



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of March 2019



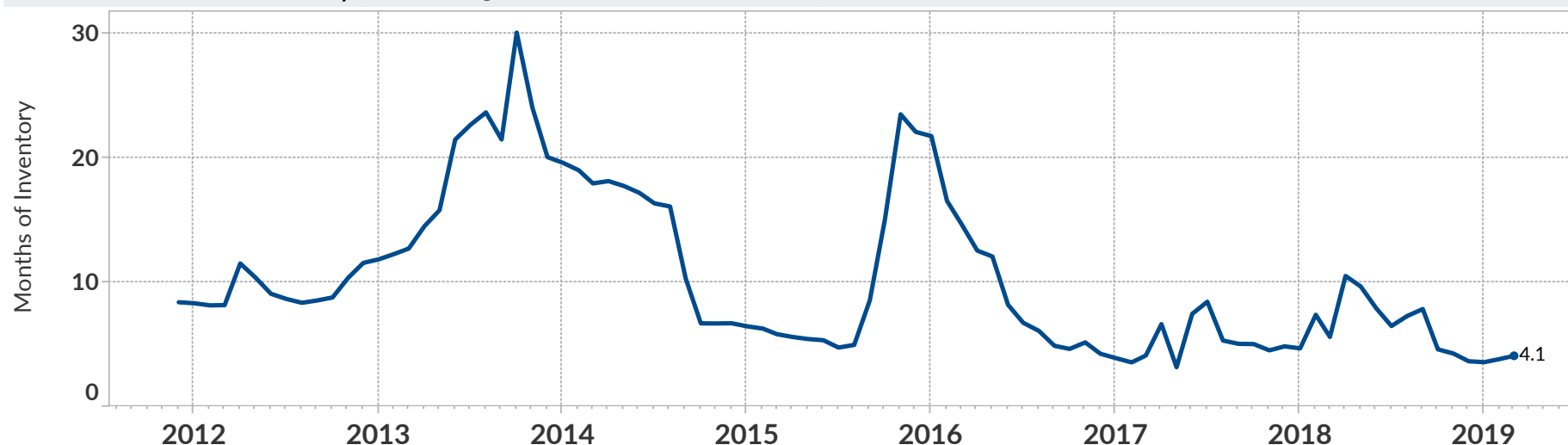
North York West Submarket Report - March 2019



North York West		GTA
Active Projects	9	329
Total Units	2,311	87,136
Total Sales	2,016	71,790
Rem. Inv.	245	11,744
Avg. \$/SF	\$829	\$968
Avg. SF	717	889
Avg. \$	\$593,779	\$860,701
Current Month Sales (incl. active & sold out)	16	1,428

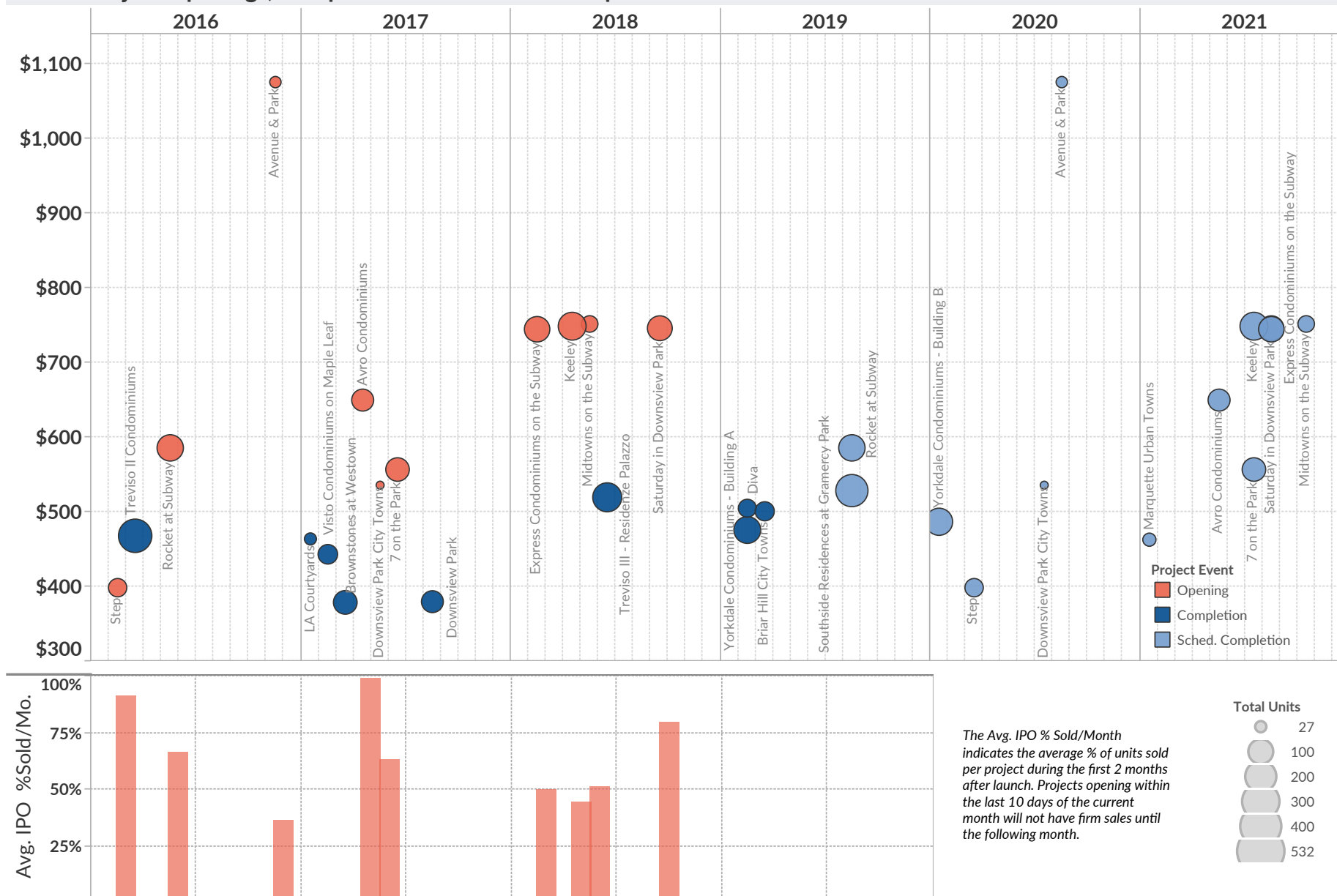
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	35	317
Total Units	10,254	165,657
Min. Floor Space Index	0.1	0.1
Max. Floor Space Index	6.4	32.2
Avg. Floor Space Index	2.7	5.9

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



North York West Submarket Report - March 2019

Recent Project Openings, Completions & Scheduled Completions



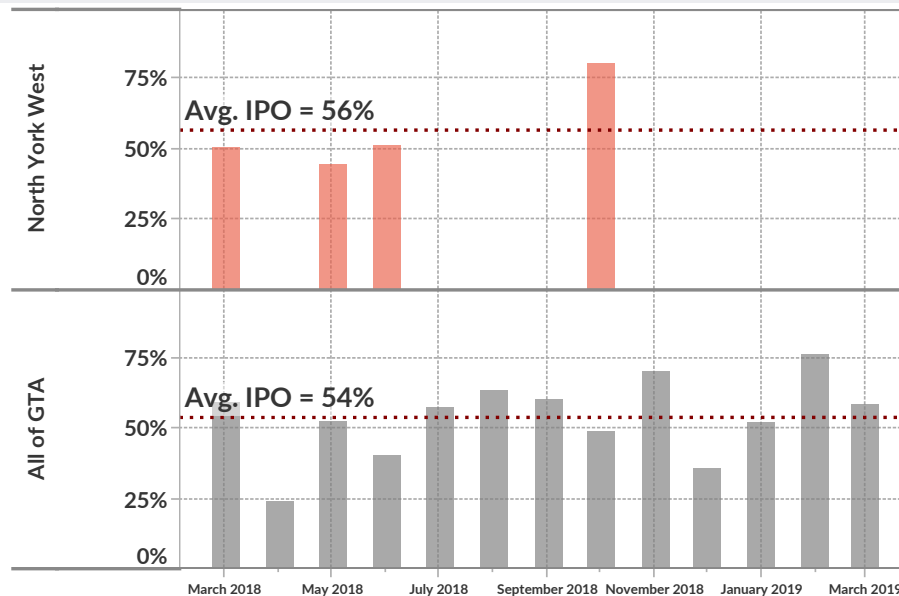
North York West Submarket Report - March 2019

Project Data by Unit Type

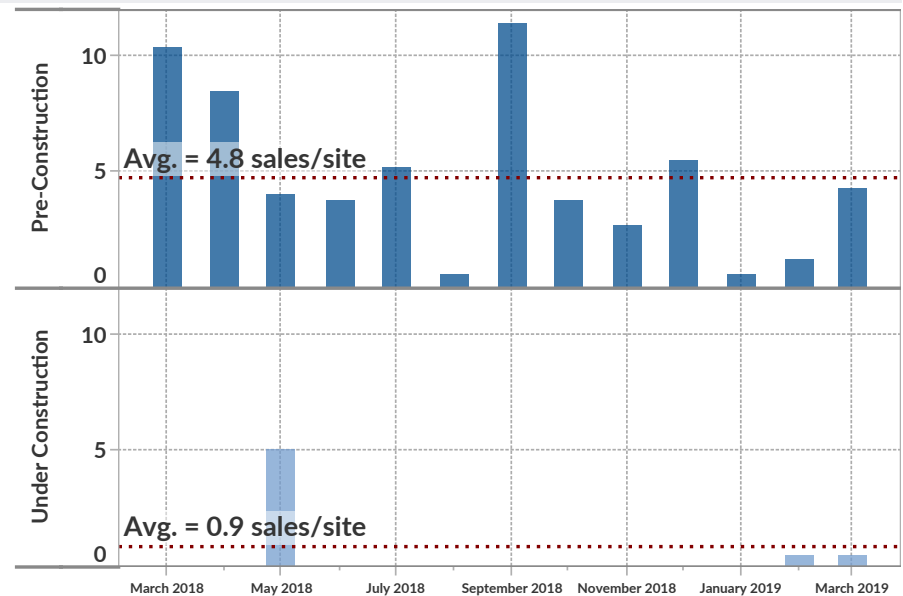
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	53	1	49	4
1 Bedroom	487	3	433	54
1 Bedroom + Den	590	5	529	61
2 Bedroom	789	4	696	93
2 Bedroom + Den	206	3	202	4
3 Bedroom & Up	107	0	89	18
Penthouse	14	0	7	7
Other	15	0	11	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$987	347	425	\$360,990	\$387,990
\$802	429	857	\$366,900	\$639,900
\$841	544	654	\$293,900	\$528,990
\$843	620	1,499	\$320,900	\$1,650,000
\$1,174	747	2,181	\$374,900	\$2,965,000
\$722	770	1,284	\$602,900	\$949,900
\$614	1,056	1,386	\$669,990	\$831,380

IPO Launch Performance (first 2 months)



Post Launch Absorption: North York West



North York West Submarket Report - March 2019

Current Active Projects



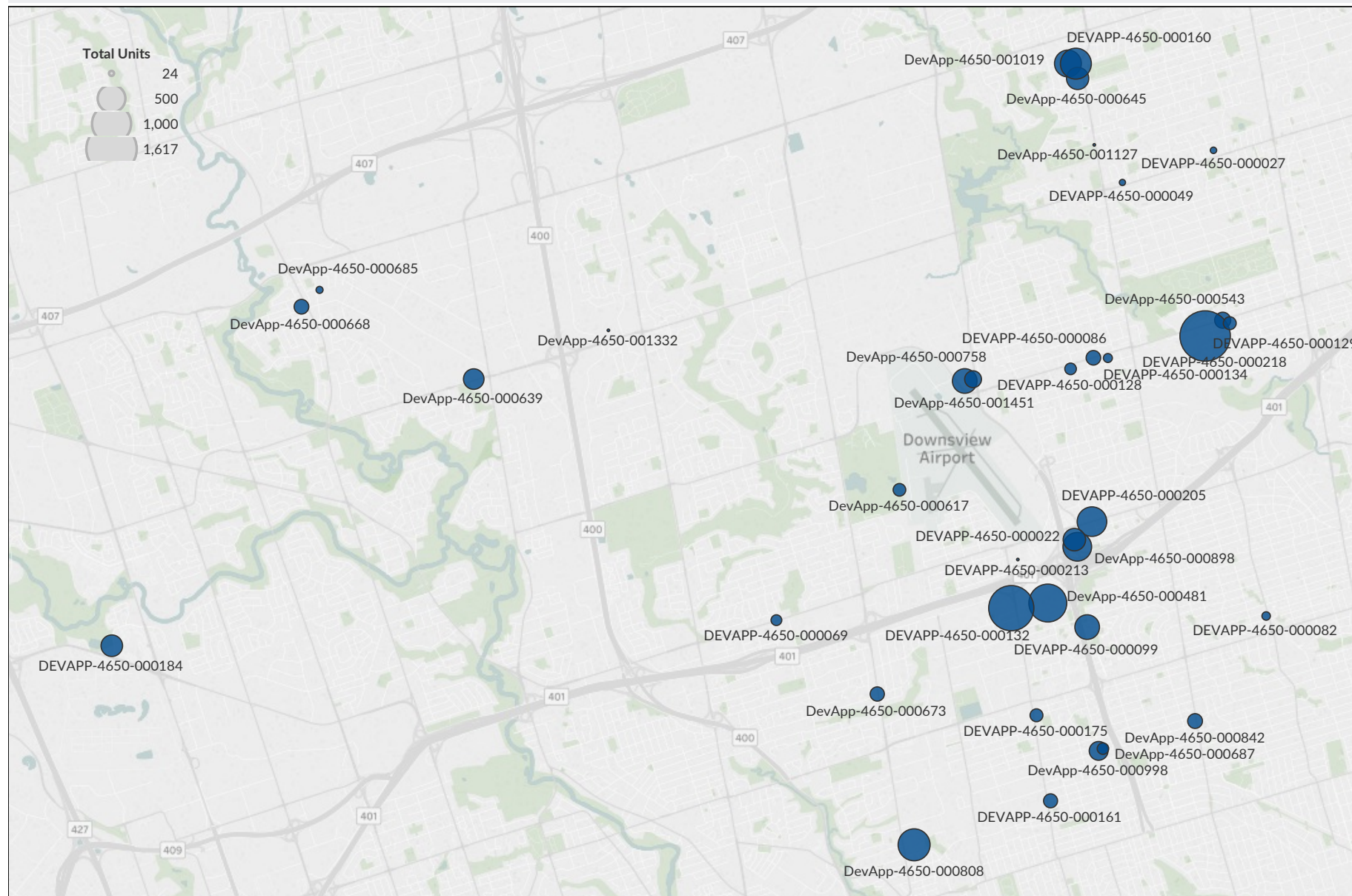
North York West Submarket Report - March 2019

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
2800 Condominium Residences - Quadcam Development Gro..	Apartment	February 2018	0	0	3	216	\$0	\$604
Avenue & Park - Stafford Homes	Apartment	August 2020	0	0	6	36	\$1,076	\$1,240
Brownstones at Westown - Lindvest	Stacked	March 2017	0	0	0	240	\$379	\$479
Express Condominiums on the Subway - Malibu Investments I..	Apartment	August 2021	0	0	67	265	\$745	\$740
Keeley - TAS DesignBuild	Apartment	July 2021	4	7	92	364	\$749	\$881
Midtowns on the Subway - Wycliffe Homes	Stacked	October 2021	1	2	15	84	\$752	\$856
Saturday in Downsview Park - Mattamy Homes	Apartment	August 2021	9	13	22	249	\$746	\$802
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	11	24	372	\$520	\$846

North York West Submarket Report - March 2019

Current Development Applications



North York West Submarket Report - March 2019

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000022	36 - 36R Tippet Road (North Lands)	4.4	320
DEVAPP-4650-000027	11 - 19 Altamont Road	0.9	26
DEVAPP-4650-000049	286 Finch Avenue West	0.9	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-4650-000128	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-4650-000134	665 - 671 Sheppard Avenue West; 667 Sheppard Avenue West	1.9	51
DEVAPP-4650-000160	6040 Bathurst Street; 5 Fisherville Road	4.9	609
DEVAPP-4650-000161	1100 Briar Hill Avenue	1.6	124
DEVAPP-4650-000175	3019 Dufferin Street	4.5	105
DEVAPP-4650-000184	840 Queens Plate Drive		295
DEVAPP-4650-000205	470 - 530 Wilson Avenue	5.8	555
DEVAPP-4650-000213	3621 Dufferin Street	2.8	
DEVAPP-4650-000218	325 Bogert Avenue	6.1	1,617
DevApp-4650-000481	3401 Dufferin Street & 1 Yorkdale Road	2.0	914
DevApp-4650-000543	258 - 270 Sheppard Avenue West; 1 - 3 Addington Avenue	3.7	163
DevApp-4650-000617	2995 Keele Street Phase 2	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	0.9	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	5.1	139
DevApp-4650-000898	30 Tippet Road (South Lands)	3.5	521
DevApp-4650-000998	831 Glencairn Avenue	6.1	224
DevApp-4650-001019	25 Fisherville Road	5.2	458
DevApp-4650-001127	5830 Bathurst Street (Phase 3)	1.3	
DevApp-4650-001332	50 York Gate Boulevard	0.1	
DevApp-4650-001451	1100 Sheppard Avenue West	6.4	385

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.

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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	• 3	• 16	• 5,445	• 4,929	• 213	• \$2,258	• 1,961	• \$4,429,540	• 5,654
Central Waterfront	• 40	• 15	• 6,871	• 6,145	• 647	• \$1,327	• 1,039	• \$1,379,237	• 17,304
Don Mills - York Mills	• 7	• 8	• 2,327	• 2,094	• 173	• \$866	• 1,174	• \$1,016,259	• 10,877
Downtown Core	• 27	• 9	• 4,687	• 3,543	• 628	• \$1,481	• 606	• \$897,485	• 16,861
Downtown East	• 25	• 16	• 5,192	• 4,900	• 264	• \$990	• 890	• \$880,827	• 17,160
Downtown West	• 157	• 27	• 9,952	• 8,409	• 1,199	• \$1,338	• 765	• \$1,022,635	• 14,557
Etobicoke Waterfront	• 8	• 8	• 3,727	• 3,417	• 172	• \$1,064	• 860	• \$915,377	• 1,439
Highway7 - Yonge	• 0	• 7	• 1,704	• 1,184	• 452	• \$650	• 919	• \$597,211	•
Mississauga City Centre	• 34	• 9	• 5,083	• 3,844	• 1,068	• \$781	• 724	• \$565,159	•
North Toronto	• 191	• 10	• 3,192	• 2,719	• 375	• \$1,100	• 818	• \$900,174	• 6,551
North Yonge Corridor	• 174	• 5	• 1,885	• 1,432	• 351	• \$929	• 758	• \$704,826	• 4,271
North York East	• 0	• 2	• 528	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,168
North York West	• 16	• 9	• 2,311	• 2,016	• 245	• \$829	• 717	• \$593,779	• 10,549
Not Applicable	• 592	• 141	• 24,497	• 18,634	• 4,278	• \$704	• 954	• \$671,849	• 43,256
Scarborough City Centre									• 2,245
Sheppard Corridor	• 100	• 14	• 4,391	• 3,703	• 688	• \$984	• 798	• \$784,927	• 3,966
Thornhill	• 14	• 1	• 389	• 315	• 74	• \$753	• 944	• \$710,984	•
Toronto East	• 17	• 14	• 1,733	• 1,564	• 134	• \$962	• 966	• \$928,885	• 2,236
Toronto West	• 21	• 10	• 1,936	• 1,226	• 694	• \$988	• 864	• \$854,154	• 12,363
Yonge - St. Clair	• 2	• 8	• 1,286	• 1,217	• 61	• \$1,223	• 1,290	• \$1,578,647	• 169

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