



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of February 2020



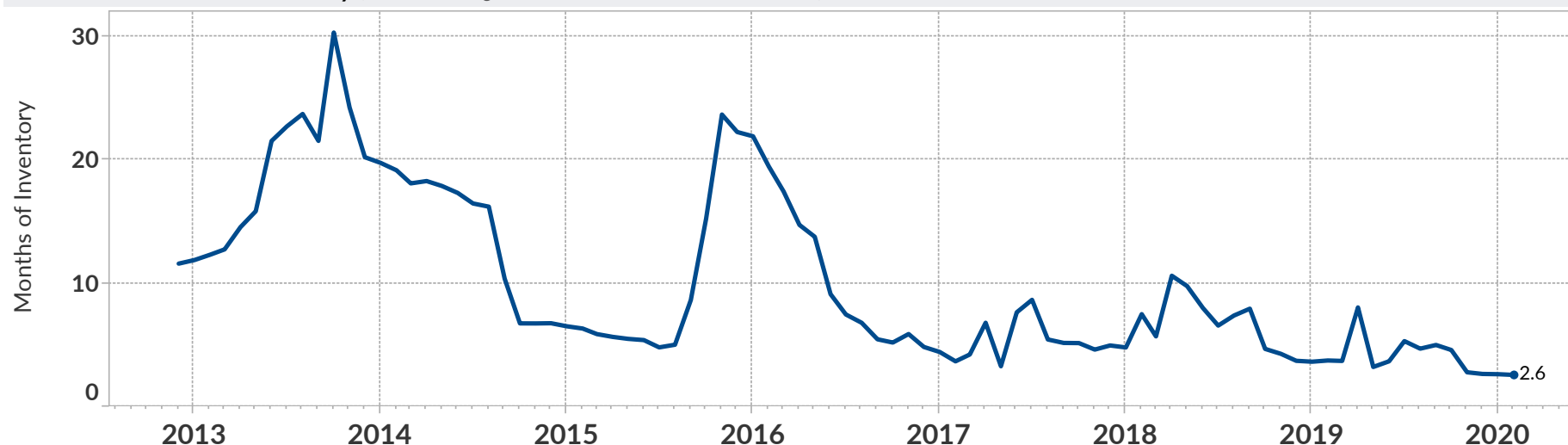
North York West Submarket Report - February 2020



North York West		GTA
Active Projects	9	356
Total Units	1,812	94,976
Total Sales	1,536	78,256
Rem. Inv.	251	12,909
Avg. \$/SF	\$905	\$1,084
Avg. SF	1,165	951
Avg. \$	\$1,054,562	\$1,031,390
Current Month Sales (incl. active & sold out)	8	2,418

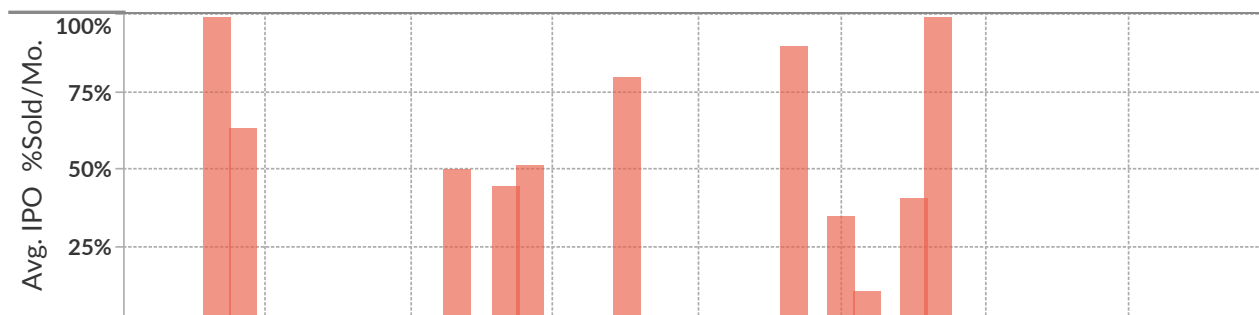
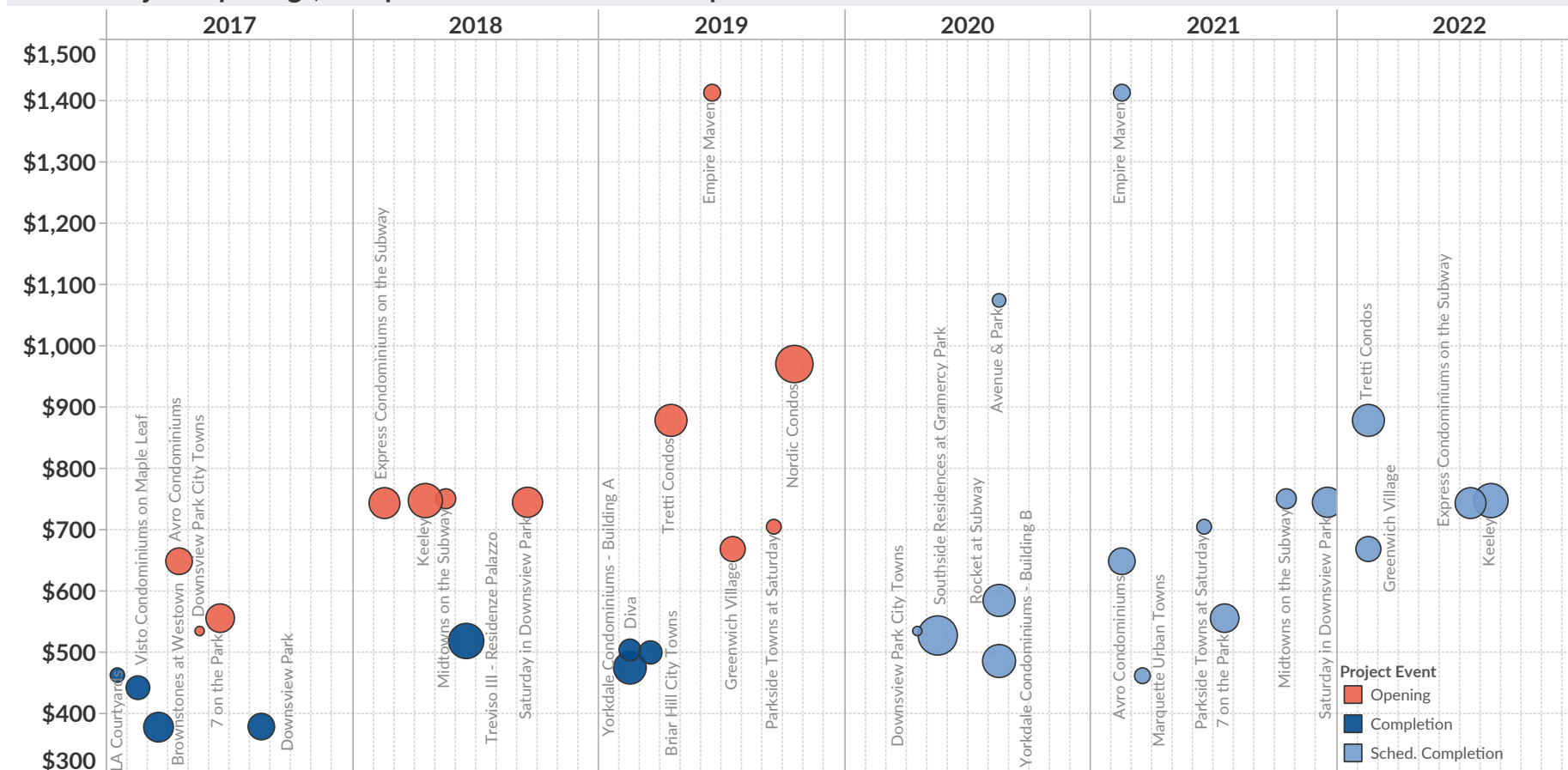
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	34	395
Total Units	10,525	219,390
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	6.6	44.5
Avg. Floor Space Index	2.7	6.4

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

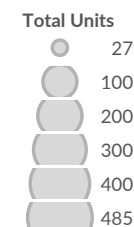


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



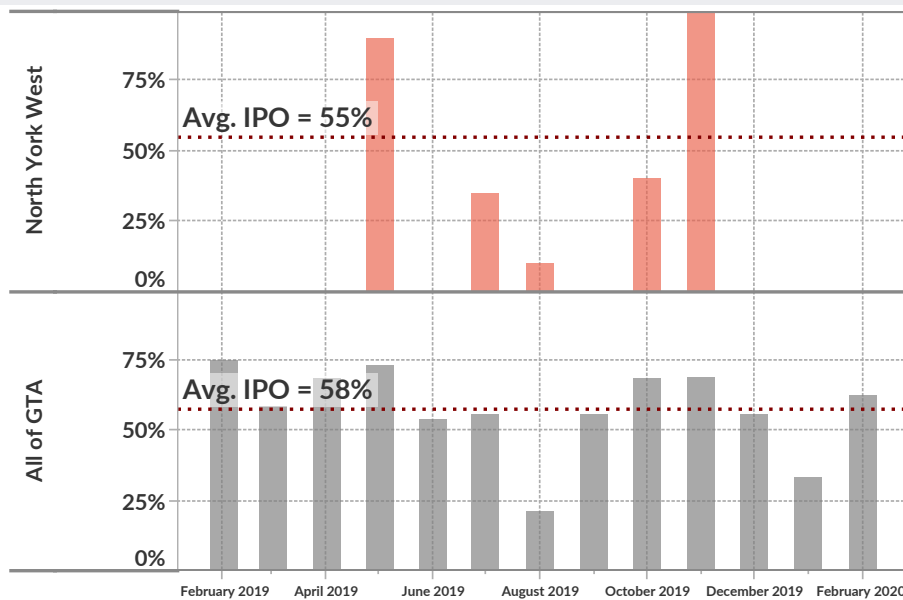
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Project Data by Unit Type

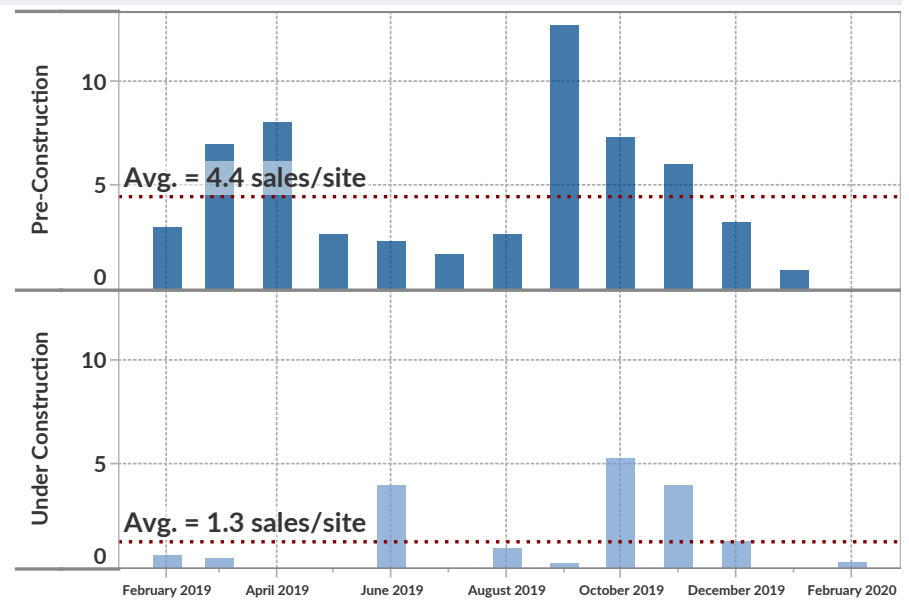
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	20	0	17	3
1 Bedroom	238	2	227	11
1 Bedroom + Den	432	3	396	36
2 Bedroom	654	3	568	86
2 Bedroom + Den	271	0	247	24
3 Bedroom & Up	108	0	69	39
Penthouse	14	0	7	7
Other	50	0	5	45

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,016	368	450	\$375,990	\$479,900
\$758	429	747	\$366,900	\$519,400
\$826	544	701	\$293,900	\$895,000
\$847	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)

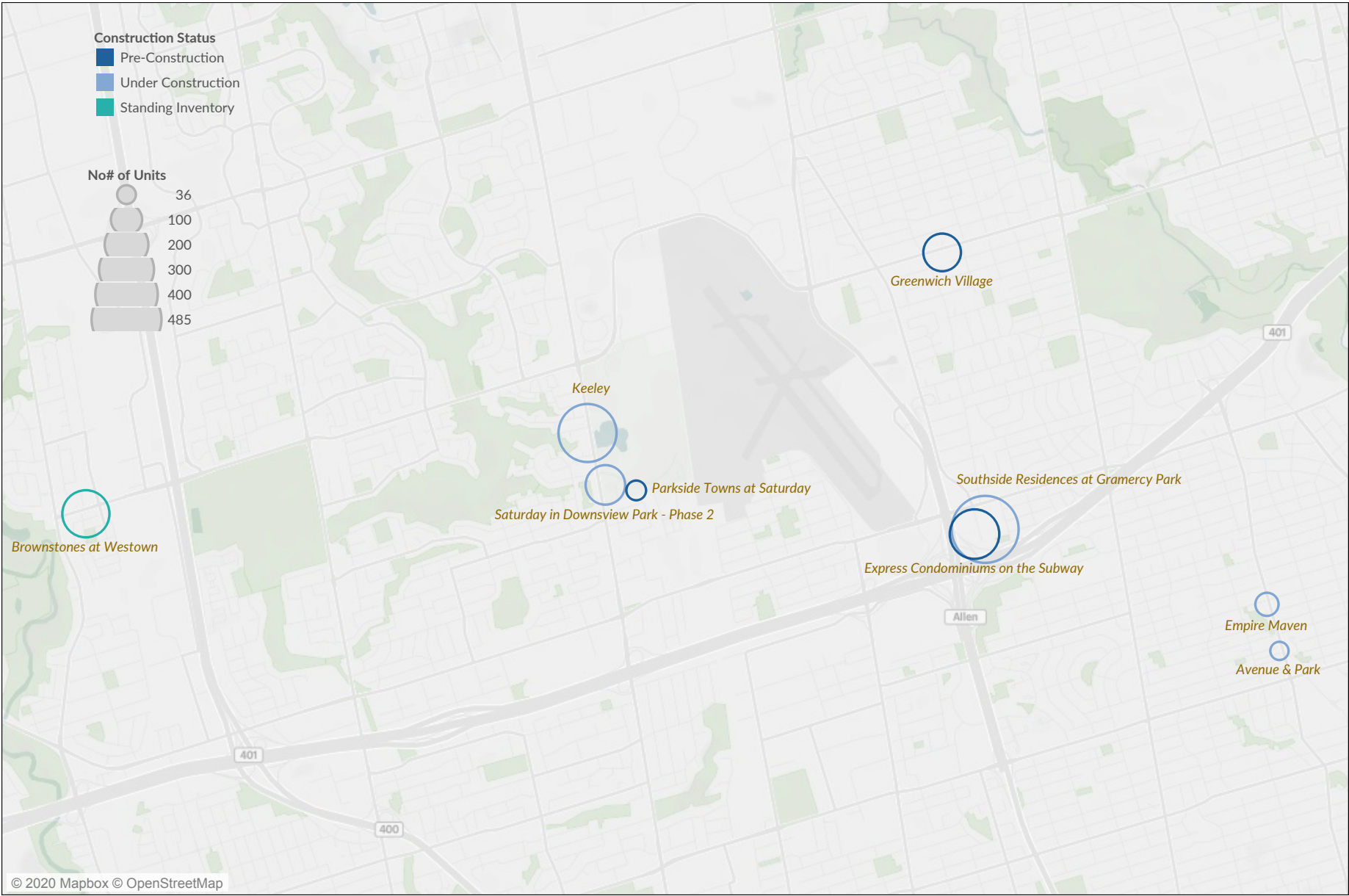


Post Launch Absorption: North York West



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Current Active Projects



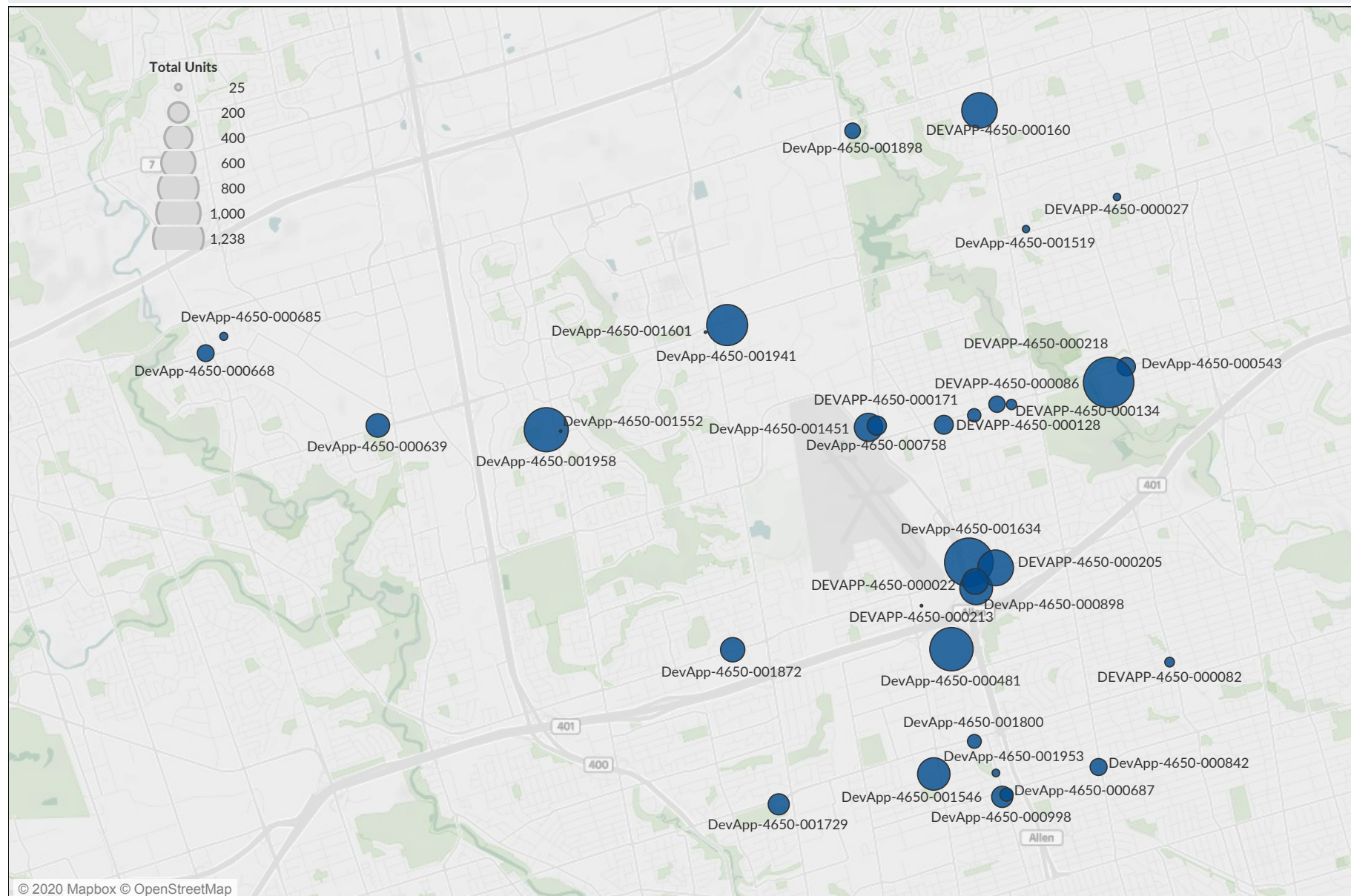
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Current Active Project List

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	3	3	46	265	\$745	\$736
Greenwich Village - Crown Communities	Stacked	February 2022	0	0	80	153	\$670	\$733
Keeley - TAS DesignBuild	Apartment	August 2022	4	4	50	364	\$749	\$823
Parkside Towns at Saturday - Mattamy Homes	Stacked	June 2021	0	3	16	42	\$706	\$709
Saturday in Downsview Park - Phase 2 - Mattamy Homes	Apartment	December 2021	1	1	9	169	\$0	\$725
Southside Residences at Gramercy Park - Malibu Investments ..	Apartment	May 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-4650-000668	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	3.8	
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	5.4	287
DevApp-4650-001898	1881 Steeles Avenue West	4.0	117
DevApp-4650-001941	1285 Finch Avenue West	4.3	818
DevApp-4650-001953	722 Marlee Avenue	1.6	28
DevApp-4650-001958	3 Marsh Grassway	1.8	943

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 - February 2020

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	13	15	5,708	5,122	325	\$2,280	1,400	\$3,191,265	8,168
Central Waterfront	97	13	6,642	5,807	889	\$1,432	982	\$1,406,550	17,952
Don Mills - York Mills	20	11	3,306	2,884	332	\$950	1,092	\$1,038,279	11,337
Downtown Core	11	8	4,457	3,638	635	\$1,553	675	\$1,048,330	18,916
Downtown East	524	19	6,738	5,866	671	\$1,224	795	\$973,125	14,947
Downtown West	61	31	10,639	8,504	1,674	\$1,410	768	\$1,082,975	18,736
Etobicoke Waterfront	6	3	1,632	1,449	63	\$1,155	856	\$988,625	8,726
Highway7 - Yonge	50	7	1,957	1,388	354	\$682	1,049	\$715,531	.
Mississauga City Centre	336	11	6,383	5,666	493	\$869	838	\$728,538	.
North Toronto	367	11	3,148	2,305	667	\$1,224	1,059	\$1,296,877	8,331
North Yonge Corridor	8	5	1,692	1,373	100	\$1,160	766	\$887,988	7,470
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	8	9	1,812	1,536	251	\$905	1,165	\$1,054,562	10,525
Not Applicable	807	158	29,890	23,934	4,428	\$754	1,004	\$757,025	70,780
Scarborough City Centre									2,245
Sheppard Corridor	10	14	4,015	3,394	621	\$1,075	852	\$916,347	8,157
Thornhill	40	5	1,444	800	644	\$1,047	1,064	\$1,114,343	.
Toronto East	5	12	1,395	1,169	176	\$1,029	931	\$957,708	3,735
Toronto West	50	14	2,613	2,022	481	\$1,099	940	\$1,033,531	11,311
Yonge - St. Clair	5	8	977	880	97	\$1,470	1,631	\$2,398,297	2,403

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