



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of April 2019



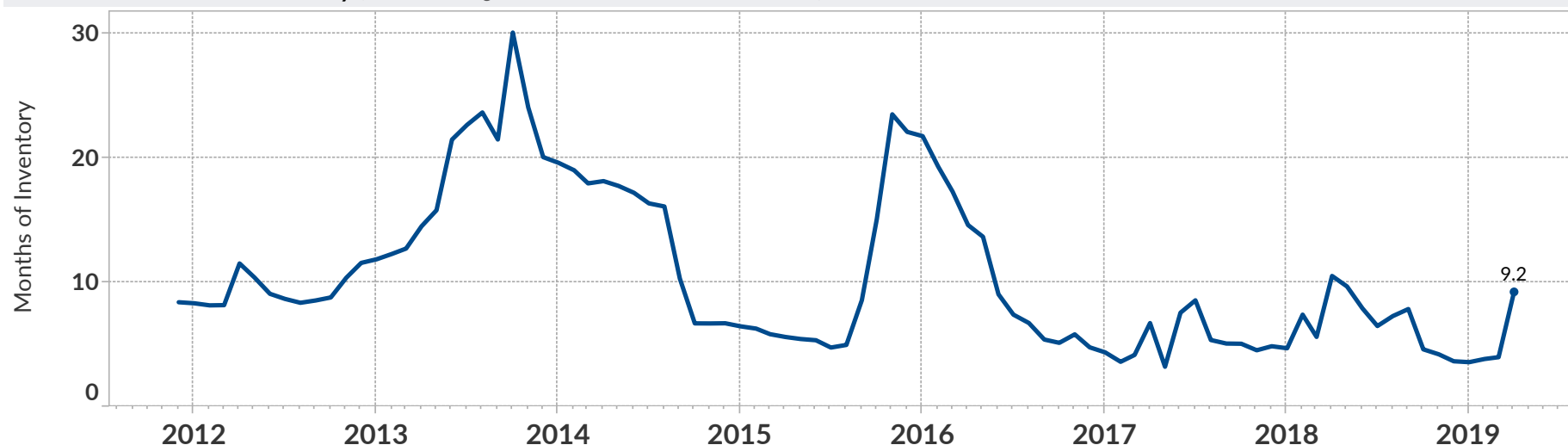
North York West Submarket Report - April 2019



North York West		GTA
Active Projects	11	341
Total Units	2,820	90,749
Total Sales	2,147	73,661
Rem. Inv.	624	13,707
Avg. \$/SF	\$800	\$949
Avg. SF	744	872
Avg. \$	\$595,283	\$827,892
Current Month Sales (incl. active & sold out)	126	3,053

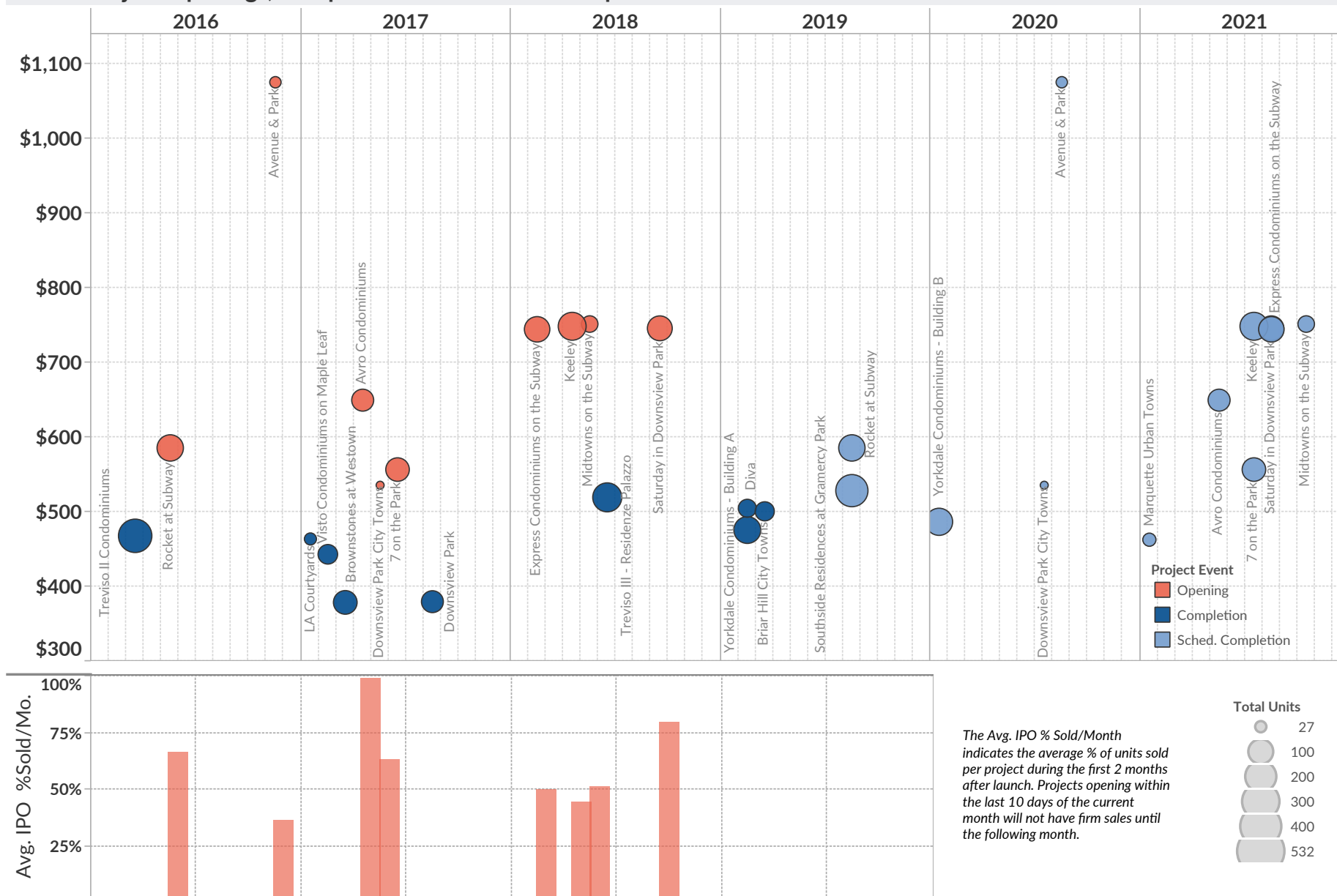
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	34	319
Total Units	10,118	167,601
Min. Floor Space Index	0.1	0.1
Max. Floor Space Index	6.4	32.2
Avg. Floor Space Index	2.7	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



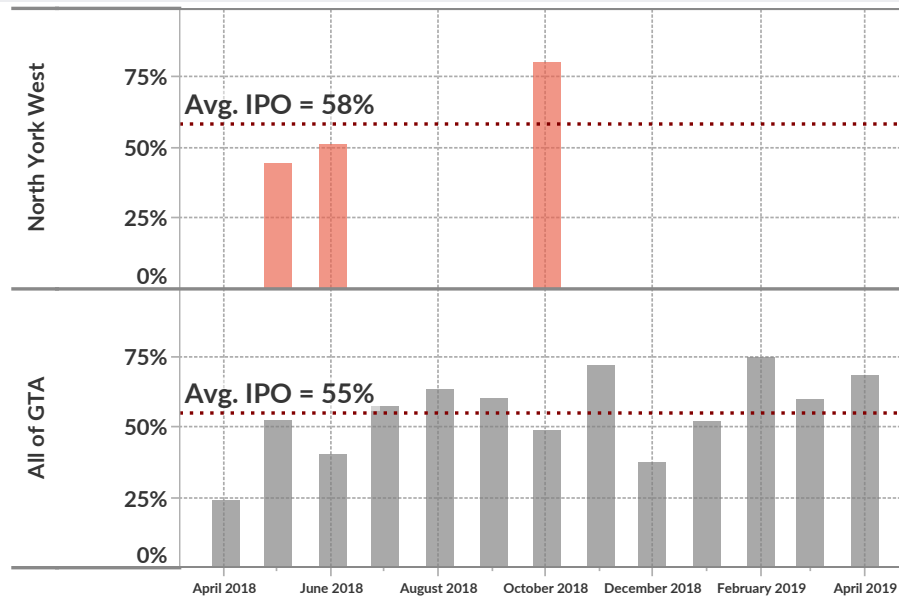
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Project Data by Unit Type

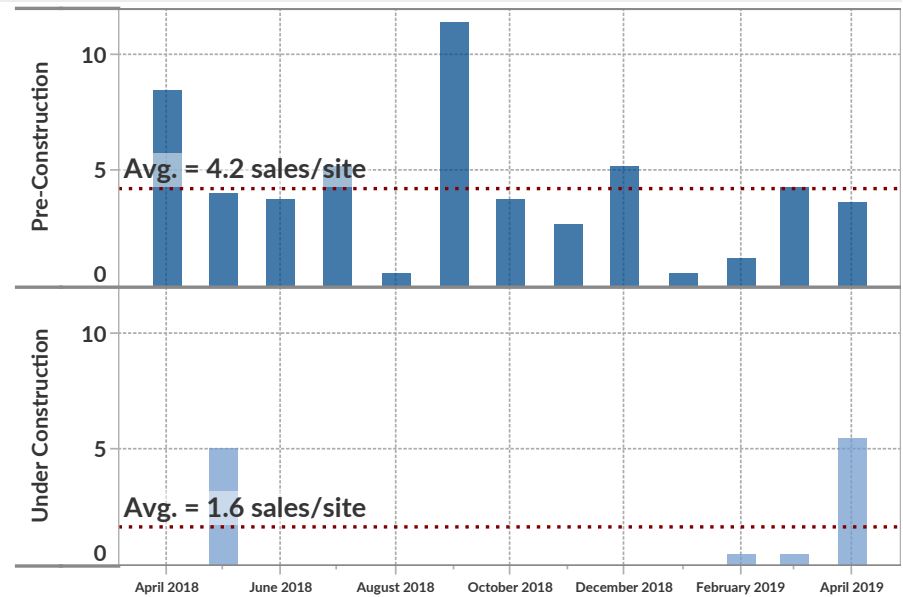
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	58	2	52	6
1 Bedroom	562	17	454	108
1 Bedroom + Den	692	61	590	102
2 Bedroom	1,064	34	732	332
2 Bedroom + Den	242	10	211	31
3 Bedroom & Up	110	2	90	20
Penthouse	14	0	7	7
Other	29	0	11	18

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,018	347	389	\$360,990	\$387,990
\$791	429	857	\$366,900	\$639,900
\$844	544	660	\$293,900	\$565,990
\$824	620	1,499	\$320,900	\$1,650,000
\$1,010	747	2,181	\$374,900	\$2,965,000
\$722	770	1,284	\$602,900	\$866,900
\$607	1,056	1,433	\$669,990	\$944,990

IPO Launch Performance (first 2 months)

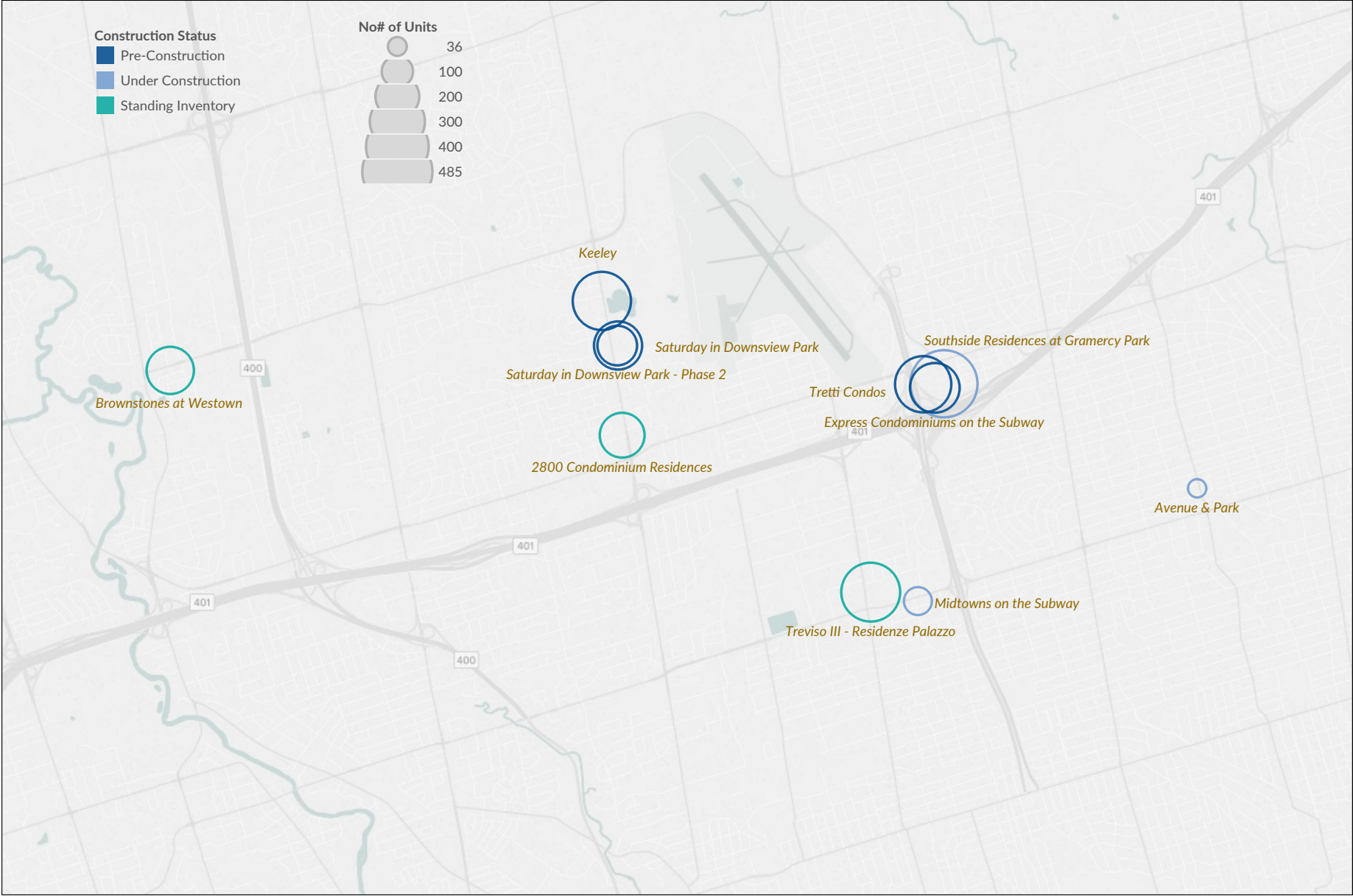


Post Launch Absorption: North York West



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Current Active Projects



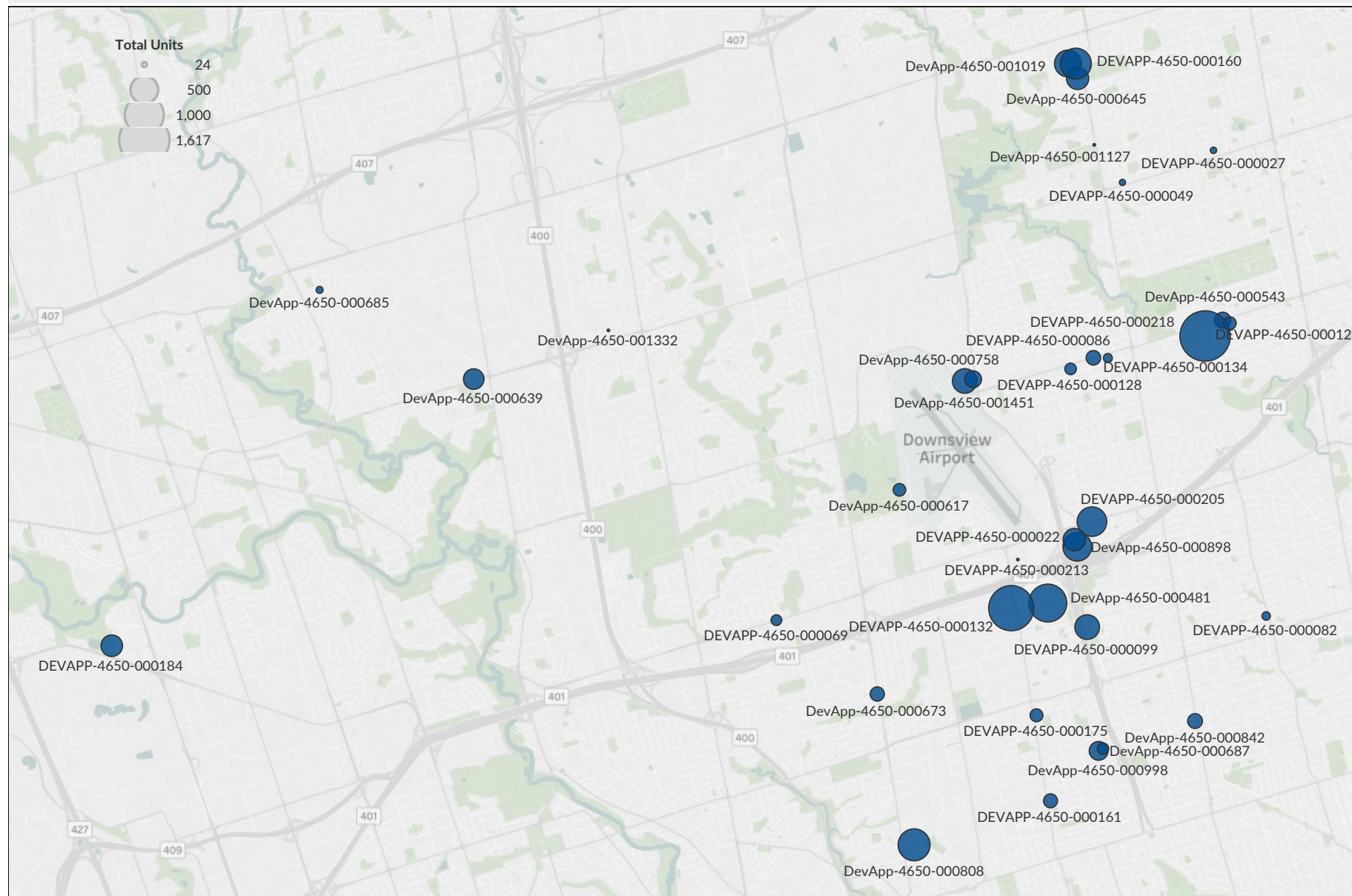
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Current Active Project List

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	1	8	95	364	\$749	\$855
Midtowns on the Subway - Wycliffe Homes	Stacked	October 2021	11	13	4	84	\$752	\$750
Saturday in Downsview Park - Mattamy Homes	Apartment	August 2021	10	23	12	249	\$746	\$799
Saturday in Downsview Park - Phase 2 - Mattamy Homes	Apartment	December 2021	100	100	68	169	\$0	\$760
Southside Residences at Gramercy Park - Malibu Investments ..	Apartment	August 2019	0	0	16	485	\$529	\$531
Tretti Condos - Collecdev	Apartment	April 2021	0	0	340	340	\$0	\$0
Treviso III - Residenze Palazzo - Lanterra Developments	Apartment	June 2018	4	20	13	372	\$520	\$845

North York West Submarket Report - April 2019

Current Development Applications



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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-4650-000673	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	2.1	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.

North York West Submarket Report - April 2019

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	1	16	5,446	4,932	211	\$2,266	1,973	\$4,472,193	5,379
Central Waterfront	48	15	6,871	6,228	564	\$1,371	1,054	\$1,445,624	17,979
Don Mills - York Mills	12	8	2,327	2,108	159	\$879	1,163	\$1,022,876	7,028
Downtown Core	28	9	4,687	3,571	600	\$1,489	606	\$902,740	16,880
Downtown East	9	16	5,192	4,907	257	\$990	898	\$889,208	17,160
Downtown West	221	27	10,124	8,508	1,287	\$1,295	760	\$983,368	15,288
Etobicoke Waterfront	13	7	3,177	2,883	156	\$1,078	868	\$935,518	1,439
Highway7 - Yonge	32	7	1,704	1,216	420	\$654	927	\$605,759	.
Mississauga City Centre	569	10	5,691	4,421	1,001	\$800	712	\$569,645	.
North Toronto	73	10	3,192	2,792	328	\$1,129	844	\$952,799	6,499
North Yonge Corridor	317	7	2,612	2,076	434	\$943	783	\$738,412	4,807
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	126	11	2,820	2,147	624	\$800	744	\$595,283	10,413
Not Applicable	1,488	149	26,952	19,795	5,849	\$713	893	\$636,454	45,995
Scarborough City Centre									2,245
Sheppard Corridor	49	16	4,374	3,473	901	\$990	828	\$820,104	5,557
Thornhill	10	1	389	325	64	\$753	951	\$715,967	.
Toronto East	6	14	1,733	1,568	130	\$964	971	\$936,220	2,179
Toronto West	49	9	1,907	1,255	636	\$998	884	\$882,882	11,066
Yonge - St. Clair	2	7	1,023	957	58	\$1,331	1,310	\$1,742,672	1,553

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