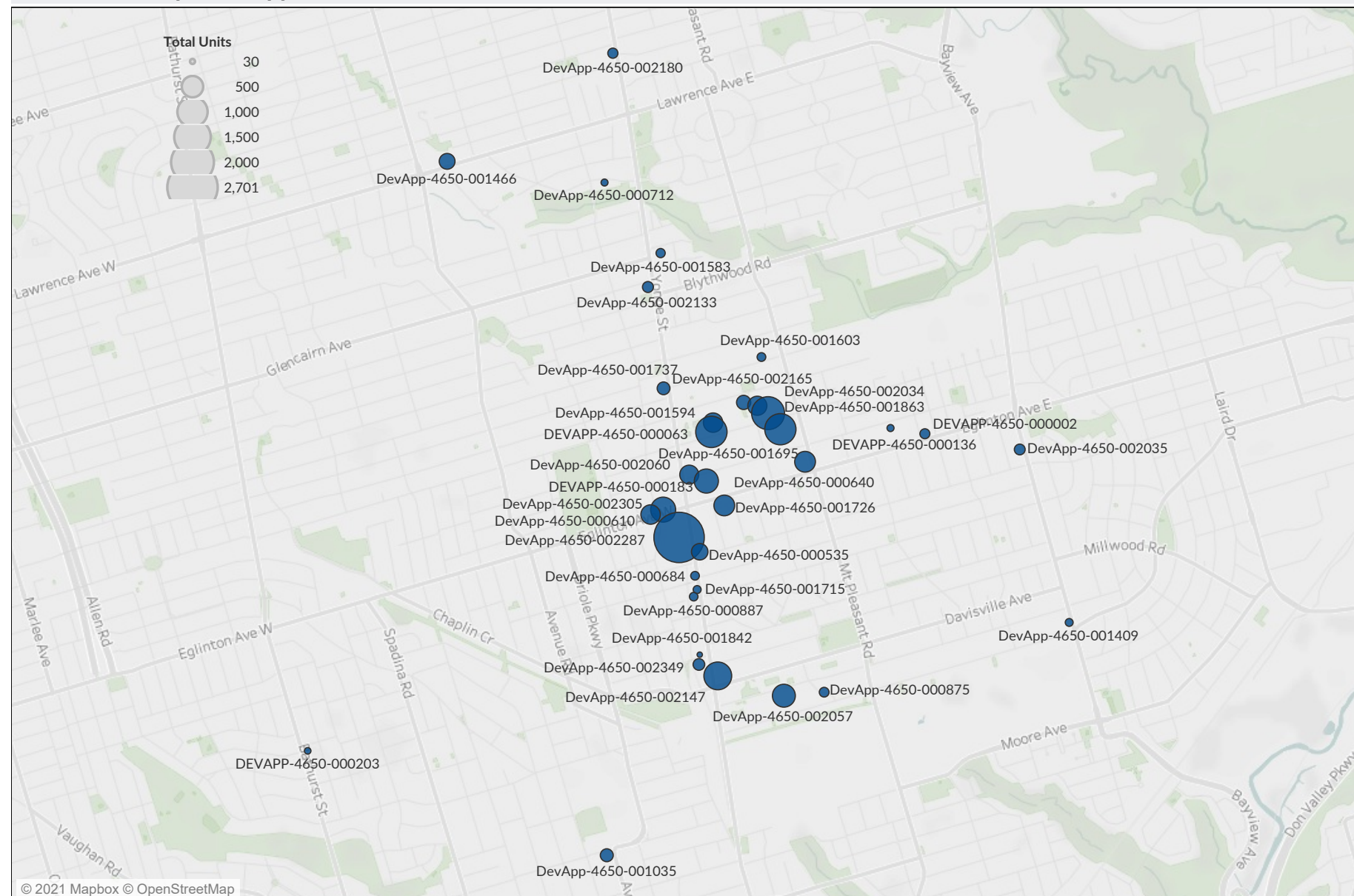
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Current Active Project List

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	3	10	60	178	\$1,280	\$1,338
1414 Bayview - Gairloch	Apartment	June 2023	0	12	10	44	\$1,470	\$1,535
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	3	5	485	\$991	\$1,237
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	January 2024	0	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	1	13	15	28	\$1,260	\$1,251
Sixty Five Broadway - Times Group Corporation	Apartment	April 2024	0	2	151	389	\$1,134	\$1,176
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	December 2023	1	1	74	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	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	79
DevApp-4650-000712	41 Chatsworth Drive	2.1	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	1.4	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-4650-002034	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	8	16	5,476	4,453	437	\$2,158	1,518	\$3,276,546	8,832
Central Waterfront	33	9	4,721	3,908	800	\$1,519	1,049	\$1,594,374	19,434
Don Mills - York Mills	13	12	3,683	3,265	191	\$1,014	1,096	\$1,111,746	13,974
Downtown Core	30	7	4,237	3,591	306	\$1,779	805	\$1,431,852	18,616
Downtown East	111	22	7,795	6,507	1,198	\$1,311	668	\$875,828	14,922
Downtown West	72	29	10,538	9,071	1,071	\$1,461	911	\$1,330,784	19,053
Etobicoke Waterfront	3	1	602	463	30	\$1,341	842	\$1,129,067	7,446
Highway7 - Yonge	4	5	1,187	1,122	57	\$816	1,134	\$925,433	.
Mississauga City Centre	732	13	7,939	7,215	417	\$913	856	\$781,515	.
North Toronto	5	14	3,707	3,114	494	\$1,271	849	\$1,079,214	13,529
North Yonge Corridor	5	6	1,715	1,523	68	\$1,187	858	\$1,018,376	8,127
North York East	0	2	528	525	2	\$949	1,028	\$974,900	206
North York West	28	9	1,220	983	191	\$1,298	1,685	\$2,186,518	15,556
Not Applicable	2,015	138	28,647	23,512	3,695	\$840	986	\$828,230	92,402
Scarborough City Centre									2,245
Sheppard Corridor	92	10	2,434	2,108	312	\$1,116	981	\$1,094,137	7,745
Thornhill	100	8	1,977	1,601	366	\$1,054	1,019	\$1,073,961	.
Toronto East	18	12	1,533	1,307	116	\$1,109	964	\$1,069,418	3,237
Toronto West	346	20	4,206	3,266	824	\$1,203	877	\$1,054,333	14,488
Yonge - St. Clair	4	7	661	521	140	\$1,767	1,451	\$2,565,247	3,539

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