



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of December 2019



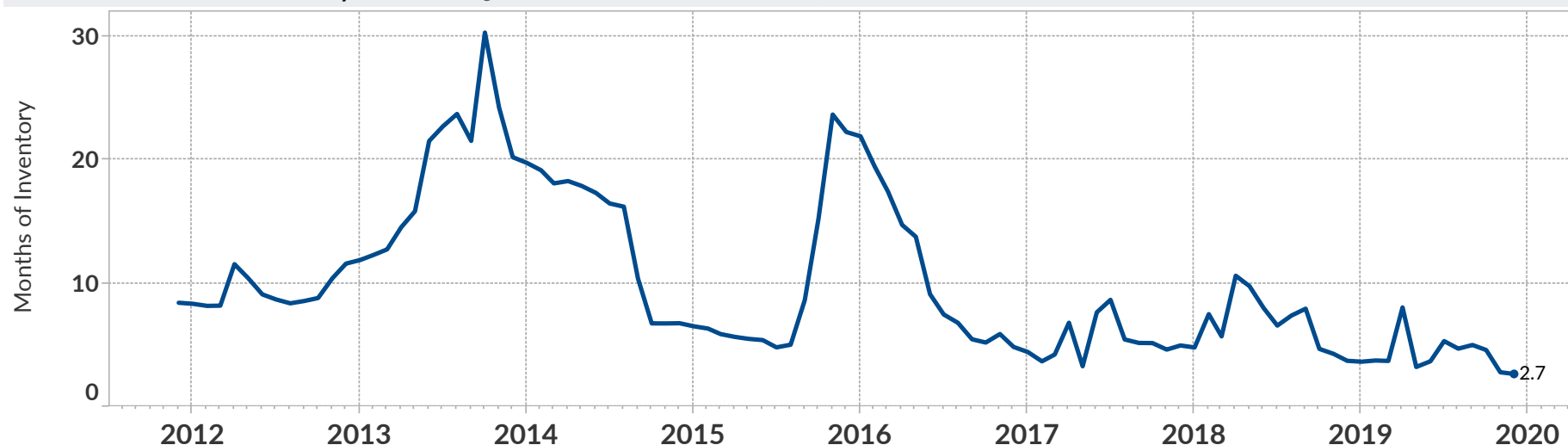
North York West Submarket Report - December 2019



North York West		GTA
Active Projects	9	355
Total Units	1,812	93,377
Total Sales	1,525	77,895
Rem. Inv.	262	12,280
Avg. \$/SF	\$901	\$1,055
Avg. SF	1,147	930
Avg. \$	\$1,033,818	\$980,872
Current Month Sales (incl. active & sold out)	17	1,871

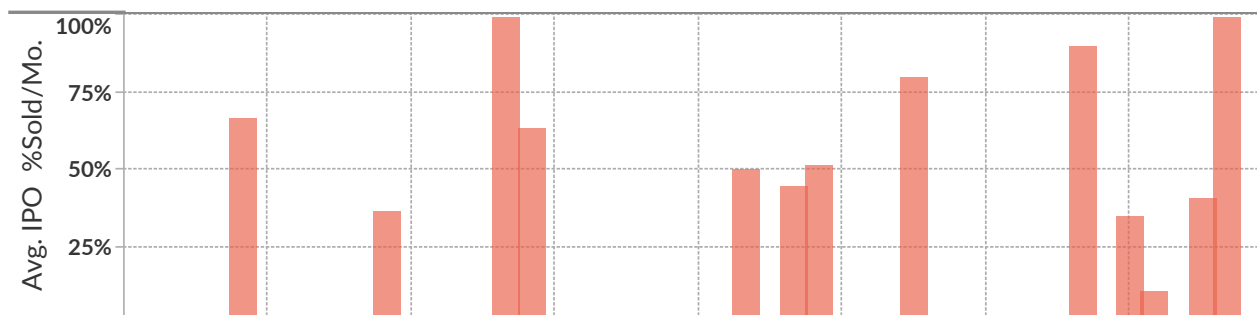
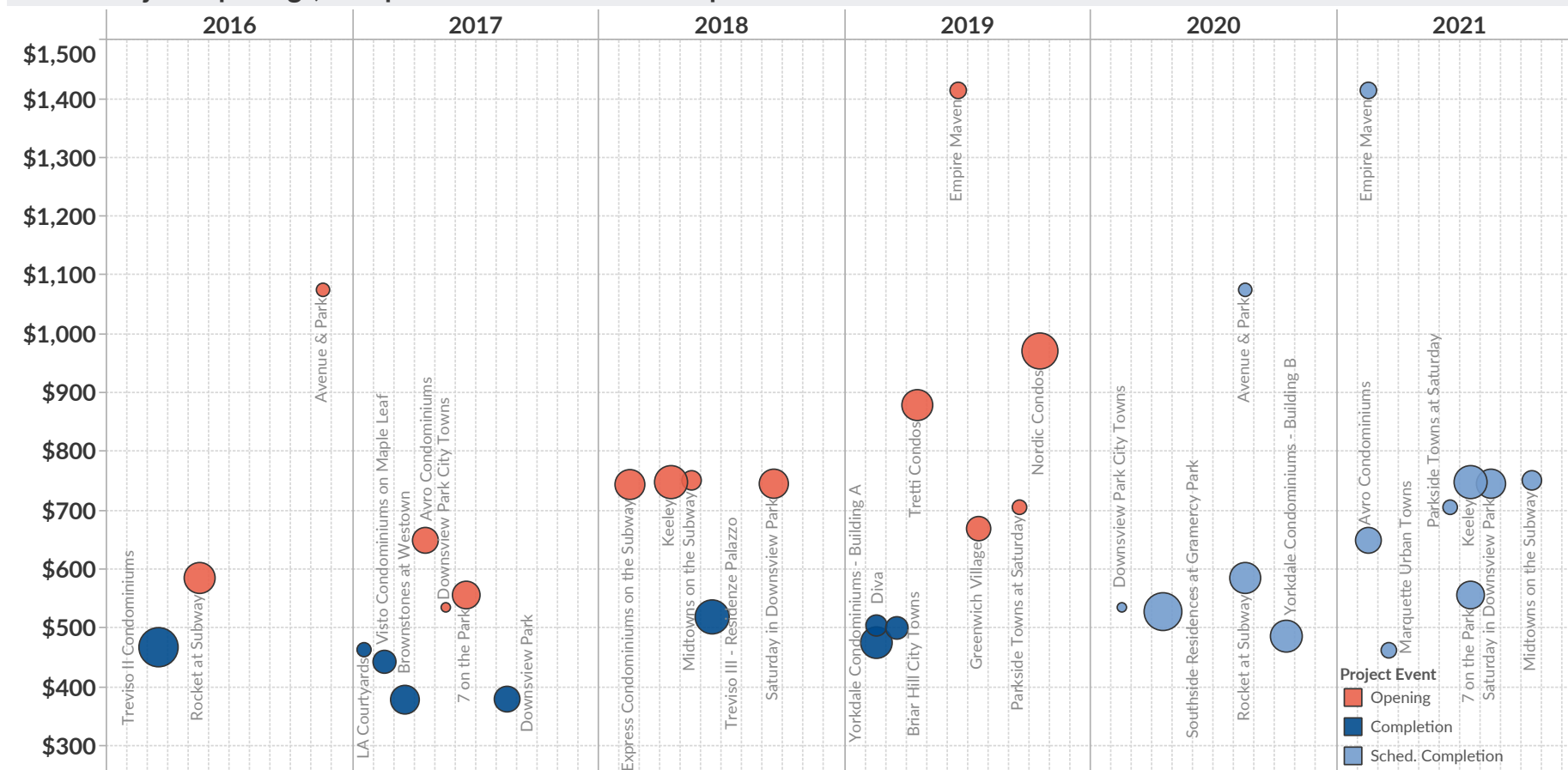
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	32	375
Total Units	9,050	202,805
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	6.6	44.5
Avg. Floor Space Index	2.7	6.2

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

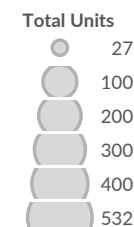


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Recent Project Openings, Completions & Scheduled Completions



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.



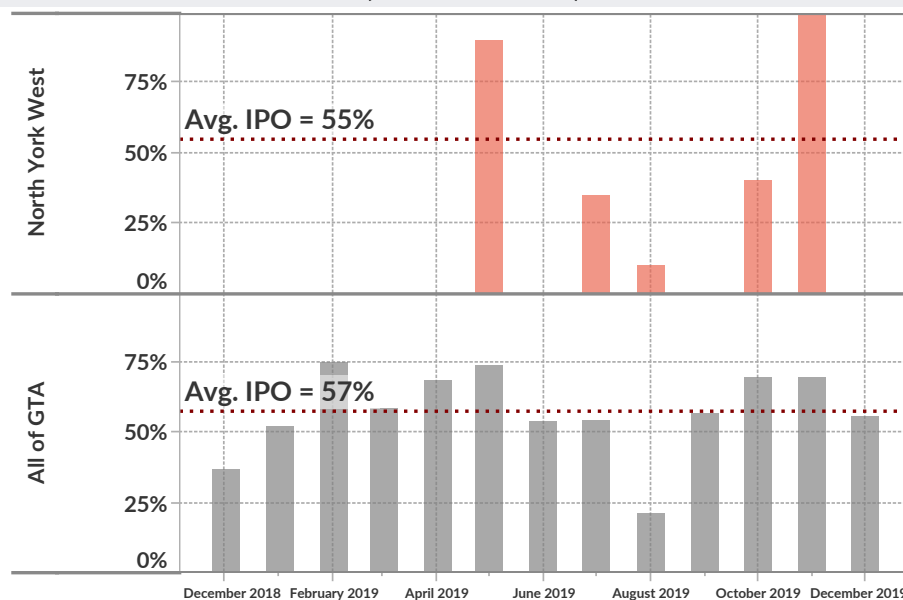
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Project Data by Unit Type

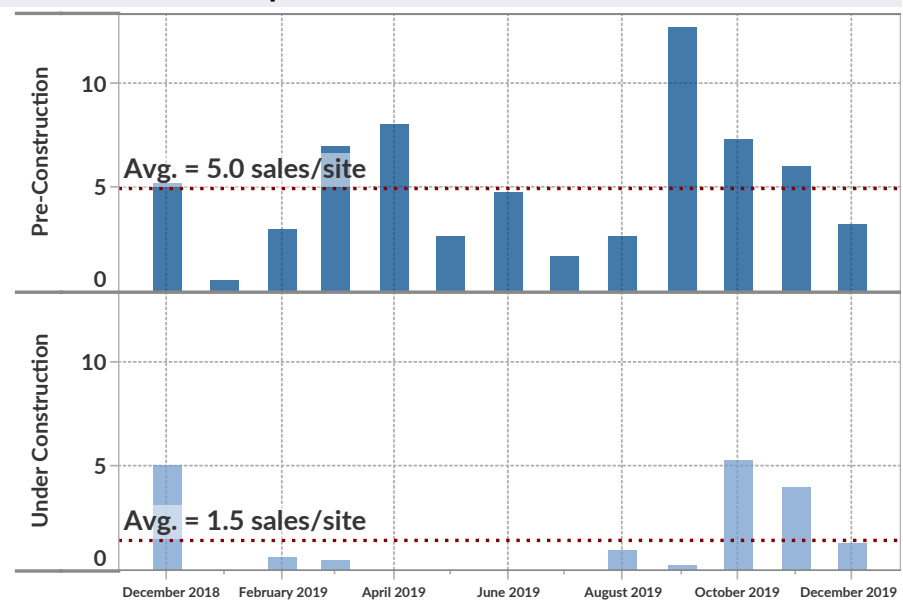
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	20	0	17	3
1 Bedroom	238	0	225	13
1 Bedroom + Den	432	3	393	39
2 Bedroom	654	4	563	91
2 Bedroom + Den	271	2	247	24
3 Bedroom & Up	108	2	68	40
Penthouse	14	0	7	7
Other	50	1	5	45

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,016	368	450	\$375,990	\$479,900
\$760	429	747	\$366,900	\$519,400
\$827	544	701	\$293,900	\$895,000
\$843	620	2,139	\$320,900	\$3,422,400
\$1,119	747	2,531	\$374,900	\$3,975,000
\$1,108	770	2,530	\$602,900	\$3,550,000
\$739	1,093	2,150	\$851,990	\$1,594,900

IPO Launch Performance (first 2 months)

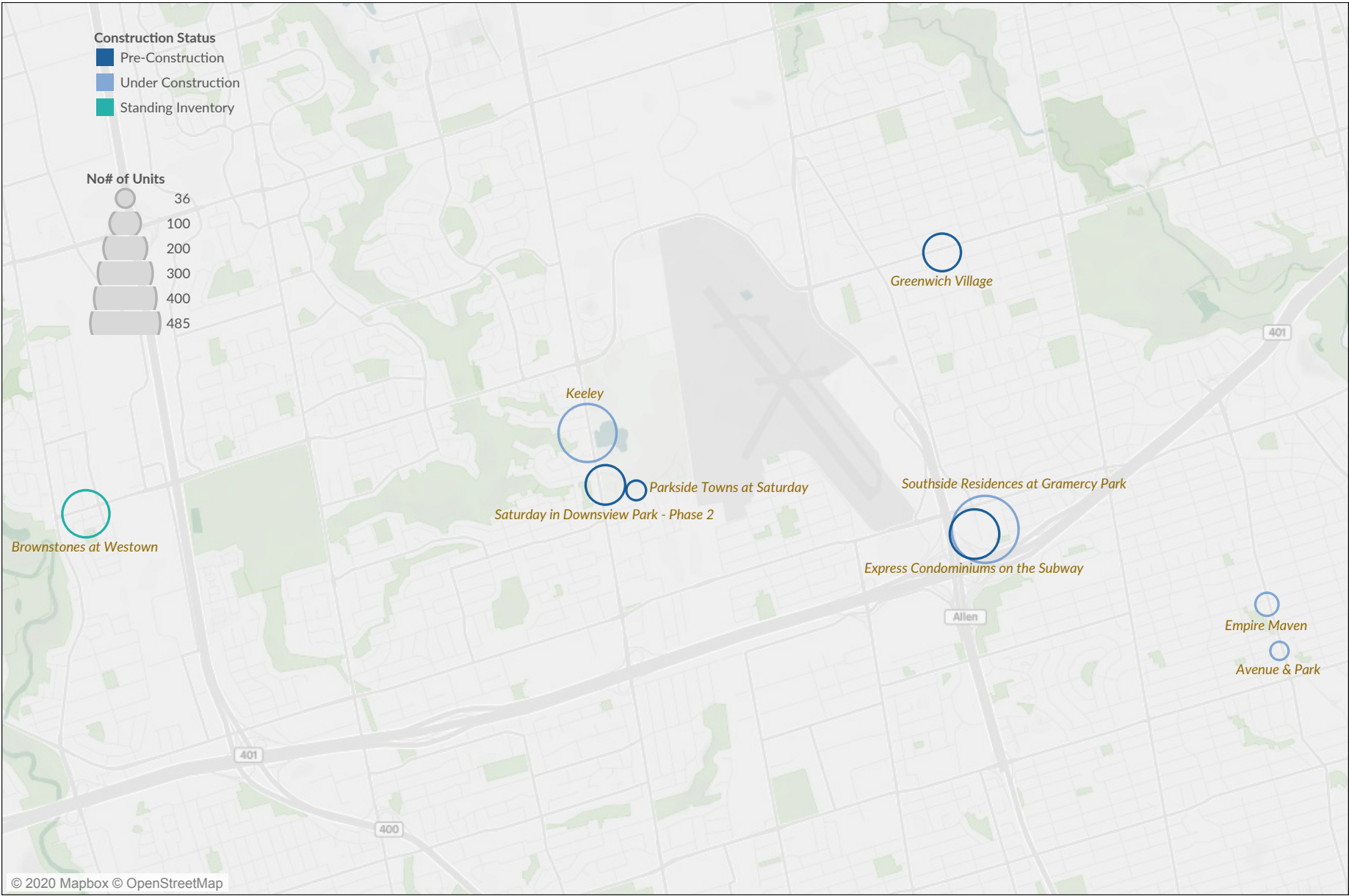


Post Launch Absorption: North York West



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Current Active Projects



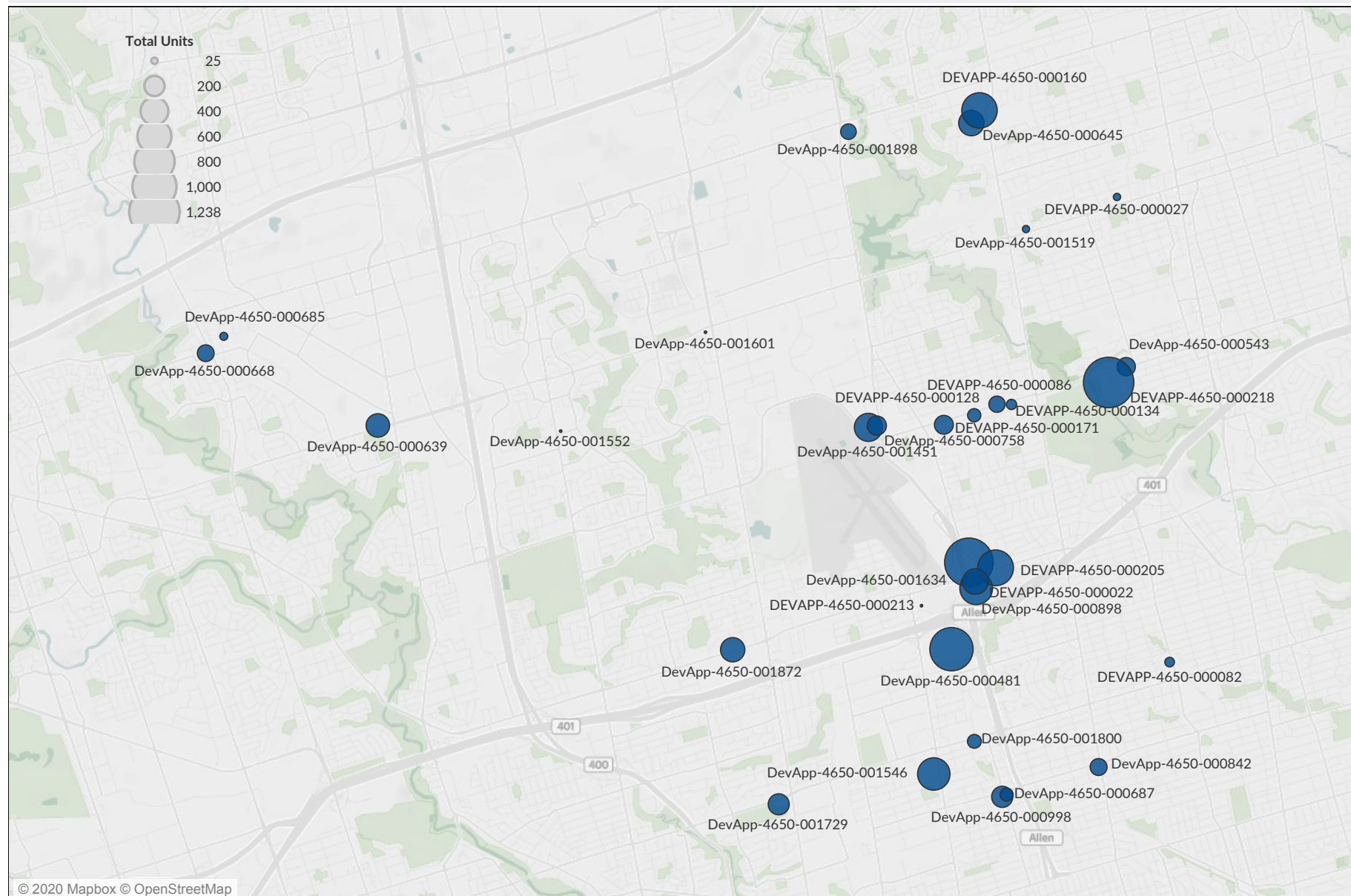
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Current Active Project List

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	27	28	58	\$1,415	\$1,407
Express Condominiums on the Subway - Malibu Investments I..	Apartment	July 2022	0	18	49	265	\$745	\$737
Greenwich Village - Crown Communities	Stacked	February 2022	5	73	80	153	\$670	\$733
Keeley - TAS DesignBuild	Apartment	July 2021	3	56	54	364	\$749	\$824
Parkside Towns at Saturday - Mattamy Homes	Stacked	June 2021	3	23	19	42	\$706	\$710
Saturday in Downsview Park - Phase 2 - Mattamy Homes	Apartment	December 2021	0	158	10	169	\$0	\$733
Southside Residences at Gramercy Park - Malibu Investments ..	Apartment	April 2020	0	0	16	485	\$529	\$531

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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-4650-000134	665 - 671 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	6.3	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-4650-000543	258 - 270 Sheppard Avenue West; 1 - 3 Addington Avenue	3.9	163
DevApp-4650-000639	2370 Finch Avenue West	6.0	268
DevApp-4650-000645	6020 - 6030 Bathurst Street	4.0	314
DevApp-4650-000668	3002 - 3014 Islington Avenue	0.8	136
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	5.9	218
DevApp-4650-001451	1100 Sheppard Avenue West	6.6	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	3.8	1,150
DevApp-4650-001729	1465 Lawrence Avenue West	4.4	215
DevApp-4650-001800	713 Lawrence Avenue West	2.6	93
DevApp-4650-001872	1184 Wilson Avenue	5.5	287
DevApp-4650-001898	1881 Steeles Avenue West	4.0	117

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	5	15	5,704	5,061	348	\$2,111	1,285	\$2,712,126	8,068
Central Waterfront	222	13	6,642	5,448	1,182	\$1,418	912	\$1,292,723	17,952
Don Mills - York Mills	17	11	3,289	2,837	379	\$945	1,080	\$1,020,388	7,471
Downtown Core	39	8	4,457	3,592	681	\$1,543	668	\$1,031,118	15,031
Downtown East	184	19	6,513	5,624	691	\$1,186	791	\$937,883	13,408
Downtown West	127	30	10,279	8,815	1,137	\$1,403	872	\$1,223,880	17,553
Etobicoke Waterfront	12	4	2,126	1,927	66	\$1,158	862	\$998,967	7,446
Highway7 - Yonge	70	8	1,862	1,365	282	\$652	1,164	\$758,821	.
Mississauga City Centre	66	11	6,227	5,764	397	\$798	917	\$731,659	.
North Toronto	21	9	2,396	1,892	434	\$1,214	821	\$996,561	8,137
North Yonge Corridor	1	5	1,692	1,367	106	\$1,105	775	\$855,995	5,372
North York East	11	2	528	519	8	\$965	986	\$951,150	2,056
North York West	17	9	1,812	1,525	262	\$901	1,147	\$1,033,818	9,050
Not Applicable	959	159	29,797	24,092	4,491	\$755	962	\$726,568	67,193
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,338	677	\$1,080	830	\$896,967	8,157
Thornhill	21	2	736	574	162	\$822	739	\$607,524	.
Toronto East	39	12	1,395	1,154	191	\$1,011	915	\$924,465	3,735
Toronto West	34	16	2,924	2,141	679	\$1,068	919	\$981,074	13,238
Yonge - St. Clair	17	8	978	860	107	\$1,474	1,700	\$2,506,240	2,383

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