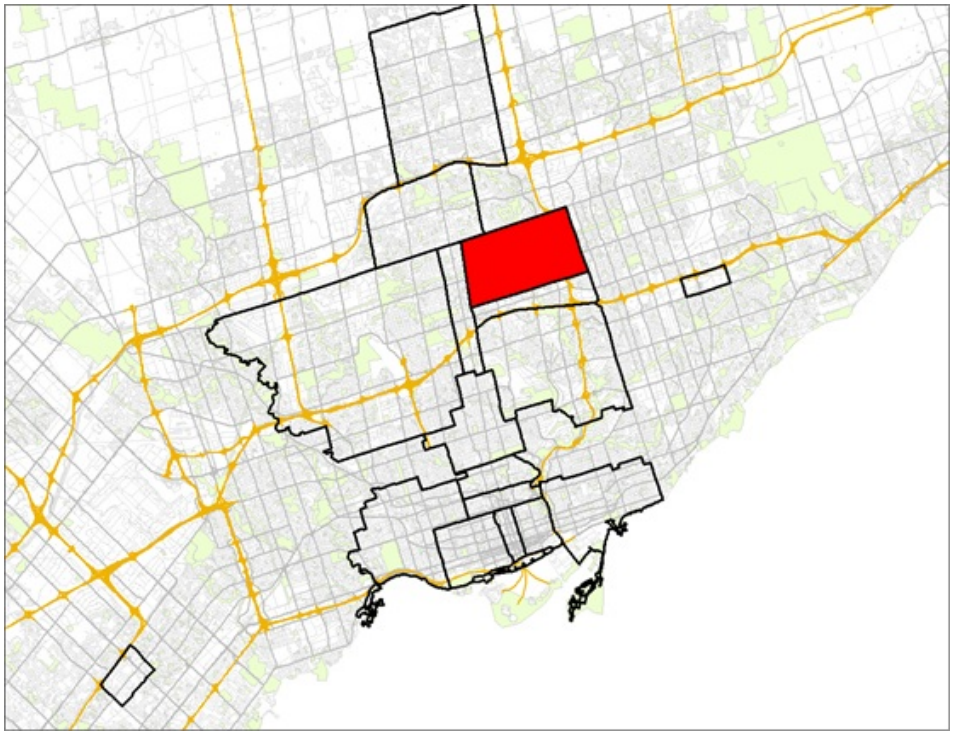
Greater Toronto Area North York East

New Homes High Rise Submarket Report

Data as of February 2022

Altus Group

North York East Submarket Report - February 2022

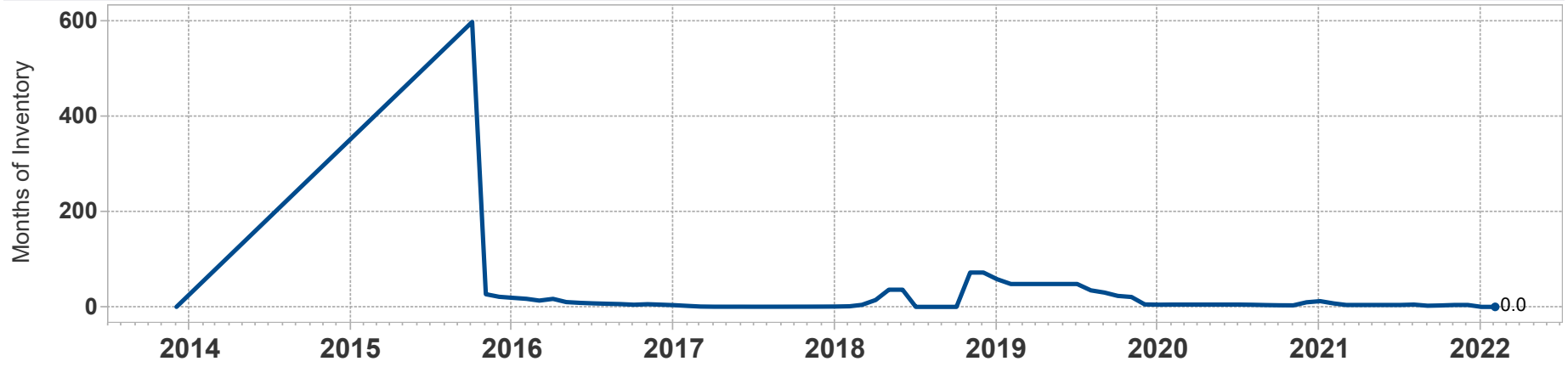


North York East		GTA
Distinct count of Site Name	1	328
No. of Units	497	87,845
Total Sales	497	79,226
Act Inv	0	8,619
Avg. $/sf		$1,413
Avg. Project $/SF	$749	$1,204
Avg. SF		934
Avg. $		$1,318,992
No Measure Value	0	3,048

Development Applications

North York East		City of Toronto
Count of Address	2	648
Total Units	206.0	364,157
Min. Density	3.0	0.0
Max. Density	3.0	620.0
Avg. Density	3.0	7.9

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



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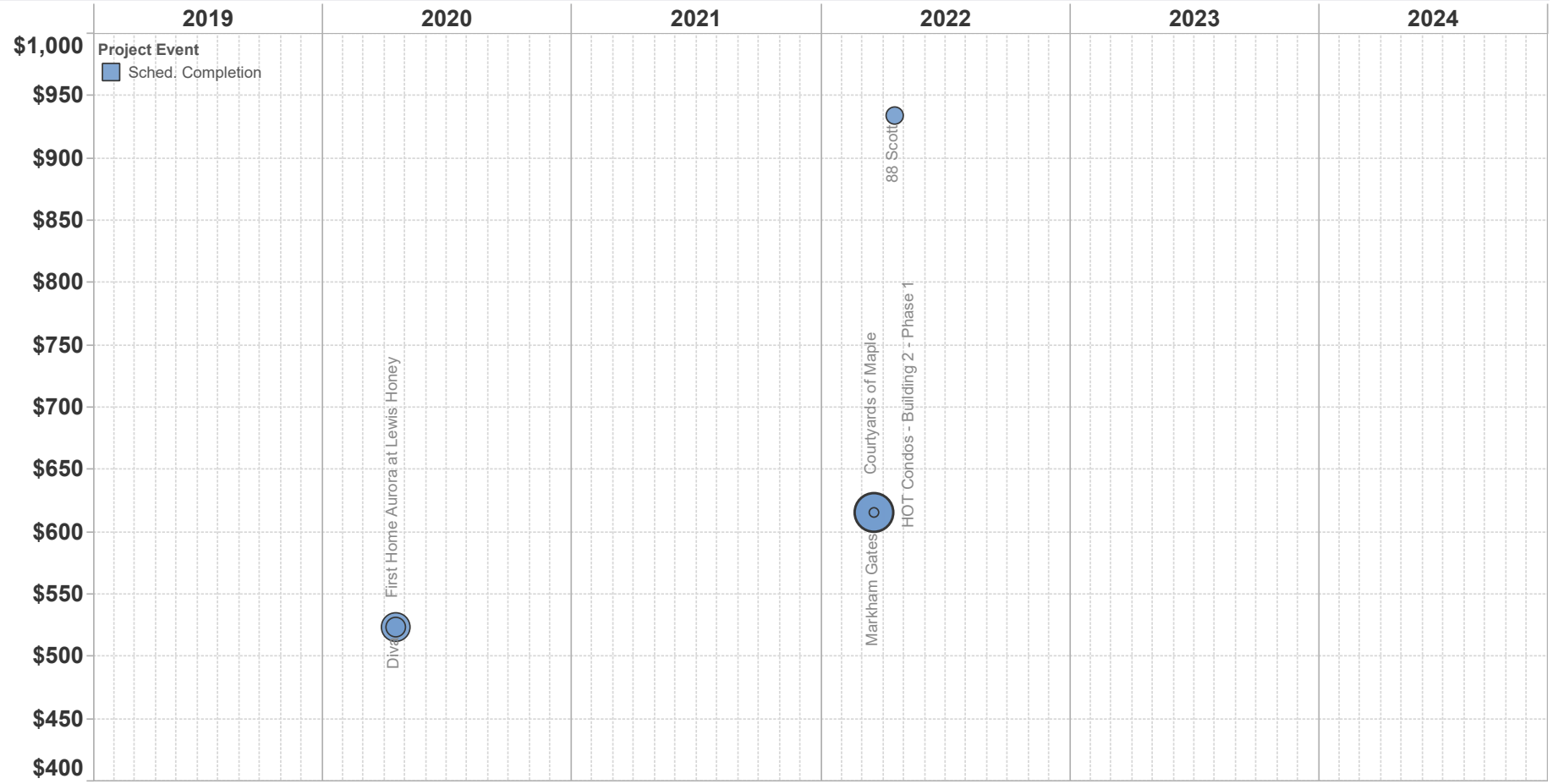
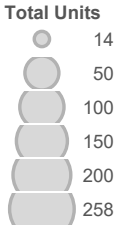
Recent Project Openings, Completions & Scheduled Completions



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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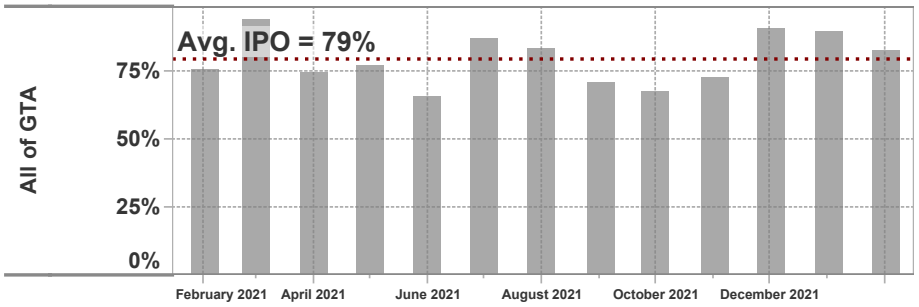
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	16		16	0
1 Bedroom	45		45	0
1 Bedroom + Den	164	0	164	0
2 Bedroom	118		118	0
2 Bedroom + Den	100		100	0
3 Bedroom & Up	14		14	0
Penthouse	40		40	0
Other				

IPO Launch Performance (first 2 months)



Post Launch Absorption: North York East

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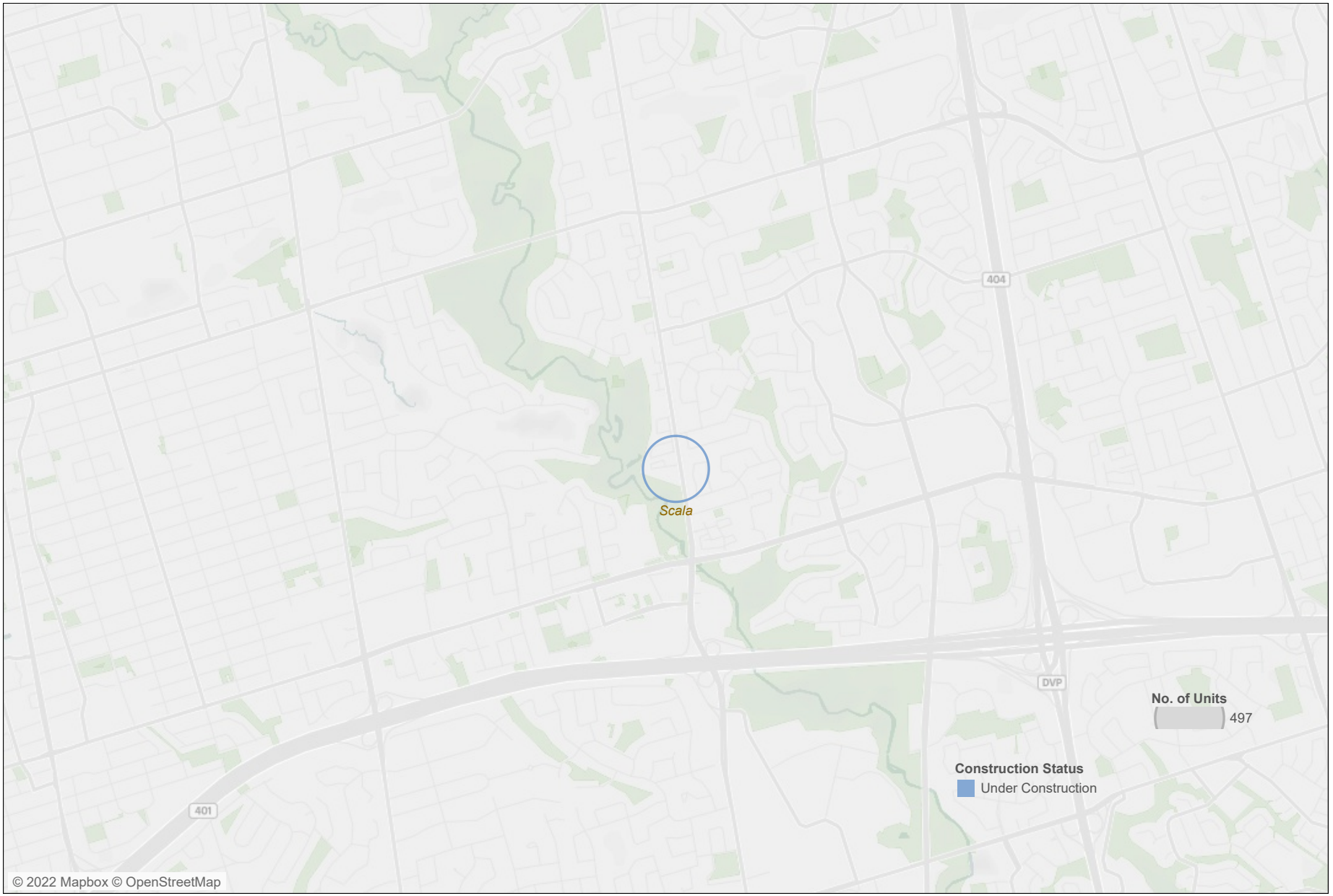
Current Active Projects



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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..
Scala - Tridel	Apartment	March 2022	0	0	0	497	$616	$749

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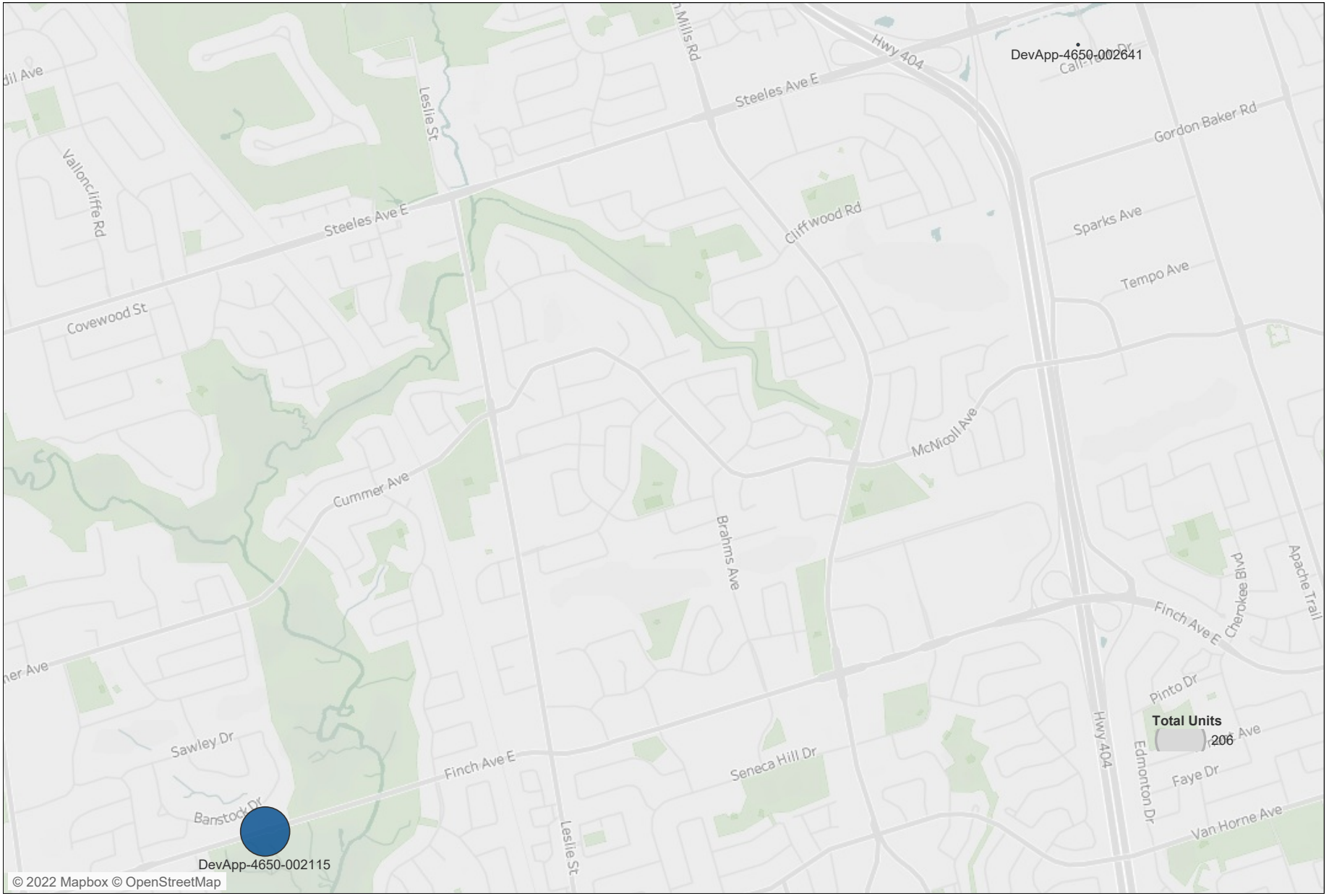
Current Development Applications



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Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DevApp-4650-002115	630 Finch Avenue East	3.0	206
DevApp-4650-002641	3125 Steeles Avenue East		

North York East 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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