



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of July 2019



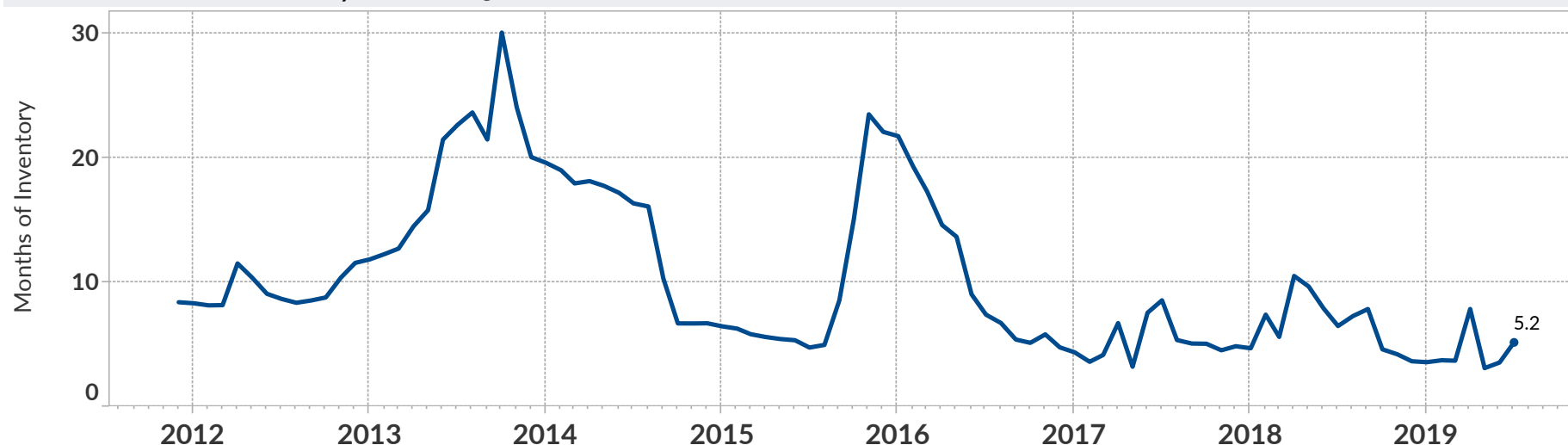
North York West Submarket Report - July 2019



North York West		GTA
Active Projects	10	352
Total Units	2,192	92,985
Total Sales	1,792	76,495
Rem. Inv.	400	12,873
Avg. \$/SF	\$826	\$984
Avg. SF	1,084	914
Avg. \$	\$896,013	\$899,216
Current Month Sales (incl. active & sold out)	28	2,297

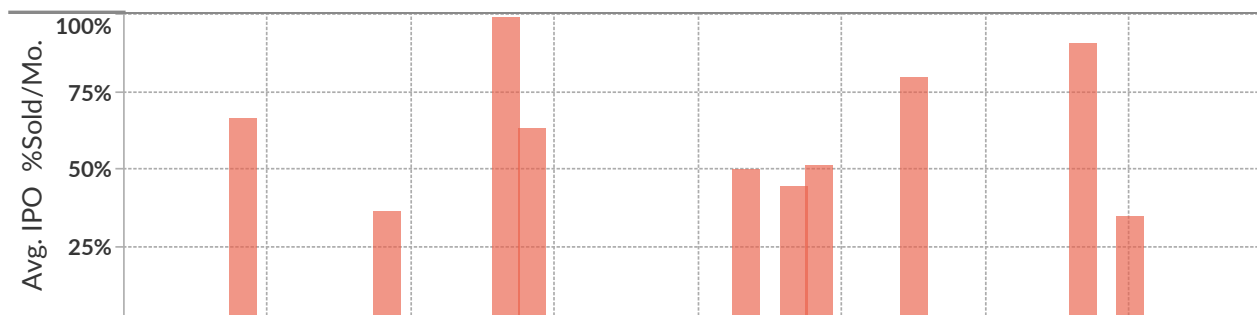
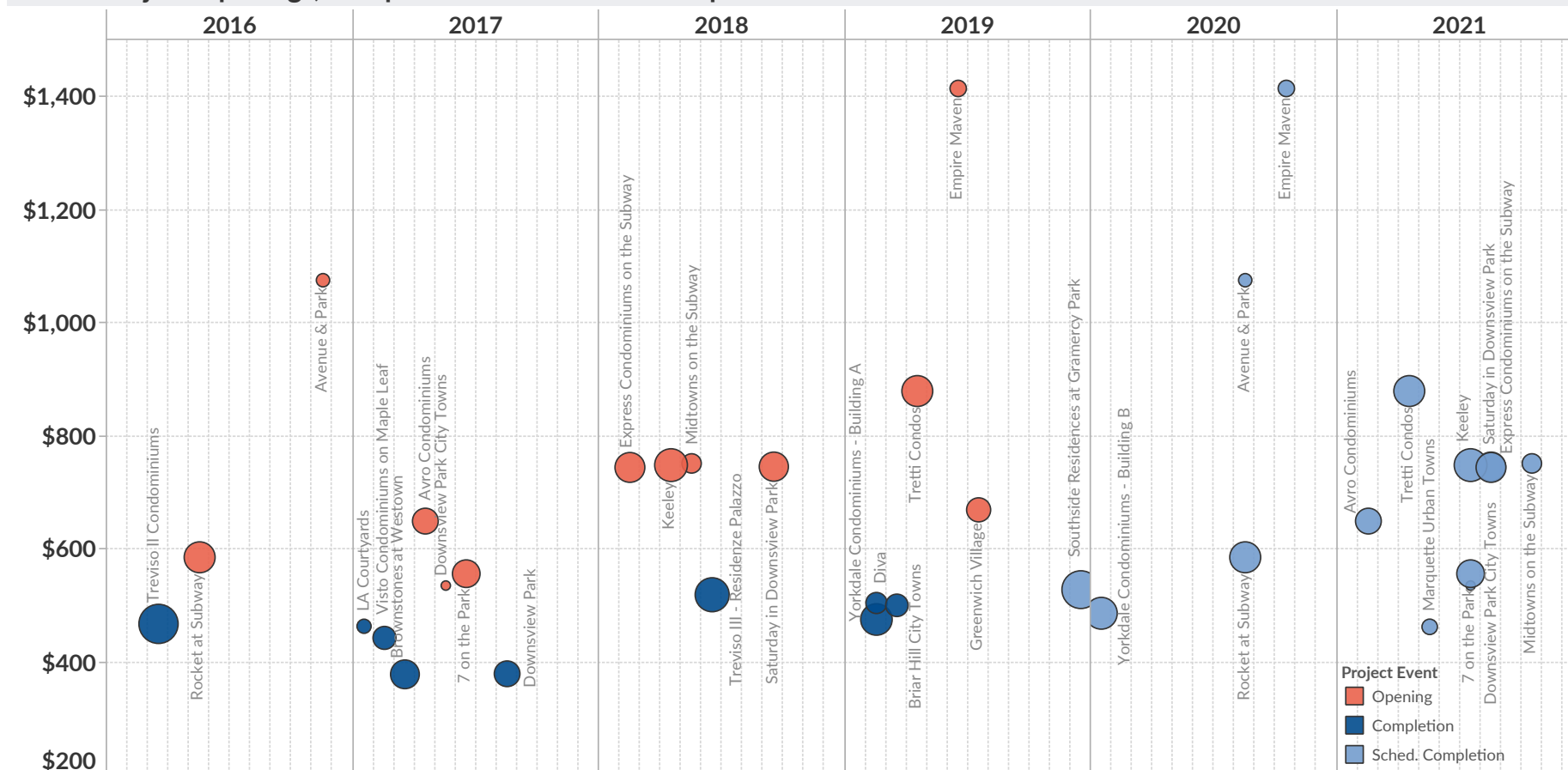
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	39	385
Total Units	11,307	184,667
Min. Floor Space Index	0.0	0.0
Max. Floor Space Index	6.4	32.2
Avg. Floor Space Index	2.5	5.9

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

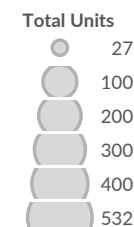


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Recent Project Openings, Completions & Scheduled Completions



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.



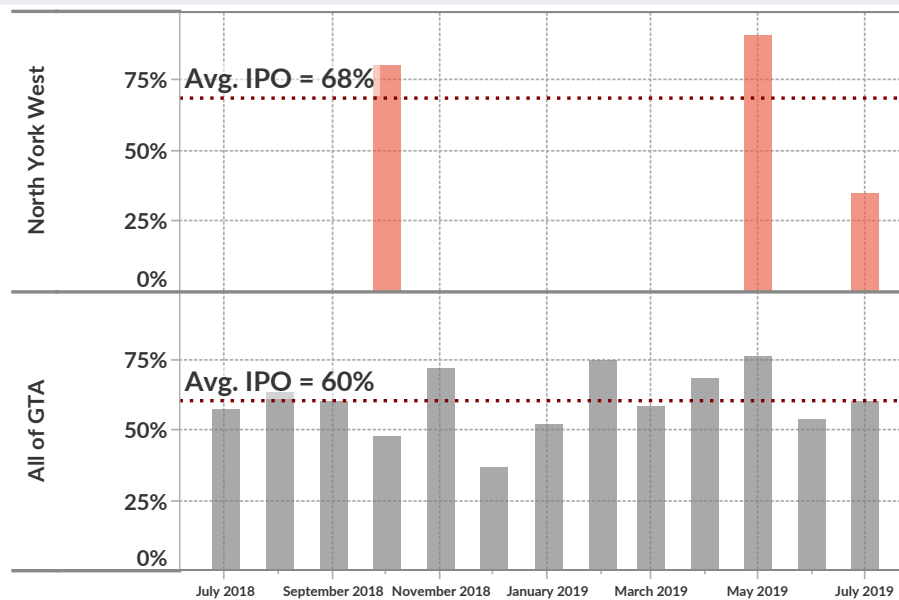
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Project Data by Unit Type

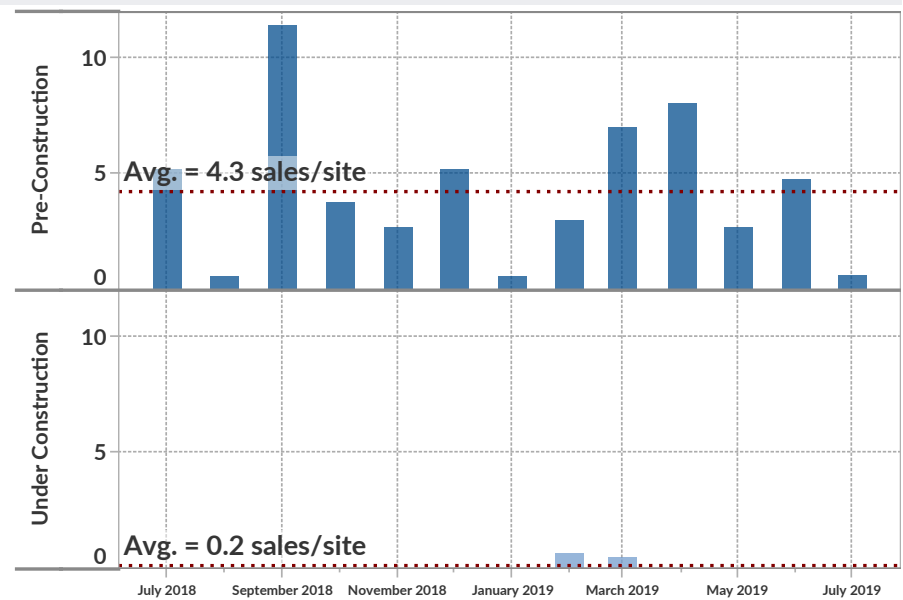
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	26	0	22	4
1 Bedroom	420	3	381	39
1 Bedroom + Den	533	2	472	61
2 Bedroom	753	14	618	135
2 Bedroom + Den	277	6	203	74
3 Bedroom & Up	126	3	89	37
Penthouse	14	0	7	7
Other	43	0	0	43

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,026	347	450	\$360,990	\$469,900
\$766	429	857	\$359,900	\$639,900
\$848	544	701	\$293,900	\$895,000
\$797	620	2,139	\$320,900	\$3,422,400
\$797	747	2,368	\$374,900	\$3,393,600
\$1,105	770	2,530	\$602,900	\$3,150,000
\$706	1,056	2,150	\$669,990	\$1,519,900

IPO Launch Performance (first 2 months)

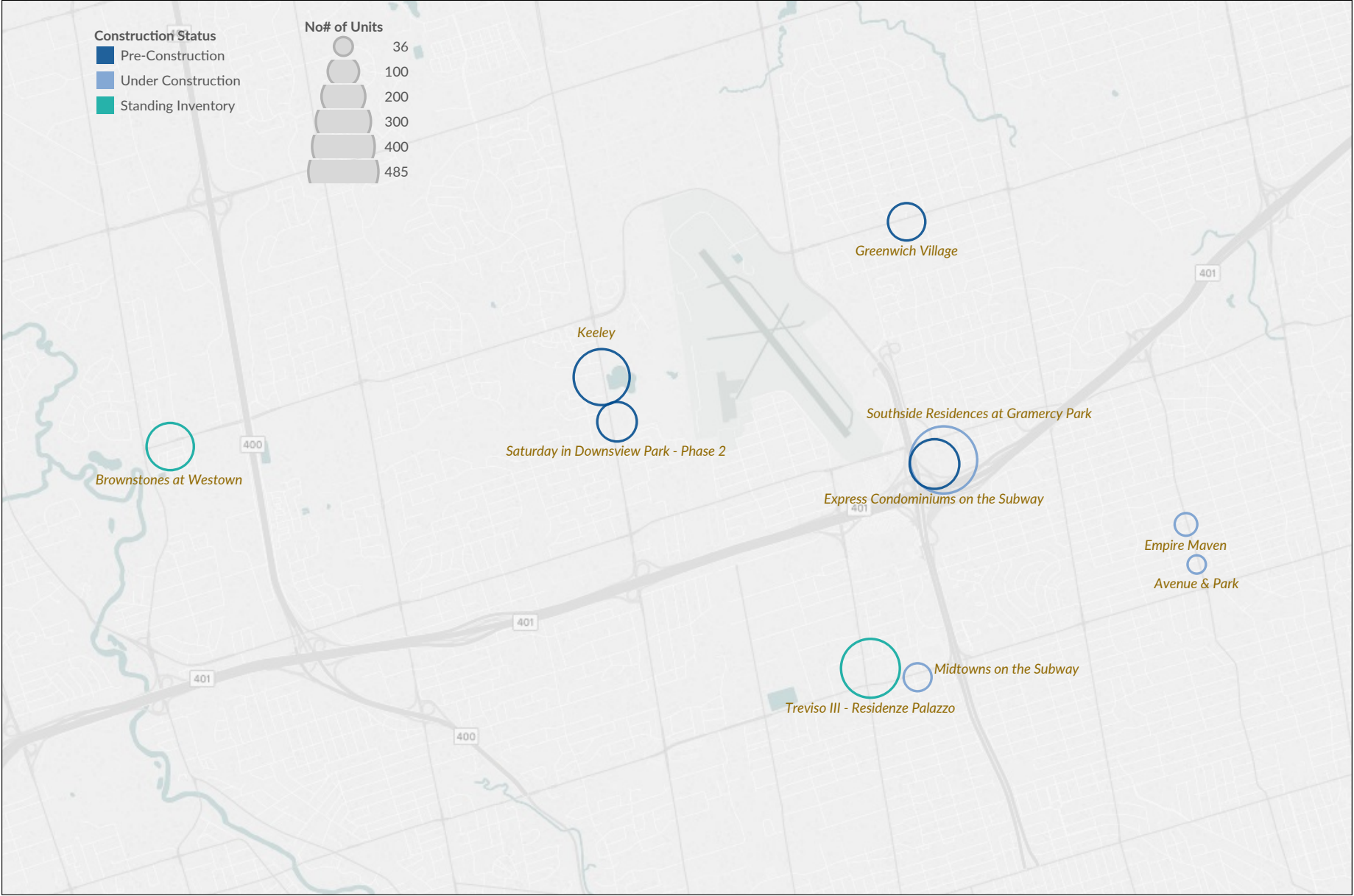


Post Launch Absorption: North York West



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Current Active Projects



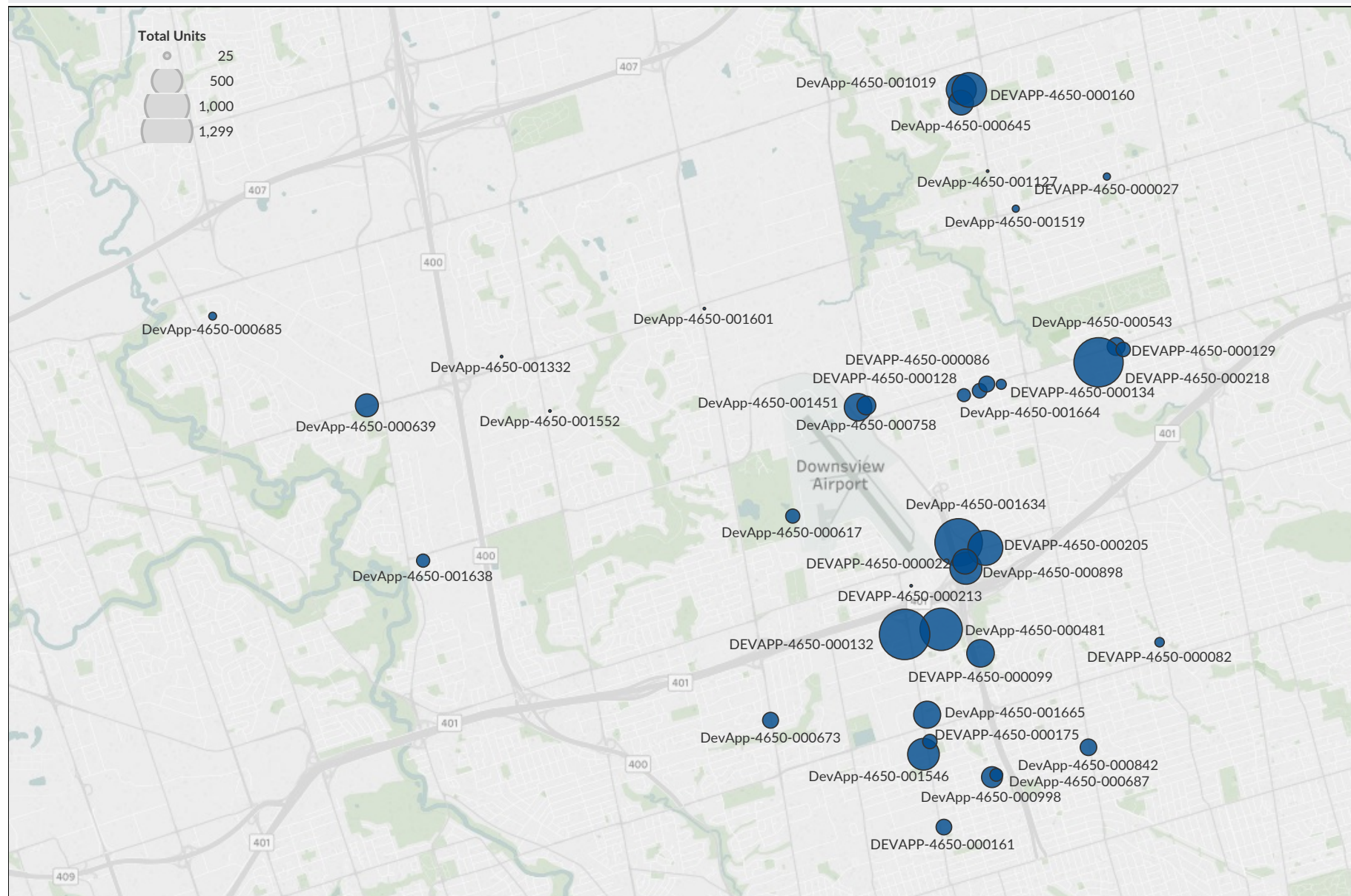
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Current Active Project List

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	3	11	10	240	\$379	\$545
Empire Maven - Empire	Apartment	October 2020	19	19	36	55	\$1,415	\$1,268
Express Condominiums on the Subway - Malibu Investments I..	Apartment	August 2021	0	8	59	265	\$745	\$739
Greenwich Village - Crown Communities	Stacked	February 2022	0	0	150	150	\$670	\$670
Keeley - TAS DesignBuild	Apartment	July 2021	0	34	69	337	\$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	2	134	34	168	\$0	\$796
Southside Residences at Gramercy Park - Malibu Investments ..	Apartment	December 2019	0	0	16	485	\$529	\$531
Treviso III - Residenze Palazzo - Lanterra Developments	Apartment	June 2018	4	28	5	372	\$520	\$851

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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-4650-000082	1580 Avenue Road	7.8	45
DEVAPP-4650-000086	700 - 716 Sheppard Avenue West	3.5	128
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	3.1	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	611
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	623
DEVAPP-4650-000213	3621 Dufferin Street	2.8	
DEVAPP-4650-000218	325 Bogert Avenue	5.3	1,238
DevApp-4650-000481	3401 Dufferin Street & 1 Yorkdale Road	2.3	914
DevApp-4650-000543	258 - 270 Sheppard Avenue West; 1 - 3 Addington Avenue	3.8	163
DevApp-4650-000617	2995 Keele Street Phase 2	1.9	101
DevApp-4650-000639	2370 Finch Avenue West	6.0	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	222
DevApp-4650-001019	25 Fisherville Road	5.2	458
DevApp-4650-001127	5830 Bathurst Street (Phase 3)	0.0	
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	25
DevApp-4650-001546	3000 Dufferin Street	3.7	511
DevApp-4650-001552	2839 Jane Street	3.8	
DevApp-4650-001601	3933 Keele Street	3.8	
DevApp-4650-001634	50 Wilson Heights Boulevard	2.5	1,150
DevApp-4650-001638	2277-2295 Sheppard Avenue West	2.0	88
DevApp-4650-001664	741 Sheppard Avenue West	4.0	107
DevApp-4650-001665	770 Lawrence Avenue West	6.0	372

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	• 21	• 15	• 4,991	• 4,751	• 240	• \$2,173	• 1,659	• \$3,603,965	• 6,093
Central Waterfront	• 18	• 13	• 5,943	• 5,426	• 517	• \$1,398	• 1,068	• \$1,492,241	• 18,503
Don Mills - York Mills	• 55	• 11	• 3,142	• 2,662	• 480	• \$956	• 1,046	• \$999,964	• 6,397
Downtown Core	• 59	• 9	• 4,638	• 3,942	• 696	• \$1,478	• 657	• \$970,357	• 15,855
Downtown East	• 61	• 16	• 5,169	• 4,775	• 394	• \$1,019	• 817	• \$831,958	• 17,905
Downtown West	• 434	• 29	• 10,233	• 9,024	• 1,209	• \$1,380	• 870	• \$1,201,218	• 16,359
Etobicoke Waterfront	• 16	• 5	• 2,147	• 2,031	• 116	• \$1,114	• 793	• \$882,935	• 2,841
Highway7 - Yonge	• 10	• 6	• 1,467	• 1,083	• 384	• \$653	• 924	• \$603,399	•
Mississauga City Centre	• 121	• 11	• 6,106	• 5,563	• 543	• \$815	• 853	• \$695,484	•
North Toronto	• 21	• 11	• 3,456	• 2,836	• 620	• \$1,155	• 740	• \$854,506	• 9,542
North Yonge Corridor	• 14	• 6	• 1,953	• 1,761	• 192	• \$1,020	• 815	• \$831,096	• 3,872
North York East	• 0	• 2	• 527	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,233
North York West	• 28	• 10	• 2,192	• 1,792	• 400	• \$826	• 1,084	• \$896,013	• 11,307
Not Applicable	• 1,280	• 158	• 27,912	• 22,563	• 5,349	• \$732	• 930	• \$680,777	• 55,383
Scarborough City Centre									• 2,245
Sheppard Corridor	• 15	• 14	• 4,020	• 3,246	• 774	• \$1,029	• 820	• \$843,638	• 6,474
Thornhill	• 9	• 1	• 389	• 382	• 7	• \$766	• 923	• \$706,579	•
Toronto East	• 2	• 15	• 1,741	• 1,579	• 162	• \$1,011	• 999	• \$1,009,519	• 2,950
Toronto West	• 130	• 13	• 2,347	• 1,619	• 728	• \$1,006	• 917	• \$922,600	• 11,183
Yonge - St. Clair	• 3	• 7	• 995	• 961	• 34	• \$1,343	• 1,560	• \$2,095,059	• 2,114

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