



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of March 2021



North York West Submarket Report - March 2021



North York West			GTA	
Active Projects	9		336	
Total Units	1,220		90,168	
Total Sales	960		76,104	
Rem. Inv.	214		9,799	
Avg. \$/SF	\$1,286		\$1,210	
Avg. Project \$/SF	\$1,096		\$1,072	
Avg. SF	1,601		983	
Avg. \$	\$2,059,515		\$1,188,980	
Current Month Sales (incl. active & sold out)		23	3,297	

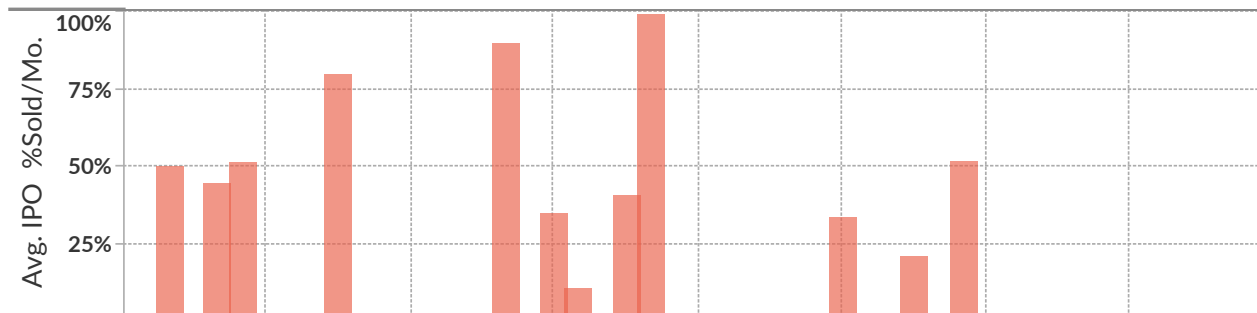
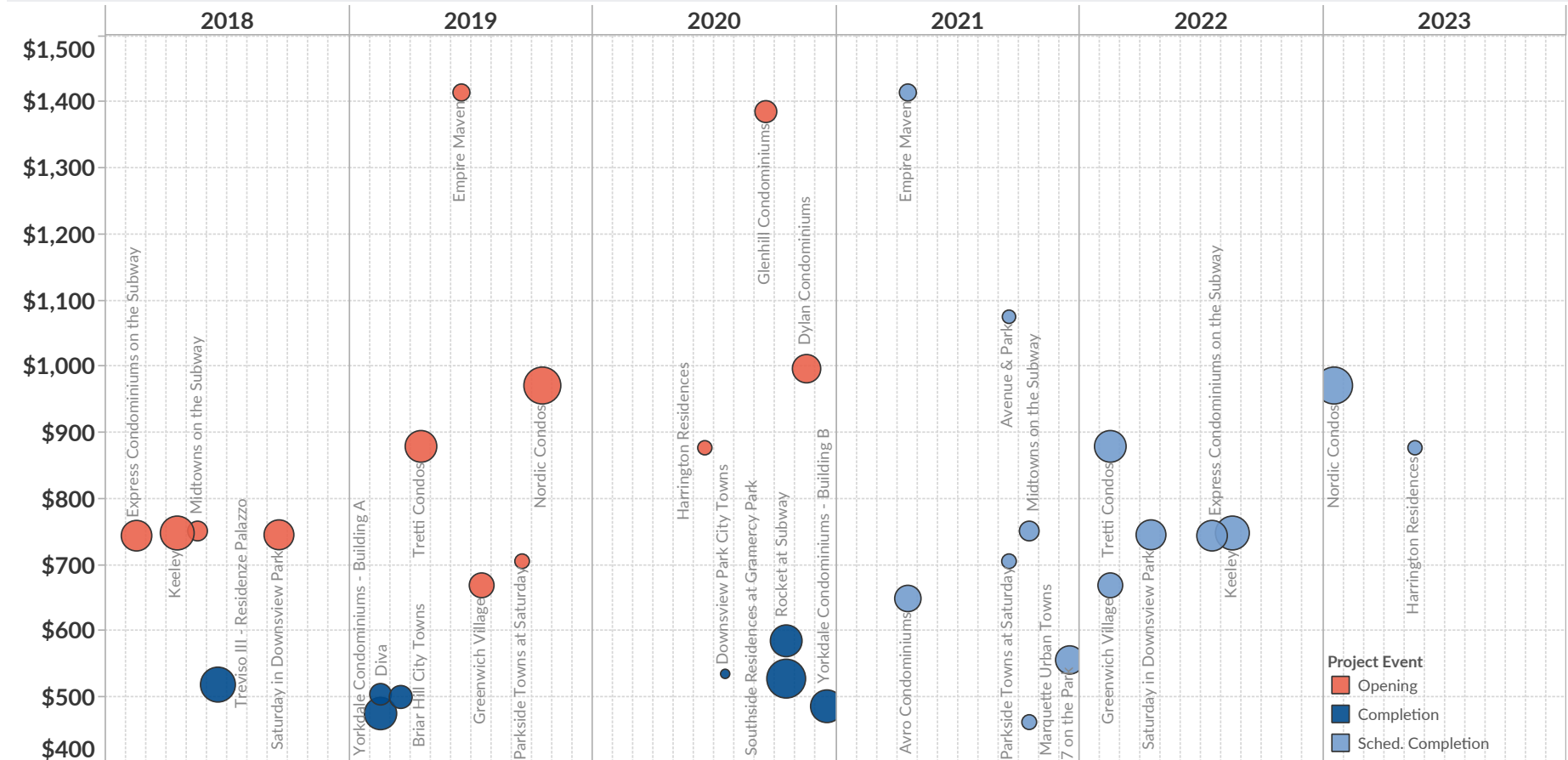
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	48	480
Total Units	15,241	265,957
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	8.5	61.7
Avg. Floor Space Index	3.0	6.8

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

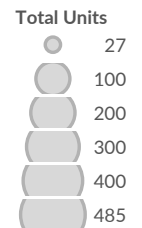


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Recent Project Openings, Completions & Scheduled Completions



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.



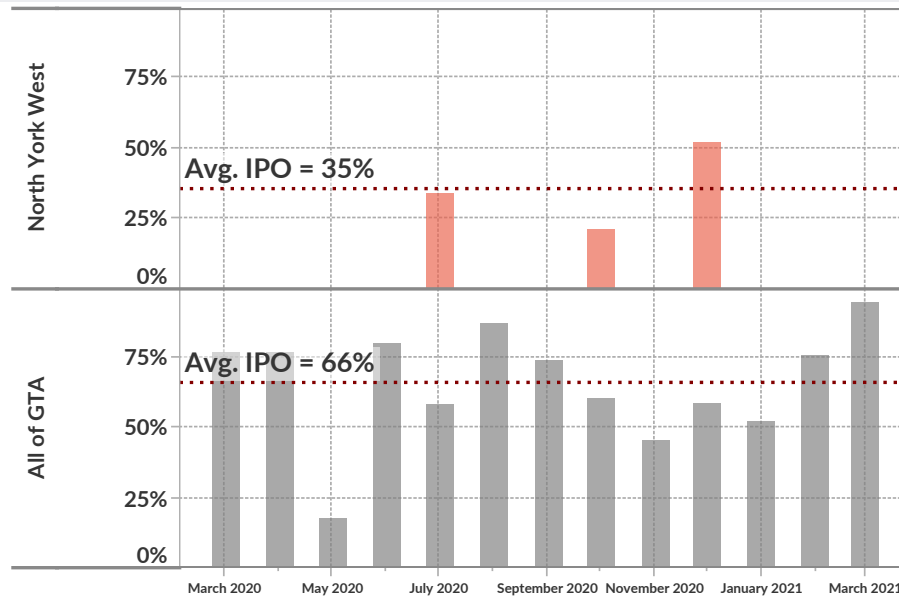
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Project Data by Unit Type

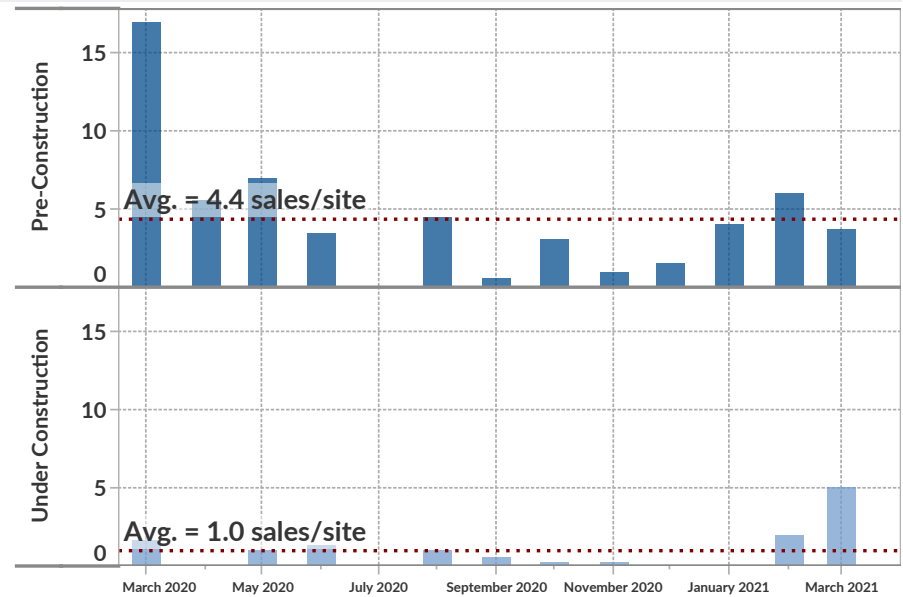
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	11	0	10	1
1 Bedroom	113	2	105	8
1 Bedroom + Den	384	5	336	48
2 Bedroom	297	5	248	49
2 Bedroom + Den	225	2	155	70
3 Bedroom & Up	81	1	46	35
Penthouse	4	0	4	0
Other	59	0	56	3

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,086	361	472	\$409,900	\$494,900
\$1,087	493	632	\$515,900	\$674,900
\$1,068	539	965	\$526,900	\$1,254,900
\$1,198	699	2,388	\$624,900	\$3,422,400
\$1,337	843	4,209	\$715,990	\$5,892,520
\$1,364	925	4,676	\$939,900	\$6,689,900
\$901	768	1,650	\$858,900	\$1,389,900

IPO Launch Performance (first 2 months)

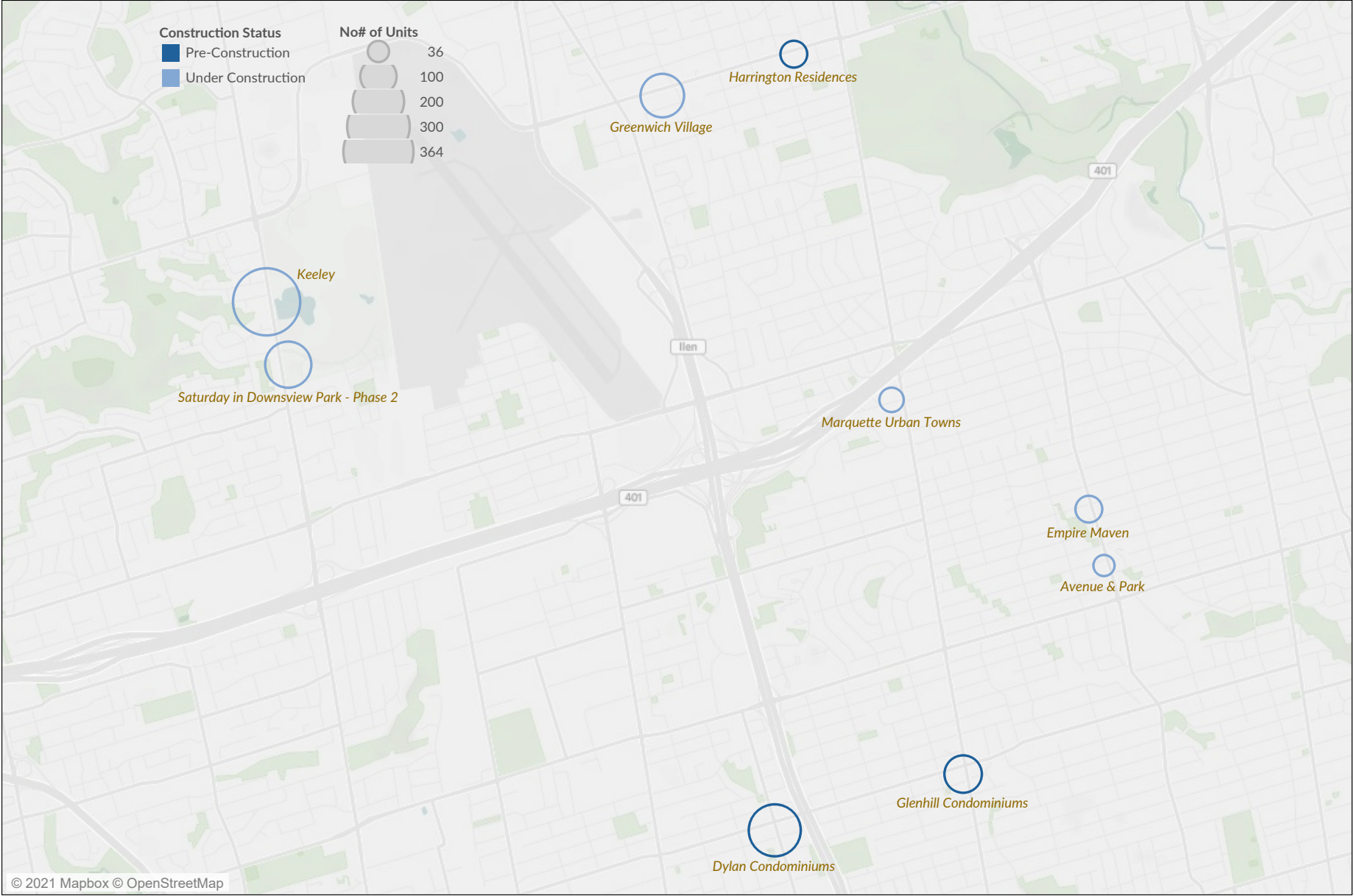


Post Launch Absorption: North York West



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Current Active Projects



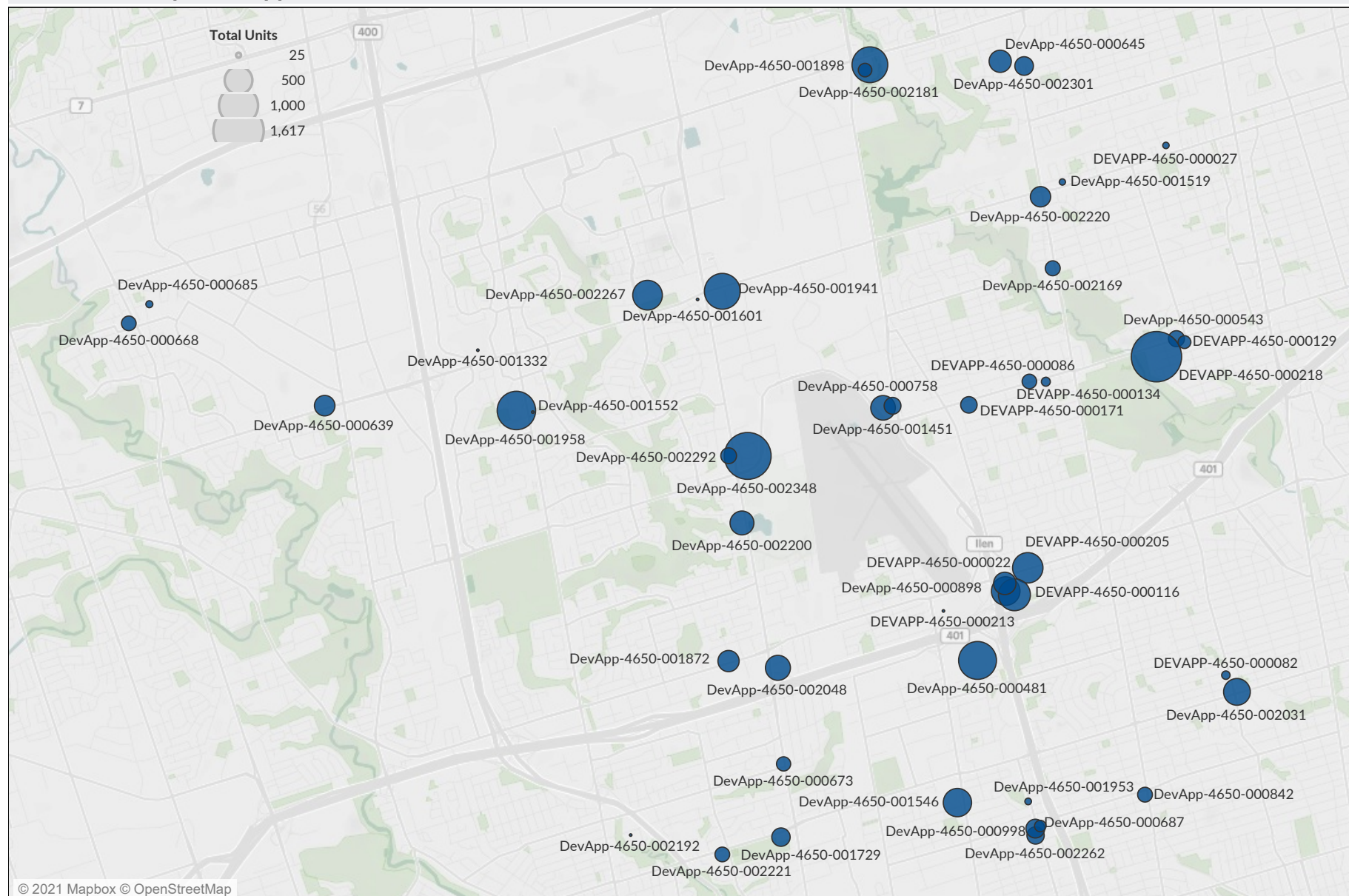
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project 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	9	28	77	218	\$997	\$1,014
Empire Maven - Empire	Apartment	April 2021	0	0	27	58	\$1,415	\$1,293
Glenhill Condominiums - Lanterra Developments	Apartment	January 2024	0	3	80	113	\$1,386	\$1,387
Greenwich Village - Crown Communities	Stacked	February 2022	2	5	5	153	\$670	\$781
Harrington Residences - Kaleido Developments Inc.	Apartment	May 2023	2	10	8	58	\$878	\$995
Keeley - TAS DesignBuild	Apartment	August 2022	0	0	5	364	\$749	\$842
Marquette Urban Towns - Kubo Developments	Stacked	October 2021	0	0	0	48	\$463	\$0
Saturday in Downsview Park - Phase 2 - Mattamy Homes	Apartment	December 2021	2	2	6	172	\$0	\$855

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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	6.9	45
DEVAPP-4650-000086	700 - 716 Sheppard Avenue West	3.5	134
DEVAPP-4650-000116	4 - 6 Tippet Road	4.9	651
DEVAPP-4650-000129	245 - 255 Sheppard Avenue West; 250 - 258 Bogert Avenue	3.4	105
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	589
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	3.2	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	314
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	224
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	2.1	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	5.3	814
DevApp-4650-002192	349 Queens Drive	1.0	
DevApp-4650-002200	3100 Keele Street	3.4	363
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	6035 Bathurst Street	7.0	220
DevApp-4650-002348	1850 Sheppard Avenue West	1.8	1,400

These numbers 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	54	16	5,477	4,445	445	\$2,156	1,507	\$3,249,723	9,998
Central Waterfront	76	9	4,721	3,876	832	\$1,517	1,033	\$1,566,060	19,434
Don Mills - York Mills	15	12	3,664	3,252	204	\$1,016	1,088	\$1,105,791	13,974
Downtown Core	989	7	4,237	3,561	336	\$1,765	782	\$1,380,371	19,143
Downtown East	285	21	7,347	6,428	682	\$1,269	808	\$1,025,017	15,953
Downtown West	509	29	10,543	8,998	1,118	\$1,459	903	\$1,316,907	21,954
Etobicoke Waterfront	0	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	12	5	1,187	1,118	61	\$814	1,129	\$918,189	.
Mississauga City Centre	24	12	7,004	6,473	434	\$908	828	\$752,150	.
North Toronto	24	14	3,707	3,109	499	\$1,272	852	\$1,084,258	13,988
North Yonge Corridor	17	6	1,715	1,518	73	\$1,186	851	\$1,009,796	8,173
North York East	1	2	528	525	2	\$949	1,028	\$974,900	1,240
North York West	23	9	1,220	960	214	\$1,286	1,601	\$2,059,515	15,241
Not Applicable	1,037	141	28,404	23,324	3,541	\$842	957	\$806,225	92,760
Scarborough City Centre									2,245
Sheppard Corridor	165	10	2,437	2,016	404	\$1,141	912	\$1,040,689	8,665
Thornhill	31	6	1,720	1,500	210	\$1,089	1,234	\$1,344,323	.
Toronto East	2	12	1,533	1,136	182	\$1,148	864	\$991,982	3,308
Toronto West	31	17	3,461	2,891	382	\$1,174	1,000	\$1,174,628	13,544
Yonge - St. Clair	2	7	661	517	144	\$1,766	1,444	\$2,550,694	3,536

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