

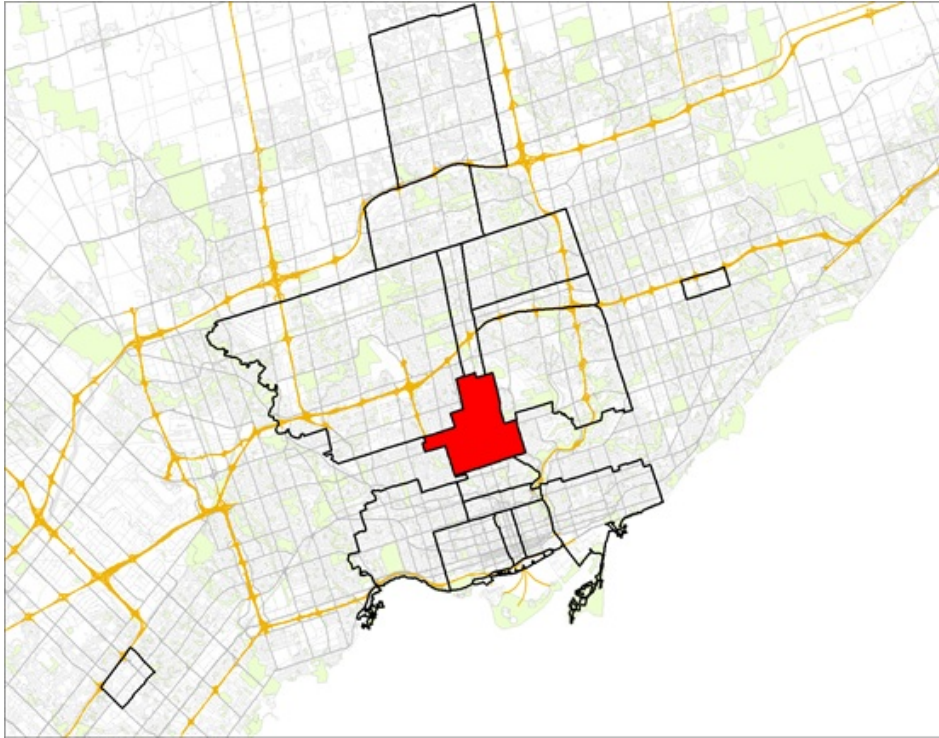


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of November 2021



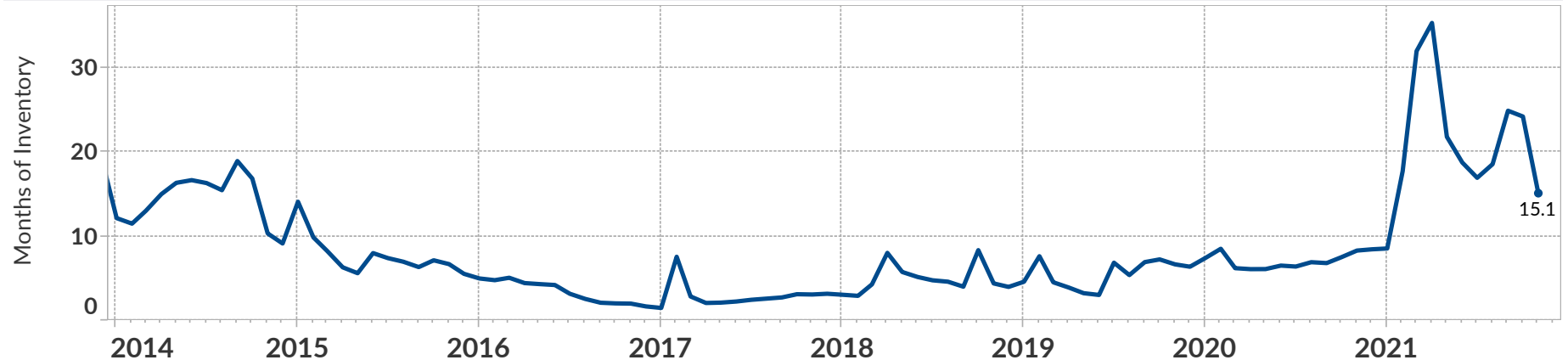
North Toronto Submarket Report - November 2021



North Toronto		GTA
Distinct count of Site Name	18	353
No. of Units	4,044	92,006
Total Sales	3,496	81,793
Act Inv	548	10,213
Avg. \$/sf	\$1,370	\$1,284
Avg. Project \$/SF	\$1,403	\$1,152
Avg. SF	1,010	944
Avg. \$	\$1,382,987	\$1,211,826
No Measure Value	122	4,274

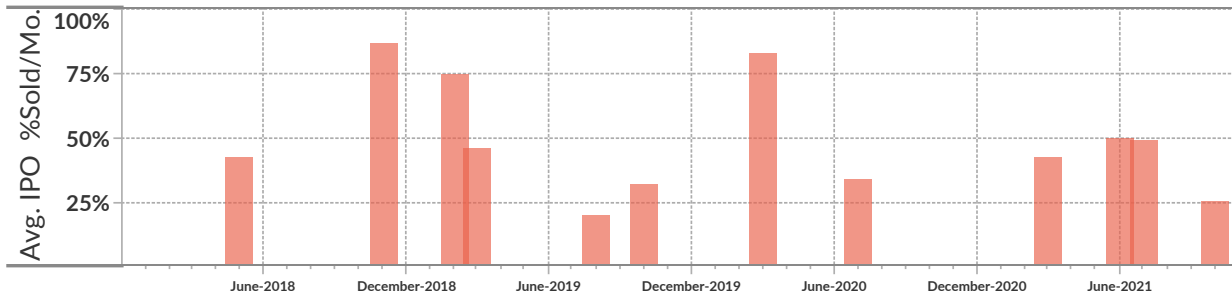
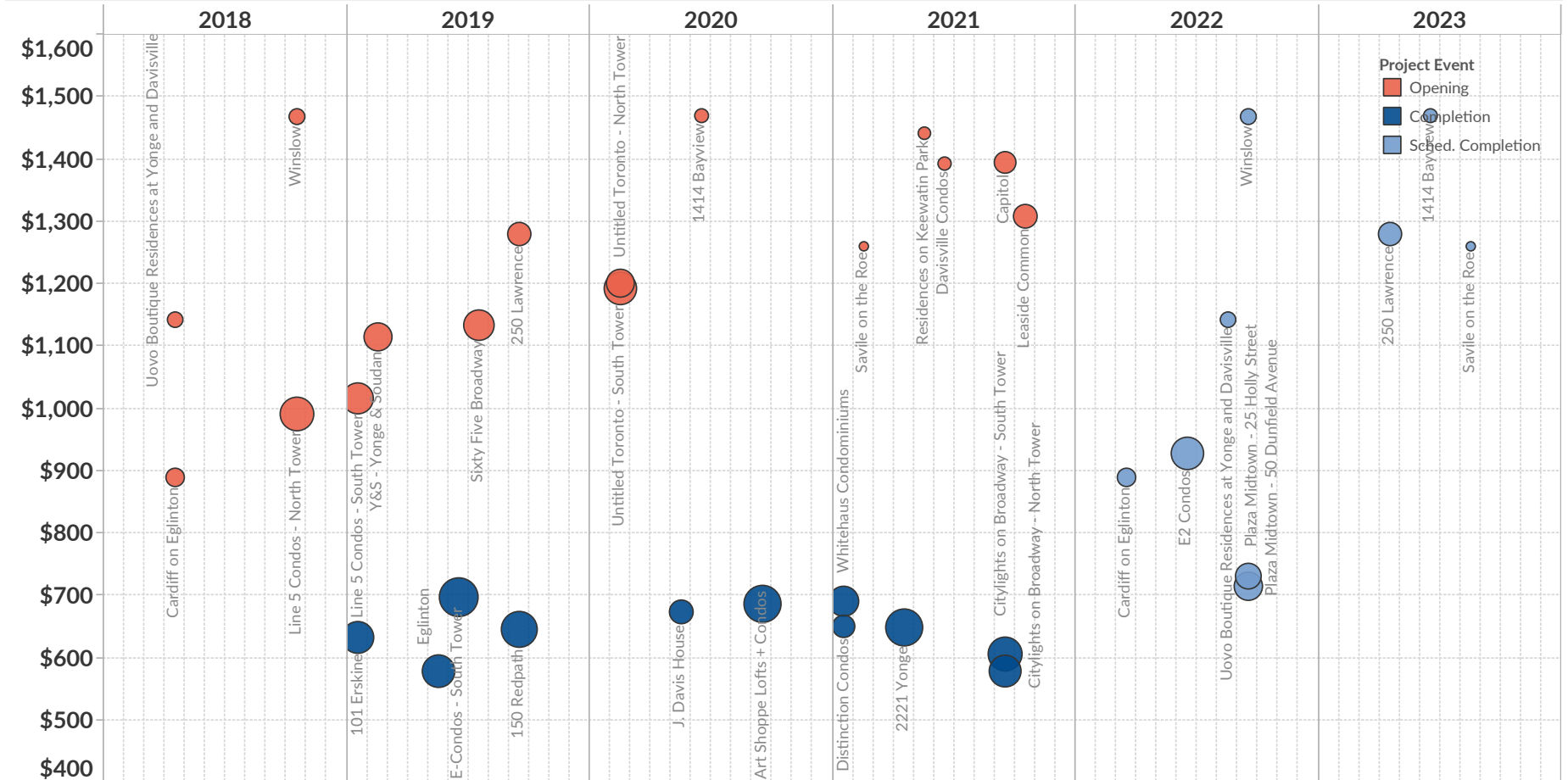
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	47	611
Total Units	32,705	620,533
Min. Density	0.3	0.0
Max. Density	32.3	620.0
Avg. Density	8.1	7.8

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

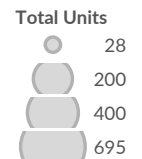


North Toronto Submarket Report - November 2021

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.



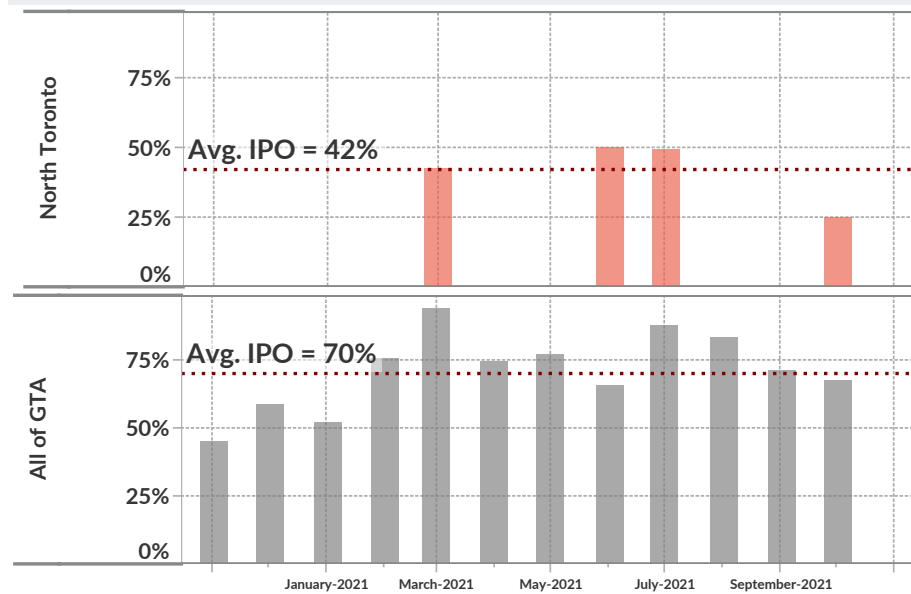
North Toronto Submarket Report - November 2021

Project Data by Unit Type

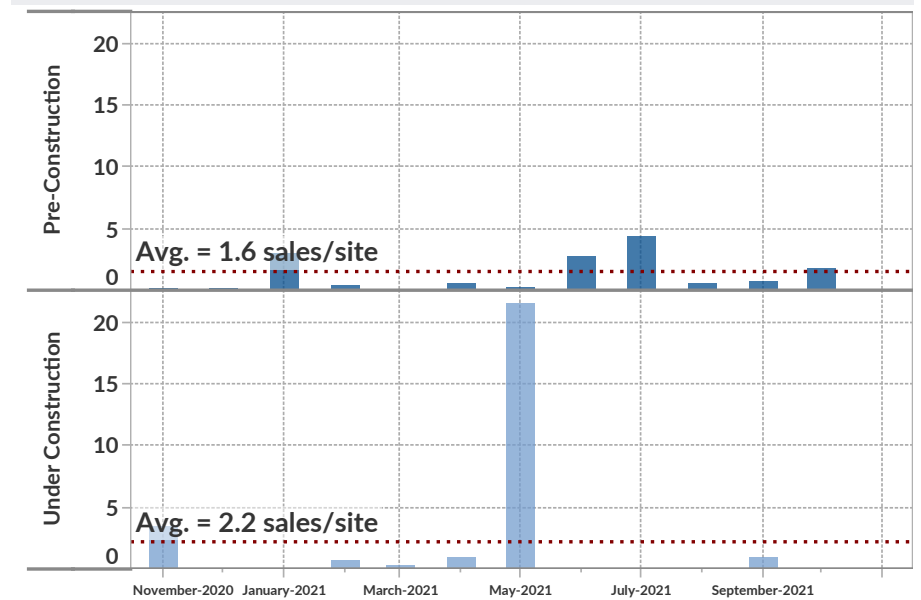
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	270	14	270	0
1 Bedroom	757	7	718	39
1 Bedroom + Den	1,042	33	952	90
2 Bedroom	1,208	42	1,074	134
2 Bedroom + Den	222	14	129	93
3 Bedroom & Up	458	4	319	139
Penthouse	45	6	17	28
Other	34	0	13	21

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,274	496	680	\$727,900	\$830,900
\$1,341	539	781	\$769,900	\$1,051,900
\$1,426	671	2,677	\$911,900	\$5,850,000
\$1,343	809	1,863	\$1,073,900	\$2,659,900
\$1,332	815	2,405	\$969,000	\$4,250,000
\$1,634	514	2,165	\$749,900	\$4,099,900
\$1,255	1,046	2,223	\$1,184,000	\$3,069,900

IPO Launch Performance (first 2 months)

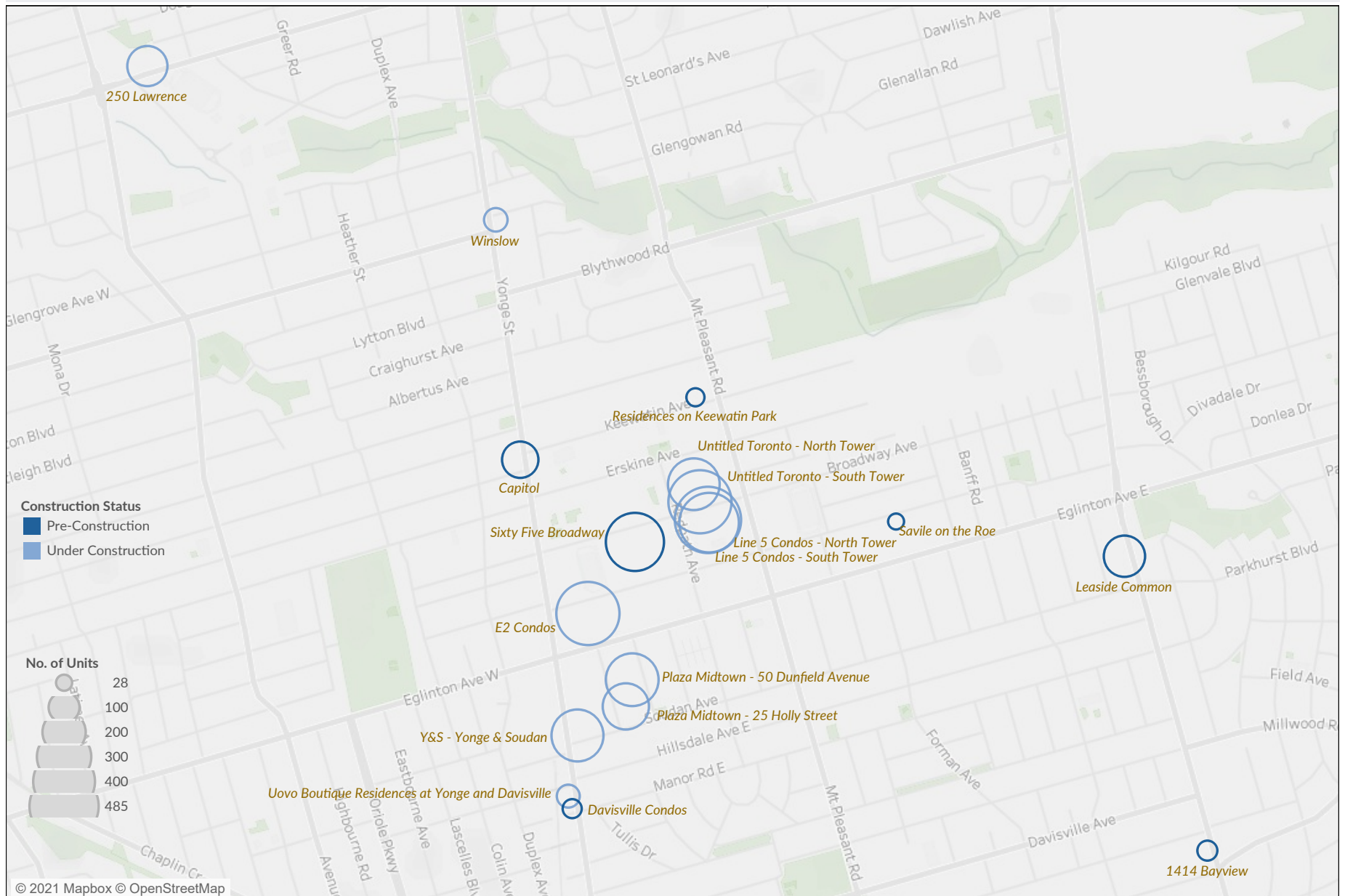


Post Launch Absorption: North Toronto



North Toronto Submarket Report - November 2021

Current Active Projects



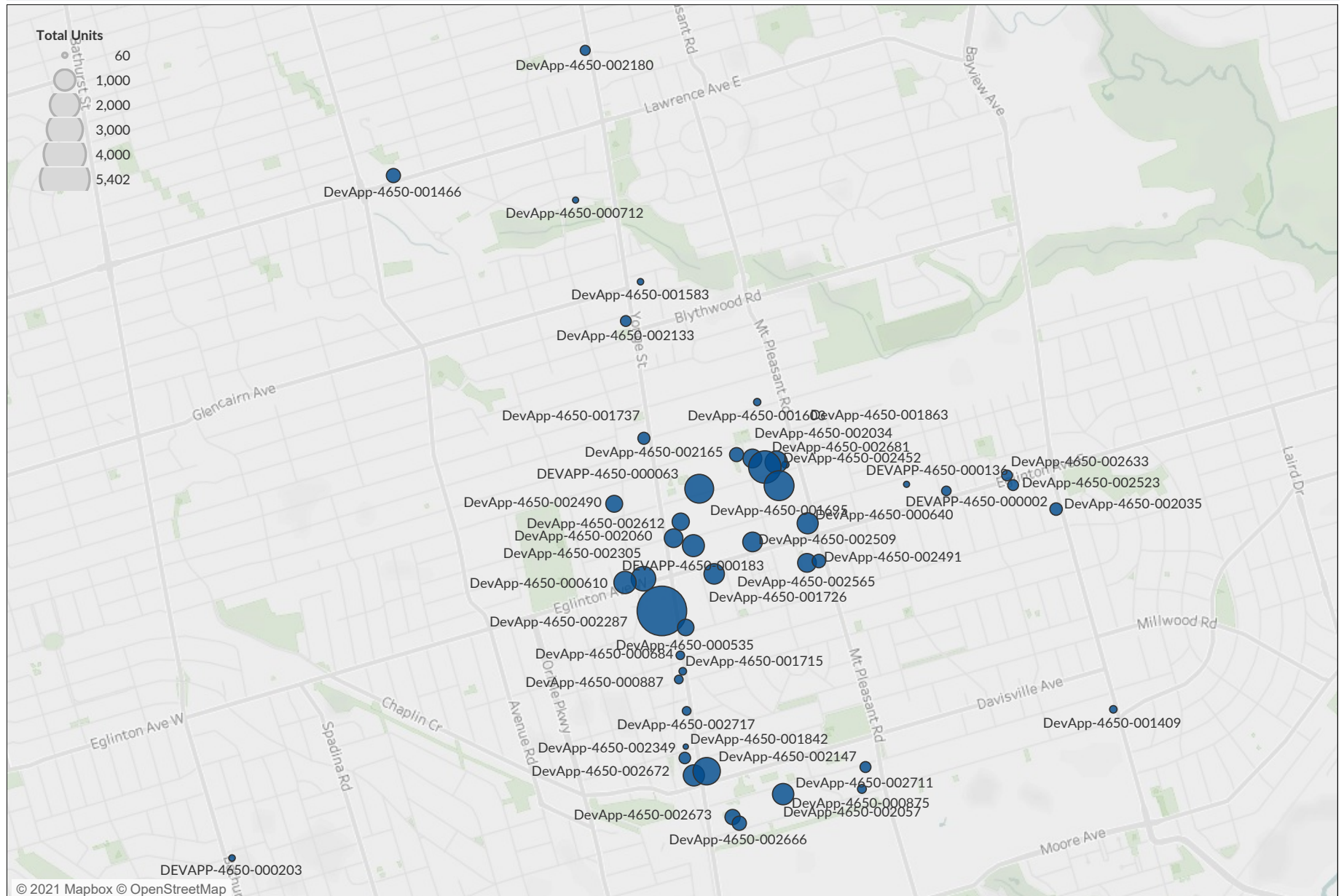
North Toronto Submarket Report - November 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Foot
250 Lawrence - Graywood Developments	Apartment	April-2023	0	58	12	178	\$1,280	\$1,445
1414 Bayview - Gairloch	Apartment	June-2023	0	12	10	44	\$1,470	\$1,582
Capitol - Madison Group and Westdale Properties	Apartment	July-2025	8	45	101	146	\$1,395	\$1,409
Davisville Condos - Rockport Group	Apartment	September-2024	0	40	0	40	\$1,393	\$1,313
E2 Condos - Metropia and Capital Developments	Apartment	June-2022	0	0	7	440	\$928	\$1,385
Leaside Common - Gairloch and Harlo Capital	Apartment	February-2025	104	104	84	188	\$1,309	\$1,415
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	March-2024	8	18	3	485	\$991	\$1,670
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	January-2024	0	9	1	391	\$1,017	\$1,459
Plaza Midtown - 25 Holly Street - Plaza	Apartment	September-2022	0	5	30	236	\$731	\$1,229
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	September-2022	0	5	39	307	\$715	\$1,400
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	January-2024	1	21	15	36	\$1,442	\$1,426
Savile on the Roe - Tiffany Park Homes and Block Developme..	Stacked	August-2023	0	15	13	28	\$1,260	\$1,256
Sixty Five Broadway - Times Group Corporation	Apartment	April-2024	1	45	108	373	\$1,134	\$1,215
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	April-2024	0	31	44	295	\$1,201	\$1,319
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	April-2024	0	14	25	440	\$1,193	\$1,364
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	August-2022	0	5	9	58	\$1,143	\$1,236
Winslow - Devron	Apartment	September-2022	0	0	11	61	\$1,469	\$1,785
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January-2024	0	5	36	298	\$1,115	\$1,349

North Toronto Submarket Report - November 2021

Current Development Applications



North Toronto Submarket Report - November 2021

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	17.3	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	50-90 Eglinton Avenue West, 17-19 Henning Avenue	15.4	1,089
DevApp-4650-000640	808 Mount Pleasant	16.7	973
DevApp-4650-000684	2128 Yonge Street	10.3	159
DevApp-4650-000712	41 Chatsworth Drive	2.1	81
DevApp-4650-000875	276 Merton Street	8.1	171
DevApp-4650-000887	2100 Yonge Street	10.8	163
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-4650-001603	214 Keewatin Avenue	1.3	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	6.4	318
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	4.2	339
DevApp-4650-002057	155 Balliol Street	5.4	1,000
DevApp-4650-002060	2323 Yonge Street	15.6	759
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	8.2	430
DevApp-4650-002180	3180-3182 Yonge Street	6.3	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
DevApp-4650-002452	124 Broadway Avenue	10.0	1,091
DevApp-4650-002490	500 Duplex Avenue	6.5	621
DevApp-4650-002491	758 Mount Pleasant Road	12.4	398
DevApp-4650-002509	150 Eglinton Avenue East	14.8	845
DevApp-4650-002523	537 Eglinton Avenue East	13.6	256
DevApp-4650-002565	61 Brownlow Avenue	15.0	768
DevApp-4650-002612	2345 Yonge Street	14.2	648
DevApp-4650-002633	586 Eglinton Avenue East	13.2	249
DevApp-4650-002666	50 Merton Street	11.8	443
DevApp-4650-002672	1910 Yonge Street		982
DevApp-4650-002673	45 Balliol Street	5.4	507
DevApp-4650-002681	136 Broadway Avenue	5.1	111
DevApp-4650-002711	289 Balliol Street	14.1	260
DevApp-4650-002717	2010 Yonge Street	7.8	164

North Toronto Submarket Report - November 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	855	18	4,820	382	\$2,344	1,493	\$3,499,816	22,486
Central Waterfront	79	9	4,124	584	\$1,616	1,102	\$1,780,926	38,576
Don Mills - York Mills	10	12	3,169	199	\$990	1,096	\$1,084,836	29,673
Downtown Core	99	7	3,568	188	\$1,834	896	\$1,643,838	41,438
Downtown East	94	22	7,028	764	\$1,302	774	\$1,008,119	35,238
Downtown West	319	26	7,925	832	\$1,547	951	\$1,471,036	36,879
Etobicoke Waterfront	2	1	504	7	\$1,592	530	\$842,721	15,600
Highway7 - Yonge	53	7	1,698	54	\$889	1,351	\$1,200,718	32,705
Mississauga City Centre	61	12	7,108	415	\$1,145	852	\$975,498	13,286
North Toronto	122	18	3,496	548	\$1,370	1,010	\$1,382,987	412
North Yonge Corridor	7	4	955	287	\$1,384	729	\$1,009,706	42,132
North York East	0	2	526	1	\$1,050	1,210	\$1,269,900	213,858
North York West	52	10	1,301	221	\$1,308	1,363	\$1,783,305	20,900
Not Applicable	2,352	149	26,120	4,583	\$984	849	\$835,437	13,596
Scarborough City Centre								15,227
Sheppard Corridor	25	10	2,028	234	\$1,147	1,013	\$1,161,357	41,144
Thornhill	18	7	1,513	146	\$1,055	1,230	\$1,298,211	7,383
Toronto East	3	11	1,420	60	\$1,227	1,022	\$1,254,176	
Toronto West	117	20	3,673	476	\$1,221	972	\$1,187,150	
Yonge - St. Clair	6	8	817	232	\$1,927	1,395	\$2,687,477	

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