

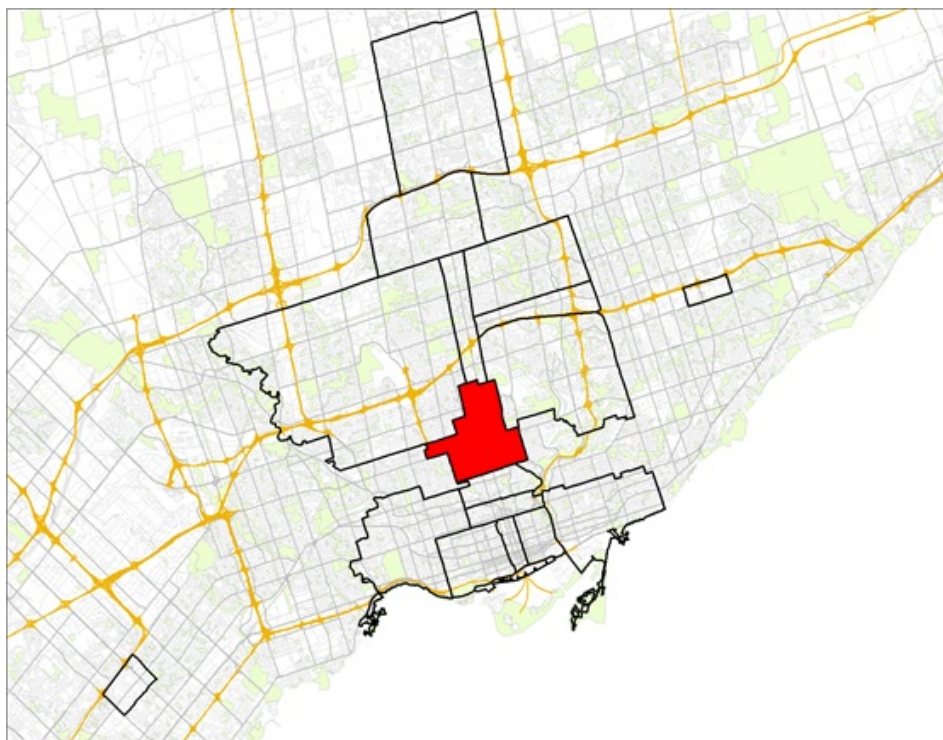


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of November 2022



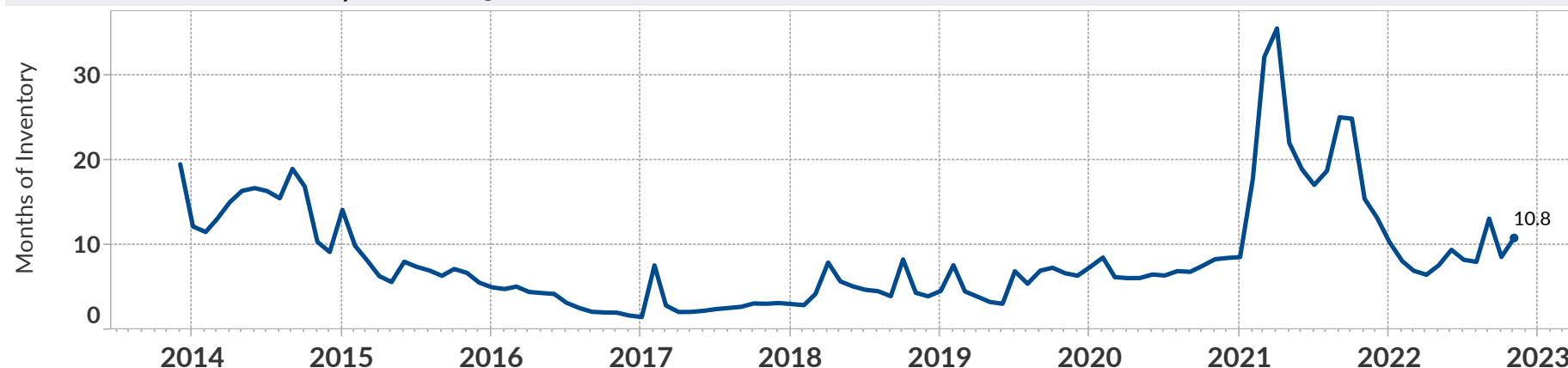
North Toronto Submarket Report - November 2022



North Toronto		GTA
Distinct count of Site Name	18	345
No. of Units	3,855	88,680
Total Sales	3,477	76,683
Act Inv	378	11,997
Avg. wt. \$/sf	\$1,557	\$1,431
Avg. Project \$/SF	\$1,581	\$1,290
Avg. SF	959	846
Avg. \$	\$1,493,166	\$1,210,702
Current Month Sales (incl. active & sold out)	6	1,053

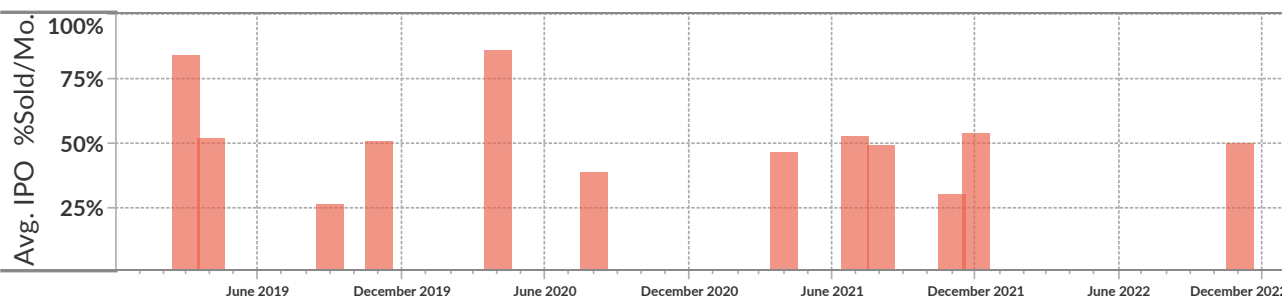
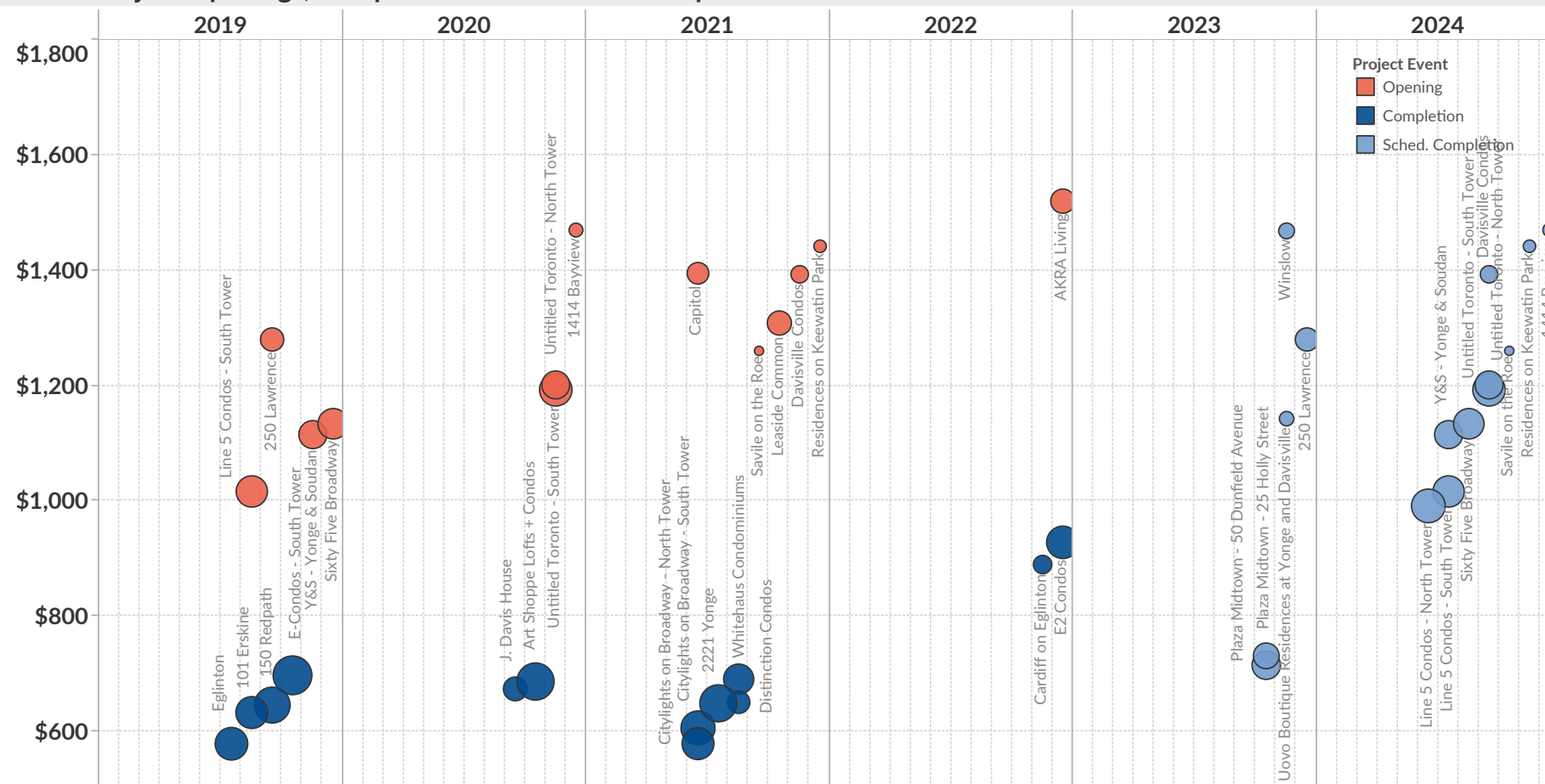
Development Applications		
North Toronto		City of Toronto
Count of Address	57	759
Total Units	23,957	417,669
Min. Density	0.3	0.0
Max. Density	39.8	61.7
Avg. Density	9.3	7.8

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

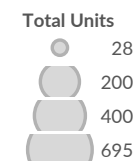


North Toronto Submarket Report - November 2022

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.



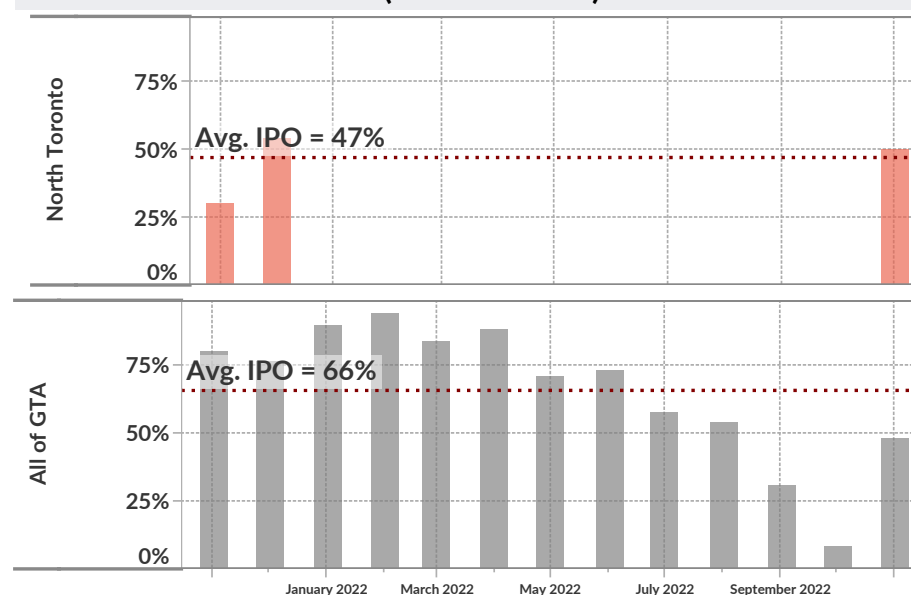
North Toronto Submarket Report - November 2022

Project Data by Unit Type

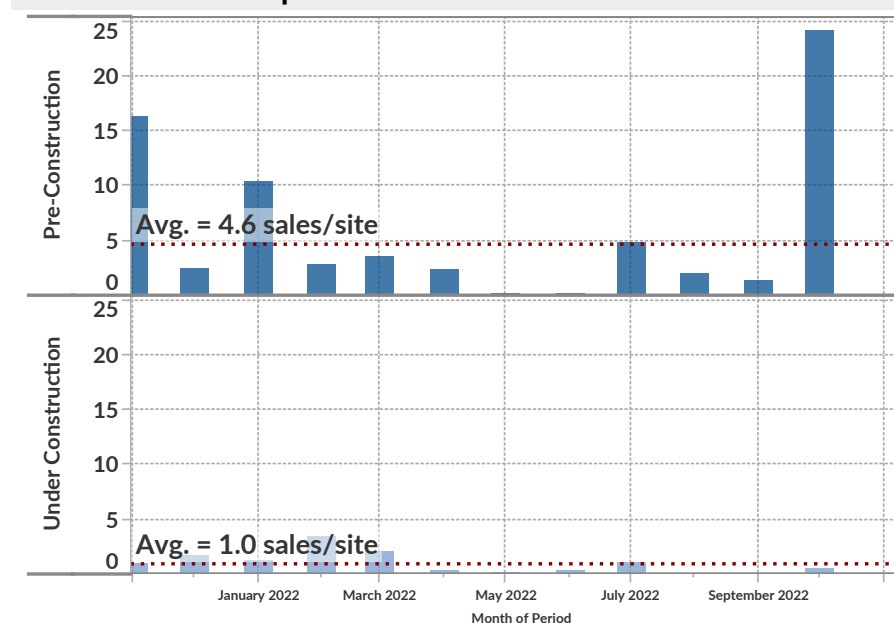
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	302	0	277	25
1 Bedroom	808	0	766	42
1 Bedroom + Den	973	1	917	56
2 Bedroom	1,020	0	927	93
2 Bedroom + Den	232	0	200	32
3 Bedroom & Up	427	0	328	99
Penthouse	40	0	25	15
Other	36	1	24	12

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,645	407	452	\$672,900	\$739,900
\$1,577	474	680	\$749,900	\$1,008,900
\$1,533	535	775	\$823,990	\$1,359,900
\$1,630	622	2,677	\$1,029,900	\$6,370,000
\$1,413	777	1,730	\$1,179,900	\$2,509,900
\$1,510	825	2,405	\$1,107,000	\$4,980,000
\$1,888	291	1,965	\$568,900	\$4,199,900
\$1,484	1,111	2,370	\$1,696,900	\$3,660,000

IPO Launch Performance (first 2 months)

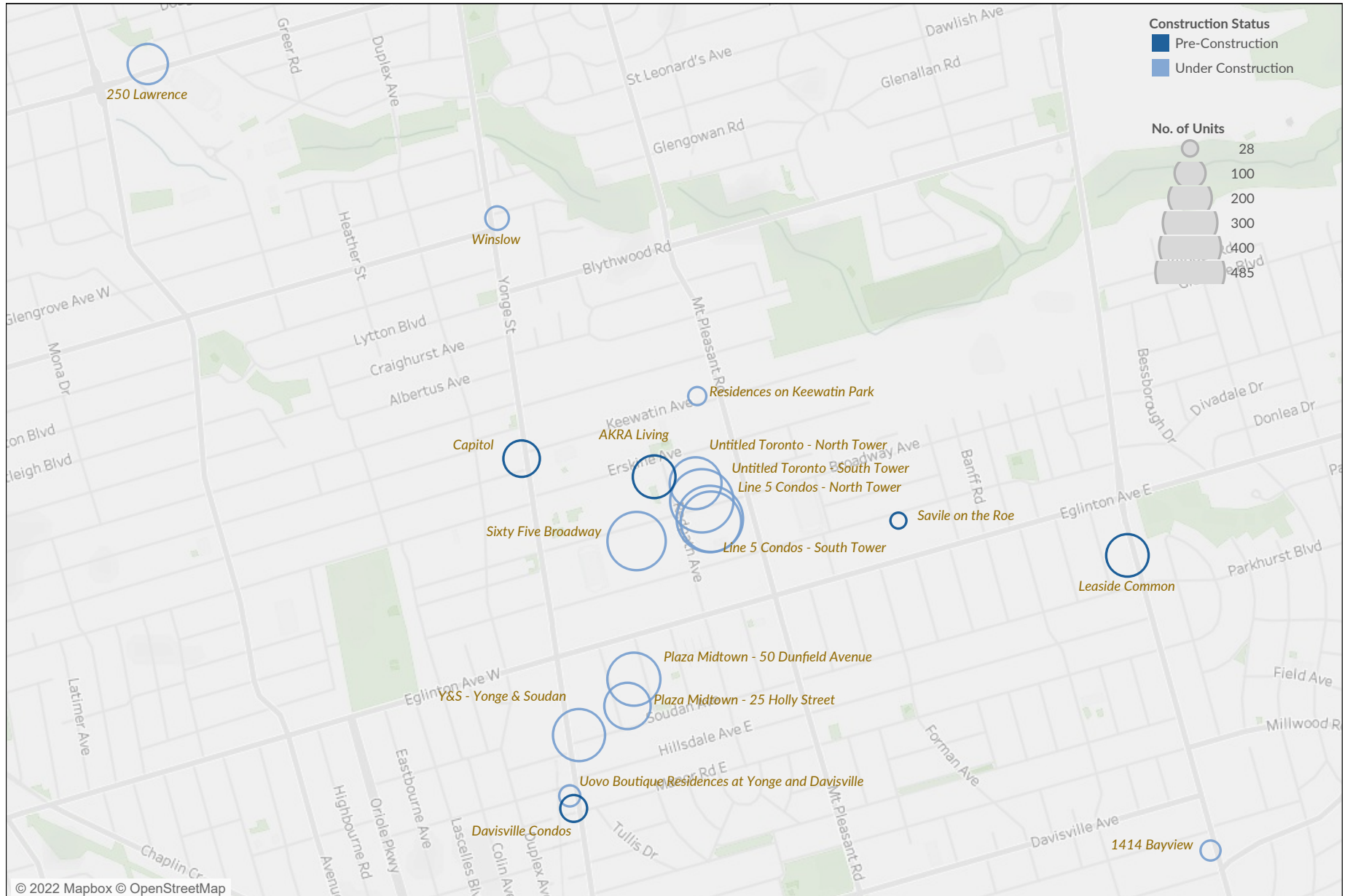


Post Launch Absorption: North Toronto



North Toronto Submarket Report - November 2022

Current Active Projects



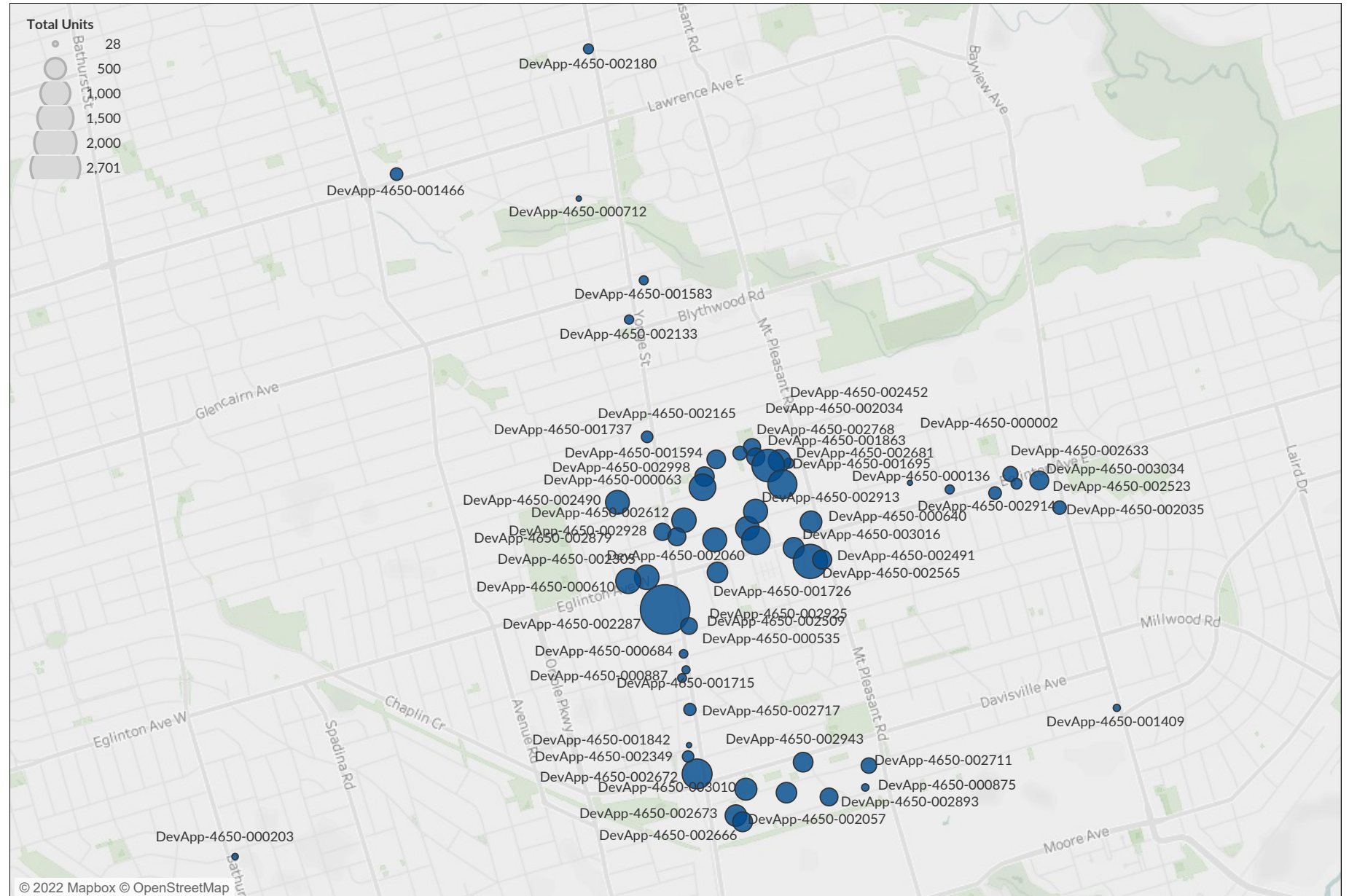
North Toronto Submarket Report - November 2022

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	October 2023	1	1	11	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	100	100	200	\$1,520	\$1,488
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	0	48	41	146	\$1,395	\$1,497
Davisville Condos - Rockport Group	Apartment	September 2024	0	20	19	79	\$1,393	\$1,670
Leaside Common - Gairloch and Harlo Capital	Apartment	February 2025	0	72	20	198	\$1,309	\$1,704
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	March 2024	0	1	4	485	\$991	\$1,745
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	April 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	18	90	373	\$1,134	\$1,463
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	September 2024	0	18	6	295	\$1,201	\$1,530
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	September 2024	1	19	6	440	\$1,193	\$1,522
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	2	9	61	\$1,469	\$2,028
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January 2024	0	10	22	298	\$1,115	\$1,540

North Toronto Submarket Report - November 2022

Current Development Applications



North Toronto Submarket Report - November 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	15.6	356
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	9.3	143
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	15.4	1,283
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 - November 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	• 16	• 17	• 4,374	• 332	• \$2,511	• 1,422	• \$3,571,151	• 16,039
Central Waterfront	• 2	• 8	• 3,994	• 519	• \$1,682	• 1,130	• \$1,900,994	• 13,643
Don Mills - York Mills	• 2	• 14	• 3,842	• 83	• \$1,146	• 1,210	• \$1,387,154	• 24,933
Downtown Core	• 17	• 8	• 4,586	• 774	• \$1,842	• 751	• \$1,383,156	• 28,717
Downtown East	• 13	• 18	• 5,686	• 841	• \$1,551	• 695	• \$1,077,458	• 25,407
Downtown West	• 4	• 24	• 7,795	• 886	• \$1,813	• 987	• \$1,790,127	• 18,911
Etobicoke Waterfront	• 0	• 1	• 533	• 1	• \$1,626	• 466	• \$757,900	• 9,281
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,113	• 1,310	• \$1,457,125	• 23,957
Mississauga City Centre	• 5	• 9	• 4,282	• 111	• \$1,218	• 755	• \$919,967	• 20,775
North Toronto	• 6	• 18	• 3,477	• 378	• \$1,557	• 959	• \$1,493,166	• 206
North Yonge Corridor	• 202	• 7	• 1,985	• 118	• \$1,537	• 775	• \$1,190,863	• 33,243
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 123,527
North York West	• 48	• 8	• 895	• 257	• \$1,432	• 1,160	• \$1,661,056	• 18,119
Not Applicable	• 640	• 154	• 24,941	• 6,194	• \$1,166	• 776	• \$904,759	• 14,847
Scarborough City Centre								• 11,407
Sheppard Corridor	• 6	• 11	• 2,221	• 284	• \$1,432	• 827	• \$1,184,479	• 29,741
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,916
Toronto East	• 1	• 13	• 1,639	• 419	• \$1,264	• 711	• \$898,221	
Toronto West	• 88	• 23	• 3,787	• 668	• \$1,335	• 856	• \$1,143,026	
Yonge - St. Clair	• 3	• 5	• 568	• 79	• \$2,183	• 1,480	• \$3,230,906	

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