



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of March 2020



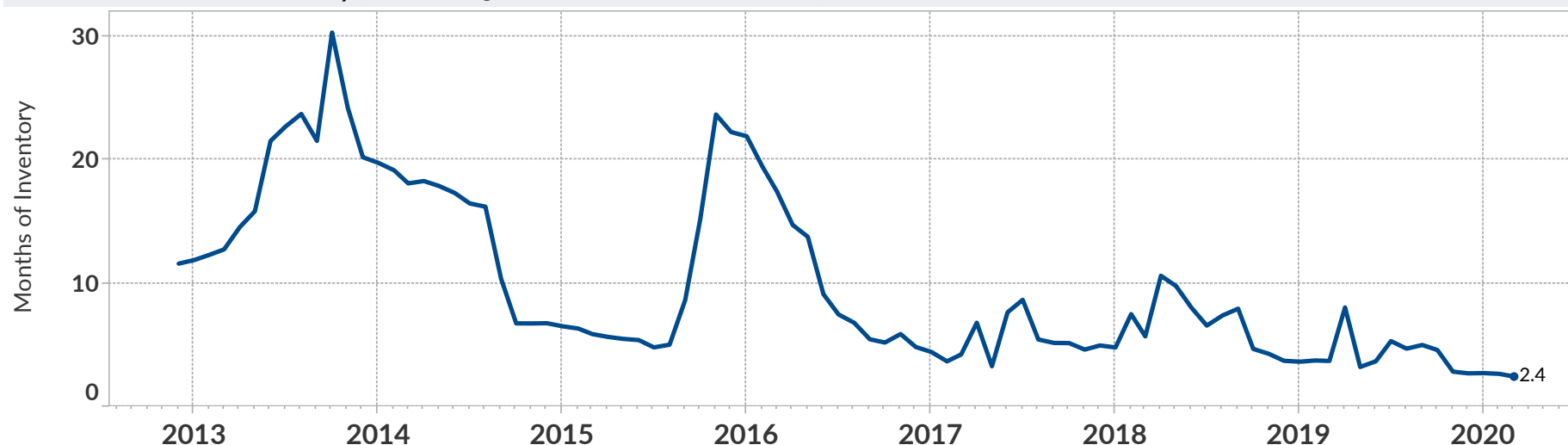
North York West Submarket Report - March 2020



North York West		GTA
Active Projects	9	356
Total Units	1,815	94,959
Total Sales	1,554	80,698
Rem. Inv.	236	10,083
Avg. \$/SF	\$908	\$1,080
Avg. SF	1,165	981
Avg. \$	\$1,058,078	\$1,059,142
Current Month Sales (incl. active & sold out)	25	2,840

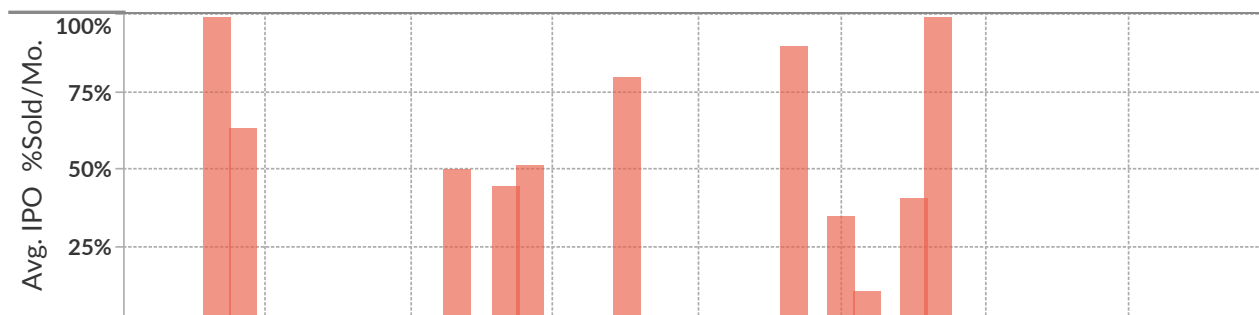
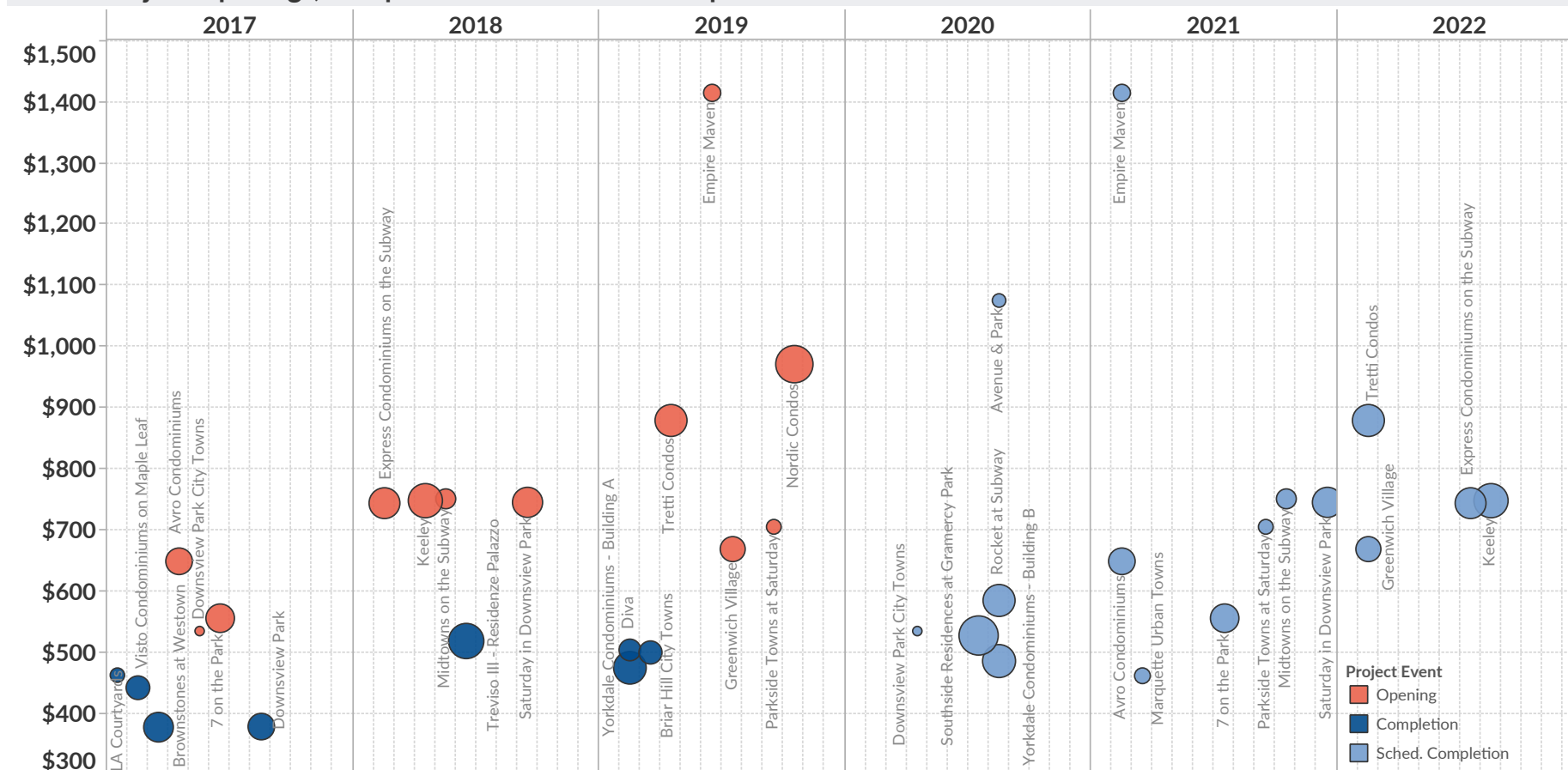
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	32	387
Total Units	9,016	215,812
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	6.6	44.5
Avg. Floor Space Index	2.7	6.5

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

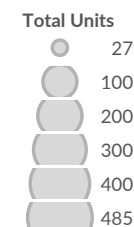


North York West Submarket Report - March 2020

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.



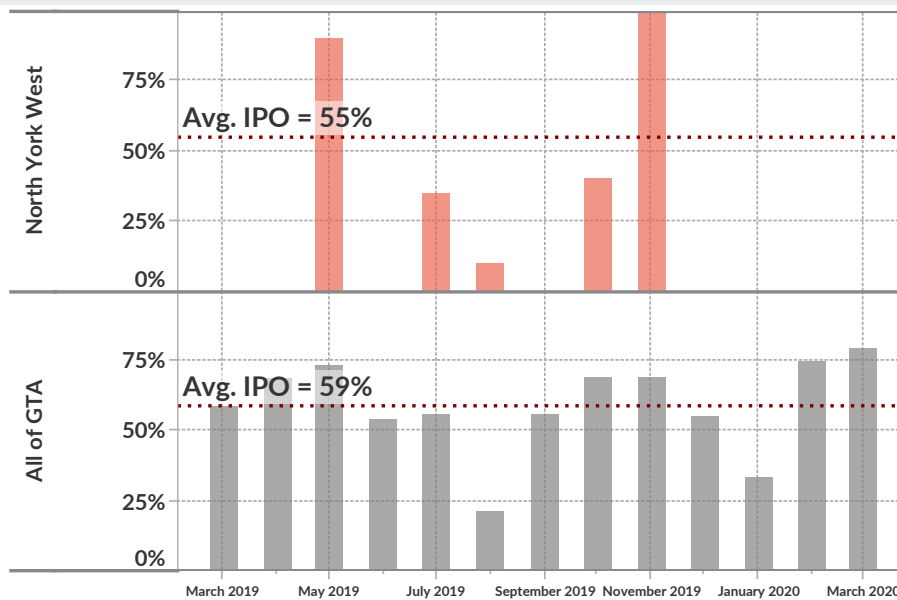
North York West Submarket Report - March 2020

Project Data by Unit Type

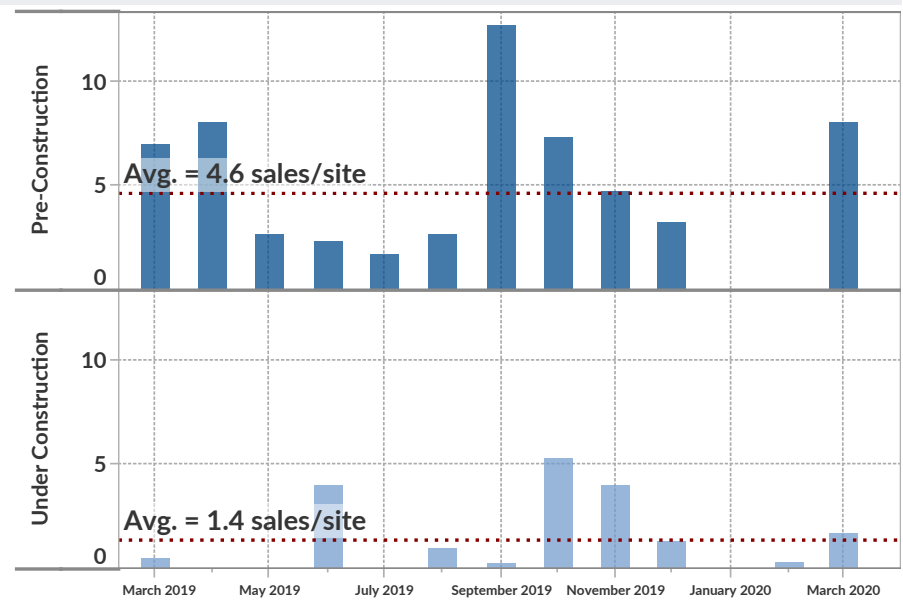
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	20	0	17	3
1 Bedroom	238	1	228	10
1 Bedroom + Den	432	3	399	33
2 Bedroom	655	10	570	85
2 Bedroom + Den	273	5	252	21
3 Bedroom & Up	108	1	71	37
Penthouse	14	0	7	7
Other	50	5	10	40

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,016	368	450	\$375,990	\$479,900
\$759	429	747	\$366,900	\$519,400
\$811	544	660	\$293,900	\$604,990
\$887	620	2,388	\$320,900	\$3,422,400
\$1,190	730	2,531	\$374,900	\$3,975,000
\$1,033	770	2,530	\$602,900	\$3,200,000
\$739	1,093	2,150	\$851,990	\$1,594,900

IPO Launch Performance (first 2 months)

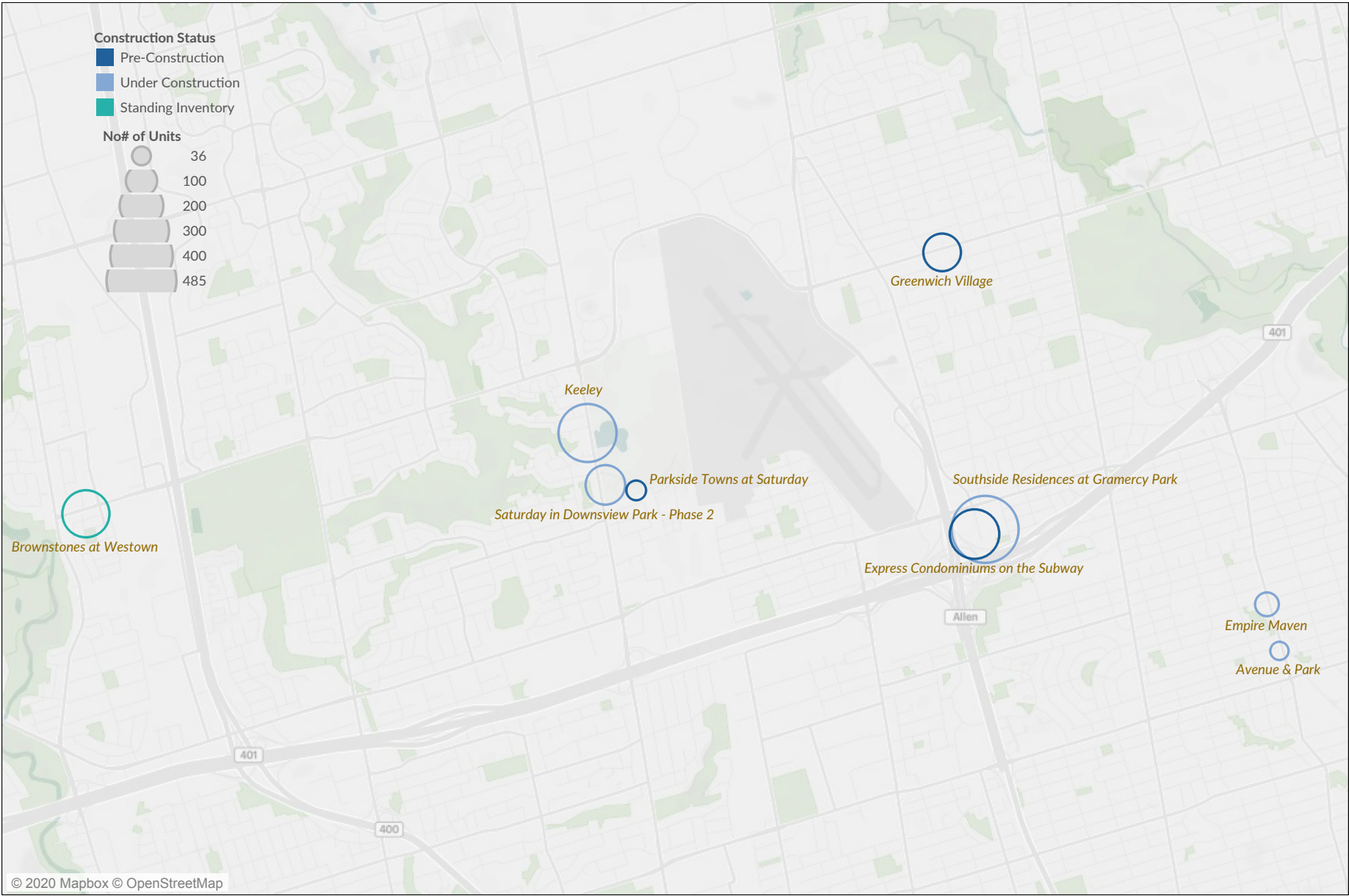


Post Launch Absorption: North York West



North York West Submarket Report - March 2020

Current Active Projects



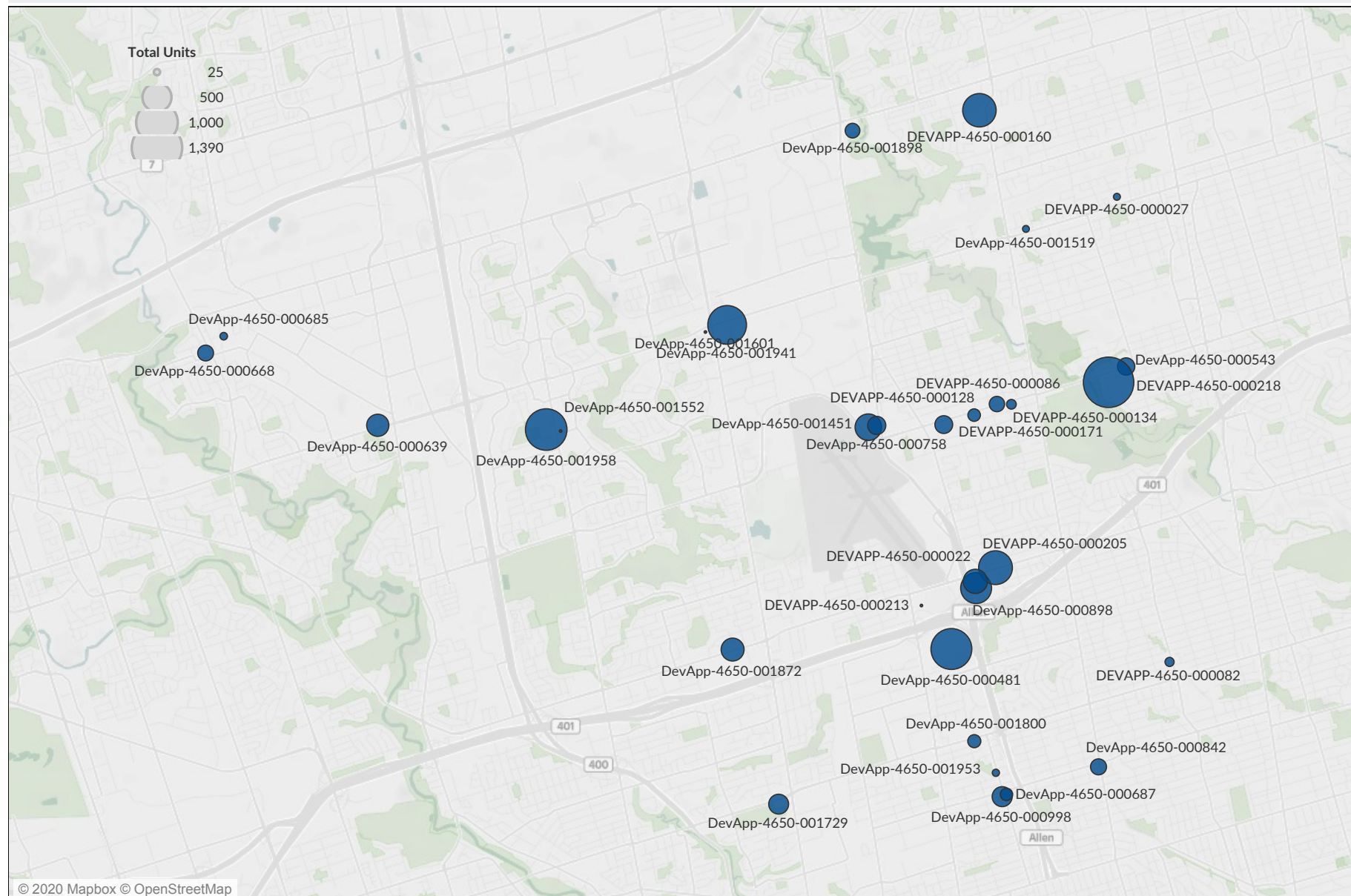
North York West Submarket Report - March 2020

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	4	4	27	61	\$1,415	\$1,337
Express Condominiums on the Subway - Malibu Investments I..	Apartment	July 2022	3	6	43	265	\$745	\$736
Greenwich Village - Crown Communities	Stacked	February 2022	16	16	64	153	\$670	\$736
Keeley - TAS DesignBuild	Apartment	August 2022	1	5	49	364	\$749	\$823
Parkside Towns at Saturday - Mattamy Homes	Stacked	September 2021	0	0	19	42	\$706	\$743
Saturday in Downsview Park - Phase 2 - Mattamy Homes	Apartment	December 2021	1	2	12	169	\$0	\$781
Southside Residences at Gramercy Park - Malibu Investments ..	Apartment	July 2020	0	0	16	485	\$529	\$531

North York West Submarket Report - March 2020

Current Development Applications



North York West Submarket Report - March 2020

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	1,390
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-4650-001552	2839 Jane Street	3.8	
DevApp-4650-001601	3933 Keele Street	3.8	
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 Grass Way	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 - March 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	82	16	6,184	5,410	241	\$2,359	1,553	\$3,662,910	8,252
Central Waterfront	41	13	6,642	5,780	850	\$1,444	994	\$1,435,507	17,952
Don Mills - York Mills	35	11	3,261	2,914	257	\$935	1,196	\$1,119,192	11,337
Downtown Core	152	8	4,748	4,076	488	\$1,506	672	\$1,012,221	18,916
Downtown East	67	18	6,423	5,604	619	\$1,235	805	\$994,215	14,710
Downtown West	965	32	10,985	9,478	1,046	\$1,440	884	\$1,273,142	18,650
Etobicoke Waterfront	13	3	1,632	1,464	48	\$1,145	883	\$1,011,008	8,726
Highway7 - Yonge	34	7	1,742	1,422	320	\$685	1,047	\$717,071	.
Mississauga City Centre	142	11	6,383	5,808	351	\$826	912	\$753,150	.
North Toronto	197	11	3,148	2,502	470	\$1,242	820	\$1,018,570	7,829
North Yonge Corridor	7	5	1,692	1,380	93	\$1,154	773	\$891,477	7,142
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	25	9	1,815	1,554	236	\$908	1,165	\$1,058,078	9,016
Not Applicable	734	158	29,577	24,399	3,494	\$762	1,020	\$776,920	70,256
Scarborough City Centre									2,245
Sheppard Corridor	27	14	4,015	3,452	480	\$1,095	919	\$1,005,529	7,370
Thornhill	254	5	1,444	1,059	384	\$1,042	1,092	\$1,137,198	.
Toronto East	8	12	1,395	1,177	168	\$1,027	940	\$965,332	3,735
Toronto West	56	14	2,613	2,072	431	\$1,112	966	\$1,074,237	11,179
Yonge - St. Clair	1	7	732	628	99	\$1,487	1,632	\$2,427,313	2,403

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.