



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of September 2020



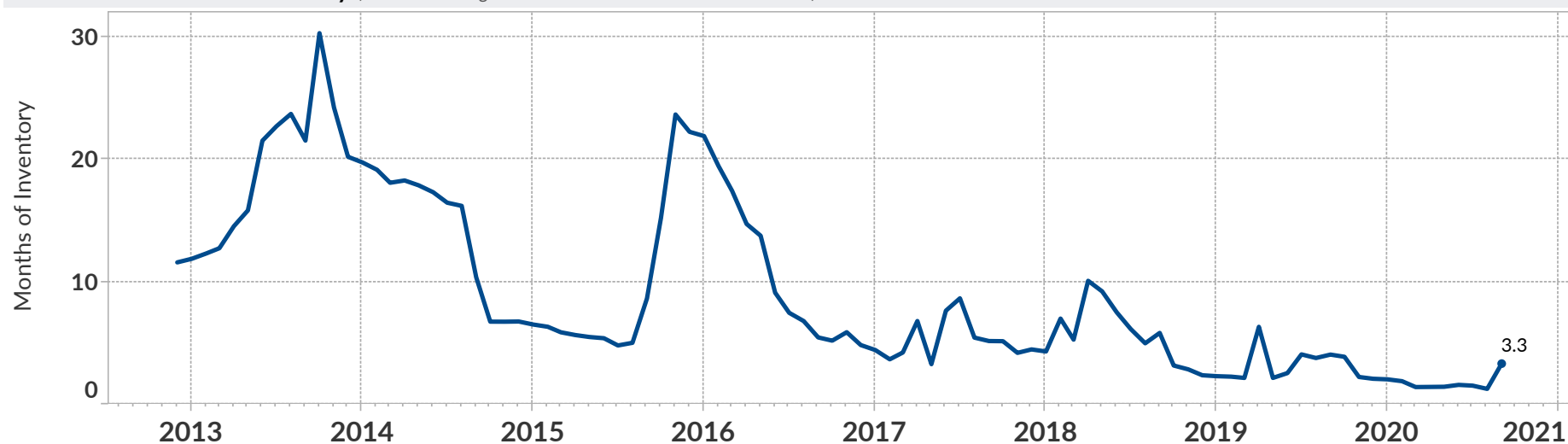
North York West Submarket Report - September 2020



North York West		GTA
Active Projects	9	348
Total Units	1,044	91,264
Total Sales	802	76,516
Rem. Inv.	189	10,768
Avg. \$/SF	\$1,316	\$1,148
Avg. SF	1,844	965
Avg. \$	\$2,427,617	\$1,108,137
Current Month Sales (incl. active & sold out)	2	2,603

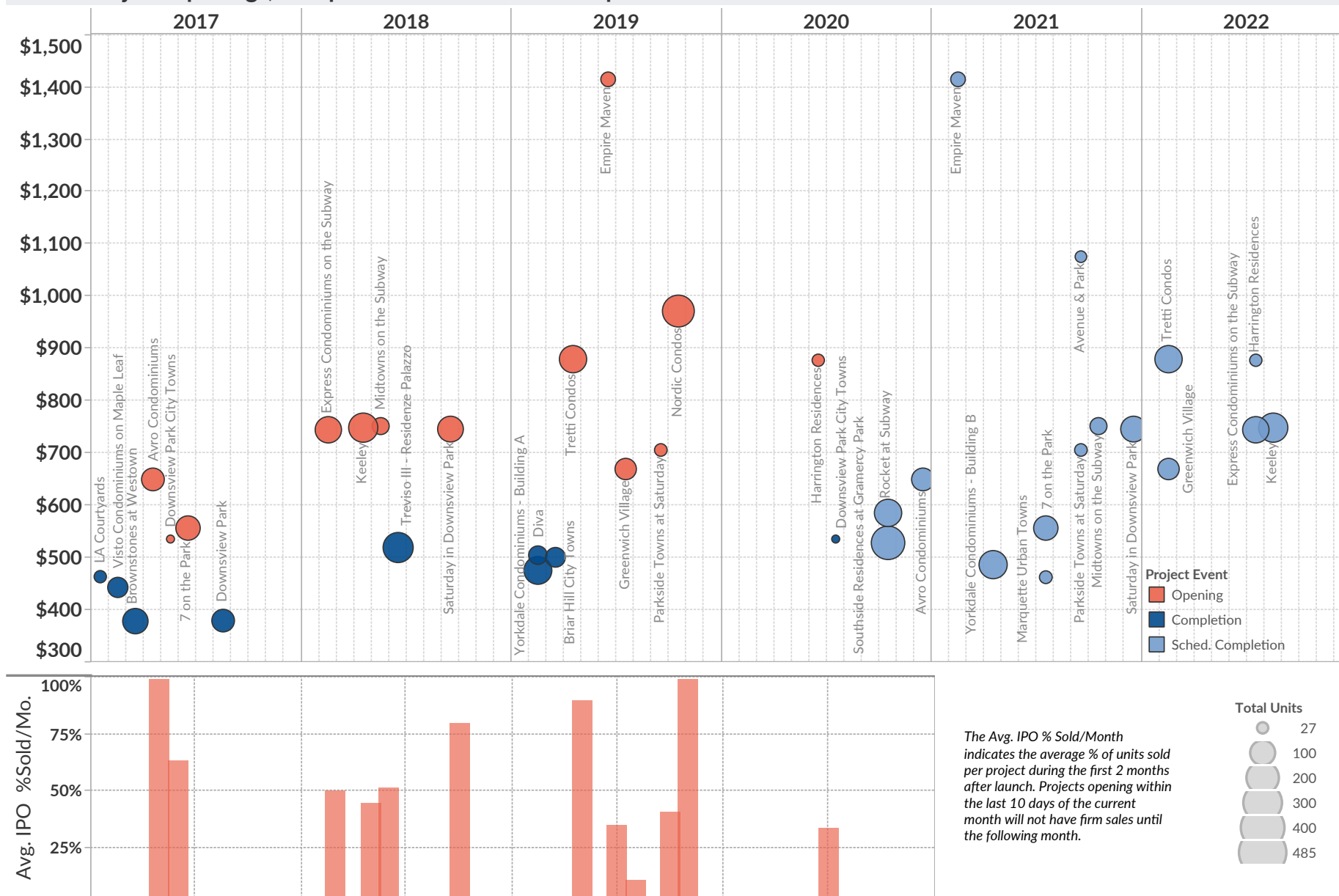
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	36	427
Total Units	10,938	240,396
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	6.6	61.7
Avg. Floor Space Index	2.8	6.5

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



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Recent Project Openings, Completions & Scheduled Completions



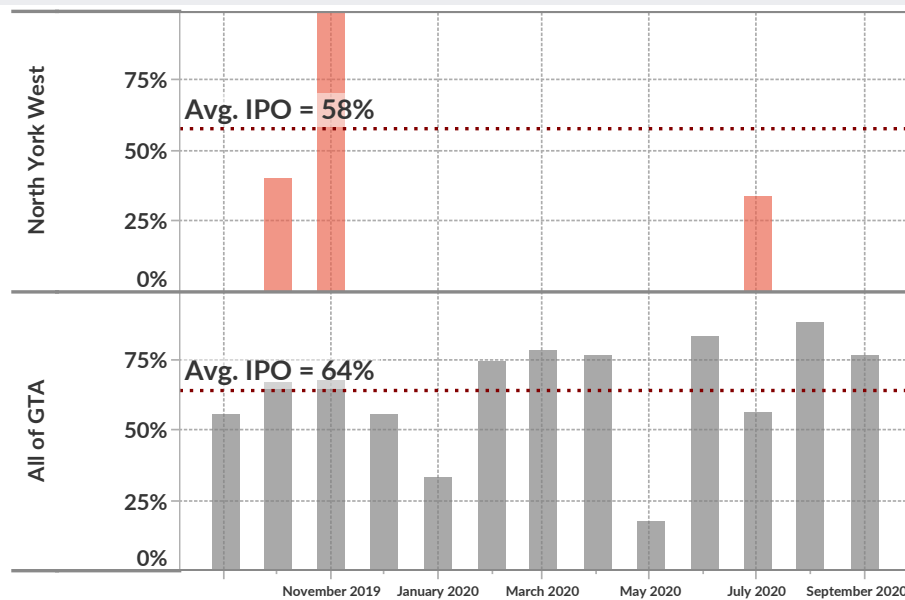
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Project Data by Unit Type

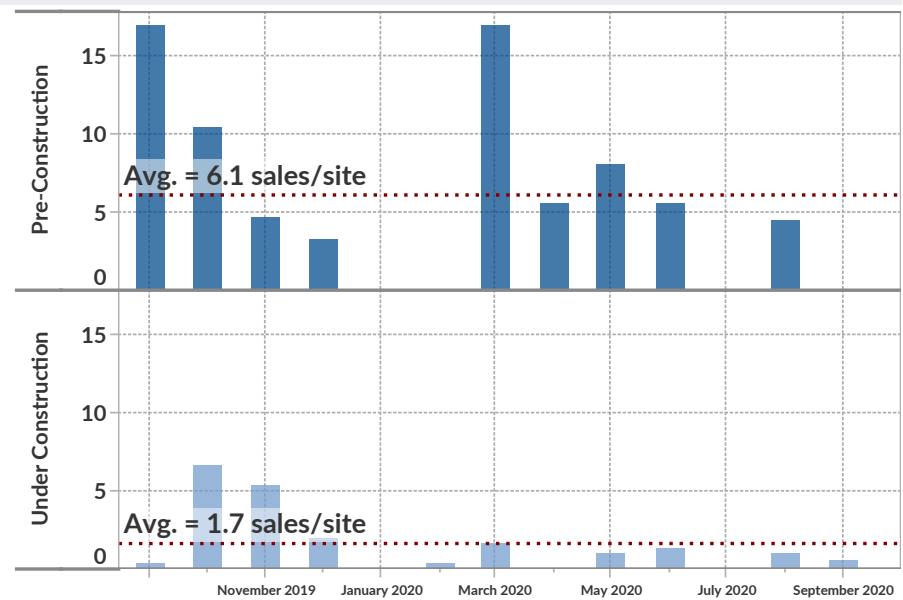
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	11	0	9	2
1 Bedroom	77	0	64	13
1 Bedroom + Den	257	0	245	12
2 Bedroom	295	0	255	40
2 Bedroom + Den	212	1	139	73
3 Bedroom & Up	83	1	40	43
Penthouse	4	0	4	0
Other	52	0	46	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,086	361	472	\$409,900	\$494,900
\$1,151	493	710	\$515,900	\$887,900
\$1,204	539	932	\$526,900	\$1,152,900
\$1,196	699	2,388	\$624,900	\$3,422,400
\$1,398	919	3,739	\$715,990	\$5,405,900
\$1,312	990	4,676	\$759,990	\$6,425,900
\$842	768	2,150	\$858,900	\$1,594,900

IPO Launch Performance (first 2 months)

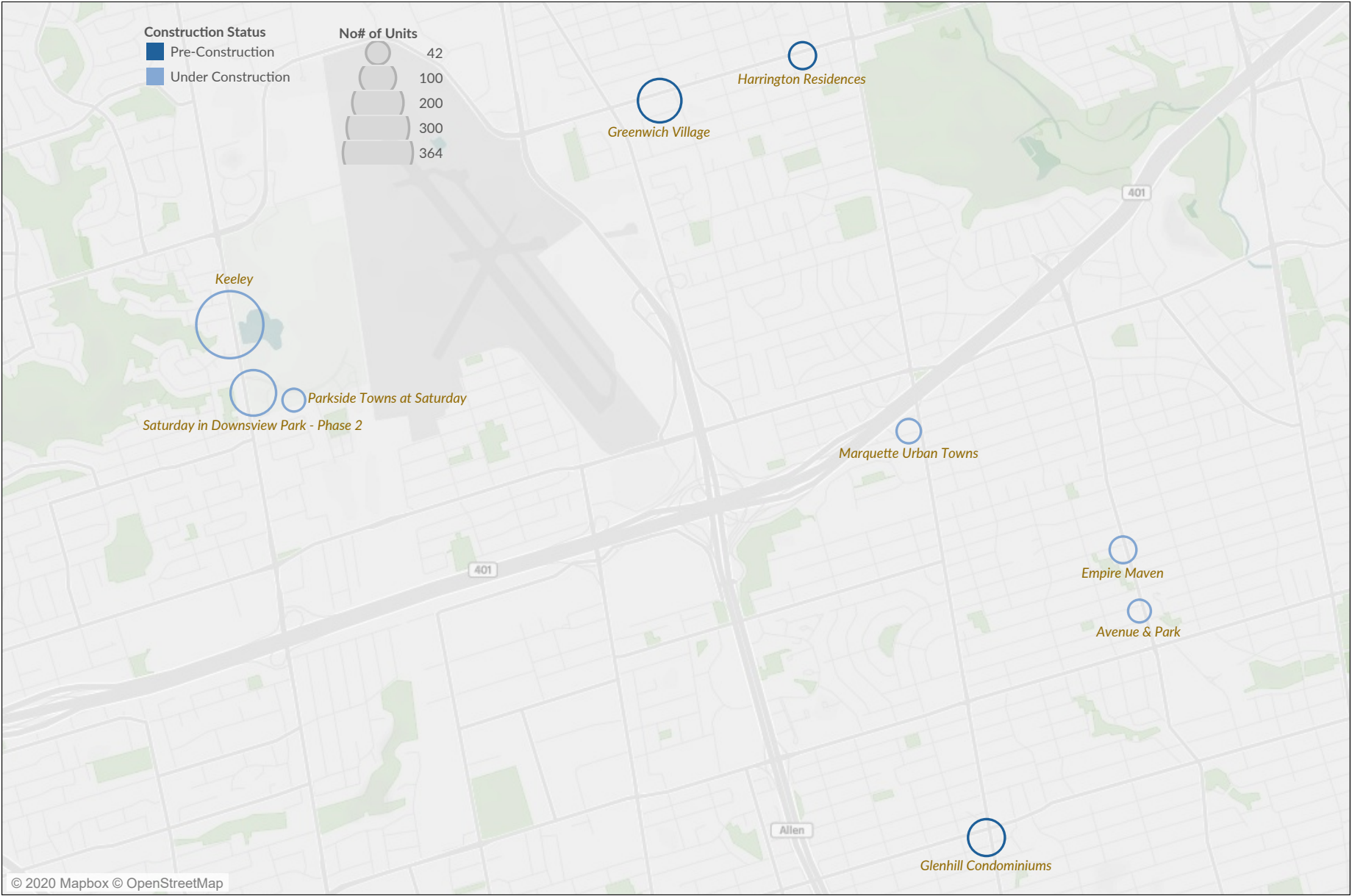


Post Launch Absorption: North York West



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Current Active Projects



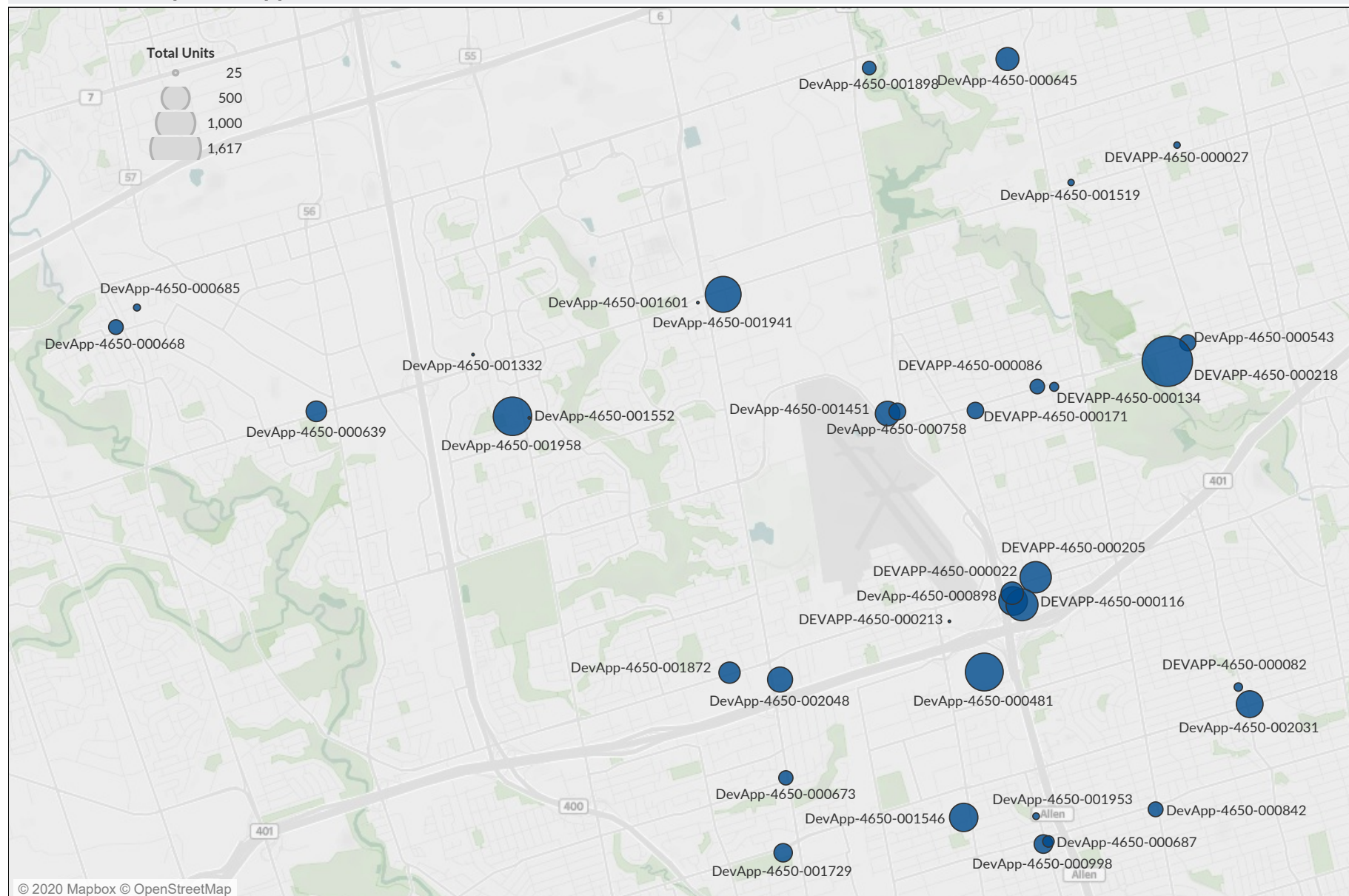
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Current Active Project List

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	September 2021	0	0	6	42	\$1,076	\$1,600
Empire Maven - Empire	Apartment	February 2021	0	4	27	58	\$1,415	\$1,357
Glenhill Condominiums - Lanterra Developments	Apartment	January 2024	0	0	107	110	\$0	\$1,386
Greenwich Village - Crown Communities	Stacked	February 2022	0	74	6	153	\$670	\$776
Harrington Residences - Kaleido Developments Inc.	Apartment	July 2022	0	18	22	59	\$878	\$1,008
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	1	7	12	42	\$706	\$739
Saturday in Downsview Park - Phase 2 - Mattamy Homes	Apartment	December 2021	1	10	4	168	\$0	\$689

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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	134
DEVAPP-4650-000116	4 - 6 Tippet Road	4.9	651
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-4650-000645	6020 - 6030 Bathurst Street	4.3	335
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-4650-001332	50 York Gate Boulevard	0.1	
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-4650-001729	1465 Lawrence Avenue West	4.4	215
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	2.4	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 - September 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	0	13	4,898	4,083	165	\$2,581	1,856	\$4,788,810	9,336
Central Waterfront	39	9	4,618	3,760	845	\$1,503	1,094	\$1,645,056	19,434
Don Mills - York Mills	2	12	3,683	2,963	496	\$1,024	861	\$881,188	14,212
Downtown Core	23	7	4,236	3,631	214	\$2,045	782	\$1,599,521	17,615
Downtown East	64	21	7,475	6,458	722	\$1,258	806	\$1,013,215	16,000
Downtown West	43	29	9,950	8,663	1,025	\$1,455	901	\$1,311,827	18,569
Etobicoke Waterfront	8	1	602	448	44	\$1,321	847	\$1,118,605	8,726
Highway7 - Yonge	14	6	1,553	1,448	97	\$716	1,185	\$848,595	.
Mississauga City Centre	416	12	6,998	6,384	595	\$929	791	\$735,372	.
North Toronto	24	12	3,194	2,581	512	\$1,272	818	\$1,040,488	10,177
North Yonge Corridor	10	6	1,715	1,482	96	\$1,155	811	\$936,872	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	2	9	1,044	802	189	\$1,316	1,844	\$2,427,617	10,938
Not Applicable	1,896	156	30,884	24,910	4,368	\$821	940	\$772,269	83,408
Scarborough City Centre									2,245
Sheppard Corridor	12	14	3,833	3,374	455	\$1,118	927	\$1,036,029	7,384
Thornhill	28	6	1,651	1,391	260	\$1,077	1,183	\$1,273,175	.
Toronto East	4	12	1,128	999	97	\$1,016	1,029	\$1,045,627	2,938
Toronto West	17	14	2,613	2,141	398	\$1,125	948	\$1,066,020	11,904
Yonge - St. Clair	1	7	661	479	182	\$1,773	1,441	\$2,555,685	3,113

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