



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of October 2019



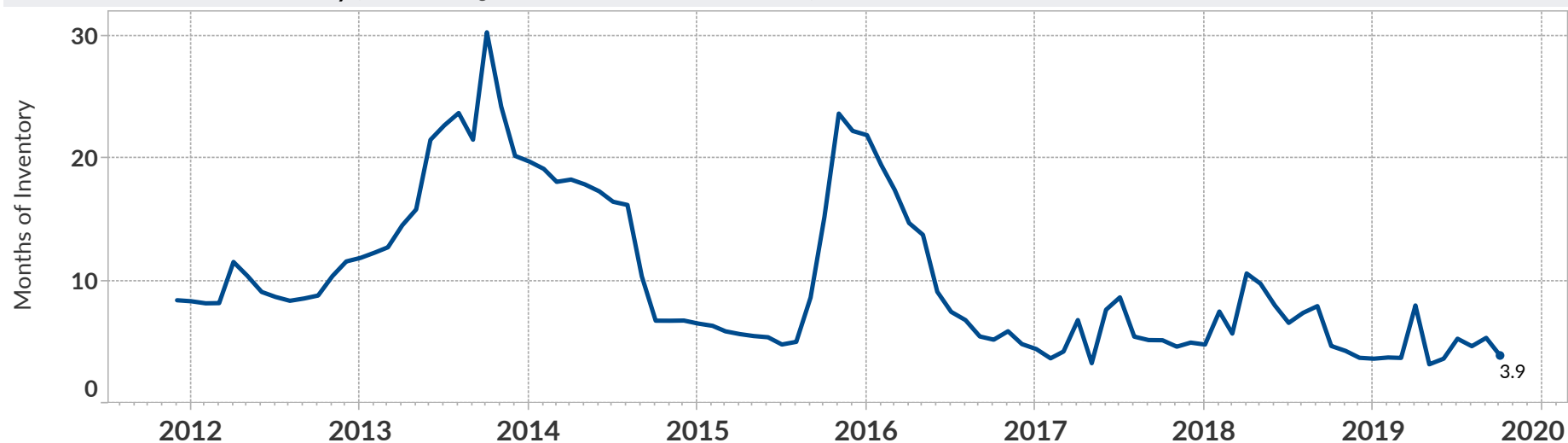
North York West Submarket Report - October 2019



North York West		GTA
Active Projects	12	362
Total Units	2,697	94,645
Total Sales	2,216	76,566
Rem. Inv.	342	14,323
Avg. \$/SF	\$879	\$992
Avg. SF	1,084	907
Avg. \$	\$952,932	\$900,552
Current Month Sales (incl. active & sold out)	353	3,424

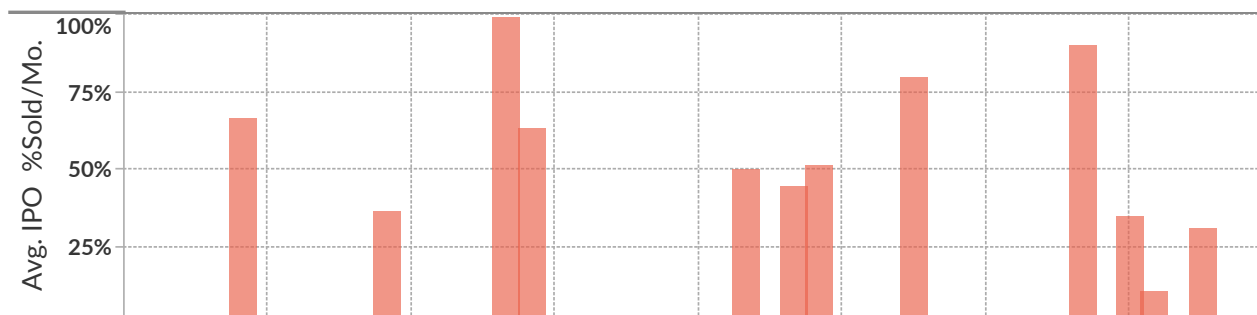
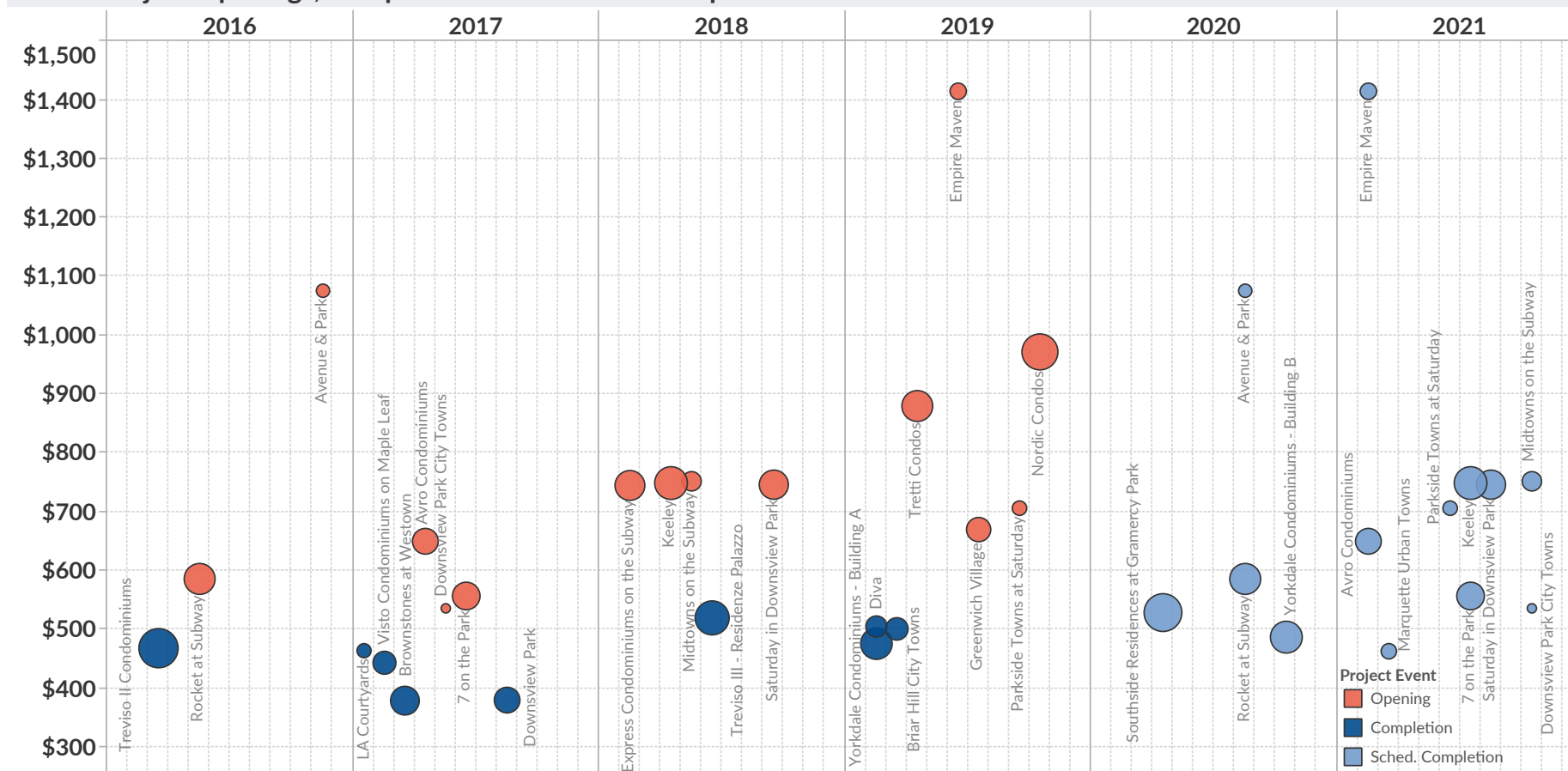
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	31	387
Total Units	9,738	211,227
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	6.4	44.5
Avg. Floor Space Index	2.5	6.2

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

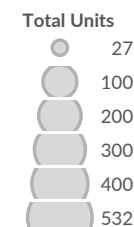


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Recent Project Openings, Completions & Scheduled Completions



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.



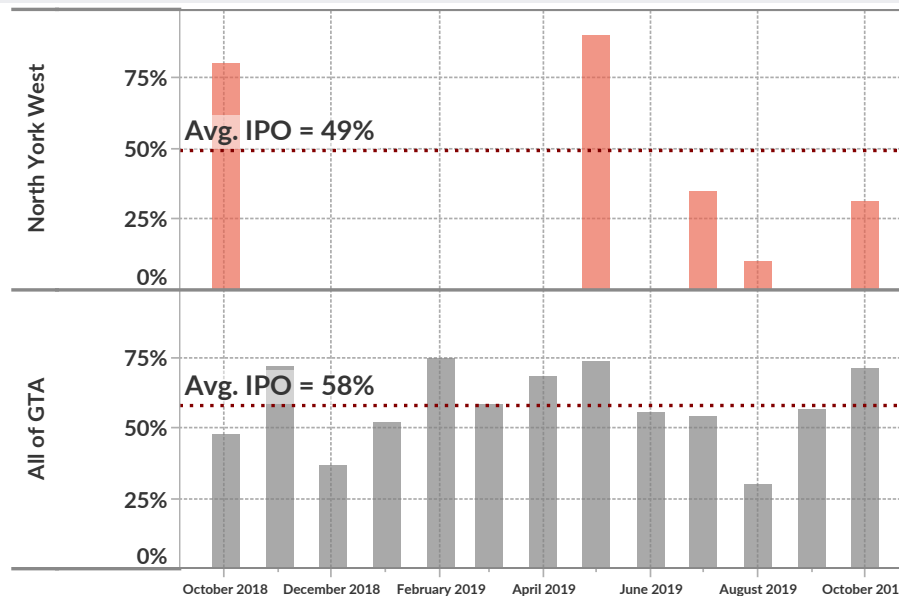
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Project Data by Unit Type

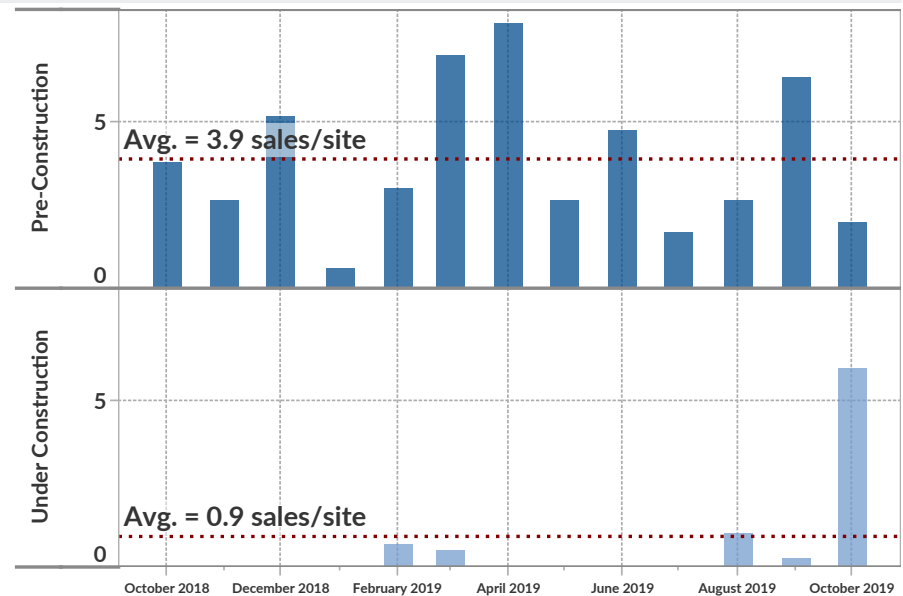
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	27	0	23	4
1 Bedroom	486	64	457	20
1 Bedroom + Den	599	67	554	45
2 Bedroom	1,001	159	808	117
2 Bedroom + Den	302	23	230	67
3 Bedroom & Up	185	29	122	46
Penthouse	14	0	7	7
Other	51	11	15	36

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,012	368	450	\$375,990	\$469,900
\$756	429	857	\$366,900	\$639,900
\$843	544	701	\$293,900	\$895,000
\$848	620	2,139	\$320,900	\$3,422,400
\$917	625	2,531	\$374,900	\$3,975,000
\$1,081	770	2,530	\$602,900	\$3,550,000
\$710	1,330	2,150	\$944,900	\$1,524,900

IPO Launch Performance (first 2 months)



Post Launch Absorption: North York West



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Current Active Projects



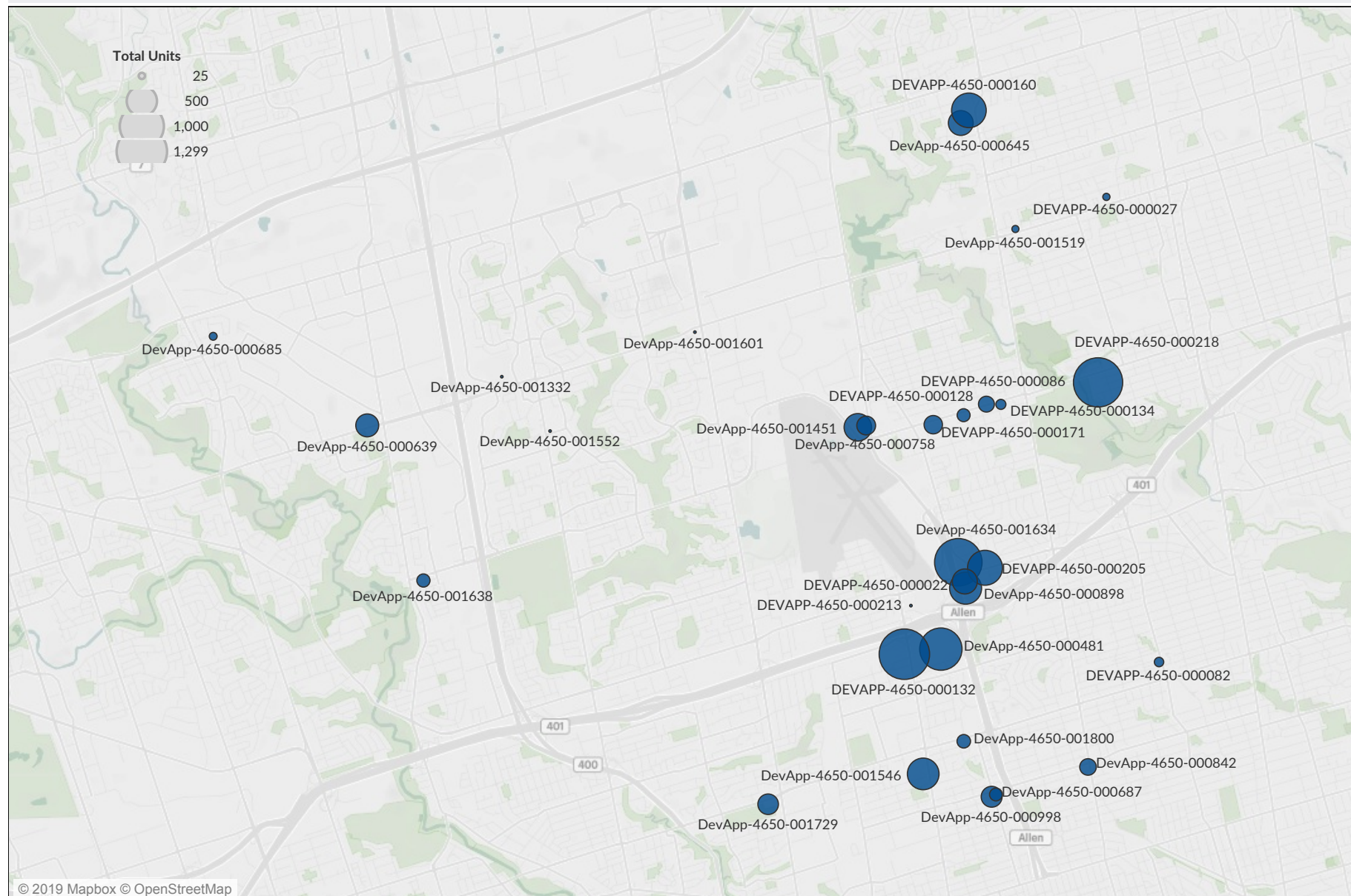
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Current Active Project List

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	0	20	0	240	\$379	\$634
Empire Maven - Empire	Apartment	February 2021	1	24	31	58	\$1,415	\$1,414
Express Condominiums on the Subway - Malibu Investments I..	Apartment	July 2022	1	13	54	265	\$745	\$738
Greenwich Village - Crown Communities	Stacked	February 2022	4	23	130	153	\$670	\$717
Keeley - TAS DesignBuild	Apartment	July 2021	20	54	49	364	\$749	\$866
Midtowns on the Subway - Wycliffe Homes	Stacked	October 2021	3	5	12	84	\$752	\$848
Nordic Condos - Collecdev	Apartment	January 2023	322	322		429	\$972	\$960
Parkside Towns at Saturday - Mattamy Homes	Stacked	June 2021	0	13	29	42	\$706	\$706
Saturday in Downsview Park - Phase 2 - Mattamy Homes	Apartment	December 2021	1	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	1	31	2	372	\$520	\$852

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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-4650-000132	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-4650-001332	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	2.6	93

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	317	14	5,086	4,396	395	\$2,140	1,272	\$2,721,039	9,129
Central Waterfront	26	12	5,883	5,193	597	\$1,403	980	\$1,374,783	18,503
Don Mills - York Mills	26	11	3,306	2,778	395	\$953	1,050	\$1,000,417	7,441
Downtown Core	143	9	5,148	4,183	790	\$1,537	657	\$1,010,315	15,193
Downtown East	73	17	5,706	5,062	411	\$1,010	863	\$871,618	18,202
Downtown West	125	30	10,173	8,643	1,188	\$1,402	903	\$1,266,200	19,055
Etobicoke Waterfront	0	4	2,121	1,898	85	\$1,156	818	\$945,135	10,287
Highway7 - Yonge	66	8	1,715	1,187	455	\$673	1,083	\$728,525	.
Mississauga City Centre	365	12	6,548	5,999	495	\$813	882	\$717,233	.
North Toronto	85	9	2,413	1,711	607	\$1,197	780	\$934,309	9,773
North Yonge Corridor	12	6	2,057	1,807	146	\$1,028	826	\$848,881	4,393
North York East	2	2	528	504	23	\$941	1,022	\$961,965	2,056
North York West	353	12	2,697	2,216	342	\$879	1,084	\$952,932	9,738
Not Applicable	1,280	162	30,626	22,549	6,296	\$741	907	\$672,811	66,556
Scarborough City Centre									2,245
Sheppard Corridor	23	14	4,020	3,278	742	\$1,067	819	\$874,136	8,352
Thornhill	401	2	736	401	335	\$826	797	\$658,314	.
Toronto East	26	16	2,141	1,817	268	\$969	912	\$883,298	2,031
Toronto West	70	14	2,444	1,719	705	\$1,031	934	\$962,665	12,992
Yonge - St. Clair	31	8	1,297	1,225	48	\$1,370	1,355	\$1,855,441	2,190

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