

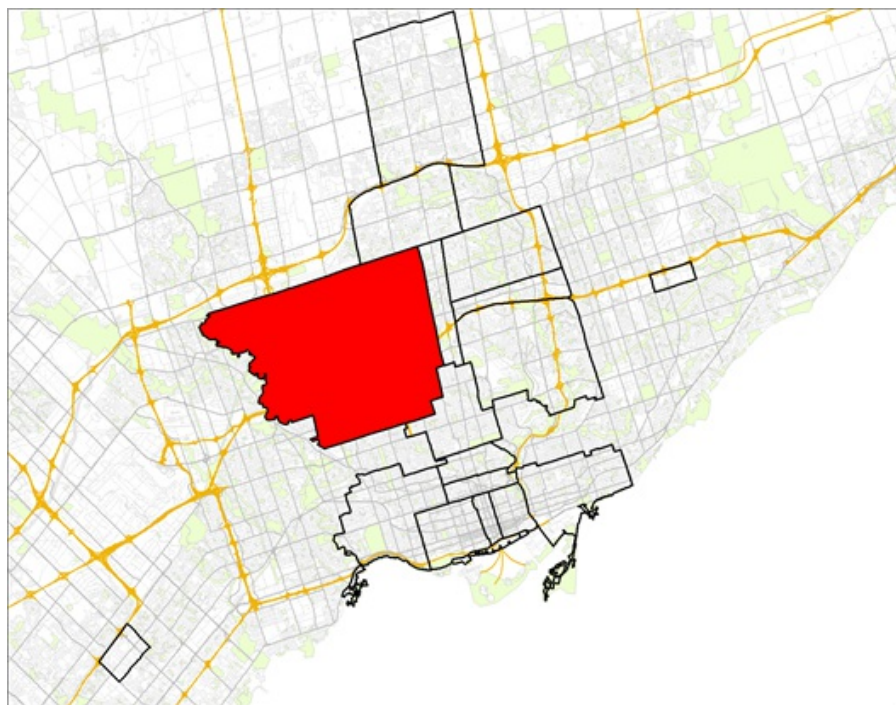


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of October 2018



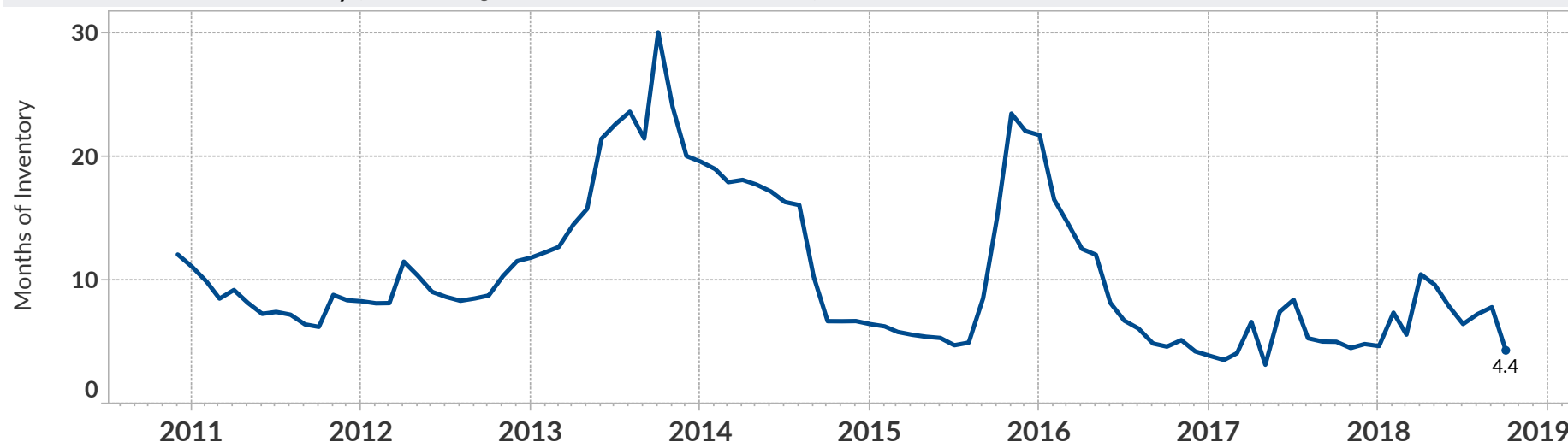
North York West Submarket Report - October 2018



North York West		GTA
Active Projects	12	323
Total Units	2,610	82,017
Total Sales	2,281	67,973
Rem. Inv.	306	10,982
Avg. \$/SF	\$788	\$931
Avg. SF	764	902
Avg. \$	\$602,272	\$839,129
Current Month Sales (incl. active & sold out)	153	2,805

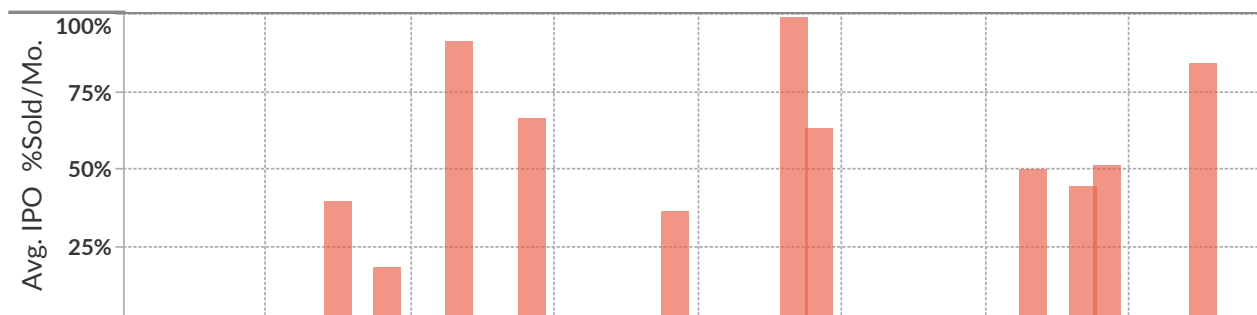
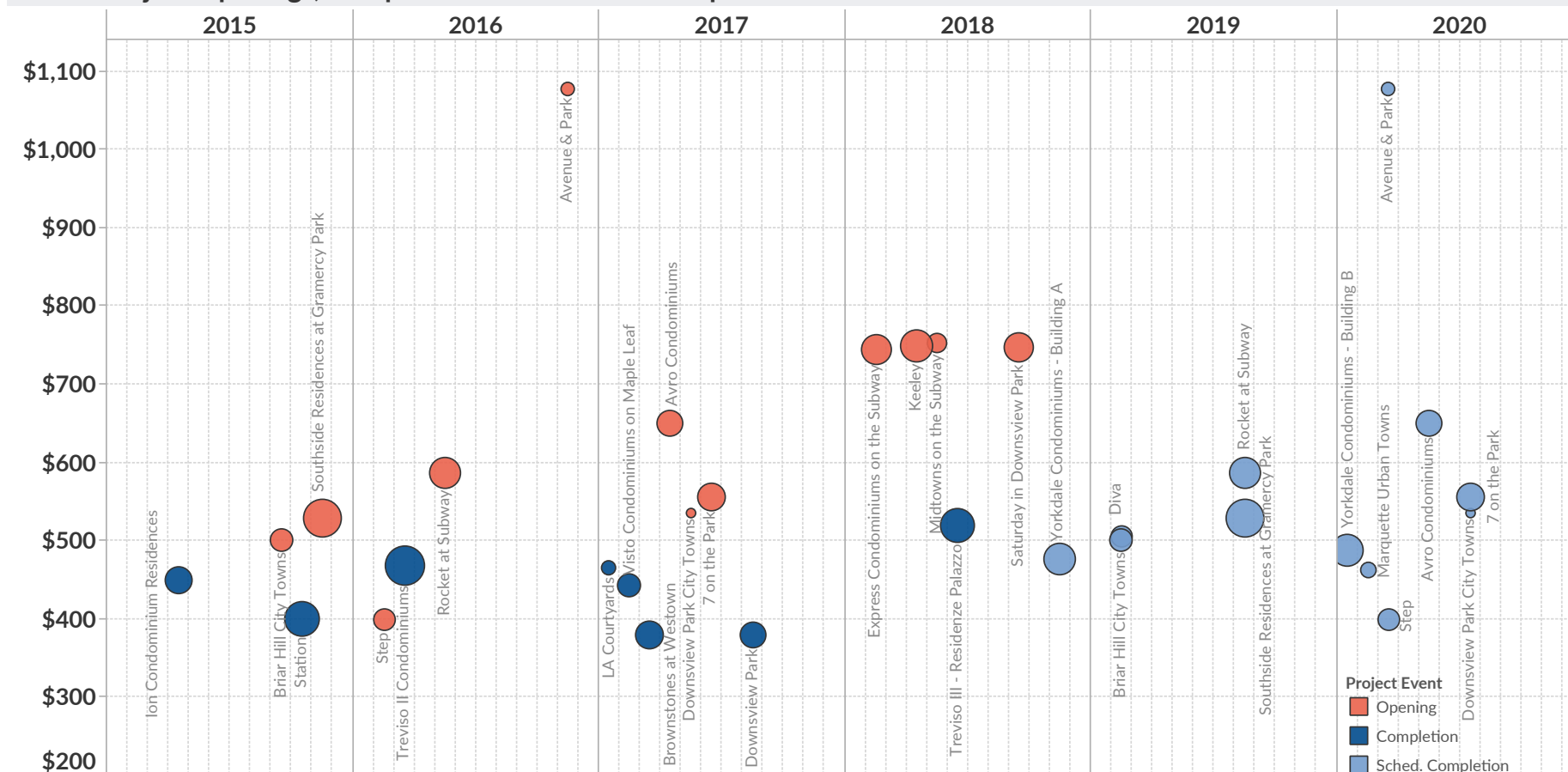
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	32	286
Total Units	9,329	140,394
Min. Floor Space Index	0.4	0.1
Max. Floor Space Index	5.7	45.5
Avg. Floor Space Index	2.7	5.8

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

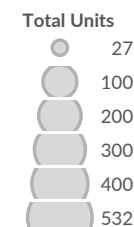


North York West Submarket Report - October 2018

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.



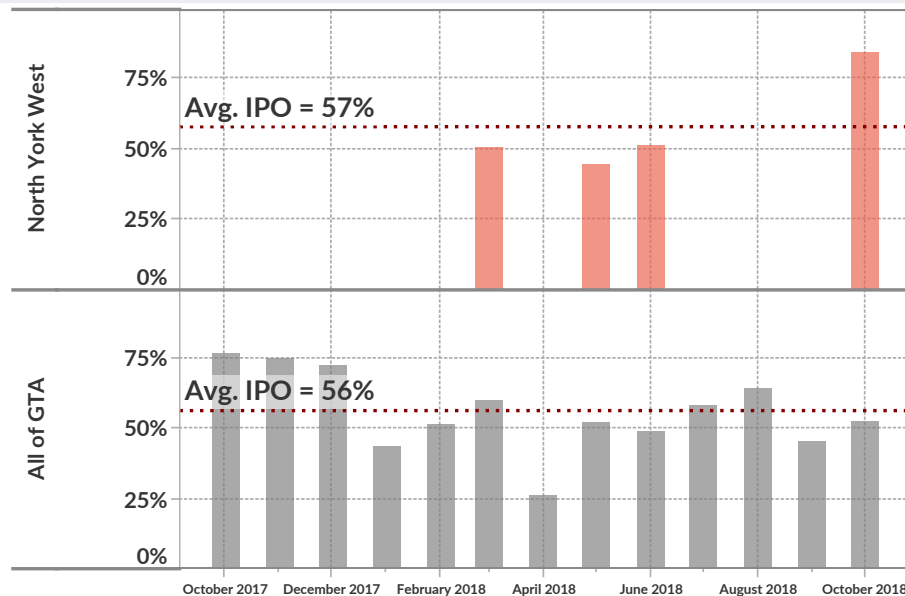
North York West Submarket Report - October 2018

Project Data by Unit Type

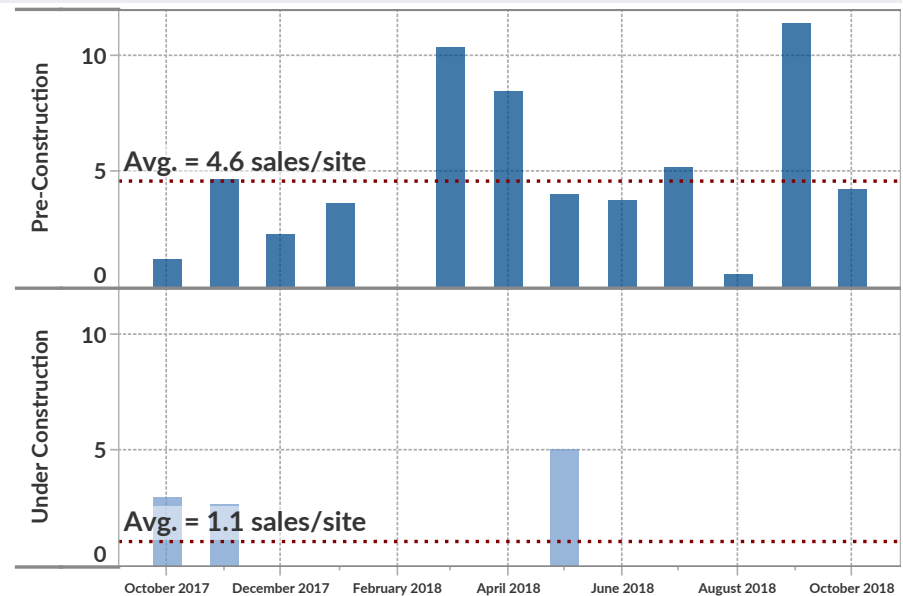
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	50	1	48	2
1 Bedroom	528	19	474	54
1 Bedroom + Den	616	53	529	87
2 Bedroom	968	72	866	102
2 Bedroom + Den	230	6	218	12
3 Bedroom & Up	167	2	131	36
Penthouse	14	0	7	7
Other	14	0	8	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$852	425	454	\$362,900	\$385,900
\$790	429	857	\$366,900	\$639,900
\$834	524	654	\$293,900	\$547,900
\$790	620	1,499	\$320,900	\$1,650,000
\$1,009	747	2,181	\$374,900	\$2,965,000
\$675	770	1,652	\$602,900	\$909,900
\$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 - October 2018

Current Active Projects



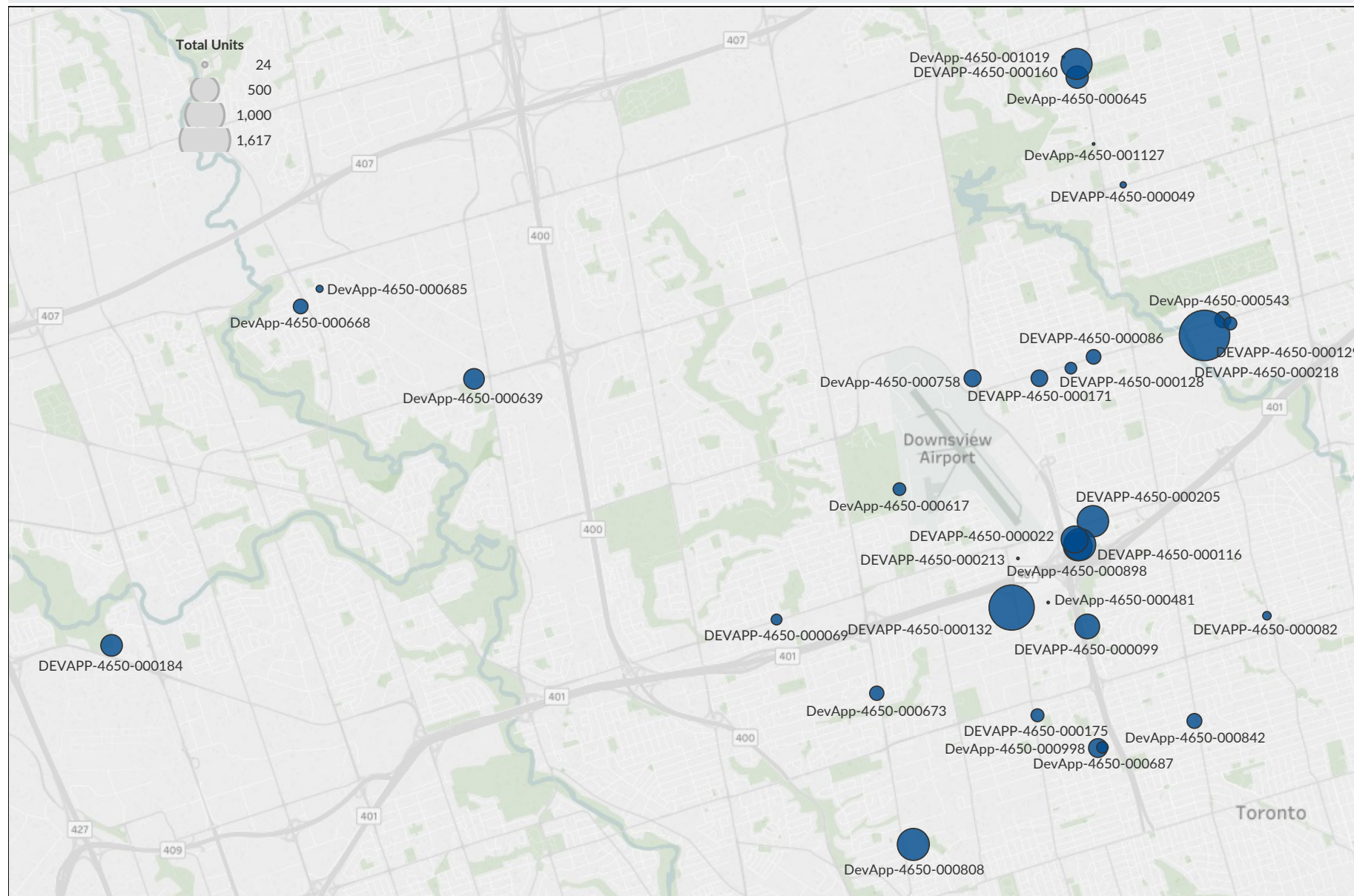
North York West Submarket Report - October 2018

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	64	1	216	\$557	\$651
2800 Condominium Residences - Quadcam Development Gro..	Apartment	February 2018	1	12	10	216	\$0	\$603
Avenue & Park - Stafford Homes	Apartment	March 2020	0	2	6	36	\$1,076	\$1,279
Brownstones at Westtown - Lindvest	Stacked	March 2017	0	3	0	240	\$379	\$479
Diva - Torbel Group	Apartment	February 2019	0	6	2	105	\$505	\$617
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	21	212	107	319	\$749	\$809
Midtowns on the Subway - Wycliffe Homes	Stacked	October 2021	0	65	17	84	\$752	\$736
Saturday in Downsview Park - Mattamy Homes	Apartment	August 2021	129	209	40	249	\$746	\$818
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	2	32	35	368	\$520	\$853

North York West Submarket Report - October 2018

Current Development Applications



North York West Submarket Report - October 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000022	36 - 36R Tippet Road	4.4	462
DEVAPP-4650-000049	286 Finch Avenue West	1.4	24
DEVAPP-4650-000069	1326 - 1328 Wilson Avenue	3.6	73
DEVAPP-4650-000082	1580 Avenue Road	7.8	45
DEVAPP-4650-000086	700 - 716 Sheppard Avenue West	3.5	134
DEVAPP-4650-000099	1 Leila Lane	3.8	386
DEVAPP-4650-000116	4 - 6 Tippet Road	4.9	651
DEVAPP-4650-000128	128 - 132 Gorman Park Road	4.0	85
DEVAPP-4650-000129	245 - 255 Sheppard Avenue West; 250 - 258 Bogert Avenue	3.8	105
DEVAPP-4650-000132	3450 Dufferin Street	4.1	1,299
DEVAPP-4650-000160	6040 Bathurst Street; 5 Fisherville Road	4.9	609
DEVAPP-4650-000171	847 - 873 Sheppard Avenue West	1.8	172
DEVAPP-4650-000175	3019 Dufferin Street	4.9	105
DEVAPP-4650-000184	840 Queens Plate Drive		295
DEVAPP-4650-000205	470 - 530 Wilson Avenue	6.0	623
DEVAPP-4650-000213	3621 Dufferin Street	2.6	
DEVAPP-4650-000218	325 Bogert Avenue	6.1	1,617
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	163
DevApp-4650-000617	2995 Keele Street Phase 2 B1, B2, B3 & B4	1.9	101
DevApp-4650-000639	2370 Finch Avenue West	7.9	268
DevApp-4650-000645	6020 - 6030 Bathurst Street	4.0	314
DevApp-4650-000668	3002 - 3014 Islington Avenue	1.0	136
DevApp-4650-000673	2522 Keele Street	2.5	128
DevApp-4650-000685	135 Plunkett Road (Phase 2)	0.4	31
DevApp-4650-000687	529 Marlee Avenue	6.2	84
DevApp-4650-000758	20 De Boers Drive	5.7	180
DevApp-4650-000808	2175 Keele Street	0.8	650
DevApp-4650-000842	2788 Bathurst Street	1.0	139
DevApp-4650-000898	30 Tippet Road (South Lands)	3.6	521
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 - October 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	• 11	• 17	• 5,733	• 5,206	• 223	• \$2,089	• 1,817	• \$3,797,257	• 4,666
Central Waterfront	• 73	• 14	• 6,353	• 5,323	• 949	• \$1,259	• 914	• \$1,151,277	• 11,626
Don Mills - York Mills	• 12	• 8	• 2,238	• 2,050	• 188	• \$847	• 1,151	• \$974,977	• 10,667
Downtown Core	• 27	• 8	• 3,503	• 3,413	• 47	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 357	• 17	• 5,243	• 4,876	• 342	• \$983	• 860	• \$845,350	• 9,479
Downtown West	• 278	• 28	• 10,793	• 8,682	• 1,596	• \$1,230	• 739	• \$909,602	• 13,899
Etobicoke Waterfront	• 7	• 8	• 3,590	• 3,385	• 205	• \$1,048	• 855	• \$896,284	• 1,439
Highway7 - Yonge	• 24	• 6	• 1,582	• 1,162	• 280	• \$652	• 920	• \$599,893	• .
Mississauga City Centre	• 33	• 8	• 4,609	• 3,083	• 1,115	• \$789	• 691	• \$545,824	• .
North Toronto	• 212	• 8	• 2,450	• 1,943	• 286	• \$1,111	• 890	• \$988,772	• 6,179
North Yonge Corridor	• 57	• 6	• 2,256	• 1,834	• 231	• \$911	• 761	• \$692,590	• 3,967
North York East	• 0	• 2	• 651	• 645	• 5	• \$706	• 1,595	• \$1,125,400	• 2,381
North York West	• 153	• 12	• 2,610	• 2,281	• 306	• \$788	• 764	• \$602,272	• 9,624
Not Applicable	• 917	• 139	• 21,873	• 17,298	• 3,929	• \$669	• 1,009	• \$674,826	• 26,461
Scarborough City Centre									• 2,245
Sheppard Corridor	• 273	• 13	• 3,969	• 3,170	• 506	• \$907	• 802	• \$727,869	• 4,219
Thornhill									• .
Toronto East	• 259	• 12	• 1,622	• 1,452	• 91	• \$889	• 942	• \$837,501	• 6,362
Toronto West	• 108	• 9	• 1,660	• 959	• 620	• \$946	• 818	• \$773,715	• 12,673
Yonge - St. Clair	• 4	• 8	• 1,282	• 1,211	• 63	• \$1,246	• 1,236	• \$1,541,000	• .

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