



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of July 2020



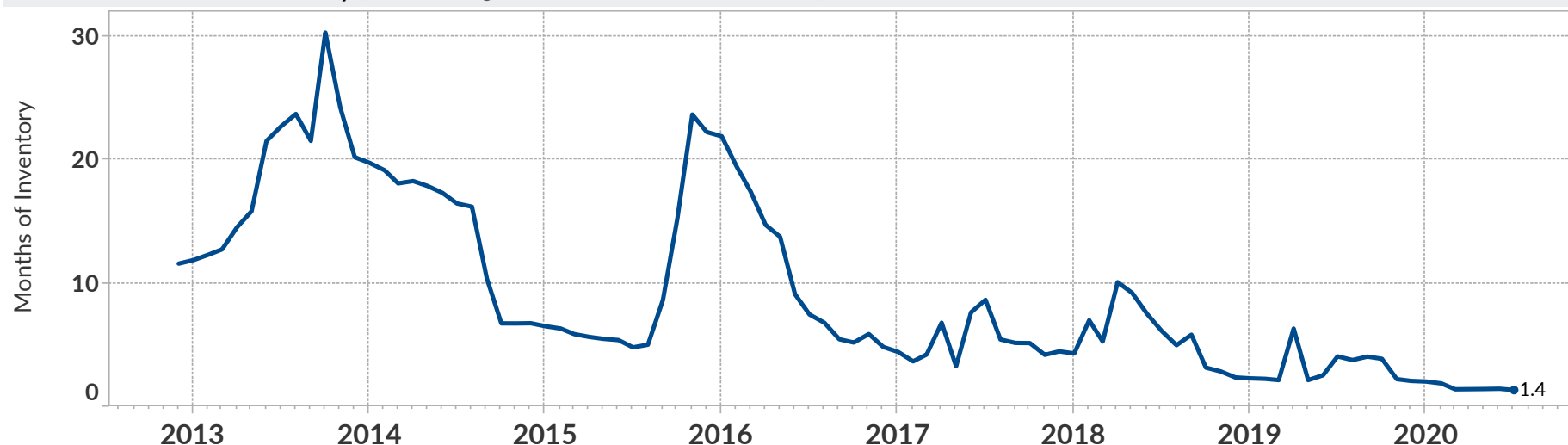
North York West Submarket Report - July 2020



North York West		GTA
Active Projects	9	367
Total Units	1,167	96,937
Total Sales	1,034	82,550
Rem. Inv.	86	9,829
Avg. \$/SF	\$1,111	\$1,108
Avg. SF	1,411	961
Avg. \$	\$1,566,719	\$1,065,426
Current Month Sales (incl. active & sold out)		1,991

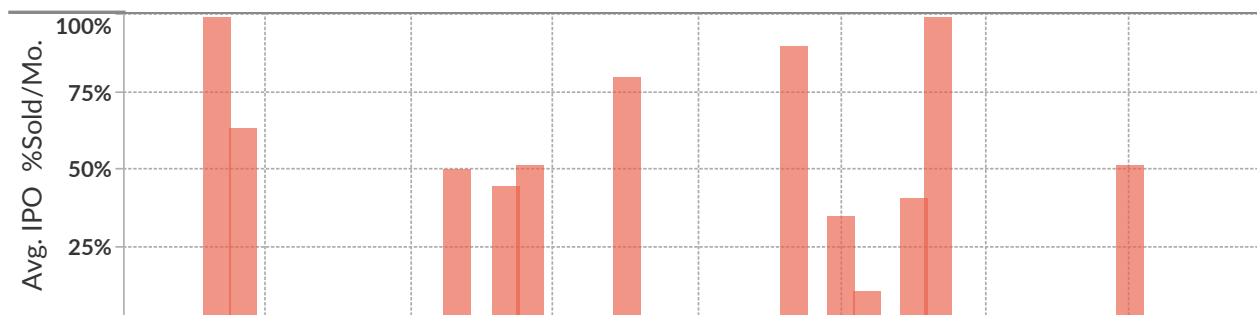
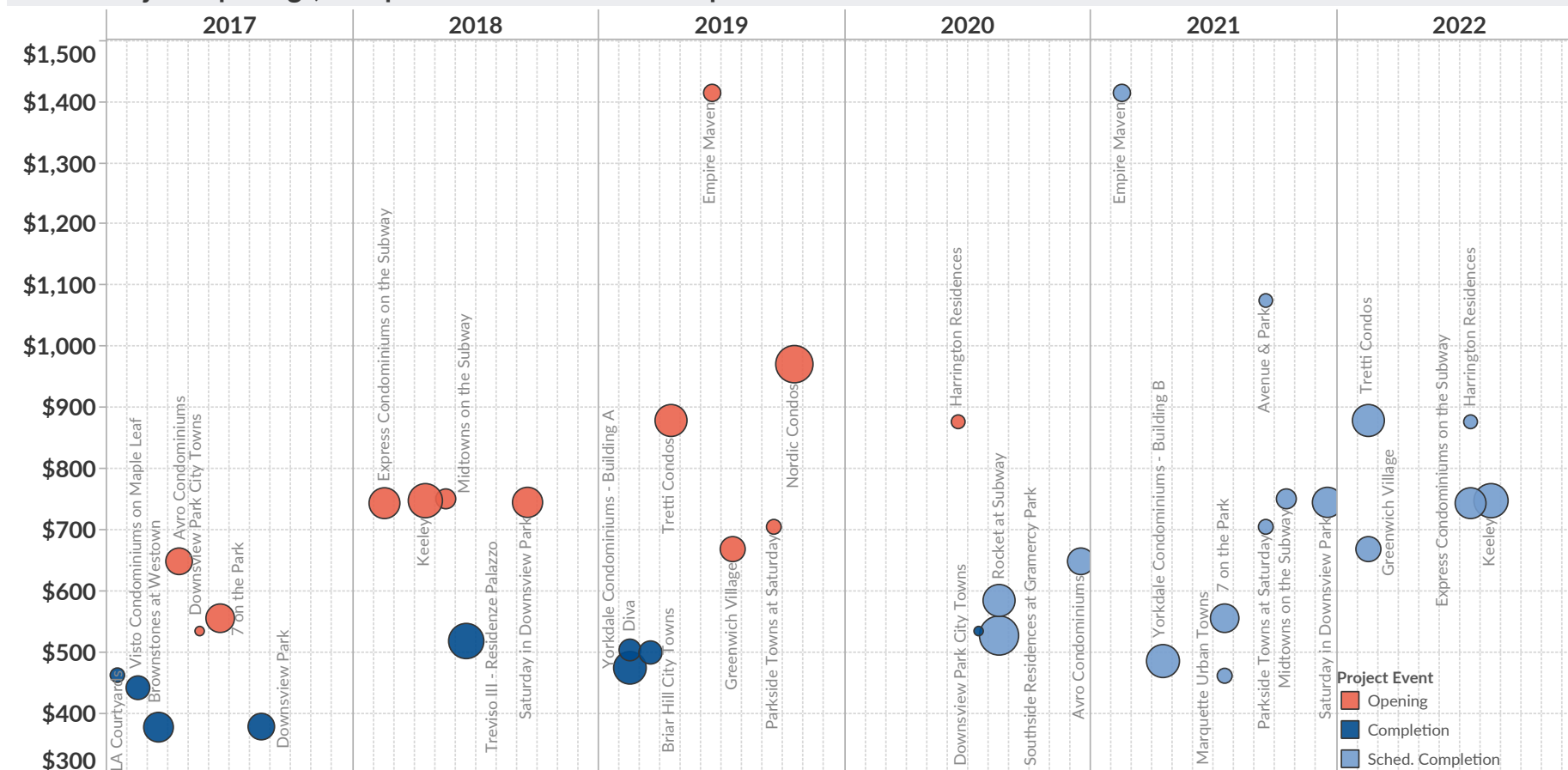
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	34	410
Total Units	9,619	234,134
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	6.6	61.7
Avg. Floor Space Index	2.8	6.6

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

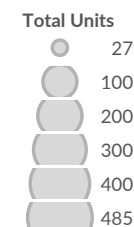


North York West Submarket Report - July 2020

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.



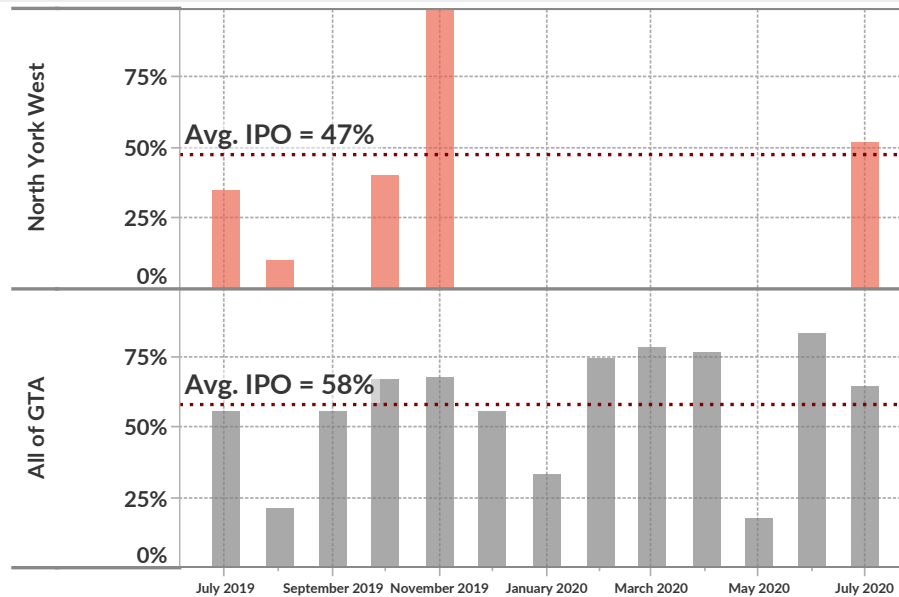
North York West Submarket Report - July 2020

Project Data by Unit Type

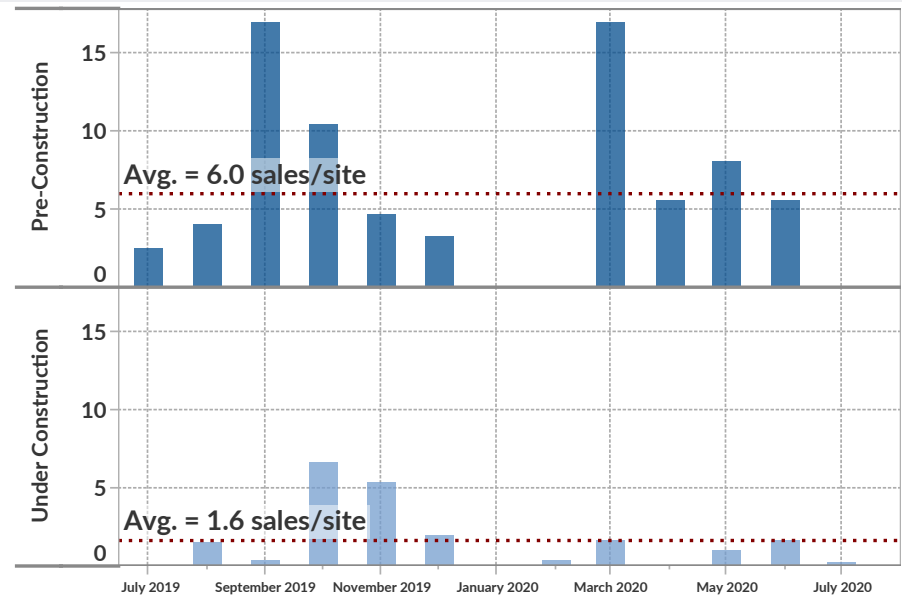
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	11	0	11	0
1 Bedroom	84	4	79	5
1 Bedroom + Den	249	2	243	6
2 Bedroom	502	2	470	32
2 Bedroom + Den	154	1	140	14
3 Bedroom & Up	66	0	45	21
Penthouse	4	0	4	0
Other	50	0	42	8

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$889	493	632	\$406,900	\$592,900
\$837	539	625	\$450,900	\$522,900
\$1,093	699	2,388	\$624,900	\$3,422,400
\$1,355	919	2,531	\$715,990	\$3,975,000
\$1,149	990	2,530	\$759,990	\$3,200,000
\$779	1,650	2,150	\$1,364,900	\$1,594,900

IPO Launch Performance (first 2 months)

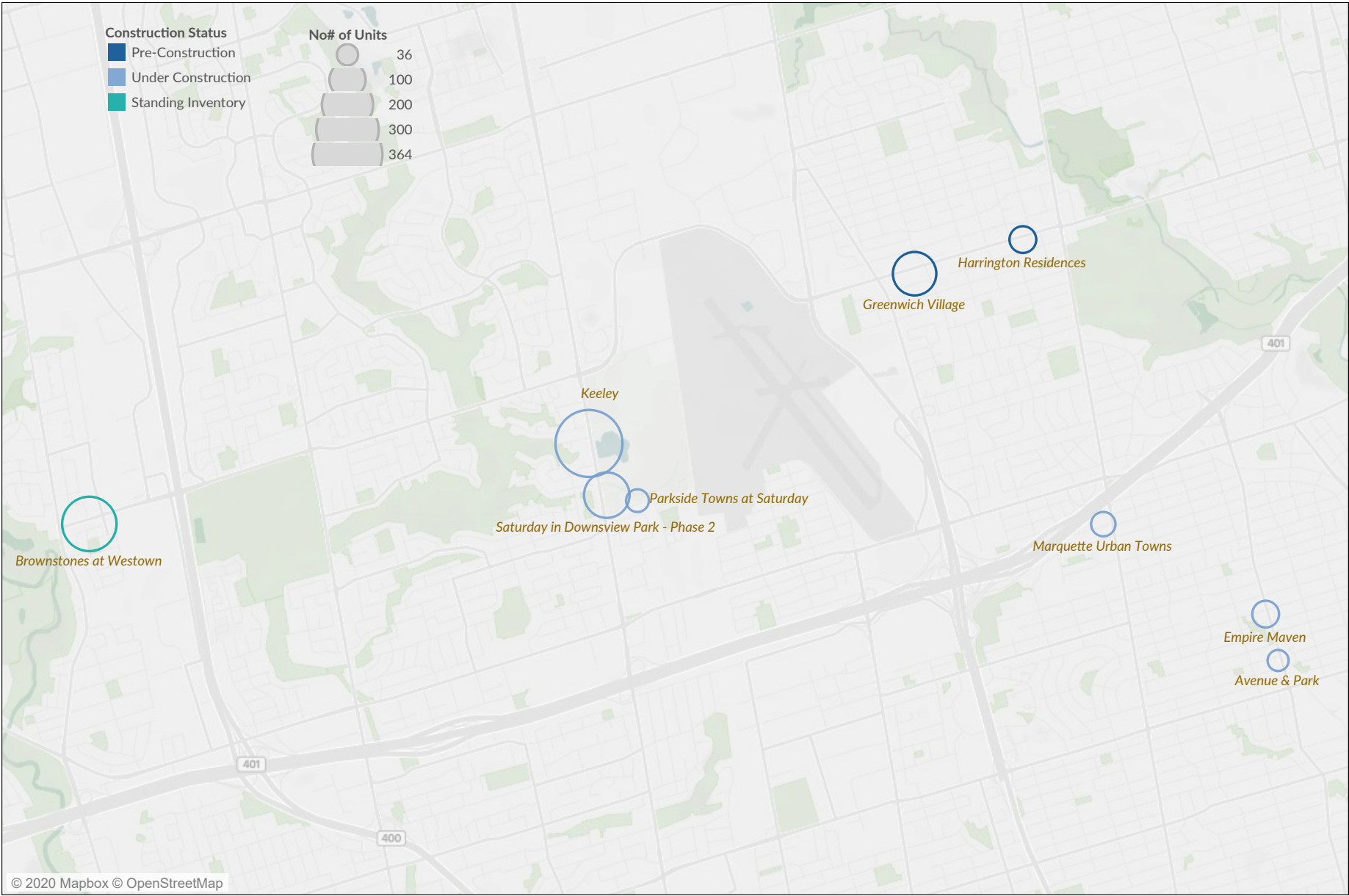


Post Launch Absorption: North York West



North York West Submarket Report - July 2020

Current Active Projects



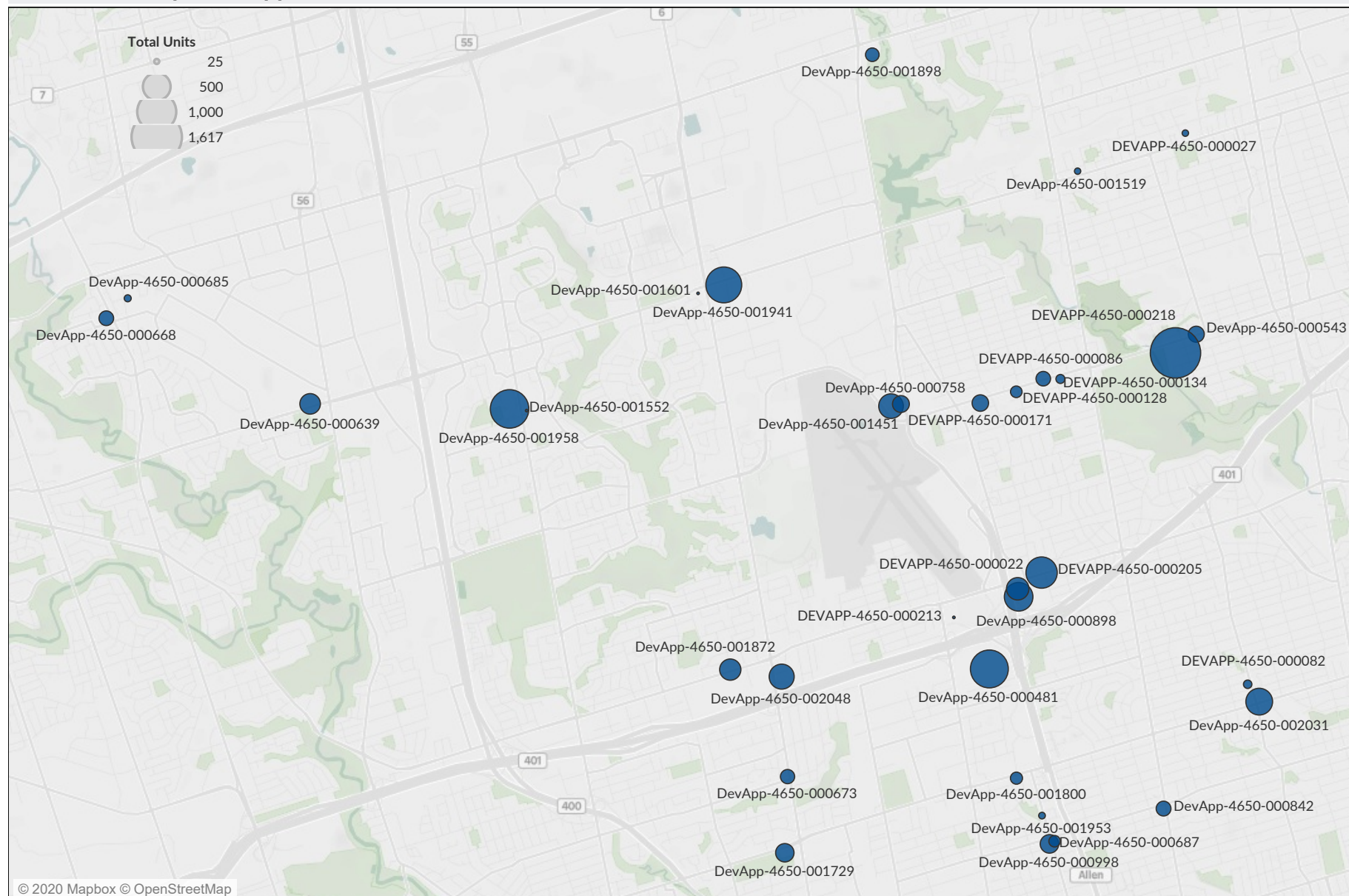
North York West Submarket Report - July 2020

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	September 2021	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
Greenwich Village - Crown Communities	Stacked	February 2022	0	70	10	153	\$670	\$777
Harrington Residences - Kaleido Developments Inc.	Apartment	July 2022	8	19	18	58	\$878	\$873
Keeley - TAS DesignBuild	Apartment	August 2022	0	50	5	364	\$749	\$842
Marquette Urban Towns - Kubo Developments	Stacked	July 2021	0	0	0	48	\$463	\$0
Parkside Towns at Saturday - Mattamy Homes	Stacked	September 2021	0	2	17	42	\$706	\$736
Saturday in Downsview Park - Phase 2 - Mattamy Homes	Apartment	December 2021	1	11	3	168	\$0	\$689

North York West Submarket Report - July 2020

Current Development Applications



North York West Submarket Report - July 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	134
DEVAPP-4650-000128	128 - 132 Gorman Park Road	4.0	85
DEVAPP-4650-000134	665 - 671 Sheppard Avenue West	1.8	51
DEVAPP-4650-000171	847 - 873 Sheppard Avenue West	1.8	172
DEVAPP-4650-000205	470 - 530 Wilson Avenue	6.5	623
DEVAPP-4650-000213	3621 Dufferin Street	2.7	
DEVAPP-4650-000218	325 Bogert Avenue	5.3	1,617
DevApp-4650-000481	3401 Dufferin Street & 1 Yorkdale Road	2.3	914
DevApp-4650-000543	270 Sheppard Avenue West	3.8	163
DevApp-4650-000639	2370 Finch Avenue West	6.2	268
DevApp-4650-000668	3002 - 3014 Islington Avenue	0.8	136
DevApp-4650-000673	2522 Keele Street	2.5	128
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	5.0	139
DevApp-4650-000898	30 Tippet Road (South Lands)	3.2	521
DevApp-4650-000998	831 Glencairn Avenue	5.3	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
DevApp-4650-002031	284 Lawrence Avenue West	3.8	455
DevApp-4650-002048	2699 Keele Street	5.0	398

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 - July 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	2	15	5,974	5,146	177	\$2,442	1,856	\$4,532,010	8,932
Central Waterfront	20	13	6,642	5,823	803	\$1,454	1,093	\$1,589,498	19,434
Don Mills - York Mills	23	11	3,306	2,950	199	\$968	1,197	\$1,158,263	11,337
Downtown Core	2	8	4,759	4,105	236	\$1,640	746	\$1,224,474	18,038
Downtown East	486	22	7,386	6,154	928	\$1,288	681	\$876,906	16,000
Downtown West	6	32	10,996	9,627	986	\$1,449	887	\$1,284,867	18,144
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	11	6	1,553	1,394	159	\$691	1,250	\$863,410	.
Mississauga City Centre	32	11	6,459	5,932	480	\$895	781	\$699,106	.
North Toronto	14	12	3,194	2,529	487	\$1,268	846	\$1,073,216	10,341
North Yonge Corridor	21	6	1,709	1,455	123	\$1,152	818	\$943,006	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	9	9	1,167	1,034	86	\$1,111	1,411	\$1,566,719	9,619
Not Applicable	1,174	164	31,640	25,928	3,733	\$788	975	\$768,306	82,240
Scarborough City Centre									2,245
Sheppard Corridor	0	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	163	6	1,651	1,351	300	\$1,069	1,178	\$1,259,349	.
Toronto East	14	13	1,352	1,152	159	\$990	918	\$908,475	3,051
Toronto West	9	14	2,613	2,135	394	\$1,140	953	\$1,085,653	11,214
Yonge - St. Clair	5	7	728	637	88	\$1,468	1,649	\$2,420,121	3,047

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.