



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of June 2019



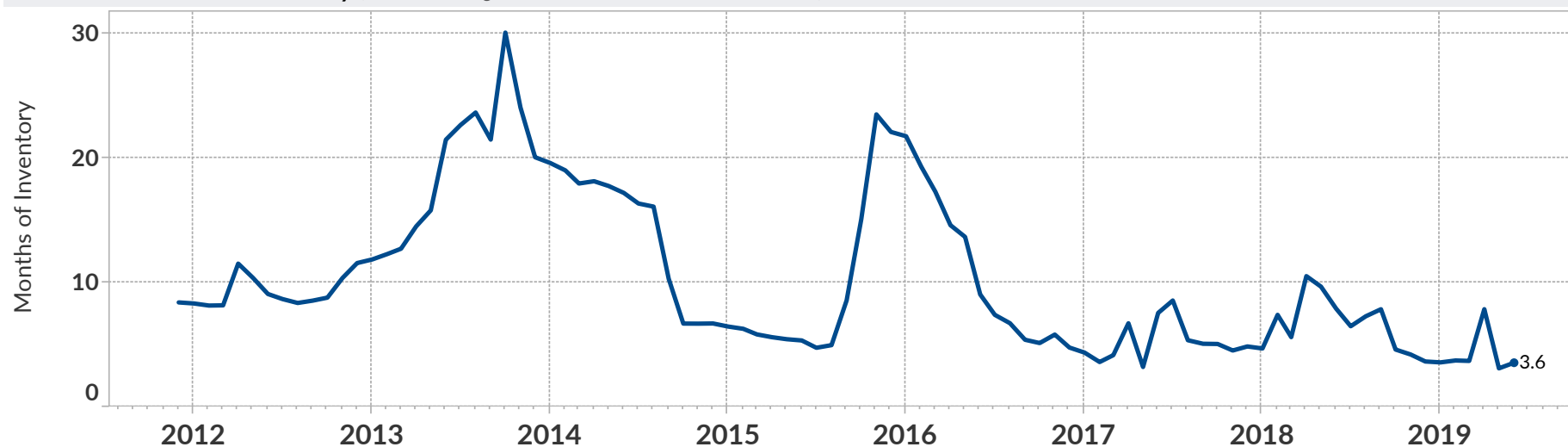
North York West Submarket Report - June 2019



North York West		GTA
Active Projects	9	352
Total Units	2,073	93,358
Total Sales	1,764	75,759
Rem. Inv.	278	14,377
Avg. \$/SF	\$1,034	\$981
Avg. SF	974	884
Avg. \$	\$1,006,289	\$867,169
Current Month Sales (incl. active & sold out)	29	2,420

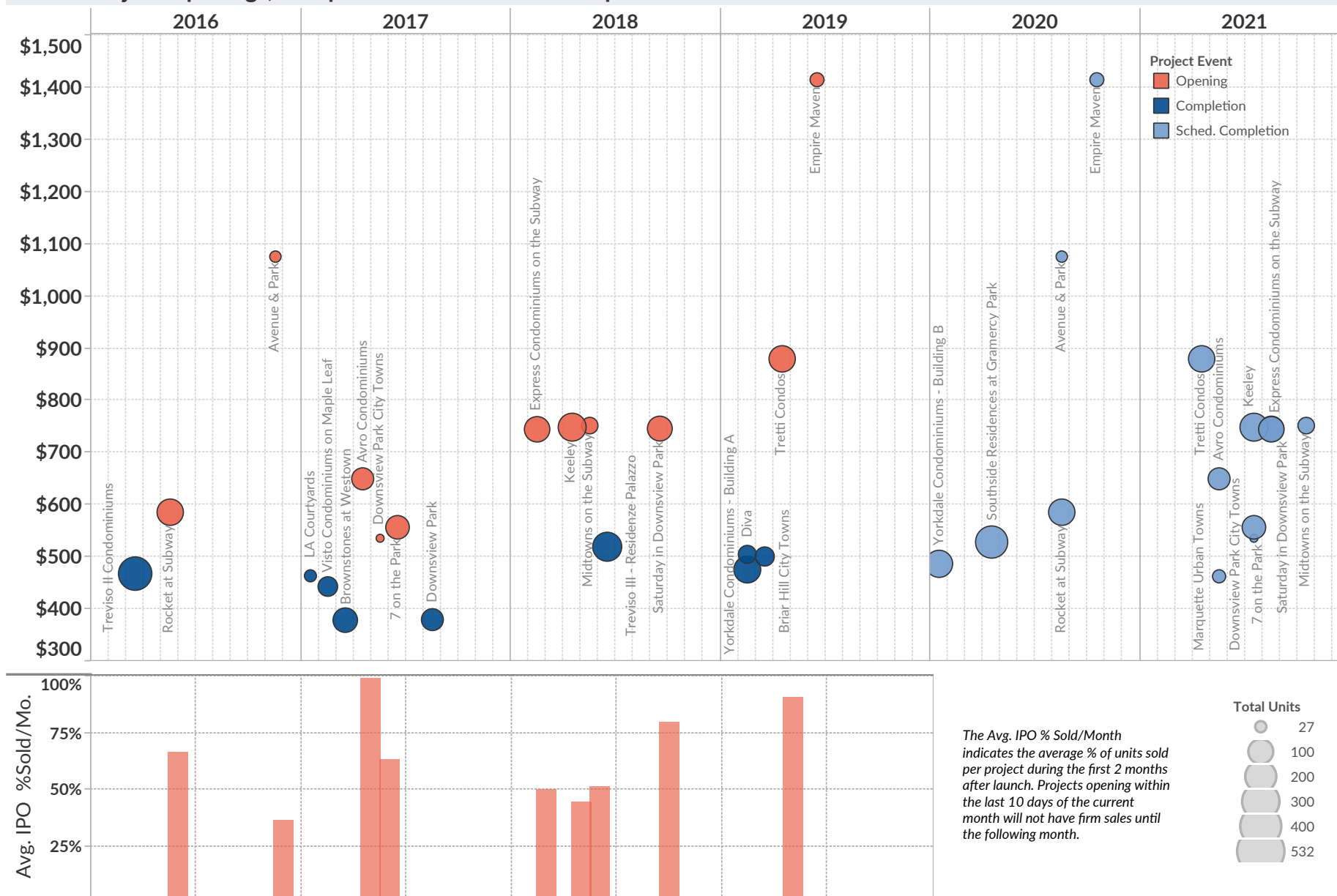
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	35	318
Total Units	9,444	165,515
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	6.4	32.2
Avg. Floor Space Index	2.4	5.8

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



North York West Submarket Report - June 2019

Recent Project Openings, Completions & Scheduled Completions



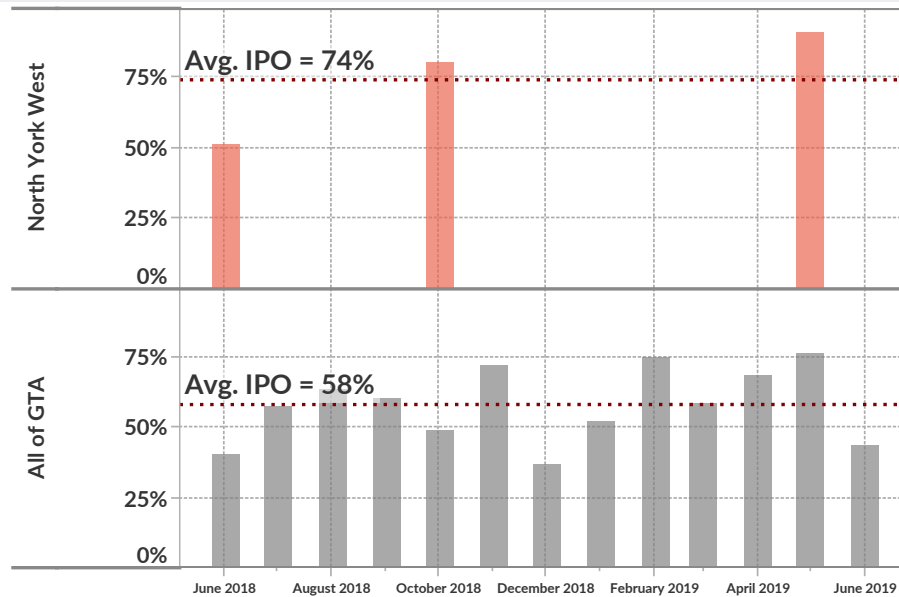
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Project Data by Unit Type

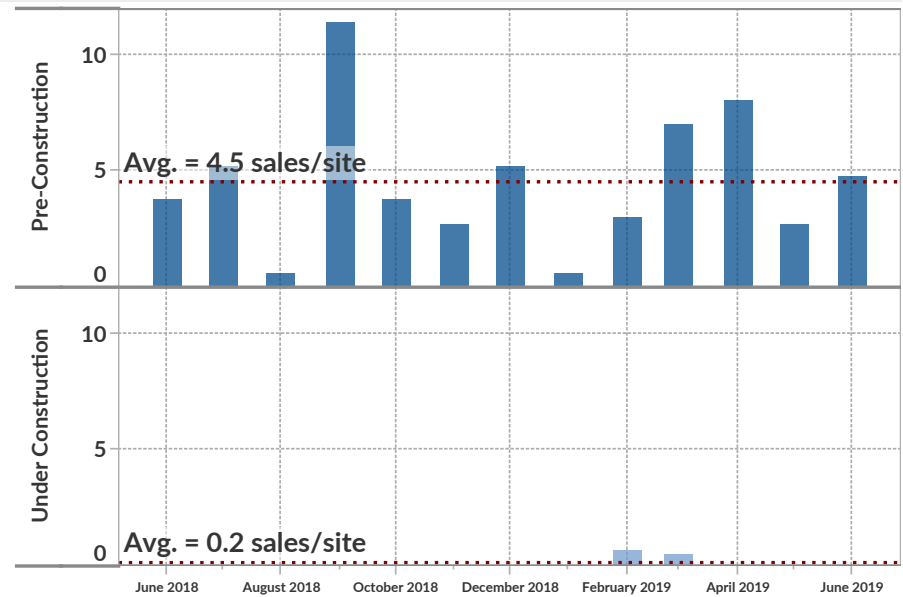
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	24	0	22	2
1 Bedroom	420	6	378	42
1 Bedroom + Den	533	2	470	63
2 Bedroom	701	9	604	97
2 Bedroom + Den	221	0	197	24
3 Bedroom & Up	126	0	86	40
Penthouse	14	0	7	7
Other	3	0	0	3

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,018	347	389	\$360,990	\$387,990
\$771	429	857	\$359,900	\$639,900
\$847	544	701	\$293,900	\$895,000
\$1,031	620	2,139	\$320,900	\$3,422,400
\$1,169	747	2,368	\$374,900	\$3,393,600
\$1,188	770	2,530	\$602,900	\$3,550,000
\$679	1,056	1,321	\$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
Avenue & Park - Stafford Homes	Apartment	August 2020	0	0	6	36	\$1,076	\$1,600
Brownstones at Westown - Lindvest	Stacked	March 2017	6	8	13	240	\$379	\$535
Empire Maven - Empire	Apartment	October 2020	0	0	55	58	\$1,415	\$1,364
Express Condominiums on the Subway - Malibu Investments I..	Apartment	August 2021	0	8	59	265	\$745	\$739
Keeley - TAS DesignBuild	Apartment	July 2021	0	34	69	364	\$749	\$851
Midtowns on the Subway - Wycliffe Homes	Stacked	October 2021	0	2	15	84	\$752	\$856
Saturday in Downsview Park - Phase 2 - Mattamy Homes	Apartment	December 2021	7	132	36	169	\$0	\$797
Southside Residences at Gramercy Park - Malibu Investments ..	Apartment	April 2020	0	0	16	485	\$529	\$531
Treviso III - Residenze Palazzo - Lanterra Developments	Apartment	June 2018	4	24	9	372	\$520	\$843

The map displays the Downsview Airport area with various roads (401, 407, 409) and green spaces. Blue circles of varying sizes represent the total units for each DevApp location. The size of the circle corresponds to the number of units, as indicated by the legend in the top left corner.

Total Units Legend:

- 26
- 500
- 1,000
- 1,617

DevApp Locations and Units:

DevApp ID	Total Units (approx.)
DevApp-4650-000685	26
DevApp-4650-000639	500
DevApp-4650-001332	26
DevApp-4650-001552	26
DevApp-4650-000758	26
DevApp-4650-001451	500
DevApp-4650-000617	26
DevApp-4650-000673	500
DevApp-4650-001546	26
DevApp-4650-000842	26
DevApp-4650-000687	26
DevApp-4650-000998	26
DevApp-4650-000161	26
DevApp-4650-000069	26
DevApp-4650-000132	1,000
DevApp-4650-000099	500
DevApp-4650-000213	1,000
DevApp-4650-000898	500
DevApp-4650-000022	500
DevApp-4650-000205	500
DevApp-4650-000481	500
DevApp-4650-000082	26
DevApp-4650-000128	26
DevApp-4650-000134	26
DevApp-4650-000086	26
DevApp-4650-000127	26
DevApp-4650-0001519	26
DevApp-4650-000645	500
DevApp-4650-001019	500
DevApp-4650-000543	26
DevApp-4650-000129	1,000
DevApp-4650-000218	1,000
DevApp-4650-000027	26
DevApp-4650-000160	1,000

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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-4650-000069	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-4650-000205	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	2.3	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-4650-000842	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
DevApp-4650-001519	286 Finch Avenue West	2.2	
DevApp-4650-001546	3000 Dufferin Street		
DevApp-4650-001552	2839 Jane Street		

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 - June 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	4	15	5,235	4,736	196	\$2,282	2,048	\$4,674,624	5,337
Central Waterfront	20	13	6,100	5,500	521	\$1,387	1,056	\$1,464,610	17,979
Don Mills - York Mills	97	11	3,265	2,379	763	\$960	890	\$854,081	6,429
Downtown Core	239	9	5,207	3,883	751	\$1,484	643	\$954,613	16,430
Downtown East	145	17	5,774	5,051	695	\$1,040	740	\$769,368	16,835
Downtown West	53	29	10,566	8,590	1,667	\$1,347	832	\$1,121,361	14,338
Etobicoke Waterfront	0	6	2,808	2,537	133	\$1,109	840	\$931,850	1,280
Highway7 - Yonge	21	6	1,535	1,073	394	\$654	922	\$602,545	.
Mississauga City Centre	319	11	6,132	5,397	709	\$819	817	\$669,123	.
North Toronto	24	10	3,160	2,824	264	\$1,160	775	\$898,534	6,578
North Yonge Corridor	55	7	2,612	2,278	206	\$1,020	803	\$818,417	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	29	9	2,073	1,764	278	\$1,034	974	\$1,006,289	9,444
Not Applicable	1,069	156	28,681	21,458	5,945	\$704	902	\$634,889	48,534
Scarborough City Centre									2,245
Sheppard Corridor	106	15	4,132	3,379	753	\$1,036	817	\$846,280	5,581
Thornhill	45	1	389	374	15	\$758	960	\$727,433	.
Toronto East	18	15	1,770	1,590	148	\$1,025	1,001	\$1,026,041	2,068
Toronto West	176	13	2,368	1,489	854	\$985	904	\$890,391	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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