

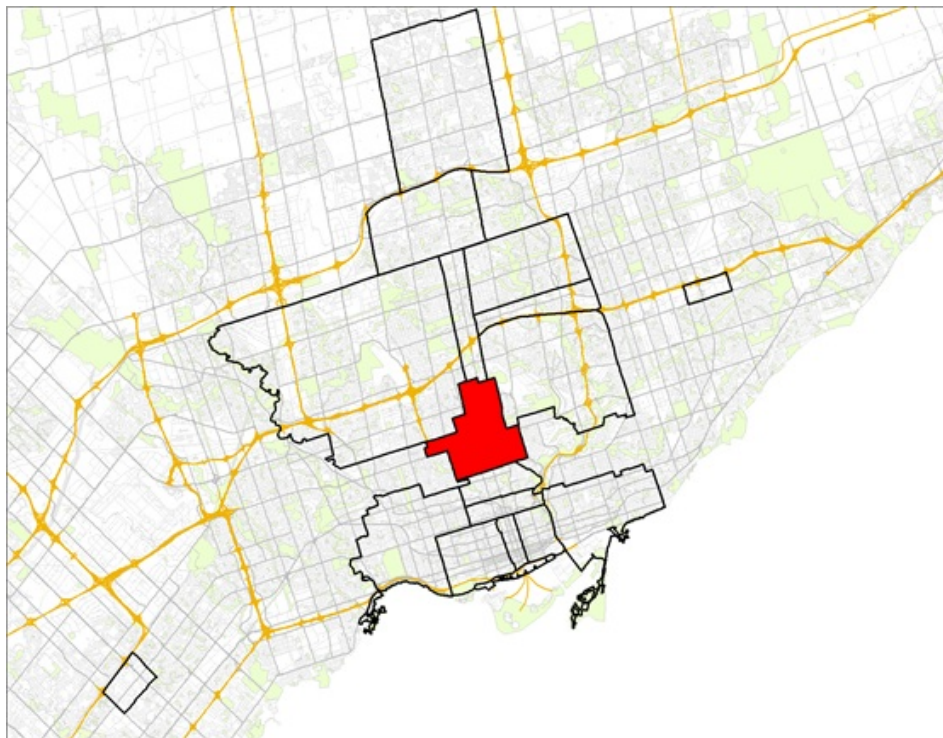


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of December 2022



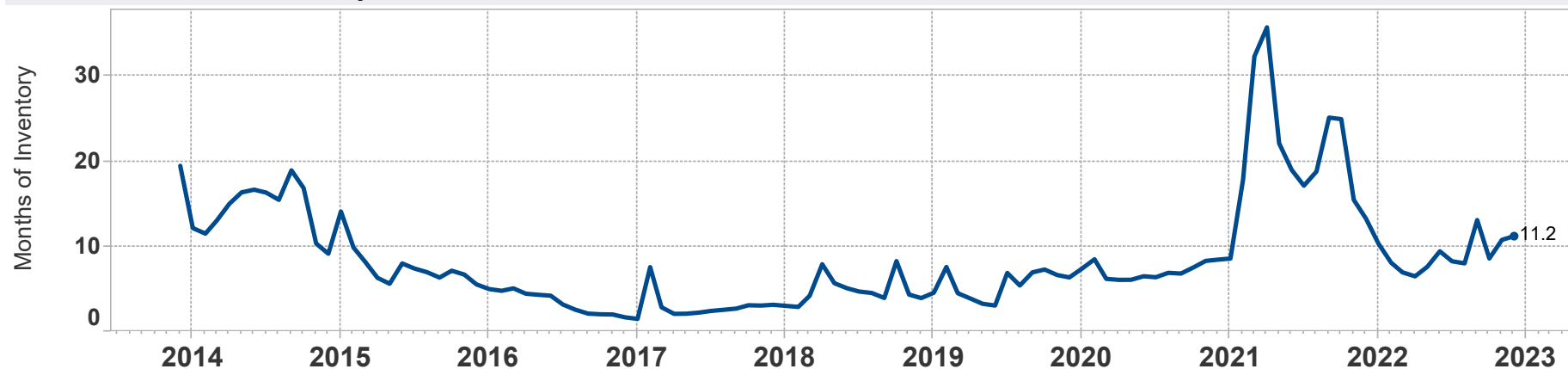
North Toronto Submarket Report - December 2022



North Toronto		GTA
Distinct count of Site Name	18	344
No. of Units	3,855	88,333
Total Sales	3,486	76,743
Act Inv	369	11,590
Avg. wt. \$/sf	\$1,552	\$1,418
Avg. Project \$/SF	\$1,576	\$1,290
Avg. SF	959	853
Avg. \$	\$1,488,675	\$1,209,903
Current Month Sales (incl. active & sold out)	9	398

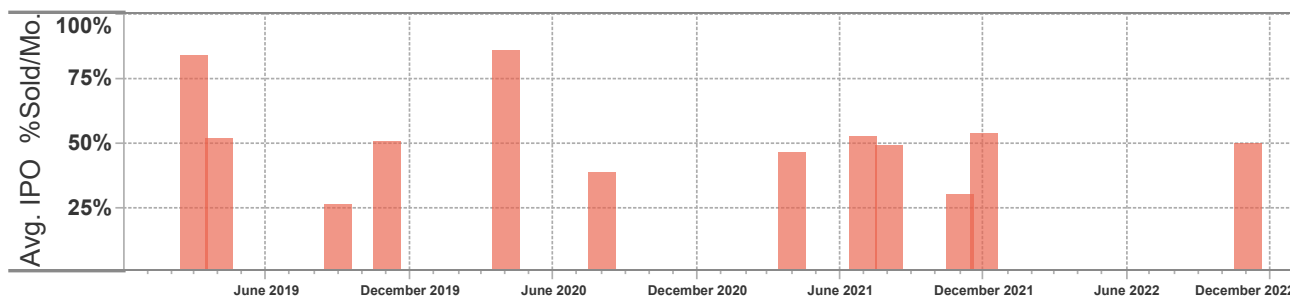
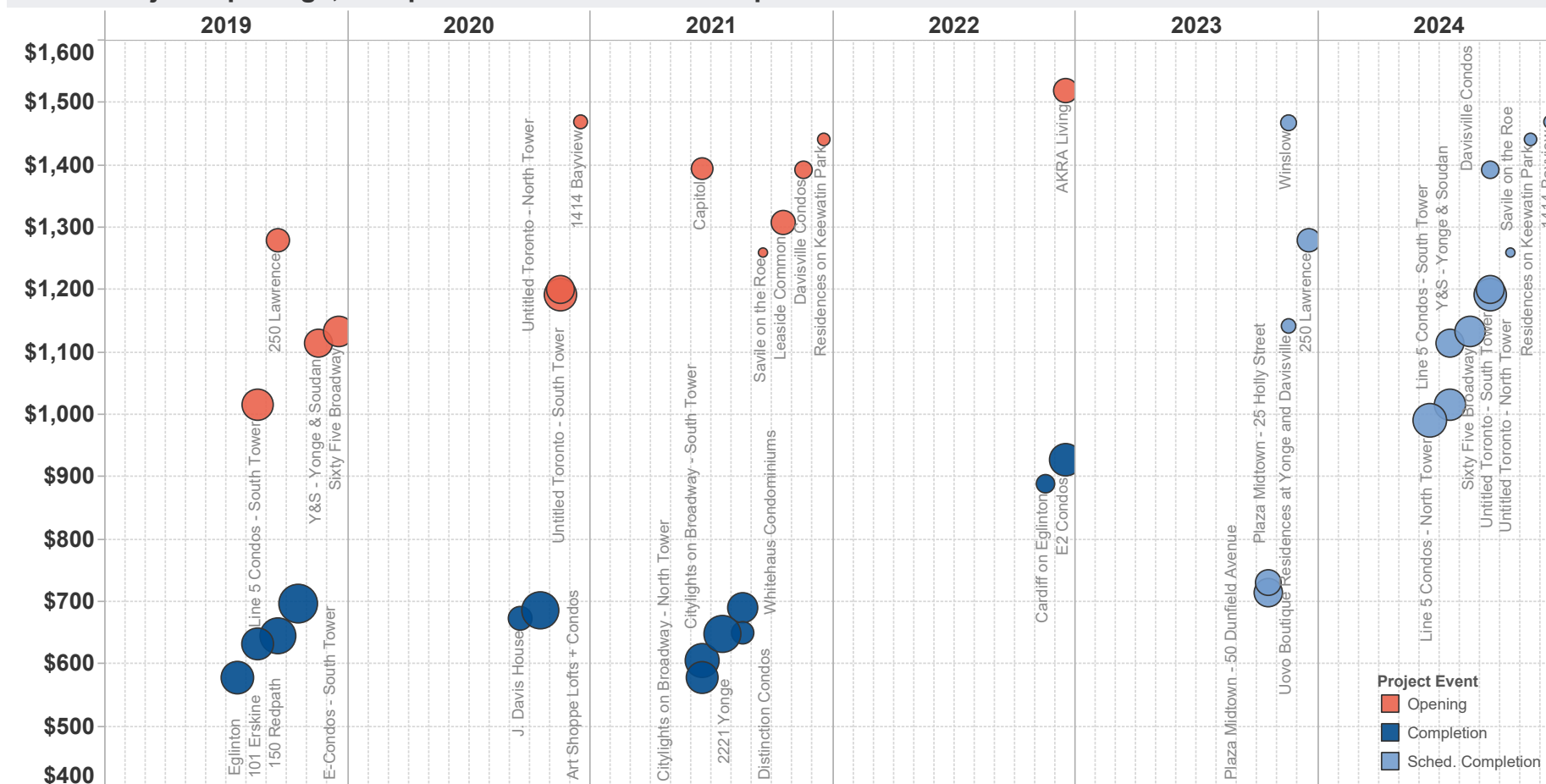
Development Applications		
North Toronto		City of Toronto
Count of Address	57	770
Total Units	34,227	620,781
Min. Density	0.3	0.0
Max. Density	39.8	61.7
Avg. Density	9.3	7.8

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

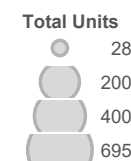


North Toronto Submarket Report - December 2022

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



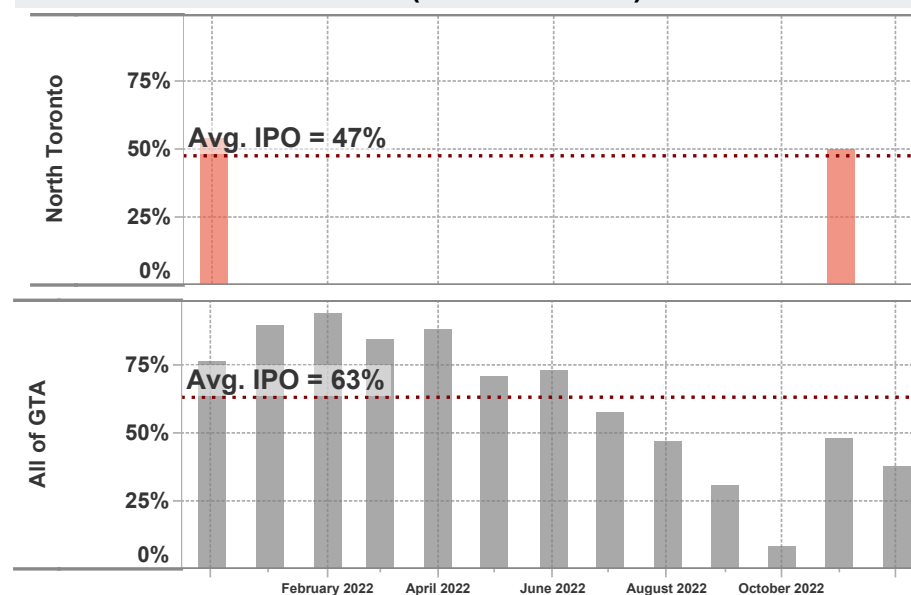
North Toronto Submarket Report - December 2022

Project Data by Unit Type

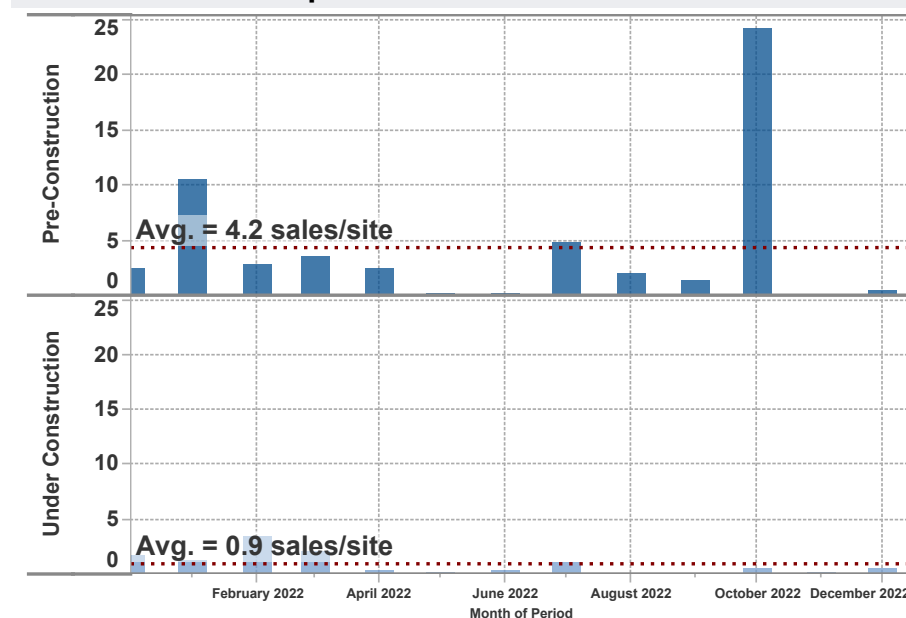
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	302	0	277	25
1 Bedroom	808	0	765	43
1 Bedroom + Den	973	2	918	55
2 Bedroom	1,020	0	927	93
2 Bedroom + Den	232	0	201	31
3 Bedroom & Up	427	2	330	97
Penthouse	40	5	31	9
Other	36	0	24	12

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,645	407	452	\$672,900	\$739,900
\$1,571	474	720	\$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
\$1,417	777	1,730	\$1,179,900	\$2,509,900
\$1,510	825	2,405	\$1,107,000	\$4,980,000
\$1,880	522	1,846	\$1,025,900	\$4,199,900
\$1,484	1,111	2,370	\$1,696,900	\$3,660,000

IPO Launch Performance (first 2 months)

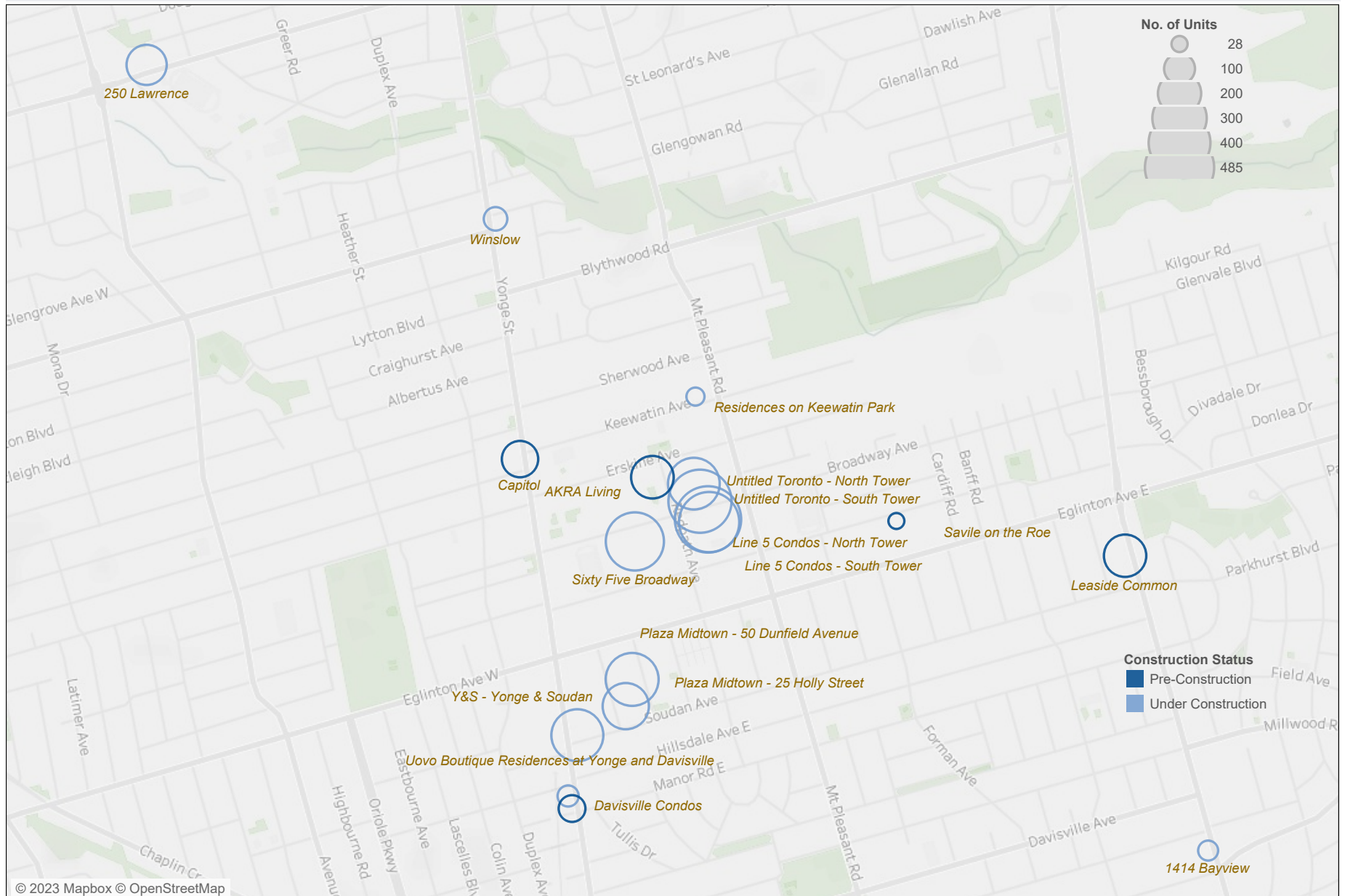


Post Launch Absorption: North Toronto



North Toronto Submarket Report - December 2022

Current Active Projects



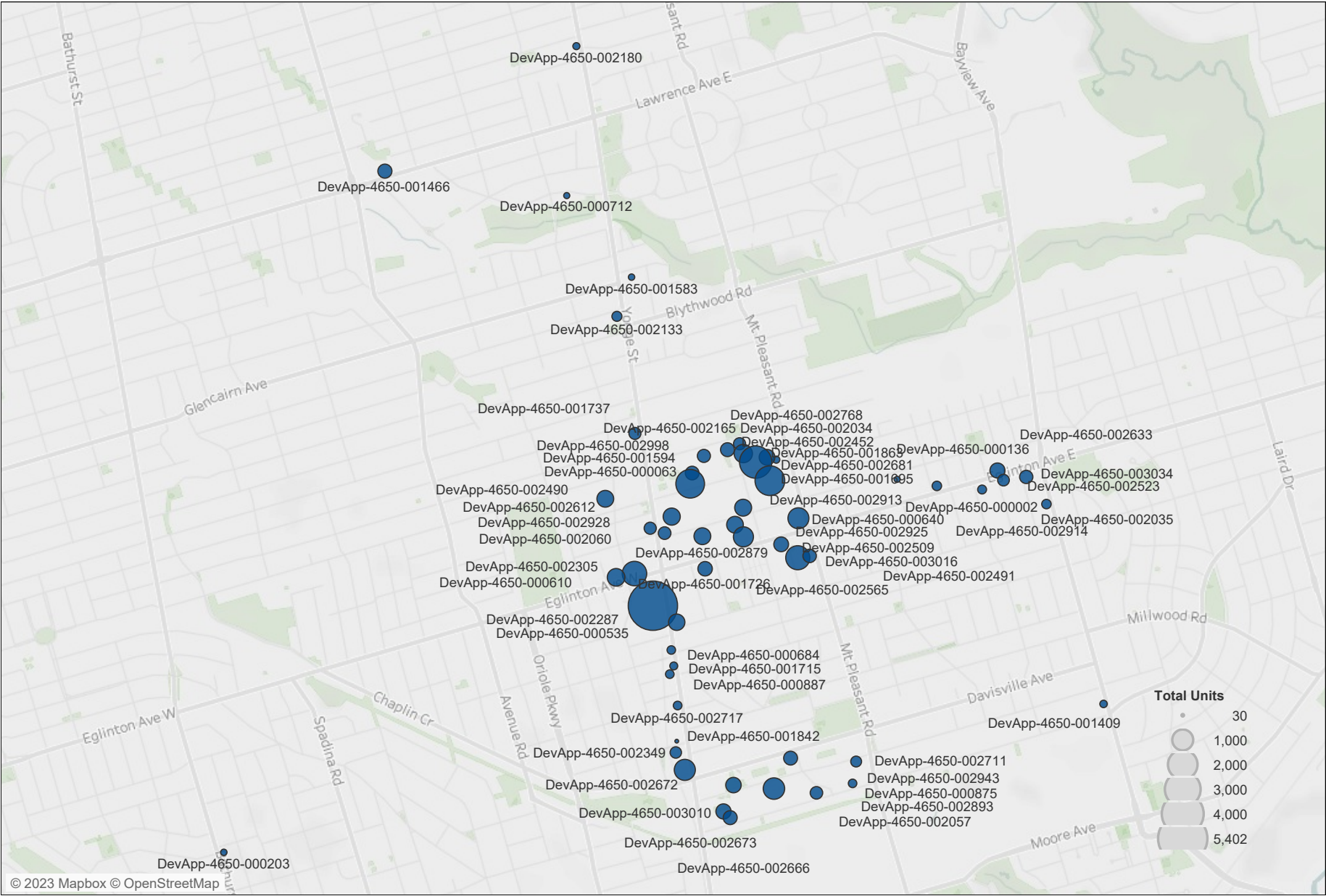
North Toronto Submarket Report - December 2022

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	October 2023	0	1	11	178	\$1,280	\$1,572
1414 Bayview - Gairloch	Apartment	June 2024	0	0	11	44	\$1,470	\$1,734
AKRA Living - Curated Properties	Apartment	July 2025	1	101	99	200	\$1,520	\$1,487
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	1	49	40	146	\$1,395	\$1,473
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 West..	Apartment	March 2024	1	3	2	485	\$991	\$1,695
Line 5 Condos - South Tower - Reserve Properties and West..	Apartment	January 2024	3	9	1	400	\$1,017	\$1,728
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 Developm..	Stacked	November 2024	0	9	4	28	\$1,260	\$1,489
Sixty Five Broadway - Times Group Corporation	Apartment	October 2024	1	19	89	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	0	19	6	440	\$1,193	\$1,522
Uovo Boutique Residences at Yonge and Davisville - 2114 Y..	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	2	12	20	298	\$1,115	\$1,536

North Toronto Submarket Report - December 2022

Current Development Applications



North Toronto Submarket Report - December 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000002	492 Eglinton Avenue East	2.0	197
DevApp-4650-000063	55 - 65 Broadway Avenue	2.0	1,822
DevApp-4650-000136	413 - 435 Roehampton Avenue	0.6	80
DevApp-4650-000203	1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive	1.0	90
DevApp-4650-000535	2161 Yonge Street	5.0	592
DevApp-4650-000610	50-90 Eglinton Avenue West, 17-19 Henning Avenue	2.0	688
DevApp-4650-000640	808 Mount Pleasant	5.0	973
DevApp-4650-000684	2128 Yonge Street	3.0	159
DevApp-4650-000712	41 Chatsworth Drive	0.3	81
DevApp-4650-000875	276 Merton Street	3.0	160
DevApp-4650-000887	2100 Yonge Street	3.0	163
DevApp-4650-001409	1410 Bayview Avenue	4.0	122
DevApp-4650-001466	250 Lawrence Avenue West	2.3	437
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	1,959
DevApp-4650-001715	2112 Yonge Street	7.6	137
DevApp-4650-001726	55 Eglinton Avenue East	26.8	461
DevApp-4650-001737	2500 Yonge Street	6.4	318
DevApp-4650-001842	24 Imperial Street	4.7	30
DevApp-4650-001863	100 Broadway Avenue	9.1	2,316
DevApp-4650-002034	241 Redpath Avenue	15.6	743
DevApp-4650-002035	1718 Bayview Avenue	4.2	197
DevApp-4650-002057	155 Balliol Street	5.4	1,019
DevApp-4650-002060	2323 Yonge Street	15.6	352
DevApp-4650-002133	2674 Yonge Street	4.4	220
DevApp-4650-002165	109 Erskine Avenue	8.2	424
DevApp-4650-002180	3180-3182 Yonge Street	6.3	109
DevApp-4650-002287	2180 Yonge Street	7.4	5,402
DevApp-4650-002305	36 Eglinton Avenue West	32.3	1,326
DevApp-4650-002349	25 Imperial Street	9.3	287
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	300
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	498
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 - December 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	10	17	4,410	295	\$2,548	1,416	\$3,606,558	23,003
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	30,507
Don Mills - York Mills	0	14	3,851	85	\$1,140	1,222	\$1,393,092	37,120
Downtown Core	31	8	4,624	736	\$1,873	747	\$1,398,732	46,479
Downtown East	25	18	5,720	806	\$1,554	697	\$1,083,190	39,123
Downtown West	36	24	7,792	910	\$1,806	984	\$1,776,570	29,509
Etobicoke Waterfront	0	1	537	0	.	.	.	16,727
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	34,227
Mississauga City Centre	0	9	4,282	111	\$1,218	755	\$919,967	25,285
North Toronto	9	18	3,486	369	\$1,552	959	\$1,488,675	206
North Yonge Corridor	15	7	1,999	104	\$1,563	795	\$1,242,253	43,624
North York East	0	1	497	0	.	.	.	184,492
North York West	11	8	906	246	\$1,434	1,160	\$1,662,611	20,364
Not Applicable	227	154	24,824	5,984	\$1,141	791	\$902,136	20,011
Scarborough City Centre								16,376
Sheppard Corridor	4	11	2,225	280	\$1,431	827	\$1,184,161	45,986
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	7,742
Toronto East	3	12	1,625	402	\$1,263	706	\$892,135	
Toronto West	27	23	3,821	652	\$1,339	866	\$1,159,884	
Yonge - St. Clair	0	5	568	79	\$2,183	1,480	\$3,230,906	

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