

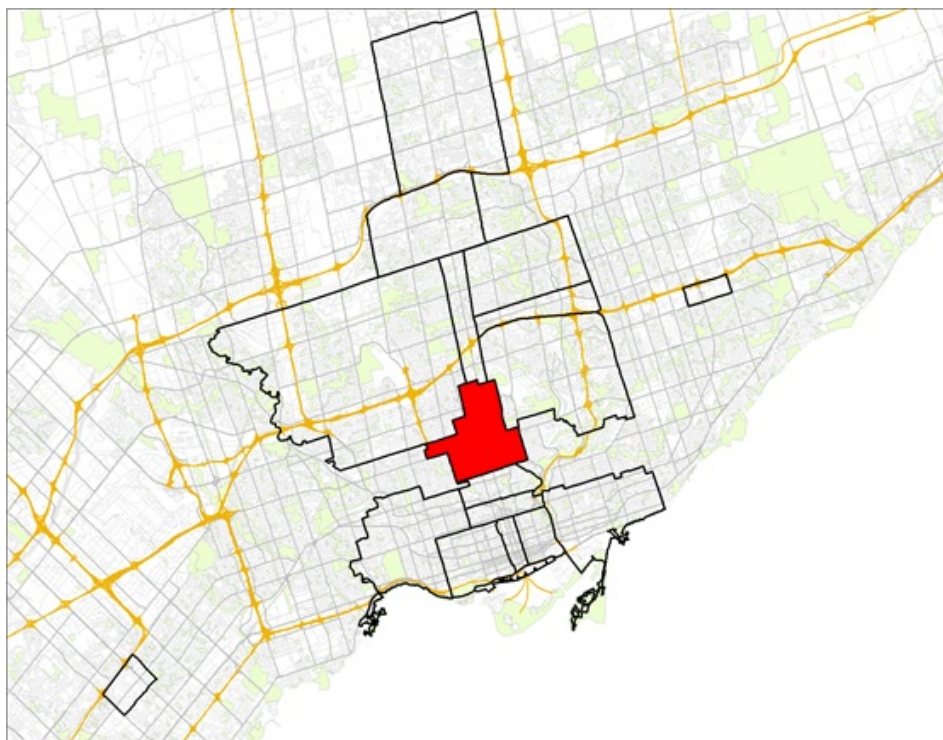


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of September 2022



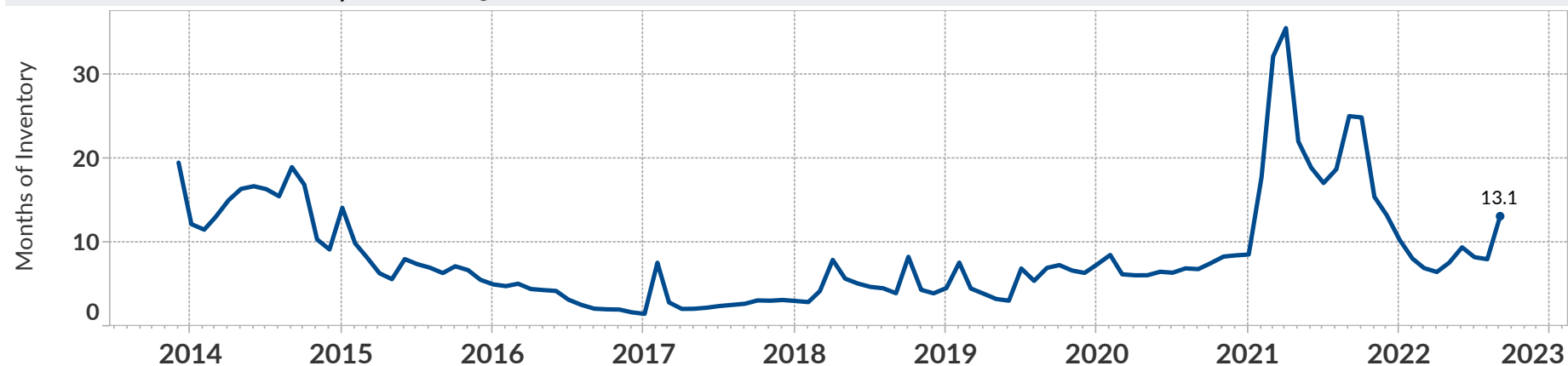
North Toronto Submarket Report - September 2022



North Toronto		GTA
Distinct count of Site Name	19	334
No. of Units	4,294	86,785
Total Sales	3,783	76,494
Act Inv	511	10,291
Avg. \$/sf	\$1,549	\$1,469
Avg. Project \$/SF	\$1,560	\$1,297
Avg. SF	908	851
Avg. \$	\$1,406,606	\$1,249,685
Current Month Sales (incl. active & sold out)	6	289

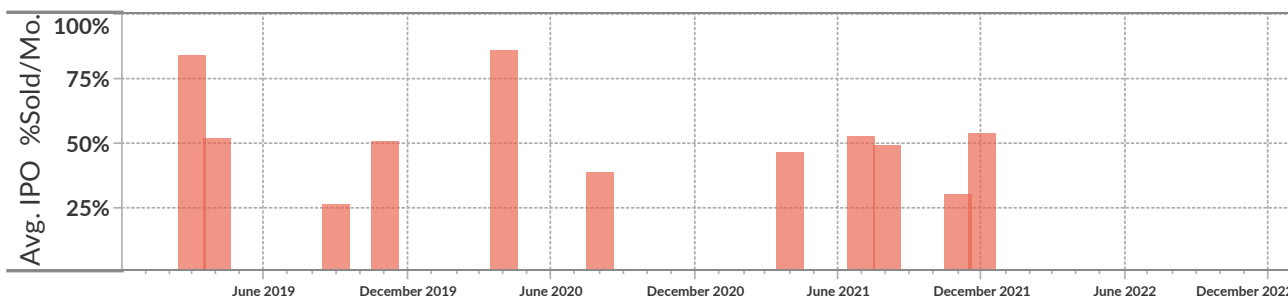
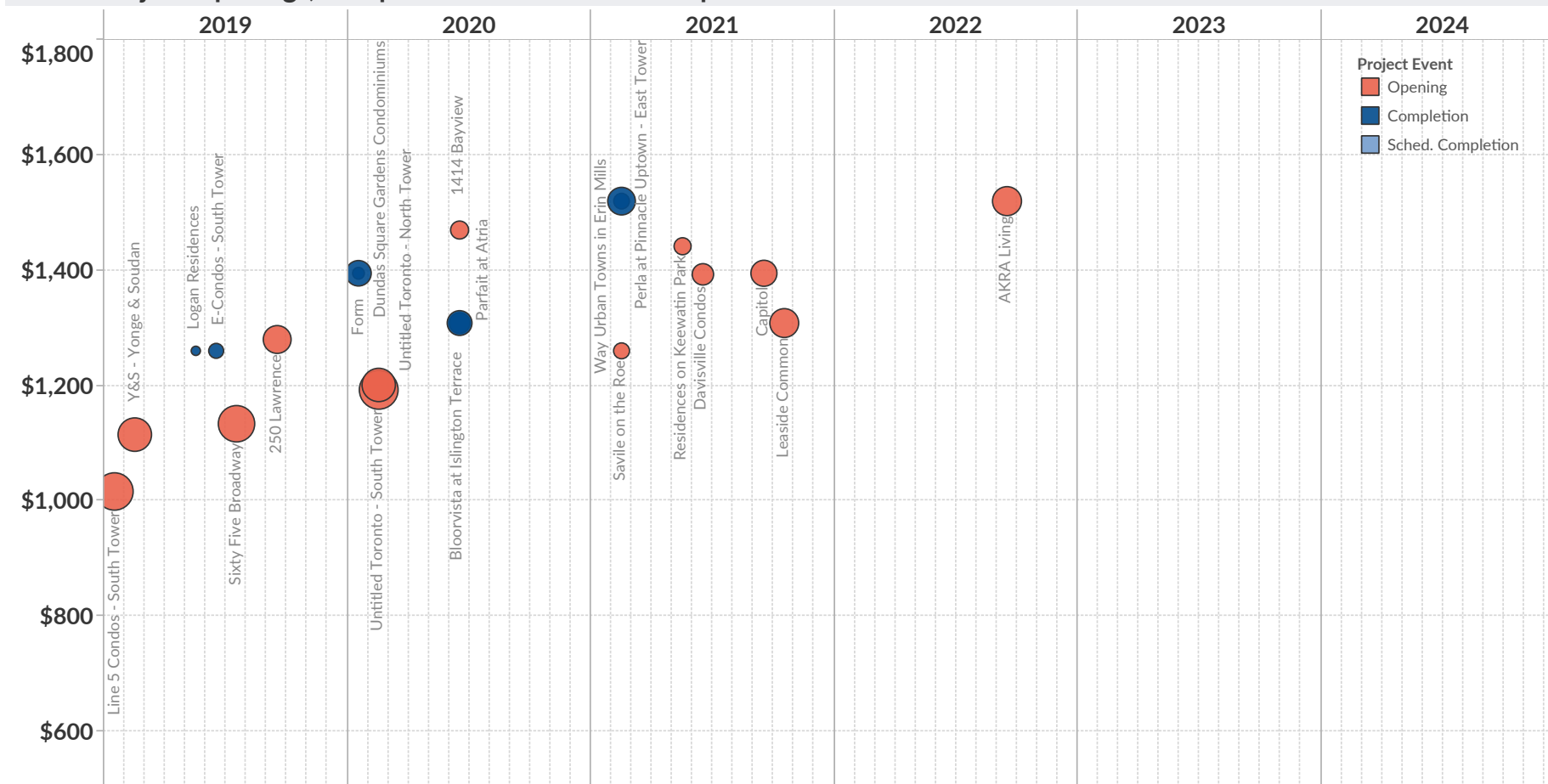
Development Applications		
North Toronto		City of Toronto
Count of Address	56	730
Total Units	17,314	334,129
Min. Density	0.3	0.0
Max. Density	32.3	61.7
Avg. Density	8.1	7.2

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

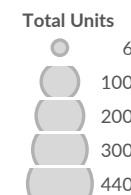


North Toronto Submarket Report - September 2022

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.



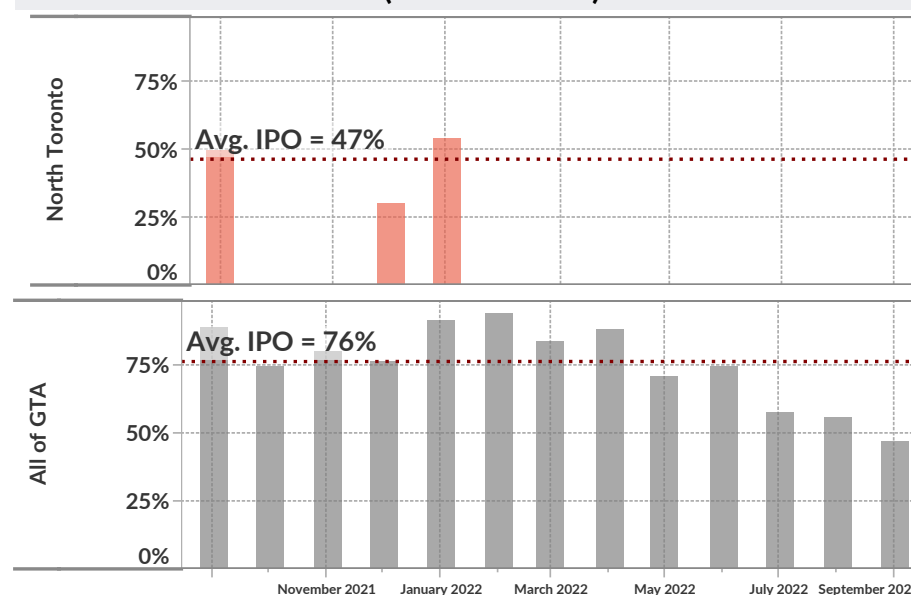
North Toronto Submarket Report - September 2022

Project Data by Unit Type

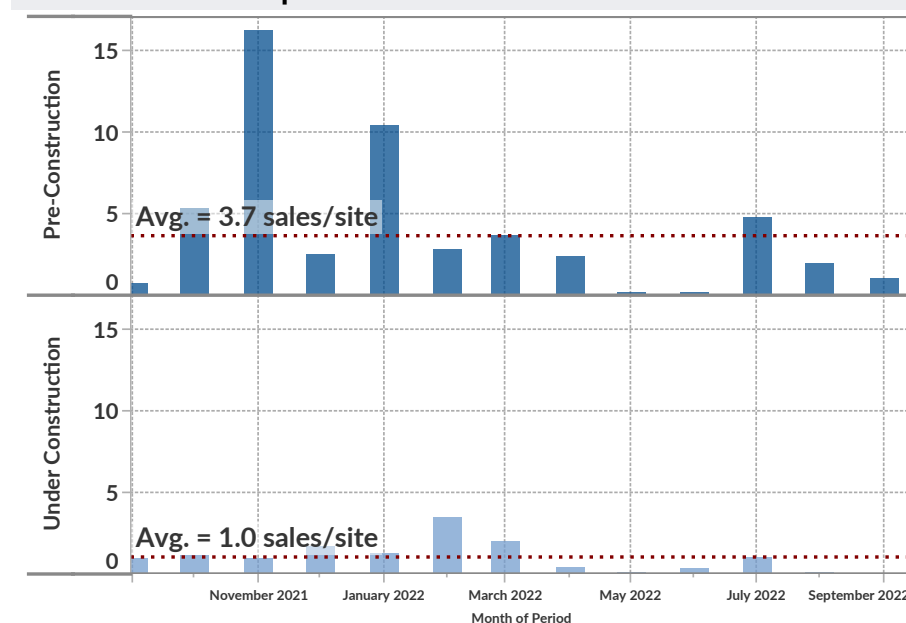
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	302	0	270	32
1 Bedroom	813	2	734	79
1 Bedroom + Den	1,106	0	1,015	91
2 Bedroom	1,253	1	1,142	111
2 Bedroom + Den	232	3	180	52
3 Bedroom & Up	483	0	373	110
Penthouse	52	0	33	19
Other	36	0	23	13

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,624	407	452	\$654,900	\$739,900
\$1,590	474	680	\$749,900	\$1,008,900
\$1,562	535	775	\$823,990	\$1,359,900
\$1,596	622	2,677	\$1,029,900	\$5,850,000
\$1,432	777	1,730	\$1,179,900	\$2,509,900
\$1,517	825	2,405	\$1,107,000	\$4,980,000
\$1,786	291	2,022	\$538,900	\$4,199,900
\$1,395	1,111	2,223	\$1,686,900	\$3,599,900

IPO Launch Performance (first 2 months)

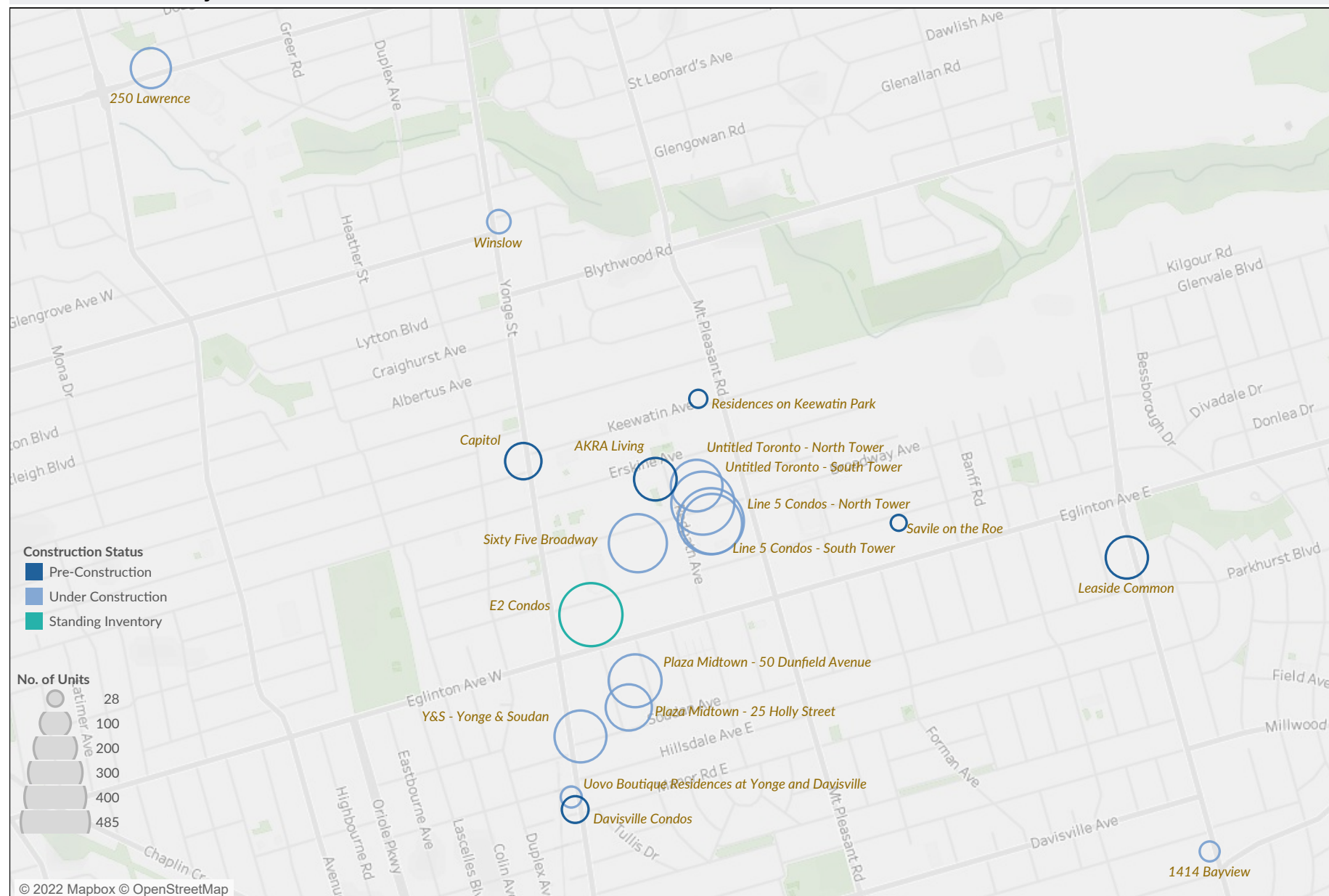


Post Launch Absorption: North Toronto



North Toronto Submarket Report - September 2022

Current Active Projects



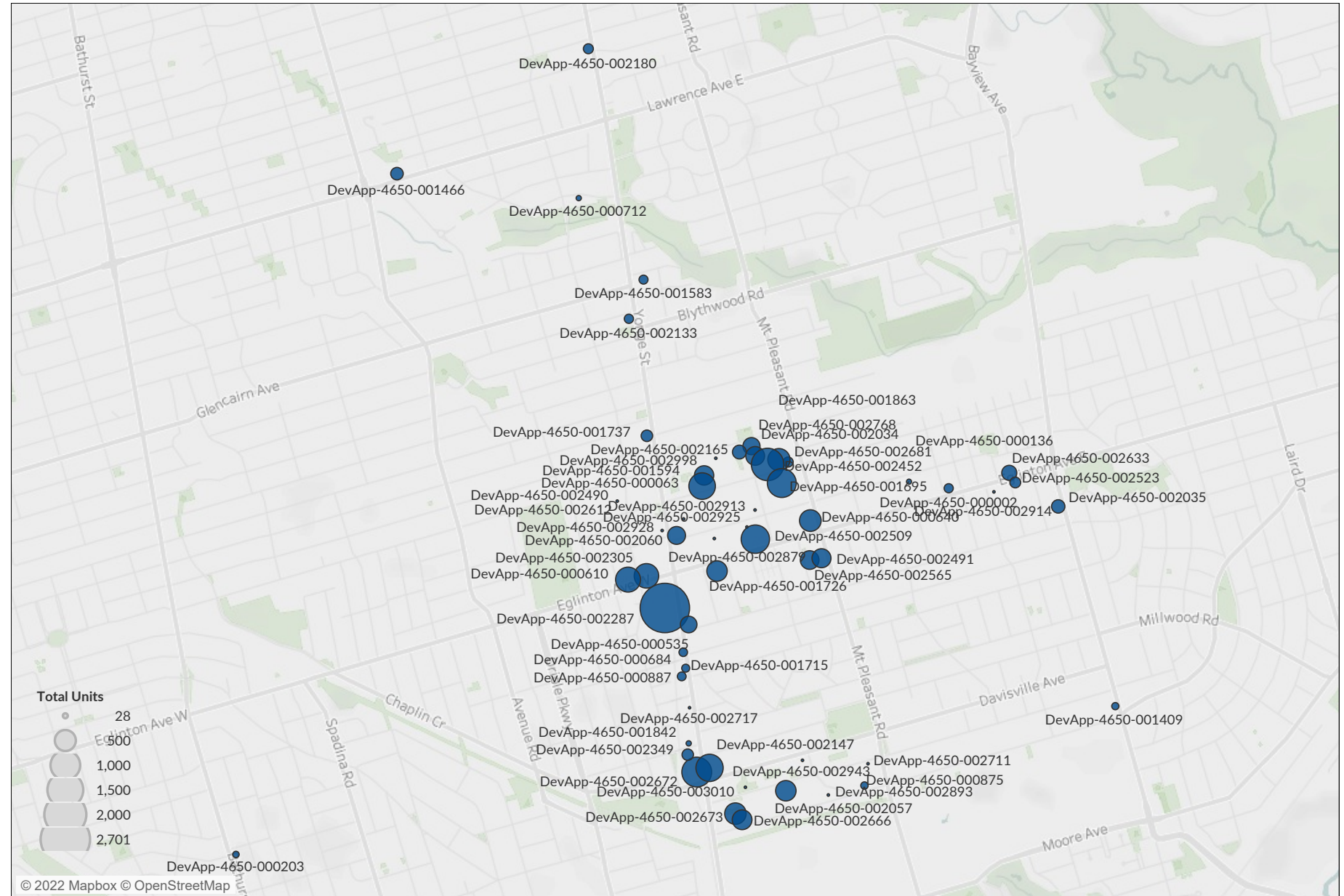
North Toronto Submarket Report - September 2022

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 Foot
250 Lawrence - Graywood Developments	Apartment	April 2023	0	0	12	178	\$1,280	\$1,531
1414 Bayview - Gairloch	Apartment	June 2024	0	0	10	44	\$1,470	\$1,767
AKRA Living - Curated Properties	Apartment	July 2025	0	0	200	200	\$1,520	\$1,520
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	3	47	42	146	\$1,395	\$1,519
Davisville Condos - Rockport Group	Apartment	September 2024	0	16	23	79	\$1,393	\$1,665
E2 Condos - Metropia and Capital Developments	Apartment	September 2022	0	3	4	440	\$928	\$1,518
Leaside Common - Gairloch and Harlo Capital	Apartment	February 2025	3	55	36	197	\$1,309	\$1,642
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	March 2024	0	1	4	485	\$991	\$1,700
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	January 2024	0	6	4	400	\$1,017	\$1,731
Plaza Midtown - 25 Holly Street - Plaza	Apartment	February 2023	0	18	10	236	\$731	\$1,402
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	February 2023	0	25	18	309	\$715	\$1,484
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	January 2024	0	11	4	36	\$1,442	\$1,623
Savile on the Roe - Tiffany Park Homes and Block Developme..	Stacked	November 2024	0	9	4	28	\$1,260	\$1,489
Sixty Five Broadway - Times Group Corporation	Apartment	October 2024	0	14	94	373	\$1,134	\$1,463
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	April 2024	0	18	6	295	\$1,201	\$1,521
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	April 2024	0	18	7	440	\$1,193	\$1,515
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	August 2023	0	0	0	49	\$1,143	\$1,236
Winslow - Devron	Apartment	August 2023	0	0	11	61	\$1,469	\$1,785
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January 2024	0	10	22	298	\$1,115	\$1,526

North Toronto Submarket Report - September 2022

Current Development Applications



North Toronto Submarket Report - September 2022

Current Development Application List

inventorynumber	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	688
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	60
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-4650-001594	44 Broadway Avenue	6.8	412
DevApp-4650-001695	117 Broadway Avenue	10.7	923
DevApp-4650-001715	2112 Yonge Street	7.6	70
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	197
DevApp-4650-002057	155 Balliol Street	5.4	461
DevApp-4650-002060	2323 Yonge Street	15.6	352
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		
DevApp-4650-002491	758 Mount Pleasant Road	12.4	398
DevApp-4650-002509	150 Eglinton Avenue East	14.9	889
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		
DevApp-4650-002633	586 Eglinton Avenue East	13.1	249
DevApp-4650-002666	50 Merton Street	11.7	430
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		
DevApp-4650-002717	2010 Yonge Street		
DevApp-4650-002768	133 Erskine Avenue	15.3	322
DevApp-4650-002879	77 Roehampton Avenue		
DevApp-4650-002893	214 Merton Street		
DevApp-4650-002913	170 Roehampton Avenue		
DevApp-4650-002914	503 Eglinton Avenue East		
DevApp-4650-002925	141 Roehampton Avenue		
DevApp-4650-002928	2350 Yonge Street		
DevApp-4650-002943	141 Davisville Avenue		
DevApp-4650-002998	77 Erskine Avenue		
DevApp-4650-003010	33 Davisville Avenue		

North Toronto Submarket Report - September 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	0	16	4,355	261	\$2,616	1,433	\$3,749,268	12,426
Central Waterfront	1	8	3,992	539	\$1,673	1,121	\$1,875,981	13,435
Don Mills - York Mills	1	14	3,838	147	\$1,137	1,086	\$1,234,821	15,097
Downtown Core	27	9	4,612	1,303	\$1,746	699	\$1,220,770	21,814
Downtown East	7	18	5,444	1,088	\$1,500	682	\$1,023,402	19,405
Downtown West	12	25	8,060	704	\$1,693	1,034	\$1,751,106	17,462
Etobicoke Waterfront	0	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	17,314
Mississauga City Centre	5	9	4,271	122	\$1,227	710	\$871,254	17,149
North Toronto	6	19	3,783	511	\$1,549	908	\$1,406,606	206
North Yonge Corridor	0	6	1,784	69	\$1,565	936	\$1,464,762	26,501
North York East	0	1	497	0	.	.	.	100,392
North York West	7	7	843	172	\$1,447	1,378	\$1,994,020	18,119
Not Applicable	203	141	23,929	4,228	\$1,189	784	\$932,716	9,357
Scarborough City Centre								6,726
Sheppard Corridor	3	11	2,211	294	\$1,428	828	\$1,182,116	26,767
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	3,728
Toronto East	0	13	1,852	200	\$1,271	760	\$965,100	
Toronto West	17	23	4,092	513	\$1,341	881	\$1,180,965	
Yonge - St. Clair	0	7	820	86	\$2,103	1,587	\$3,336,941	

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