



Greater Toronto Area  
North Toronto

New Homes High Rise Submarket Report  
Data as of May 2021



# North Toronto Submarket Report - May 2021

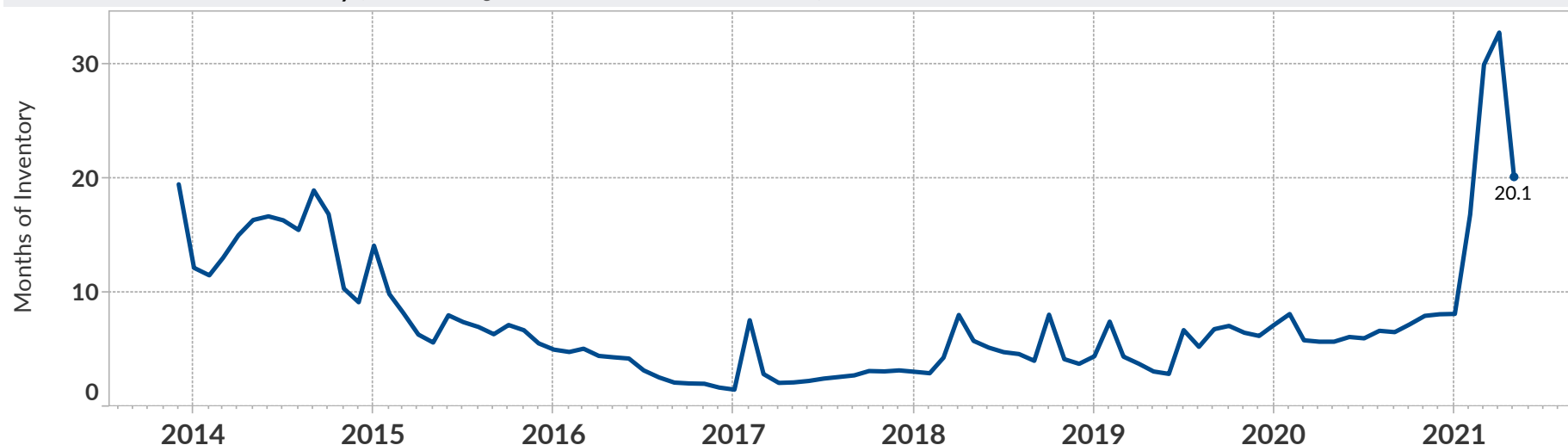


| North Toronto                                 |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Active Projects                               | 15          | 338         |
| Total Units                                   | 3,743       | 92,166      |
| Total Sales                                   | 3,203       | 77,131      |
| Rem. Inv.                                     | 441         | 10,836      |
| Avg. \$/SF                                    | \$1,306     | \$1,201     |
| Avg. Project \$/SF                            | \$1,353     | \$1,088     |
| Avg. SF                                       | 918         | 984         |
| Avg. \$                                       | \$1,199,330 | \$1,181,327 |
| Current Month Sales (incl. active & sold out) | 89          | 2,396       |

## Development Applications

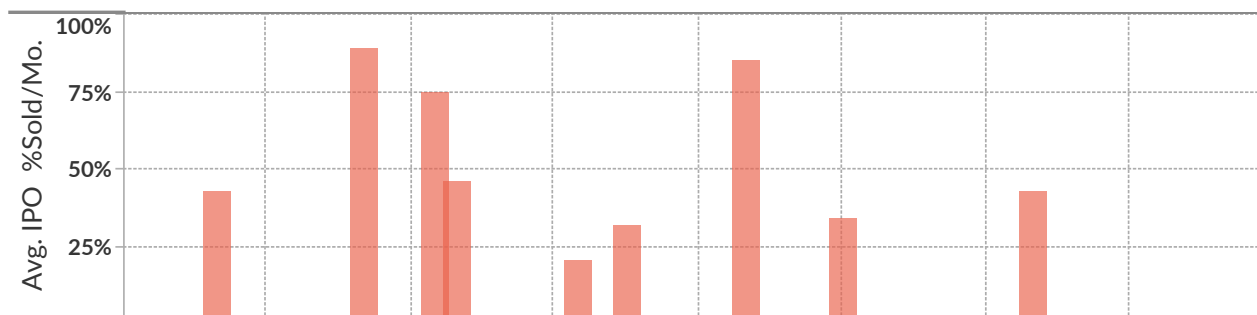
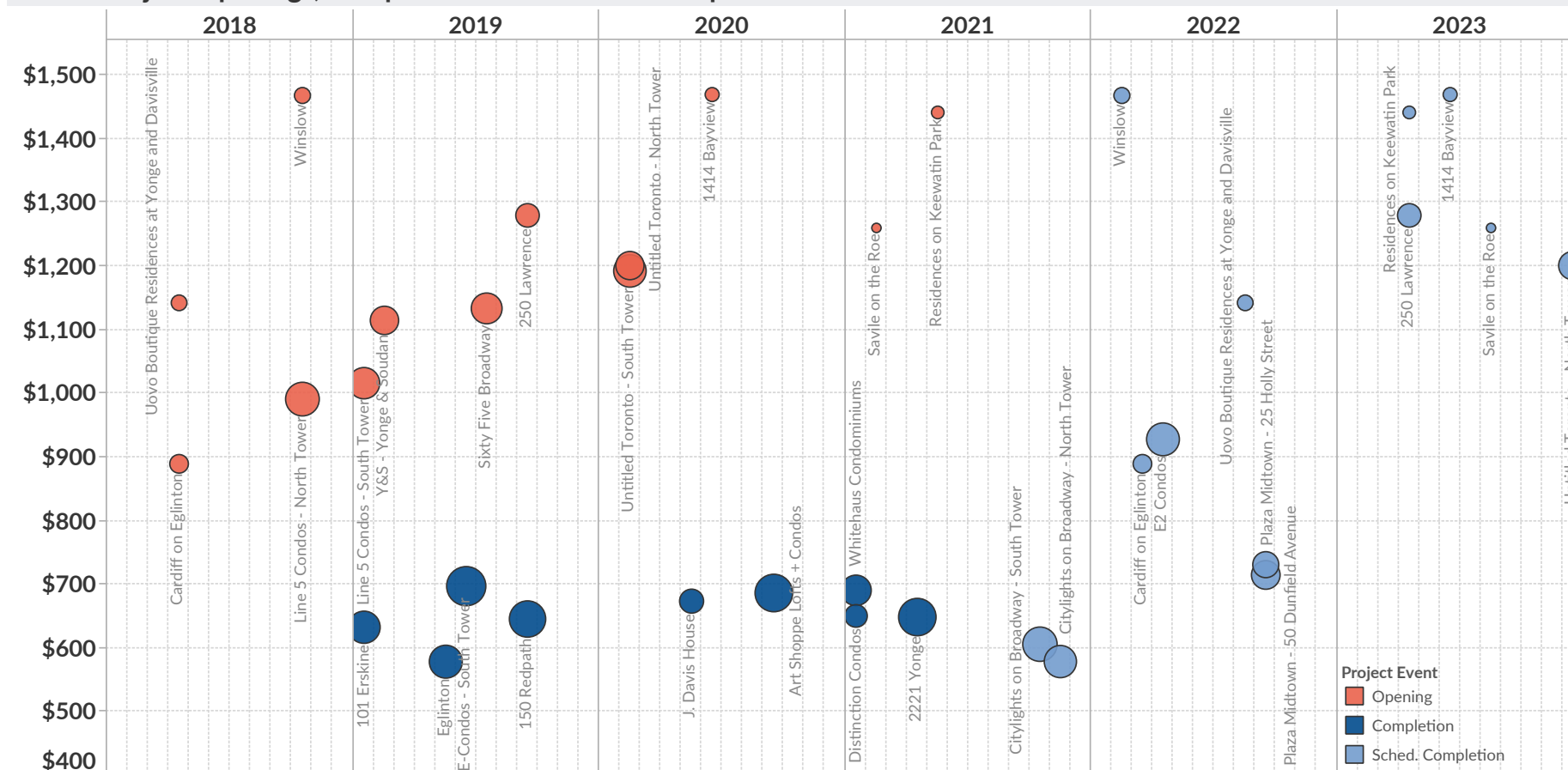
| North Toronto          |        | City of Toronto |
|------------------------|--------|-----------------|
| Number of Dev. Apps.   | 35     | 484             |
| Total Units            | 26,183 | 494,318         |
| Min. Floor Space Index | 0.3    | 0.1             |
| Max. Floor Space Index | 32.3   | 61.7            |
| Avg. Floor Space Index | 7.3    | 6.8             |

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

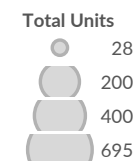


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## Recent Project Openings, Completions & Scheduled Completions



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.



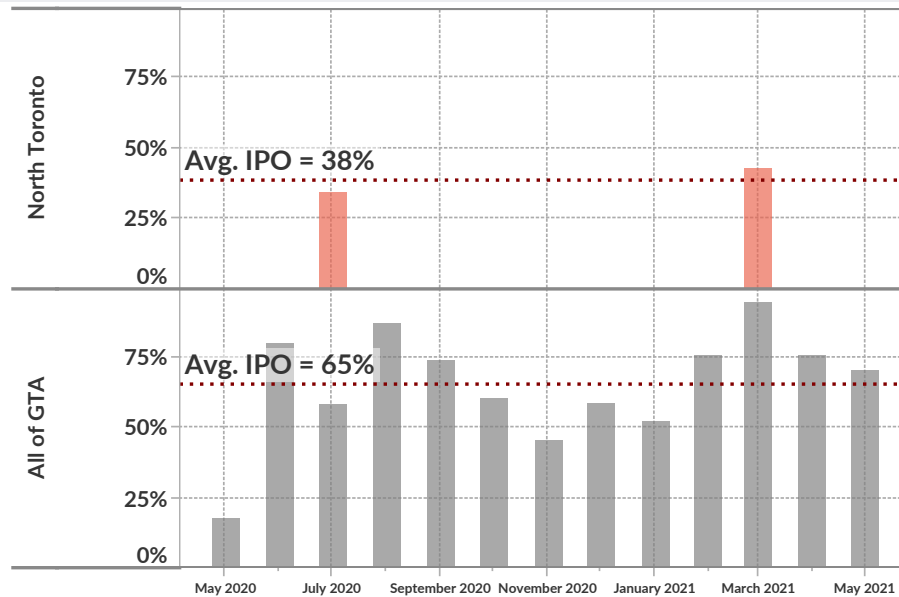
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## Project Data by Unit Type

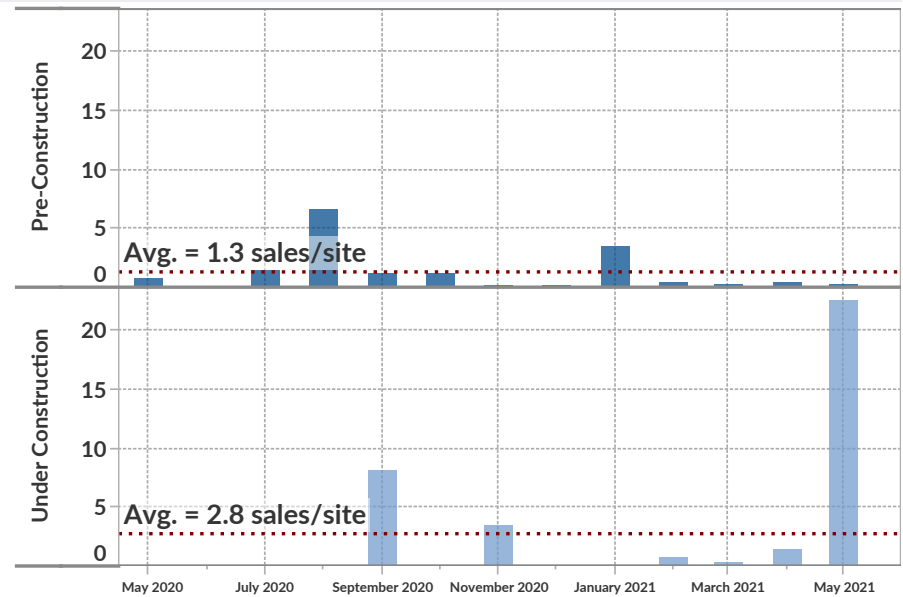
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 256         | 0                   | 256         | 0         |
| 1 Bedroom       | 734         | 24                  | 673         | 61        |
| 1 Bedroom + Den | 968         | 31                  | 853         | 115       |
| 2 Bedroom       | 1,108       | 14                  | 1,000       | 108       |
| 2 Bedroom + Den | 119         | 15                  | 96          | 23        |
| 3 Bedroom & Up  | 421         | 5                   | 307         | 114       |
| Penthouse       | 12          | 0                   | 5           | 7         |
| Other           | 26          | 0                   | 13          | 13        |

| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,226    | 483             | 680              | \$627,900        | \$792,990         |
| \$1,270    | 486             | 864              | \$659,900        | \$1,149,900       |
| \$1,404    | 628             | 2,677            | \$799,900        | \$5,850,000       |
| \$1,349    | 670             | 2,086            | \$899,900        | \$3,059,900       |
| \$1,277    | 815             | 2,405            | \$969,000        | \$4,250,000       |
| \$1,385    | 711             | 2,022            | \$1,085,990      | \$2,699,990       |
| \$1,206    | 1,270           | 2,223            | \$1,184,000      | \$3,059,900       |

## IPO Launch Performance (first 2 months)

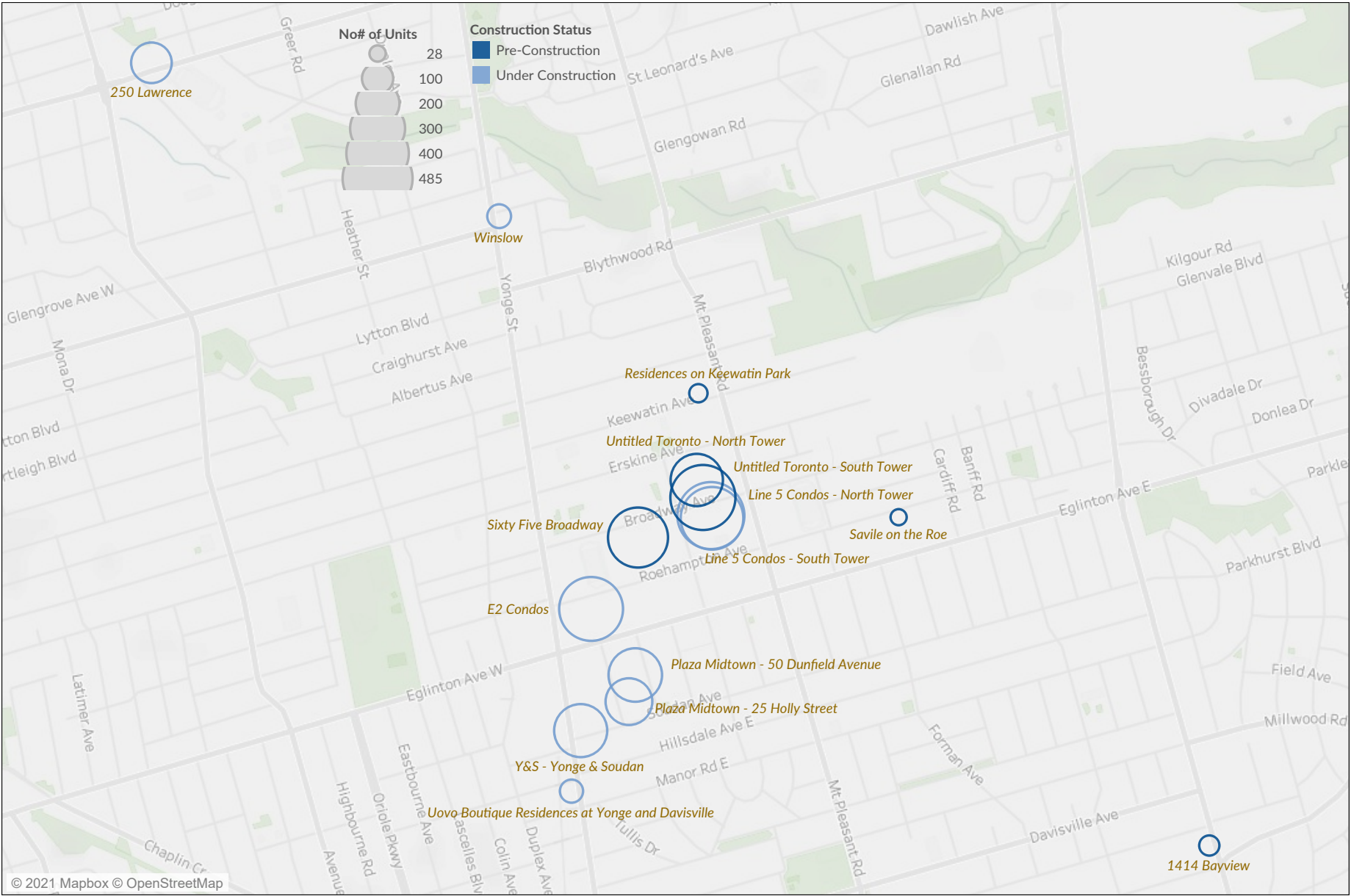


## Post Launch Absorption: North Toronto



# North Toronto Submarket Report - May 2021

## Current Active Projects



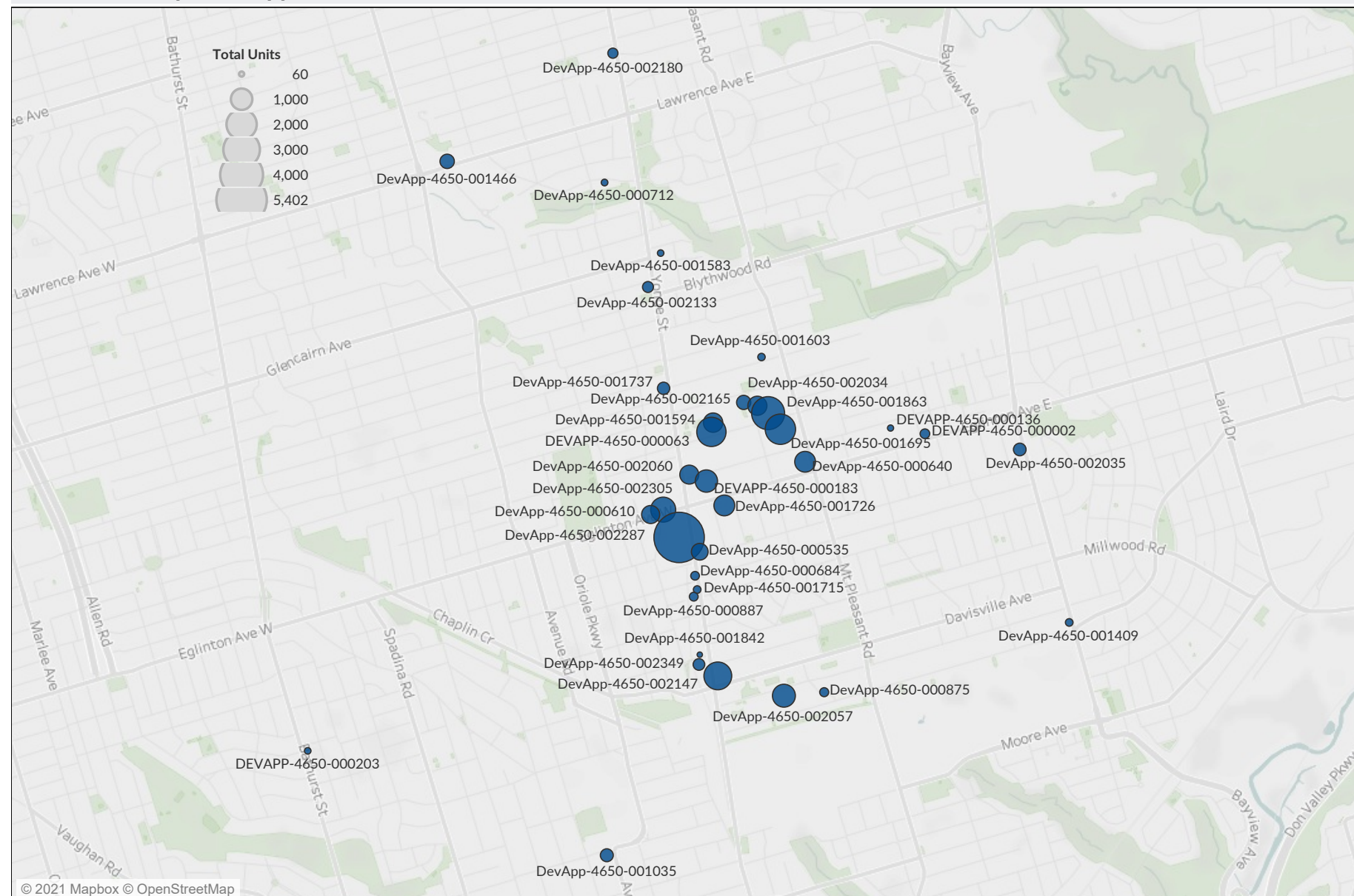
# North Toronto Submarket Report - May 2021

## 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              | 45                  | 55  | 15        | 178         | \$1,280        | \$1,376            |
| 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          | 1                   | 2   | 33        | 236         | \$731          | \$1,187            |
| Plaza Midtown - 50 Dunfield Avenue - Plaza                    | Apartment    | September 2022          | 1                   | 2   | 42        | 309         | \$715          | \$1,290            |
| Residences on Keewatin Park - Freed Developments Ltd.         | Apartment    | April 2023              | 9                   | 9   | 27        | 36          | \$1,442        | \$1,456            |
| Savile on the Roe - Tiffany Park Homes and Block Developme..  | Stacked      | August 2023             | 1                   | 14  | 14        | 28          | \$1,260        | \$1,253            |
| Sixty Five Broadway - Times Group Corporation                 | Apartment    | April 2024              | 28                  | 30  | 123       | 389         | \$1,134        | \$1,183            |
| Untitled Toronto - North Tower - Reserve Properties and Wes.. | Apartment    | December 2023           | 0                   | 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             | 3                   | 3   | 11        | 58          | \$1,143        | \$1,386            |
| Winslow - Devron                                              | Apartment    | February 2022           | 0                   | 0   | 11        | 61          | \$1,469        | \$1,785            |
| Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..    | Apartment    | January 2024            | 1                   | 1   | 40        | 304         | \$1,115        | \$1,344            |

# North Toronto Submarket Report - May 2021

## 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               | 197         |
| DEVAPP-4650-000063 | 55 - 65 Broadway Avenue                              | 13.4              | 1,822       |
| DEVAPP-4650-000136 | 413 - 435 Roehampton Avenue                          | 2.0               | 80          |
| DEVAPP-4650-000183 | 39 - 41 Roehampton Avenue                            | 17.7              | 1,057       |
| DEVAPP-4650-000203 | 1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive | 3.2               | 90          |
| DevApp-4650-000535 | 2161 Yonge Street                                    | 21.6              | 592         |
| DevApp-4650-000610 | 50 - 60 Eglinton Avenue West                         | 15.4              | 693         |
| DevApp-4650-000640 | 808 Mount Pleasant                                   | 18.6              | 914         |
| DevApp-4650-000684 | 2128 Yonge Street                                    | 10.8              | 158         |
| DevApp-4650-000712 | 41 Chatsworth Drive                                  | 2.1               | 94          |
| DevApp-4650-000875 | 276 Merton Street                                    | 8.1               | 171         |
| DevApp-4650-000887 | 2100 Yonge Street                                    | 10.8              | 164         |
| DevApp-4650-001035 | 215 Lonsdale Road                                    | 9.1               | 354         |
| DevApp-4650-001409 | 1410 Bayview Avenue                                  | 4.0               | 122         |
| DevApp-4650-001466 | 250 Lawrence Avenue West                             | 2.3               | 437         |
| DevApp-4650-001583 | 2779 Yonge Street                                    | 5.0               | 89          |
| DevApp-4650-001594 | 44 Broadway Avenue                                   | 7.5               | 792         |
| DevApp-4650-001603 | 214 Keewatin Avenue                                  | 1.4               | 116         |
| DevApp-4650-001695 | 117 Broadway Avenue                                  | 10.7              | 1,959       |
| DevApp-4650-001715 | 2112 Yonge Street                                    | 6.3               | 123         |
| DevApp-4650-001726 | 55 Eglinton Avenue East                              | 26.8              | 916         |
| DevApp-4650-001737 | 2500 Yonge Street                                    | 6.3               | 322         |
| DevApp-4650-001842 | 24 Imperial Street                                   | 4.7               | 60          |
| DevApp-4650-001863 | 100 Broadway Avenue                                  | 9.1               | 2,316       |
| DevApp-4650-002034 | 241 Redpath Avenue                                   | 15.8              | 774         |
| DevApp-4650-002035 | 1718 Bayview Avenue                                  | 4.3               | 339         |
| DevApp-4650-002057 | 155 Balliol Street                                   | 6.0               | 1,116       |
| DevApp-4650-002060 | 2323 Yonge Street                                    | 15.8              | 760         |
| DevApp-4650-002133 | 2674 Yonge Street                                    | 4.6               | 254         |
| DevApp-4650-002147 | 1913 Yonge Street                                    | 11.1              | 1,642       |
| DevApp-4650-002165 | 109 Erskine Avenue                                   | 8.1               | 426         |
| DevApp-4650-002180 | 3180-3182 Yonge Street                               | 6.5               | 218         |
| DevApp-4650-002287 | 2180 Yonge Street                                    | 7.4               | 5,402       |
| DevApp-4650-002305 | 36 Eglinton Avenue West                              | 32.3              | 1,326       |
| DevApp-4650-002349 | 25 Imperial Street                                   | 9.8               | 288         |

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 - May 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       | 42                  | 16                          | 5,476       | 4,494       | 396       | \$2,197    | 1,600   | \$3,515,593 | 17,336      |
| Central Waterfront      | 18                  | 9                           | 4,721       | 3,926       | 782       | \$1,520    | 1,057   | \$1,606,676 | 36,410      |
| Don Mills - York Mills  | 7                   | 12                          | 3,682       | 3,274       | 183       | \$1,011    | 1,107   | \$1,119,470 | 23,874      |
| Downtown Core           | 26                  | 8                           | 4,931       | 4,302       | 289       | \$1,814    | 839     | \$1,522,007 | 35,133      |
| Downtown East           | 109                 | 20                          | 7,141       | 6,397       | 653       | \$1,270    | 813     | \$1,032,085 | 30,116      |
| Downtown West           | 127                 | 27                          | 9,568       | 8,213       | 973       | \$1,484    | 901     | \$1,337,162 | 36,221      |
| Etobicoke Waterfront    | 10                  | 1                           | 602         | 473         | 20        | \$1,342    | 831     | \$1,114,875 | 14,950      |
| Highway7 - Yonge        | 1                   | 6                           | 1,392       | 1,123       | 261       | \$778      | 1,220   | \$948,740   | .           |
| Mississauga City Centre | 73                  | 11                          | 7,076       | 6,272       | 500       | \$933      | 830     | \$774,230   | .           |
| North Toronto           | 89                  | 15                          | 3,743       | 3,203       | 441       | \$1,306    | 918     | \$1,199,330 | 26,183      |
| North Yonge Corridor    | 6                   | 6                           | 1,715       | 1,529       | 62        | \$1,205    | 847     | \$1,020,553 | 15,660      |
| North York East         | 0                   | 2                           | 528         | 525         | 2         | \$949      | 1,028   | \$974,900   | 412         |
| North York West         | 8                   | 10                          | 1,267       | 989         | 232       | \$1,264    | 1,553   | \$1,963,778 | 35,893      |
| Not Applicable          | 1,308               | 138                         | 29,223      | 23,197      | 4,401     | \$869      | 929     | \$807,860   | 172,168     |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 5,284       |
| Sheppard Corridor       | 35                  | 10                          | 2,434       | 2,140       | 280       | \$1,118    | 1,006   | \$1,124,871 | 13,768      |
| Thornhill               | 111                 | 8                           | 1,977       | 1,712       | 255       | \$1,074    | 1,116   | \$1,198,538 | .           |
| Toronto East            | 31                  | 11                          | 1,442       | 1,211       | 121       | \$1,119    | 985     | \$1,103,177 | 6,330       |
| Toronto West            | 164                 | 20                          | 4,202       | 3,400       | 690       | \$1,205    | 907     | \$1,093,153 | 24,915      |
| Yonge - St. Clair       | 231                 | 8                           | 1,046       | 751         | 295       | \$1,639    | 1,174   | \$1,923,973 | 6,891       |

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