

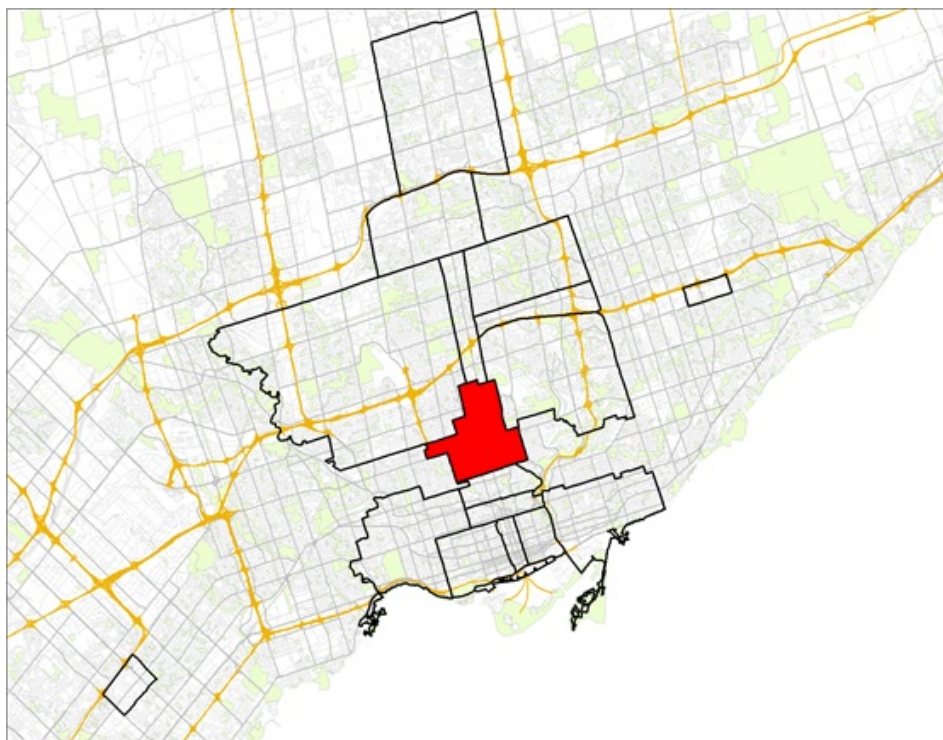


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of October 2022



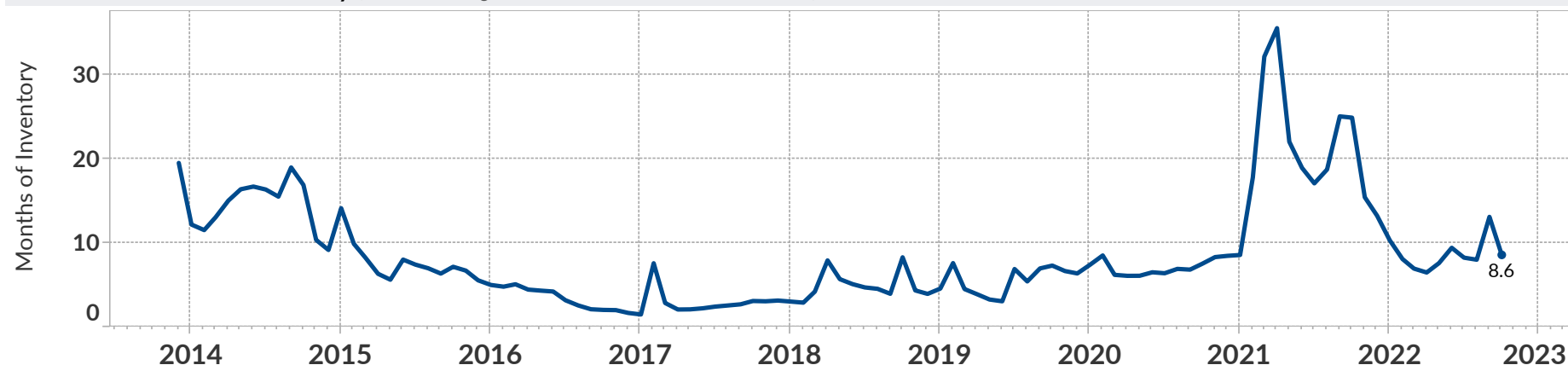
North Toronto Submarket Report - October 2022



North Toronto		GTA
Distinct count of Site Name	19	334
No. of Units	4,295	86,938
Total Sales	3,911	76,165
Act Inv	384	10,773
Avg. wt. \$/sf	\$1,554	\$1,440
Avg. Project \$/SF	\$1,573	\$1,297
Avg. SF	961	856
Avg. \$	\$1,494,313	\$1,232,344
Current Month Sales (incl. active & sold out)	127	1,601

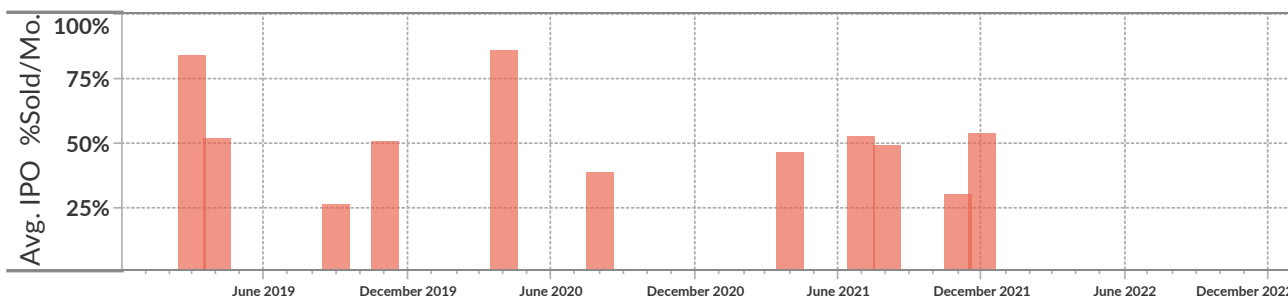
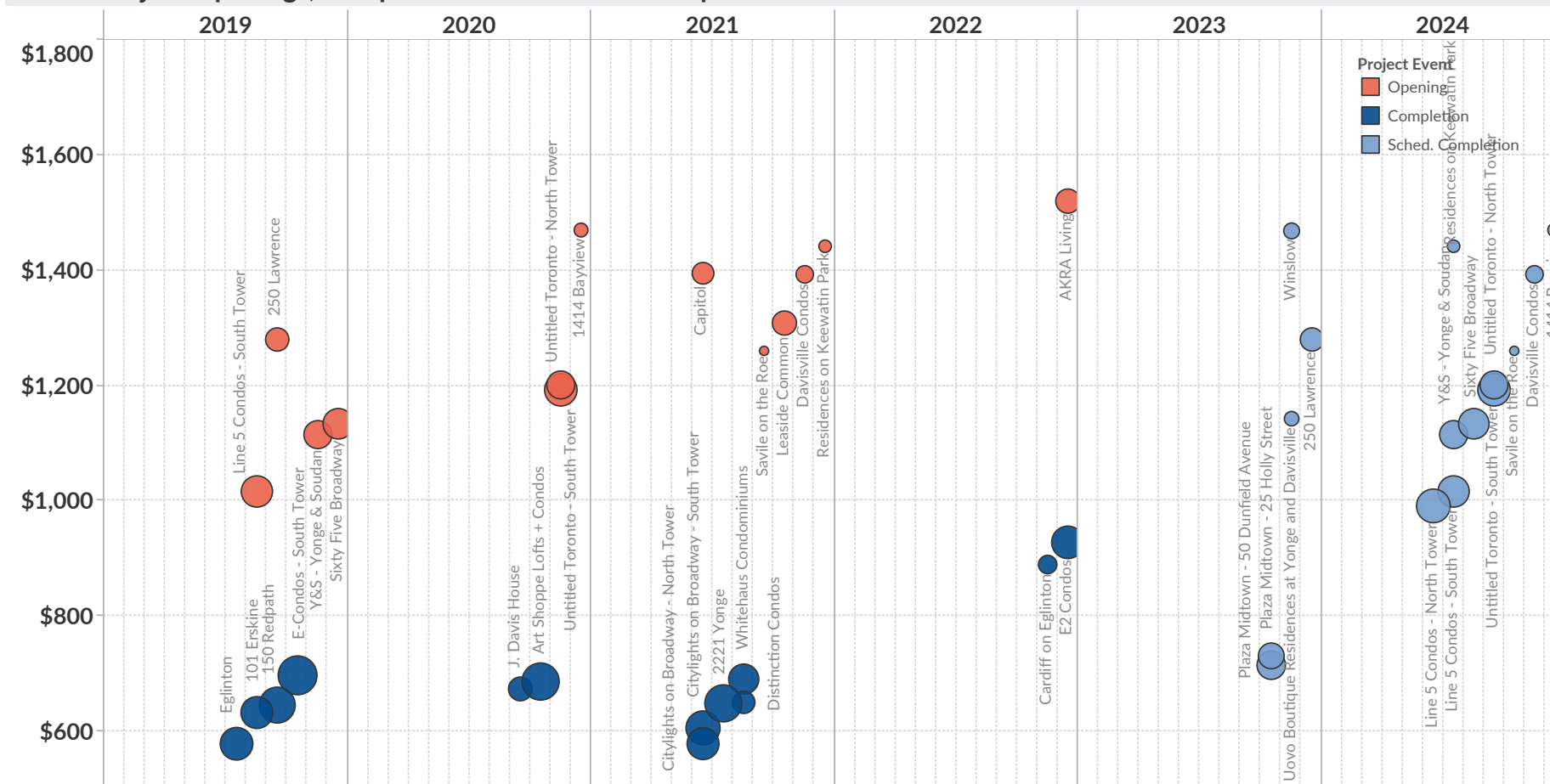
Development Applications		
North Toronto		City of Toronto
Count of Address	57	743
Total Units	23,090	409,580
Min. Density	0.3	0.0
Max. Density	39.8	61.7
Avg. Density	9.3	7.7

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

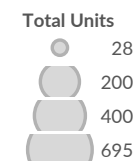


North Toronto Submarket Report - October 2022

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.



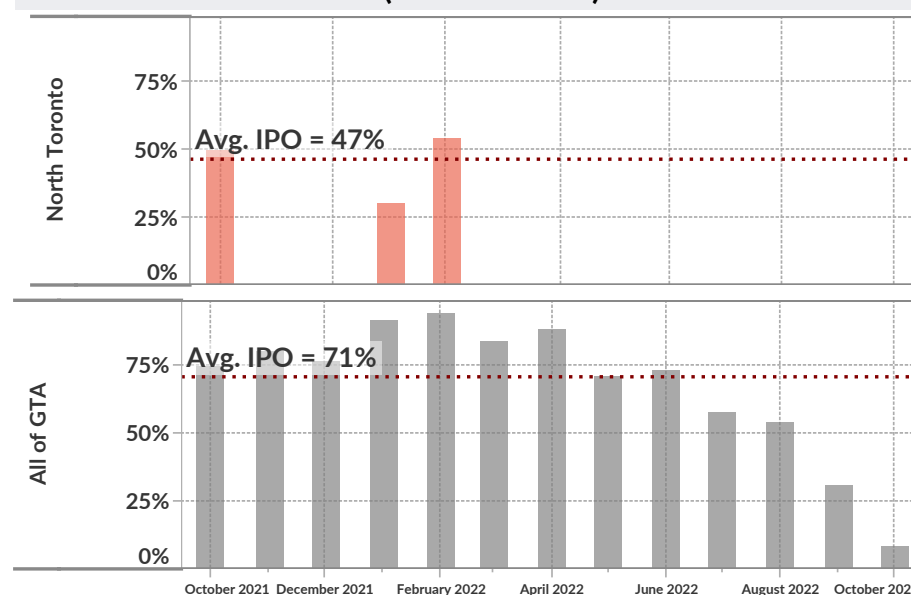
North Toronto Submarket Report - October 2022

Project Data by Unit Type

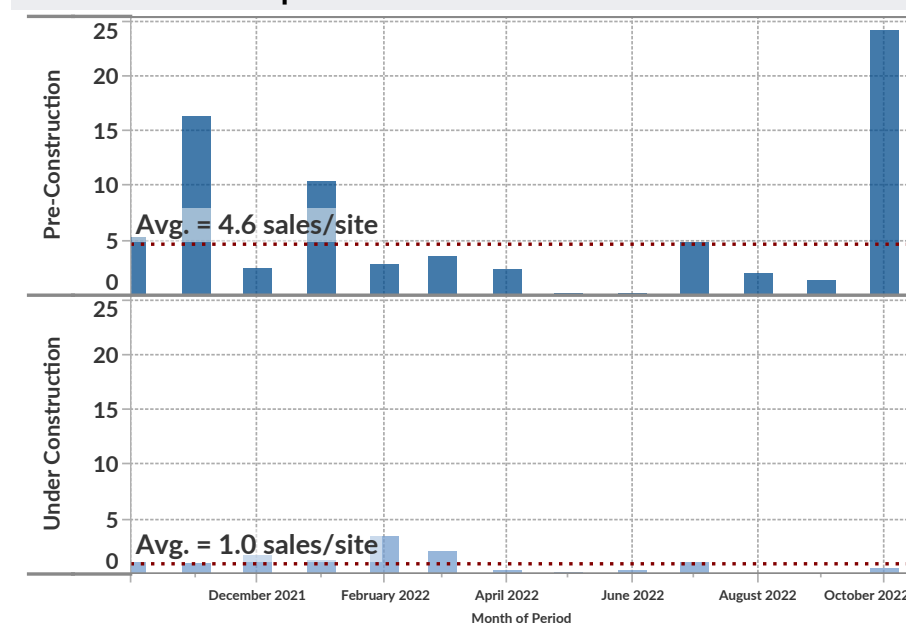
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	302	7	277	25
1 Bedroom	814	39	772	42
1 Bedroom + Den	1,106	31	1,049	57
2 Bedroom	1,253	17	1,160	93
2 Bedroom + Den	232	22	200	32
3 Bedroom & Up	483	11	384	99
Penthouse	52	0	33	19
Other	36	0	23	13

*				
Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,645	407	452	\$672,900	\$739,900
\$1,575	474	680	\$749,900	\$1,008,900
\$1,530	535	775	\$823,990	\$1,359,900
\$1,630	622	2,677	\$1,029,900	\$6,370,000
\$1,412	777	1,730	\$1,179,900	\$2,509,900
\$1,508	825	2,405	\$1,107,000	\$4,980,000
\$1,786	291	2,022	\$538,900	\$4,199,900
\$1,483	1,111	2,370	\$1,686,900	\$3,660,000

IPO Launch Performance (first 2 months)

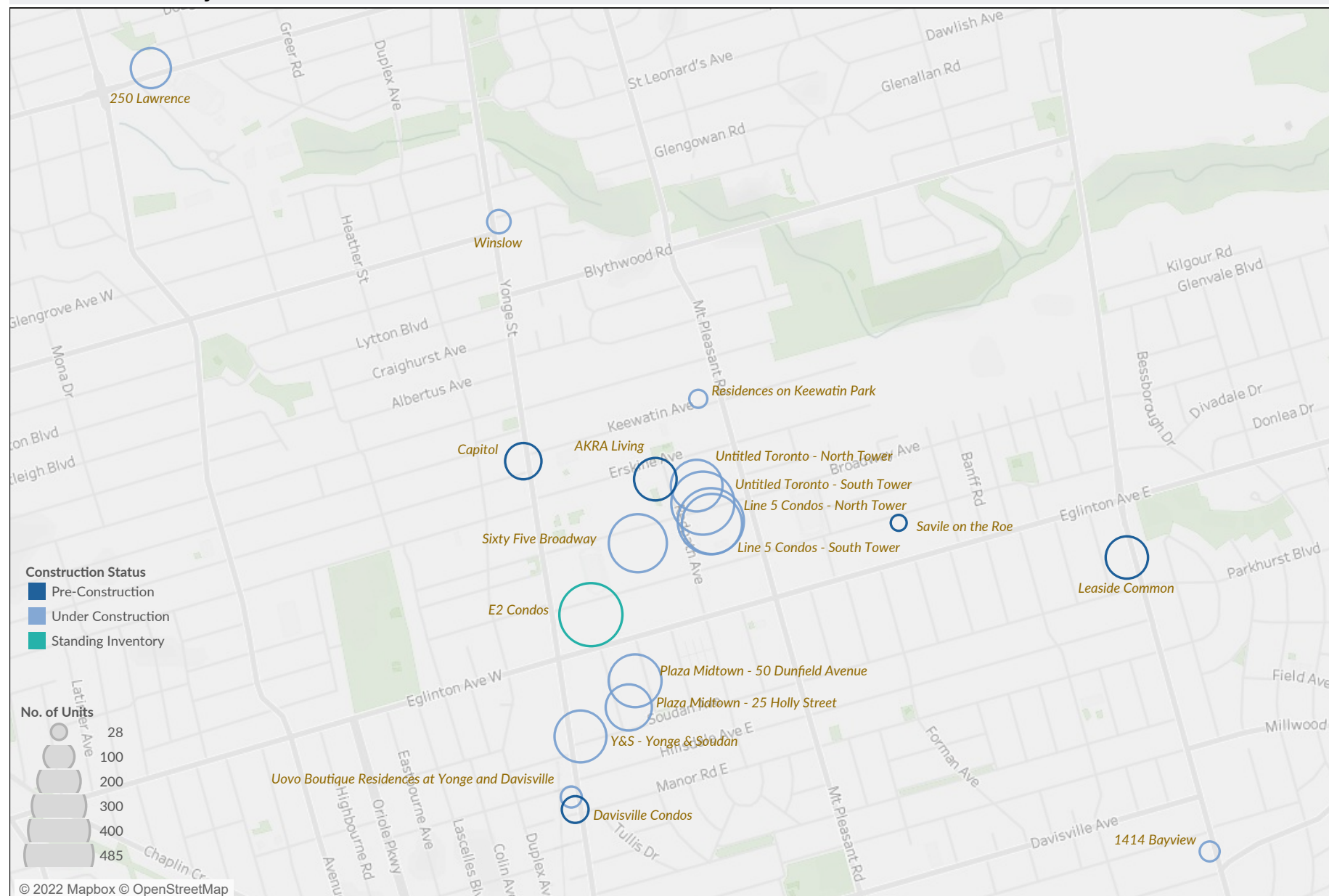


Post Launch Absorption: North Toronto



North Toronto Submarket Report - October 2022

Current Active Projects



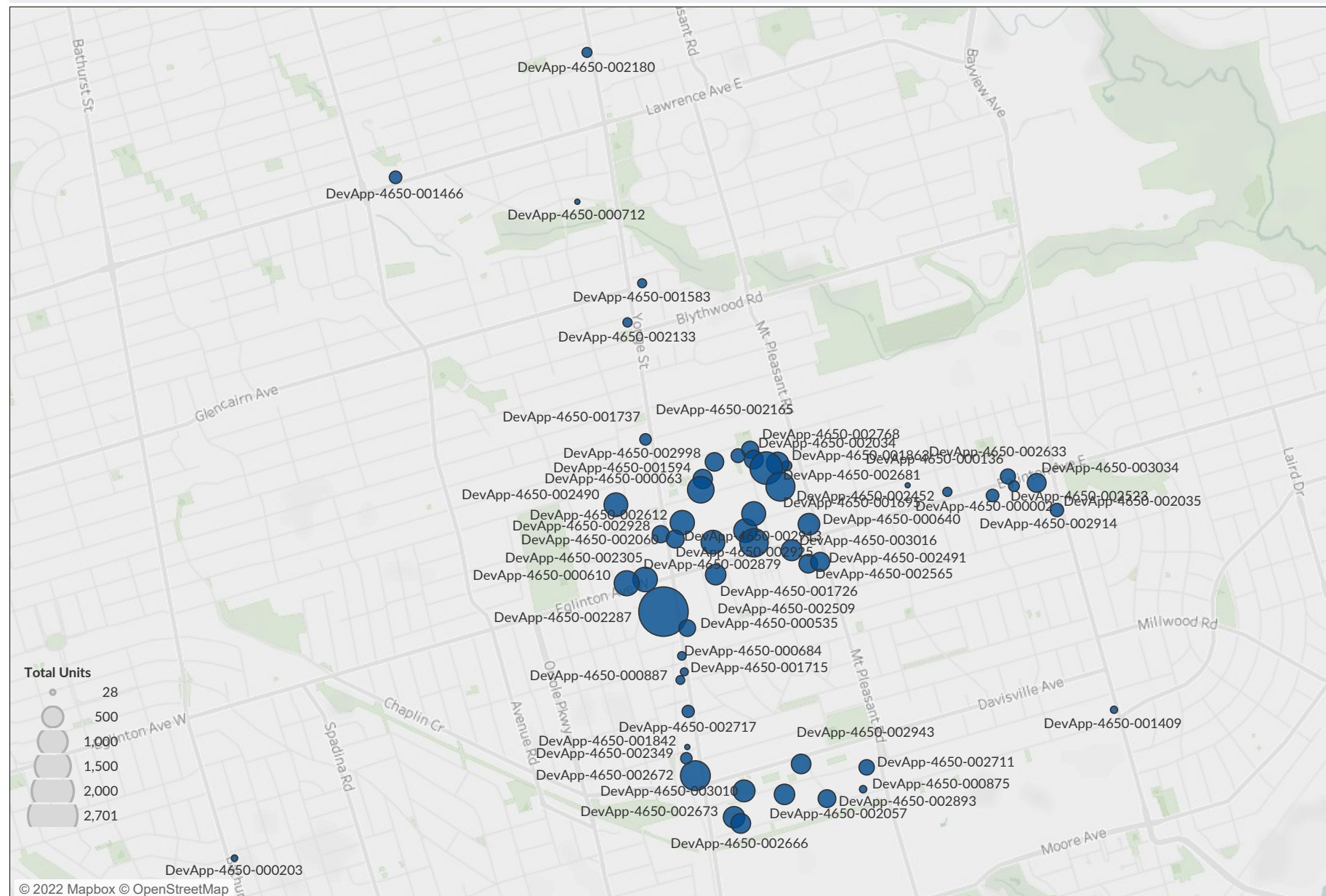
North Toronto Submarket Report - October 2022

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	100	100	100	200	\$1,520	\$1,488
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	0	48	41	146	\$1,395	\$1,498
Davisville Condos - Rockport Group	Apartment	September 2024	4	20	19	79	\$1,393	\$1,670
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	17	72	20	198	\$1,309	\$1,704
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	4	18	90	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	2	2	9	61	\$1,469	\$2,028
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January 2024	0	10	22	298	\$1,115	\$1,526

North Toronto Submarket Report - October 2022

Current Development Applications



North Toronto Submarket Report - October 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-4650-002165	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	14.9	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	14.2	648
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	14.1	260
DevApp-4650-002717	2010 Yonge Street	7.8	164
DevApp-4650-002768	133 Erskine Avenue	15.3	322
DevApp-4650-002879	77 Roehampton Avenue	13.2	623
DevApp-4650-002893	214 Merton Street	15.3	346
DevApp-4650-002913	170 Roehampton Avenue	15.3	630
DevApp-4650-002914	503 Eglinton Avenue East	6.6	174
DevApp-4650-002925	141 Roehampton Avenue	12.5	614
DevApp-4650-002928	2350 Yonge Street	39.8	323
DevApp-4650-002943	141 Davisville Avenue	8.7	423
DevApp-4650-002998	77 Erskine Avenue	13.8	377
DevApp-4650-003010	33 Davisville Avenue	8.3	526
DevApp-4650-003016	191 Eglinton Avenue East	13.4	479
DevApp-4650-003034	589 Eglinton Avenue East	13.4	389

North Toronto Submarket Report - October 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 2	• 16	• 4,357	• 259	• \$2,613	• 1,416	• \$3,699,923	• 15,096
Central Waterfront	• 0	• 8	• 3,992	• 539	• \$1,673	• 1,121	• \$1,875,981	• 13,453
Don Mills - York Mills	• 0	• 14	• 3,839	• 128	• \$1,144	• 1,069	• \$1,223,339	• 24,363
Downtown Core	• 511	• 8	• 4,565	• 795	• \$1,830	• 761	• \$1,392,849	• 28,345
Downtown East	• 218	• 18	• 5,668	• 859	• \$1,546	• 691	• \$1,068,685	• 24,148
Downtown West	• 118	• 24	• 7,895	• 792	• \$1,790	• 1,033	• \$1,848,507	• 19,836
Etobicoke Waterfront	• 3	• 1	• 533	• 1	• \$1,626	• 466	• \$757,900	• 8,825
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,113	• 1,310	• \$1,457,125	• 23,090
Mississauga City Centre	• 11	• 9	• 4,282	• 111	• \$1,225	• 726	• \$889,325	• 20,542
North Toronto	• 127	• 19	• 3,911	• 384	• \$1,554	• 961	• \$1,494,313	• 206
North Yonge Corridor	• 0	• 6	• 1,783	• 70	• \$1,567	• 936	• \$1,467,200	• 32,996
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 121,041
North York West	• 5	• 7	• 847	• 168	• \$1,449	• 1,349	• \$1,954,180	• 18,119
Not Applicable	• 518	• 144	• 24,246	• 5,075	• \$1,161	• 786	• \$911,928	• 13,817
Scarborough City Centre								• 11,049
Sheppard Corridor	• 4	• 11	• 2,215	• 290	• \$1,434	• 824	• \$1,181,669	• 29,738
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,916
Toronto East	• 6	• 13	• 1,642	• 416	• \$1,265	• 703	• \$889,562	
Toronto West	• 74	• 23	• 3,704	• 751	• \$1,328	• 835	• \$1,108,970	
Yonge - St. Clair	• 4	• 6	• 608	• 82	• \$2,209	• 1,525	• \$3,369,932	

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