



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of August 2019



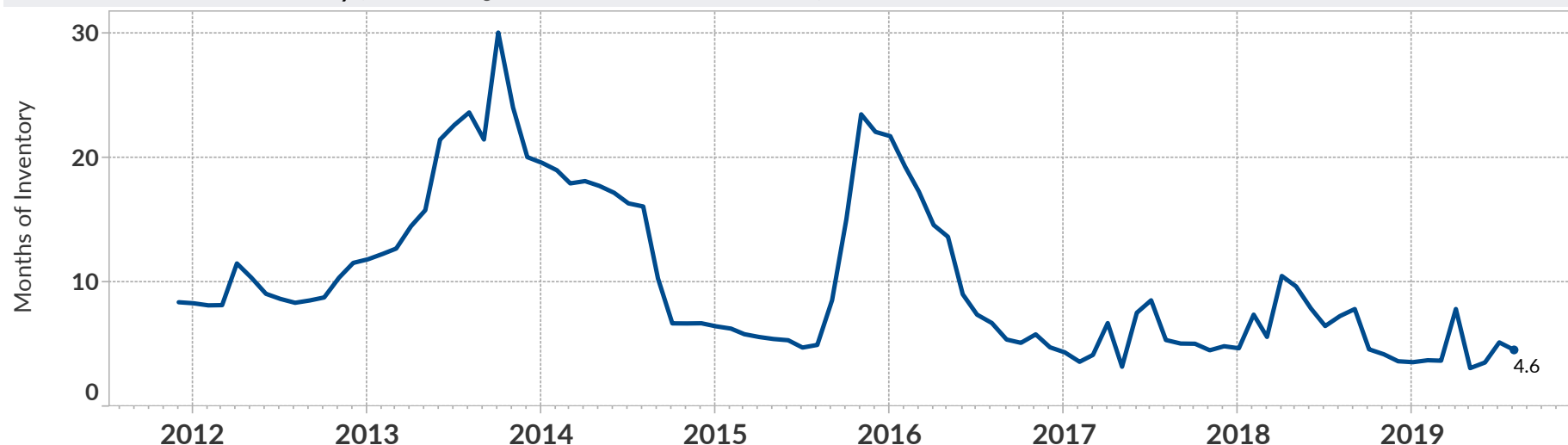
North York West Submarket Report - August 2019



North York West		GTA
Active Projects	10	345
Total Units	2,191	87,891
Total Sales	1,829	75,812
Rem. Inv.	362	12,079
Avg. \$/SF	\$830	\$991
Avg. SF	1,075	916
Avg. \$	\$891,870	\$907,368
Current Month Sales (incl. active & sold out)	37	961

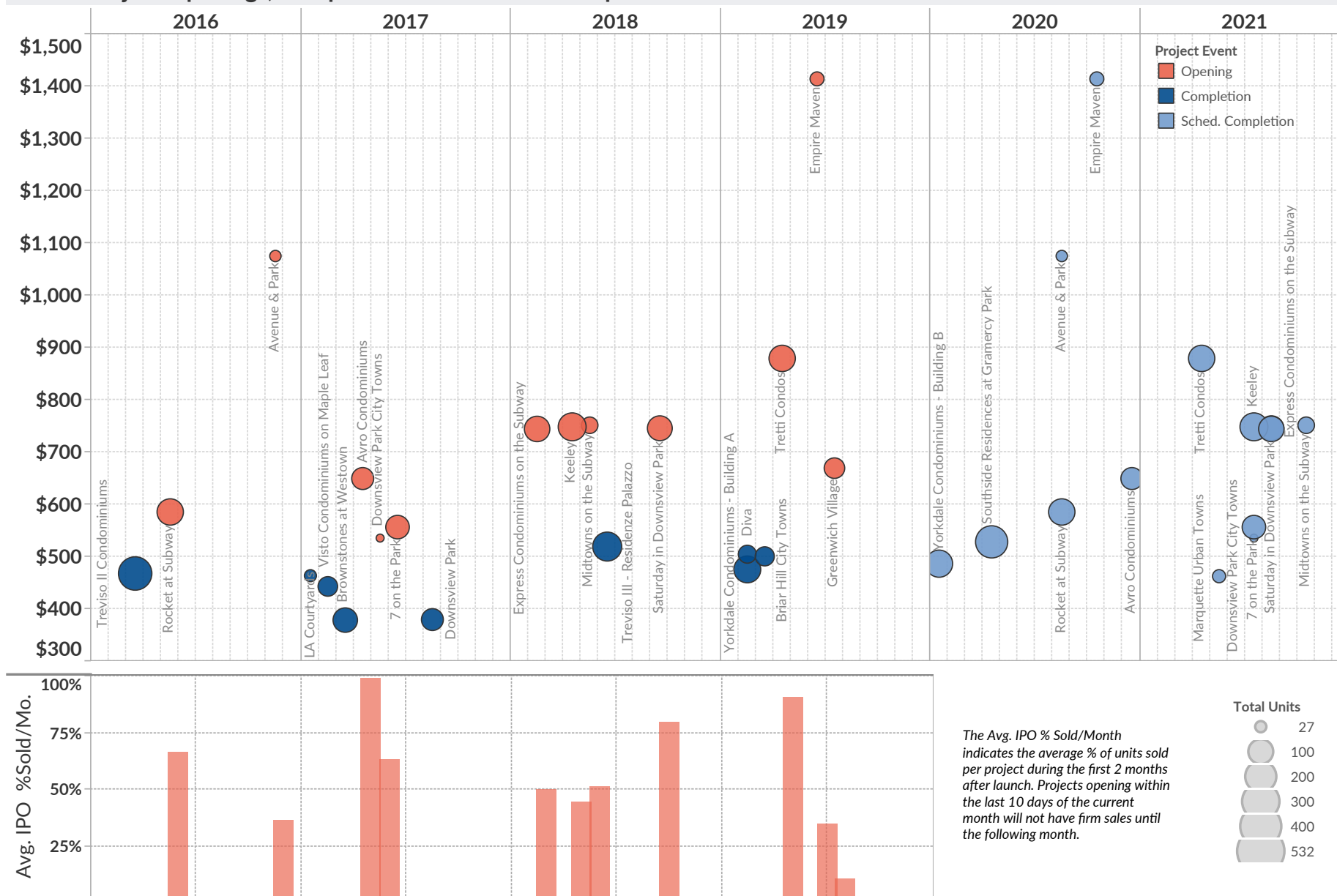
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	32	339
Total Units	9,698	179,893
Min. Floor Space Index	0.0	0.0
Max. Floor Space Index	6.4	34.1
Avg. Floor Space Index	2.5	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



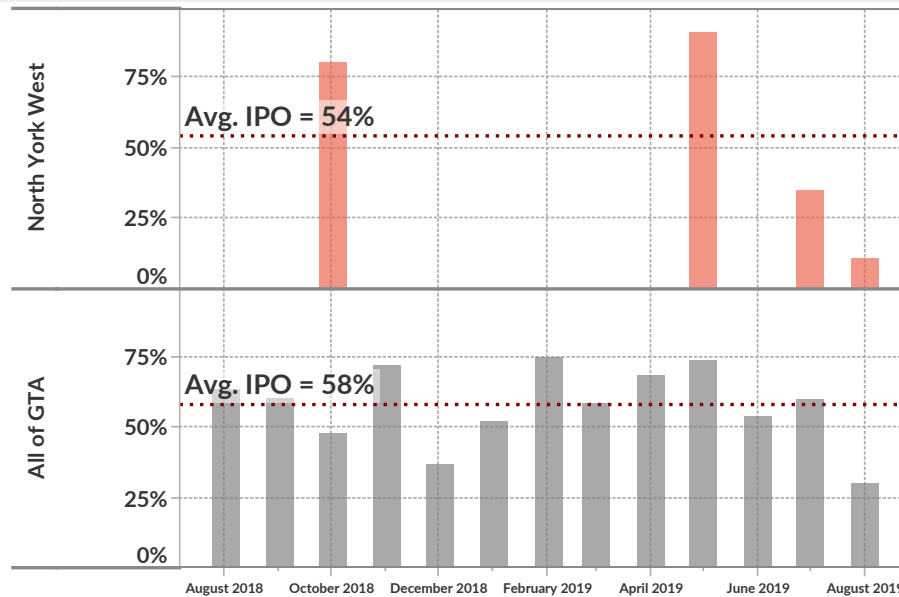
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Project Data by Unit Type

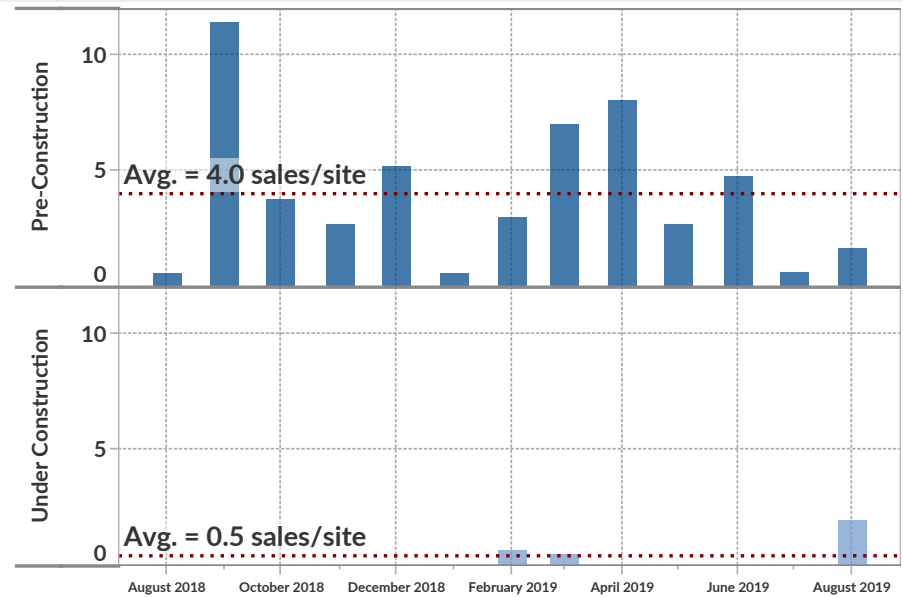
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	26	0	22	4
1 Bedroom	420	6	387	33
1 Bedroom + Den	533	3	475	58
2 Bedroom	752	15	633	119
2 Bedroom + Den	277	6	209	68
3 Bedroom & Up	126	3	92	34
Penthouse	14	0	7	7
Other	43	4	4	39

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,026	347	450	\$360,990	\$469,900
\$775	429	857	\$366,900	\$639,900
\$839	544	701	\$293,900	\$895,000
\$805	620	2,139	\$320,900	\$3,422,400
\$816	747	2,368	\$374,900	\$3,393,600
\$1,083	770	2,530	\$602,900	\$3,150,000
\$705	1,056	2,150	\$669,990	\$1,519,900

IPO Launch Performance (first 2 months)

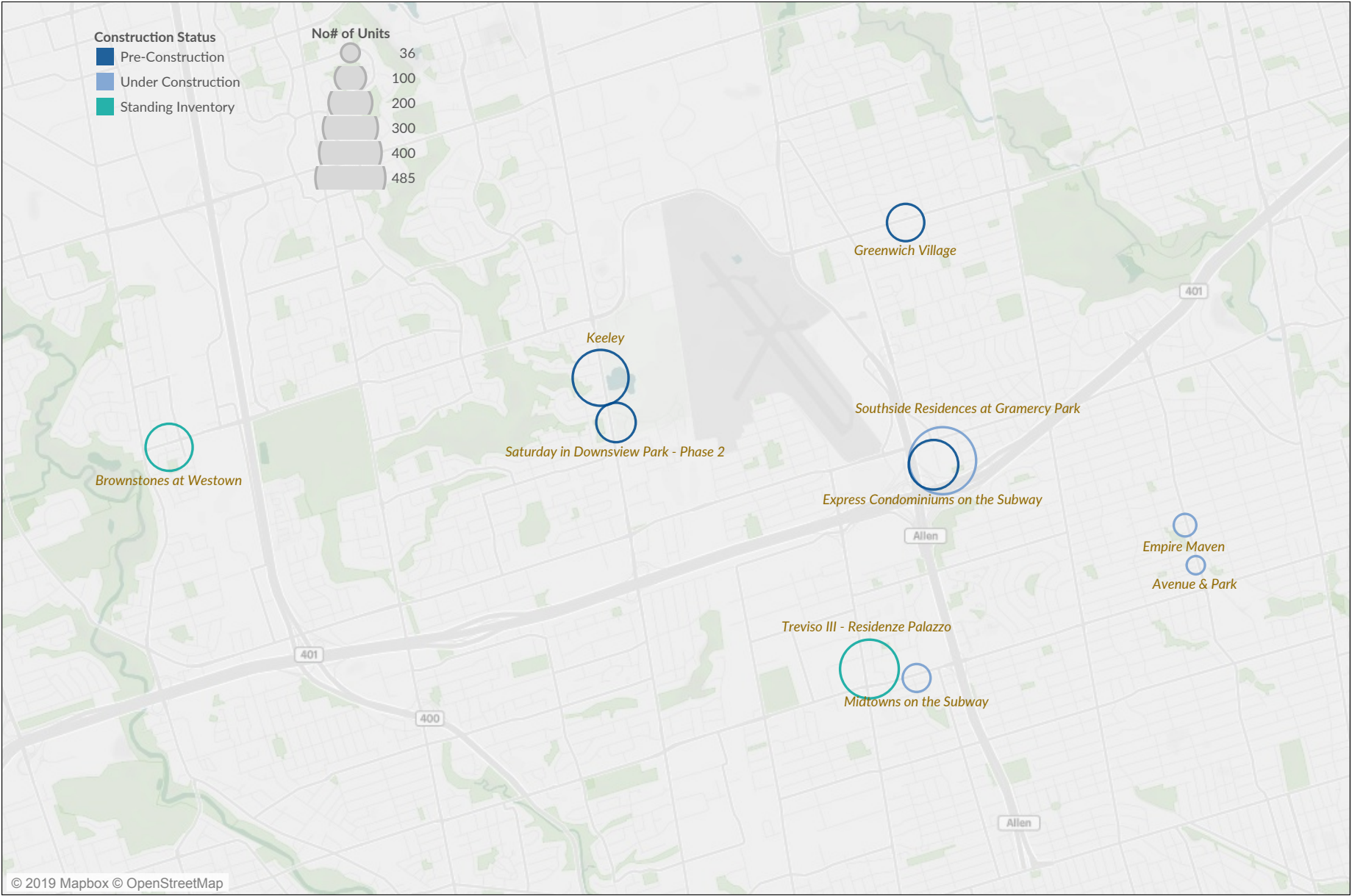


Post Launch Absorption: North York West



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Current Active Projects



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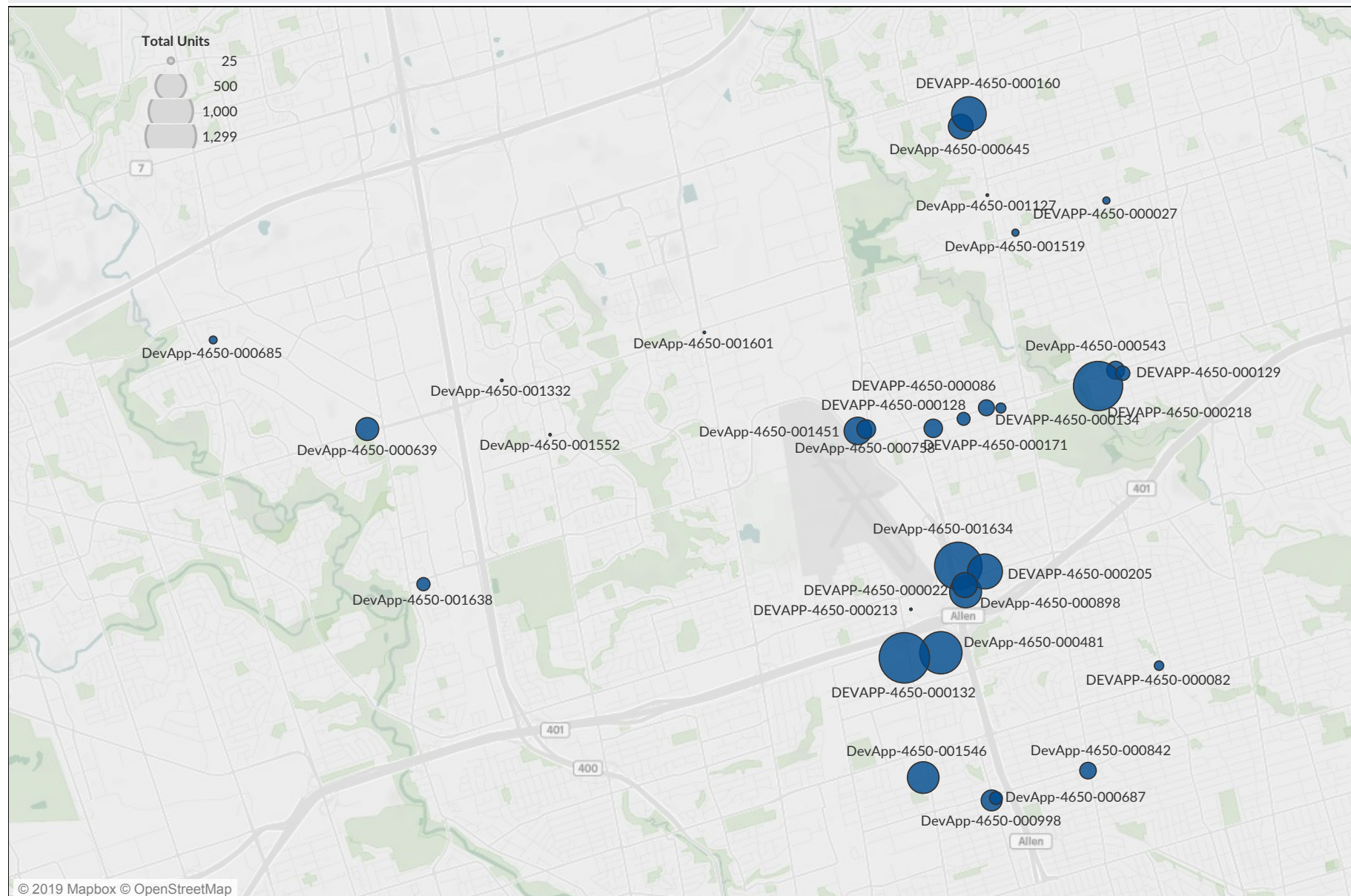
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Current Active Project List

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	9	20	0	239	\$379	\$634
Empire Maven - Empire	Apartment	October 2020	6	25	30	55	\$1,415	\$1,267
Express Condominiums on the Subway - Malibu Investments I..	Apartment	August 2021	0	8	59	265	\$745	\$739
Greenwich Village - Crown Communities	Stacked	February 2022	16	16	134	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	5	139	29	168	\$0	\$818
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	1	29	4	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-4650-000128	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-4650-000171	847 - 873 Sheppard Avenue West	1.8	172
DEVAPP-4650-000205	470 - 530 Wilson Avenue	6.2	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-4650-000639	2370 Finch Avenue West	6.0	268
DevApp-4650-000645	6020 - 6030 Bathurst Street	4.0	314
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	4.8	139
DevApp-4650-000898	30 Tippet Road (South Lands)	3.2	521
DevApp-4650-000998	831 Glencairn Avenue	6.1	222
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	3.9	
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

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 - August 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	10	15	4,989	4,759	230	\$2,228	1,726	\$3,846,448	6,419
Central Waterfront	19	13	5,943	5,445	498	\$1,403	1,068	\$1,498,387	18,503
Don Mills - York Mills	34	11	3,149	2,691	458	\$937	1,047	\$981,060	6,357
Downtown Core	27	9	4,638	3,968	670	\$1,476	661	\$975,972	12,541
Downtown East	61	17	5,395	4,938	457	\$1,012	842	\$852,502	16,345
Downtown West	116	28	9,864	8,750	1,114	\$1,377	862	\$1,186,883	16,163
Etobicoke Waterfront	3	4	1,985	1,893	92	\$1,110	817	\$907,259	2,841
Highway7 - Yonge	8	6	1,467	1,120	347	\$653	919	\$600,406	.
Mississauga City Centre	64	11	6,105	5,562	543	\$814	852	\$694,210	.
North Toronto	91	10	3,036	2,507	529	\$1,158	749	\$867,213	9,287
North Yonge Corridor	31	6	1,953	1,791	162	\$1,012	816	\$826,042	3,872
North York East	2	2	527	501	26	\$941	1,021	\$960,092	2,080
North York West	37	10	2,191	1,829	362	\$830	1,075	\$891,870	9,698
Not Applicable	382	153	27,207	22,258	4,949	\$732	932	\$681,769	59,789
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,252	768	\$1,033	814	\$841,074	5,334
Thornhill	4	1	389	386	3	\$780	958	\$747,567	.
Toronto East	13	15	1,740	1,590	150	\$1,018	998	\$1,016,139	2,287
Toronto West	46	13	2,298	1,607	691	\$1,035	903	\$933,772	10,753
Yonge - St. Clair	4	7	995	965	30	\$1,386	1,612	\$2,234,330	1,840

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