

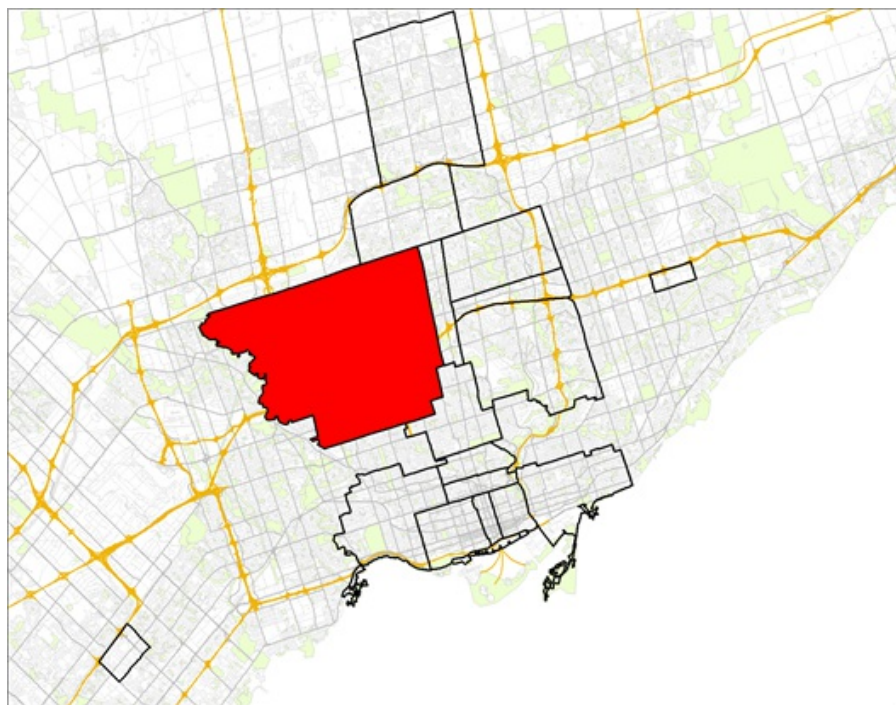


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of August 2018



North York West Submarket Report - August 2018



North York West		GTA
Active Projects	10	301
Total Units	2,121	76,955
Total Sales	1,700	66,596
Rem. Inv.	419	8,842
Avg. \$/SF	\$748	\$936
Avg. SF	756	930
Avg. \$	\$566,069	\$870,023
Current Month Sales (incl. active & sold out)	8	803

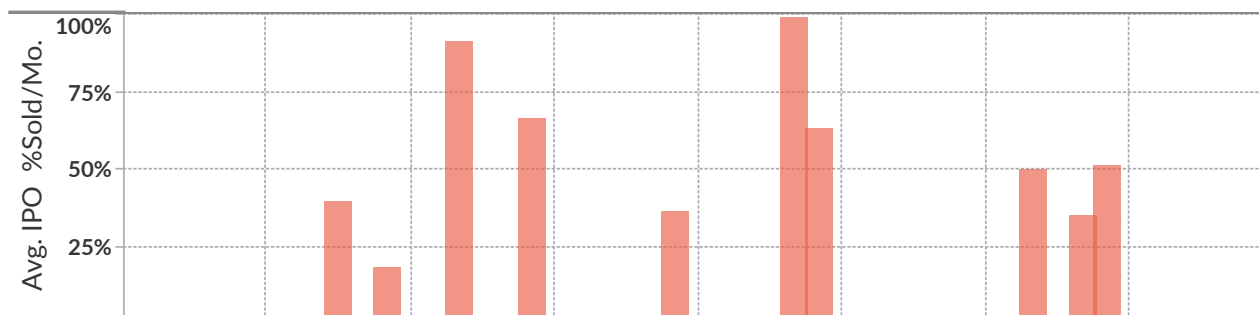
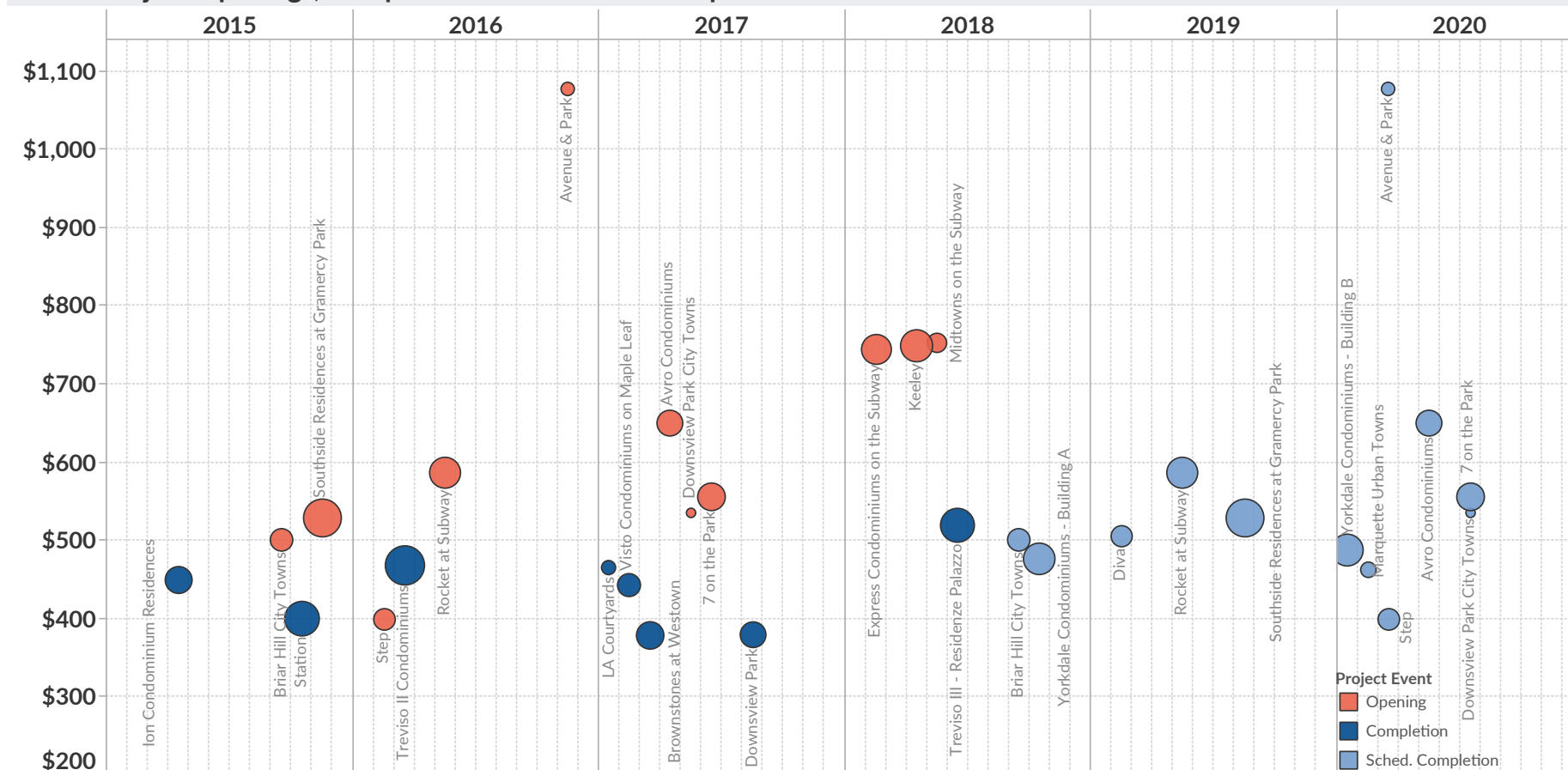
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	33	281
Total Units	24,101	309,523
Min. Floor Space Index	0.4	0.1
Max. Floor Space Index	7.0	45.5
Avg. Floor Space Index	2.7	5.5

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

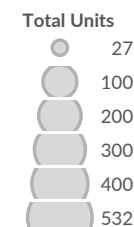


North York West Submarket Report - August 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



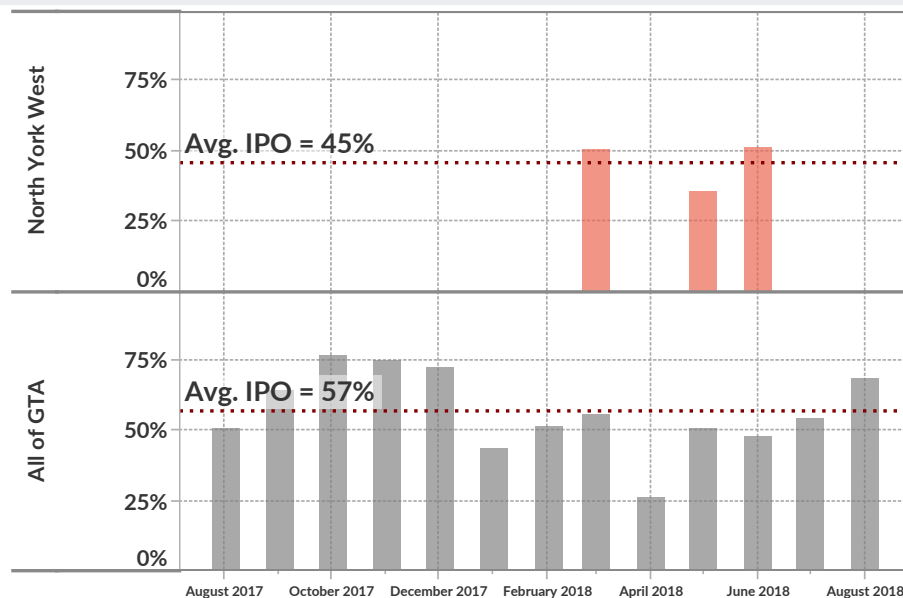
North York West Submarket Report - August 2018

Project Data by Unit Type

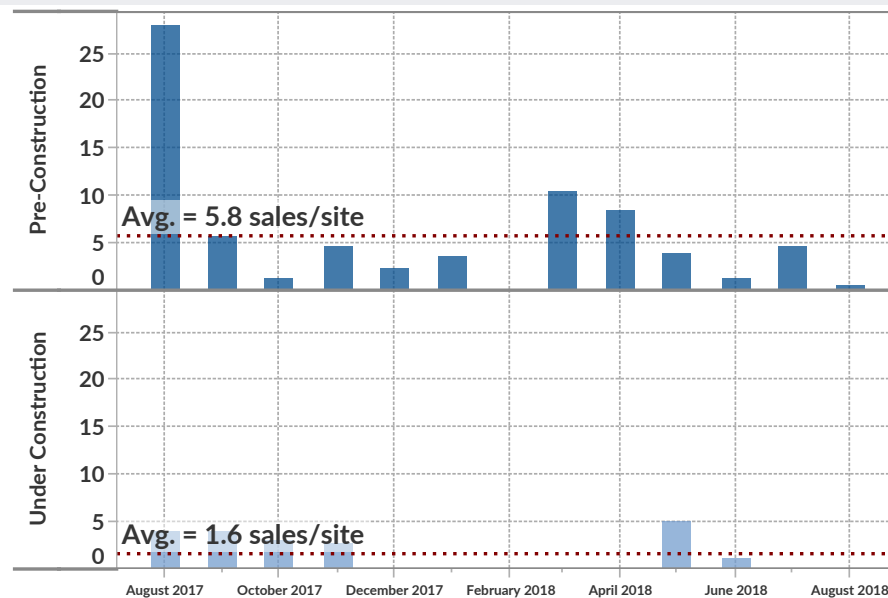
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	50	2	48	2
1 Bedroom	493	2	423	70
1 Bedroom + Den	528	1	406	122
2 Bedroom	634	2	487	147
2 Bedroom + Den	226	0	213	13
3 Bedroom & Up	160	0	108	52
Penthouse	14	0	7	7
Other	14	1	8	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$812	417	425	\$313,900	\$369,900
\$758	426	857	\$340,900	\$639,900
\$747	535	682	\$293,900	\$518,900
\$746	620	1,499	\$320,900	\$1,650,000
\$981	747	2,181	\$374,900	\$2,965,000
\$700	770	1,652	\$595,900	\$914,900
\$584	720	1,386	\$429,880	\$799,880

IPO Launch Performance (first 2 months)

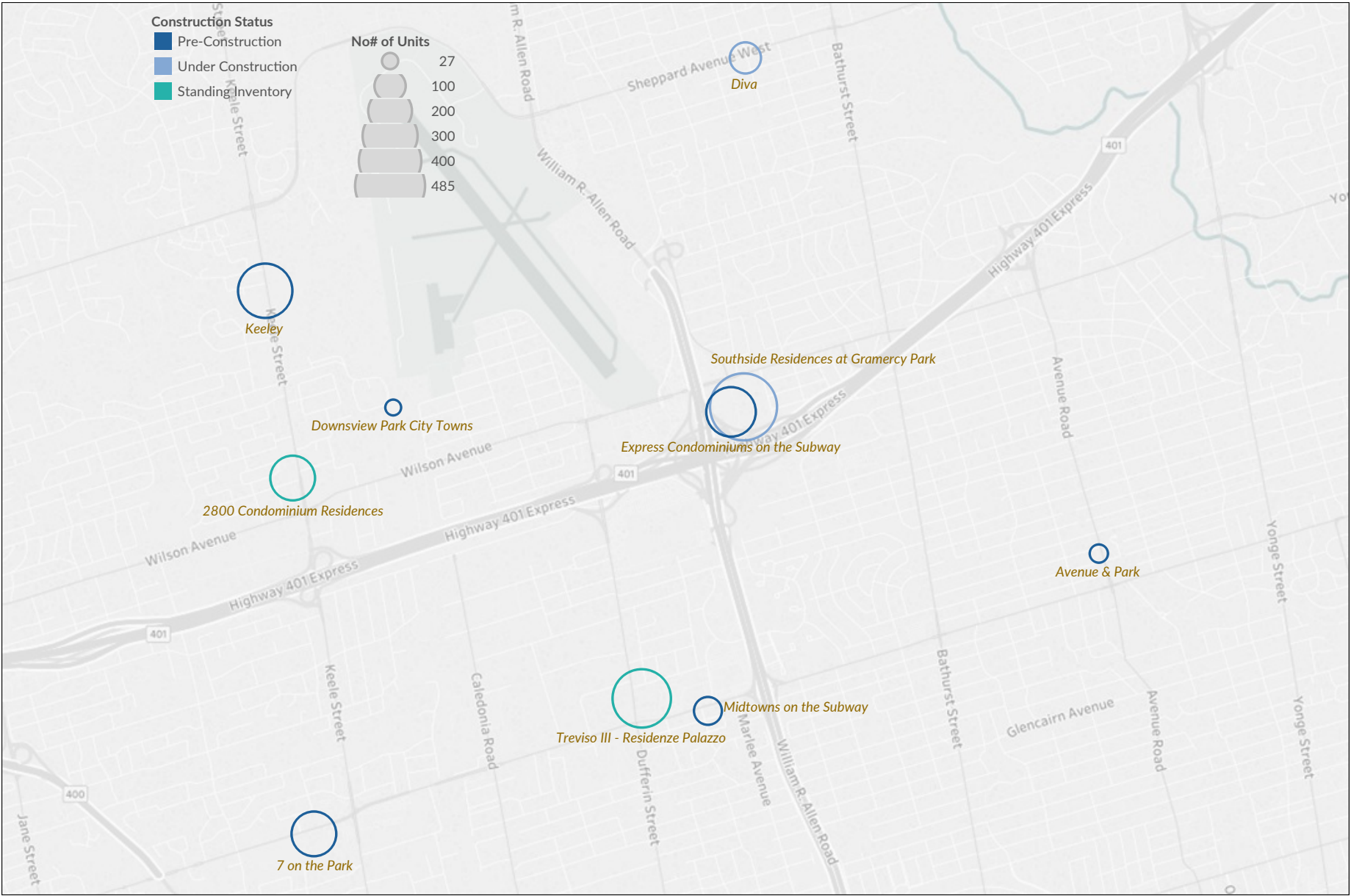


Post Launch Absorption: North York West



North York West Submarket Report - August 2018

Current Active Projects



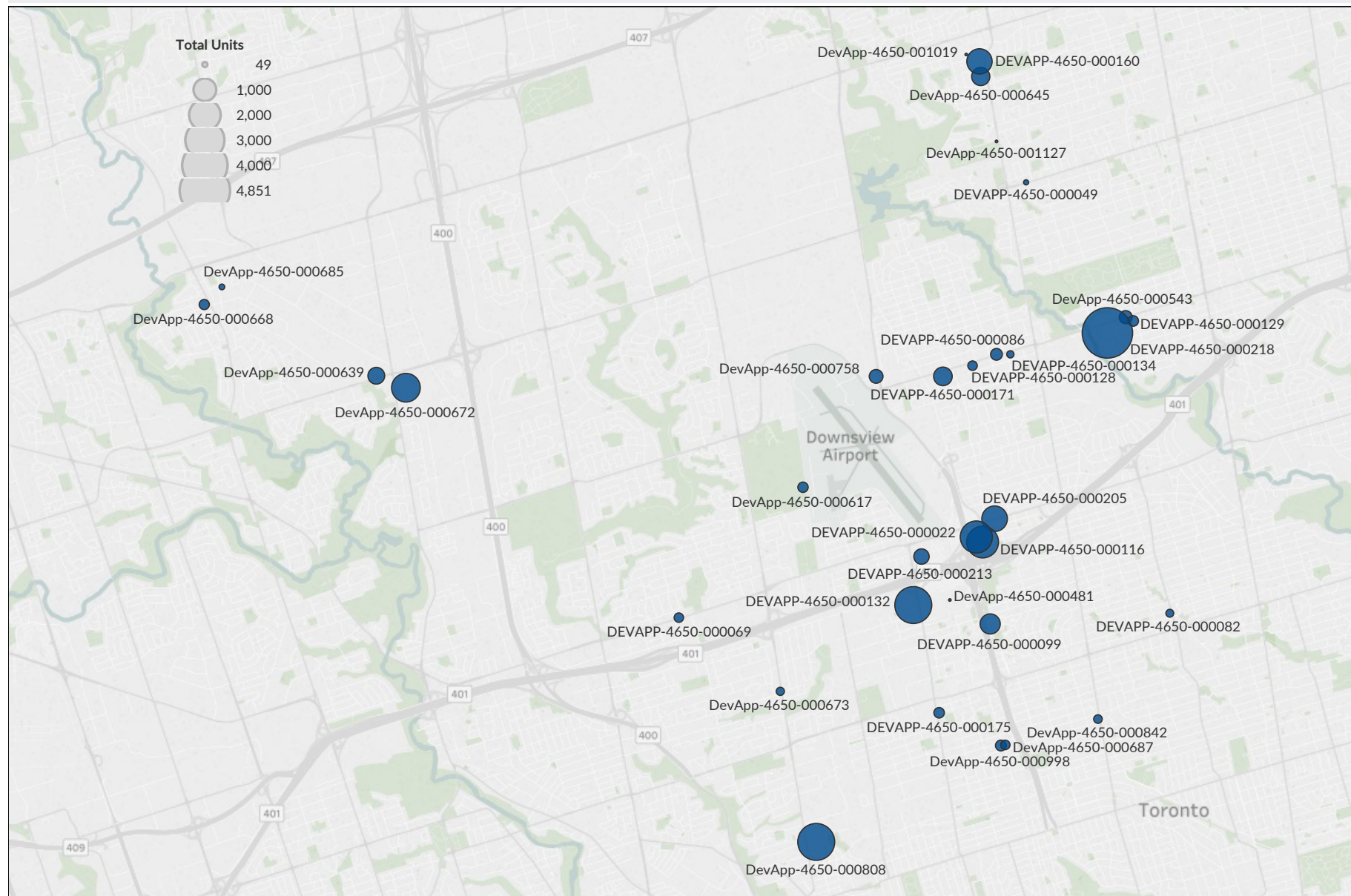
North York West Submarket Report - August 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
7 on the Park - i-Kore Developments Ltd.	Apartment	July 2020	0	43	22	216	\$557	\$670
2800 Condominium Residences - Quadcam Development Gro..	Apartment	February 2018	5	12	10	216	\$0	\$605
Avenue & Park - Stafford Homes	Apartment	March 2020	0	2	6	36	\$1,076	\$1,279
Diva - Torbel Group	Apartment	February 2019	0	6	2	105	\$505	\$664
Downsview Park City Towns - Stafford Homes	Stacked	July 2020	0	0	5	27	\$536	\$513
Express Condominiums on the Subway - Malibu Investments I..	Apartment	August 2021	0	198	67	265	\$745	\$740
Keeley - TAS DesignBuild	Apartment	July 2021	1	113	206	319	\$749	\$753
Midtowns on the Subway - Wycliffe Homes	Stacked	October 2021	2	61	21	84	\$752	\$735
Southside Residences at Gramercy Park - Malibu Investments ..	Apartment	August 2019	0	0	16	485	\$529	\$531
Treviso III - Residenze Palazzo - Lanterra Developments	Apartment	June 2018	0	3	64	368	\$520	\$752

North York West Submarket Report - August 2018

Current Development Applications



North York West Submarket Report - August 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000022	36 - 36R Tippet Road	4.4	1,966
DEVAPP-4650-000049	286 Finch Avenue West	1.4	49
DEVAPP-4650-000069	1326 - 1328 Wilson Avenue	3.6	168
DEVAPP-4650-000082	1580 Avenue Road	7.8	117
DEVAPP-4650-000086	700 - 716 Sheppard Avenue West	3.5	262
DEVAPP-4650-000099	1 Leila Lane	3.8	772
DEVAPP-4650-000116	4 - 6 Tippet Road	4.9	1,924
DEVAPP-4650-000128	128 - 132 Gorman Park Road	4.0	170
DEVAPP-4650-000129	245 - 255 Sheppard Avenue West; 250 - 258 Bogert Avenue	3.8	210
DEVAPP-4650-000132	3450 Dufferin Street	4.1	2,598
DEVAPP-4650-000134	665 - 671 Sheppard Avenue West; 667 Sheppard Avenue West	1.9	99
DEVAPP-4650-000160	6040 Bathurst Street; 5 Fisherville Road	4.9	1,218
DEVAPP-4650-000171	847 - 873 Sheppard Avenue West	1.8	657
DEVAPP-4650-000175	3019 Dufferin Street	4.9	209
DEVAPP-4650-000205	470 - 530 Wilson Avenue	6.0	1,246
DEVAPP-4650-000213	3621 Dufferin Street	2.6	448
DEVAPP-4650-000218	325 Bogert Avenue	6.1	4,851
DevApp-4650-000481	3401 Dufferin Street; 1 Yorkdale Road	2.3	
DevApp-4650-000543	258 - 270 Sheppard Avenue West; 1 - 3 Addington Avenue	3.7	326
DevApp-4650-000617	2995 Keele Street Phase 2 B1, B2, B3 & B4	1.9	202
DevApp-4650-000639	2370 Finch Avenue West	7.9	536
DevApp-4650-000645	6020 - 6030 Bathurst Street	4.0	628
DevApp-4650-000668	3002 - 3014 Islington Avenue	1.0	196
DevApp-4650-000672	3415 - 3499 Weston Road (Phase 2)	9.5	1,568
DevApp-4650-000673	2522 Keele Street	2.5	128
DevApp-4650-000685	135 Plunkett Road (Phase 2)	0.4	62
DevApp-4650-000687	529 Marlee Avenue	6.2	168
DevApp-4650-000758	20 De Boers Drive	5.7	360
DevApp-4650-000808	2175 Keele Street	0.8	2,600
DevApp-4650-000842	2788 Bathurst Street	1.0	139
DevApp-4650-000998	831 Glencairn Avenue	6.1	224
DevApp-4650-001019	25 Fisherville Road	5.2	
DevApp-4650-001127	5830 Bathurst Street (Phase 3)	1.3	

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

North York West Submarket Report - August 2018

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 8	• 17	• 5,733	• 5,177	• 252	• \$2,048	• 1,815	• \$3,716,656	• 6,347
Central Waterfront	• 39	• 12	• 5,043	• 4,437	• 535	• \$1,241	• 1,058	• \$1,313,054	• 24,297
Don Mills - York Mills	• 16	• 10	• 2,437	• 2,224	• 213	• \$837	• 1,138	• \$952,699	• 26,520
Downtown Core	• 0	• 8	• 3,503	• 3,337	• 123	• \$1,156	• 935	• \$1,080,906	• 35,561
Downtown East	• 188	• 15	• 4,628	• 4,311	• 317	• \$958	• 906	• \$868,246	• 17,392
Downtown West	• 42	• 29	• 10,724	• 8,932	• 1,668	• \$1,202	• 723	• \$869,412	• 28,671
Etobicoke Waterfront	• 22	• 9	• 3,735	• 3,509	• 226	• \$1,052	• 853	• \$897,334	• 318
Highway7 - Yonge	• 45	• 6	• 1,582	• 1,091	• 351	• \$651	• 898	• \$584,505	•
Mississauga City Centre	• 24	• 6	• 3,129	• 2,612	• 326	• \$751	• 815	• \$611,635	•
North Toronto	• 7	• 7	• 2,091	• 1,869	• 206	• \$1,011	• 883	• \$892,486	• 11,798
North Yonge Corridor	• 18	• 6	• 2,164	• 1,778	• 219	• \$908	• 742	• \$674,455	• 7,581
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 5,715
North York West	• 8	• 10	• 2,121	• 1,700	• 419	• \$748	• 756	• \$566,069	• 24,101
Not Applicable	• 338	• 130	• 22,892	• 19,402	• 3,185	• \$673	• 1,021	• \$686,691	• 61,929
Scarborough City Centre									• 4,490
Sheppard Corridor	• 33	• 11	• 3,258	• 2,883	• 320	• \$929	• 820	• \$761,641	• 11,487
Thornhill									•
Toronto East	• 1	• 10	• 1,204	• 1,155	• 22	• \$757	• 977	• \$739,305	• 16,482
Toronto West	• 3	• 6	• 939	• 484	• 385	• \$912	• 739	• \$674,434	• 29,071
Yonge - St. Clair	• 11	• 7	• 1,121	• 1,050	• 69	• \$1,271	• 1,225	• \$1,556,074	•

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