



# Altus Group



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

New Homes Monthly Report  
October 2024

# GTA Overview

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

| Monthly Sales            | Oct-24         |             | Oct-23         | Change     |            |
|--------------------------|----------------|-------------|----------------|------------|------------|
| High Rise                | 210            |             | 1,336          | -84.3%     |            |
| Low Rise                 | 555            |             | 557            | -0.4%      |            |
| Total                    | 765            |             | 1,893          | -59.6%     |            |
| Year to Date Sales       | Jan.-Oct. 2024 |             | Jan.-Oct. 2023 | Y/Y Change |            |
| High Rise                | 4,123          |             | 11,312         | -63.6%     |            |
| Low Rise                 | 4,452          |             | 5,235          | -15.0%     |            |
| Total                    | 8,575          |             | 16,547         | -48.2%     |            |
| Year to Date Supply      | Jan.-Oct. 2024 |             | Jan.-Oct. 2023 | Y/Y Change |            |
| High Rise                | 6,536          |             | 19,422         | -66.3%     |            |
| Low Rise                 | 5,917          |             | 6,781          | -12.7%     |            |
| Total                    | 12,453         |             | 26,203         | -52.5%     |            |
| Year to Date Completions | Jan.-Oct. 2024 |             | Jan.-Oct. 2023 | Y/Y Change |            |
| High Rise                | 21,668         |             | 19,115         | 13.4%      |            |
| Remaining Inventory      | Oct-24         | Sep-24      | Oct-23         | M/M Change | Y/Y Change |
| High Rise                | 17,682         | 17,015      | 17,489         | 3.9%       | 1.1%       |
| Low Rise                 | 4,617          | 4,485       | 3,218          | 2.9%       | 43.5%      |
| Total                    | 22,299         | 21,500      | 20,707         | 3.7%       | 7.7%       |
| Benchmark Price          | Oct-24         | Sep-24      | Oct-23         | M/M Change | Y/Y Change |
| High Rise                | \$1,006,256    | \$1,025,111 | \$1,023,102    | -1.8%      | -1.6%      |
| Low Rise                 | \$1,549,416    | \$1,565,116 | \$1,629,245    | -1.0%      | -4.9%      |
| Projects                 | New Openings   | All Active  | Under Const.   | Pre-Const. |            |
| High Rise Projects       | 4              | 338         | 276            | 109        |            |
| High Rise Units          | 1,060          | 87,750      | 81,675         | 28,822     |            |
| % Sold*                  | 0%             | 80%         | 87%            | 50%        |            |
| Low Rise Projects        | 8              | 235         |                |            |            |
| Low Rise Units           | 395            | 28,471      |                |            |            |
| % Sold*                  | 32%            | 84%         |                |            |            |

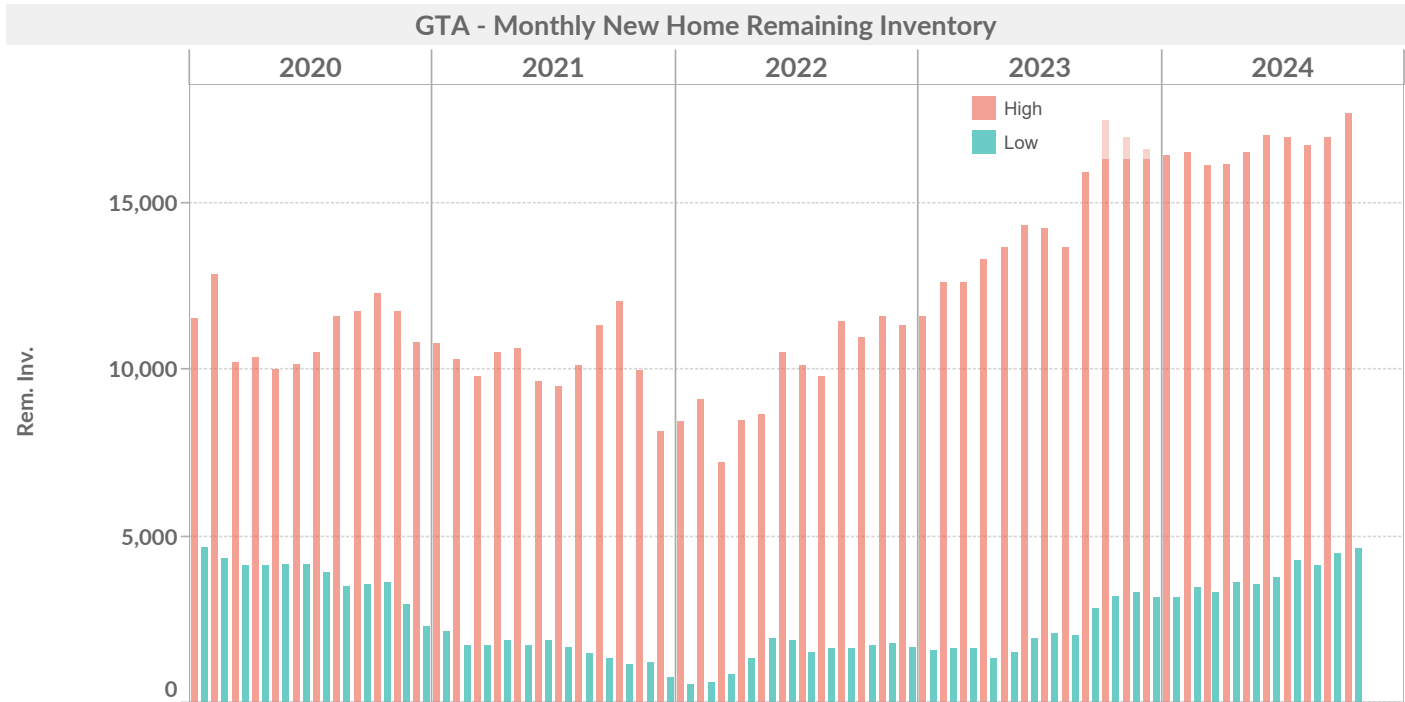
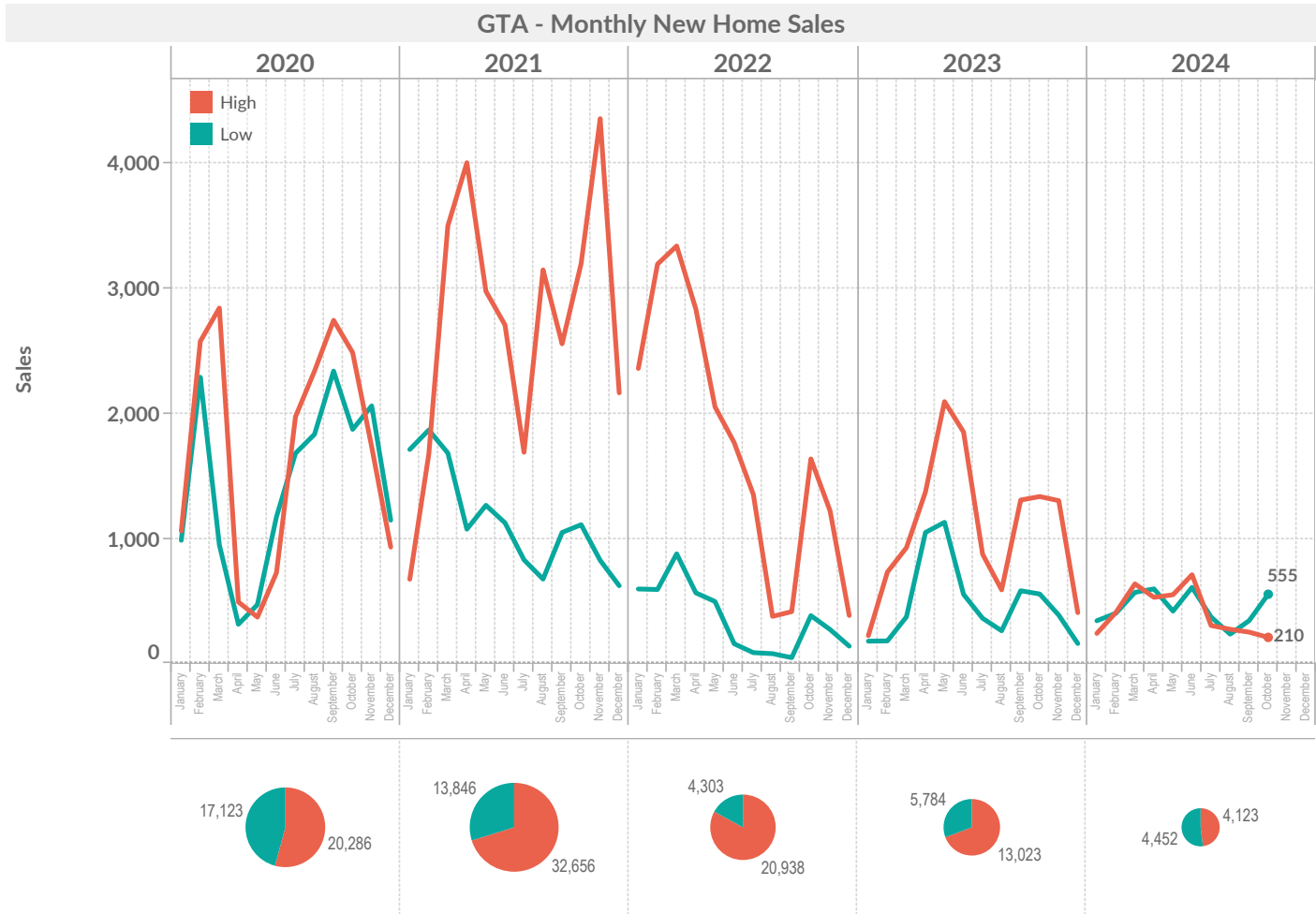
\* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

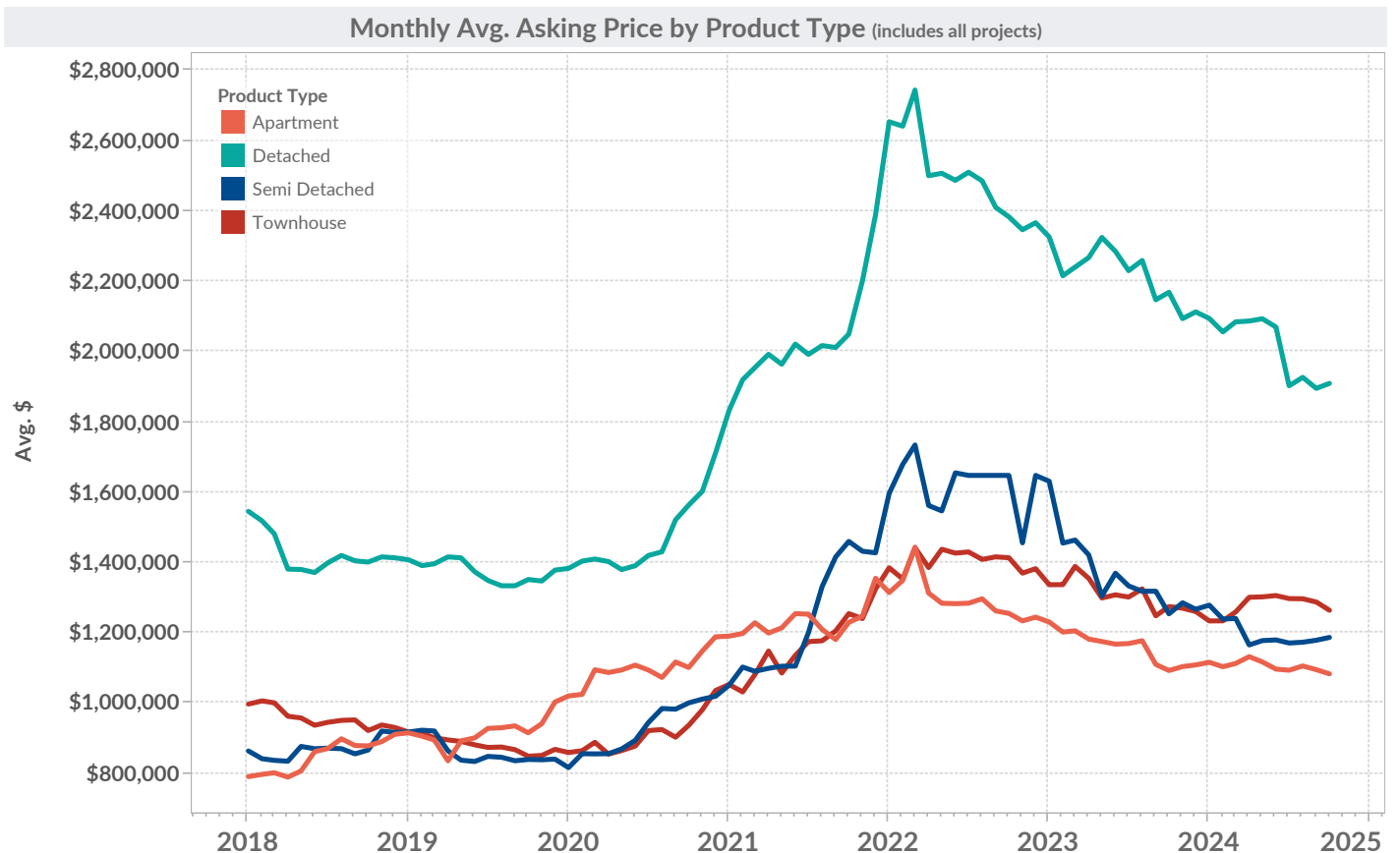
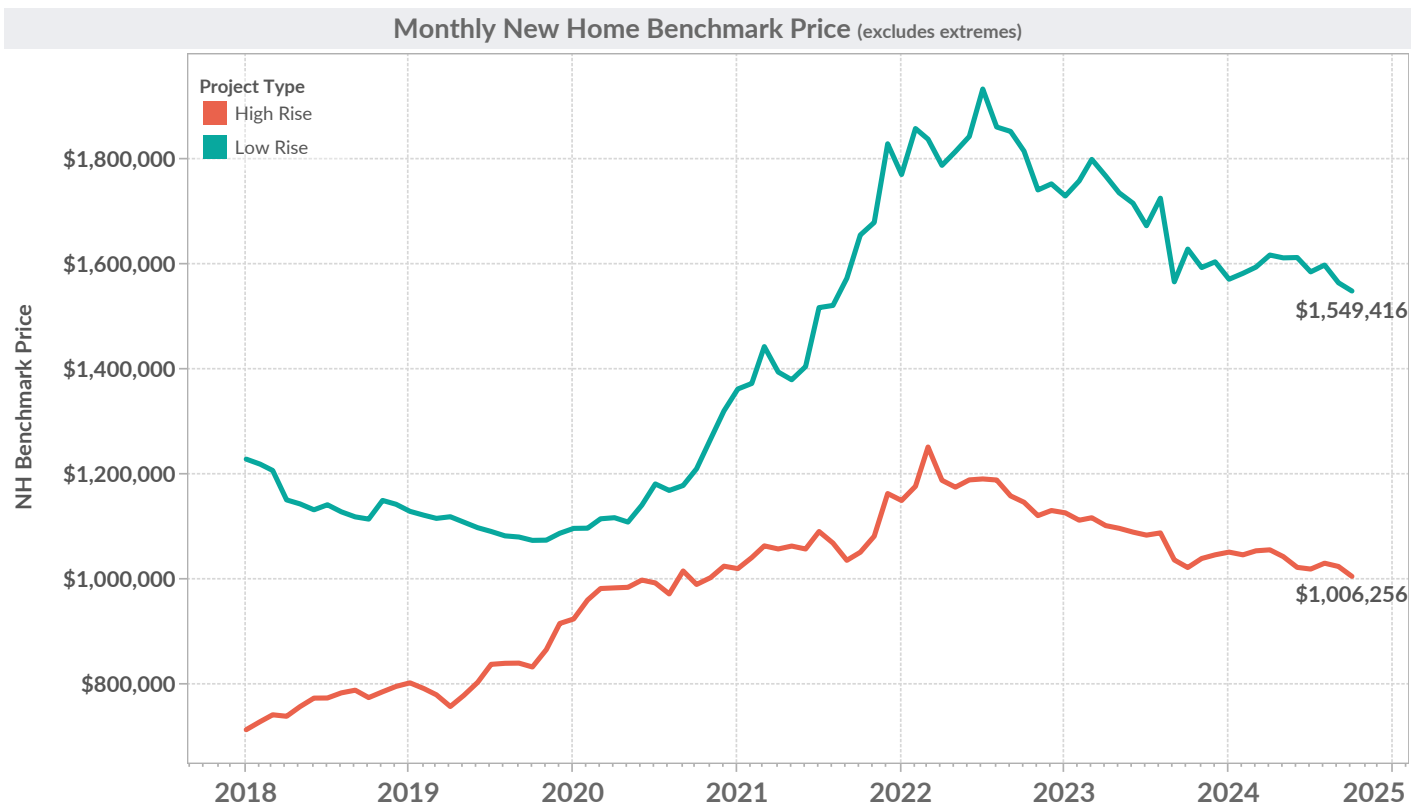
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

# Sales & Remaining Inventory

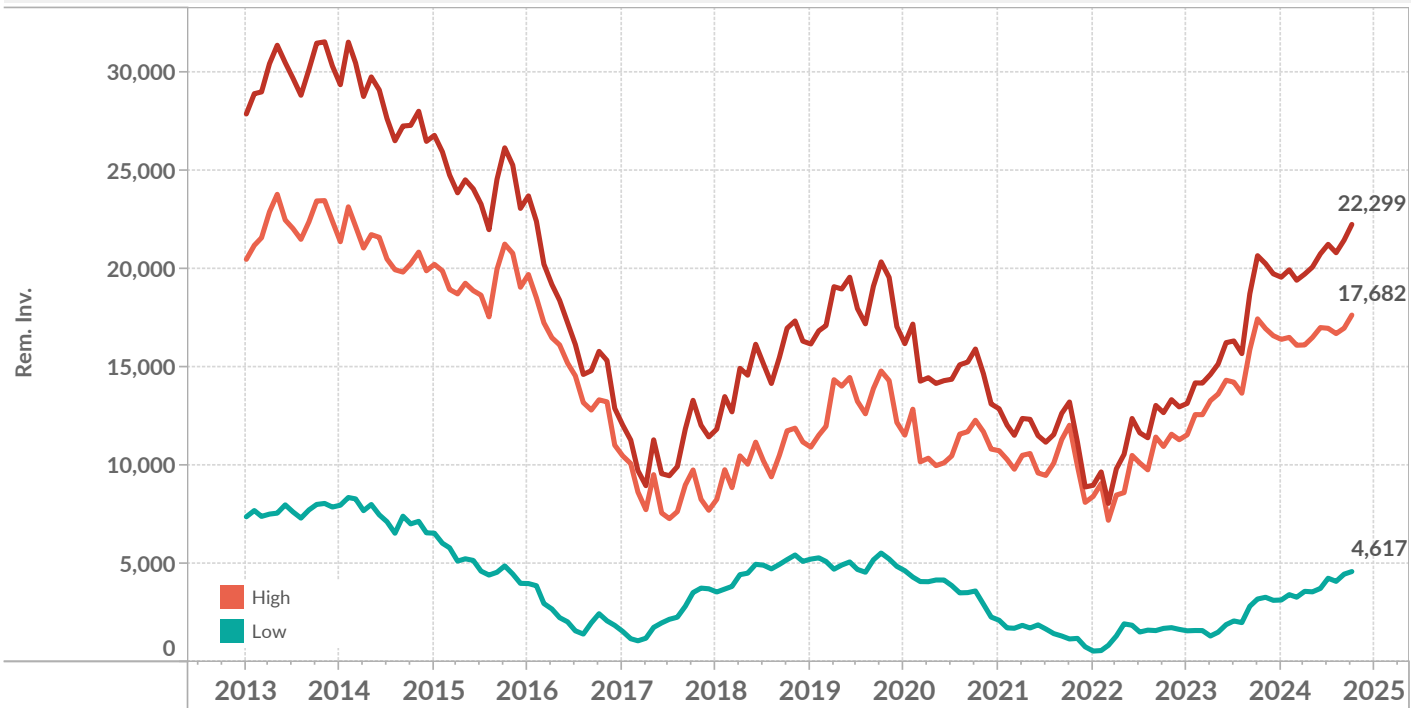


# Pricing

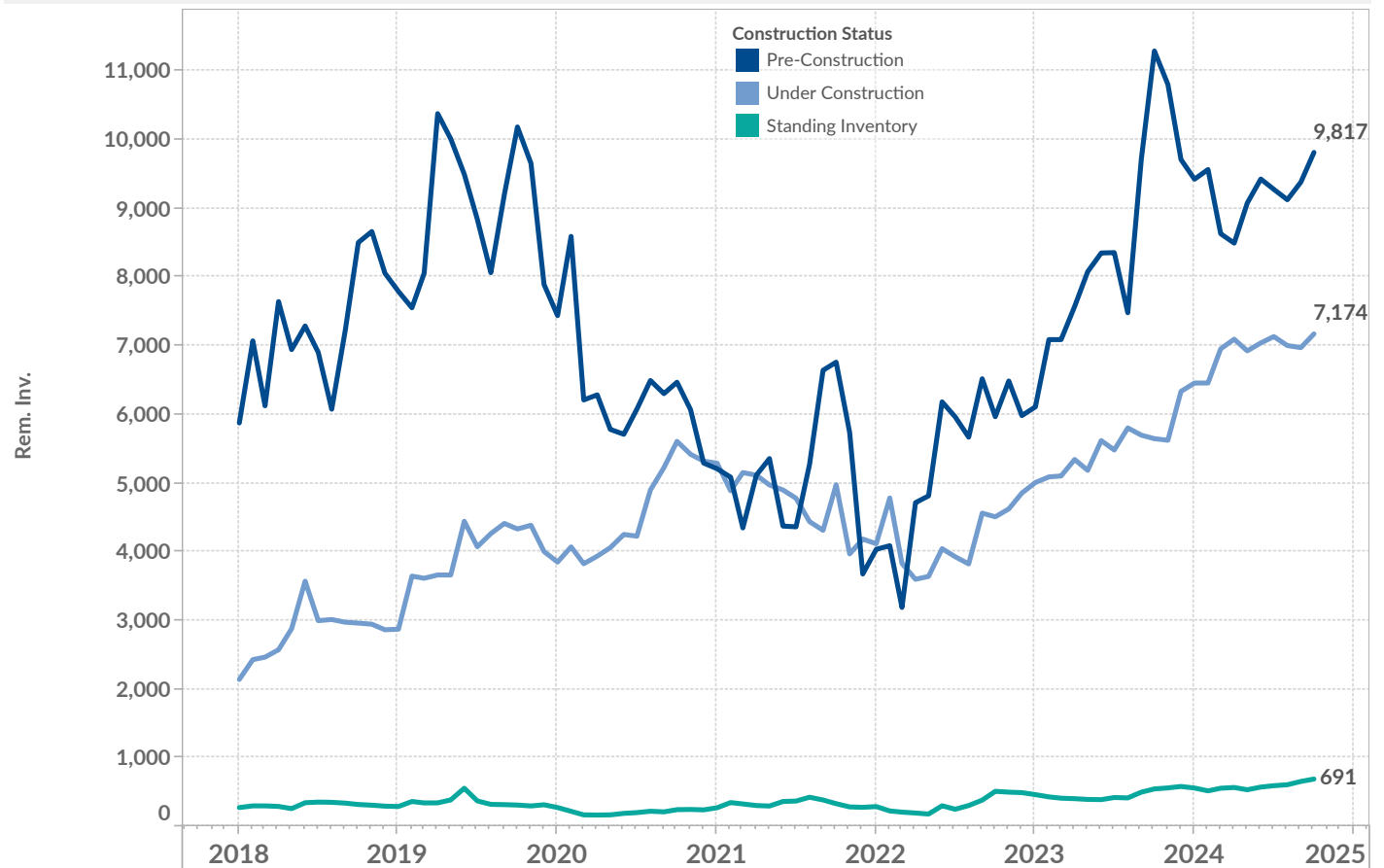


# Remaining Inventory

GTA - Monthly New Home Remaining Inventory

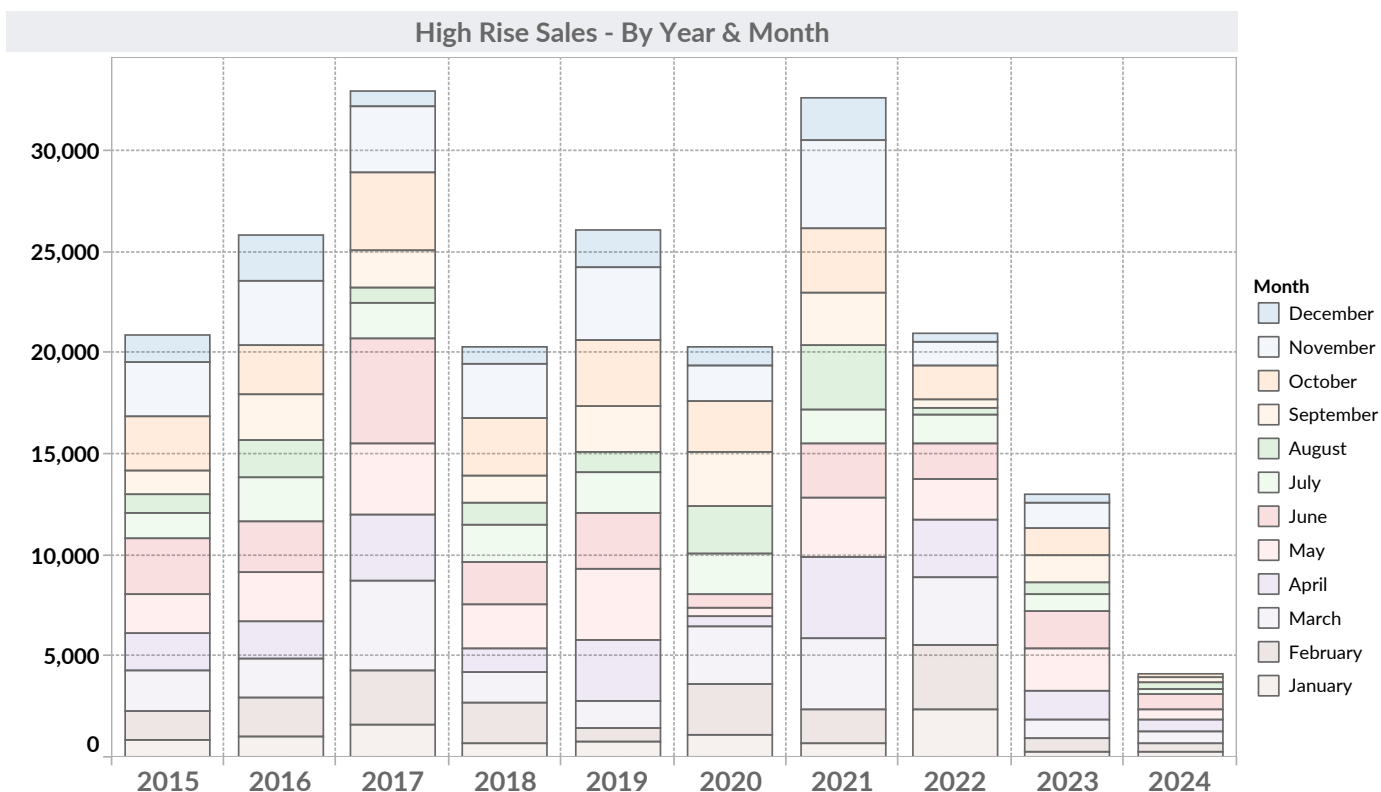
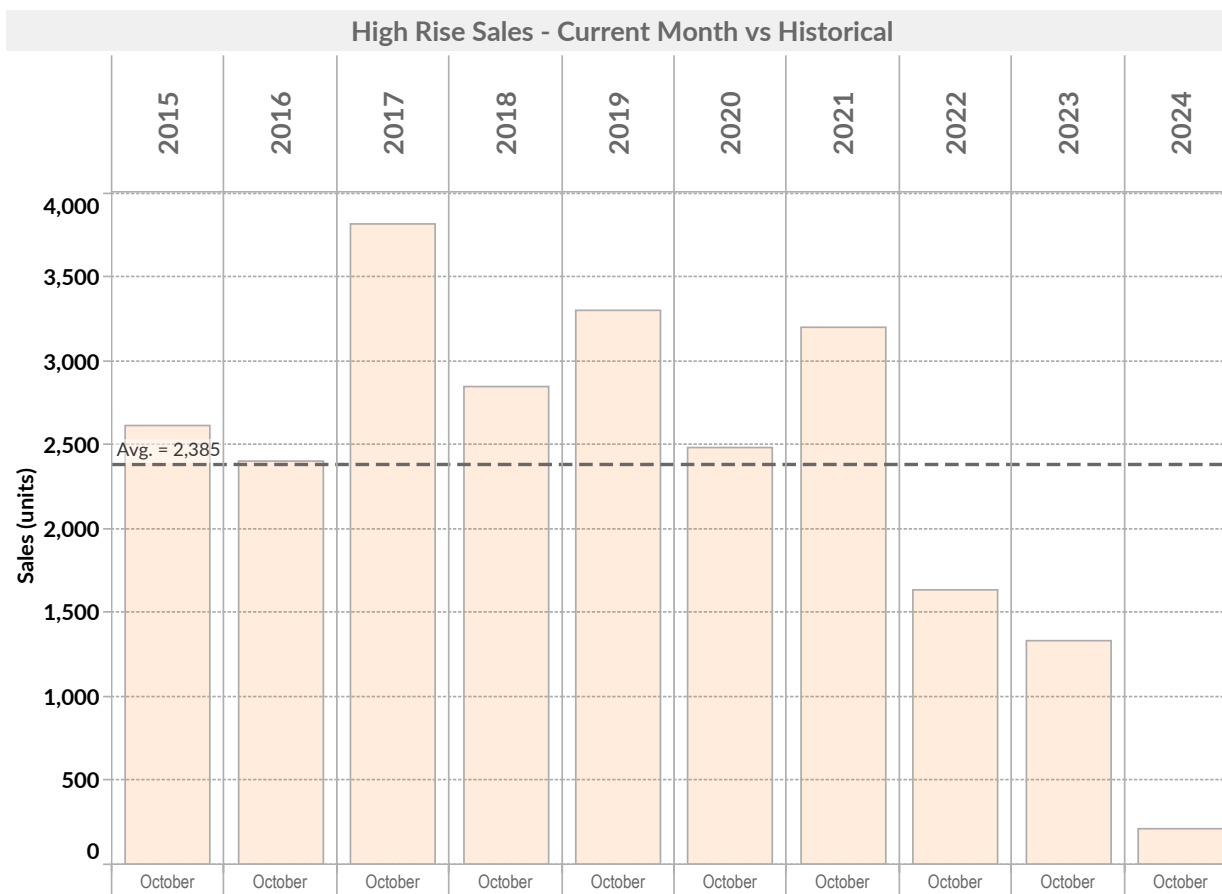


GTA - Monthly High Rise Rem. Inv. by Construction Status

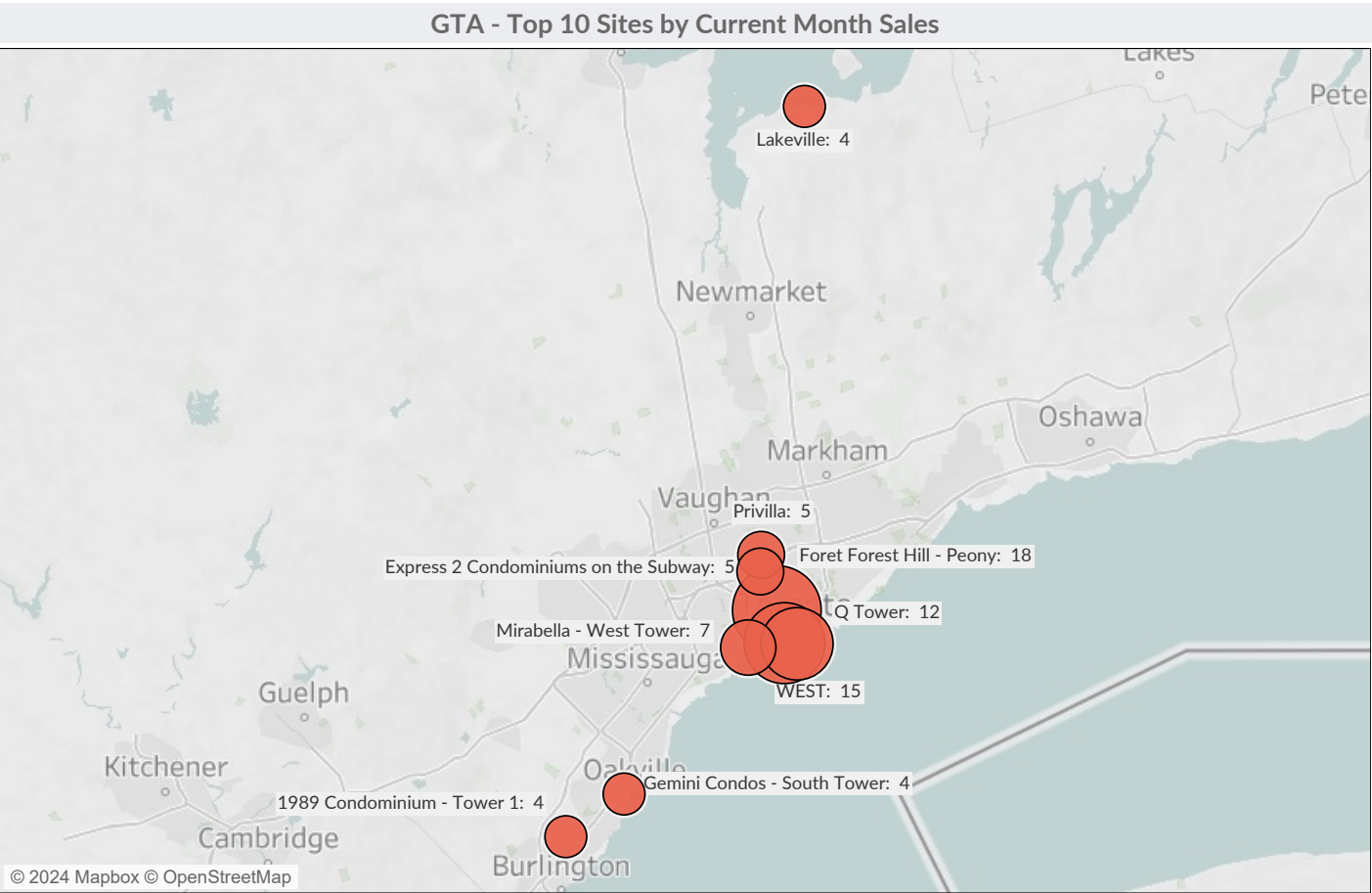
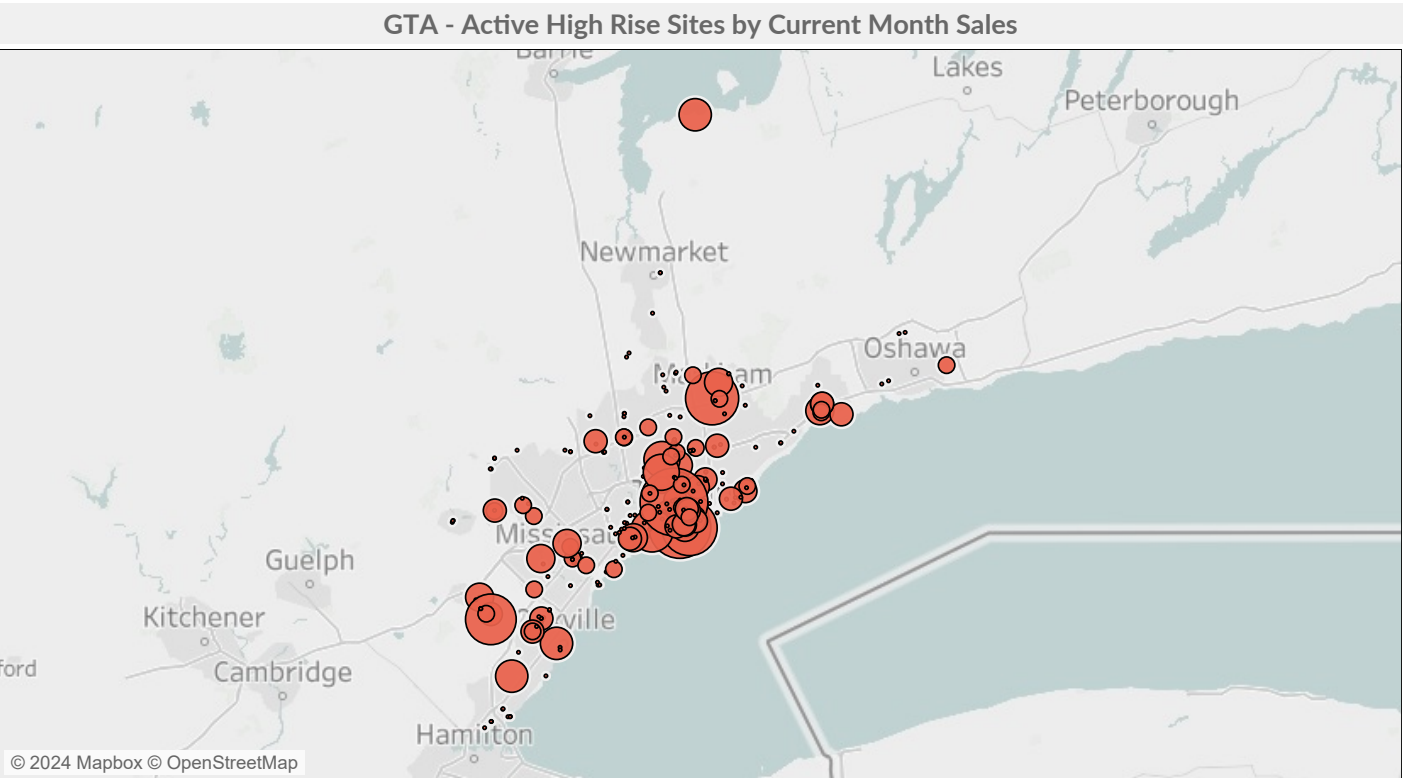




Altus Group



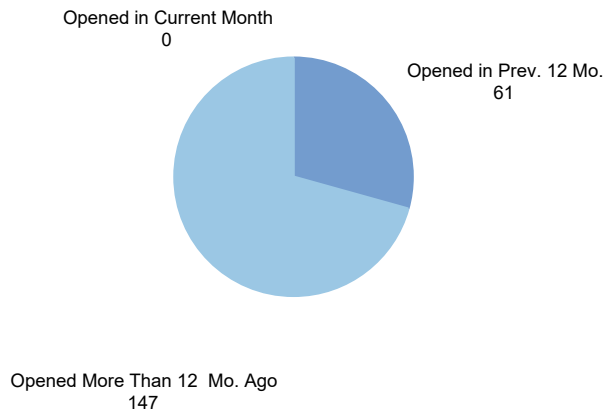
# Current Sites



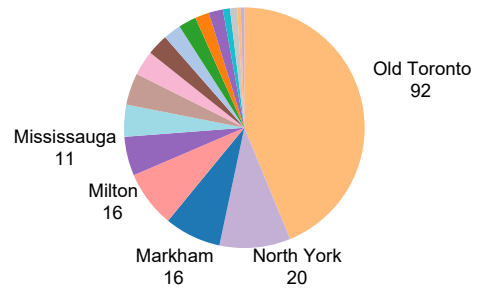
# Monthly Sales Breakdown

## Current Month High Rise Sales Breakdown

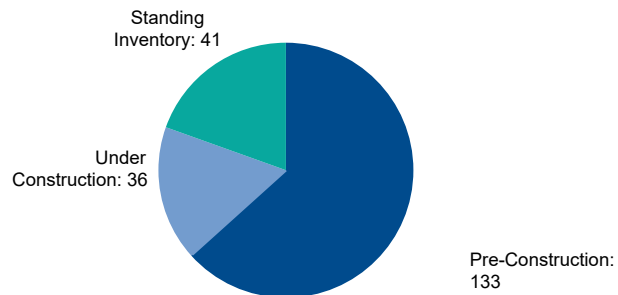
Sales by Opening Date



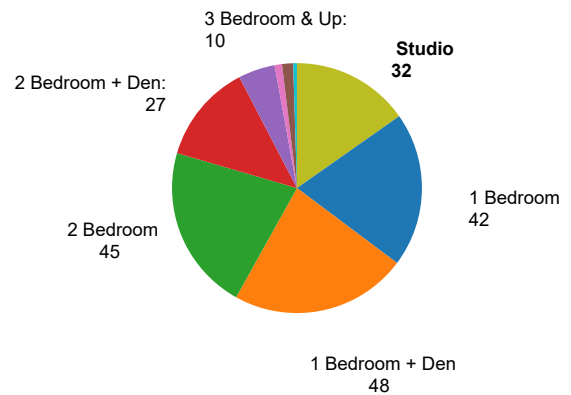
Sales by Municipality/Area



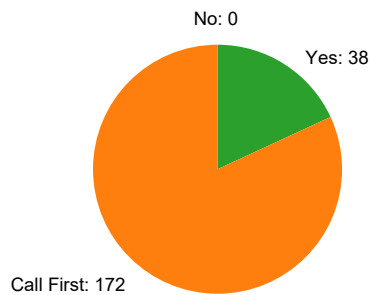
Sales by Const. Status



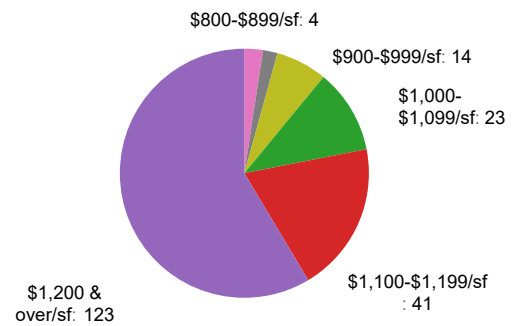
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



# New Openings

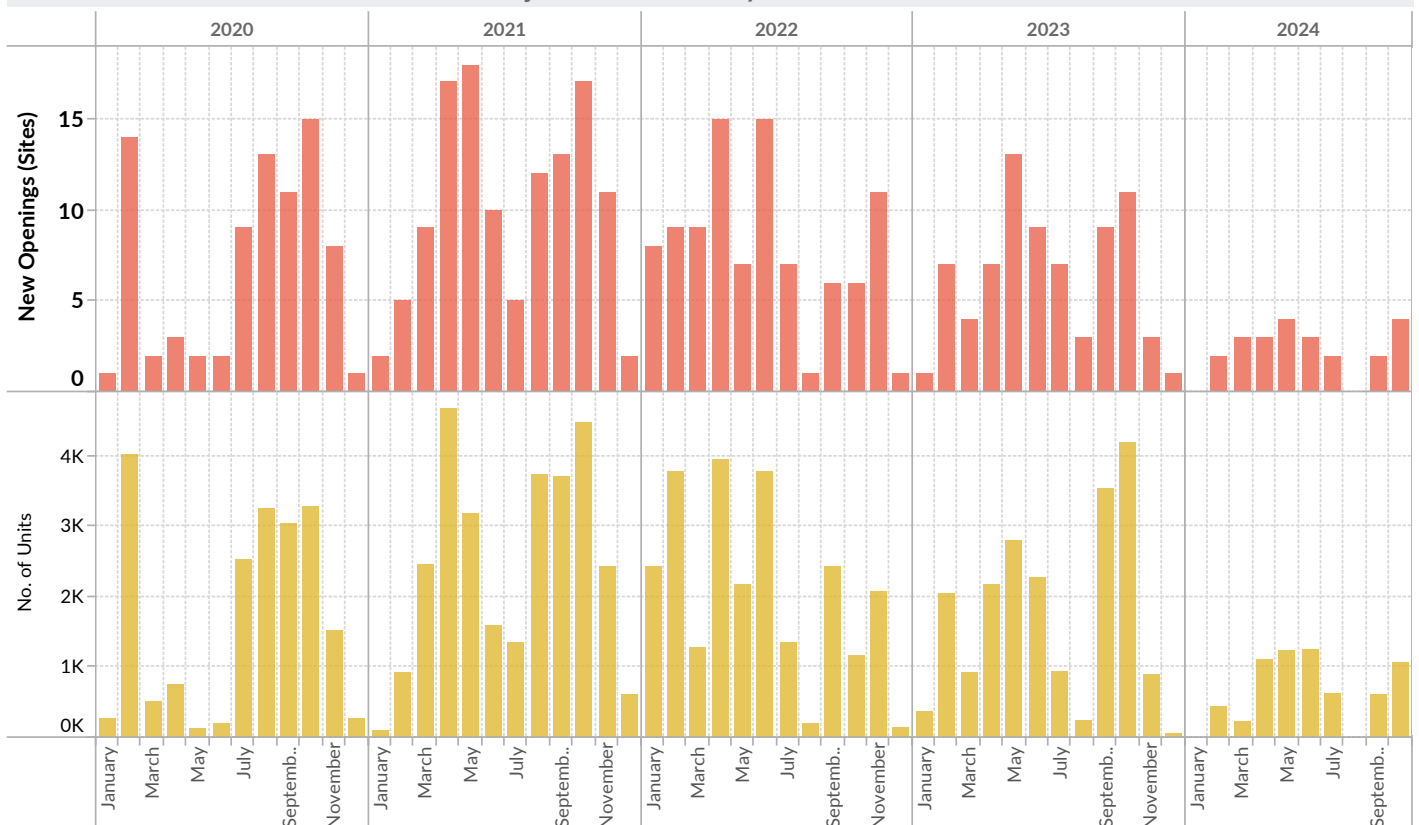


## October 2024 - New Project Launches

| Site Name                                                 | Municipality | Opening Date | No. of Units | Current Month Sales * | Rem Inv    | Avg. Current Price Per Sq Fo.. |
|-----------------------------------------------------------|--------------|--------------|--------------|-----------------------|------------|--------------------------------|
| Clove - Mattamy Homes and QuadReal                        | Etobicoke    | 2024-10-16   | 310          | 0                     | 310        | \$1,092                        |
| Wilde Condominiums - Chestnut Hill Developments           | North York   | 2024-10-23   | 362          | 0                     | 362        | \$1,184                        |
| Northshore Towns - National Homes                         | Burlington   | 2024-10-26   | 10           | 0                     | 10         | \$734                          |
| ClockWork at Upper Joshua Creek - Phase 4 - Mattamy Homes | Oakville     | 2024-10-29   | 143          | 0                     | 143        | \$1,093                        |
| <b>Grand Total</b>                                        |              |              | <b>825</b>   | <b>0</b>              | <b>825</b> | <b>\$1,083</b>                 |

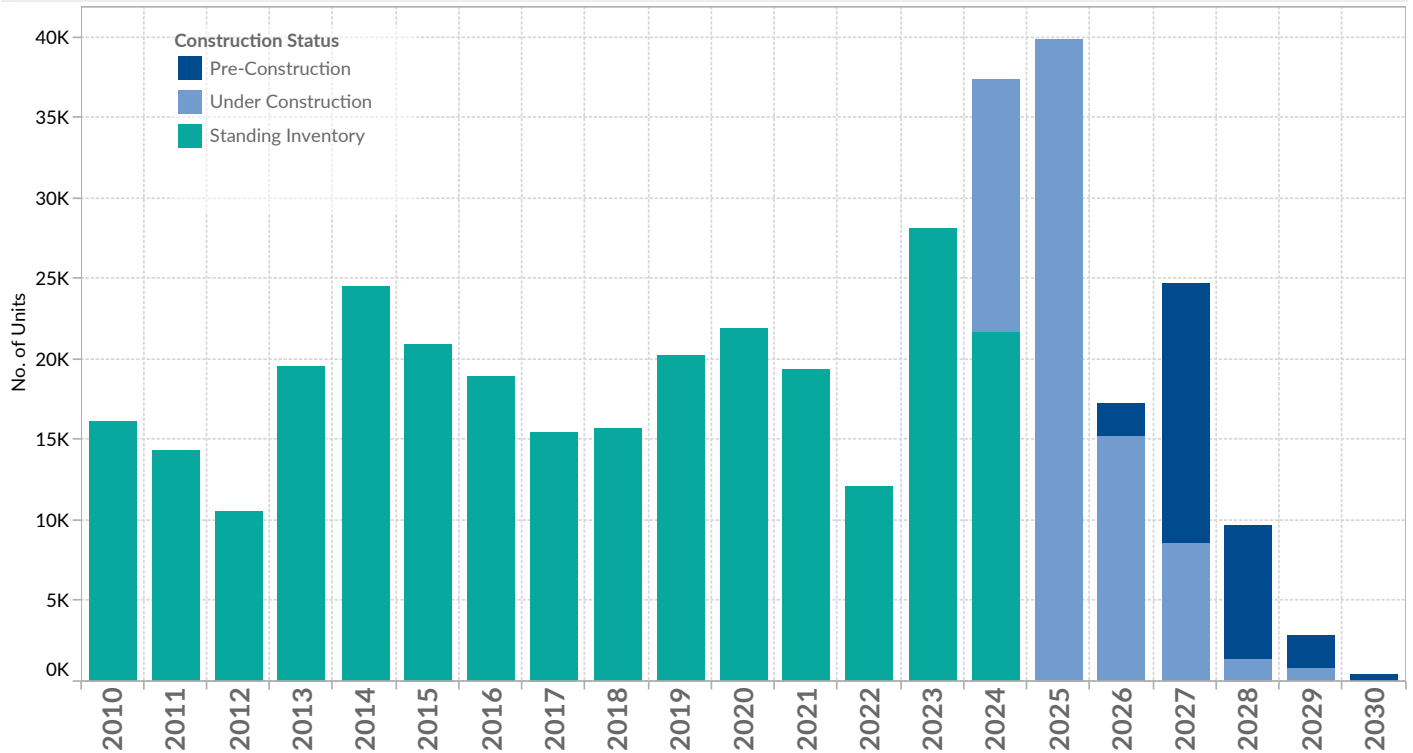
\* Projects launched or commenced signings within 10 days of month end cannot report any firm sales until the following month due to rescission period.

## Project Launch History - Sites & Units

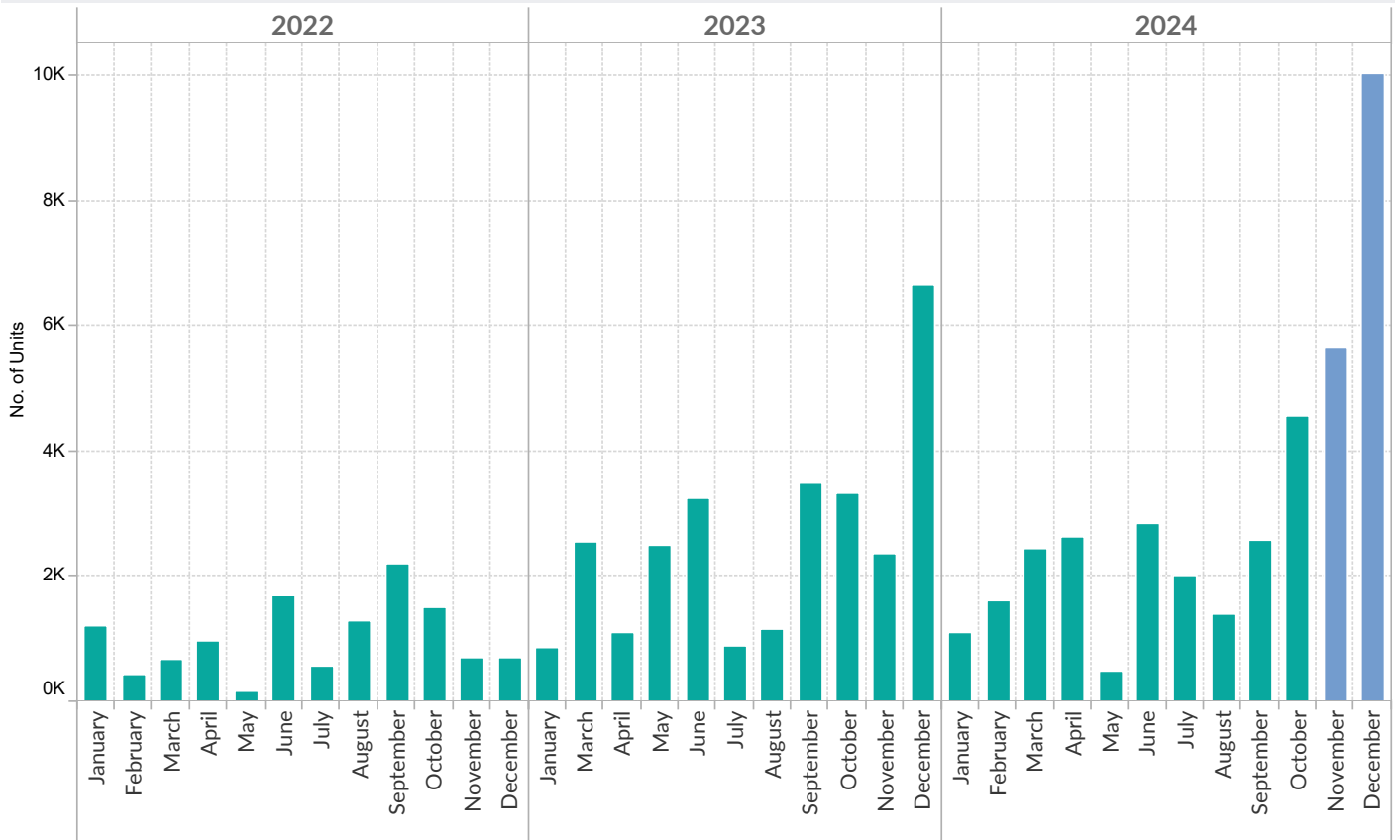


# Scheduled Completions

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  | 42  | 164 | 20  | 13  | 9   | 3   |     |     | 562   | 13.6%          |
| Menkes                           | 5    | 4   | 11  | 15  | 111 | 111 | 45  | 12  | 2   | 2   |     |     | 318   | 7.7%           |
| QuadReal Property Group          | 5    | 4   | 11  | 15  | 111 | 111 | 45  | 8   | 2   | 2   |     |     | 314   | 7.6%           |
| Mattamy Homes                    | 5    | 104 | 68  | 26  | 42  | 25  | 3   | 2   | 24  | 12  |     |     | 311   | 7.5%           |
| Metropia                         | 4    | 34  | 0   | 54  | 57  | 19  | 15  | 11  | 4   | 3   |     |     | 201   | 4.9%           |
| Tridel                           | 15   | 23  | 9   | 17  | 9   | 7   | 16  | 17  | 4   | 4   |     |     | 121   | 2.9%           |
| Westdale Properties              | 4    | 1   | 8   | 25  | 0   | 15  | 7   | 51  | 0   | 3   |     |     | 114   | 2.8%           |
| Devron                           | 0    | 0   | 0   | 63  | 23  | 17  | 0   | 1   | 1   | 3   |     |     | 108   | 2.6%           |
| Freed Developments Ltd.          | 0    | 0   | 0   | 81  | 12  | 5   | 6   | 0   | 0   | 2   |     |     | 106   | 2.6%           |
| Centrecourt Developments Inc.    | 9    | 0   | 27  | 0   | 0   | 44  | 8   | 5   | 8   | 3   |     |     | 104   | 2.5%           |
| Diamond Corp                     | 16   | 6   | 5   | 38  | 10  | 2   | 4   | 2   | 4   | 15  |     |     | 102   | 2.5%           |
| Trinity Point Developments       | 2    | 21  | 7   | 0   | 38  | 14  | 3   | 3   | 1   | 3   |     |     | 92    | 2.2%           |
| Concord Adex                     | 4    | 4   | 20  | 11  | 9   | 10  | 3   | 14  | 11  | 4   |     |     | 90    | 2.2%           |
| Parallax Development Corporation | 2    | 0   | 8   | 25  | 0   | 0   | 0   | 49  | 0   | 2   |     |     | 86    | 2.1%           |
| Almadev                          | 17   | 36  | 8   | 9   | 5   | 3   | 3   | 1   | 0   | 0   |     |     | 82    | 2.0%           |
| Capital Developments             | 8    | 40  | 7   | 3   | 3   | 0   | 6   | 3   | 4   | 5   |     |     | 79    | 1.9%           |
| Marlin Spring Developments       | 2    | 10  | 12  | 11  | 10  | 10  | 2   | 4   | 7   | 6   |     |     | 74    | 1.8%           |
| Castleridge Homes                | 1    | 0   | 44  | 5   | 10  | 2   | 1   | 0   | 1   | 4   |     |     | 68    | 1.6%           |
| Minto Developments               | 3    | 0   | 11  | 12  | 16  | 9   | 1   | 8   | 5   | 2   |     |     | 67    | 1.6%           |
| SKALE                            | 7    | 2   | 3   | 7   | 2   | 10  | 5   | 4   | 27  | 0   |     |     | 67    | 1.6%           |
| Sevoy Developments               |      |     |     |     |     | 55  | 7   | 2   | 2   | 1   |     |     | 67    | 1.6%           |
| Branthaven Homes                 | 0    | 0   | 0   | 0   | 52  | 5   | 4   | 0   | 1   | 1   |     |     | 63    | 1.5%           |
| Lifetime Developments            | 5    | 3   | 3   | 25  | 6   | 2   | 2   | 1   | 3   | 12  |     |     | 62    | 1.5%           |
| Diamante Development Corporation | 2    | 2   | 3   | 7   | 2   | 10  | 5   | 4   | 27  | 0   |     |     | 62    | 1.5%           |
| Brixen Developments Inc.         | 2    | 10  | 5   | 15  | 7   | 15  | 1   | 1   | 1   | 1   |     |     | 58    | 1.4%           |
| Total (All 203 Builders)         | 242  | 409 | 638 | 530 | 551 | 711 | 305 | 275 | 252 | 210 |     |     | 4,123 |                |

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 % |
|---------------------------------|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|----------------|
|                                 | Nov          | Dec        | Jan        | Feb        | Mar        | Apr        | May        | Jun        | Jul        | Aug        | Sep        | Oct        |              |                |
| Greenpark Group                 | 8            | 10         | 6          | 22         | 266        | 17         | 42         | 164        | 20         | 13         | 9          | 3          | 1,419        | 24.3%          |
| Diamond Corp                    | 363          | 62         | 16         | 6          | 5          | 38         | 10         | 2          | 4          | 2          | 4          | 15         | 1,233        | 21.1%          |
| Lifetime Developments           | 361          | 62         | 5          | 3          | 3          | 25         | 6          | 2          | 2          | 1          | 3          | 12         | 774          | 13.3%          |
| Mattamy Homes                   | 47           | 26         | 5          | 104        | 68         | 26         | 42         | 25         | 3          | 2          | 24         | 12         | 692          | 11.9%          |
| Metropia                        | 148          | 20         | 4          | 34         | 0          | 54         | 57         | 19         | 15         | 11         | 4          | 3          | 661          | 11.3%          |
| Menkes                          | 25           | 13         | 5          | 4          | 11         | 15         | 111        | 111        | 45         | 12         | 2          | 2          | 592          | 10.1%          |
| QuadReal Property Group         | 23           | 13         | 5          | 4          | 11         | 15         | 111        | 111        | 45         | 8          | 2          | 2          | 580          | 9.9%           |
| Tridel                          | 61           | 12         | 15         | 23         | 9          | 17         | 9          | 7          | 16         | 17         | 4          | 4          | 542          | 9.3%           |
| Almadev                         | 55           | 7          | 17         | 36         | 8          | 9          | 5          | 3          | 3          | 1          | 0          | 0          | 449          | 7.7%           |
| Amexon                          | 47           | 61         | 7          | 4          | 1          | 2          | 2          | 0          | 2          | 0          | 3          | 1          | 383          | 6.6%           |
| Minto Developments              | 50           | 6          | 3          | 0          | 11         | 12         | 16         | 9          | 1          | 8          | 5          | 2          | 343          | 5.9%           |
| Westdale Properties             | 1            | 1          | 4          | 1          | 8          | 25         | 0          | 15         | 7          | 51         | 0          | 3          | 334          | 5.7%           |
| Devron                          | 0            | 0          | 0          | 0          | 0          | 63         | 23         | 17         | 0          | 1          | 1          | 3          | 303          | 5.2%           |
| Republic Developments Inc.      | 97           | 2          | 2          | 2          | 2          | 0          | 0          | 0          | 0          | 0          | 0          | 2          | 300          | 5.1%           |
| Freed Developments Ltd.         | 0            | 0          | 0          | 0          | 0          | 81         | 12         | 5          | 6          | 0          | 0          | 2          | 288          | 4.9%           |
| Marlin Spring Developments      | 31           | 1          | 2          | 10         | 12         | 11         | 10         | 10         | 2          | 4          | 7          | 6          | 282          | 4.8%           |
| Centrecourt Developments Inc.   | 1            | 0          | 9          | 0          | 27         | 0          | 0          | 44         | 8          | 5          | 8          | 3          | 200          | 3.4%           |
| Trinity Point Developments      | 5            | 8          | 2          | 21         | 7          | 0          | 38         | 14         | 3          | 3          | 1          | 3          | 197          | 3.4%           |
| Concord Adex                    | 6            | 5          | 4          | 4          | 20         | 11         | 9          | 10         | 3          | 14         | 11         | 4          | 186          | 3.2%           |
| Capital Developments            | 11           | 8          | 8          | 40         | 7          | 3          | 3          | 0          | 6          | 3          | 4          | 5          | 178          | 3.1%           |
| Castleridge Homes               | 0            | 29         | 1          | 0          | 44         | 5          | 10         | 2          | 1          | 0          | 1          | 4          | 165          | 2.8%           |
| Urban Capital Property Group    | 42           | 7          | 7          | 10         | 5          | 6          | 4          | 1          | 2          | 2          | 10         | 0          | 160          | 2.7%           |
| Arkfield Development            | 59           | 10         | 10         | 2          | 4          | 2          | 3          | 1          | 2          | 1          | 1          | 1          | 160          | 2.7%           |
| SKALE                           | 18           | 8          | 7          | 2          | 3          | 7          | 2          | 10         | 5          | 4          | 27         | 0          | 160          | 2.7%           |
| Neat Communities                | 47           | 2          | 5          | 6          | 11         | 7          | 6          | 4          | 2          | 0          | 1          | 0          | 156          | 2.7%           |
| <b>Total (All 207 Builders)</b> | <b>1,303</b> | <b>408</b> | <b>242</b> | <b>409</b> | <b>638</b> | <b>530</b> | <b>551</b> | <b>711</b> | <b>305</b> | <b>275</b> | <b>252</b> | <b>210</b> | <b>5,834</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<br>October |
|-----------------------------------------------------------------|--------------|--------------|-----------------|-----------------|
| Foret Forest Hill - Peony - Canderel Residential                | Old Toronto  | Apartment    | 1 Bedroom       | 0               |
|                                                                 |              |              | 1 Bedroom + Den | 0               |
|                                                                 |              |              | 2 Bedroom + Den | 0               |
|                                                                 |              |              | 3 Bedroom & Up  | 0               |
|                                                                 |              |              | 2 Bedroom       | 0               |
|                                                                 |              |              | Studio          | 18              |
|                                                                 |              |              | <b>Total</b>    | <b>18</b>       |
| WEST - Aspen Ridge Homes                                        | Old Toronto  | Apartment    | 1 Bedroom       | 0               |
|                                                                 |              |              | 1 Bedroom + Den | 2               |
|                                                                 |              |              | 2 Bedroom + Den | 10              |
|                                                                 |              |              | 3 Bedroom & Up  | 2               |
|                                                                 |              |              | 2 Bedroom       | 1               |
|                                                                 |              |              | Other           | 0               |
|                                                                 |              |              | Penthouse       | 0               |
|                                                                 |              |              | Studio          | 0               |
|                                                                 |              |              | <b>Total</b>    | <b>15</b>       |
| Q Tower - Lifetime Developments and Diamond Corp                | Old Toronto  | Apartment    | 1 Bedroom       | 12              |
|                                                                 |              |              | 1 Bedroom + Den | 0               |
|                                                                 |              |              | 2 Bedroom + Den | 0               |
|                                                                 |              |              | 3 Bedroom & Up  | 0               |
|                                                                 |              |              | 2 Bedroom       | 0               |
|                                                                 |              |              | Studio          | 0               |
|                                                                 |              |              | <b>Total</b>    | <b>12</b>       |
| Uptown Markham - Pangea - North Tower - Times Group Corporation | Markham      | Apartment    | 1 Bedroom       | 4               |
|                                                                 |              |              | 1 Bedroom + Den | 3               |
|                                                                 |              |              | 2 Bedroom + Den | 1               |
|                                                                 |              |              | 3 Bedroom & Up  | 0               |
|                                                                 |              |              | 2 Bedroom       | 3               |
|                                                                 |              |              | <b>Total</b>    | <b>11</b>       |
| Laurels - Tower 1 - Mattamy Homes                               | Milton       | Apartment    | 1 Bedroom       | 1               |
|                                                                 |              |              | 1 Bedroom + Den | 6               |
|                                                                 |              |              | 2 Bedroom + Den | 1               |
|                                                                 |              |              | 2 Bedroom       | 2               |
|                                                                 |              |              | <b>Total</b>    | <b>10</b>       |

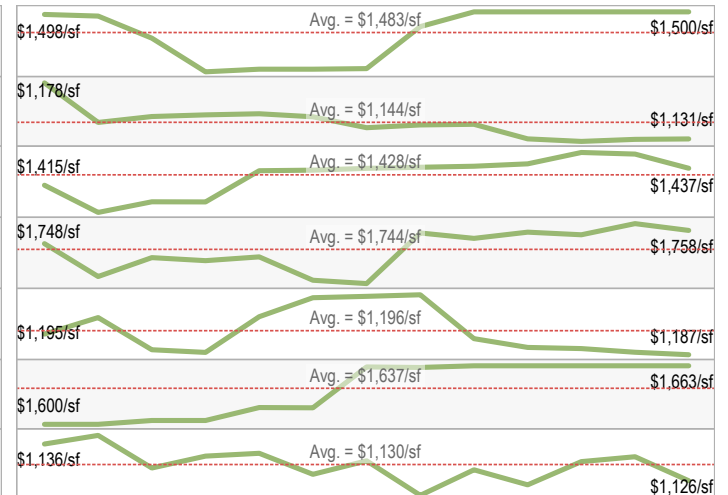
# Market Parameters by Area

## Current Market Parameters & Trend by Area

### Avg. Asking Price/SF

|          |               |            |
|----------|---------------|------------|
| 416 Area | East York     | \$1,498/sf |
|          | Etobicoke     | \$1,125/sf |
|          | North York    | \$1,405/sf |
|          | Old Toronto   | \$1,767/sf |
|          | Scarborough   | \$1,186/sf |
|          | York          | \$1,665/sf |
| 905 Area | 905 All Muni. | \$1,125/sf |

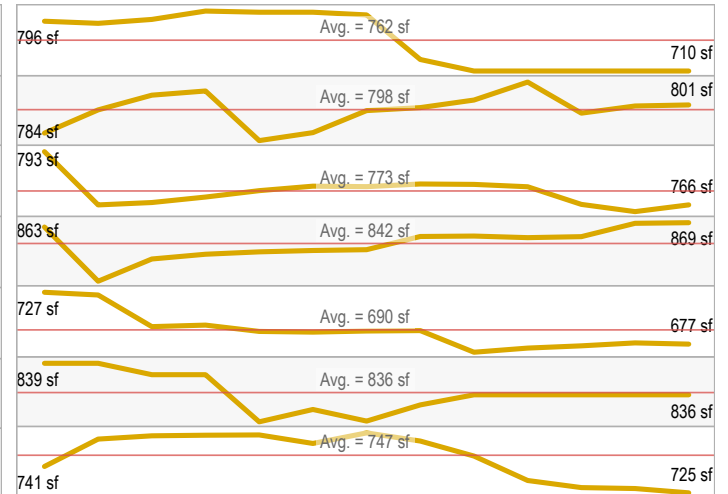
### Last 13 Months



### Avg. Remaining Unit Size (SF)

|          |               |        |
|----------|---------------|--------|
| 416 Area | East York     | 812 sf |
|          | Etobicoke     | 784 sf |
|          | North York    | 776 sf |
|          | Old Toronto   | 833 sf |
|          | Scarborough   | 689 sf |
|          | York          | 835 sf |
| 905 Area | 905 All Muni. | 755 sf |

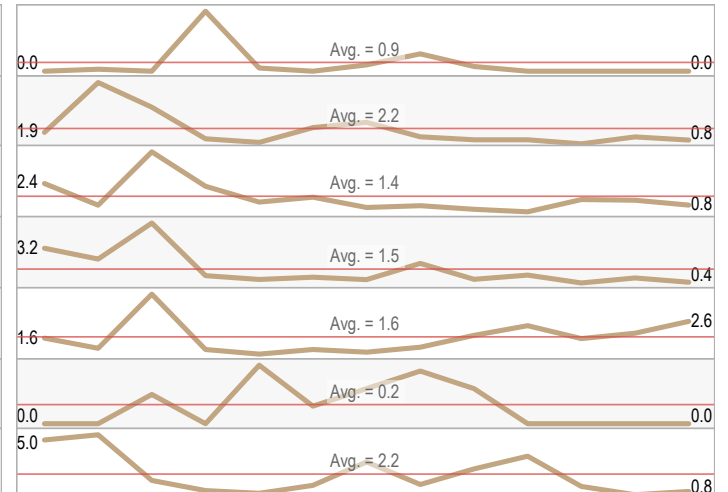
### Last 13 Months



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

|          |               |     |
|----------|---------------|-----|
| 416 Area | East York     | 0.5 |
|          | Etobicoke     | 0.2 |
|          | North York    | 0.5 |
|          | Old Toronto   | 0.8 |
|          | Scarborough   | 0.5 |
|          | York          | 0.2 |
| 905 Area | 905 All Muni. | 0.6 |

### Last 13 Months



# Y./Y. Sales Comparison

## Current Month Sales Compared to Previous Year by Submarket

| Sub Market              | Municipality  | October 2023 |         |         | October 2024 |         |       |
|-------------------------|---------------|--------------|---------|---------|--------------|---------|-------|
|                         |               | Apartment    | Stacked | Total   | Apartment    | Stacked | Total |
| Bloor - Yorkville       | Old Toronto   | ● 40         |         | ● 40    | ● 5          |         | ● 5   |
| Central Waterfront      | Old Toronto   | ● 0          |         | ● 0     | ● 12         |         | ● 12  |
| Don Mills - York Mills  | North York    | ● 3          | ● 8     | ● 11    | ● 2          | ● 0     | ● 2   |
| Downtown Core           | Old Toronto   | ● 33         |         | ● 33    | ● 3          |         | ● 3   |
| Downtown East           | Old Toronto   | ● 109        |         | ● 109   | ● 7          |         | ● 7   |
| Downtown West           | Old Toronto   | ● 99         |         | ● 99    | ● 33         |         | ● 33  |
| Etobicoke Waterfront    | Etobicoke     | ● 1          |         | ● 1     | ● 0          |         | ● 0   |
| Highway7 - Yonge        | Richmond Hill | ● 0          | ● 0     | ● 0     | ● 0          | ● 0     | ● 0   |
| Mississauga City Centre | Mississauga   | ● 220        |         | ● 220   | ● 1          |         | ● 1   |
| North Toronto           | Old Toronto   | ● 3          | ● 0     | ● 3     | ● 3          | ● 0     | ● 3   |
| North Yonge Corridor    | North York    | ● 2          |         | ● 2     | ● 5          |         | ● 5   |
| North York West         | North York    | ● 11         |         | ● 11    | ● 12         |         | ● 12  |
| Not Applicable          | Ajax          | ● 3          |         | ● 3     | ● 2          |         | ● 2   |
|                         | Aurora        |              | ● 0     | ● 0     |              | ● 0     | ● 0   |
|                         | Brampton      | ● 9          | ● 2     | ● 11    | ● 4          | ● 1     | ● 5   |
|                         | Burlington    | ● 0          |         | ● 0     | ● 4          | ● 0     | ● 4   |
|                         | Caledon       | ● 0          | ● 4     | ● 4     | ● 0          | ● 0     | ● 0   |
|                         | Clarington    | ● 1          |         | ● 1     | ● 1          |         | ● 1   |
|                         | East York     | ● 1          | ● 0     | ● 1     | ● 2          | ● 0     | ● 2   |
|                         | Etobicoke     | ● 191        | ● 2     | ● 193   | ● 6          | ● 0     | ● 6   |
|                         | Georgina      | ● 0          |         | ● 0     | ● 4          |         | ● 4   |
|                         | Halton Hills  | ● 0          |         | ● 0     | ● 0          |         | ● 0   |
|                         | King          | ● 0          |         | ● 0     | ● 0          |         | ● 0   |
|                         | Markham       | ● 9          | ● 0     | ● 9     | ● 16         | ● 0     | ● 16  |
|                         | Milton        | ● 36         |         | ● 36    | ● 16         |         | ● 16  |
|                         | Mississauga   | ● 75         |         | ● 75    | ● 10         |         | ● 10  |
|                         | Newmarket     | ● 0          |         | ● 0     | ● 0          |         | ● 0   |
|                         | North York    |              | ● 0     | ● 0     |              | ● 0     | ● 0   |
|                         | Oakville      | ● 115        |         | ● 115   | ● 9          |         | ● 9   |
|                         | Old Toronto   | ● 0          |         | ● 0     | ● 18         |         | ● 18  |
|                         | Oshawa        | ● 0          |         | ● 0     | ● 0          |         | ● 0   |
|                         | Pickering     | ● 246        | ● 0     | ● 246   | ● 9          | ● 0     | ● 9   |
|                         | Richmond Hill |              | ● 0     | ● 0     |              | ● 0     | ● 0   |
|                         | Scarborough   | ● 14         | ● 0     | ● 14    | ● 7          | ● 0     | ● 7   |
|                         | Vaughan       | ● 64         | ● 0     | ● 64    | ● 5          | ● 0     | ● 5   |
|                         | Whitby        | ● 2          |         | ● 2     | ● 0          |         | ● 0   |
|                         | York          | ● 0          | ● 0     | ● 0     | ● 1          |         | ● 1   |
| Sheppard Corridor       | North York    | ● 8          | ● 0     | ● 8     | ● 1          | ● 0     | ● 1   |
| Thornhill               | Markham       | ● 0          |         | ● 0     | ● 0          |         | ● 0   |
|                         | Vaughan       | ● 0          |         | ● 0     | ● 0          |         | ● 0   |
| Toronto East            | Old Toronto   | ● 17         |         | ● 17    | ● 1          |         | ● 1   |
| Toronto West            | Etobicoke     |              | ● 0     | ● 0     |              | ● 0     | ● 0   |
|                         | Old Toronto   | ● 8          |         | ● 8     | ● 8          |         | ● 8   |
| Yonge - St. Clair       | Old Toronto   | ● 0          | ● 0     | ● 0     | ● 2          |         | ● 2   |
| <b>Grand Total</b>      |               | ● 1,320      | ● 16    | ● 1,336 | ● 209        | ● 1     | ● 210 |

# 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            | • 110     |         | • 110   | • 539               |         | • 539    |
| Central Waterfront      | Old Toronto            | • 485     |         | • 485   | • 842               |         | • 842    |
| Don Mills - York Mills  | North York             | • 62      | • 9     | • 71    | • 270               | • 13    | • 283    |
|                         | Old Toronto            |           |         |         |                     |         |          |
| Downtown Core           | Old Toronto            | • 33      |         | • 33    | • 447               |         | • 447    |
| Downtown East           | Old Toronto            | • 117     |         | • 117   | • 1,171             |         | • 1,171  |
| Downtown West           | Old Toronto            | • 580     |         | • 580   | • 1,211             |         | • 1,211  |
| Etobicoke Waterfront    | Etobicoke              | • 5       |         | • 5     | • 13                |         | • 13     |
| Highway7 - Yonge        | Markham                |           |         |         |                     |         |          |
|                         | Richmond Hill          | • 471     | • 0     | • 471   | • 188               | • 23    | • 211    |
| Mississauga City Centre | Mississauga            | • 90      |         | • 90    | • 663               |         | • 663    |
| North Toronto           | North York             |           |         |         |                     |         |          |
|                         | Old Toronto            | • 71      | • 0     | • 71    | • 306               | • 4     | • 310    |
| North Yonge Corridor    | North York             | • 118     |         | • 118   | • 786               |         | • 786    |
|                         | Old Toronto            |           |         |         |                     |         |          |
| North York East         | North York             |           |         |         |                     |         |          |
| North York West         | North York             | • 114     |         | • 114   | • 728               |         | • 728    |
|                         | Old Toronto            |           |         |         |                     |         |          |
|                         | York                   |           |         |         |                     |         |          |
| Not Applicable          | Ajax                   | • 24      |         | • 24    | • 56                |         | • 56     |
|                         | Aurora                 |           | • 1     | • 1     |                     | • 7     | • 7      |
|                         | Brampton               | • 69      | • 7     | • 76    | • 237               | • 208   | • 445    |
|                         | Burlington             | • 65      | • 0     | • 65    | • 526               | • 10    | • 536    |
|                         | Caledon                | • 0       | • 44    | • 44    | • 0                 | • 39    | • 39     |
|                         | Clarington             | • 3       |         | • 3     | • 4                 |         | • 4      |
|                         | East York              | • 60      | • 0     | • 60    | • 112               | • 0     | • 112    |
|                         | Etobicoke              | • 318     | • 0     | • 318   | • 1,401             | • 0     | • 1,401  |
|                         | Georgina               | • 4       |         | • 4     | • 0                 |         | • 0      |
|                         | Halton Hills           | • 2       |         | • 2     | • 48                |         | • 48     |
|                         | King                   | • 23      |         | • 23    | • 107               |         | • 107    |
|                         | Markham                | • 210     | • 2     | • 212   | • 423               | • 8     | • 431    |
|                         | Milton                 | • 435     |         | • 435   | • 728               |         | • 728    |
|                         | Mississauga            | • 216     |         | • 216   | • 1,387             |         | • 1,387  |
|                         | Newmarket              | • 0       |         | • 0     | • 46                |         | • 46     |
|                         | North York             |           | • 2     | • 2     |                     | • 10    | • 10     |
|                         | Oakville               | • 278     |         | • 278   | • 522               |         | • 522    |
|                         | Old Toronto            | • 54      |         | • 54    | • 127               |         | • 127    |
|                         | Oshawa                 | • 7       |         | • 7     | • 225               |         | • 225    |
|                         | Pickering              | • 259     | • 22    | • 281   | • 871               | • 0     | • 871    |
|                         | Richmond Hill          |           | • 0     | • 0     |                     | • 8     | • 8      |
|                         | Scarborough            | • 272     | • 0     | • 272   | • 594               | • 3     | • 597    |
|                         | Uxbridge               |           |         |         |                     |         |          |
|                         | Vaughan                | • 429     | • 0     | • 429   | • 1,032             | • 0     | • 1,032  |
|                         | Whitby                 | • 17      |         | • 17    | • 76                |         | • 76     |
|                         | Whitchurch-Stouffville |           |         |         |                     |         |          |
|                         | York                   | • 10      | • 5     | • 15    | • 307               |         | • 307    |
| Scarborough City Centre | Scarborough            |           |         |         |                     |         |          |
| Sheppard Corridor       | North York             | • 277     | • 2     | • 279   | • 531               | • 1     | • 532    |
| Thornhill               | Markham                | • 3       |         | • 3     | • 25                |         | • 25     |
|                         | Vaughan                | • 0       |         | • 0     | • 0                 |         | • 0      |
| Toronto East            | East York              |           |         |         |                     |         |          |
|                         | Old Toronto            | • 30      |         | • 30    | • 172               |         | • 172    |
| Toronto West            | Etobicoke              |           | • 94    | • 94    |                     | • 118   | • 118    |
|                         | Old Toronto            | • 65      |         | • 65    | • 344               |         | • 344    |
| Yonge - St. Clair       | Old Toronto            | • 255     | • 5     | • 260   | • 165               |         | • 165    |
| <b>Grand Total</b>      |                        | • 5,641   | • 193   | • 5,834 | • 17,230            | • 452   | • 17,682 |



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