



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of December 2020



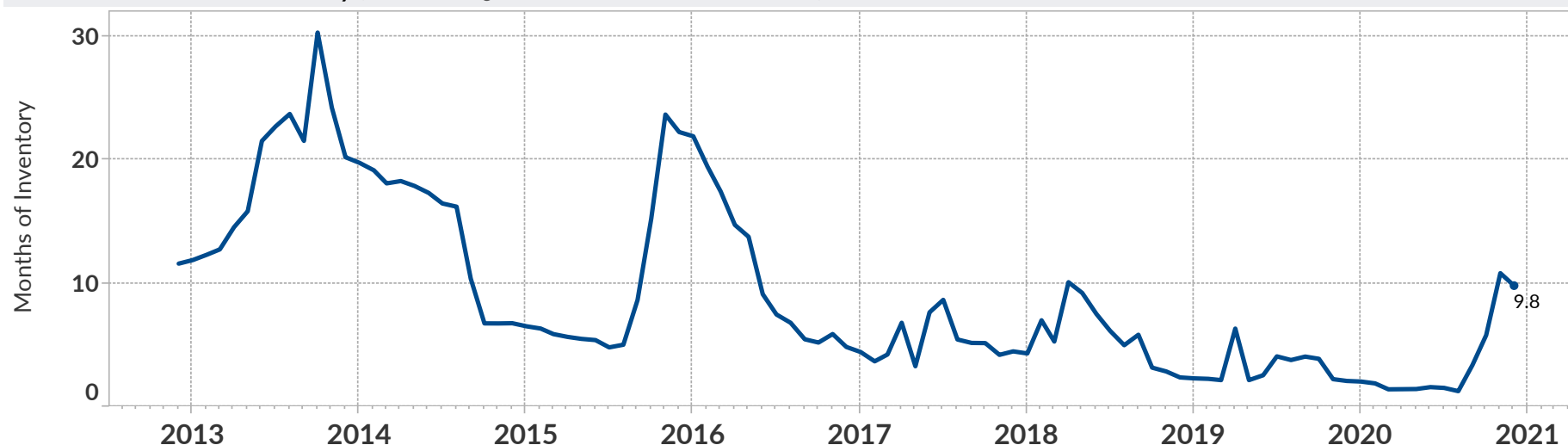
North York West Submarket Report - December 2020



North York West		GTA
Active Projects	10	355
Total Units	1,258	92,467
Total Sales	954	77,167
Rem. Inv.	258	10,653
Avg. \$/SF	\$1,236	\$1,159
Avg. SF	1,487	982
Avg. \$	\$1,836,869	\$1,137,470
Current Month Sales (incl. active & sold out)	22	857

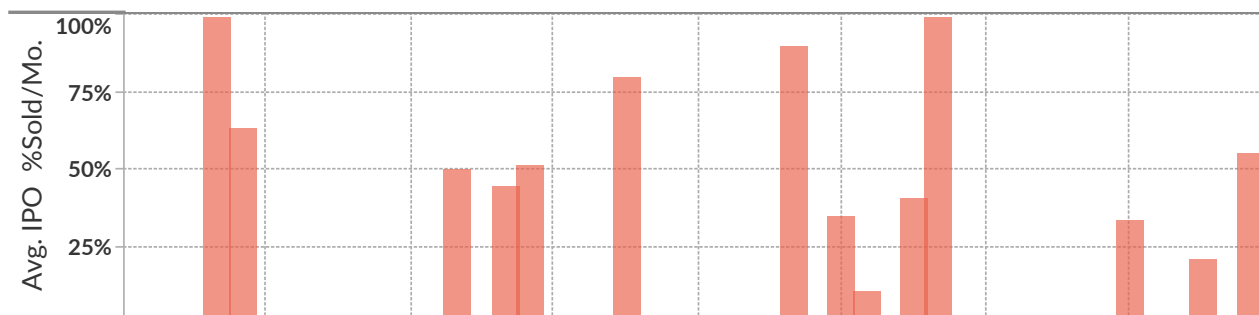
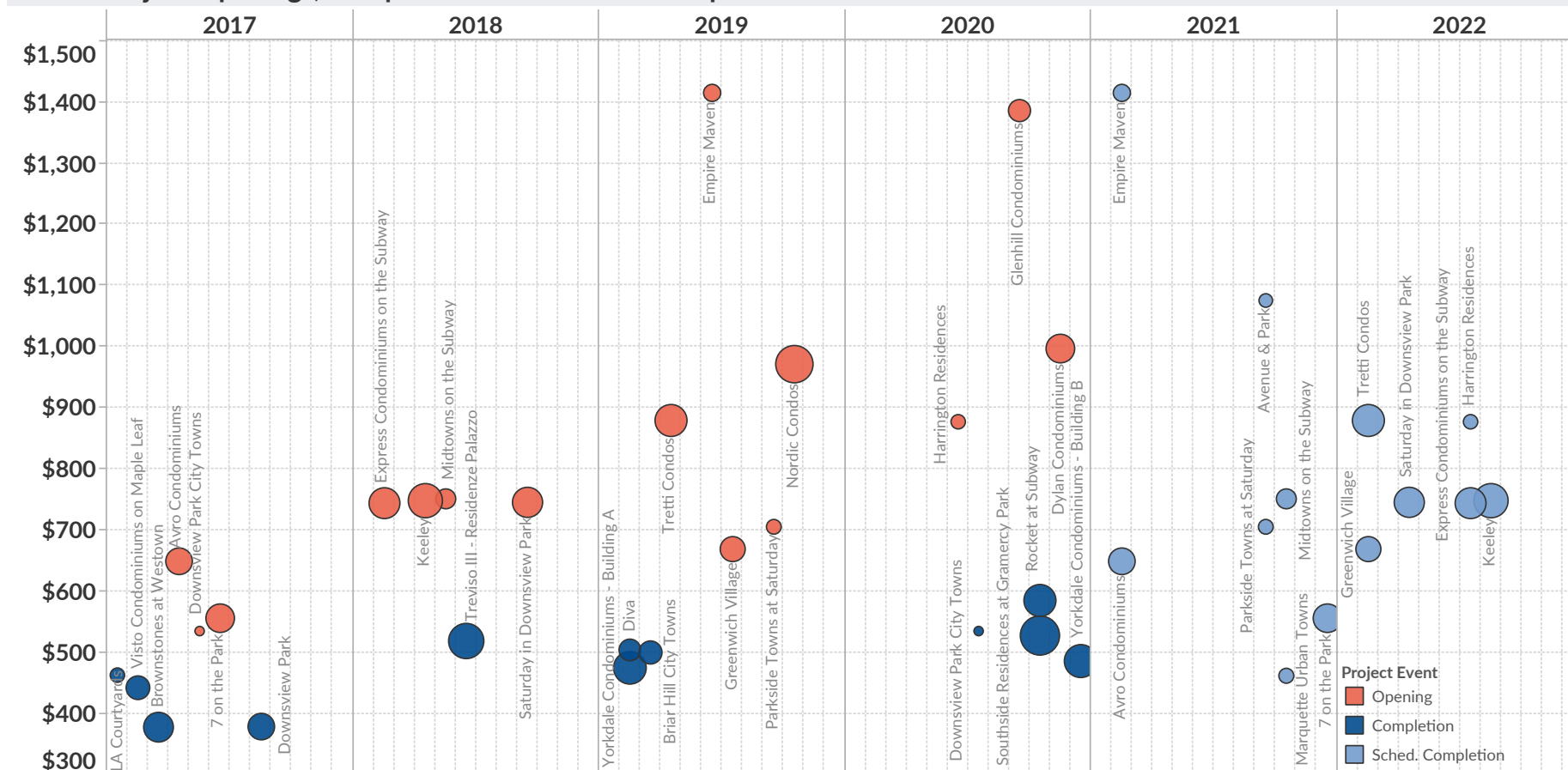
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	47	482
Total Units	13,842	266,905
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	8.5	61.7
Avg. Floor Space Index	3.1	6.8

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

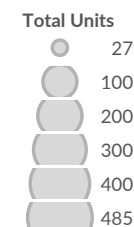


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Recent Project Openings, Completions & Scheduled Completions



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.



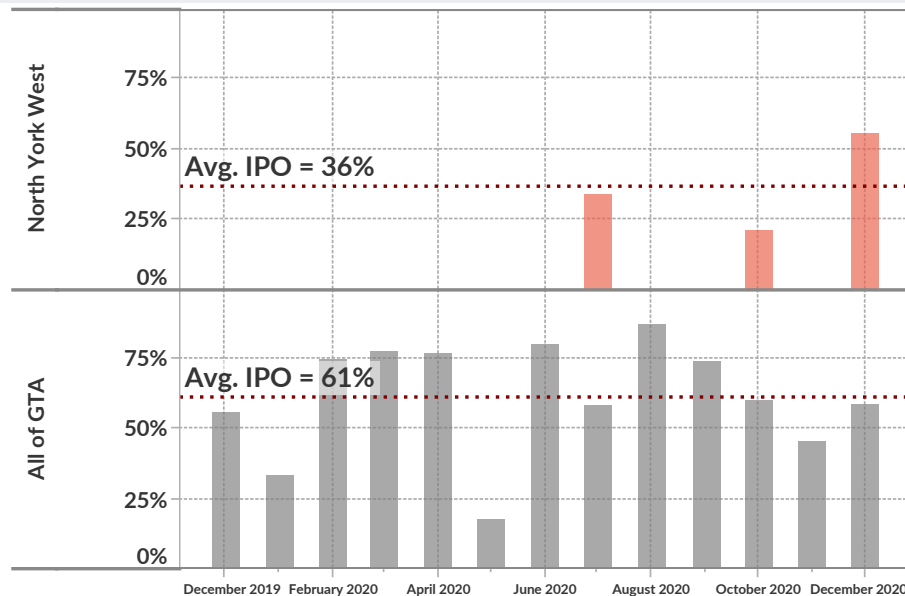
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Project Data by Unit Type

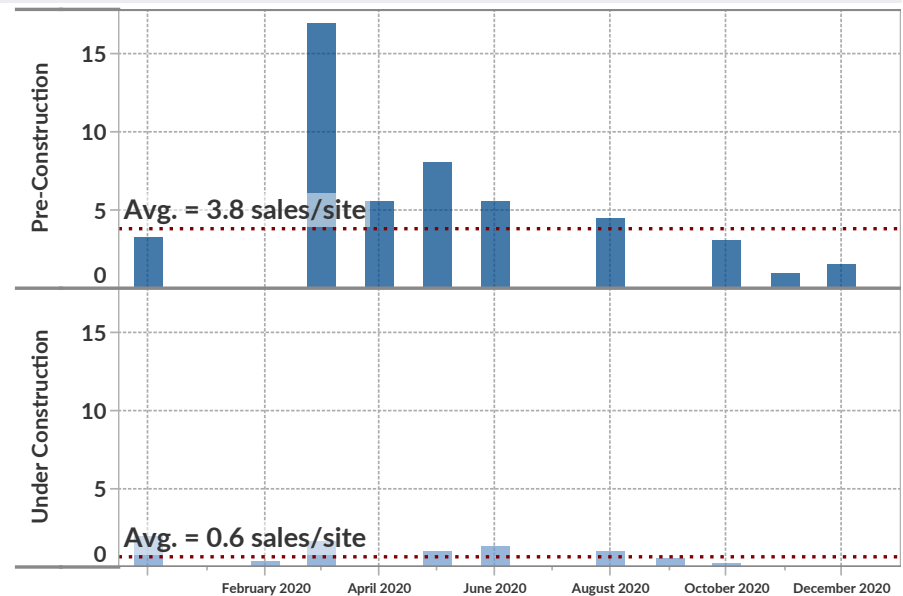
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	11	0	9	2
1 Bedroom	113	3	104	9
1 Bedroom + Den	382	14	307	75
2 Bedroom	325	3	282	43
2 Bedroom + Den	221	0	153	68
3 Bedroom & Up	95	2	47	48
Penthouse	4	0	4	0
Other	61	0	48	13

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,086	361	472	\$409,900	\$494,900
\$1,060	493	632	\$515,900	\$674,900
\$1,034	539	965	\$526,900	\$1,254,900
\$1,195	699	2,388	\$624,900	\$3,422,400
\$1,332	843	4,209	\$715,990	\$5,892,520
\$1,278	925	4,767	\$759,990	\$6,689,900
\$881	720	2,150	\$719,990	\$1,594,900

IPO Launch Performance (first 2 months)

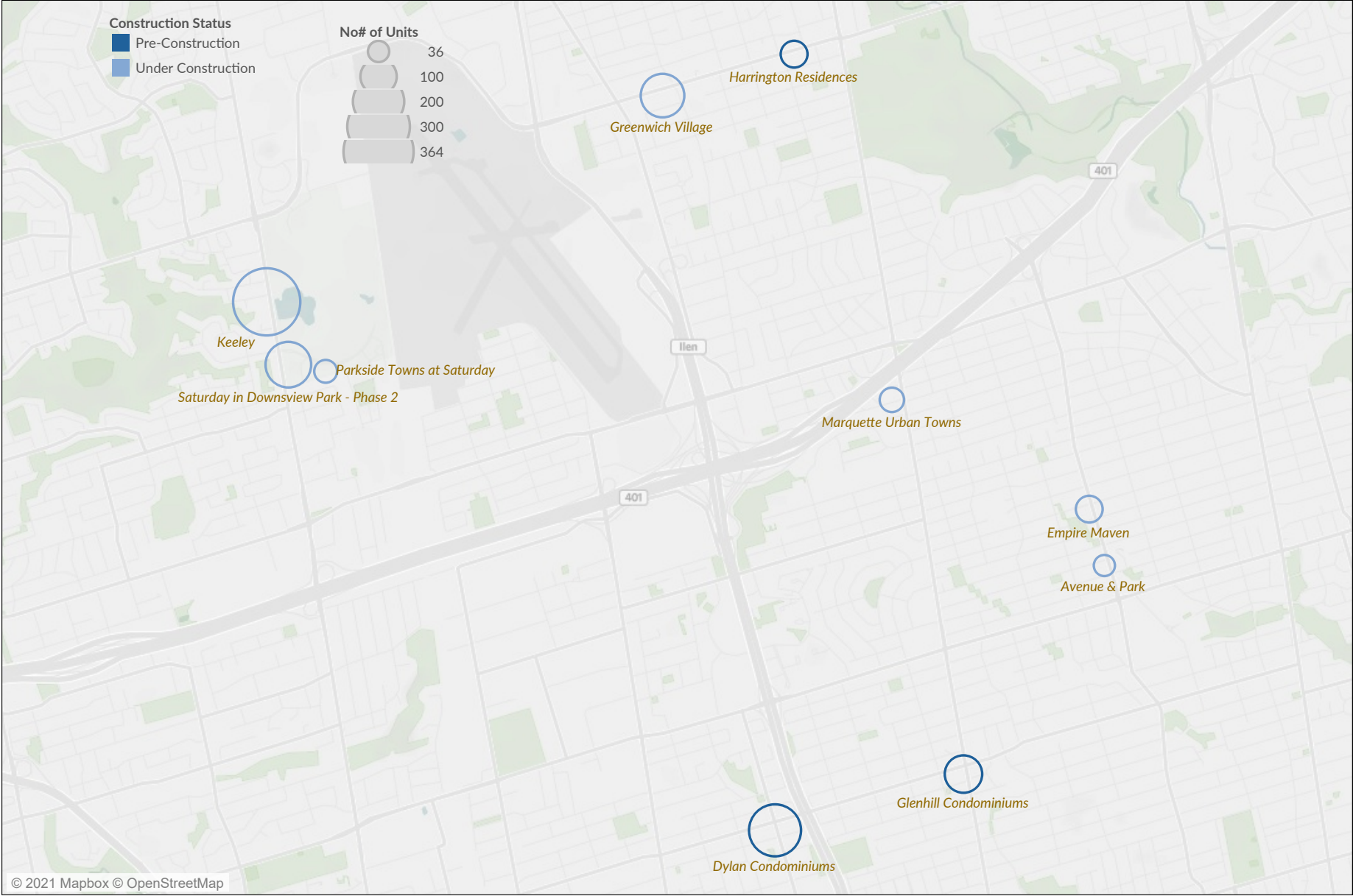


Post Launch Absorption: North York West



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Current Active Projects



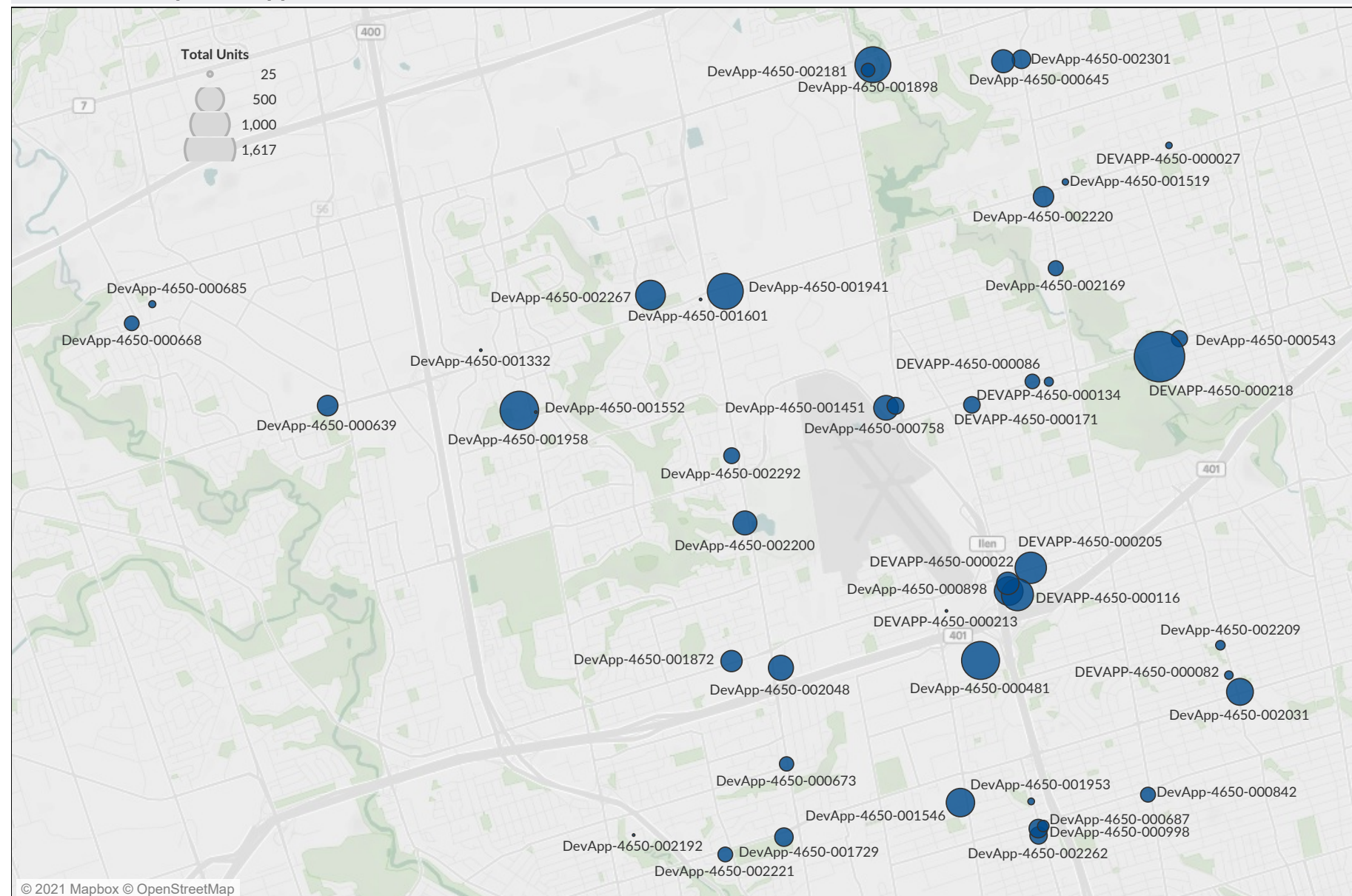
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Current Active Project List

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	September 2021	0	0	6	36	\$1,076	\$1,600
Dylan Condominiums - Chestnut Hill Developments	Apartment	March 2024	19	120	98	218	\$997	\$982
Empire Maven - Empire	Apartment	February 2021	0	4	27	58	\$1,415	\$1,276
Glenhill Condominiums - Lanterra Developments	Apartment	January 2024	2	27	83	113	\$1,386	\$1,380
Greenwich Village - Crown Communities	Stacked	February 2022	0	74	6	153	\$670	\$776
Harrington Residences - Kaleido Developments Inc.	Apartment	July 2022	1	22	18	58	\$878	\$1,009
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	0	8	11	42	\$706	\$740
Saturday in Downsview Park - Phase 2 - Mattamy Homes	Apartment	December 2021	0	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	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
DevApp-4650-002220	4926 Bathurst Street	8.5	263
DevApp-4650-002221	1575 Lawrence Avenue West	5.9	137
DevApp-4650-002262	412 Marlee Avenue	4.9	190
DevApp-4650-002267	41-75 Four Winds Drive	4.1	560
DevApp-4650-002292	3374 Keele Street	4.8	158
DevApp-4650-002301	6935 Bathurst Street	7.0	220

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	• 27	• 17	• 5,500	• 4,277	• 641	• \$1,985	• 1,226	• \$2,433,040	• 9,636
Central Waterfront	• 6	• 9	• 4,721	• 3,773	• 832	• \$1,515	• 1,064	• \$1,611,998	• 19,434
Don Mills - York Mills	• 22	• 12	• 3,683	• 3,196	• 265	• \$1,000	• 1,029	• \$1,028,709	• 14,212
Downtown Core	• 1	• 6	• 3,714	• 3,145	• 198	• \$1,906	• 866	• \$1,651,052	• 19,624
Downtown East	• 25	• 21	• 7,499	• 6,546	• 675	• \$1,253	• 809	• \$1,013,562	• 17,043
Downtown West	• 7	• 28	• 9,675	• 8,445	• 888	• \$1,454	• 943	• \$1,372,204	• 21,009
Etobicoke Waterfront	• 0	• 1	• 602	• 454	• 39	• \$1,325	• 847	• \$1,121,541	• 8,726
Highway7 - Yonge	• 2	• 5	• 1,399	• 1,311	• 80	• \$721	• 1,180	• \$851,508	•
Mississauga City Centre	• 15	• 12	• 7,004	• 6,420	• 565	• \$923	• 777	• \$716,789	•
North Toronto	• 3	• 13	• 3,679	• 3,064	• 516	• \$1,277	• 818	• \$1,043,907	• 13,863
North Yonge Corridor	• 0	• 6	• 1,715	• 1,486	• 84	• \$1,158	• 826	• \$956,825	• 8,776
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 1,367
North York West	• 22	• 10	• 1,258	• 954	• 258	• \$1,236	• 1,487	• \$1,836,869	• 13,842
Not Applicable	• 640	• 158	• 30,673	• 24,769	• 4,116	• \$815	• 971	• \$791,049	• 94,291
Scarborough City Centre									• 2,245
Sheppard Corridor	• 23	• 13	• 3,443	• 3,039	• 400	• \$1,125	• 944	• \$1,062,398	• 7,811
Thornhill	• 37	• 6	• 1,720	• 1,403	• 307	• \$1,071	• 1,101	• \$1,179,450	•
Toronto East	• 4	• 12	• 1,535	• 1,117	• 201	• \$1,103	• 834	• \$919,532	• 3,374
Toronto West	• 10	• 17	• 3,458	• 2,738	• 430	• \$1,165	• 961	• \$1,119,814	• 12,688
Yonge - St. Clair	• 13	• 7	• 661	• 511	• 150	• \$1,765	• 1,460	• \$2,577,465	• 3,576

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