



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of January 2020



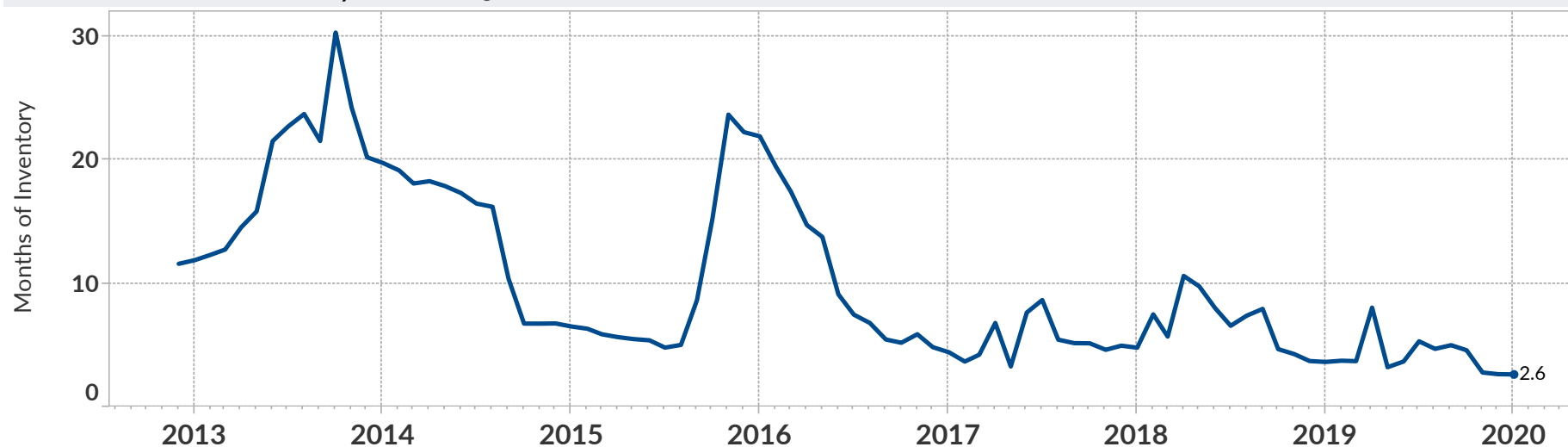
North York West Submarket Report - January 2020



North York West		GTA
Active Projects	9	348
Total Units	1,812	92,351
Total Sales	1,528	77,567
Rem. Inv.	259	11,632
Avg. \$/SF	\$903	\$1,058
Avg. SF	1,149	944
Avg. \$	\$1,038,008	\$998,477
Current Month Sales (incl. active & sold out)	3	1,100

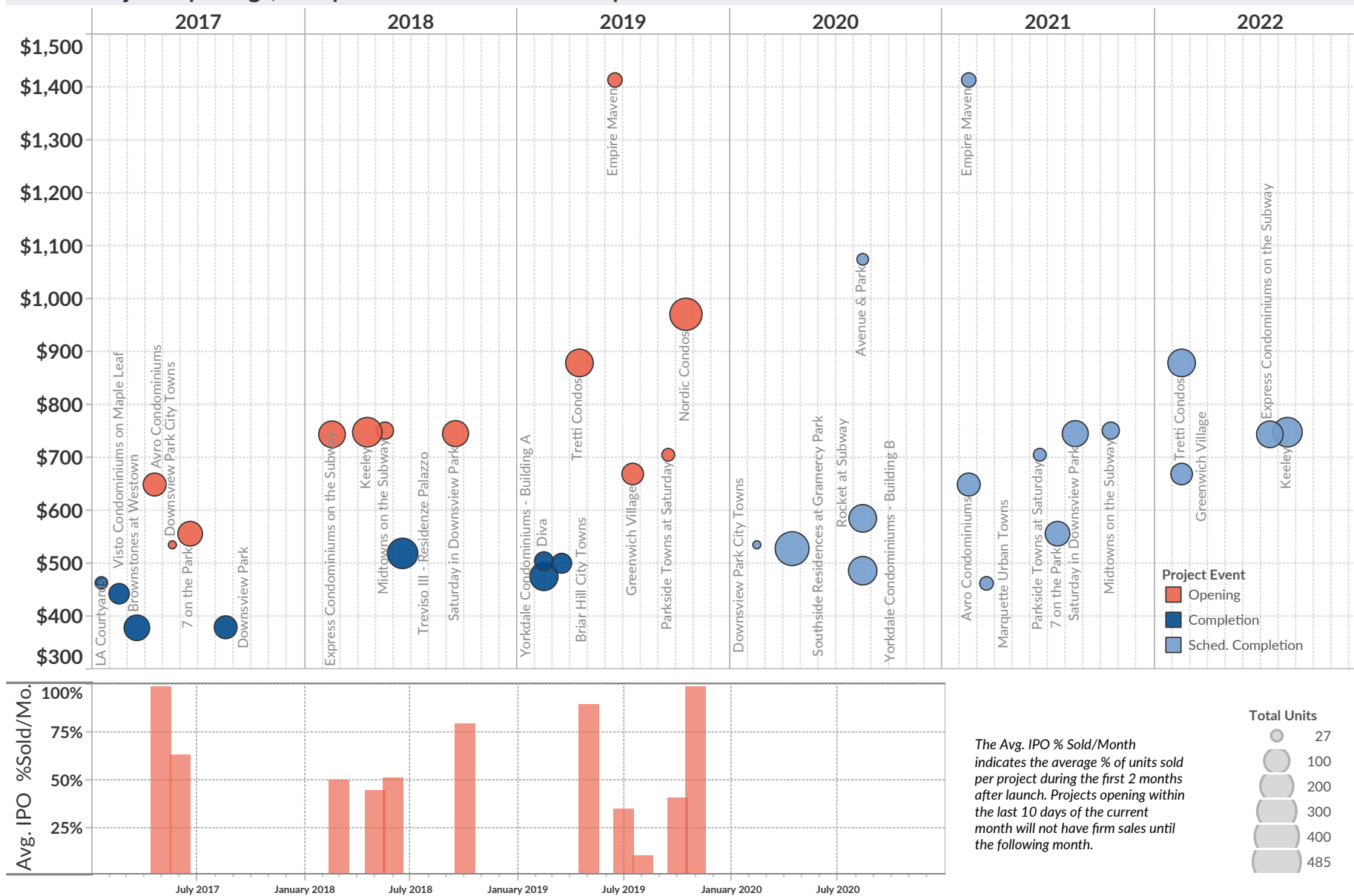
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	33	382
Total Units	9,868	209,320
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	6.6	44.5
Avg. Floor Space Index	2.7	6.3

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



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Recent Project Openings, Completions & Scheduled Completions



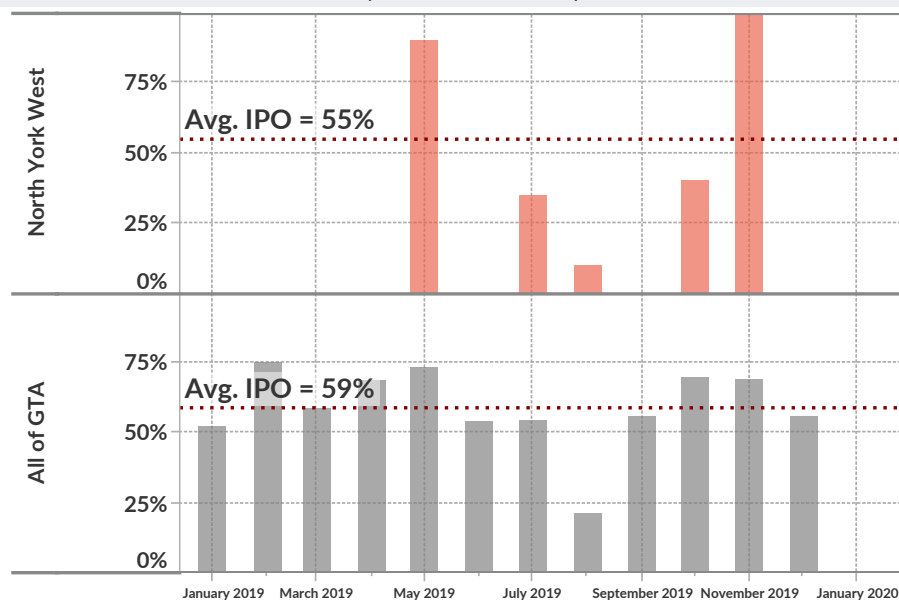
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Project Data by Unit Type

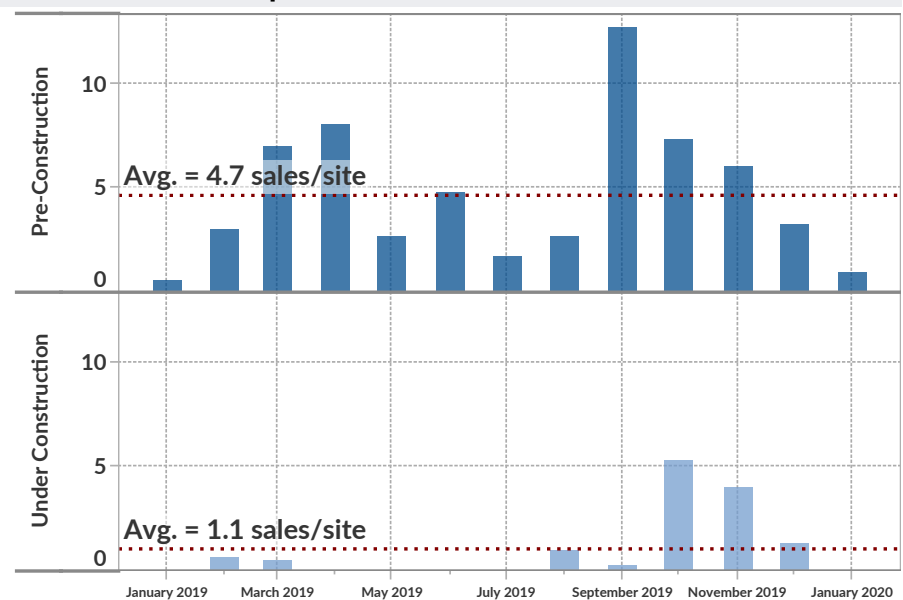
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	20	0	17	3
1 Bedroom	238	0	225	13
1 Bedroom + Den	432	0	393	39
2 Bedroom	654	2	565	89
2 Bedroom + Den	271	0	247	24
3 Bedroom & Up	108	1	69	39
Penthouse	14	0	7	7
Other	50	0	5	45

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
\$845	620	2,139	\$320,900	\$3,422,400
\$1,119	747	2,531	\$374,900	\$3,975,000
\$1,115	770	2,530	\$602,900	\$3,550,000
\$739	1,093	2,150	\$851,990	\$1,594,900

IPO Launch Performance (first 2 months)

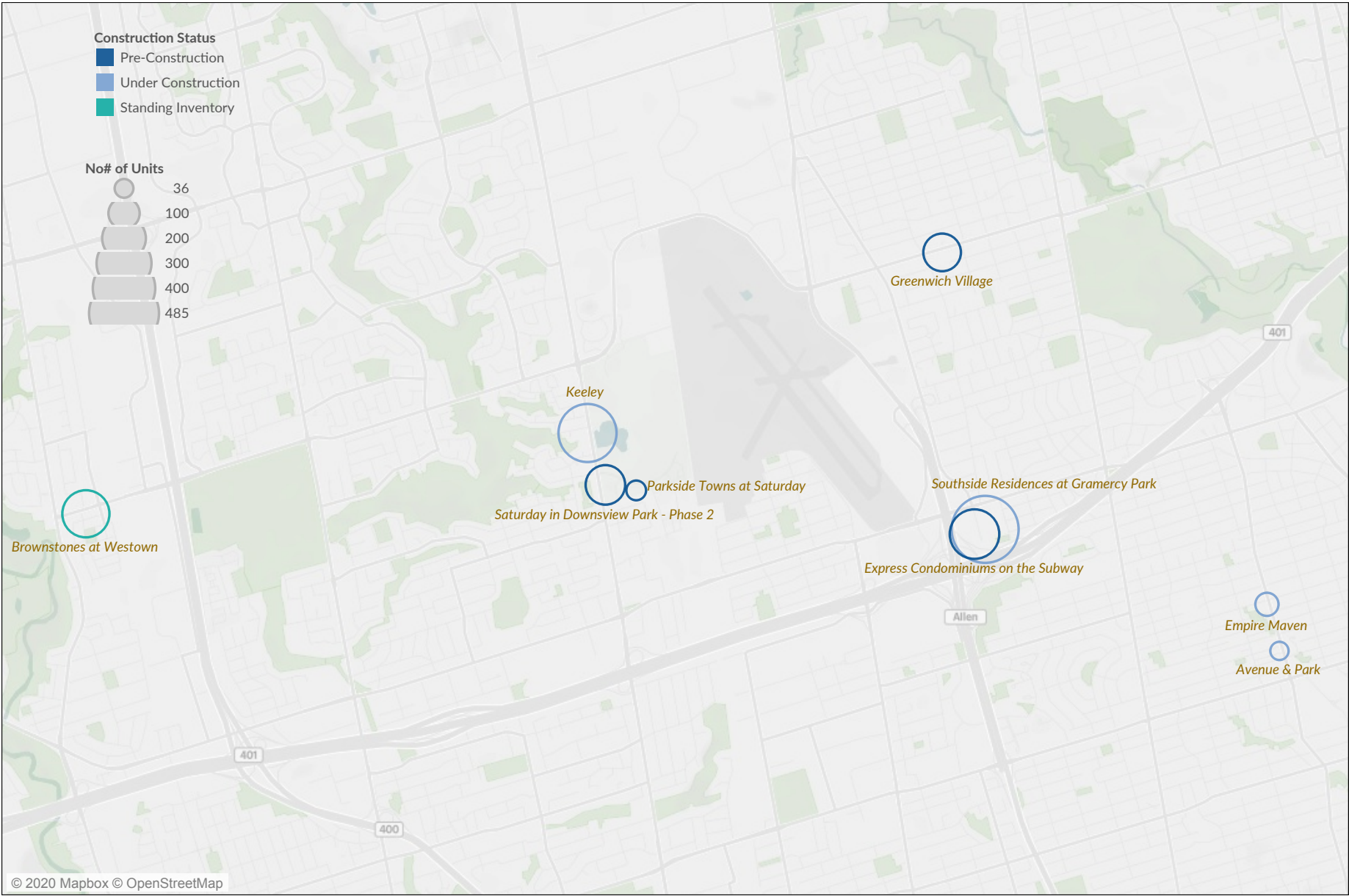


Post Launch Absorption: North York West



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Current Active Projects



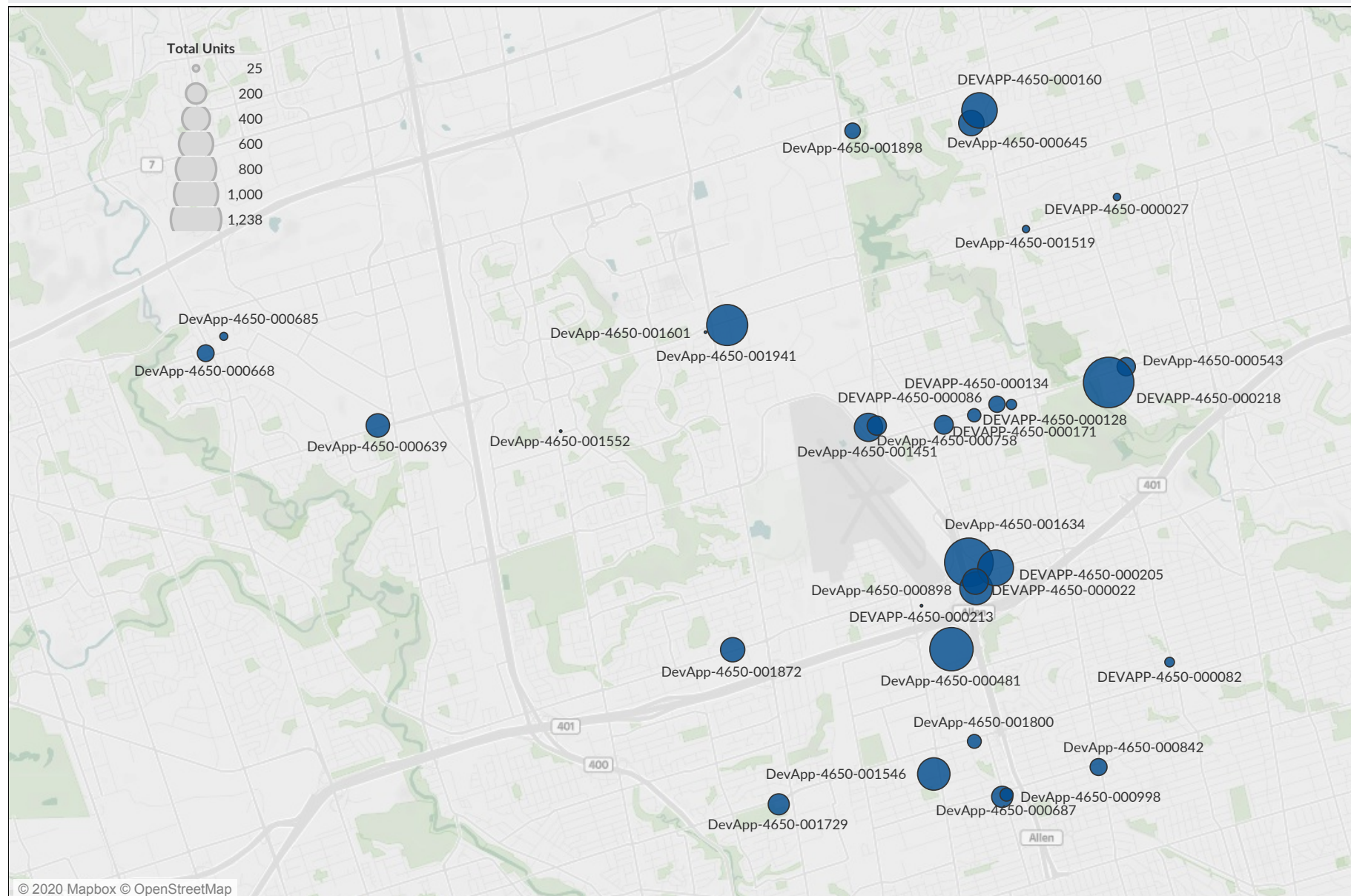
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Current Active Project List

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	0	0	240	\$379	\$634
Empire Maven - Empire	Apartment	February 2021	0	0	28	58	\$1,415	\$1,407
Express Condominiums on the Subway - Malibu Investments I..	Apartment	July 2022	0	0	49	265	\$745	\$737
Greenwich Village - Crown Communities	Stacked	February 2022	0	0	80	153	\$670	\$733
Keeley - TAS DesignBuild	Apartment	August 2022	0	0	54	364	\$749	\$824
Parkside Towns at Saturday - Mattamy Homes	Stacked	June 2021	3	3	16	42	\$706	\$709
Saturday in Downsview Park - Phase 2 - Mattamy Homes	Apartment	December 2021	0	0	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
DevApp-4650-001941	1285 Finch Avenue West	4.3	818

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	19	15	5,708	5,080	329	\$2,302	1,318	\$3,032,510	8,068
Central Waterfront	160	13	6,642	5,645	985	\$1,434	954	\$1,367,210	17,952
Don Mills - York Mills	27	11	3,306	2,864	352	\$954	1,087	\$1,036,831	6,363
Downtown Core	35	8	4,457	3,627	646	\$1,549	673	\$1,042,551	17,688
Downtown East	65	18	6,168	5,344	658	\$1,190	807	\$960,885	13,836
Downtown West	68	30	10,291	8,920	993	\$1,431	907	\$1,297,816	17,698
Etobicoke Waterfront	1	4	2,121	1,928	65	\$1,153	873	\$1,006,728	8,726
Highway7 - Yonge	22	7	1,742	1,338	189	\$677	1,155	\$781,819	.
Mississauga City Centre	27	10	5,766	5,330	408	\$818	921	\$753,952	.
North Toronto	47	9	2,396	1,939	387	\$1,238	835	\$1,033,352	7,793
North Yonge Corridor	1	5	1,692	1,365	108	\$1,119	774	\$865,693	7,470
North York East	1	2	528	519	8	\$942	978	\$921,150	2,056
North York West	3	9	1,812	1,528	259	\$903	1,149	\$1,038,008	9,868
Not Applicable	538	154	29,452	23,795	4,484	\$751	974	\$730,763	70,473
Scarborough City Centre									2,245
Sheppard Corridor	20	14	4,015	3,384	631	\$1,074	849	\$911,847	8,157
Thornhill	17	3	949	760	189	\$831	769	\$638,654	.
Toronto East	12	12	1,395	1,166	179	\$1,030	926	\$953,791	3,735
Toronto West	22	16	2,934	2,160	660	\$1,069	923	\$987,041	11,194
Yonge - St. Clair	15	8	977	875	102	\$1,463	1,592	\$2,328,155	2,403

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