

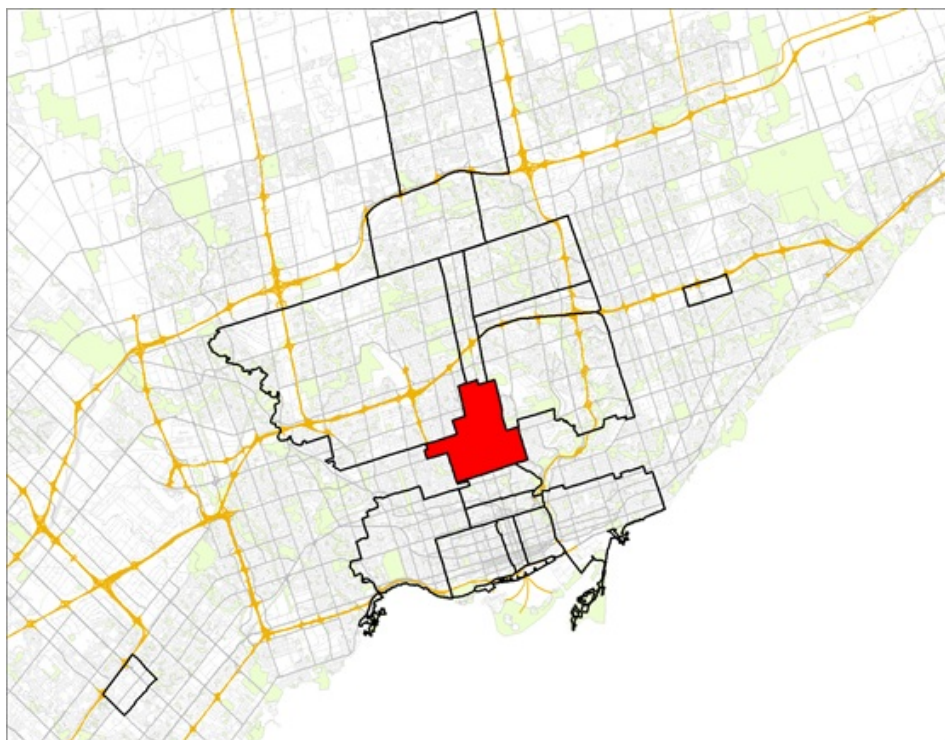


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of June 2021



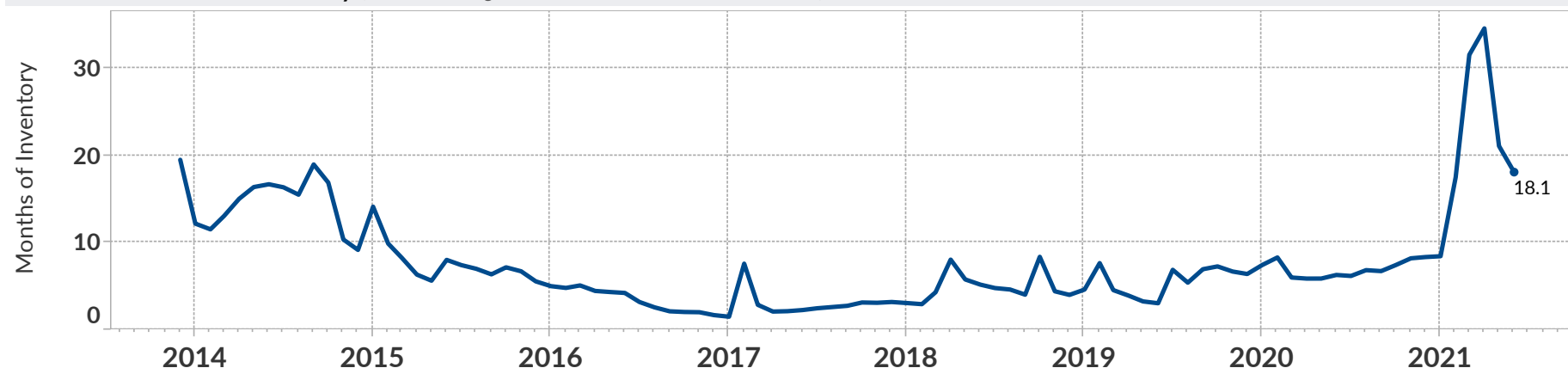
North Toronto Submarket Report - June 2021



North Toronto		GTA
Active Projects	16	334
Total Units	3,735	85,993
Total Sales	3,264	76,497
Rem. Inv.	471	9,496
Avg. \$/SF	\$1,325	\$1,224
Avg. Project \$/SF	\$1,388	\$1,102
Avg. SF	912	994
Avg. \$	\$1,208,059	\$1,215,921
Current Month Sales (incl. active & sold out)	64	2,775

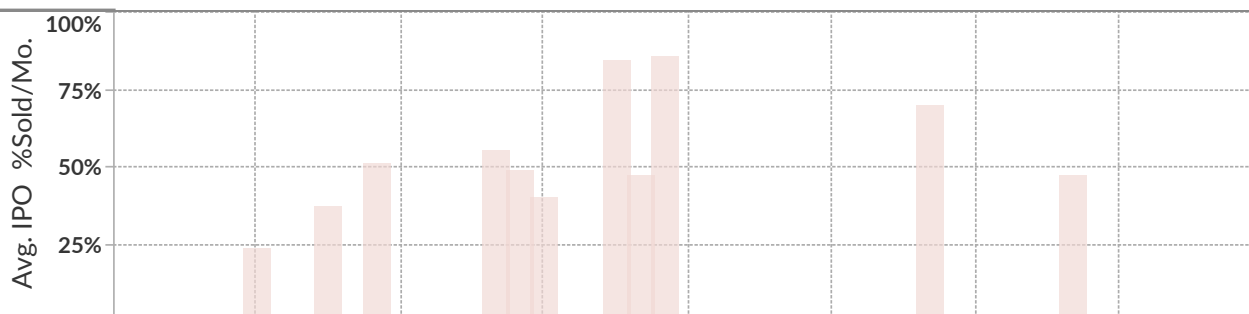
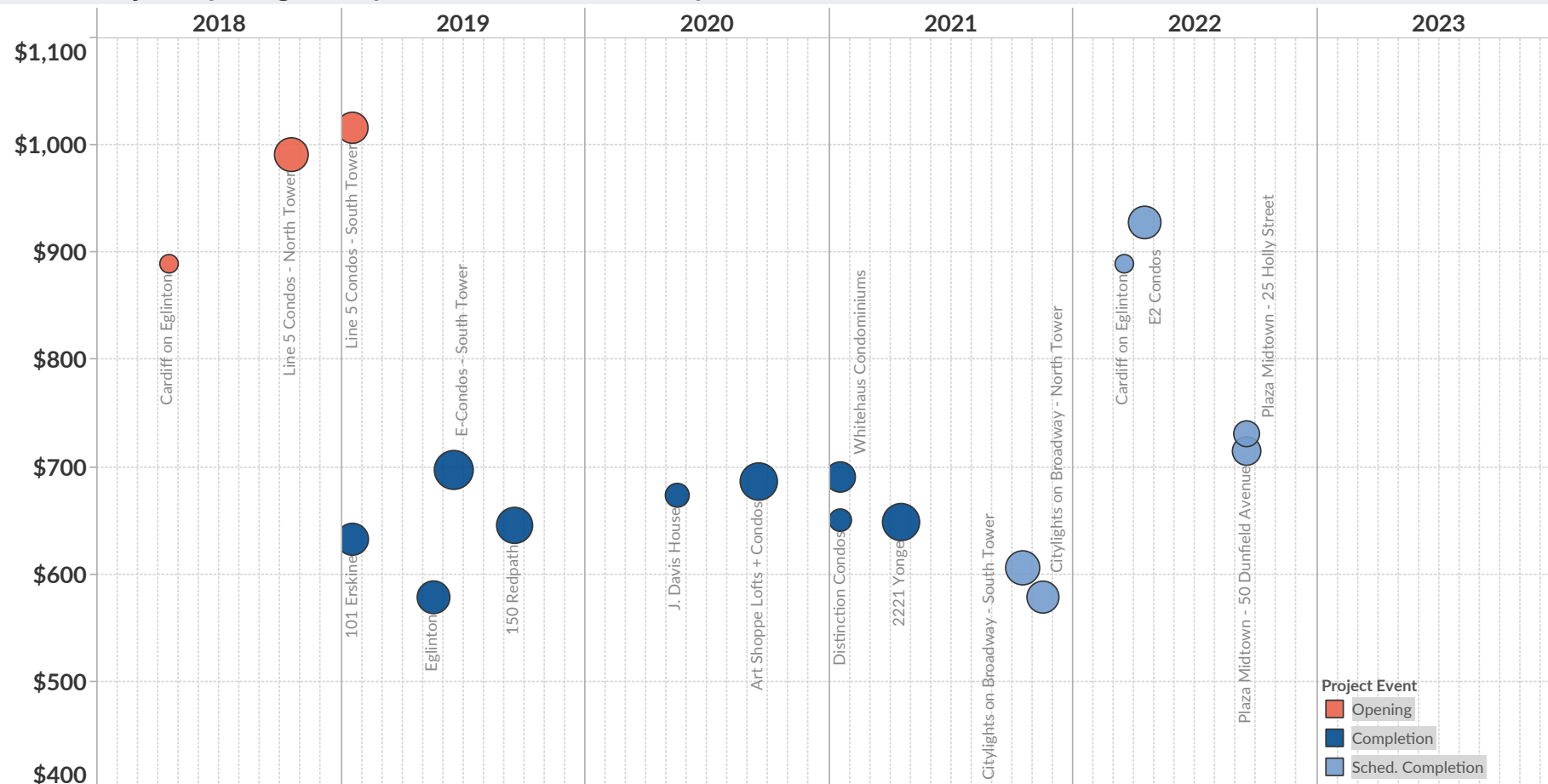
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	38	504
Total Units	14,291	276,211
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	32.3	61.7
Avg. Floor Space Index	7.5	6.8

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

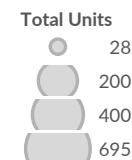


North Toronto Submarket Report - June 2021

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.



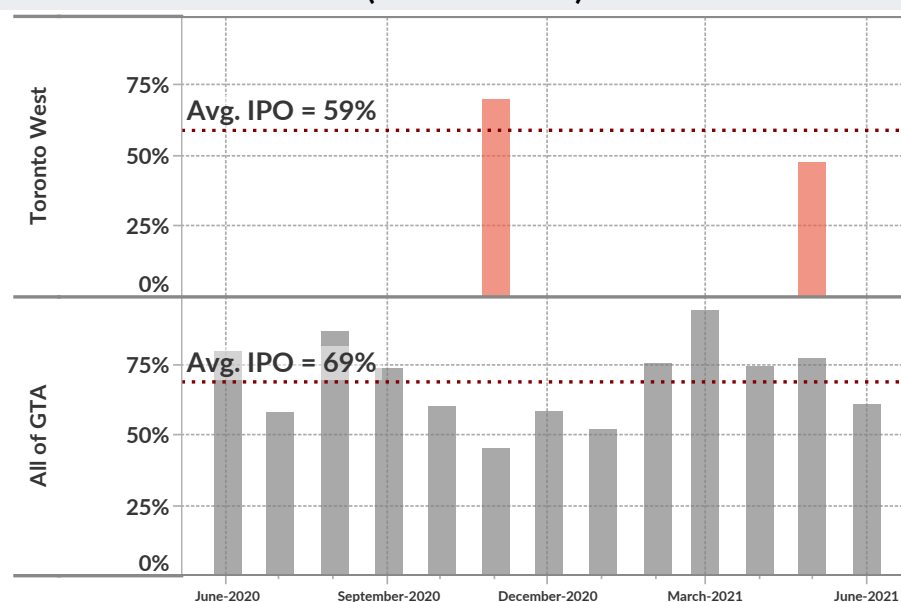
North Toronto Submarket Report - June 2021

Project Data by Unit Type

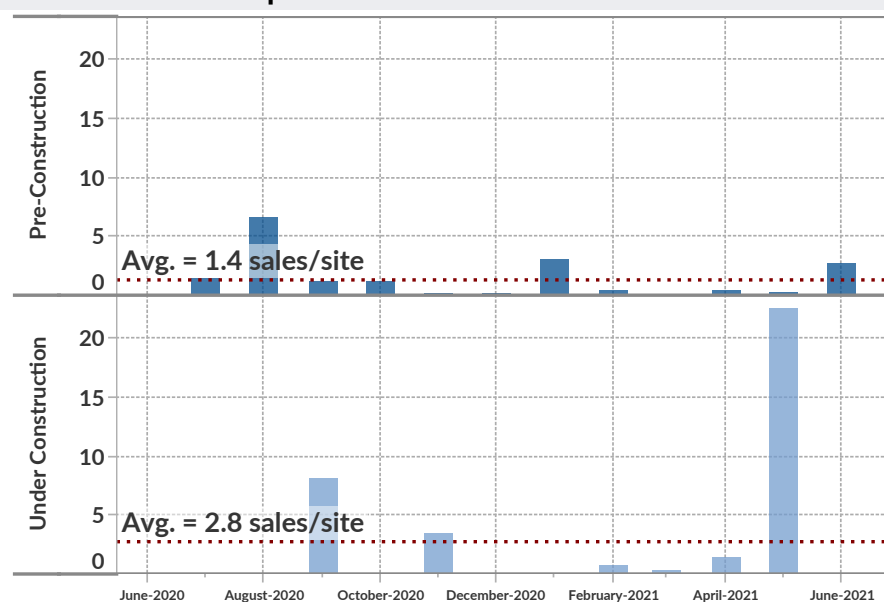
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	256	0	256	0
1 Bedroom	743	9	682	61
1 Bedroom + Den	997	28	881	116
2 Bedroom	1,117	14	1,012	105
2 Bedroom + Den	135	8	104	31
3 Bedroom & Up	434	5	311	123
Penthouse	25	0	5	20
Other	28	0	13	15

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,234	483	680	\$627,900	\$855,900
\$1,284	540	863	\$753,000	\$1,159,900
\$1,422	670	2,677	\$839,900	\$5,850,000
\$1,351	670	1,863	\$924,900	\$2,659,900
\$1,296	815	2,405	\$969,000	\$4,250,000
\$1,466	345	2,022	\$574,900	\$2,699,990
\$1,219	1,009	2,223	\$1,184,000	\$3,059,900

IPO Launch Performance (first 2 months)

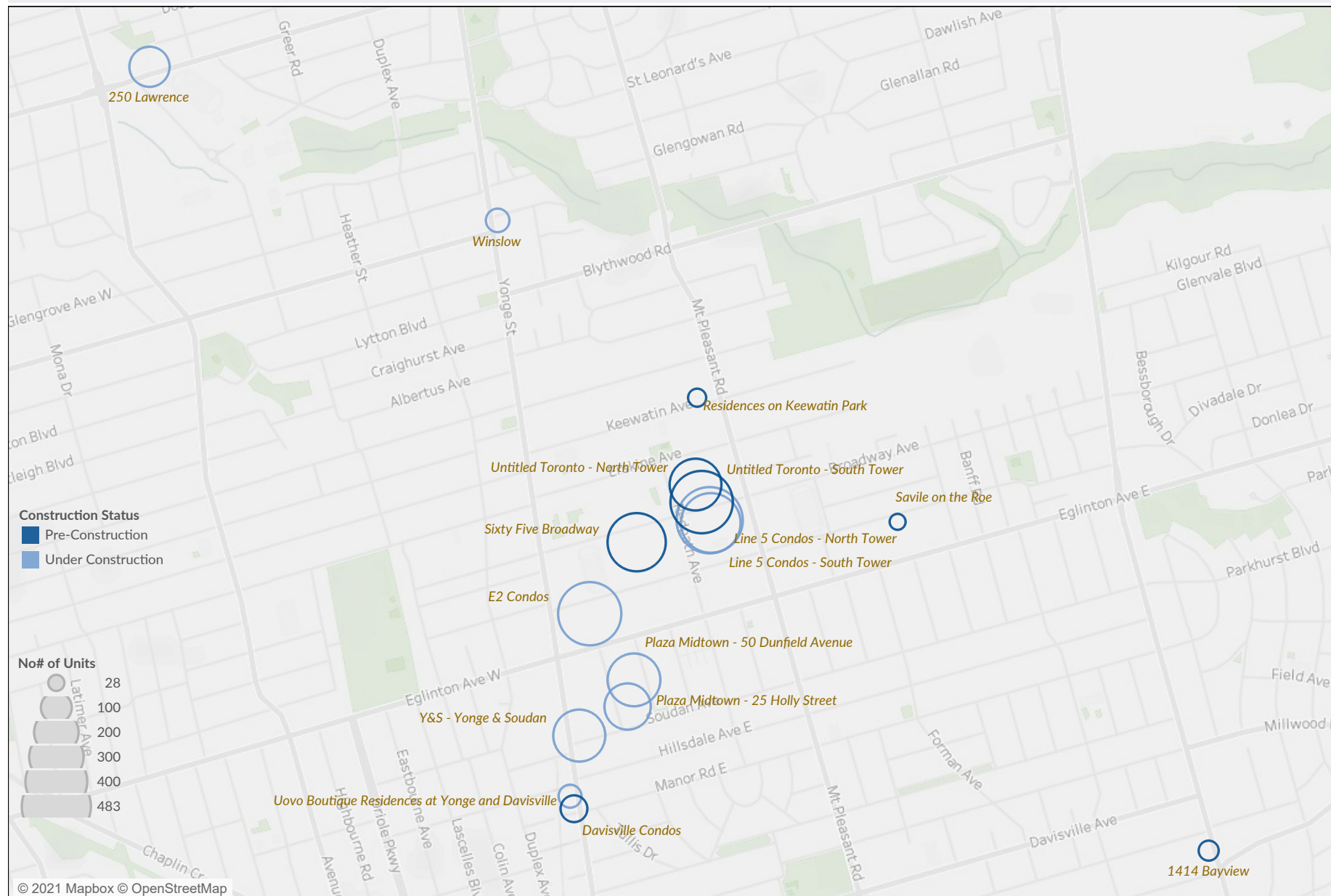


Post Launch Absorption: North Toronto



North Toronto Submarket Report - June 2021

Current Active Projects



North Toronto Submarket Report - June 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	0	55	15	178	\$1,280	\$1,376
1414 Bayview - Gairloch	Apartment	June-2023	0	9	13	44	\$1,470	\$1,597
Davisville Condos - Rockport Group	Apartment	September-2024	40	40	39	79	\$1,393	\$1,395
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	2	5	14	483	\$991	\$1,534
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	January-2024	2	9	1	391	\$1,017	\$1,459
Plaza Midtown - 25 Holly Street - Plaza	Apartment	September-2022	0	2	33	236	\$731	\$1,187
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	September-2022	0	2	42	307	\$715	\$1,290
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	April-2023	9	18	18	36	\$1,442	\$1,414
Savile on the Roe - Tiffany Park Homes and Block Developme..	Stacked	August-2023	0	14	14	28	\$1,260	\$1,253
Sixty Five Broadway - Times Group Corporation	Apartment	April-2024	0	30	123	373	\$1,134	\$1,183
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	December-2023	5	6	69	295	\$1,201	\$1,261
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	April-2024	6	6	21	428	\$1,193	\$1,353
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	August-2022	0	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	0	1	40	298	\$1,115	\$1,349

Total Units

- 28
- 500
- 1,000
- 1,500
- 2,000
- 2,701

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North Toronto Submarket Report - June 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000002	492 Eglinton Avenue East	6.8	92
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	17.3	440
DEVAPP-4650-000203	1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive	3.2	45
DevApp-4650-000535	2161 Yonge Street	21.6	304
DevApp-4650-000610	50 - 60 Eglinton Avenue West	15.4	292
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	30
DevApp-4650-000875	276 Merton Street	8.1	71
DevApp-4650-000887	2100 Yonge Street	10.8	86
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	173
DevApp-4650-001583	2779 Yonge Street	5.0	89
DevApp-4650-001594	44 Broadway Avenue	7.5	394
DevApp-4650-001603	214 Keewatin Avenue	1.4	36
DevApp-4650-001695	117 Broadway Avenue	10.7	923
DevApp-4650-001715	2112 Yonge Street	6.3	56
DevApp-4650-001726	55 Eglinton Avenue East	26.8	461
DevApp-4650-001737	2500 Yonge Street	6.4	146
DevApp-4650-001842	24 Imperial Street	4.7	30
DevApp-4650-001863	100 Broadway Avenue	9.1	1,163
DevApp-4650-002034	241 Redpath Avenue	15.8	387
DevApp-4650-002035	1718 Bayview Avenue	4.2	216
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	6.3	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
DevApp-4650-002452	124 Broadway Avenue	10.0	546
DevApp-4650-002490	500 Duplex Avenue	6.5	621
DevApp-4650-002491	758 Mount Pleasant Road	12.4	398

North Toronto Submarket Report - June 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	• 21	• 16	• 4,890	• 4,515	• 375	• \$2,202	• 1,598	• \$3,518,803	• 8,821
Central Waterfront	• 26	• 9	• 4,708	• 3,952	• 756	• \$1,523	• 1,060	• \$1,614,087	• 17,819
Don Mills - York Mills	• 19	• 12	• 3,515	• 3,292	• 223	• \$978	• 1,097	• \$1,072,317	• 14,305
Downtown Core	• 10	• 8	• 4,591	• 4,312	• 279	• \$1,816	• 826	• \$1,500,069	• 18,361
Downtown East	• 66	• 20	• 7,051	• 6,427	• 624	• \$1,270	• 815	• \$1,034,349	• 15,684
Downtown West	• 45	• 25	• 8,311	• 7,370	• 941	• \$1,492	• 905	• \$1,350,195	• 19,758
Etobicoke Waterfront	• 4	• 1	• 493	• 477	• 16	• \$1,343	• 860	• \$1,154,463	• 7,504
Highway7 - Yonge	• 43	• 6	• 1,384	• 1,166	• 218	• \$781	• 1,218	• \$951,434	•
Mississauga City Centre	• 457	• 12	• 7,258	• 6,790	• 468	• \$1,014	• 848	• \$860,515	•
North Toronto	• 64	• 16	• 3,735	• 3,264	• 471	• \$1,325	• 912	• \$1,208,059	• 14,291
North Yonge Corridor	• 3	• 6	• 1,591	• 1,532	• 59	• \$1,202	• 853	• \$1,026,082	• 8,190
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 206
North York West	• 19	• 10	• 1,227	• 1,008	• 219	• \$1,275	• 1,581	• \$2,016,012	• 23,111
Not Applicable	• 1,887	• 134	• 26,251	• 22,974	• 3,277	• \$883	• 947	• \$835,841	• 97,066
Scarborough City Centre									• 3,039
Sheppard Corridor	• 8	• 11	• 2,426	• 2,148	• 278	• \$1,119	• 1,010	• \$1,130,786	• 7,827
Thornhill	• 43	• 8	• 1,967	• 1,747	• 220	• \$1,068	• 1,165	• \$1,244,038	•
Toronto East	• 7	• 11	• 1,322	• 1,211	• 111	• \$1,124	• 980	• \$1,101,314	• 3,301
Toronto West	• 45	• 19	• 3,734	• 3,029	• 705	• \$1,206	• 899	• \$1,084,399	• 16,997
Yonge - St. Clair	• 8	• 8	• 1,012	• 758	• 254	• \$1,664	• 1,217	• \$2,025,161	• 3,470

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