

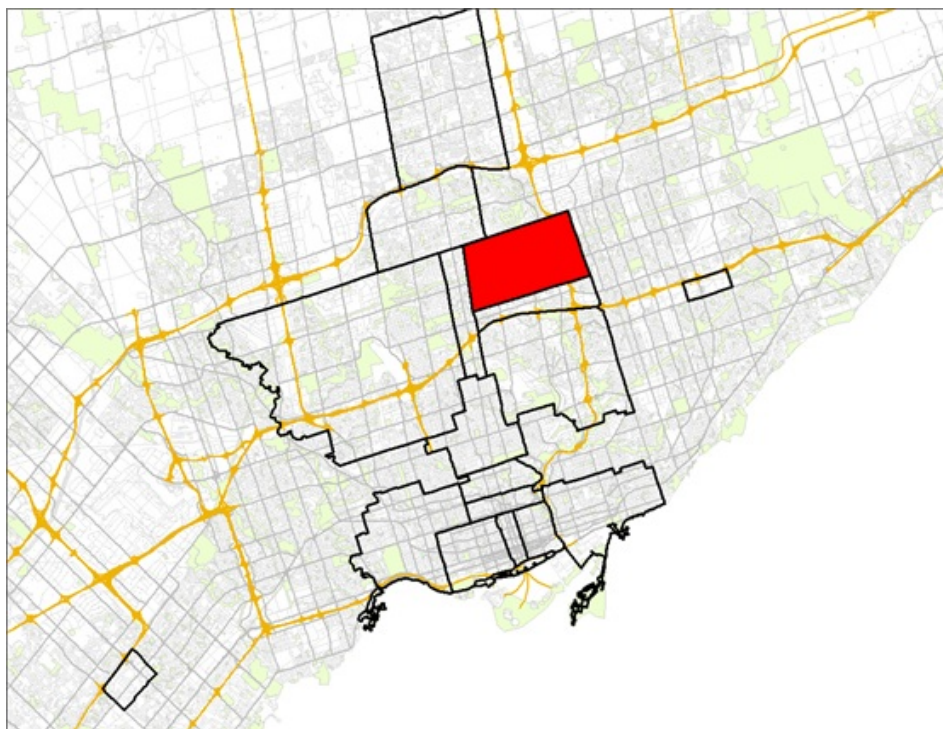


Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of May 2023



North York East Submarket Report - May 2023



North York East		GTA
Distinct count of Site Name	1	370
No. of Units	497	94,907
Total Sales	497	81,040
Act Inv	0	13,867
Avg. wt. \$/sf		\$1,423
Avg. Project \$/SF	\$749	\$1,299
Avg. SF		818
Avg. \$		\$1,163,082
Current Month Sales (incl. active & sold out)	0	1,976

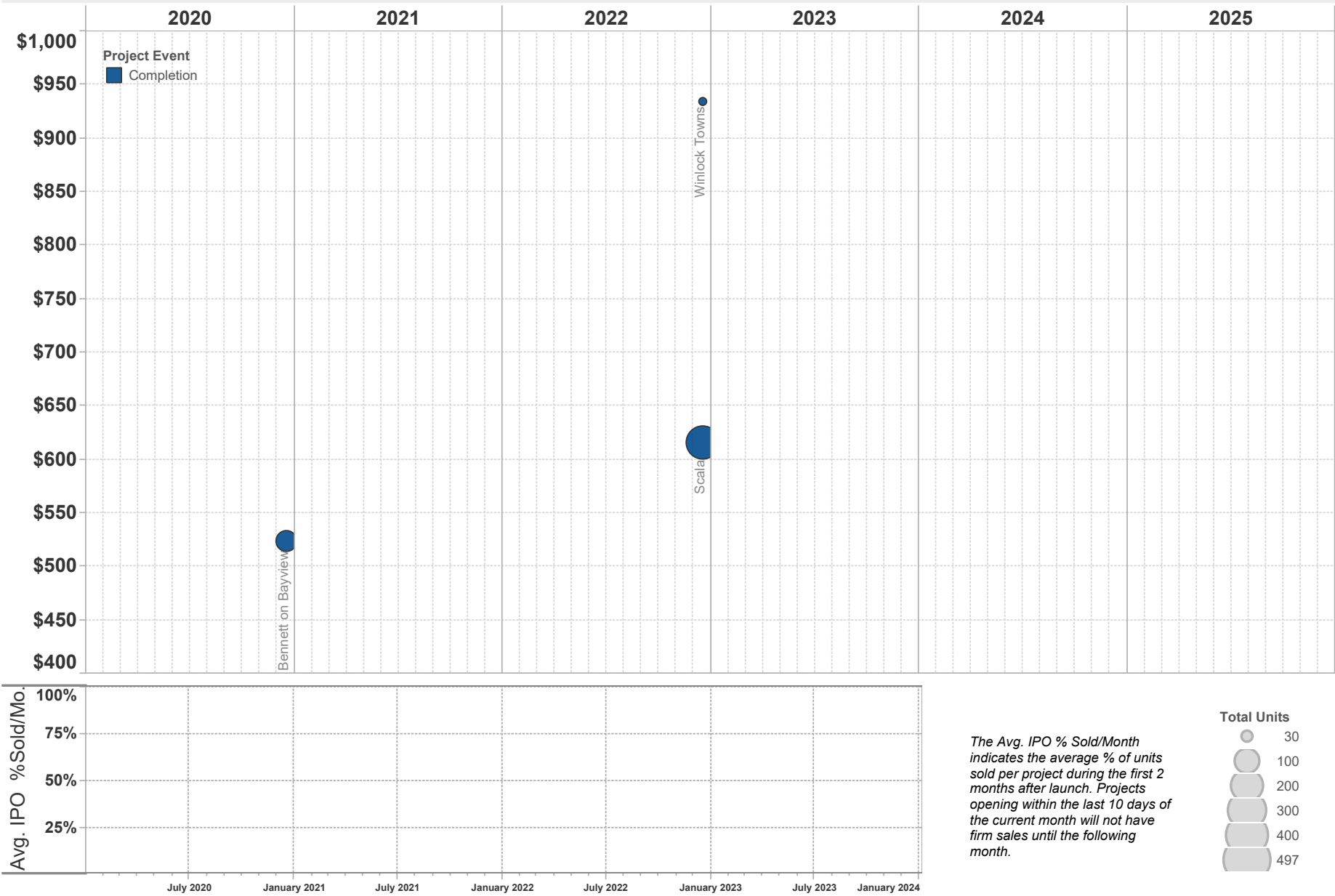
Development Applications		
North York East		City of Toronto
Count of Address	2	765
Total Units	238.0	424,430
Min. Density	3.3	0.0
Max. Density	3.3	61.9
Avg. Density	3.3	7.9

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



North York East Submarket Report - May 2023

Recent Project Openings, Completions & Scheduled Completions

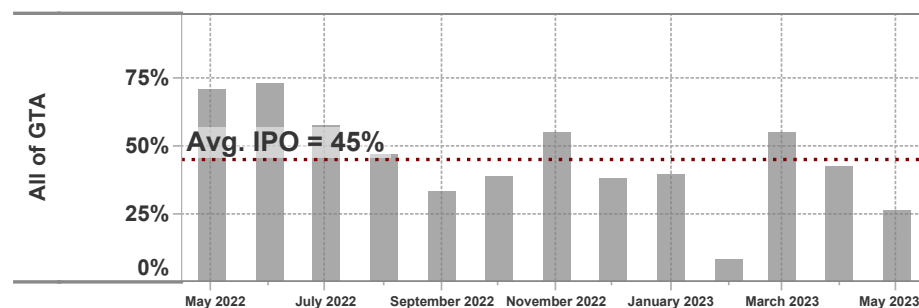


North York East Submarket Report - May 2023

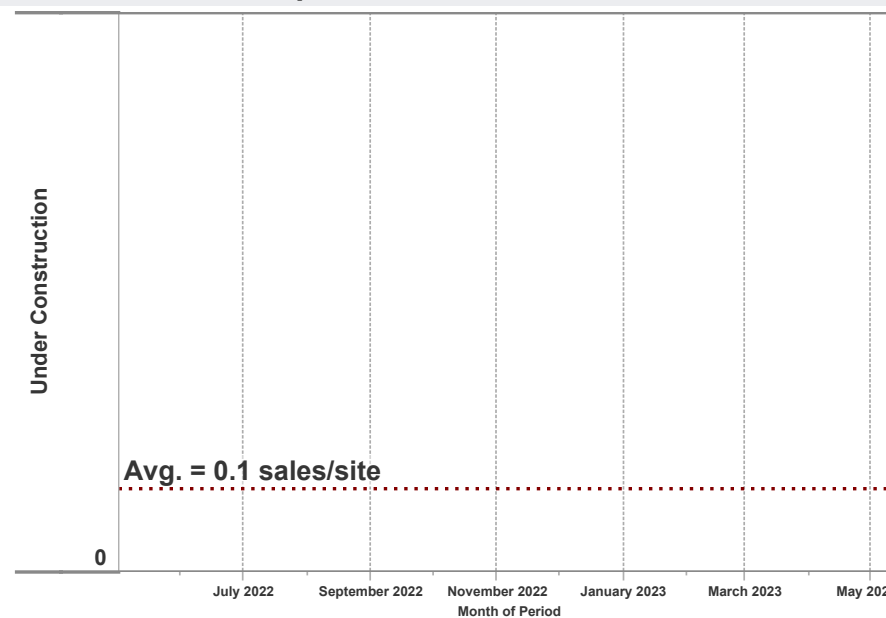
Project Data by Unit Type

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

IPO Launch Performance (first 2 months)

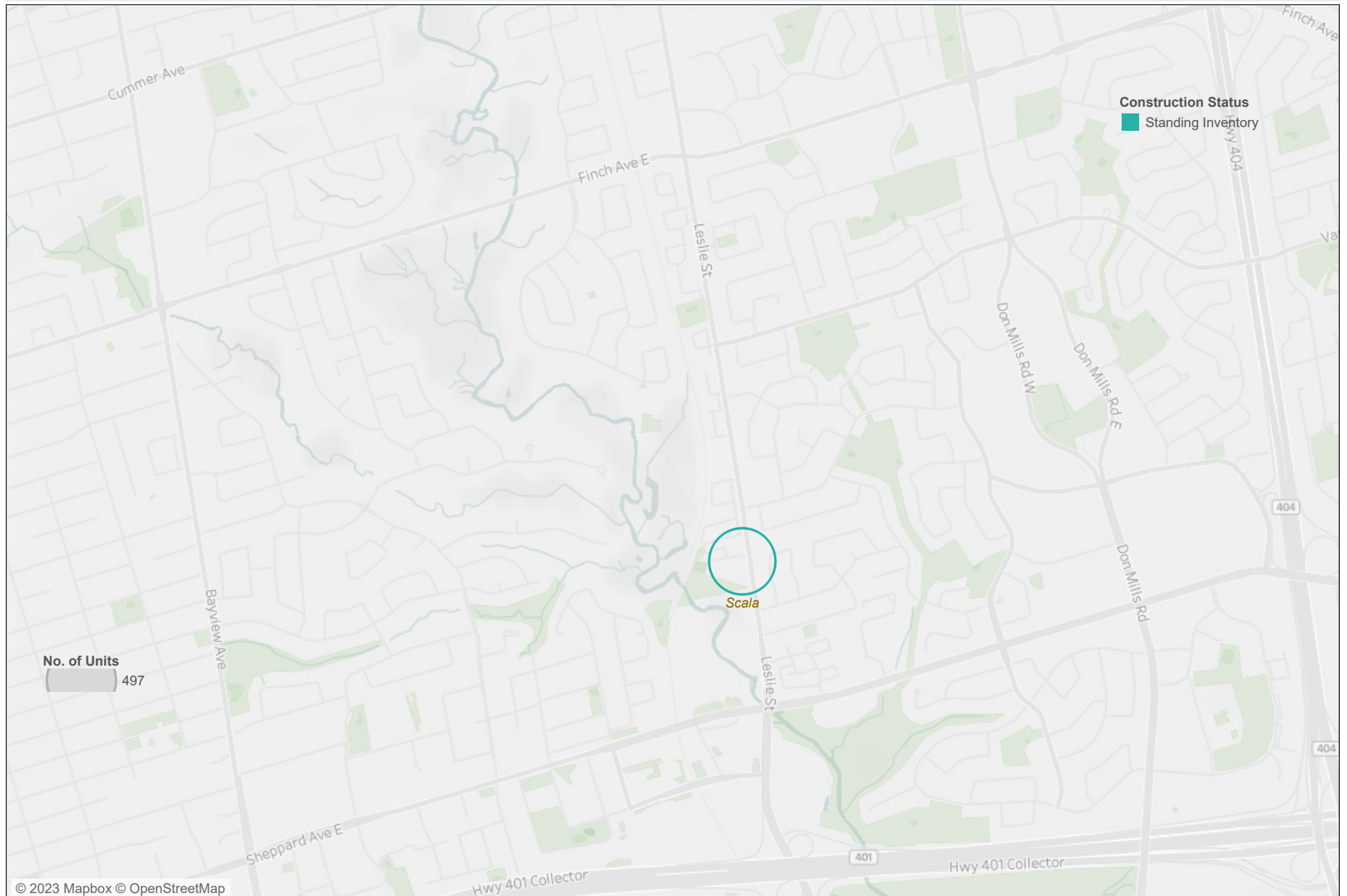


Post Launch Absorption: North York East



North York East Submarket Report - May 2023

Current Active Projects

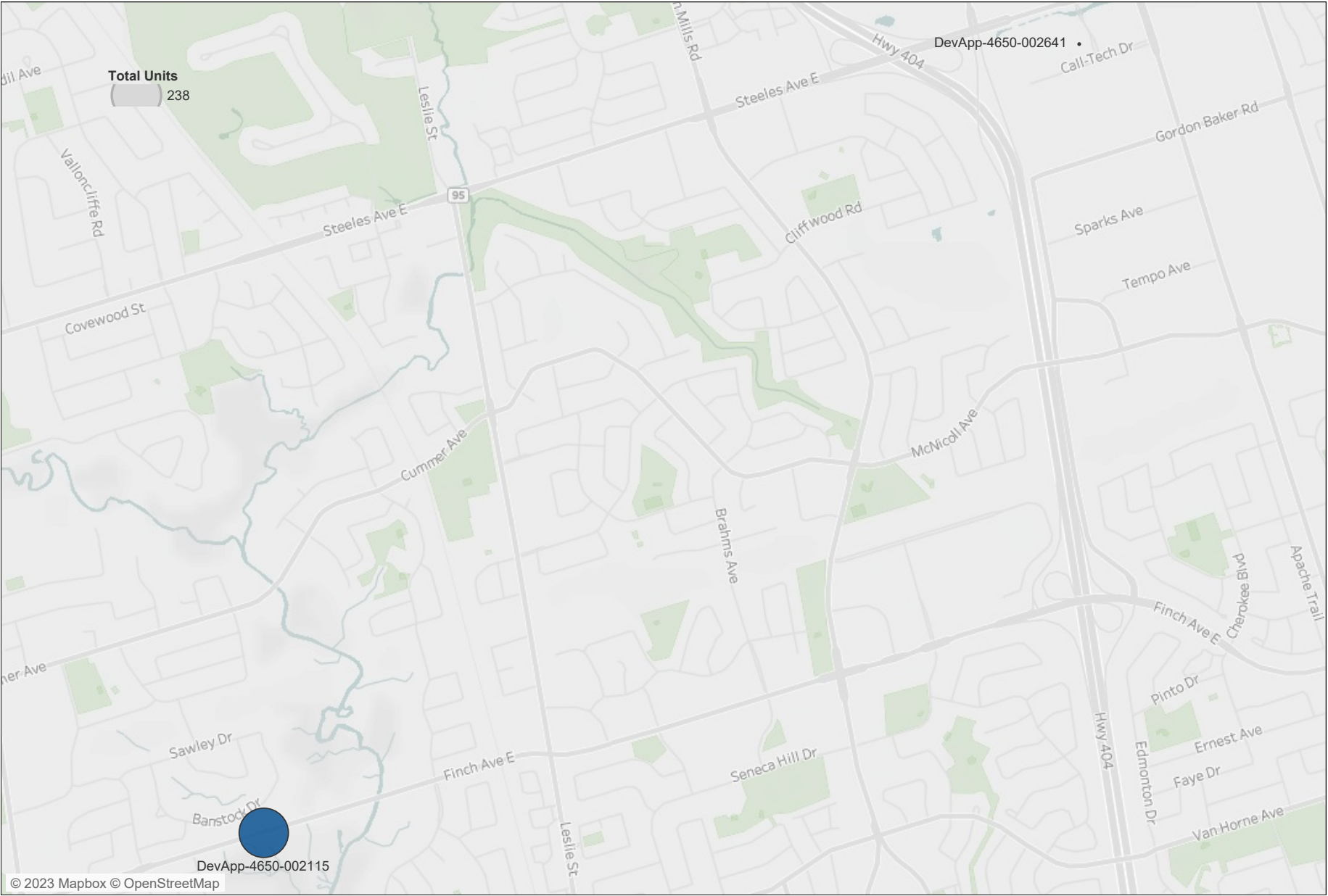


North York East Submarket Report - May 2023

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 - May 2023

Current Development Applications



North York East Submarket Report - May 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 - May 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	• 45	• 17	• 4,658	• 274	• \$2,606	• 1,422	• \$3,706,298	• 17,365
Central Waterfront	• 1	• 8	• 3,996	• 477	• \$1,711	• 1,133	• \$1,938,155	• 12,588
Don Mills - York Mills	• 4	• 14	• 3,850	• 98	• \$1,155	• 1,156	• \$1,335,318	• 26,740
Downtown Core	• 7	• 8	• 4,793	• 542	• \$1,867	• 756	• \$1,411,729	• 30,497
Downtown East	• 300	• 20	• 6,144	• 1,542	• \$1,525	• 696	• \$1,061,669	• 23,178
Downtown West	• 12	• 23	• 7,604	• 804	• \$1,790	• 1,022	• \$1,828,411	• 17,137
Etobicoke Waterfront	• 0	• 1	• 541	• 24	• \$1,647	• 811	• \$1,335,378	• 9,281
Highway7 - Yonge	• 1	• 4	• 899	• 34	• \$1,117	• 1,140	• \$1,273,121	• 23,308
Mississauga City Centre	• 2	• 8	• 3,966	• 104	• \$1,214	• 765	• \$928,368	• 20,807
North Toronto	• 3	• 18	• 3,522	• 329	• \$1,564	• 980	• \$1,532,882	• 238
North Yonge Corridor	• 49	• 8	• 2,572	• 667	• \$1,551	• 668	• \$1,036,253	• 32,887
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 129,027
North York West	• 18	• 10	• 1,010	• 539	• \$1,407	• 833	• \$1,172,262	• 20,375
Not Applicable	• 1,505	• 176	• 27,879	• 6,834	• \$1,177	• 776	• \$913,114	• 14,778
Scarborough City Centre								• 12,760
Sheppard Corridor	• 7	• 12	• 2,603	• 281	• \$1,426	• 825	• \$1,176,540	• 29,036
Thornhill	• 0	• 2	• 411	• 28	• \$1,367	• 1,690	• \$2,310,536	• 4,428
Toronto East	• 1	• 10	• 1,434	• 377	• \$1,266	• 700	• \$886,018	
Toronto West	• 21	• 23	• 3,794	• 659	• \$1,358	• 820	• \$1,113,750	
Yonge - St. Clair	• 0	• 7	• 867	• 254	• \$1,937	• 982	• \$1,902,086	

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