

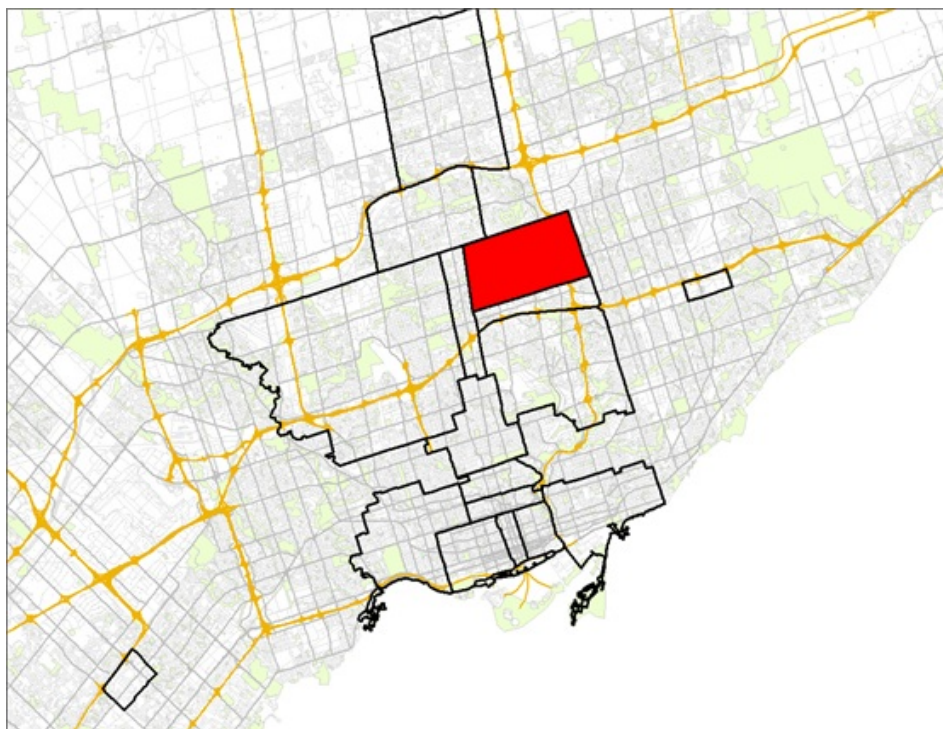


Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of April 2023



North York East Submarket Report - April 2023



North York East		GTA
Distinct count of Site Name	1	359
No. of Units	497	93,231
Total Sales	497	79,643
Act Inv	0	13,588
Avg. wt. \$/sf		\$1,425
Avg. Project \$/SF	\$749	\$1,300
Avg. SF		820
Avg. \$		\$1,168,483
Current Month Sales (incl. active & sold out)	0	1,327

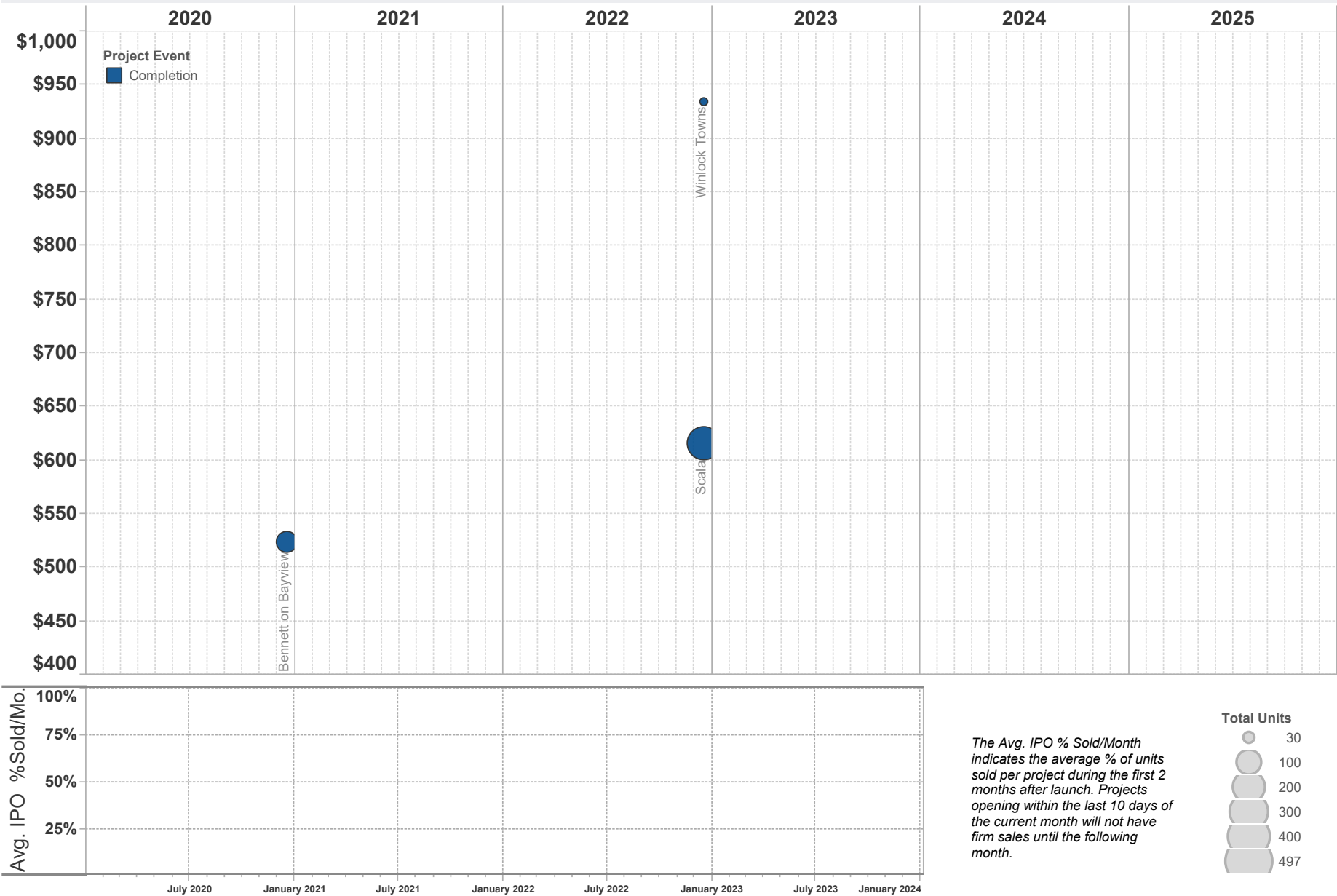
Development Applications		
North York East		City of Toronto
Count of Address	2	765
Total Units	238.0	424,430
Min. Density	3.3	0.0
Max. Density	3.3	61.9
Avg. Density	3.3	7.9

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



North York East Submarket Report - April 2023

Recent Project Openings, Completions & Scheduled Completions



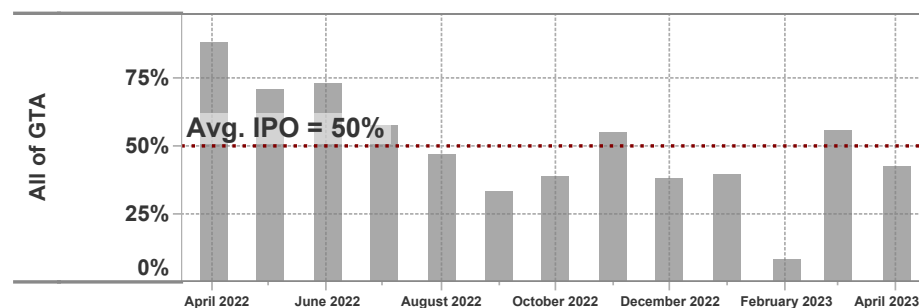
North York East Submarket Report - April 2023

Project Data by Unit Type

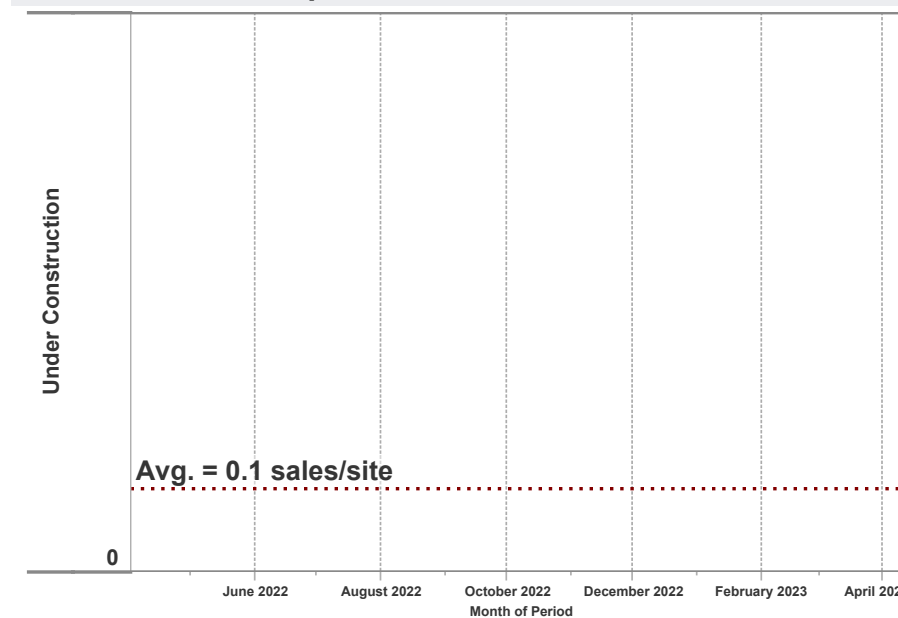
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	16		16	0
1 Bedroom	45		45	0
1 Bedroom + Den	164	0	164	0
2 Bedroom	118		118	0
2 Bedroom + Den	100		100	0
3 Bedroom & Up	14		14	0
Penthouse	40		40	0
Other				

* Data not available

IPO Launch Performance (first 2 months)

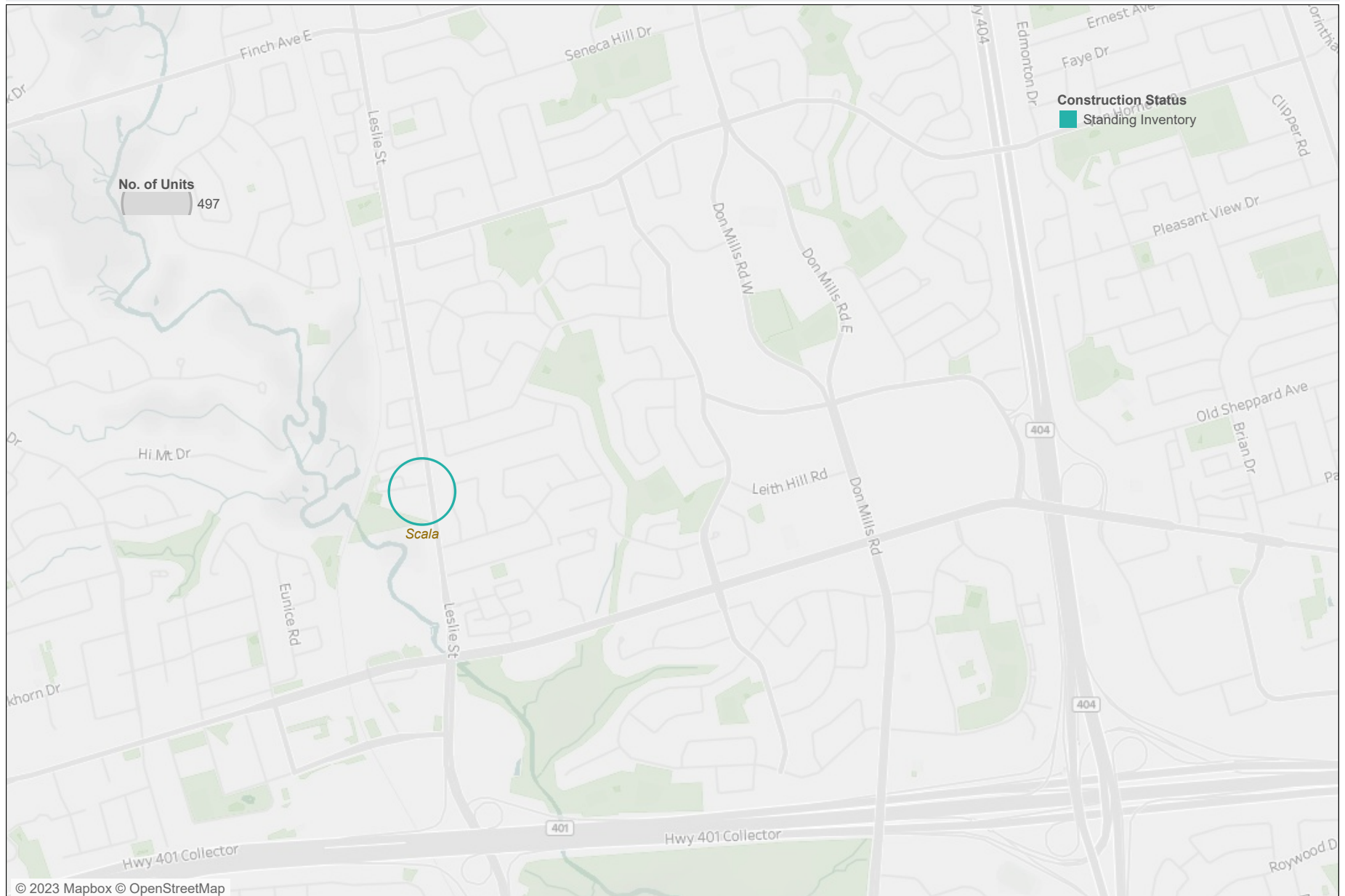


Post Launch Absorption: North York East



North York East Submarket Report - April 2023

Current Active Projects



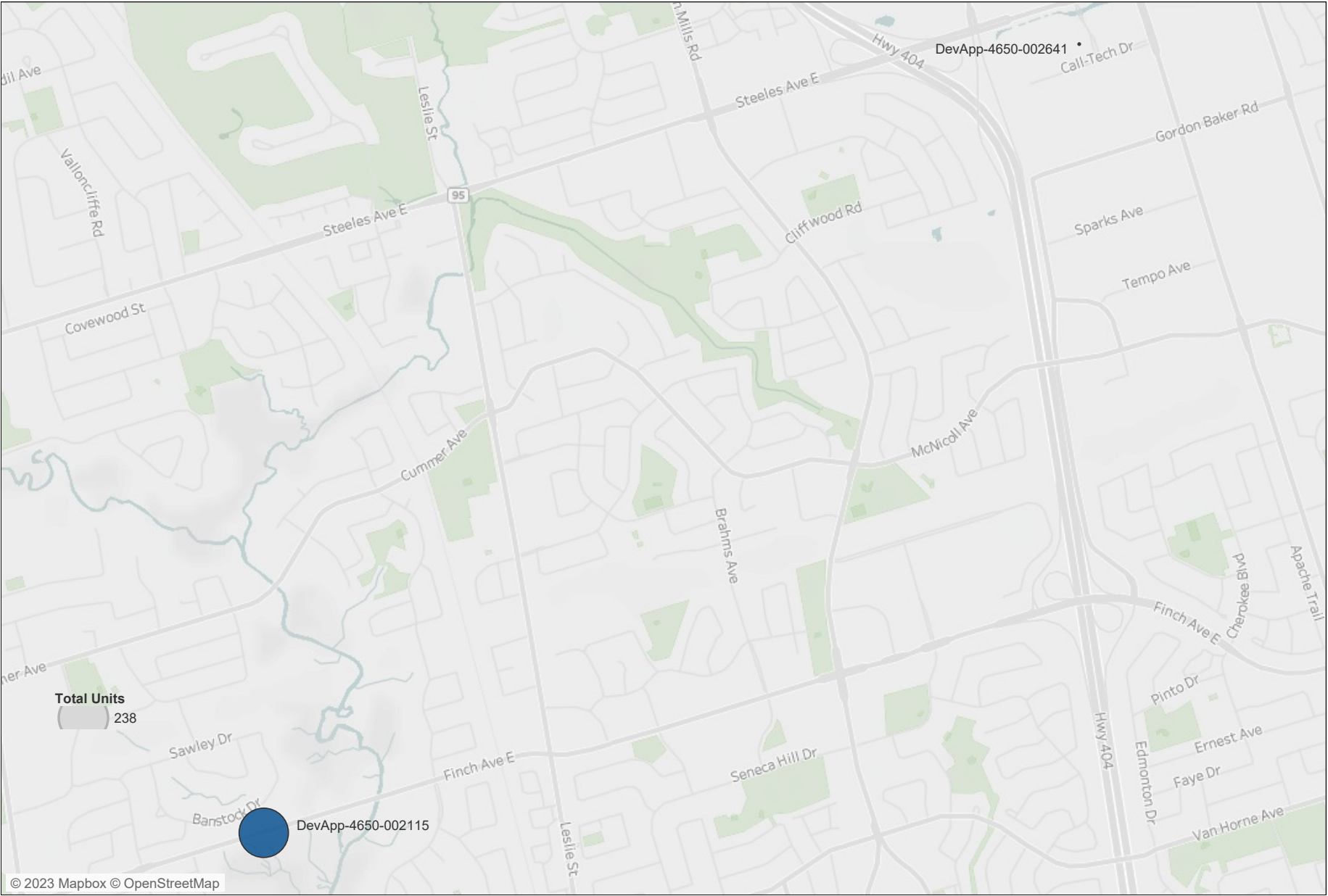
North York East Submarket Report - April 2023

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	August 2022	0	0	0	497	\$616	\$749

North York East Submarket Report - April 2023

Current Development Applications



North York East Submarket Report - April 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-002115	630 Finch Avenue East	3.3	238
DevApp-4650-002641	3125 Steeles Avenue East		

North York East Submarket Report - April 2023

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	 185	 17	 4,613	 319	 \$2,523	 1,314	 \$3,315,568	 17,365
Central Waterfront	 0	 8	 3,995	 478	 \$1,709	 1,135	 \$1,939,854	 12,588
Don Mills - York Mills	 2	 14	 3,845	 102	 \$1,151	 1,172	 \$1,348,276	 26,740
Downtown Core	 26	 8	 4,781	 584	 \$1,931	 777	 \$1,501,646	 30,497
Downtown East	 18	 19	 5,829	 1,397	 \$1,489	 693	 \$1,032,395	 23,178
Downtown West	 98	 23	 7,590	 818	 \$1,786	 1,019	 \$1,820,483	 17,137
Etobicoke Waterfront	 0	 1	 541	 24	 \$1,647	 811	 \$1,335,378	 9,281
Highway7 - Yonge	 2	 5	 1,298	 35	 \$1,112	 1,144	 \$1,272,940	 23,308
Mississauga City Centre	 2	 8	 3,963	 107	 \$1,214	 762	 \$925,620	 20,807
North Toronto	 32	 18	 3,519	 332	 \$1,561	 976	 \$1,524,340	 238
North Yonge Corridor	 123	 8	 2,524	 701	 \$1,557	 659	 \$1,026,398	 32,887
North York East	 0	 1	 497	 0	 .	 .	 .	 129,027
North York West	 28	 9	 989	 407	 \$1,362	 946	 \$1,288,166	 20,375
Not Applicable	 741	 165	 26,309	 6,636	 \$1,179	 770	 \$907,825	 14,778
Scarborough City Centre								 12,760
Sheppard Corridor	 36	 12	 2,592	 291	 \$1,420	 828	 \$1,175,431	 29,036
Thornhill	 0	 2	 410	 29	 \$1,367	 1,700	 \$2,323,017	 4,428
Toronto East	 8	 10	 1,433	 378	 \$1,266	 700	 \$885,707	
Toronto West	 23	 24	 4,048	 696	 \$1,341	 827	 \$1,109,292	
Yonge - St. Clair	 3	 7	 867	 254	 \$1,937	 982	 \$1,902,086	

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