



# Altus Group



## **Greater Toronto Area High Rise Projects**

New Homes Monthly Report  
April 2024

# GTA Overview

## Altus Data Solutions Monthly Market Report - GTA New Homes Overview

| Monthly Sales            | Apr-24         |             | Apr-23         |            | Change     |
|--------------------------|----------------|-------------|----------------|------------|------------|
| High Rise                | 518            |             | 1,426          |            | -63.7%     |
| Low Rise                 | 587            |             | 1,060          |            | -44.6%     |
| Total                    | 1,105          |             | 2,486          |            | -55.6%     |
|                          |                |             |                |            |            |
| Year to Date Sales       | Jan.-Apr. 2024 |             | Jan.-Apr. 2023 |            | Y/Y Change |
| High Rise                | 1,788          |             | 3,556          |            | -49.7%     |
| Low Rise                 | 1,922          |             | 1,804          |            | 6.5%       |
| Total                    | 3,710          |             | 5,360          |            | -30.8%     |
|                          |                |             |                |            |            |
| Year to Date Supply      | Jan.-Apr. 2024 |             | Jan.-Apr. 2023 |            | Y/Y Change |
| High Rise                | 1,755          |             | 5,953          |            | -70.5%     |
| Low Rise                 | 2,335          |             | 1,467          |            | 59.2%      |
| Total                    | 4,090          |             | 7,420          |            | -44.9%     |
|                          |                |             |                |            |            |
| Year to Date Completions | Jan.-Apr. 2024 |             | Jan.-Apr. 2023 |            | Y/Y Change |
| High Rise                | 8,371          |             | 4,504          |            | 85.9%      |
|                          |                |             |                |            |            |
| Remaining Inventory      | Apr-24         | Mar-24      | Apr-23         | M/M Change | Y/Y Change |
| High Rise                | 16,478         | 16,451      | 13,769         | 0.2%       | 19.7%      |
| Low Rise                 | 3,614          | 3,338       | 1,404          | 8.3%       | 157.4%     |
| Total                    | 20,092         | 19,789      | 15,173         | 1.5%       | 32.4%      |
|                          |                |             |                |            |            |
| Benchmark Price          | Apr-24         | Mar-24      | Apr-23         | M/M Change | Y/Y Change |
| High Rise                | \$1,056,786    | \$1,054,906 | \$1,102,904    | 0.2%       | -4.2%      |
| Low Rise                 | \$1,617,896    | \$1,594,951 | \$1,768,456    | 1.4%       | -8.5%      |
|                          |                |             |                |            |            |
| Projects                 | New Openings   | All Active  | Under Const.   | Pre-Const. |            |
| High Rise Projects       | 3              | 353         | 313            | 113        |            |
| High Rise Units          | 1,094          | 90,746      | 90,173         | 28,569     |            |
| % Sold*                  | 18%            | 82%         | 89%            | 57%        |            |
|                          |                |             |                |            |            |
| Low Rise Projects        | 11             | 222         |                |            |            |
| Low Rise Units           | 525            | 25,754      |                |            |            |
| % Sold*                  | 38%            | 86%         |                |            |            |

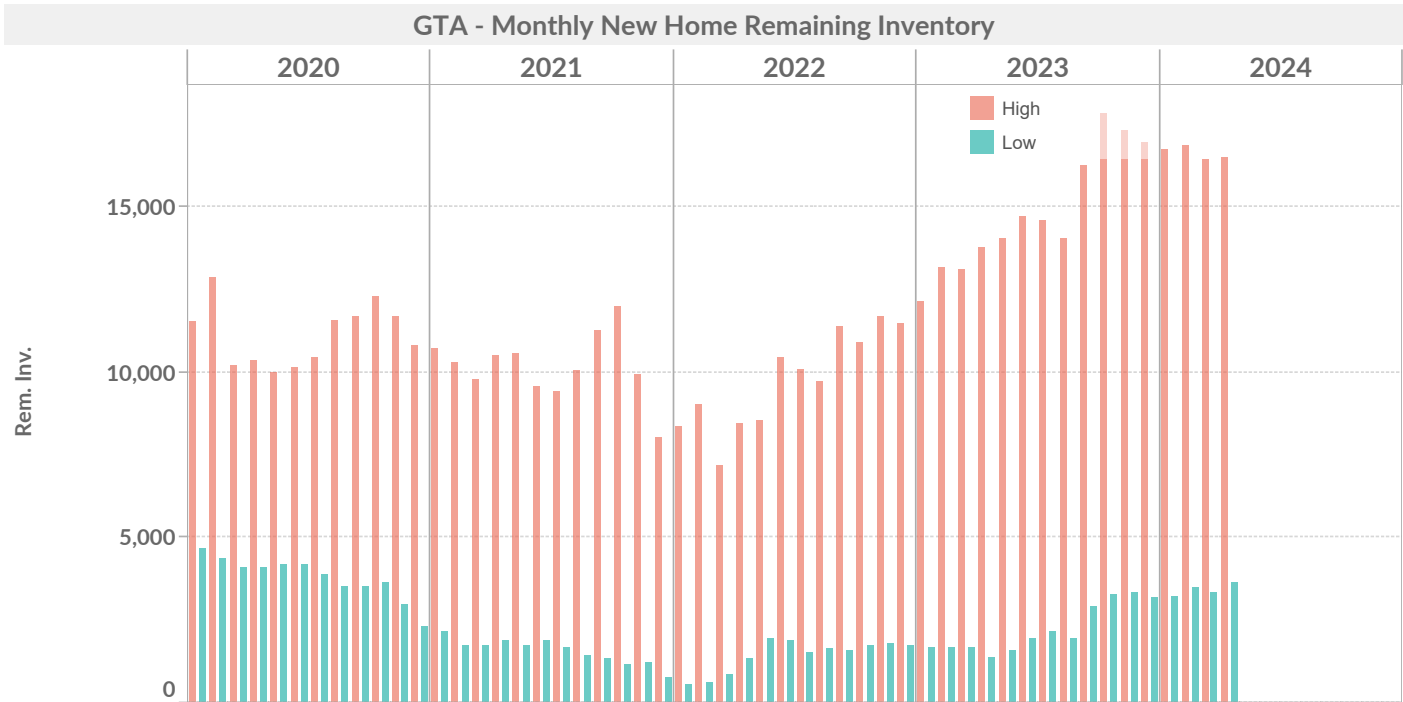
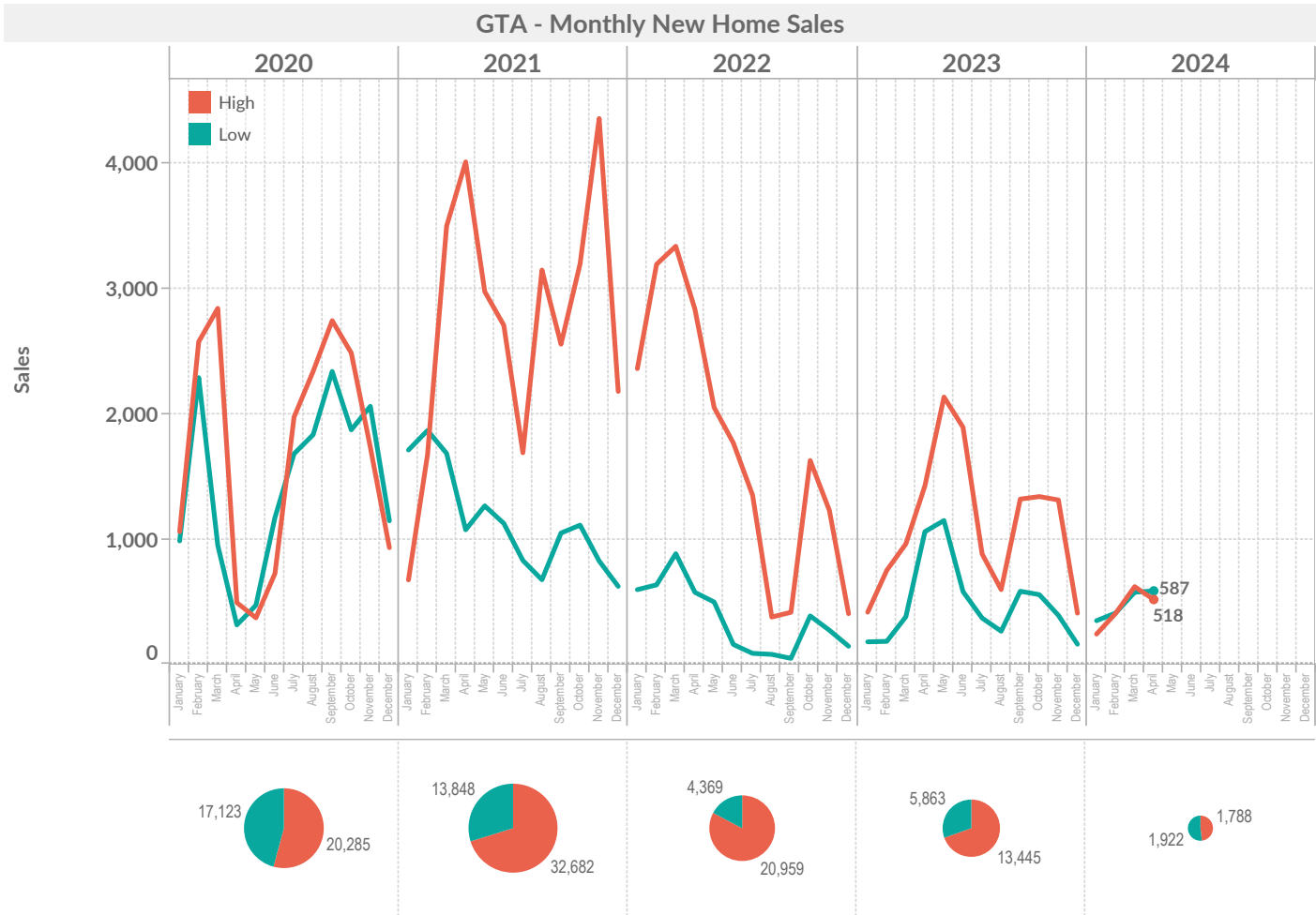
\* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

All Active includes all projects actively marketing available remaining inventory regardless of their construction status.

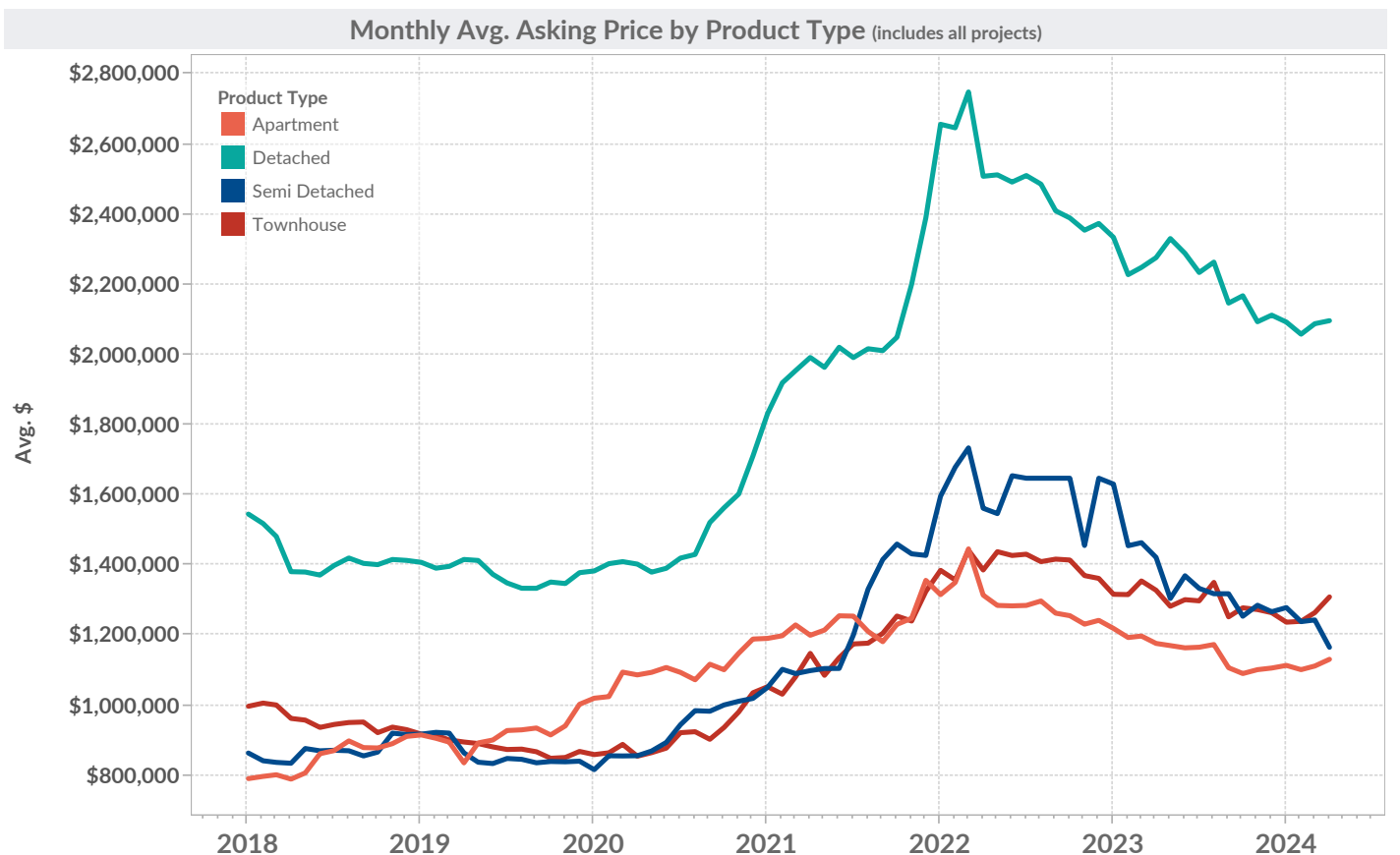
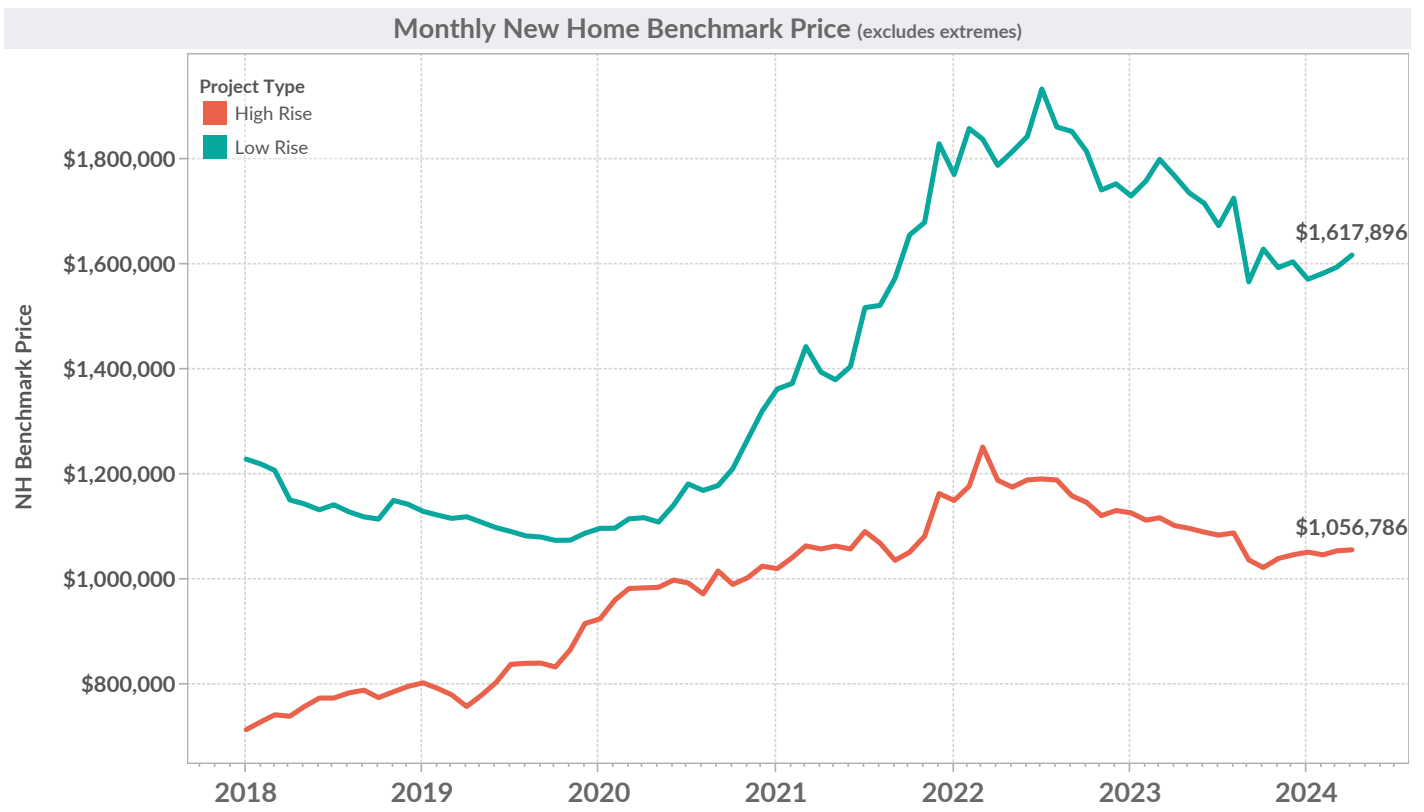
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

Pre-Construction includes all projects, regardless of whether sold out or not, that have not commenced construction.

# Sales & Remaining Inventory

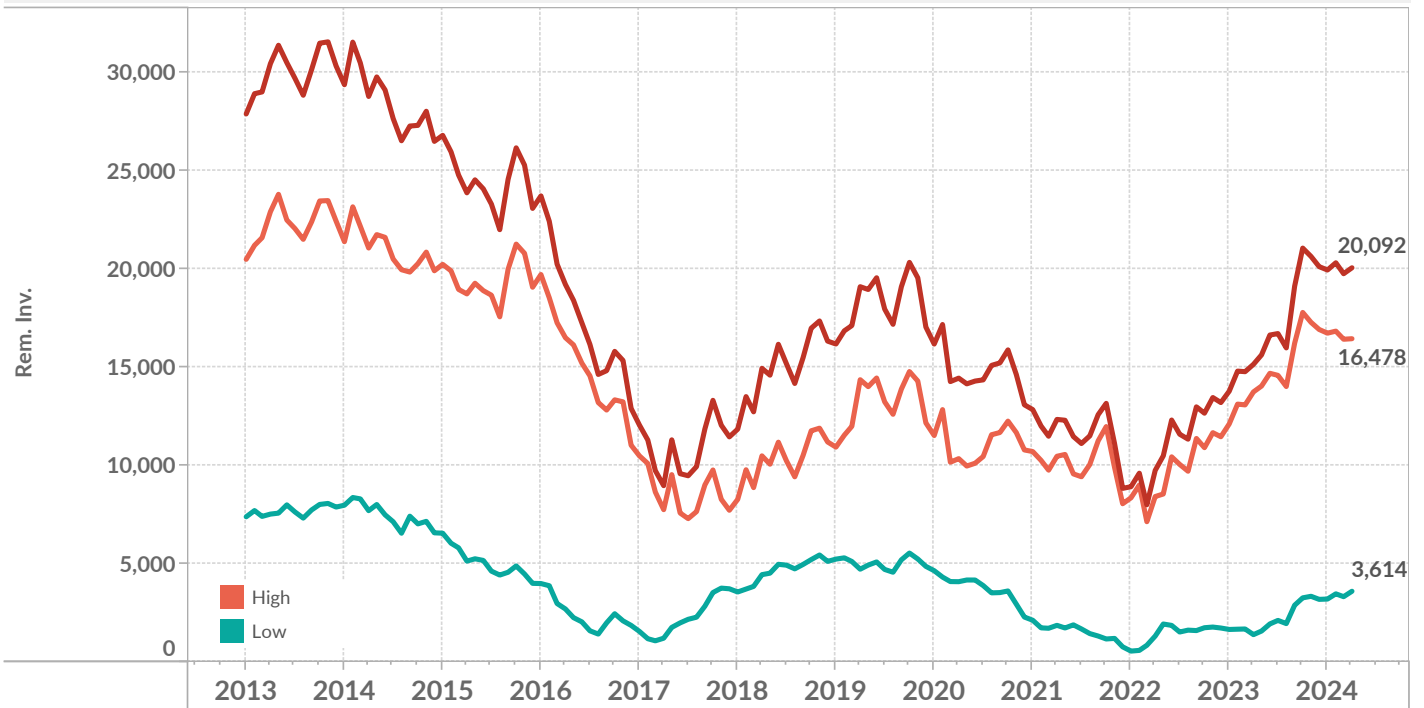


# Pricing

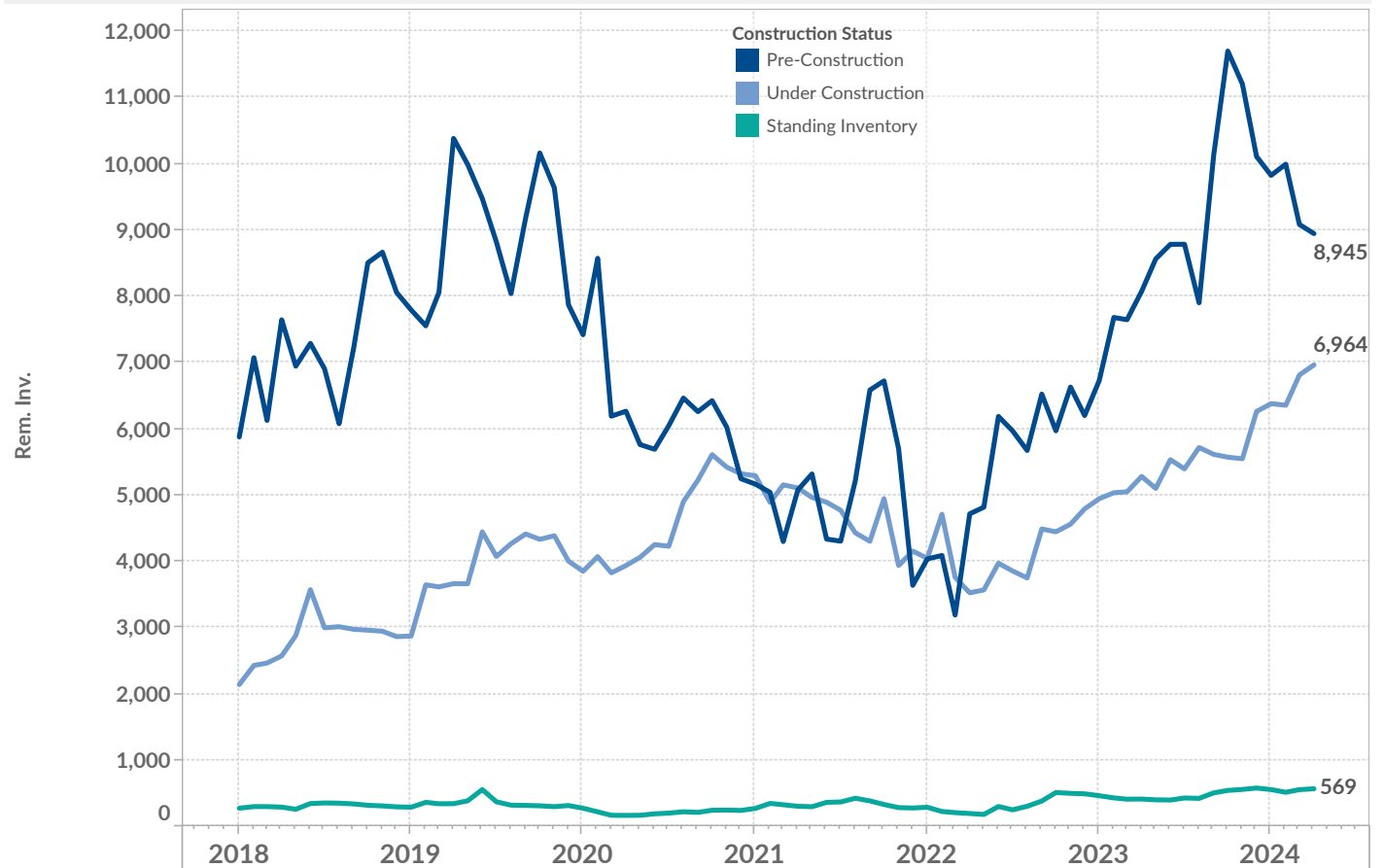


# Remaining Inventory

GTA - Monthly New Home Remaining Inventory



GTA - Monthly High Rise Rem. Inv. by Construction Status

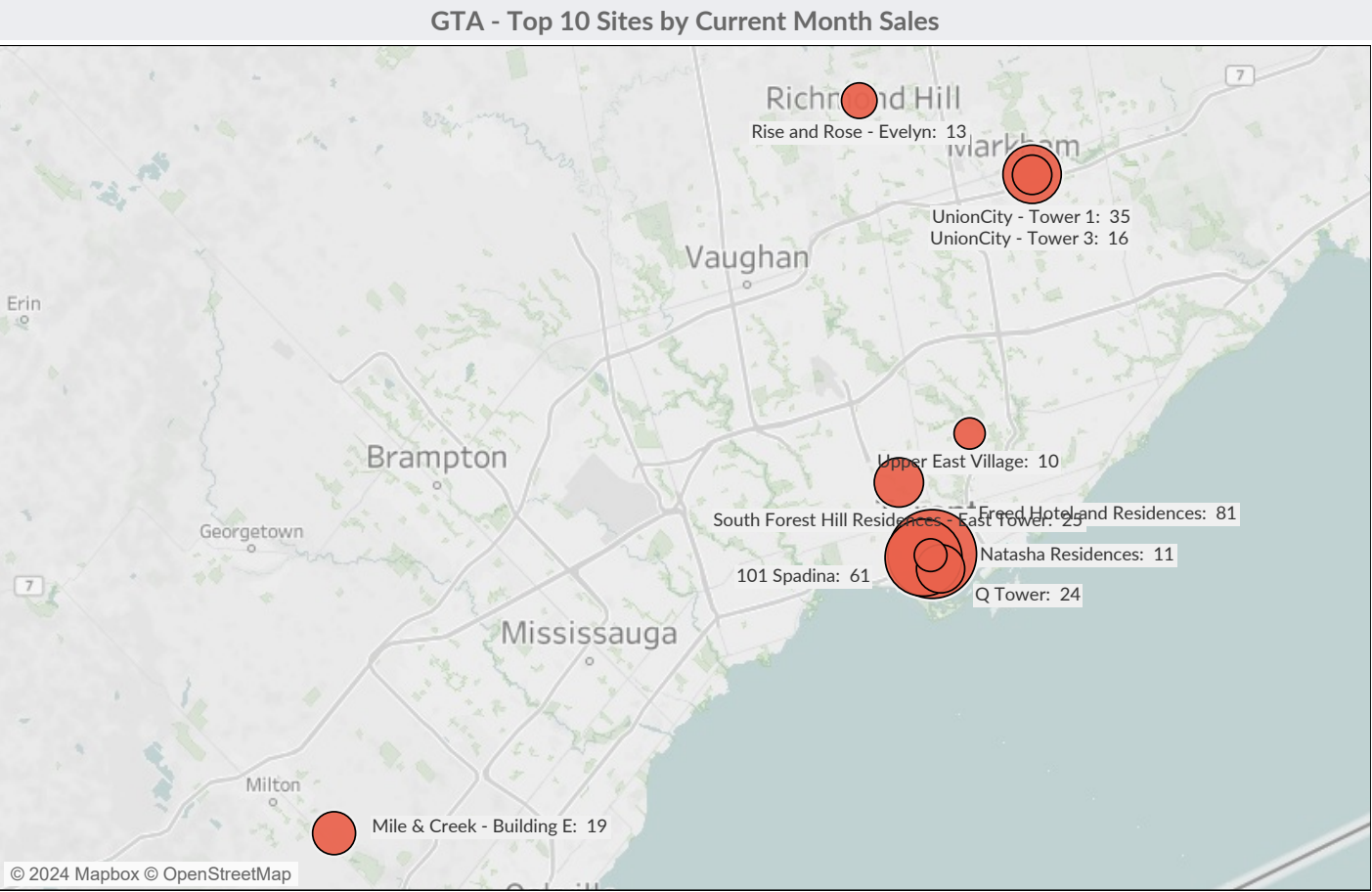
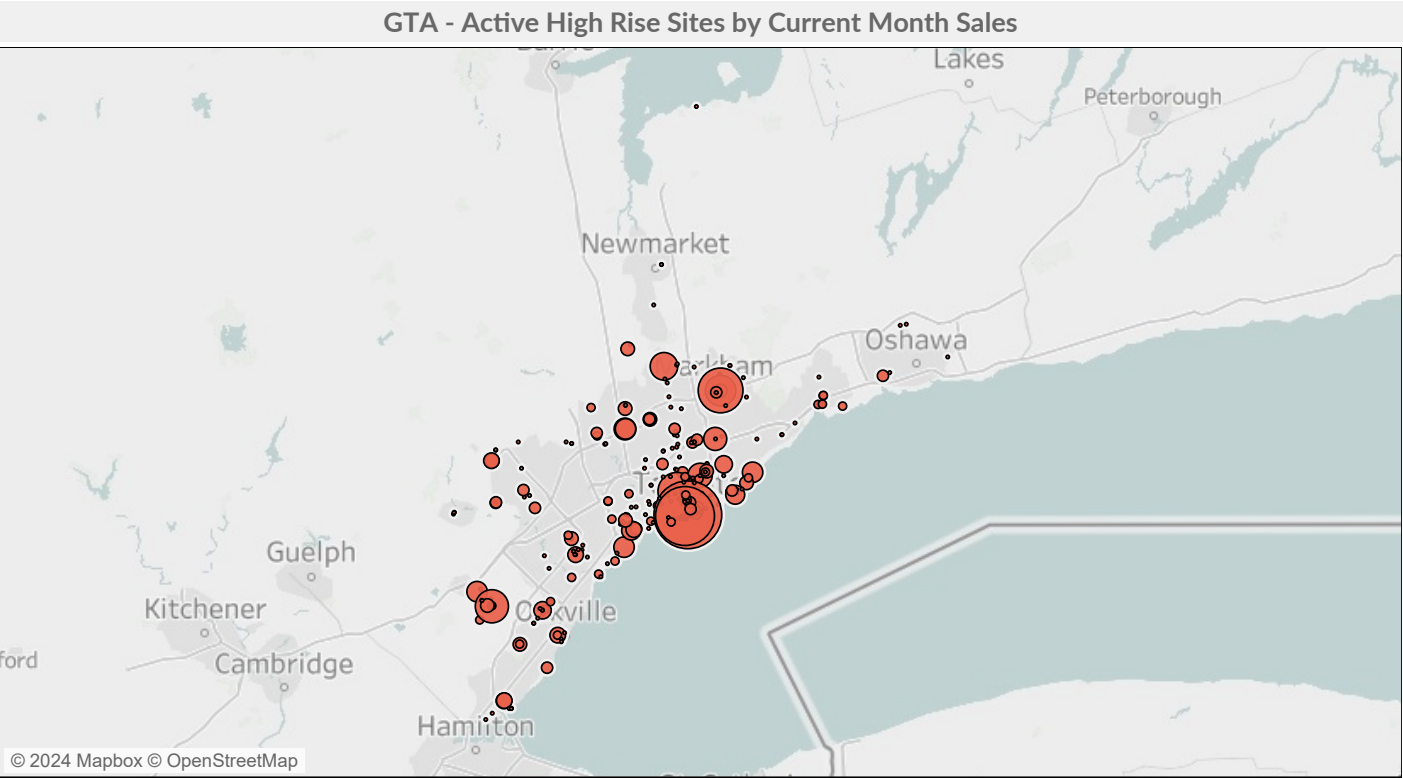




Altus Group



# Current Sites

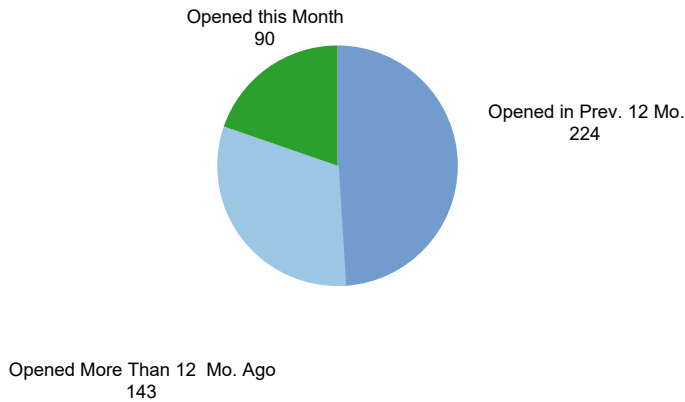


# Monthly Sales Breakdown

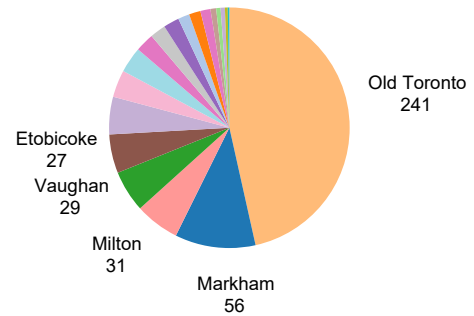


## Current Month High Rise Sales Breakdown

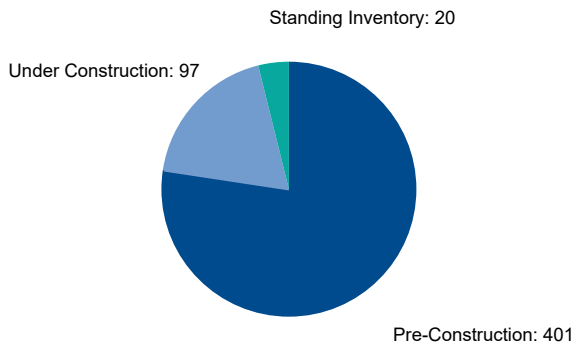
Sales by Opening Date



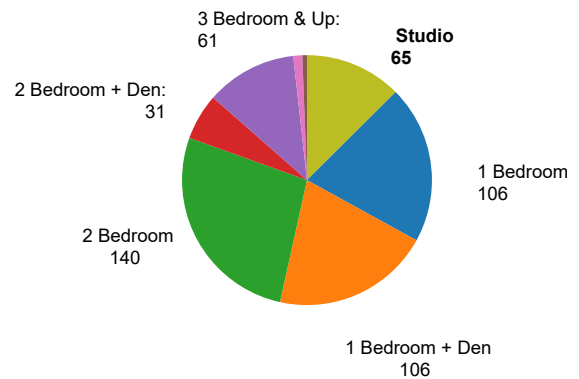
Sales by Municipality/Area



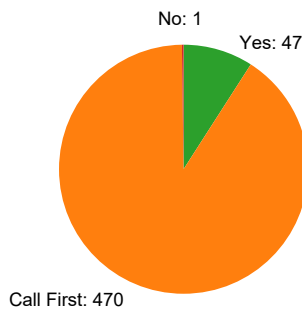
Sales by Const. Status



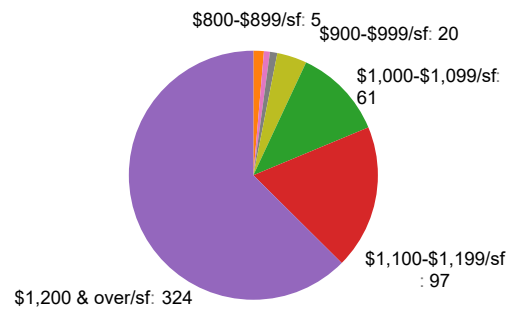
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



# New Openings

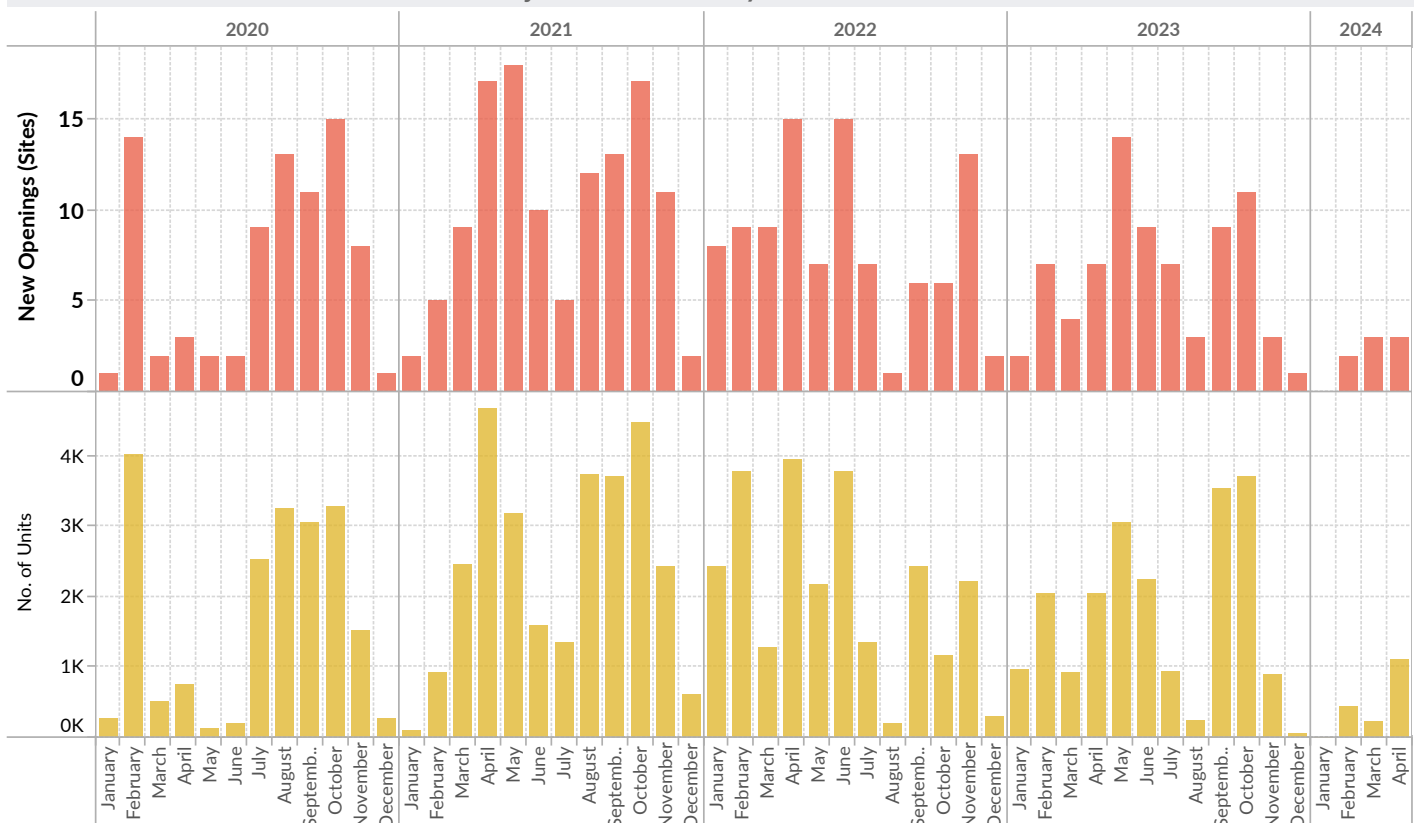


## April 2024 - New Project Launches

| Site Name                                                                           | Municipality | Opening Date | No. of Units | Current Month Sales * | Rem Inv | Avg. Current \$/SF |
|-------------------------------------------------------------------------------------|--------------|--------------|--------------|-----------------------|---------|--------------------|
| Freed Hotel and Residences - Freed Developments Ltd.                                | Old Toronto  | 2024-04-02   | 415          | 81                    | 334     | \$2,252            |
| 101 Spadina - Devron Developments                                                   | Old Toronto  | 2024-04-10   | 363          | 61                    | 302     | \$1,792            |
| Thompson Towers - Sienna - Tower 2 - Greenpark Group and Trinity Point Developments | Milton       | 2024-04-21   | 282          | 0                     | 282     | \$1,035            |
| <b>Grand Total</b>                                                                  |              |              | 1,060        | 142                   | 918     | \$1,662            |

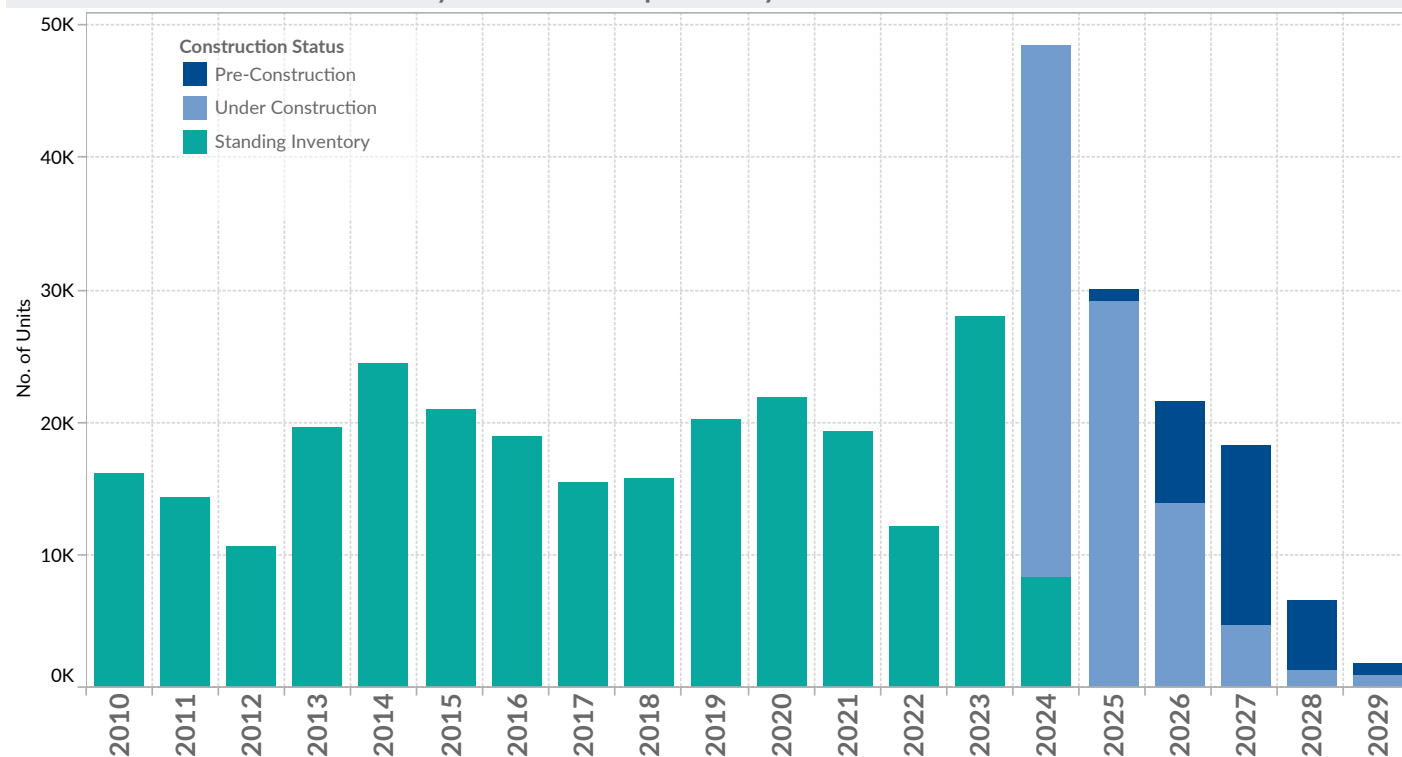
\* Projects launched or commenced signings within 10 days of month end cannot report any firm sales until the following month due to rescission period.

## Project Launch History - Sites & Units

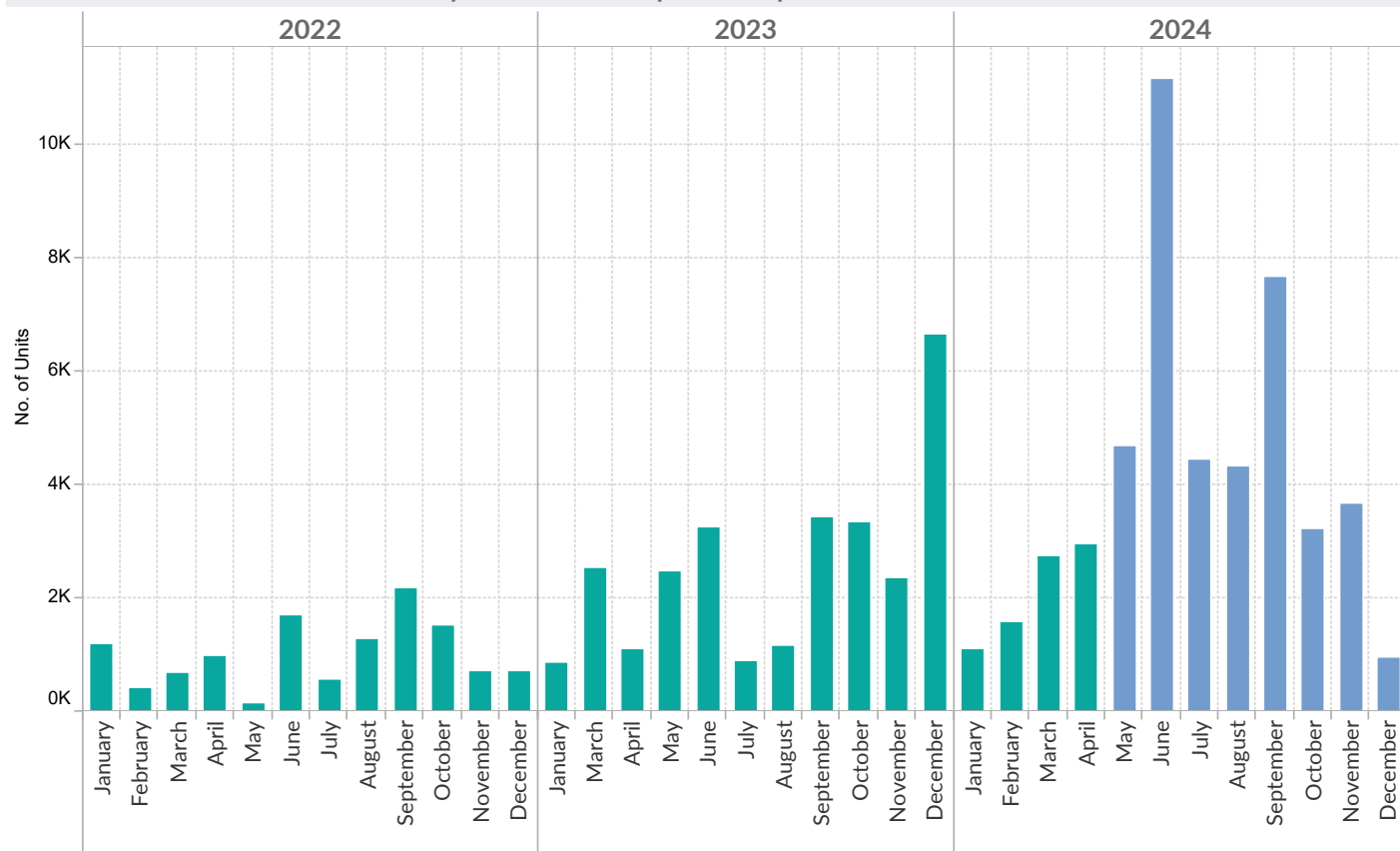


# Scheduled Completions

GTA - Yearly Scheduled Completions by Current Construction Status



GTA - Monthly Scheduled Completions by Current Construction Status



# Top Builders - YTD



## GTA - Top High Rise Builders by YTD Sales

| Builder                                | 2024       |            |            |            |     |     |     |     |     |     |     |     | Total        | Market Share % |
|----------------------------------------|------------|------------|------------|------------|-----|-----|-----|-----|-----|-----|-----|-----|--------------|----------------|
|                                        | Jan        | Feb        | Mar        | Apr        | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |              |                |
| Greenpark Group                        | 6          | 22         | 266        | 17         |     |     |     |     |     |     |     |     | 311          | 17.4%          |
| Mattamy Homes                          | 5          | 101        | 68         | 26         |     |     |     |     |     |     |     |     | 200          | 11.2%          |
| Metropia                               | 4          | 34         | 0          | 54         |     |     |     |     |     |     |     |     | 92           | 5.1%           |
| Freed Developments Ltd.                | 0          | 0          | 0          | 81         |     |     |     |     |     |     |     |     | 81           | 4.5%           |
| Almadev                                | 17         | 36         | 8          | 9          |     |     |     |     |     |     |     |     | 70           | 3.9%           |
| Diamond Corp                           | 14         | 5          | 5          | 38         |     |     |     |     |     |     |     |     | 62           | 3.5%           |
| Devron Developments                    |            |            |            | 61         |     |     |     |     |     |     |     |     | 61           | 3.4%           |
| Capital Developments                   | 8          | 40         | 7          | 3          |     |     |     |     |     |     |     |     | 58           | 3.2%           |
| Castleridge Homes                      | 1          | 0          | 44         | 5          |     |     |     |     |     |     |     |     | 50           | 2.8%           |
| Tridel                                 | 15         | 19         | 7          | 7          |     |     |     |     |     |     |     |     | 48           | 2.7%           |
| Westdale Properties                    | 4          | 1          | 8          | 25         |     |     |     |     |     |     |     |     | 38           | 2.1%           |
| RioCan Living                          | 1          | 35         | 0          | 1          |     |     |     |     |     |     |     |     | 37           | 2.1%           |
| Lifetime Developments                  | 5          | 3          | 3          | 25         |     |     |     |     |     |     |     |     | 36           | 2.0%           |
| Centrecourt Developments Inc.          | 9          | 0          | 27         | 0          |     |     |     |     |     |     |     |     | 36           | 2.0%           |
| Menkes                                 | 5          | 4          | 11         | 15         |     |     |     |     |     |     |     |     | 35           | 2.0%           |
| Parallax Development Corporation       | 2          | 0          | 8          | 25         |     |     |     |     |     |     |     |     | 35           | 2.0%           |
| QuadReal Property Group                | 5          | 4          | 11         | 15         |     |     |     |     |     |     |     |     | 35           | 2.0%           |
| Trinity Point Developments             | 2          | 21         | 7          | 0          |     |     |     |     |     |     |     |     | 30           | 1.7%           |
| York Trafalgar Homes                   | 0          | 0          | 27         | 3          |     |     |     |     |     |     |     |     | 30           | 1.7%           |
| Sutherland Development Group           | 0          | 0          | 27         | 3          |     |     |     |     |     |     |     |     | 30           | 1.7%           |
| BAZ Group of Companies                 | 2          | 10         | 9          | 9          |     |     |     |     |     |     |     |     | 30           | 1.7%           |
| Neat Communities                       | 5          | 6          | 11         | 7          |     |     |     |     |     |     |     |     | 29           | 1.6%           |
| Daniels Corporation                    | 11         | 7          | 4          | 6          |     |     |     |     |     |     |     |     | 28           | 1.6%           |
| Minto Developments                     | 3          | 0          | 11         | 12         |     |     |     |     |     |     |     |     | 26           | 1.5%           |
| Rogers Real Estate Development Limited | 7          | 10         | 5          | 4          |     |     |     |     |     |     |     |     | 26           | 1.5%           |
| <b>Total (All 199 Builders)</b>        | <b>242</b> | <b>407</b> | <b>621</b> | <b>518</b> |     |     |     |     |     |     |     |     | <b>1,788</b> |                |

Please Note: Sales in projects associated with more than one builder (ie: joint ventures) have been allocated in the full amount to each builder involved.

# Top Builders - Last 12 Months



## GTA - Top High Rise Builders by Last 12 Month's Sales

| Builder                                | 2023         |              |            |            |              |              |              |            | 2024       |            |            |            | Total         | Market Share % |
|----------------------------------------|--------------|--------------|------------|------------|--------------|--------------|--------------|------------|------------|------------|------------|------------|---------------|----------------|
|                                        | May          | Jun          | Jul        | Aug        | Sep          | Oct          | Nov          | Dec        | Jan        | Feb        | Mar        | Apr        |               |                |
| CentreCourt Developments Inc.          | 422          | 29           | 9          | 3          | 490          | 243          | 1            | 0          | 9          | 0          | 27         | 0          | 1,419         | 12.2%          |
| Metropia                               | 436          | 336          | 26         | 10         | 8            | 4            | 148          | 20         | 4          | 34         | 0          | 54         | 1,233         | 10.6%          |
| Mattamy Homes                          | 180          | 155          | 28         | 15         | 12           | 119          | 47           | 26         | 5          | 101        | 68         | 26         | 774           | 6.6%           |
| Menkes                                 | 27           | 206          | 200        | 93         | 60           | 46           | 25           | 13         | 5          | 4          | 11         | 15         | 692           | 5.9%           |
| QuadReal Property Group                | 20           | 203          | 195        | 92         | 55           | 40           | 23           | 13         | 5          | 4          | 11         | 15         | 661           | 5.7%           |
| Diamond Corp                           | 14           | 31           | 26         | 18         | 20           | 11           | 363          | 62         | 14         | 5          | 5          | 38         | 592           | 5.1%           |
| Daniels Corporation                    | 187          | 216          | 41         | 23         | 15           | 10           | 10           | 11         | 11         | 7          | 4          | 6          | 580           | 5.0%           |
| Greenpark Group                        | 2            | 10           | 111        | 19         | 12           | 30           | 8            | 10         | 6          | 22         | 266        | 17         | 542           | 4.6%           |
| Lifetime Developments                  | 2            | 1            | 1          | 0          | 0            | 0            | 361          | 62         | 5          | 3          | 3          | 25         | 449           | 3.8%           |
| BAZ Group of Companies                 | 8            | 22           | 61         | 21         | 93           | 60           | 31           | 1          | 2          | 10         | 9          | 9          | 383           | 3.3%           |
| Capital Developments                   | 24           | 17           | 4          | 4          | 124          | 68           | 11           | 8          | 8          | 40         | 7          | 3          | 343           | 2.9%           |
| Urban Capital Property Group           | 1            | 1            | 2          | 5          | 1            | 221          | 42           | 7          | 7          | 10         | 5          | 4          | 334           | 2.9%           |
| Rogers Real Estate Development Limited | 1            | 1            | 1          | 5          | 0            | 220          | 42           | 7          | 7          | 10         | 5          | 4          | 303           | 2.6%           |
| Harhay Developments                    | 0            | 189          | 31         | 14         | 9            | 19           | 6            | 3          | 3          | 4          | 4          | 2          | 300           | 2.6%           |
| Tridel                                 | 52           | 18           | 15         | 24         | 20           | 11           | 63           | 12         | 15         | 19         | 7          | 7          | 288           | 2.5%           |
| Trinity Point Developments             |              | 0            | 104        | 16         | 11           | 26           | 5            | 8          | 2          | 21         | 7          | 0          | 282           | 2.4%           |
| Emblem Developments                    | 120          | 15           | 41         | 5          | 2            | 1            | 2            | 2          | 1          | 5          | 3          | 1          | 200           | 1.7%           |
| Diamond Kilmer Developments            | 130          | 20           | 4          | 10         | 3            | 7            | 0            | 0          | 0          | 2          | 2          | 2          | 197           | 1.7%           |
| Originate Developments                 | 0            | 0            | 0          | 0          | 129          | 22           | 4            | 0          | 2          | 0          | 4          | 8          | 186           | 1.6%           |
| Harlo Capital                          | 0            | 0            | 0          | 0          | 129          | 22           | 4            | 0          | 2          | 0          | 3          | 6          | 178           | 1.5%           |
| Amexon                                 | 2            | 9            | 0          | 0          | 29           |              | 47           | 61         | 7          | 4          | 1          | 2          | 165           | 1.4%           |
| SKALE                                  | 0            | 67           | 6          | 20         | 14           | 2            | 20           | 8          | 7          | 2          | 3          | 7          | 160           | 1.4%           |
| Highmark Homes                         |              | 110          | 7          | 14         | 0            | 0            | 10           | 2          | 4          | 2          | 4          | 2          | 160           | 1.4%           |
| Diamante Development Corporation       | 0            | 67           | 6          | 20         | 14           | 2            | 20           | 8          | 2          | 2          | 3          | 7          | 160           | 1.4%           |
| Almaved                                | 1            | 6            | 1          | 1          | 2            | 1            | 55           | 7          | 17         | 36         | 8          | 9          | 156           | 1.3%           |
| <b>Total (All 207 Builders)</b>        | <b>2,135</b> | <b>1,893</b> | <b>882</b> | <b>597</b> | <b>1,320</b> | <b>1,340</b> | <b>1,313</b> | <b>409</b> | <b>242</b> | <b>407</b> | <b>621</b> | <b>518</b> | <b>11,677</b> |                |

Please Note: Sales in projects associated with more than one builder (ie: joint ventures) have been allocated in the full amount to each builder involved.

# Top Sites



## GTA - Top High Rise Sites by Current Month Sales

| Site Name                                                                                            | Municipality | Product Type | Unit Type       | 2024 April |
|------------------------------------------------------------------------------------------------------|--------------|--------------|-----------------|------------|
| Freed Hotel and Residences - Freed Developments Ltd.                                                 | Old Toronto  | Apartment    | 1 Bedroom       | 23         |
|                                                                                                      |              |              | 3 Bedroom & Up  | 0          |
|                                                                                                      |              |              | 2 Bedroom       | 15         |
|                                                                                                      |              |              | Studio          | 43         |
|                                                                                                      |              |              | <b>Total</b>    | <b>81</b>  |
| 101 Spadina - Devron Developments                                                                    | Old Toronto  | Apartment    | 1 Bedroom       | 21         |
|                                                                                                      |              |              | 1 Bedroom + Den | 7          |
|                                                                                                      |              |              | 2 Bedroom + Den | 1          |
|                                                                                                      |              |              | 3 Bedroom & Up  | 0          |
|                                                                                                      |              |              | 2 Bedroom       | 23         |
|                                                                                                      |              |              | Studio          | 9          |
|                                                                                                      |              |              | <b>Total</b>    | <b>61</b>  |
| UnionCity - Tower 1 - Metropia                                                                       | Markham      | Apartment    | 1 Bedroom       | 0          |
|                                                                                                      |              |              | 1 Bedroom + Den | 4          |
|                                                                                                      |              |              | 2 Bedroom + Den | 6          |
|                                                                                                      |              |              | 3 Bedroom & Up  | 25         |
|                                                                                                      |              |              | 2 Bedroom       | 0          |
|                                                                                                      |              |              | Studio          | 0          |
|                                                                                                      |              |              | <b>Total</b>    | <b>35</b>  |
| South Forest Hill Residences - East Tower - Parallax Development Corporation and Westdale Properties | Old Toronto  | Apartment    | 1 Bedroom       | 5          |
|                                                                                                      |              |              | 1 Bedroom + Den | 0          |
|                                                                                                      |              |              | 3 Bedroom & Up  | 8          |
|                                                                                                      |              |              | 2 Bedroom       | 12         |
|                                                                                                      |              |              | <b>Total</b>    | <b>25</b>  |
| Q Tower - Lifetime Developments and Diamond Corp                                                     | Old Toronto  | Apartment    | 1 Bedroom       | 9          |
|                                                                                                      |              |              | 1 Bedroom + Den | 9          |
|                                                                                                      |              |              | 2 Bedroom + Den | 0          |
|                                                                                                      |              |              | 3 Bedroom & Up  | 0          |
|                                                                                                      |              |              | 2 Bedroom       | 0          |
|                                                                                                      |              |              | Studio          | 6          |
|                                                                                                      |              |              | <b>Total</b>    | <b>24</b>  |
| Mile & Creek - Building E - Mattamy Homes                                                            | Milton       | Apartment    | 1 Bedroom       | 4          |
|                                                                                                      |              |              | 1 Bedroom + Den | 12         |
|                                                                                                      |              |              | 2 Bedroom + Den | 1          |
|                                                                                                      |              |              | 3 Bedroom & Up  | 1          |
|                                                                                                      |              |              | 2 Bedroom       | 1          |
|                                                                                                      |              |              | <b>Total</b>    | <b>19</b>  |

# Market Parameters by Area

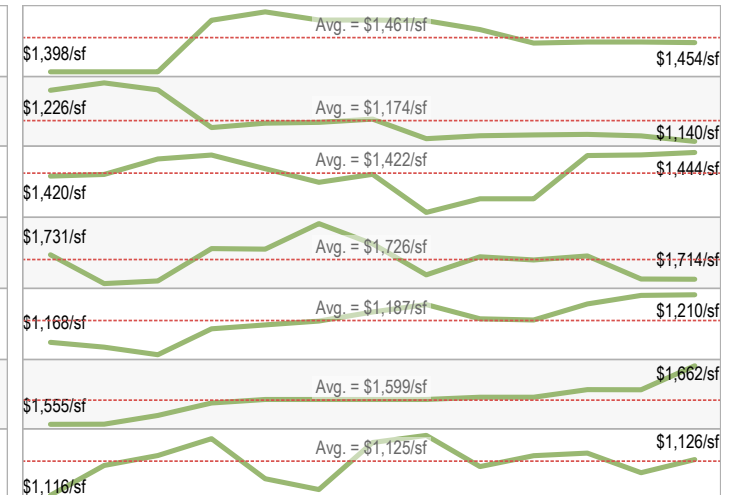


## Current Market Parameters & Trend by Area

### Avg. Asking Price/SF

|          |               |            |
|----------|---------------|------------|
| 416 Area | East York     | \$1,486/sf |
|          | Etobicoke     | \$1,143/sf |
|          | North York    | \$1,445/sf |
|          | Old Toronto   | \$1,749/sf |
|          | Scarborough   | \$1,209/sf |
|          | York          | \$1,661/sf |
| 905 Area | 905 All Muni. | \$1,117/sf |

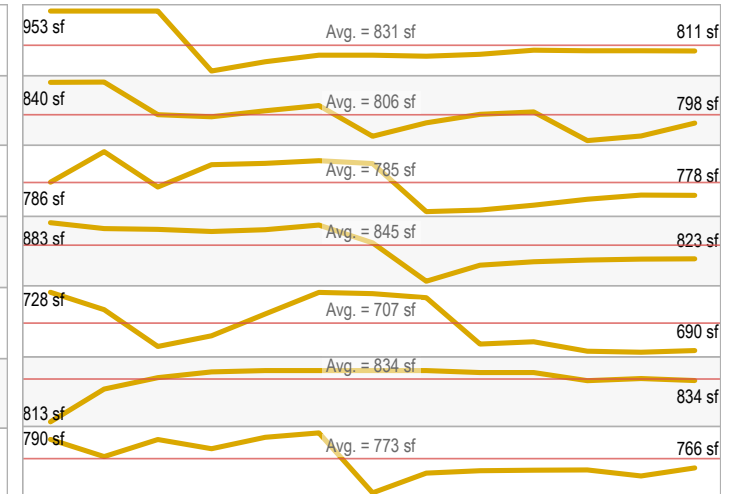
### Last 13 Months



### Avg. Remaining Unit Size (SF)

|          |               |        |
|----------|---------------|--------|
| 416 Area | East York     | 812 sf |
|          | Etobicoke     | 784 sf |
|          | North York    | 778 sf |
|          | Old Toronto   | 823 sf |
|          | Scarborough   | 689 sf |
|          | York          | 835 sf |
| 905 Area | 905 All Muni. | 759 sf |

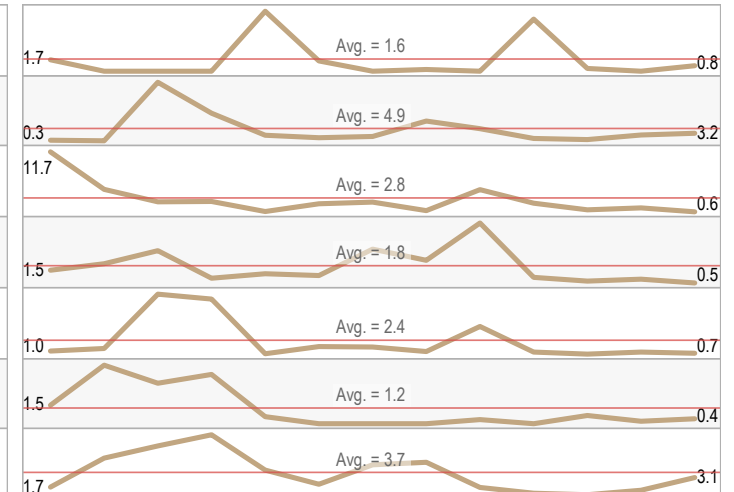
### Last 13 Months



### Avg. Absorption Rate (Sales/Site)

|          |               |     |
|----------|---------------|-----|
| 416 Area | East York     | 2.2 |
|          | Etobicoke     | 1.2 |
|          | North York    | 0.7 |
|          | Old Toronto   | 1.8 |
|          | Scarborough   | 1.5 |
|          | York          | 0.6 |
| 905 Area | 905 All Muni. | 1.3 |

### Last 13 Months



# Y./Y. Sales Comparison

## Current Month Sales Compared to Previous Year by Submarket

| Sub Market              | Municipality  | April 2023                                                                                |                                                                                        |                                                                                           | April 2024                                                                                |                                                                                          |                                                                                           |
|-------------------------|---------------|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|                         |               | Apartment                                                                                 | Stacked                                                                                | Total                                                                                     | Apartment                                                                                 | Stacked                                                                                  | Total                                                                                     |
| Bloor - Yorkville       | Old Toronto   |  216     |                                                                                        |  216     |  7     |                                                                                          |  7     |
| Central Waterfront      | Old Toronto   |  0       |                                                                                        |  0       |  24    |                                                                                          |  24    |
| Don Mills - York Mills  | North York    |  2       |  2    |  4       |  4     |  5    |  9     |
| Downtown Core           | Old Toronto   |  32      |                                                                                        |  32      |  5     |                                                                                          |  5     |
| Downtown East           | Old Toronto   |  23      |                                                                                        |  23      |  8     |                                                                                          |  8     |
| Downtown West           | Old Toronto   |  75      |                                                                                        |  75      |  162   |                                                                                          |  162   |
| Etobicoke Waterfront    | Etobicoke     |  0       |                                                                                        |  0       |  0     |                                                                                          |  0     |
| Highway7 - Yonge        | Markham       |  0       |                                                                                        |  0       |                                                                                           |                                                                                          |                                                                                           |
|                         | Richmond Hill |  2       |  0    |  2       |  13    |  0    |  13    |
| Mississauga City Centre | Mississauga   |  2       |                                                                                        |  2       |  4     |                                                                                          |  4     |
| North Toronto           | Old Toronto   |  32      |  0    |  32      |  3     |  0    |  3     |
| North Yonge Corridor    | North York    |  132     |                                                                                        |  132     |  2     |                                                                                          |  2     |
| North York East         | North York    |  0       |                                                                                        |  0       |                                                                                           |                                                                                          |                                                                                           |
| North York West         | North York    |  30      |  0    |  30      |  2     |                                                                                          |  2     |
| Not Applicable          | Ajax          |                                                                                           |                                                                                        |                                                                                           |  1     |                                                                                          |  1     |
|                         | Aurora        |                                                                                           |  0    |  0       |                                                                                           |  0    |  0     |
|                         | Brampton      |  28      |  41   |  69      |  8     |  0    |  8     |
|                         | Burlington    |  0       |                                                                                        |  0       |  8     |                                                                                          |  8     |
|                         | Caledon       |  0       |                                                                                        |  0       |  0     |  7    |  7     |
|                         | Clarington    |  0     |                                                                                        |  0     |  0   |                                                                                          |  0   |
|                         | East York     |  0     |  0  |  0     |  11  |  0  |  11  |
|                         | Etobicoke     |  0     |                                                                                        |  0     |  20  |  0  |  20  |
|                         | Georgina      |  0     |                                                                                        |  0     |  0   |                                                                                          |  0   |
|                         | Halton Hills  |  0     |                                                                                        |  0     |  0   |                                                                                          |  0   |
|                         | King          |  0     |                                                                                        |  0     |  3   |                                                                                          |  3   |
|                         | Markham       |  469   |  0  |  469   |  56  |  0  |  56  |
|                         | Milton        |  6     |                                                                                        |  6     |  31  |                                                                                          |  31  |
|                         | Mississauga   |  75    |  0  |  75    |  7   |                                                                                          |  7   |
|                         | Newmarket     |  0     |                                                                                        |  0     |  0   |                                                                                          |  0   |
|                         | North York    |                                                                                           |                                                                                        |                                                                                           |                                                                                           |  0  |  0   |
|                         | Oakville      |  86    |                                                                                        |  86    |  18  |                                                                                          |  18  |
|                         | Old Toronto   |  6     |                                                                                        |  6     |  0   |                                                                                          |  0   |
|                         | Oshawa        |  3     |                                                                                        |  3     |  0   |                                                                                          |  0   |
|                         | Pickering     |  20    |  1  |  21    |  4   |  0  |  4   |
|                         | Richmond Hill |                                                                                           |  0  |  0     |                                                                                           |  0  |  0   |
|                         | Scarborough   |  19    |  0  |  19    |  19  |  0  |  19  |
|                         | Vaughan       |  7     |  2  |  9     |  27  |  2  |  29  |
|                         | Whitby        |  5     |                                                                                        |  5     |  2   |                                                                                          |  2   |
|                         | York          |  36    |  2  |  38    |  3   |                                                                                          |  3   |
| Sheppard Corridor       | North York    |  34    |  4  |  38    |  13  |  0  |  13  |
| Thornhill               | Markham       |  1     |                                                                                        |  1     |  0   |                                                                                          |  0   |
|                         | Vaughan       |  0     |                                                                                        |  0     |  0   |                                                                                          |  0   |
| Toronto East            | Old Toronto   |  8     |                                                                                        |  8     |  0   |                                                                                          |  0   |
| Toronto West            | Etobicoke     |                                                                                           |                                                                                        |                                                                                           |                                                                                           |  7  |  7   |
|                         | Old Toronto   |  22    |                                                                                        |  22    |  6   |                                                                                          |  6   |
| Yonge - St. Clair       | Old Toronto   |  3     |  0  |  3     |  25  |  1  |  26  |
| <b>Grand Total</b>      |               |  1,374 |  52 |  1,426 |  496 |  22 |  518 |

# Sales & Remaining Inventory

## Last 12 Month's Sales & Remaining Inventory by Submarket

| Last 12 Months - Sales  |                        |           |         |          | Remaining Inventory |         |          |
|-------------------------|------------------------|-----------|---------|----------|---------------------|---------|----------|
| Sub Market              | Municipality           | Apartment | Stacked | Total    | Apartment           | Stacked | Total    |
| Bloor - Yorkville       | Old Toronto            | • 346     |         | • 346    | • 585               |         | • 585    |
| Central Waterfront      | Old Toronto            | • 475     |         | • 475    | • 868               |         | • 868    |
| Don Mills - York Mills  | North York             | • 45      | • 15    | • 60     | • 301               | • 10    | • 311    |
|                         | Old Toronto            |           |         |          |                     |         |          |
| Downtown Core           | Old Toronto            | • 97      |         | • 97     | • 455               |         | • 455    |
| Downtown East           | Old Toronto            | • 641     |         | • 641    | • 1,535             |         | • 1,535  |
| Downtown West           | Old Toronto            | • 640     |         | • 640    | • 1,421             |         | • 1,421  |
| Etobicoke Waterfront    | Etobicoke              | • 10      |         | • 10     | • 14                |         | • 14     |
| Highway7 - Yonge        | Markham                | • 1       |         | • 1      |                     |         |          |
|                         | Richmond Hill          | • 272     | • 0     | • 272    | • 16                | • 23    | • 39     |
| Mississauga City Centre | Mississauga            | • 304     |         | • 304    | • 636               |         | • 636    |
| North Toronto           | North York             |           |         |          |                     |         |          |
|                         | Old Toronto            | • 51      | • 0     | • 51     | • 350               | • 4     | • 354    |
| North Yonge Corridor    | North York             | • 224     |         | • 224    | • 741               |         | • 741    |
|                         | Old Toronto            |           |         |          |                     |         |          |
| North York East         | North York             | • 1       |         | • 1      |                     |         |          |
| North York West         | North York             | • 185     | • 3     | • 188    | • 443               |         | • 443    |
|                         | Old Toronto            |           |         |          |                     |         |          |
|                         | York                   |           |         |          |                     |         |          |
| Not Applicable          | Ajax                   | • 75      |         | • 75     | • 69                |         | • 69     |
|                         | Aurora                 |           | • 0     | • 0      |                     | • 8     | • 8      |
|                         | Brampton               | • 97      | • 97    | • 194    | • 245               | • 243   | • 488    |
|                         | Burlington             | • 107     |         | • 107    | • 229               |         | • 229    |
|                         | Caledon                | • 0       | • 57    | • 57     | • 0                 | • 72    | • 72     |
|                         | Clarington             | • 11      |         | • 11     | • 7                 |         | • 7      |
|                         | East York              | • 97      | • 0     | • 97     | • 117               | • 0     | • 117    |
|                         | Etobicoke              | • 1,177   | • 2     | • 1,179  | • 1,053             | • 0     | • 1,053  |
|                         | Georgina               | • 0       |         | • 0      | • 4                 |         | • 4      |
|                         | Halton Hills           | • 2       |         | • 2      | • 48                |         | • 48     |
|                         | King                   | • 32      |         | • 32     | • 75                |         | • 75     |
|                         | Markham                | • 1,105   | • 0     | • 1,105  | • 363               | • 10    | • 373    |
|                         | Milton                 | • 656     |         | • 656    | • 760               |         | • 760    |
|                         | Mississauga            | • 654     | • 30    | • 684    | • 1,087             |         | • 1,087  |
|                         | Newmarket              | • 0       |         | • 0      | • 46                |         | • 46     |
|                         | North York             |           | • 18    | • 18     |                     | • 12    | • 12     |
|                         | Oakville               | • 578     |         | • 578    | • 462               |         | • 462    |
|                         | Old Toronto            | • 34      |         | • 34     | • 152               |         | • 152    |
|                         | Oshawa                 | • 6       |         | • 6      | • 229               |         | • 229    |
|                         | Pickering              | • 1,022   | • 28    | • 1,050  | • 610               | • 0     | • 610    |
|                         | Richmond Hill          |           | • 0     | • 0      |                     | • 8     | • 8      |
|                         | Scarborough            | • 463     | • 0     | • 463    | • 447               | • 3     | • 450    |
|                         | Uxbridge               |           |         |          |                     |         |          |
|                         | Vaughan                | • 866     | • 39    | • 905    | • 976               | • 34    | • 1,010  |
|                         | Whitby                 | • 31      |         | • 31     | • 83                |         | • 83     |
|                         | Whitchurch-Stouffville |           |         |          |                     |         |          |
|                         | York                   | • 54      | • 13    | • 67     | • 310               |         | • 310    |
| Scarborough City Centre | Scarborough            |           |         |          |                     |         |          |
| Sheppard Corridor       | North York             | • 368     | • 2     | • 370    | • 474               | • 1     | • 475    |
| SubMarket               | Municipality           |           |         |          |                     |         |          |
| Thornhill               | Markham                | • 0       |         | • 0      | • 28                |         | • 28     |
|                         | Vaughan                | • 0       |         | • 0      | • 0                 |         | • 0      |
| Toronto East            | East York              |           |         |          |                     |         |          |
|                         | Old Toronto            | • 193     |         | • 193    | • 178               |         | • 178    |
| Toronto West            | Etobicoke              |           | • 74    | • 74     |                     | • 77    | • 77     |
|                         | Old Toronto            | • 163     |         | • 163    | • 339               |         | • 339    |
| Yonge - St. Clair       | Old Toronto            | • 211     | • 5     | • 216    | • 216               | • 1     | • 217    |
| <b>Grand Total</b>      |                        | • 11,294  | • 383   | • 11,677 | • 15,972            | • 506   | • 16,478 |



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