



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of October 2020



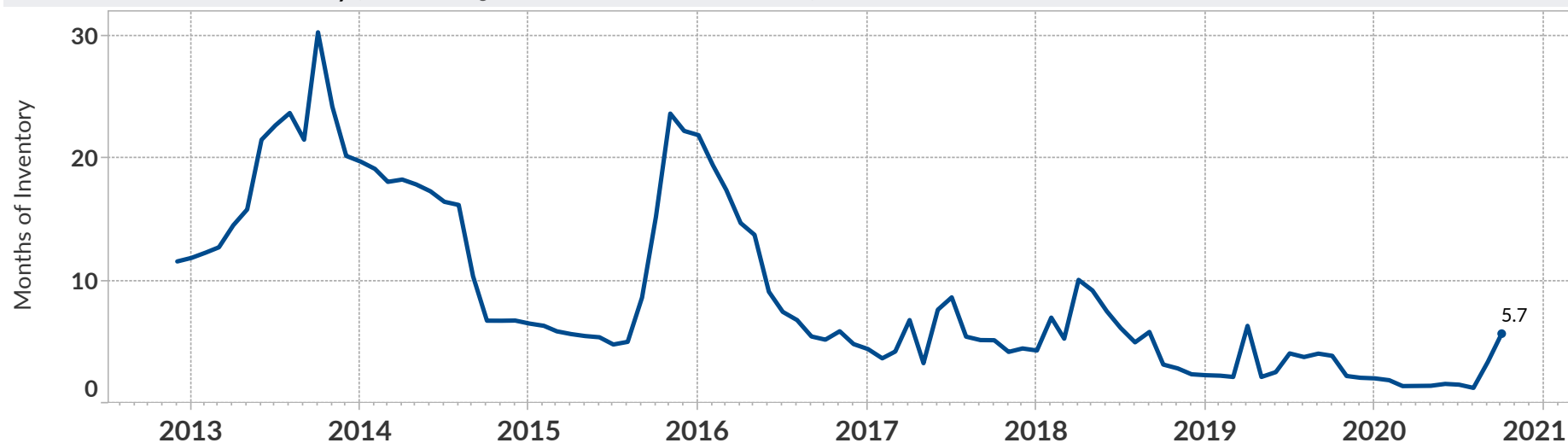
North York West Submarket Report - October 2020



North York West		GTA
Active Projects	9	356
Total Units	1,040	93,557
Total Sales	831	77,464
Rem. Inv.	163	11,643
Avg. \$/SF	\$1,305	\$1,134
Avg. SF	1,864	945
Avg. \$	\$2,431,451	\$1,071,265
Current Month Sales (incl. active & sold out)	29	2,340

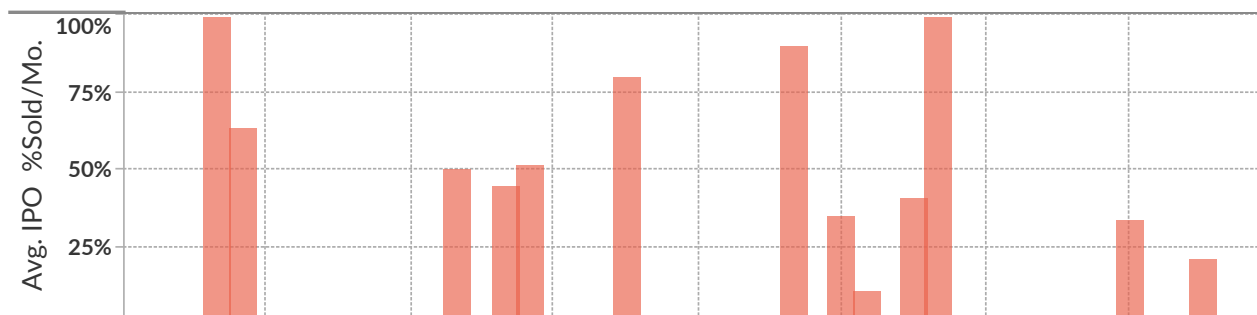
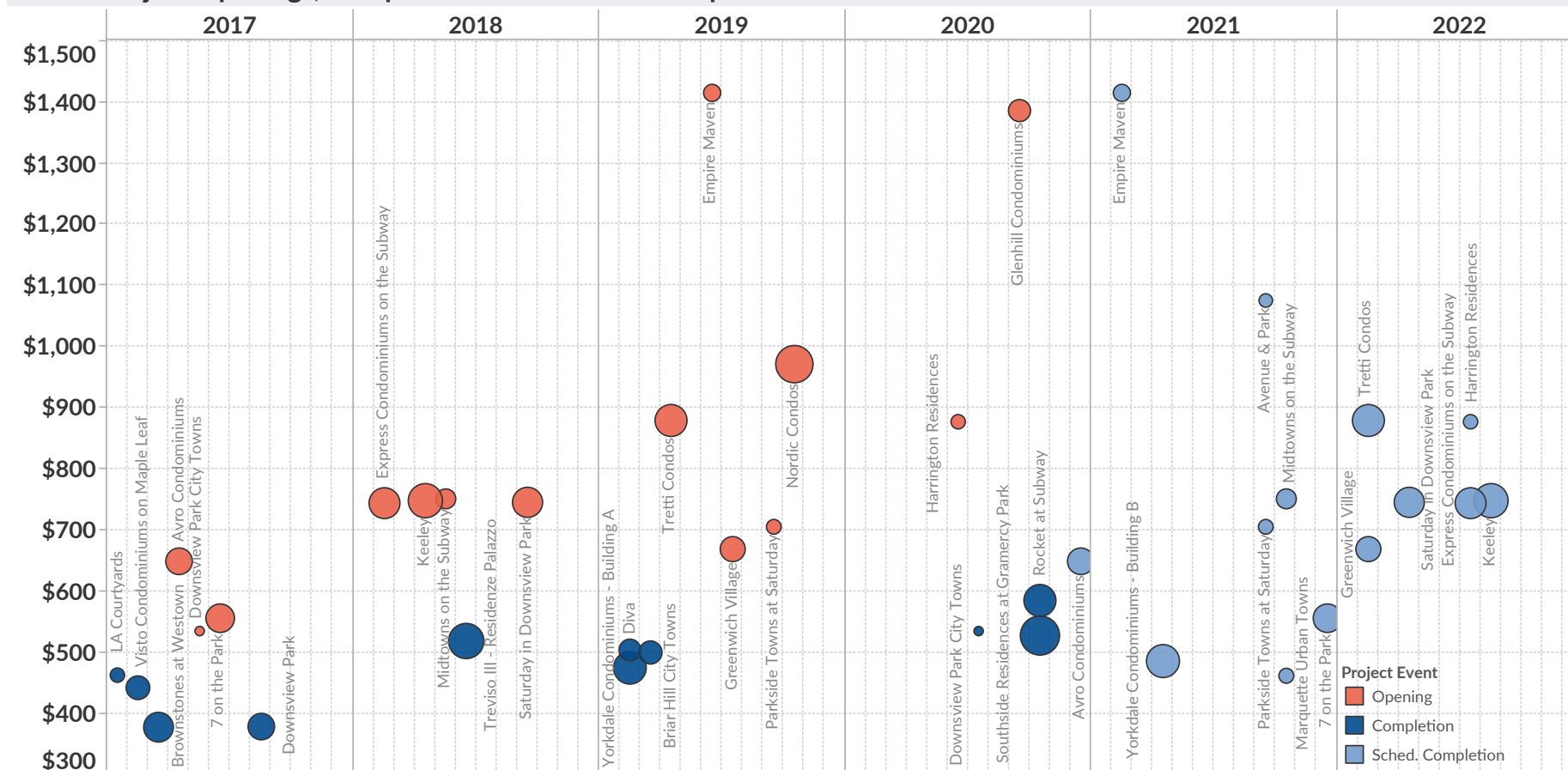
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	41	449
Total Units	12,314	252,224
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	6.6	61.7
Avg. Floor Space Index	2.8	6.6

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

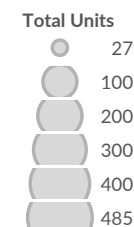


North York West Submarket Report - October 2020

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.



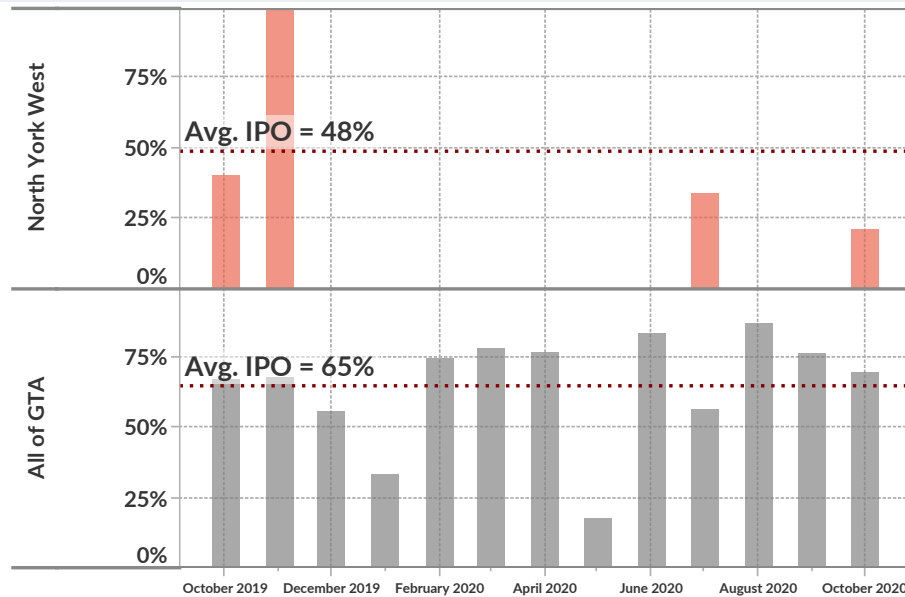
North York West Submarket Report - October 2020

Project Data by Unit Type

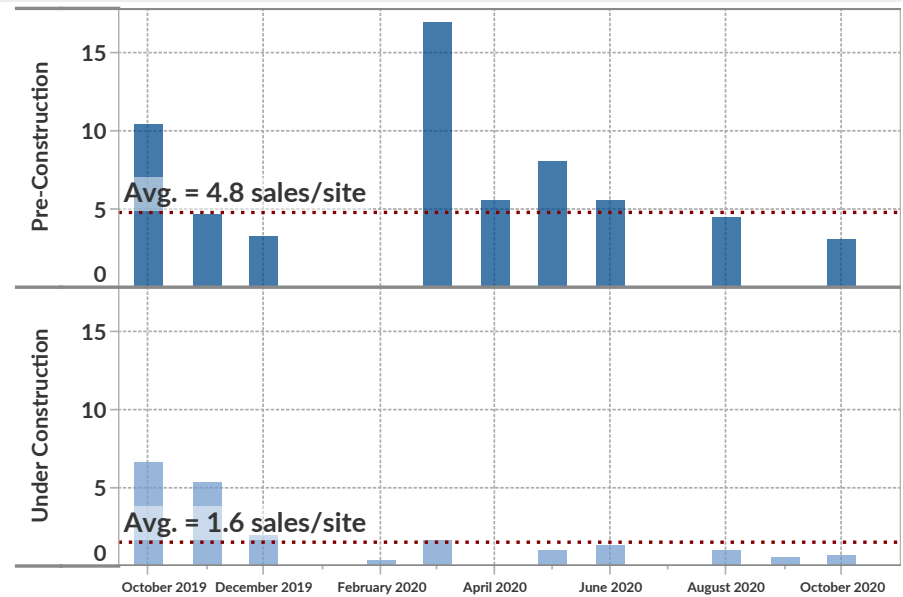
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	11	0	9	2
1 Bedroom	77	7	71	6
1 Bedroom + Den	257	3	248	9
2 Bedroom	298	5	260	38
2 Bedroom + Den	212	10	149	63
3 Bedroom & Up	83	4	44	39
Penthouse	4	0	4	0
Other	52	0	46	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,086	361	472	\$409,900	\$494,900
\$1,095	493	710	\$515,900	\$892,900
\$1,214	539	965	\$526,900	\$1,254,900
\$1,223	699	2,388	\$624,900	\$3,422,400
\$1,368	919	3,739	\$715,990	\$5,405,900
\$1,313	990	4,676	\$759,990	\$6,425,900
\$842	768	2,150	\$858,900	\$1,594,900

IPO Launch Performance (first 2 months)

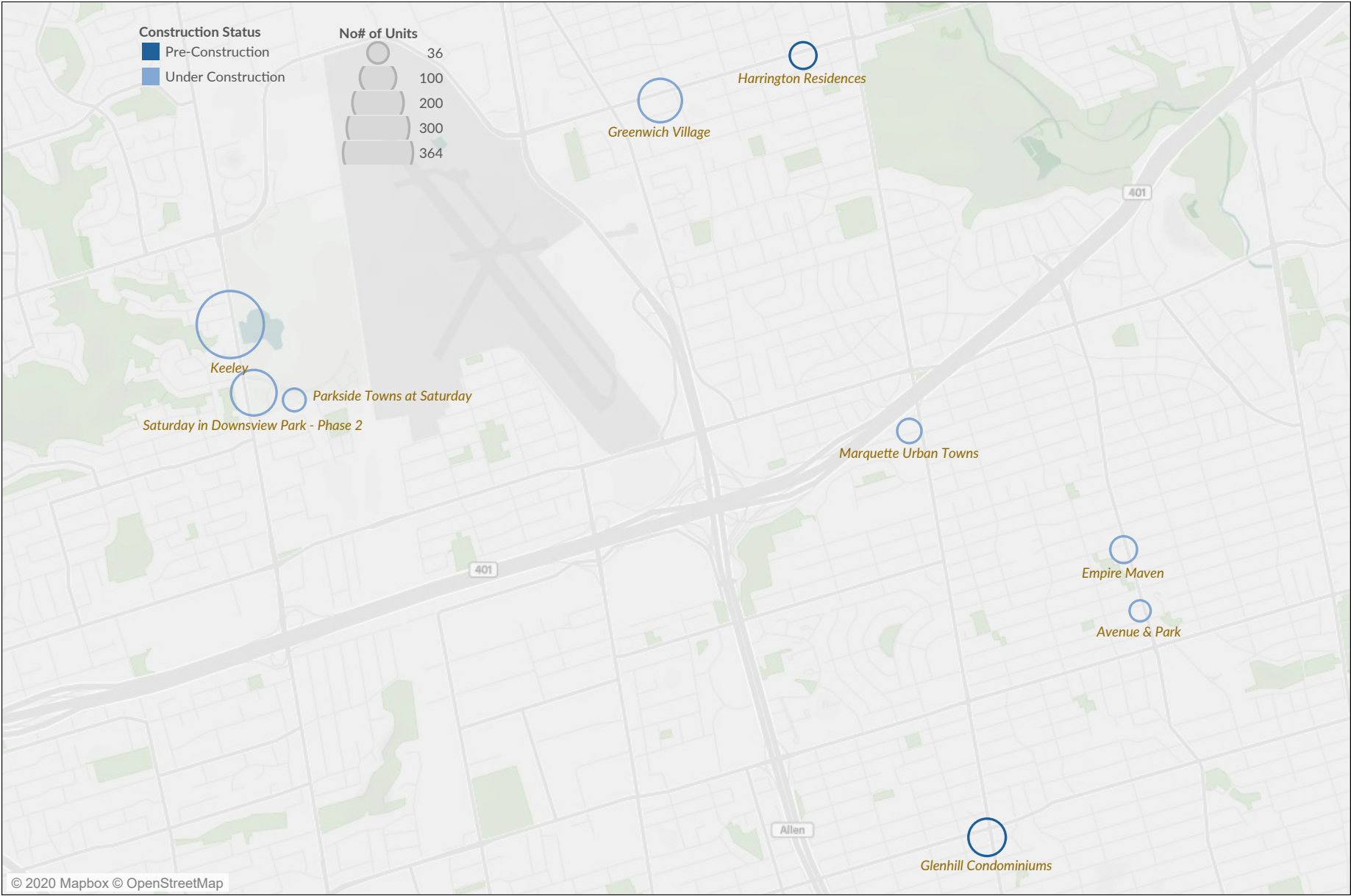


Post Launch Absorption: North York West



North York West Submarket Report - October 2020

Current Active Projects



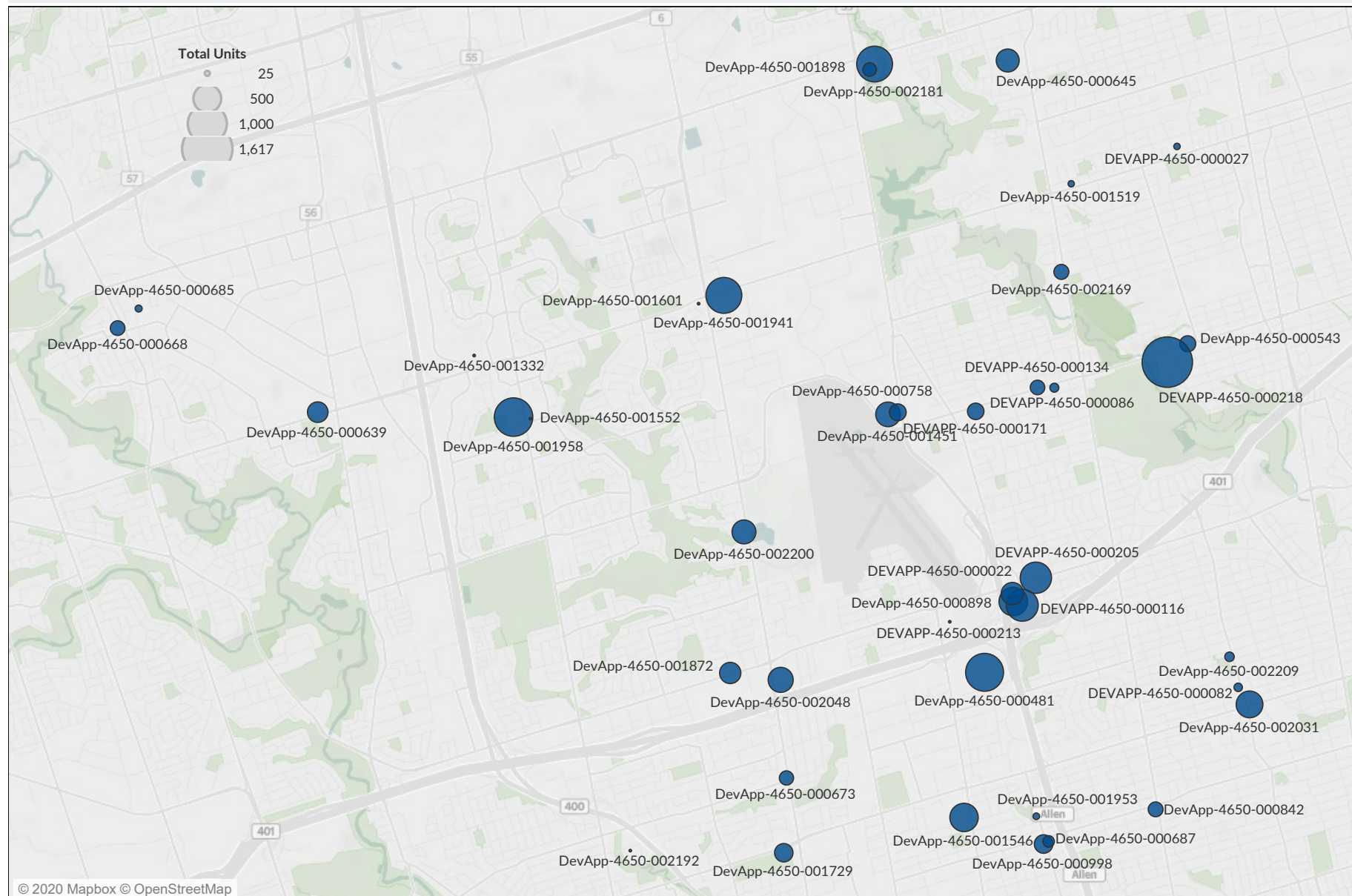
North York West Submarket Report - October 2020

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
Empire Maven - Empire	Apartment	February 2021	0	4	27	58	\$1,415	\$1,276
Glenhill Condominiums - Lanterra Developments	Apartment	January 2024	23	23	87	113	\$1,386	\$1,392
Greenwich Village - Crown Communities	Stacked	February 2022	0	74	6	153	\$670	\$776
Harrington Residences - Kaleido Developments Inc.	Apartment	July 2022	3	21	19	58	\$878	\$1,011
Keeley - TAS DesignBuild	Apartment	August 2022	0	50	5	364	\$749	\$842
Marquette Urban Towns - Kubo Developments	Stacked	October 2021	0	0	0	48	\$463	\$0
Parkside Towns at Saturday - Mattamy Homes	Stacked	September 2021	3	10	9	42	\$706	\$740
Saturday in Downsview Park - Phase 2 - Mattamy Homes	Apartment	December 2021	0	10	4	168	\$0	\$689

North York West Submarket Report - October 2020

Current Development Applications



North York West Submarket Report - October 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-4650-000116	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	4.6	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
DevApp-4650-002169	4700 Bathurst Street	3.0	142
DevApp-4650-002181	1875 Steeles Avenue West		814
DevApp-4650-002192	349 Queens Drive	1.0	
DevApp-4650-002200	3100 Keele Street	3.4	363
DevApp-4650-002209	1678 Avenue Road	3.6	57

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 - October 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	129	15	5,434	4,212	609	\$1,859	1,074	\$1,996,398	9,336
Central Waterfront	17	9	4,721	3,771	834	\$1,470	1,039	\$1,527,561	19,434
Don Mills - York Mills	174	12	3,683	3,137	324	\$1,013	971	\$983,530	14,212
Downtown Core	25	7	4,236	3,656	200	\$1,911	831	\$1,587,311	19,624
Downtown East	172	22	7,843	6,634	812	\$1,246	795	\$989,756	16,387
Downtown West	71	30	10,518	8,701	1,408	\$1,379	862	\$1,188,609	18,515
Etobicoke Waterfront	5	1	602	453	40	\$1,326	848	\$1,125,069	8,726
Highway7 - Yonge	5	6	1,553	1,453	92	\$719	1,200	\$862,586	.
Mississauga City Centre	61	12	6,998	6,380	599	\$926	787	\$729,033	.
North Toronto	5	12	3,194	2,581	512	\$1,271	820	\$1,041,684	10,499
North Yonge Corridor	4	6	1,715	1,482	88	\$1,166	814	\$948,855	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	29	9	1,040	831	163	\$1,305	1,864	\$2,431,451	12,314
Not Applicable	1,347	159	31,358	25,198	4,445	\$819	939	\$769,197	91,558
Scarborough City Centre									2,245
Sheppard Corridor	10	14	3,833	3,386	443	\$1,121	931	\$1,042,948	7,614
Thornhill	165	6	1,720	1,326	384	\$1,053	1,030	\$1,084,787	.
Toronto East	5	12	1,196	1,002	94	\$1,029	1,015	\$1,044,727	3,120
Toronto West	101	15	2,724	2,248	421	\$1,159	955	\$1,107,121	11,904
Yonge - St. Clair	15	7	661	494	167	\$1,756	1,467	\$2,575,956	3,153

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.