



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of April 2020



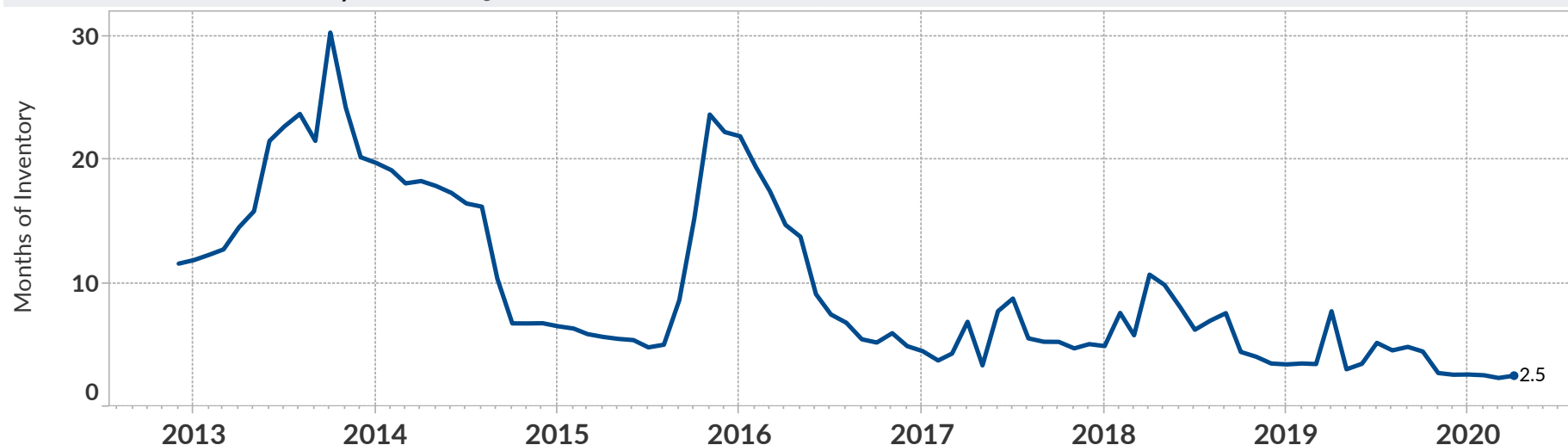
North York West Submarket Report - April 2020



North York West		GTA
Active Projects	9	358
Total Units	1,375	94,800
Total Sales	1,136	80,443
Rem. Inv.	217	9,931
Avg. \$/SF	\$926	\$1,080
Avg. SF	1,197	979
Avg. \$	\$1,108,770	\$1,057,613
Current Month Sales (incl. active & sold out)		470

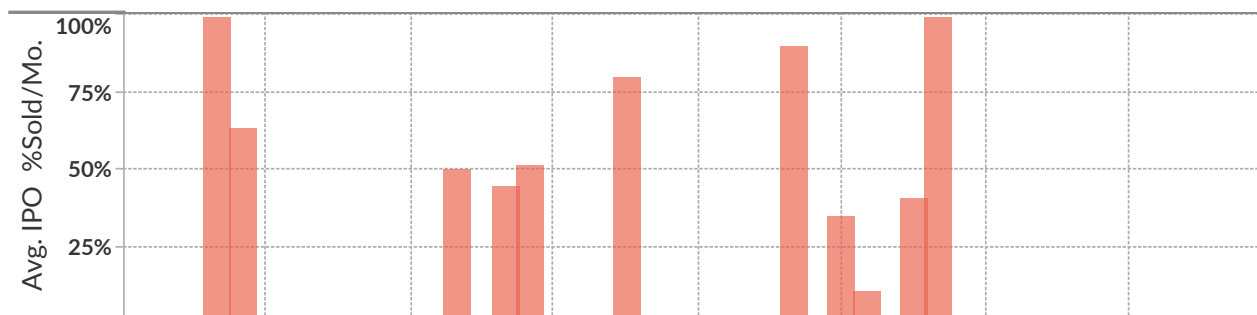
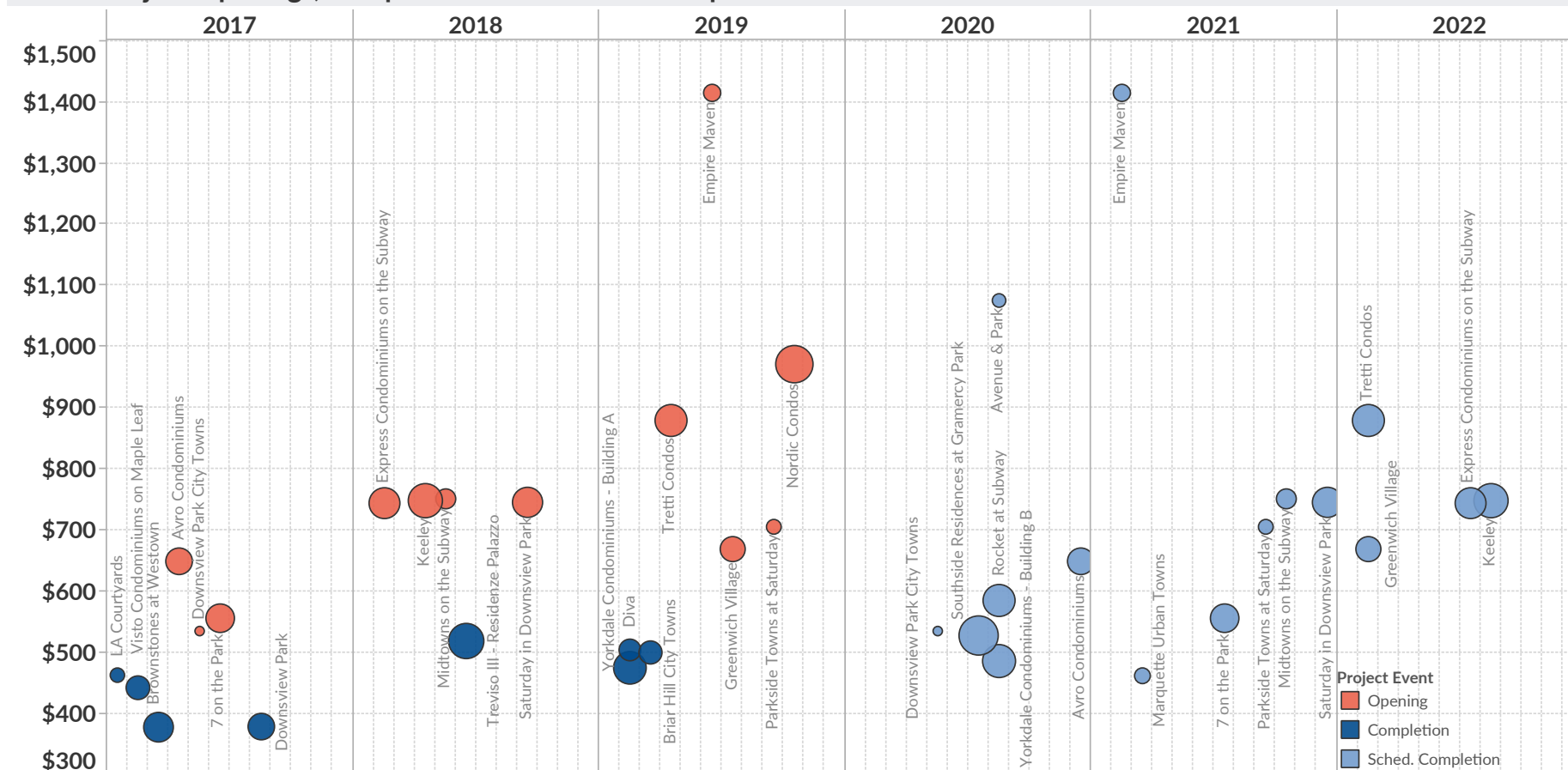
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	32	383
Total Units	9,016	214,454
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	6.6	44.5
Avg. Floor Space Index	2.7	6.5

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

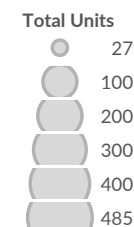


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Recent Project Openings, Completions & Scheduled Completions



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.



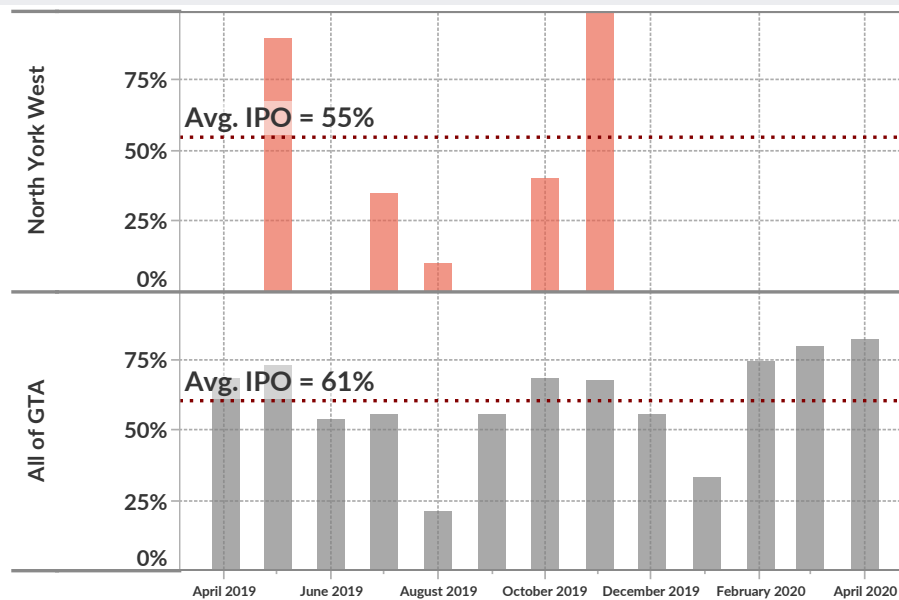
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Project Data by Unit Type

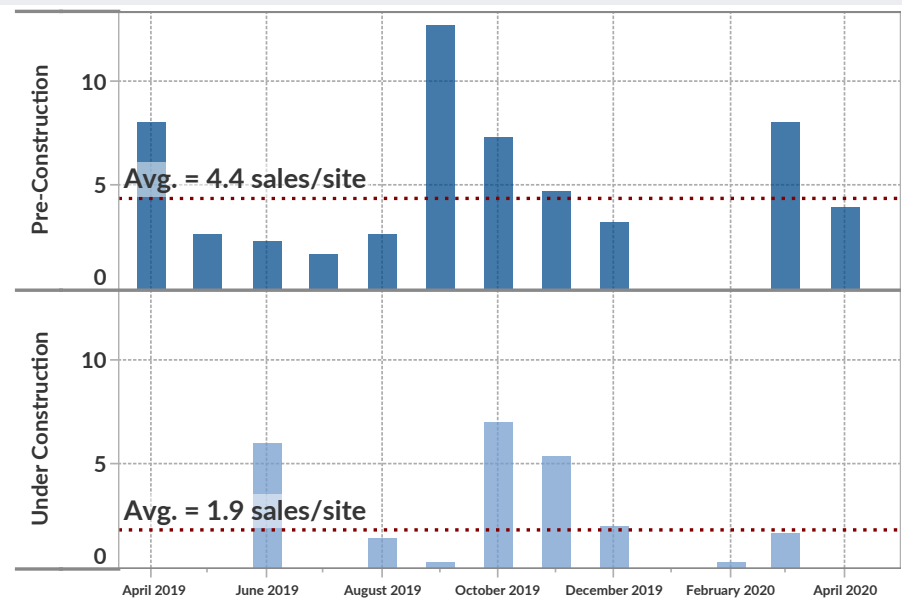
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	10	0	6	4
1 Bedroom	186	0	175	11
1 Bedroom + Den	242	0	211	31
2 Bedroom	611	5	533	78
2 Bedroom + Den	155	1	135	20
3 Bedroom & Up	95	0	60	35
Penthouse	4	0	4	0
Other	50	2	12	38

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,008	368	450	\$375,990	\$469,900
\$759	429	747	\$366,900	\$519,400
\$847	617	660	\$522,990	\$604,990
\$913	633	2,388	\$525,900	\$3,422,400
\$1,233	730	2,531	\$677,990	\$3,975,000
\$1,033	770	2,530	\$602,900	\$3,200,000
\$753	1,093	2,150	\$851,990	\$1,594,900

IPO Launch Performance (first 2 months)

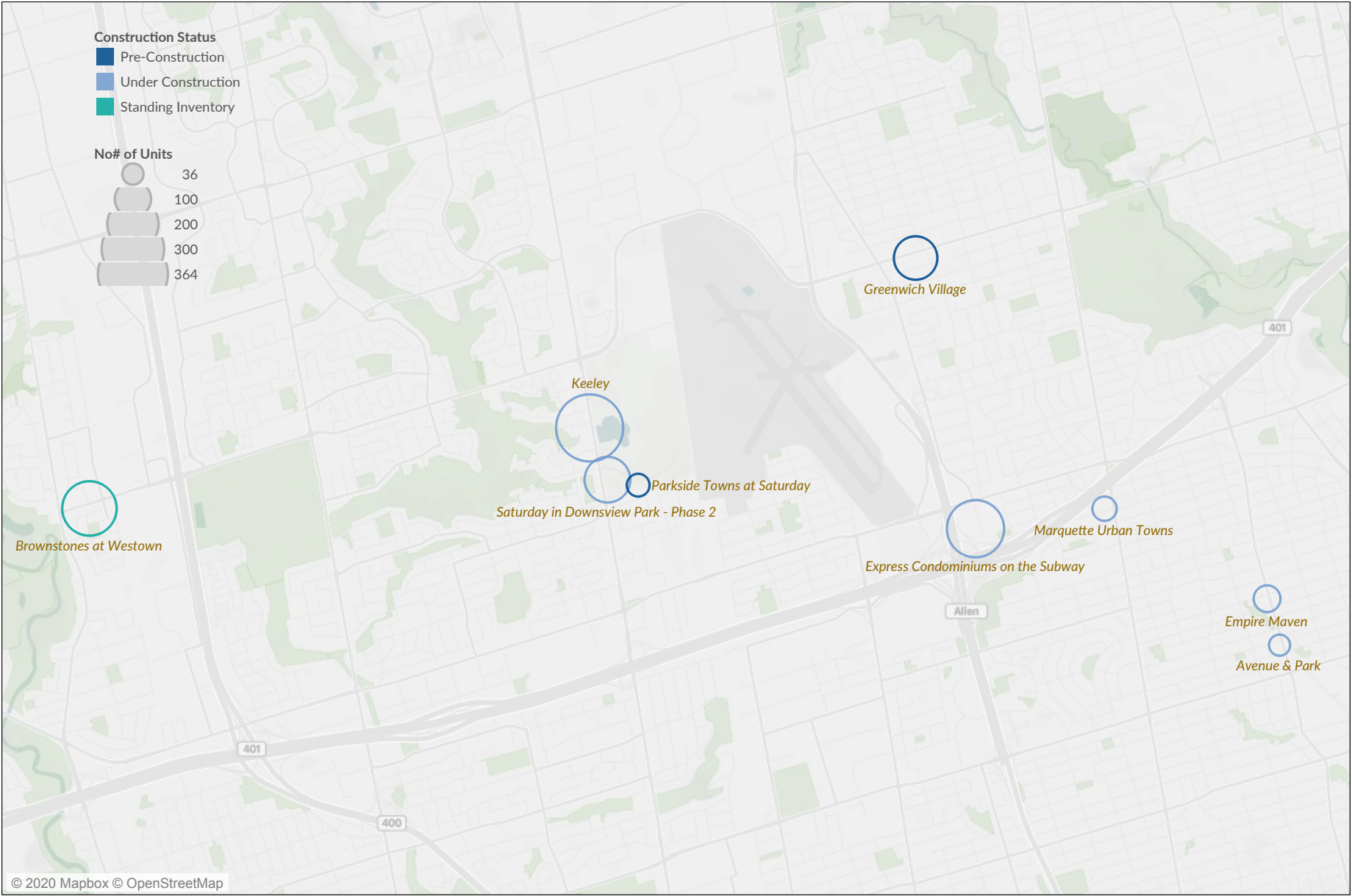


Post Launch Absorption: North York West



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Current Active Projects



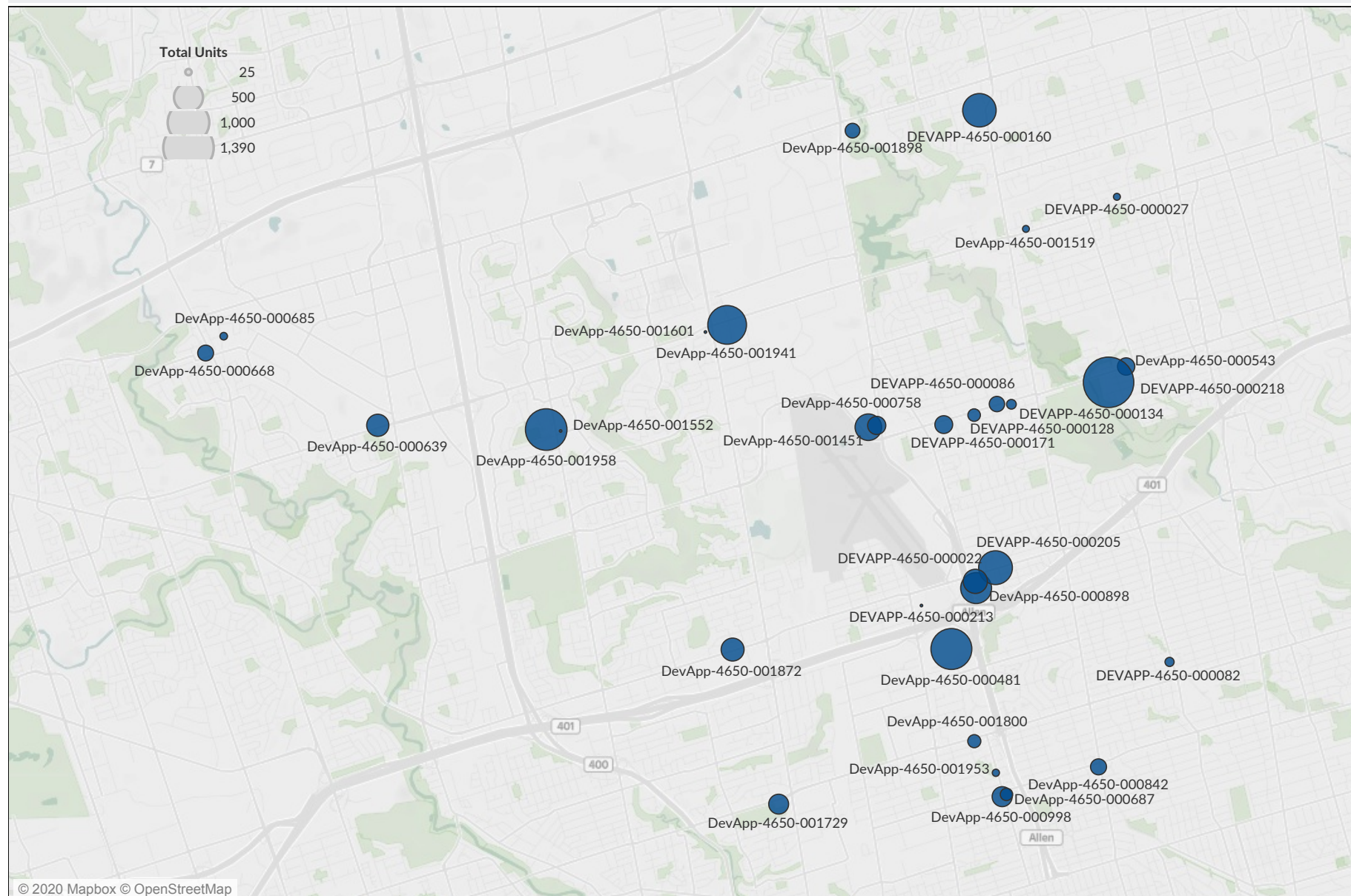
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Current Active Project List

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	4	27	58	\$1,415	\$1,337
Express Condominiums on the Subway - Malibu Investments I..	Apartment	July 2022	0	6	43	265	\$745	\$736
Greenwich Village - Crown Communities	Stacked	February 2022	8	24	56	153	\$670	\$756
Keeley - TAS DesignBuild	Apartment	August 2022	0	5	49	364	\$749	\$823
Marquette Urban Towns - Kubo Developments	Stacked	March 2021	0	0	5	48	\$463	\$0
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	0	2	12	169	\$0	\$781

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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	1,390
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.

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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	• 4	• 16	• 6,218	• 5,414	• 178	• \$2,457	• 1,844	• \$4,531,312	• 8,278
Central Waterfront	• 8	• 13	• 6,642	• 5,786	• 842	• \$1,444	• 992	• \$1,432,421	• 17,952
Don Mills - York Mills	• 0	• 11	• 3,306	• 2,914	• 257	• \$935	• 1,196	• \$1,119,192	• 11,337
Downtown Core	• 11	• 8	• 4,525	• 4,087	• 254	• \$1,625	• 735	• \$1,194,228	• 18,490
Downtown East	• 19	• 19	• 6,444	• 5,623	• 623	• \$1,235	• 832	• \$1,027,745	• 14,710
Downtown West	• 64	• 32	• 11,055	• 9,560	• 1,012	• \$1,440	• 893	• \$1,286,361	• 18,622
Etobicoke Waterfront	• 2	• 3	• 1,632	• 1,468	• 71	• \$1,229	• 758	• \$931,751	• 8,726
Highway7 - Yonge	• 4	• 7	• 1,742	• 1,422	• 320	• \$705	• 1,088	• \$766,886	•
Mississauga City Centre	• 5	• 11	• 6,441	• 5,840	• 377	• \$830	• 882	• \$731,642	•
North Toronto	• 24	• 11	• 3,150	• 2,526	• 446	• \$1,247	• 822	• \$1,024,840	• 7,829
North Yonge Corridor	• 2	• 6	• 1,721	• 1,402	• 100	• \$1,163	• 776	• \$902,142	• 7,142
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 2,056
North York West	• 8	• 9	• 1,375	• 1,136	• 217	• \$926	• 1,197	• \$1,108,770	• 9,016
Not Applicable	• 222	• 159	• 29,938	• 24,319	• 3,789	• \$788	• 975	• \$768,755	• 70,188
Scarborough City Centre									• 2,245
Sheppard Corridor	• 6	• 14	• 4,020	• 3,474	• 462	• \$1,101	• 919	• \$1,011,983	• 7,370
Thornhill	• 68	• 5	• 1,443	• 1,136	• 307	• \$1,078	• 1,194	• \$1,286,375	•
Toronto East	• 16	• 11	• 1,279	• 1,085	• 144	• \$1,007	• 925	• \$931,160	• 3,051
Toronto West	• 7	• 14	• 2,613	• 2,105	• 424	• \$1,125	• 942	• \$1,059,985	• 11,001
Yonge - St. Clair	• 0	• 7	• 728	• 627	• 100	• \$1,488	• 1,629	• \$2,424,006	• 2,403

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