



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of September 2019



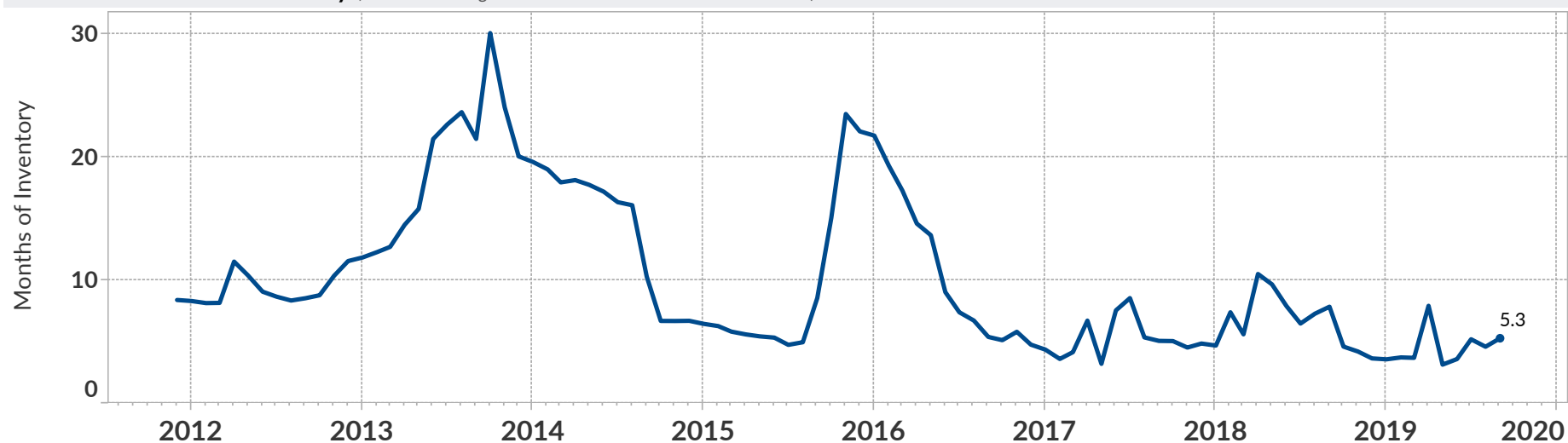
North York West Submarket Report - September 2019



North York West		GTA
Active Projects	11	349
Total Units	2,268	92,732
Total Sales	1,865	75,071
Rem. Inv.	371	13,715
Avg. \$/SF	\$876	\$1,011
Avg. SF	1,069	903
Avg. \$	\$936,610	\$913,157
Current Month Sales (incl. active & sold out)	36	2,107

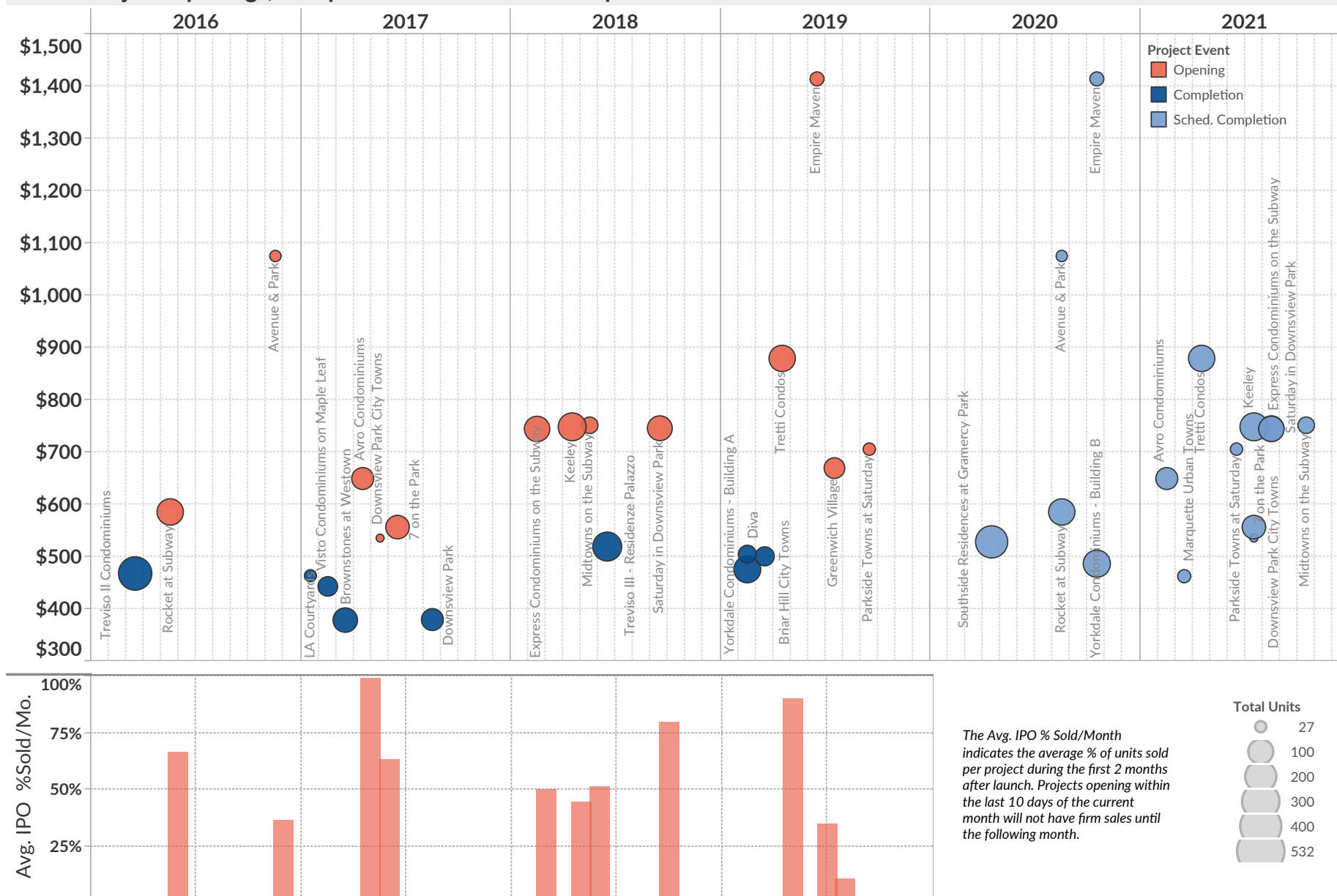
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	32	368
Total Units	9,645	192,605
Min. Floor Space Index	0.0	0.0
Max. Floor Space Index	6.4	34.1
Avg. Floor Space Index	2.5	6.2

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



North York West Submarket Report - September 2019

Recent Project Openings, Completions & Scheduled Completions



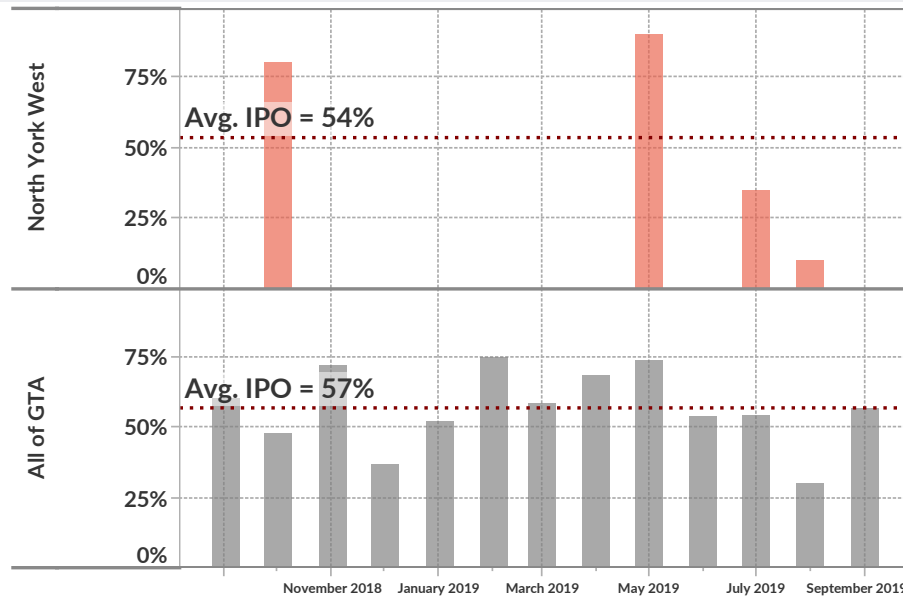
North York West Submarket Report - September 2019

Project Data by Unit Type

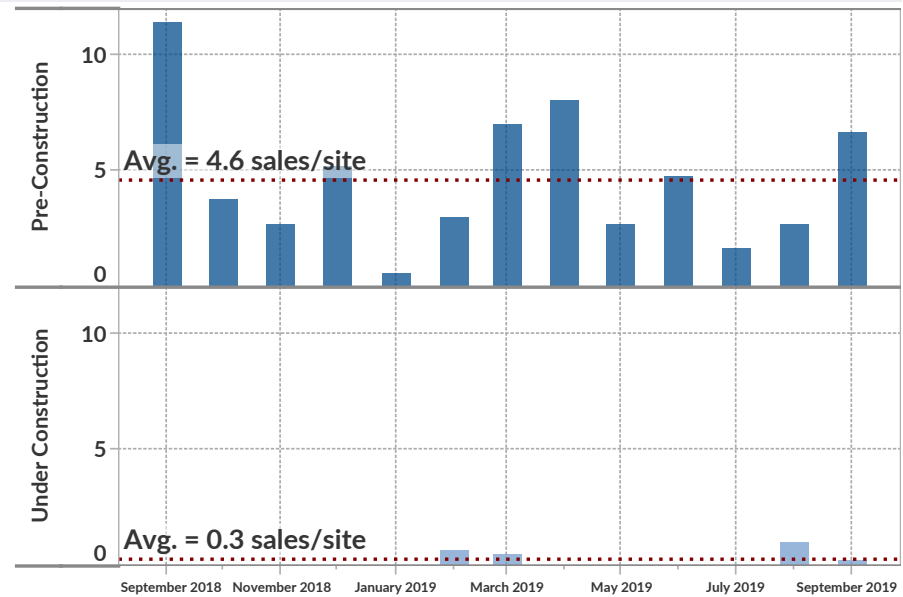
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	26	0	22	4
1 Bedroom	420	7	396	24
1 Bedroom + Den	536	7	487	49
2 Bedroom	780	17	649	131
2 Bedroom + Den	277	2	207	70
3 Bedroom & Up	140	3	93	47
Penthouse	14	0	7	7
Other	43	0	4	39

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,026	347	450	\$360,990	\$469,900
\$758	429	857	\$366,900	\$639,900
\$846	544	701	\$293,900	\$895,000
\$854	620	2,139	\$320,900	\$3,422,400
\$911	625	2,531	\$374,900	\$3,975,000
\$1,078	770	2,530	\$602,900	\$3,550,000
\$708	1,056	2,150	\$669,990	\$1,524,900

IPO Launch Performance (first 2 months)

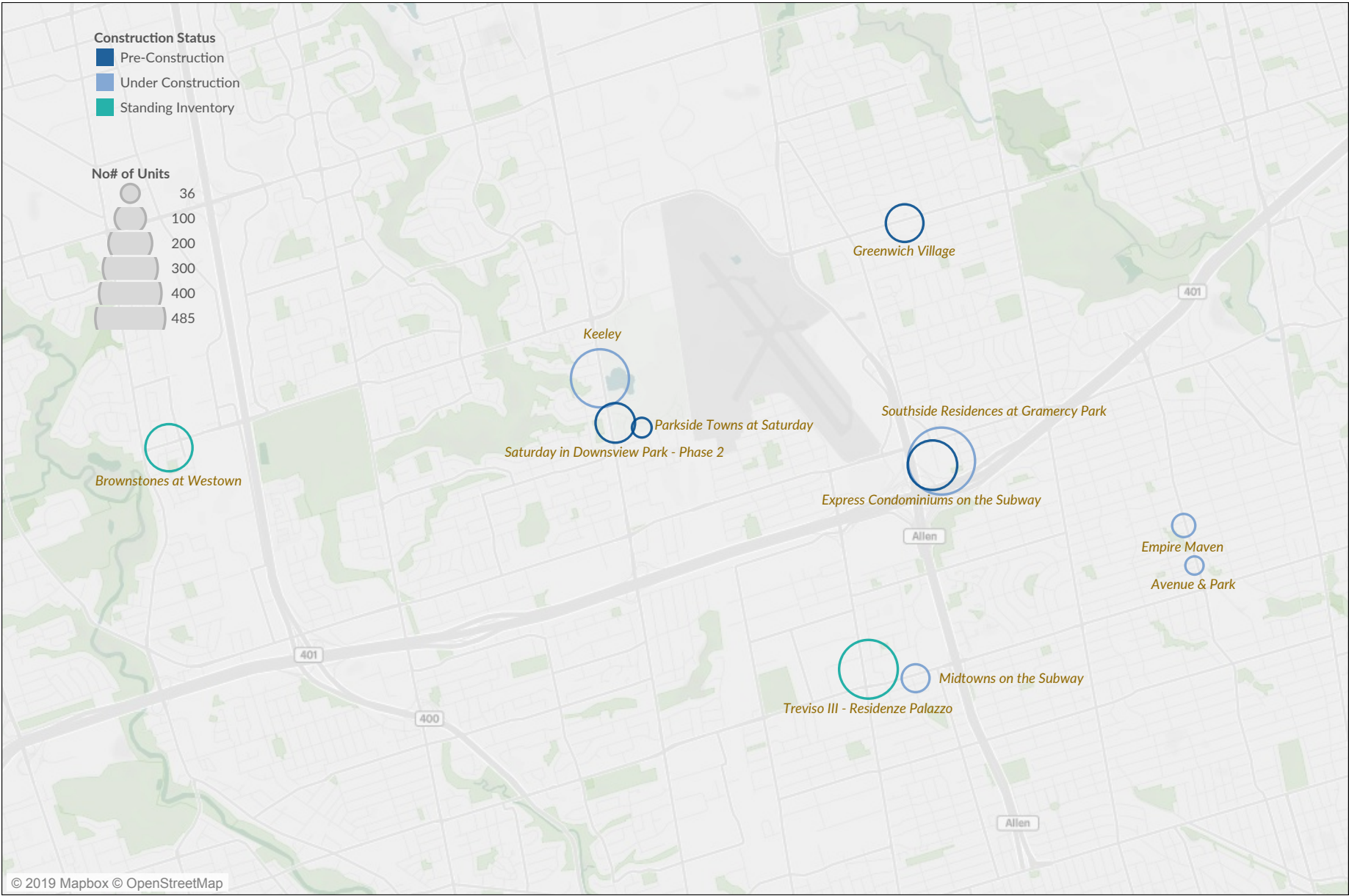


Post Launch Absorption: North York West



North York West Submarket Report - September 2019

Current Active Projects



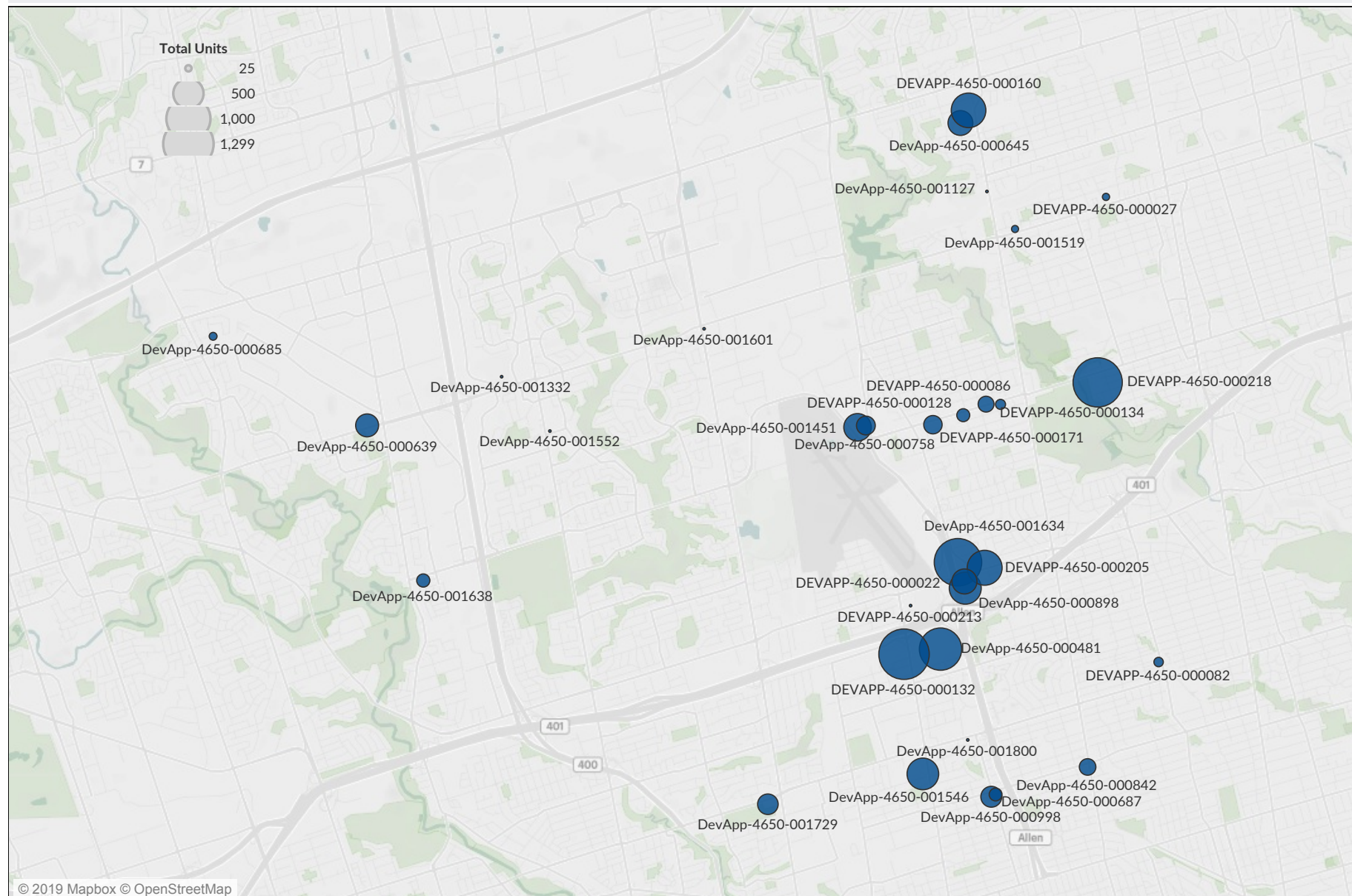
North York West Submarket Report - September 2019

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
Avenue & Park - Stafford Homes	Apartment	August 2020	0	0	6	36	\$1,076	\$1,600
Brownstones at Westown - Lindvest	Stacked	March 2017	0	20	0	240	\$379	\$634
Empire Maven - Empire	Apartment	October 2020	1	23	32	58	\$1,415	\$1,409
Express Condominiums on the Subway - Malibu Investments I..	Apartment	August 2021	4	12	55	265	\$745	\$738
Greenwich Village - Crown Communities	Stacked	February 2022	3	19	134	153	\$670	\$718
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
Parkside Towns at Saturday - Mattamy Homes	Stacked	June 2021	13	13	29	42	\$706	\$706
Saturday in Downsview Park - Phase 2 - Mattamy Homes	Apartment	December 2021	13	155	13	169	\$0	\$811
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	2	31	2	372	\$520	\$852

North York West Submarket Report - September 2019

Current Development Applications



North York West Submarket Report - September 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-4650-000082	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-4650-000132	3450 Dufferin Street	3.0	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	2.7	
DEVAPP-4650-000218	325 Bogert Avenue	5.3	1,238
DevApp-4650-000481	3401 Dufferin Street & 1 Yorkdale Road	2.3	914
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	3.5	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
DevApp-4650-001729	1465 Lawrence Avenue West	4.4	215
DevApp-4650-001800	713 Lawrence Avenue West		

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 - September 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	176	16	5,951	4,916	703	\$1,918	997	\$1,913,050	7,593
Central Waterfront	83	13	6,093	5,529	485	\$1,405	1,061	\$1,490,316	18,503
Don Mills - York Mills	19	11	3,254	2,714	424	\$929	1,034	\$960,159	6,805
Downtown Core	85	9	5,445	4,041	941	\$1,559	652	\$1,016,661	13,414
Downtown East	60	17	5,682	4,998	424	\$1,011	863	\$872,667	17,386
Downtown West	225	29	10,443	8,981	1,144	\$1,392	897	\$1,248,290	18,804
Etobicoke Waterfront	10	3	1,370	1,152	80	\$1,160	812	\$941,264	2,841
Highway7 - Yonge	1	6	1,535	1,121	346	\$652	916	\$597,307	.
Mississauga City Centre	72	12	6,555	5,635	631	\$819	839	\$687,102	.
North Toronto	59	10	2,858	2,083	689	\$1,199	770	\$923,043	8,590
North Yonge Corridor	3	6	2,057	1,793	160	\$1,022	820	\$838,490	3,872
North York East	1	2	528	502	25	\$942	1,023	\$964,400	2,056
North York West	36	11	2,268	1,865	371	\$876	1,069	\$936,610	9,645
Not Applicable	880	153	28,872	21,945	5,370	\$729	935	\$681,881	64,686
Scarborough City Centre									2,245
Sheppard Corridor	15	14	4,020	3,265	755	\$1,032	819	\$845,671	6,347
Thornhill	3								.
Toronto East	204	16	2,141	1,791	294	\$965	895	\$863,106	2,460
Toronto West	64	13	2,368	1,664	684	\$1,020	928	\$946,548	12,077
Yonge - St. Clair	111	8	1,292	1,076	189	\$1,405	1,668	\$2,343,763	2,190

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