

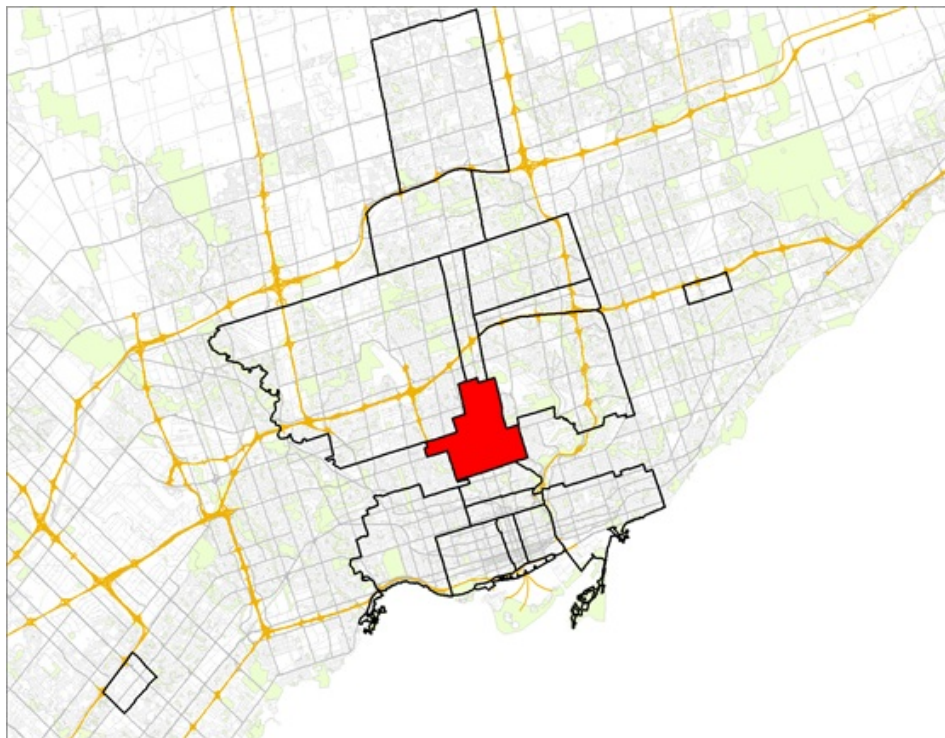


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of December 2021



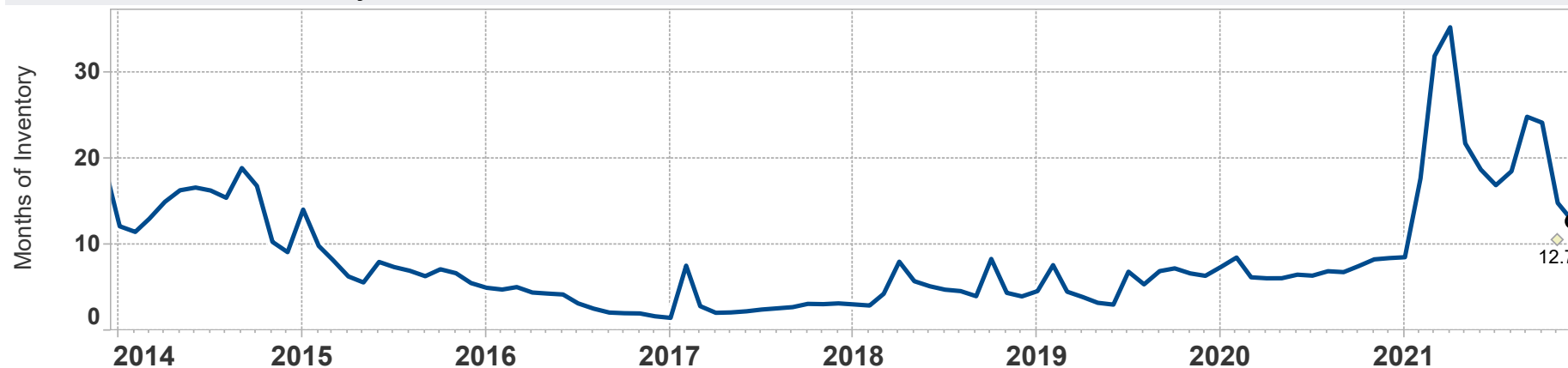
North Toronto Submarket Report - December 2021



North Toronto		GTA
Distinct count of Site Name	18	344
No. of Units	4,035	89,743
Total Sales	3,535	81,597
Act Inv	500	8,146
Avg. \$/sf	\$1,378	\$1,340
Avg. Project \$/SF	\$1,405	\$1,162
Avg. SF	1,019	989
Avg. \$	\$1,404,903	\$1,325,648
No Measure Value	35	2,170

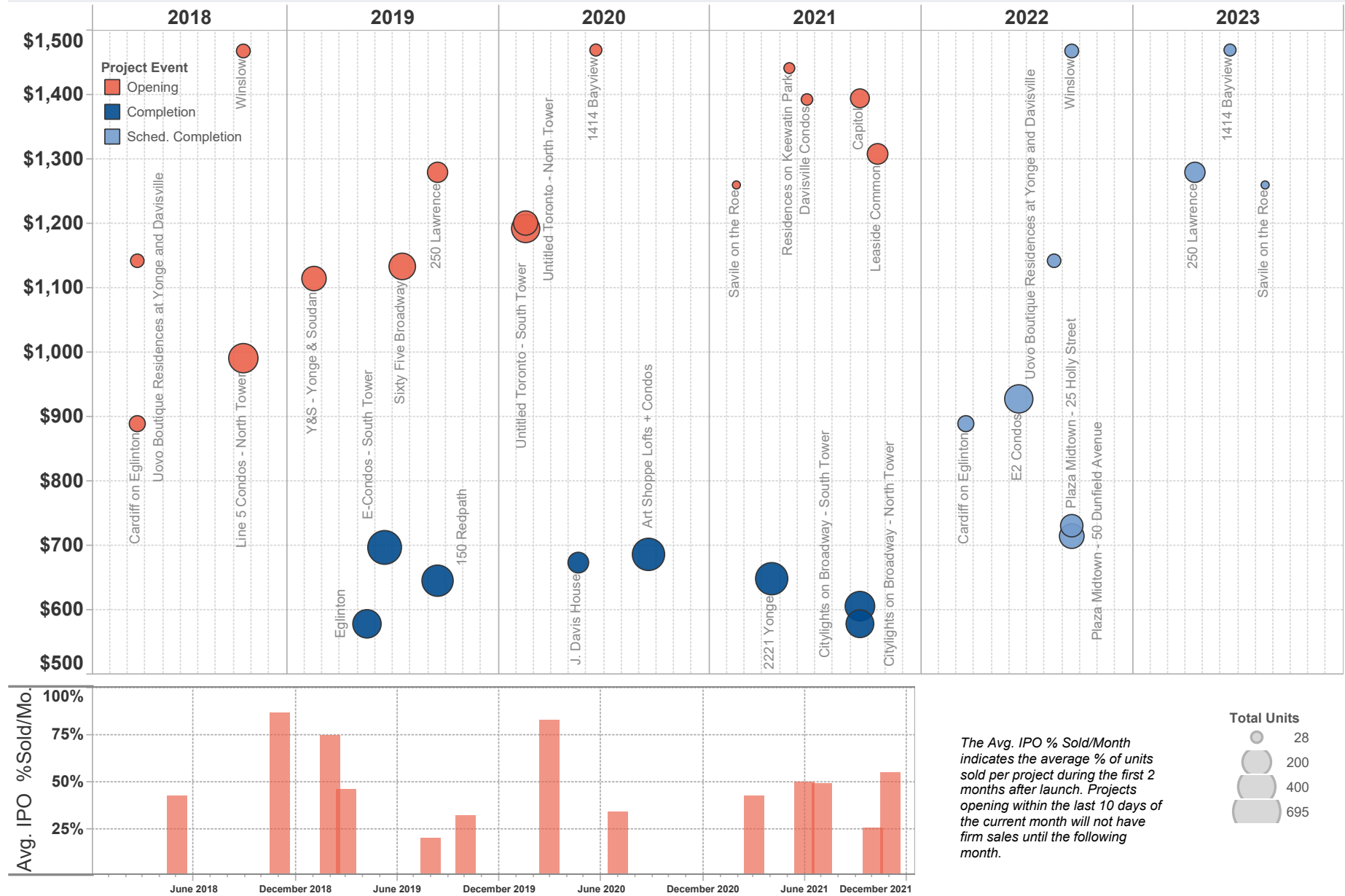
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	46	631
Total Units	31,614	636,062
Min. Density	0.3	0.0
Max. Density	32.3	620.0
Avg. Density	8.1	7.9

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



North Toronto Submarket Report - December 2021

Recent Project Openings, Completions & Scheduled Completions



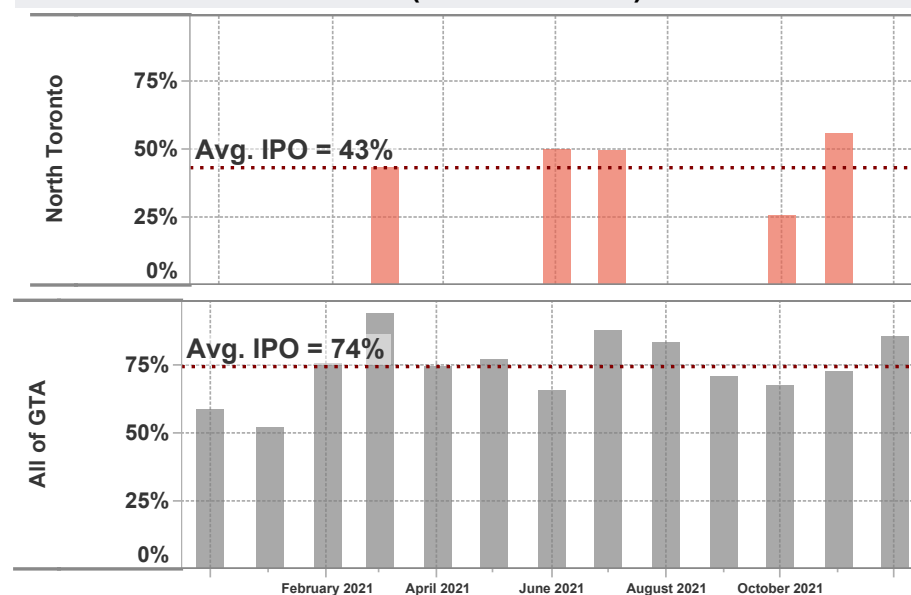
North Toronto Submarket Report - December 2021

Project Data by Unit Type

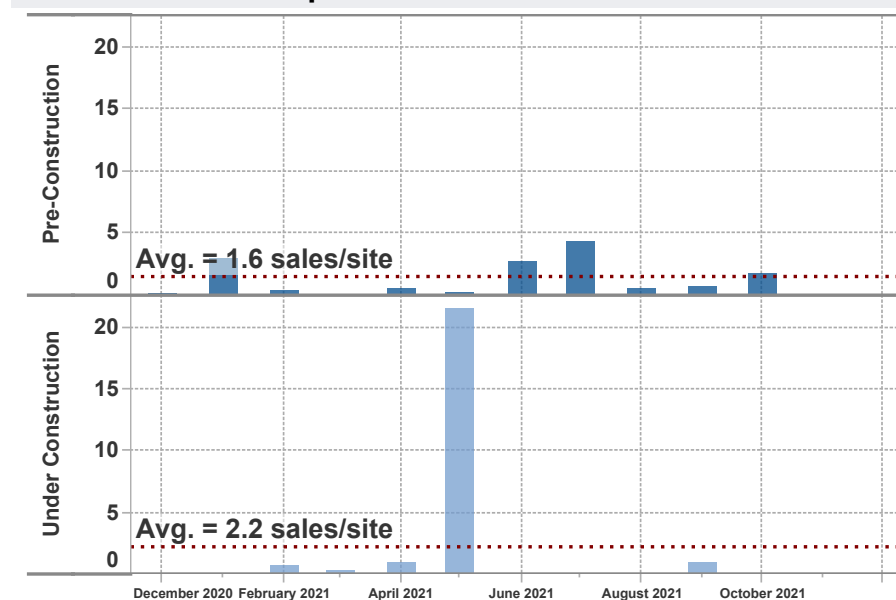
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	270	0	270	0
1 Bedroom	757	0	722	35
1 Bedroom + Den	1,039	6	958	81
2 Bedroom	1,205	23	1,097	108
2 Bedroom + Den	221	5	134	87
3 Bedroom & Up	456	1	320	136
Penthouse	45	0	17	28
Other	34	0	13	21

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,291	496	680	\$727,900	\$848,900
\$1,333	539	760	\$769,900	\$1,051,900
\$1,453	671	2,677	\$911,900	\$5,850,000
\$1,350	809	1,863	\$1,095,900	\$2,659,900
\$1,338	815	2,405	\$969,000	\$4,250,000
\$1,641	514	2,165	\$749,900	\$4,199,900
\$1,255	1,046	2,223	\$1,184,000	\$3,069,900

IPO Launch Performance (first 2 months)

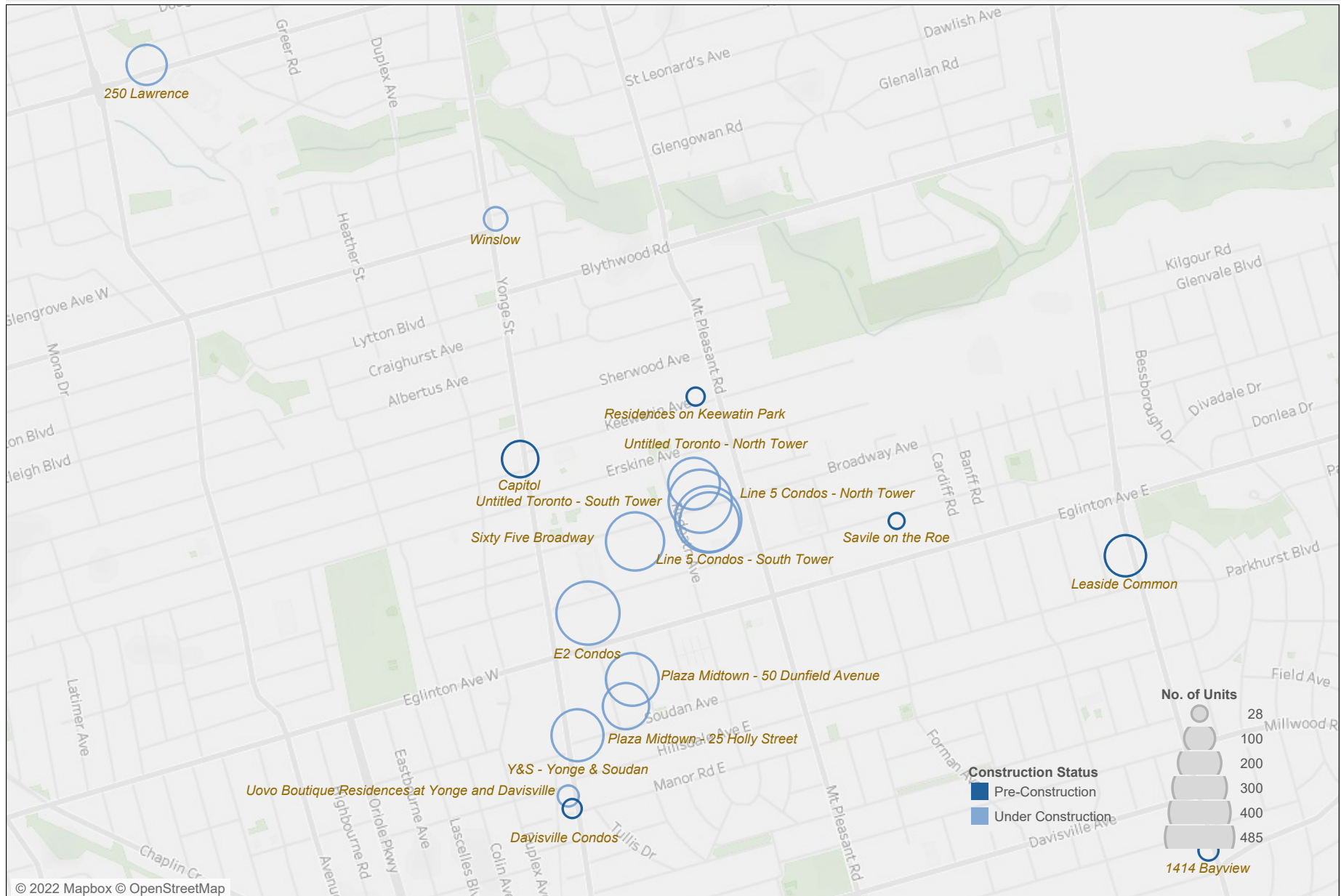


Post Launch Absorption: North Toronto



North Toronto Submarket Report - December 2021

Current Active Projects



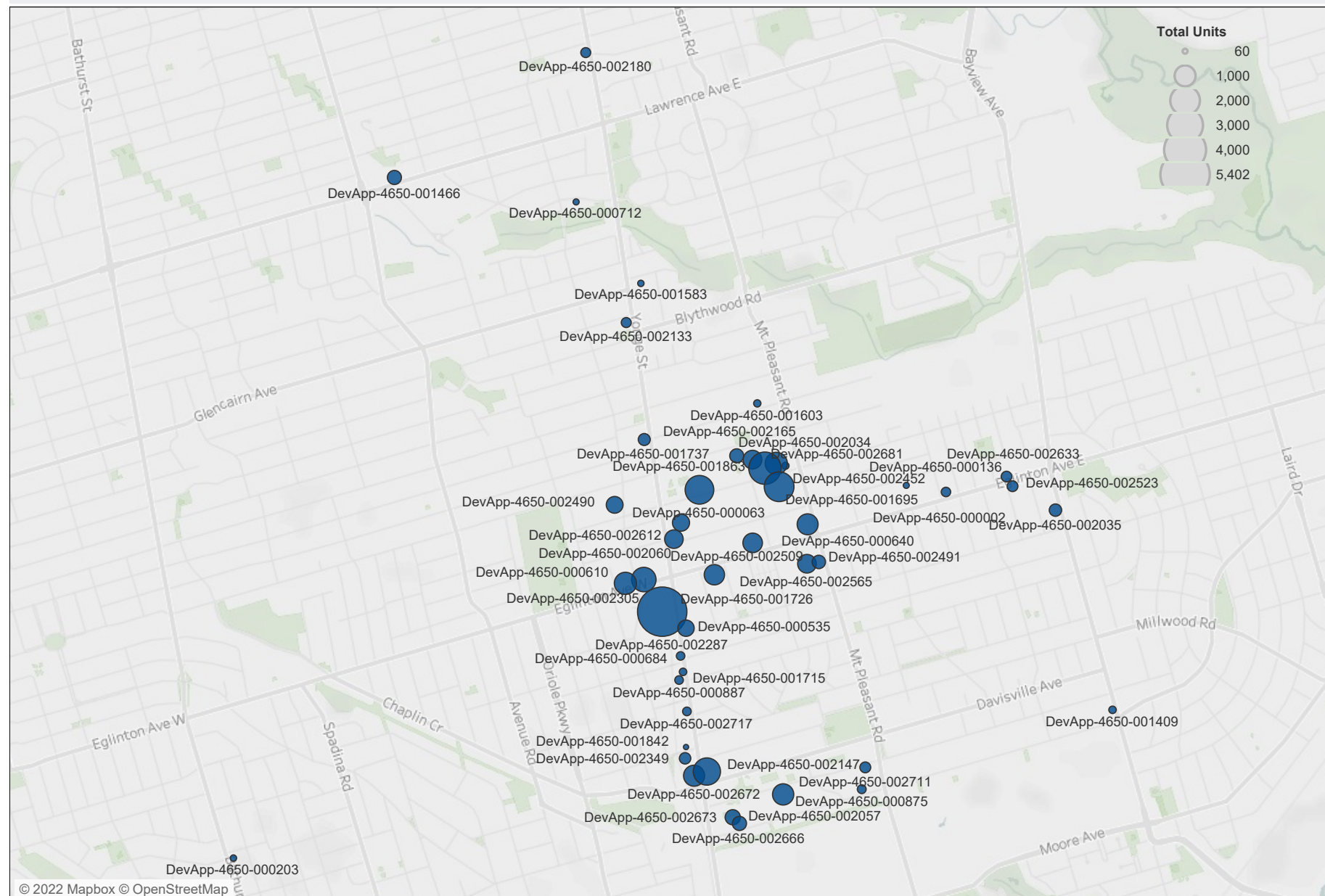
North Toronto Submarket Report - December 2021

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 Fo..
250 Lawrence - Graywood Developments	Apartment	April 2023	0	58	12	178	\$1,280	\$1,445
1414 Bayview - Gairloch	Apartment	June 2024	0	12	10	44	\$1,470	\$1,582
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	13	58	88	146	\$1,395	\$1,416
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	2	106	82	188	\$1,309	\$1,420
Line 5 Condos - North Tower - Reserve Properties and West..	Apartment	March 2024	0	18	3	485	\$991	\$1,670
Line 5 Condos - South Tower - Reserve Properties and West..	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	0	21	15	36	\$1,442	\$1,426
Savile on the Roe - Tiffany Park Homes and Block Developm..	Stacked	August 2024	0	15	13	28	\$1,260	\$1,256
Sixty Five Broadway - Times Group Corporation	Apartment	October 2024	0	45	108	373	\$1,134	\$1,236
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	April 2024	20	51	24	295	\$1,201	\$1,313
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 Y..	Apartment	August 2022	0	5	0	49	\$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	9	32	298	\$1,115	\$1,348

North Toronto Submarket Report - December 2021

Current Development Applications



North Toronto Submarket Report - December 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-4650-000203	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	4.4	220
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 - December 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	• 22	• 18	• 4,859	• 394	• \$2,354	• 1,426	• \$3,357,800	• 23,683
Central Waterfront	• 12	• 9	• 4,124	• 584	• \$1,608	• 1,122	• \$1,803,564	• 38,096
Don Mills - York Mills	• 57	• 13	• 3,225	• 222	• \$1,035	• 1,107	• \$1,146,180	• 30,497
Downtown Core	• 6	• 7	• 3,574	• 182	• \$2,025	• 926	• \$1,876,066	• 42,806
Downtown East	• 76	• 19	• 5,920	• 640	• \$1,322	• 803	• \$1,062,380	• 35,238
Downtown West	• 36	• 26	• 7,961	• 796	• \$1,551	• 968	• \$1,500,588	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 7	• 7	• 1,705	• 47	• \$890	• 1,347	• \$1,199,456	• 31,614
Mississauga City Centre	• 72	• 12	• 7,193	• 330	• \$1,102	• 862	• \$950,647	• 22,002
North Toronto	• 35	• 18	• 3,535	• 500	• \$1,378	• 1,019	• \$1,404,903	• 412
North Yonge Corridor	• 0	• 6	• 1,716	• 82	• \$1,302	• 798	• \$1,038,624	• 42,142
North York East	• 0	• 2	• 526	• 1	• \$1,050	• 1,210	• \$1,269,900	• 217,068
North York West	• 25	• 10	• 1,326	• 196	• \$1,317	• 1,444	• \$1,902,816	• 20,900
Not Applicable	• 1,714	• 140	• 25,699	• 3,132	• \$1,001	• 884	• \$884,514	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 12	• 11	• 2,252	• 222	• \$1,148	• 1,015	• \$1,164,394	• 41,546
Thornhill	• 5	• 7	• 1,518	• 141	• \$1,056	• 1,239	• \$1,308,452	• 7,833
Toronto East	• 10	• 10	• 1,385	• 49	• \$1,242	• 1,012	• \$1,257,561	
Toronto West	• 32	• 20	• 3,704	• 439	• \$1,234	• 981	• \$1,210,797	
Yonge - St. Clair	• 49	• 8	• 866	• 183	• \$2,118	• 1,547	• \$3,275,333	

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