

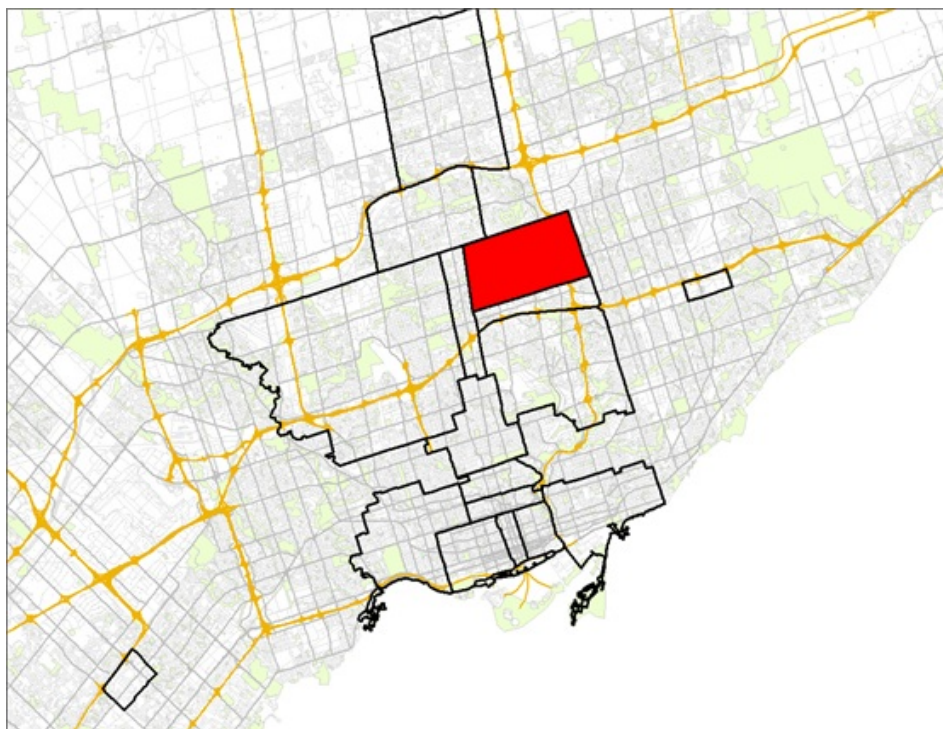


Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of August 2023



North York East Submarket Report - August 2023



North York East		GTA
Distinct count of Site Name	1	385
No. of Units	497	96,568
Total Sales	497	82,326
Act Inv	0	14,242
Avg. wt. \$/sf		\$1,408
Avg. Project \$/SF	\$749	\$1,286
Avg. SF		821
Avg. \$		\$1,156,529
Current Month Sales (incl. active & sold out)	0	443

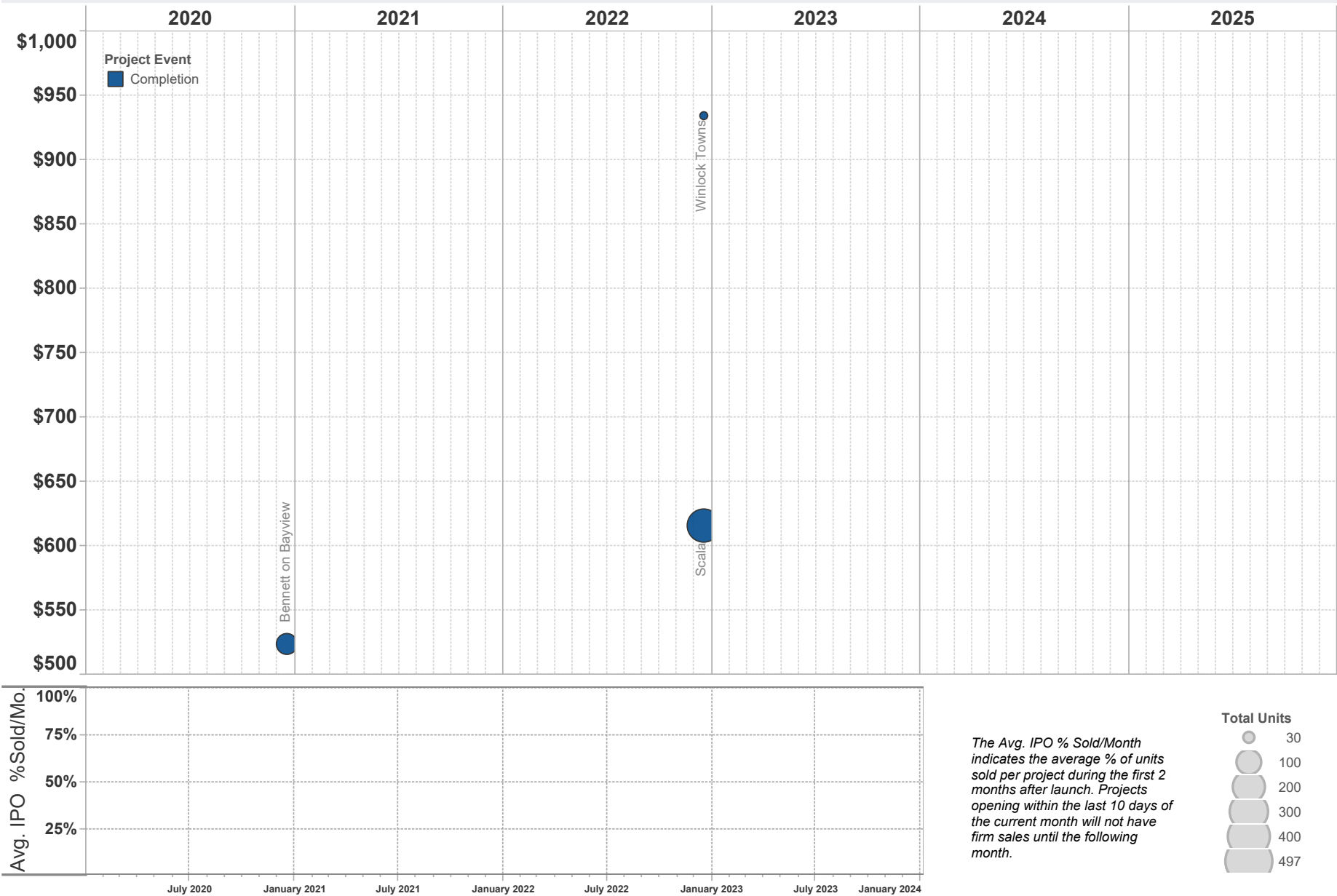
Development Applications		
North York East		City of Toronto
Count of Address	2	794
Total Units	305.0	462,476
Min. Density	2.0	0.0
Max. Density	3.3	61.7
Avg. Density	2.6	8.1

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



North York East Submarket Report - August 2023

Recent Project Openings, Completions & Scheduled Completions



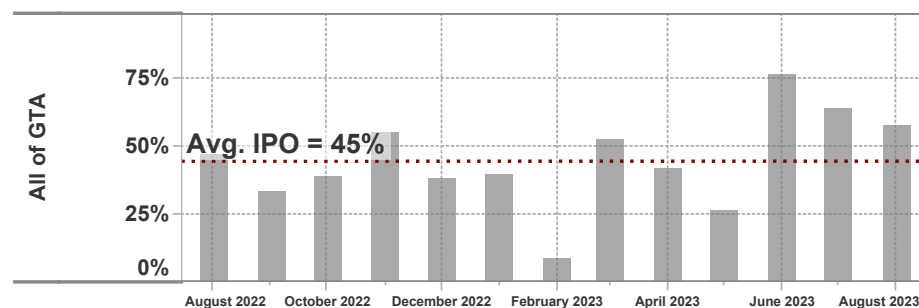
North York East Submarket Report - August 2023

Project Data by Unit Type

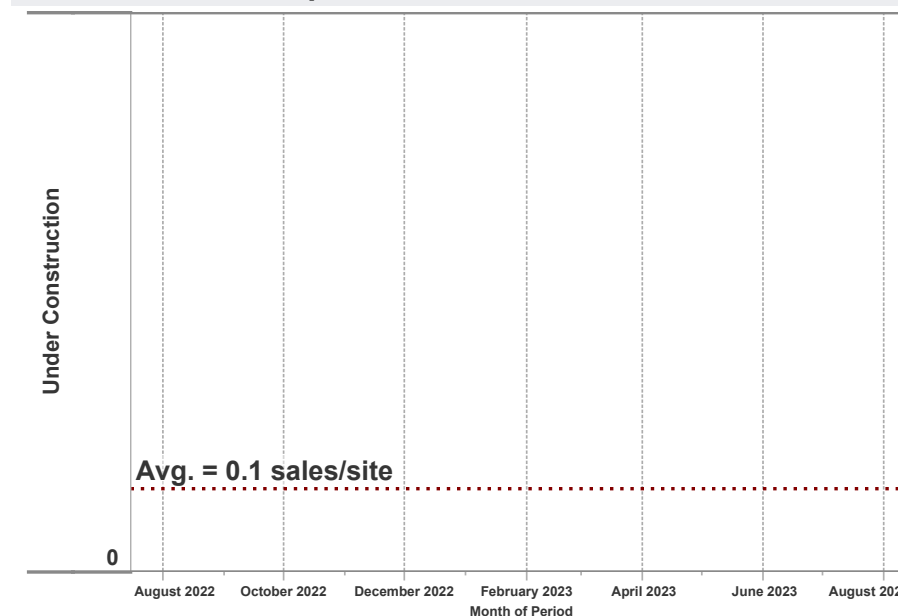
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	16	0	16	0
1 Bedroom	45	0	45	0
1 Bedroom + Den	164	0	164	0
2 Bedroom	118	0	118	0
2 Bedroom + Den	100	0	100	0
3 Bedroom & Up	14	0	14	0
Penthouse	40	0	40	0
Other				

* See Appendix for details

IPO Launch Performance (first 2 months)

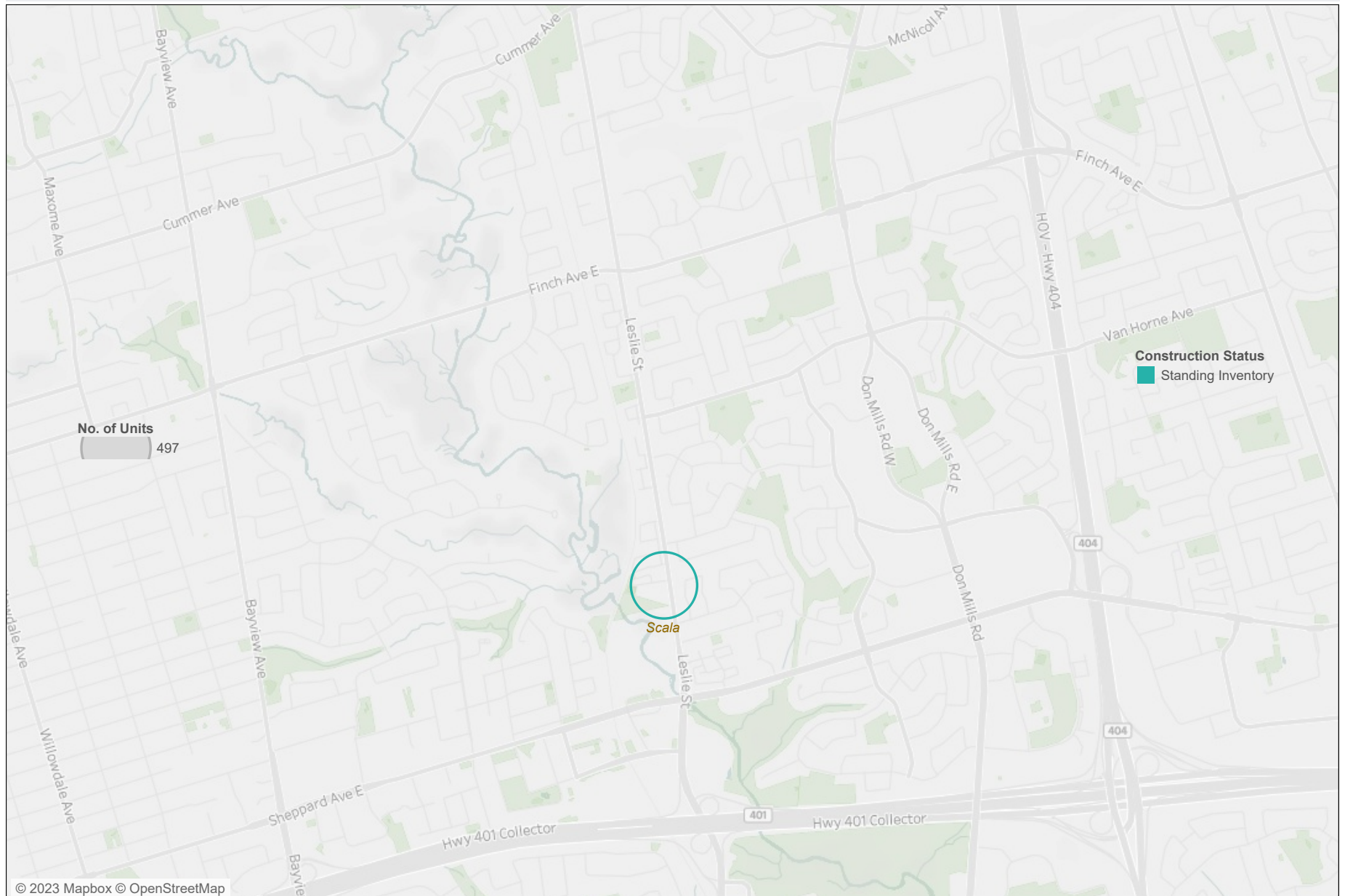


Post Launch Absorption: North York East



North York East Submarket Report - August 2023

Current Active Projects

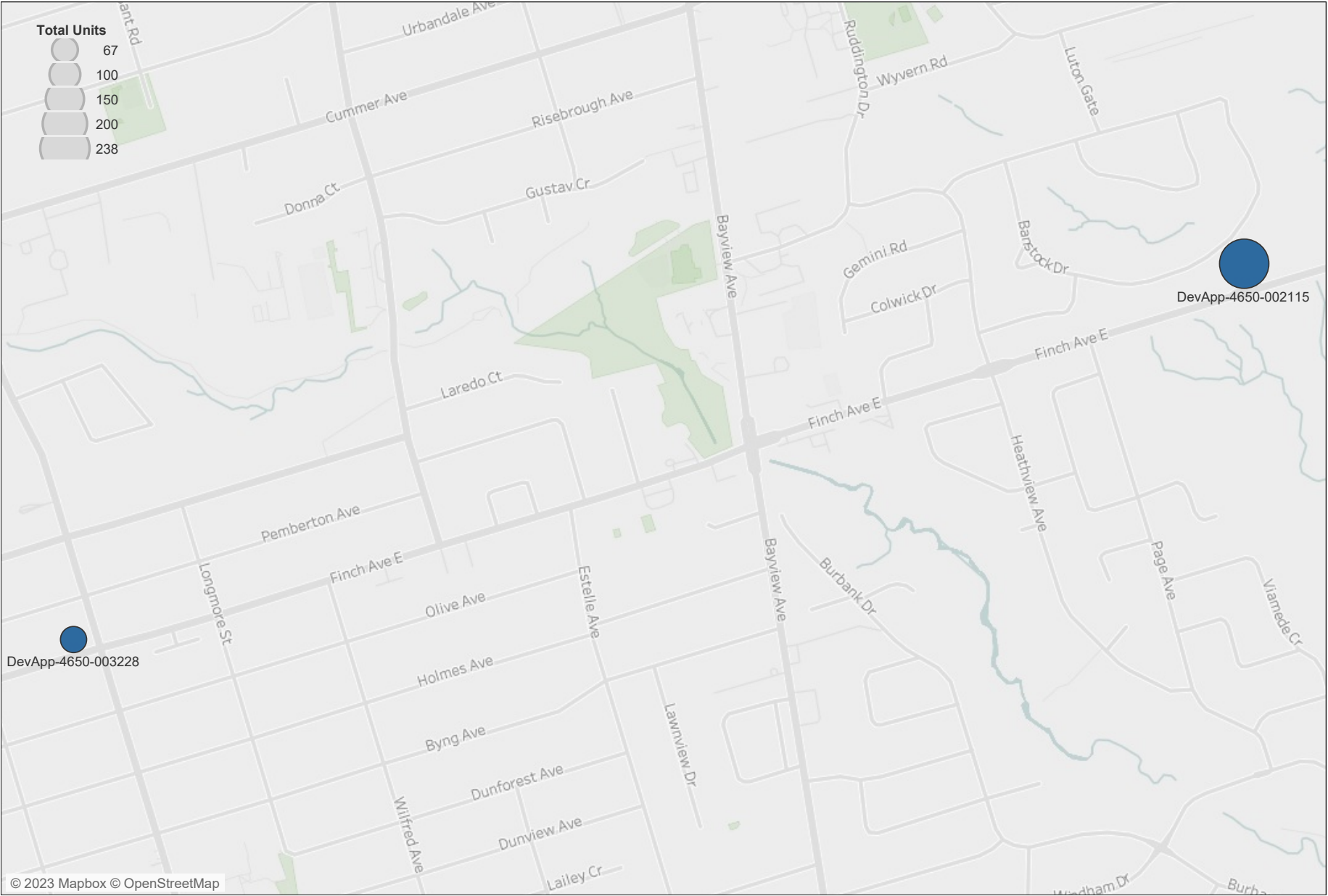


North York East Submarket Report - August 2023

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 - August 2023

Current Development Applications



North York East Submarket Report - August 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-002115	630 Finch Avenue East	3.3	238
DevApp-4650-003228	104 Finch Avenue East	2.0	67

North York East Submarket Report - August 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	11	16	4,247	470	\$2,512	1,108	\$2,783,935	16,439
Central Waterfront	3	6	2,544	484	\$1,710	1,130	\$1,932,586	17,168
Don Mills - York Mills	1	14	3,850	104	\$1,138	1,170	\$1,331,442	28,216
Downtown Core	3	8	4,815	523	\$1,877	760	\$1,427,423	31,600
Downtown East	18	20	6,218	1,383	\$1,513	694	\$1,050,669	25,705
Downtown West	4	23	7,668	746	\$1,789	1,056	\$1,888,873	17,279
Etobicoke Waterfront	1	1	545	20	\$1,647	811	\$1,335,505	9,281
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	25,237
Mississauga City Centre	5	8	3,961	109	\$1,244	769	\$957,260	26,058
North Toronto	14	18	3,520	367	\$1,560	924	\$1,441,857	305
North Yonge Corridor	9	8	2,636	604	\$1,558	673	\$1,048,874	32,789
North York East	0	1	497	0	.	.	.	143,340
North York West	22	11	1,113	586	\$1,331	867	\$1,154,406	24,358
Not Applicable	288	194	30,613	7,545	\$1,168	779	\$909,976	14,963
Scarborough City Centre								13,202
Sheppard Corridor	0	12	2,619	280	\$1,407	830	\$1,168,501	30,819
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,717
Toronto East	8	10	1,493	318	\$1,249	707	\$882,844	
Toronto West	53	22	3,803	394	\$1,384	879	\$1,216,180	
Yonge - St. Clair	3	7	874	247	\$1,910	957	\$1,827,520	



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