

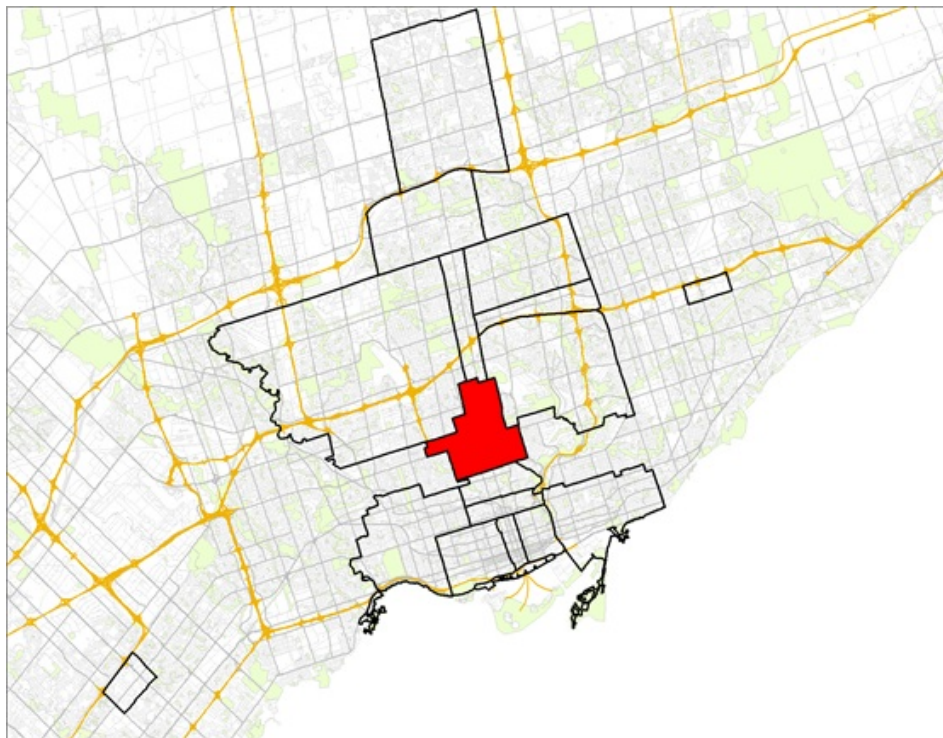


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of February 2022



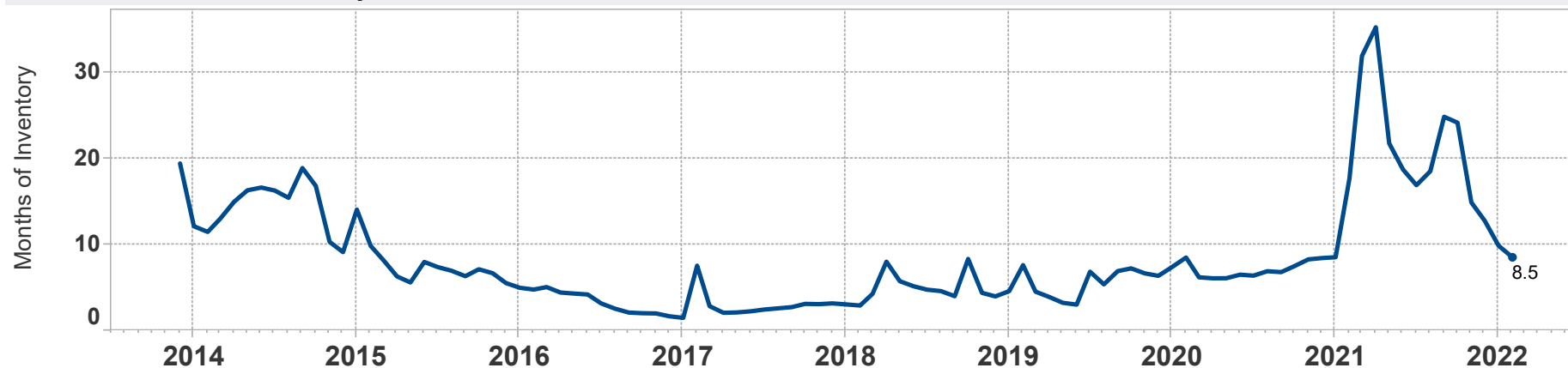
North Toronto Submarket Report - February 2022



North Toronto		GTA
Distinct count of Site Name	18	328
No. of Units	4,035	87,845
Total Sales	3,639	79,226
Act Inv	396	8,619
Avg. \$/sf	\$1,453	\$1,413
Avg. Project \$/SF	\$1,455	\$1,204
Avg. SF	1,046	934
Avg. \$	\$1,520,180	\$1,318,992
No Measure Value	36	3,048

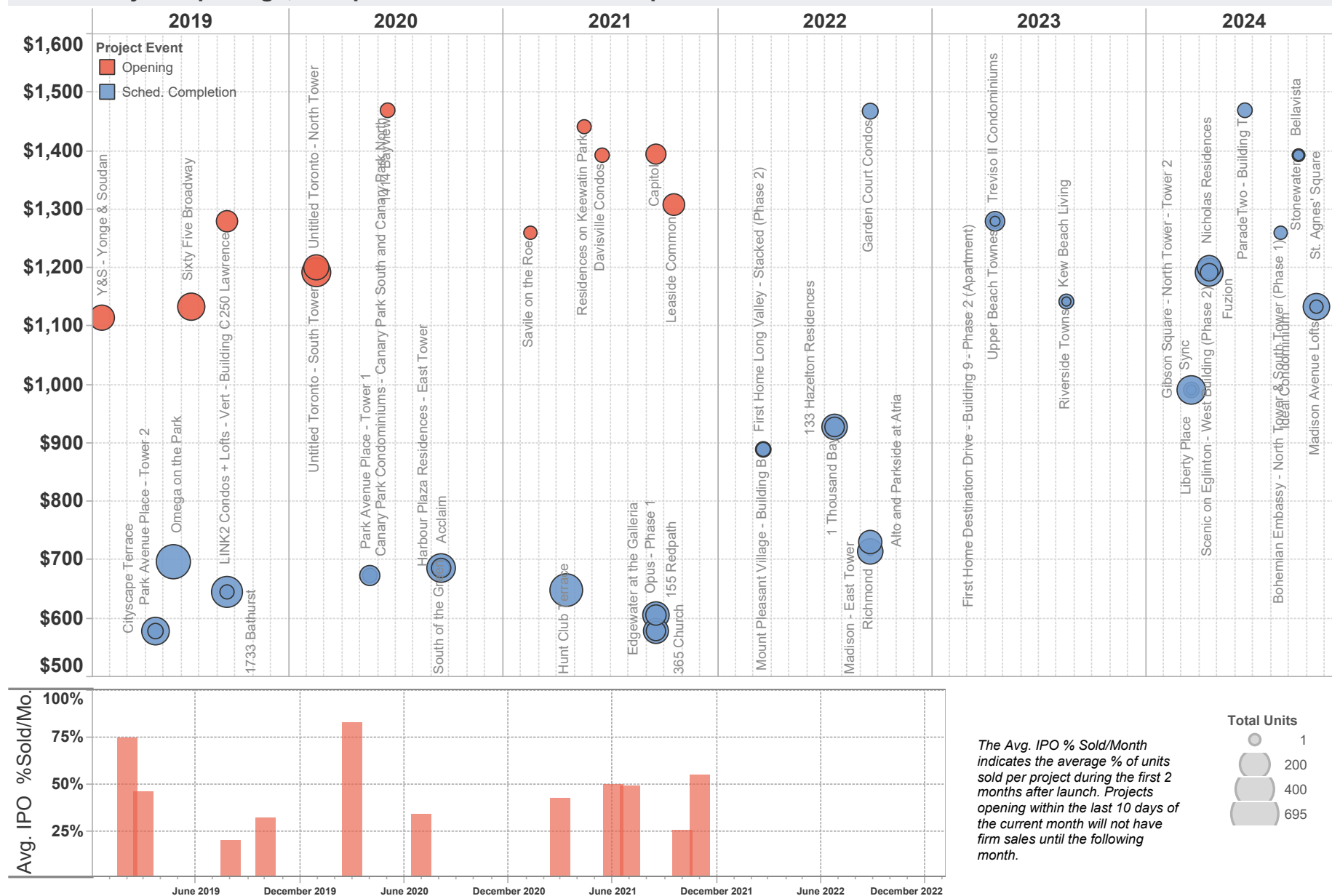
Development Applications		
North Toronto		City of Toronto
Count of Address	47	648
Total Units	18,360	364,157
Min. Density	0.3	0.0
Max. Density	32.3	620.0
Avg. Density	8.2	7.9

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



North Toronto Submarket Report - February 2022

Recent Project Openings, Completions & Scheduled Completions



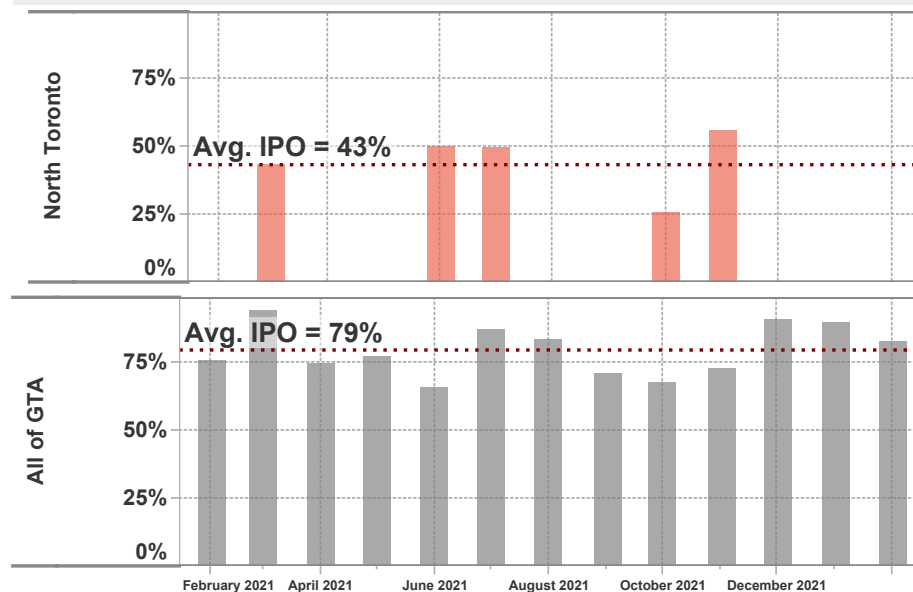
North Toronto Submarket Report - February 2022

Project Data by Unit Type

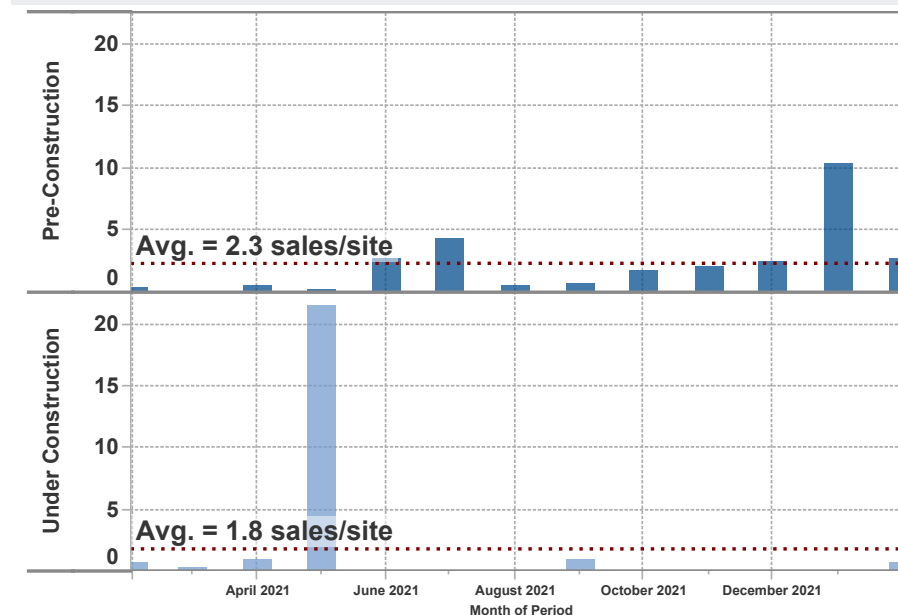
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	270	0	270	0
1 Bedroom	757	0	726	31
1 Bedroom + Den	1,039	0	975	64
2 Bedroom	1,205	12	1,129	76
2 Bedroom + Den	221	7	160	61
3 Bedroom & Up	456	13	342	114
Penthouse	45	3	21	24
Other	34	1	14	20

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,389	474	680	\$727,900	\$945,900
\$1,382	539	760	\$769,900	\$1,090,000
\$1,610	671	2,677	\$911,900	\$5,850,000
\$1,384	810	1,863	\$1,104,990	\$2,659,900
\$1,420	825	2,405	\$969,000	\$4,250,000
\$1,671	514	2,165	\$749,900	\$4,199,900
\$1,281	1,046	2,223	\$1,184,000	\$3,069,900

IPO Launch Performance (first 2 months)

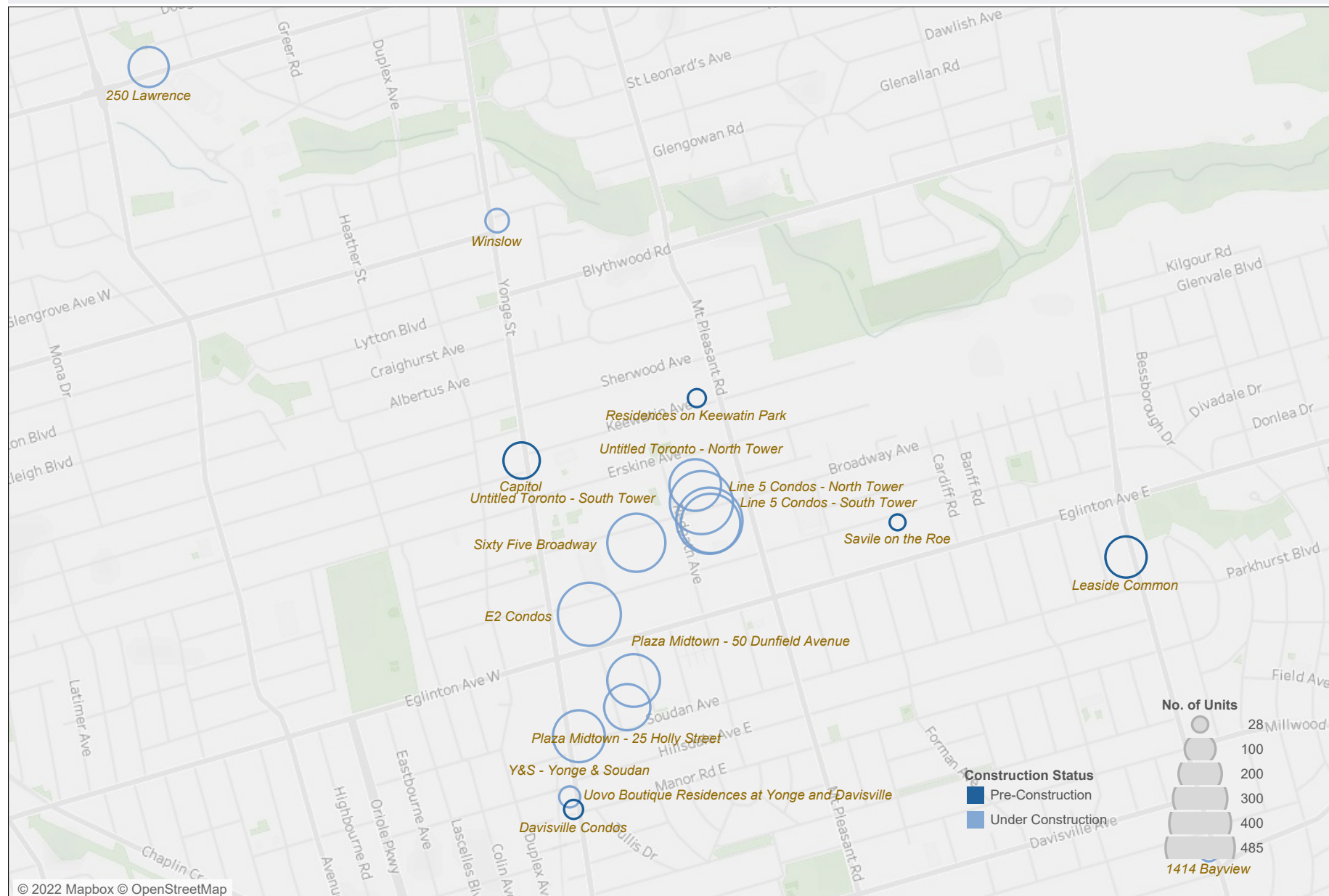


Post Launch Absorption: North Toronto



North Toronto Submarket Report - February 2022

Current Active Projects



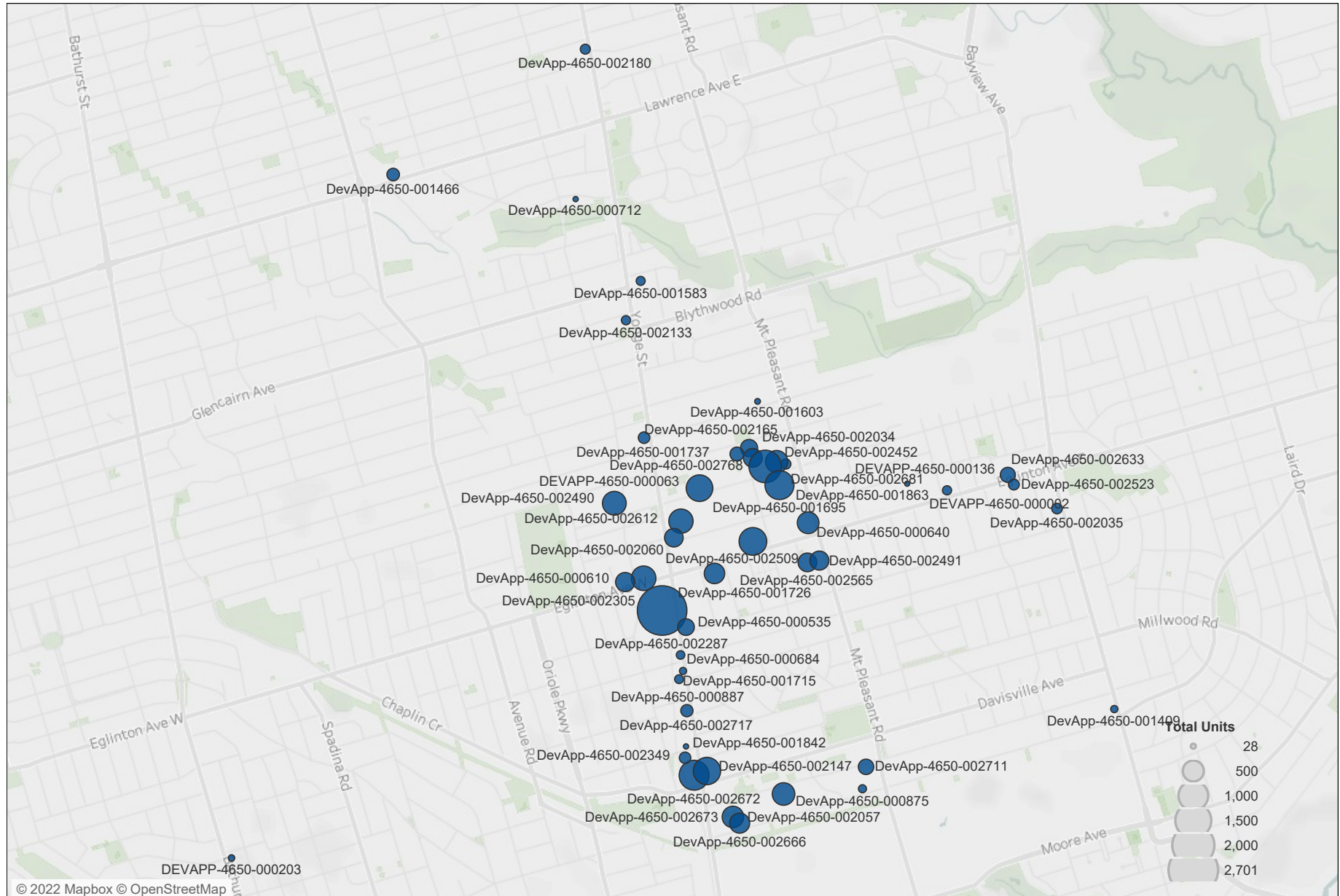
North Toronto Submarket Report - February 2022

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	0	12	178	\$1,280	\$1,445
1414 Bayview - Gairloch	Apartment	June 2024	0	0	9	44	\$1,470	\$1,642
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	11	24	64	146	\$1,395	\$1,457
Davisville Condos - Rockport Group	Apartment	September 2024	0	0	0	40	\$1,393	\$1,313
E2 Condos - Metropia and Capital Developments	Apartment	July 2022	0	1	6	440	\$928	\$1,458
Leaside Common - Gairloch and Harlo Capital	Apartment	February 2025	3	35	47	188	\$1,309	\$1,662
Line 5 Condos - North Tower - Reserve Properties and West..	Apartment	March 2024	3	3	2	485	\$991	\$1,520
Line 5 Condos - South Tower - Reserve Properties and West..	Apartment	January 2024	0	0	1	391	\$1,017	\$1,459
Plaza Midtown - 25 Holly Street - Plaza	Apartment	September 2022	0	1	29	236	\$731	\$1,230
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	September 2022	0	0	39	307	\$715	\$1,406
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	January 2024	0	0	15	36	\$1,442	\$1,426
Savile on the Roe - Tiffany Park Homes and Block Developm..	Stacked	August 2024	0	7	6	28	\$1,260	\$1,470
Sixty Five Broadway - Times Group Corporation	Apartment	October 2024	0	13	95	373	\$1,134	\$1,324
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	April 2024	1	3	21	295	\$1,201	\$1,501
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	April 2024	18	18	7	440	\$1,193	\$1,500
Uovo Boutique Residences at Yonge and Davisville - 2114 Y..	Apartment	August 2023	0	0	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	0	32	298	\$1,115	\$1,348

North Toronto Submarket Report - February 2022

Current Development Applications



North Toronto Submarket Report - February 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DEVAPP-4650-000002	492 Eglinton Avenue East	2.0	92
DEVAPP-4650-000063	55 - 65 Broadway Avenue	2.0	778
DEVAPP-4650-000136	413 - 435 Roehampton Avenue	0.6	28
DEVAPP-4650-000203	1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive	1.0	45
DevApp-4650-000535	2161 Yonge Street	5.0	304
DevApp-4650-000610	50-90 Eglinton Avenue West, 17-19 Henning Avenue	2.0	401
DevApp-4650-000640	808 Mount Pleasant	5.0	516
DevApp-4650-000684	2128 Yonge Street	3.0	80
DevApp-4650-000712	41 Chatsworth Drive	0.3	30
DevApp-4650-000875	276 Merton Street	3.0	71
DevApp-4650-000887	2100 Yonge Street	3.0	85
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-4650-001603	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	16.5	387
DevApp-4650-002035	1718 Bayview Avenue	4.2	123
DevApp-4650-002057	155 Balliol Street	5.4	558
DevApp-4650-002060	2323 Yonge Street	15.6	379
DevApp-4650-002133	2674 Yonge Street	4.4	93
DevApp-4650-002147	1913 Yonge Street	11.1	821
DevApp-4650-002165	109 Erskine Avenue	8.2	211
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	545
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	128
DevApp-4650-002565	61 Brownlow Avenue	15.0	384
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
DevApp-4650-002768	133 Erskine Avenue	15.3	322

North Toronto Submarket Report - February 2022

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	• 78	• 18	• 4,961	• 345	• \$2,449	• 1,492	• \$3,653,966	• 13,579
Central Waterfront	• 2	• 9	• 4,129	• 579	• \$1,611	• 1,127	• \$1,816,254	• 16,313
Don Mills - York Mills	• 249	• 14	• 3,519	• 413	• \$1,073	• 894	• \$958,974	• 15,283
Downtown Core	• 50	• 8	• 3,581	• 1,280	• \$1,534	• 699	• \$1,071,937	• 23,554
Downtown East	• 47	• 18	• 5,891	• 572	• \$1,337	• 823	• \$1,101,131	• 18,747
Downtown West	• 43	• 24	• 7,764	• 747	• \$1,564	• 990	• \$1,548,722	• 19,843
Etobicoke Waterfront	• 3	• 1	• 512	• 5	• \$1,601	• 466	• \$745,900	• 8,154
Highway7 - Yonge	• 10	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 18,360
Mississauga City Centre	• 54	• 13	• 7,286	• 486	• \$1,234	• 757	• \$934,200	• 16,957
North Toronto	• 36	• 18	• 3,639	• 396	• \$1,453	• 1,046	• \$1,520,180	• 206
North Yonge Corridor	• 361	• 6	• 1,728	• 113	• \$1,614	• 801	• \$1,293,228	• 27,148
North York East	• 0	• 1	• 497	• 0	•	•	•	• 118,766
North York West	• 8	• 9	• 1,354	• 128	• \$1,358	• 1,741	• \$2,364,608	• 16,707
Not Applicable	• 1,890	• 134	• 23,898	• 2,561	• \$1,072	• 862	• \$923,935	• 11,036
Scarborough City Centre								• 10,992
Sheppard Corridor	• 15	• 11	• 2,281	• 213	• \$1,153	• 1,005	• \$1,159,295	• 24,334
Thornhill	• 32	• 4	• 1,113	• 81	• \$1,195	• 1,306	• \$1,561,338	• 4,178
Toronto East	• 10	• 8	• 1,120	• 42	• \$1,264	• 1,046	• \$1,322,389	
Toronto West	• 143	• 20	• 3,987	• 494	• \$1,275	• 912	• \$1,163,475	
Yonge - St. Clair	• 17	• 7	• 770	• 136	• \$2,340	• 1,807	• \$4,228,215	

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