



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of April 2021



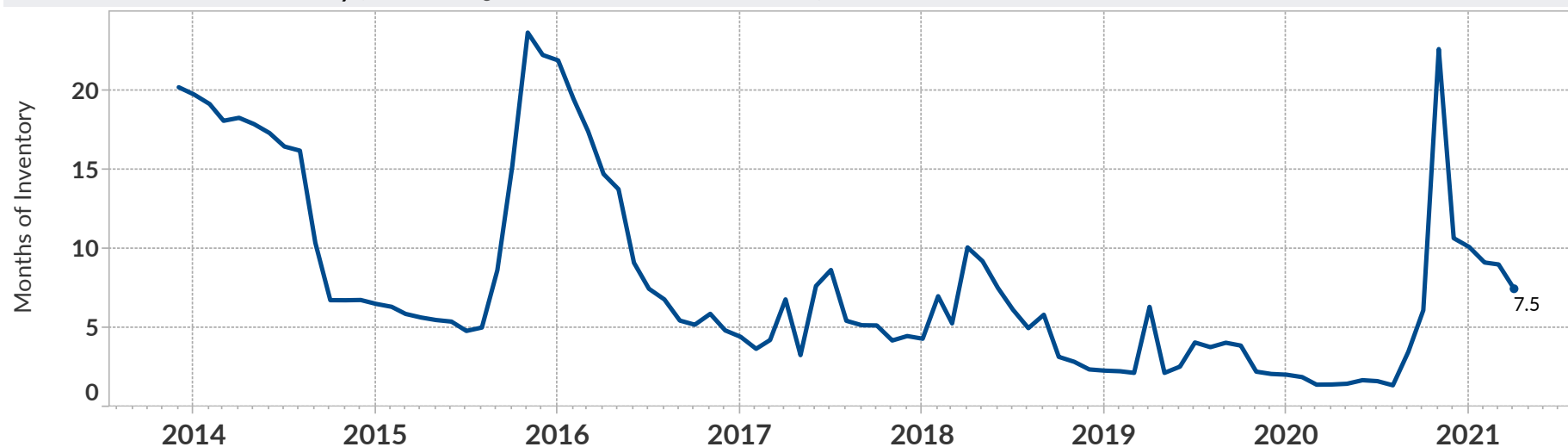
North York West Submarket Report - April 2021



North York West			GTA	
Active Projects	9		340	
Total Units	1,220		92,806	
Total Sales	983		78,055	
Rem. Inv.	191		10,715	
Avg. \$/SF	\$1,298		\$1,222	
Avg. Project \$/SF	\$1,106		\$1,076	
Avg. SF	1,685		964	
Avg. \$	\$2,186,518		\$1,178,878	
Current Month Sales (incl. active & sold out)		28	3,619	

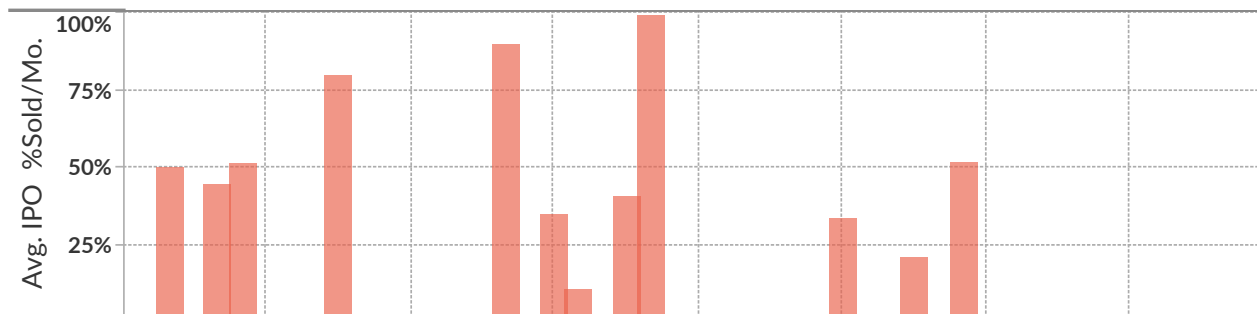
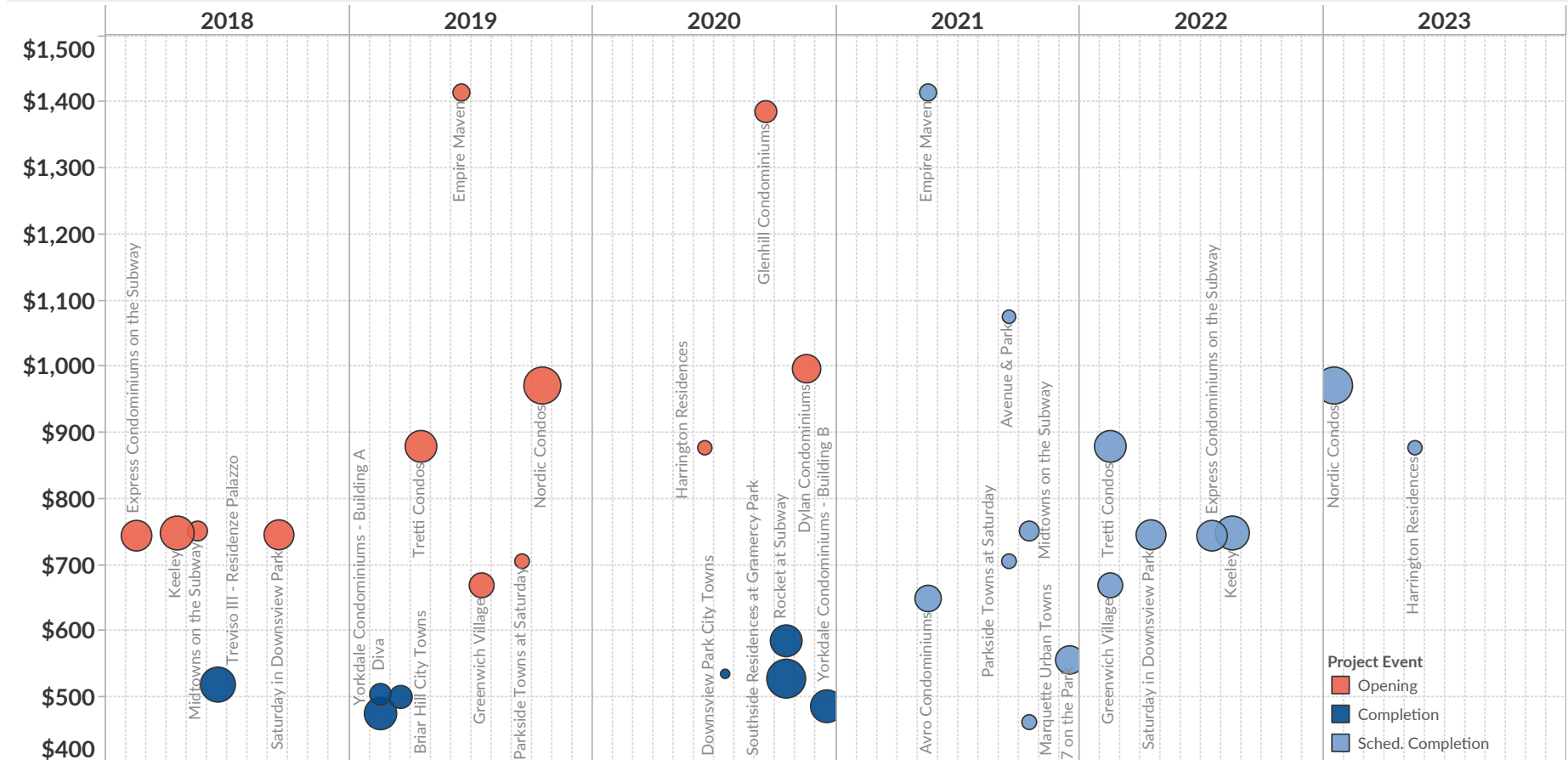
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	48	480
Total Units	15,556	259,614
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	8.5	61.7
Avg. Floor Space Index	3.0	6.8

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

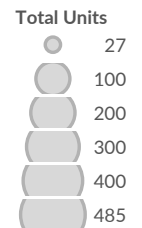


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/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.



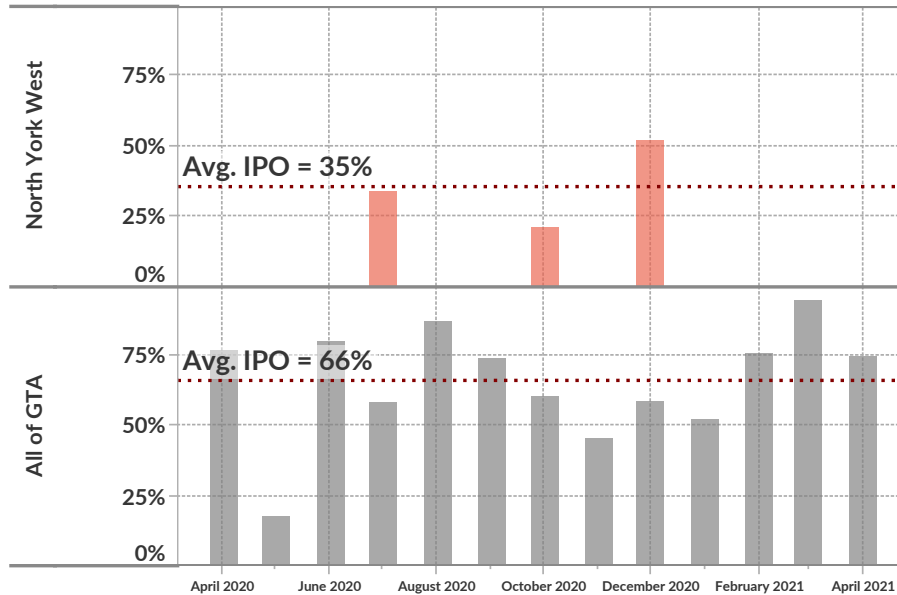
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Project Data by Unit Type

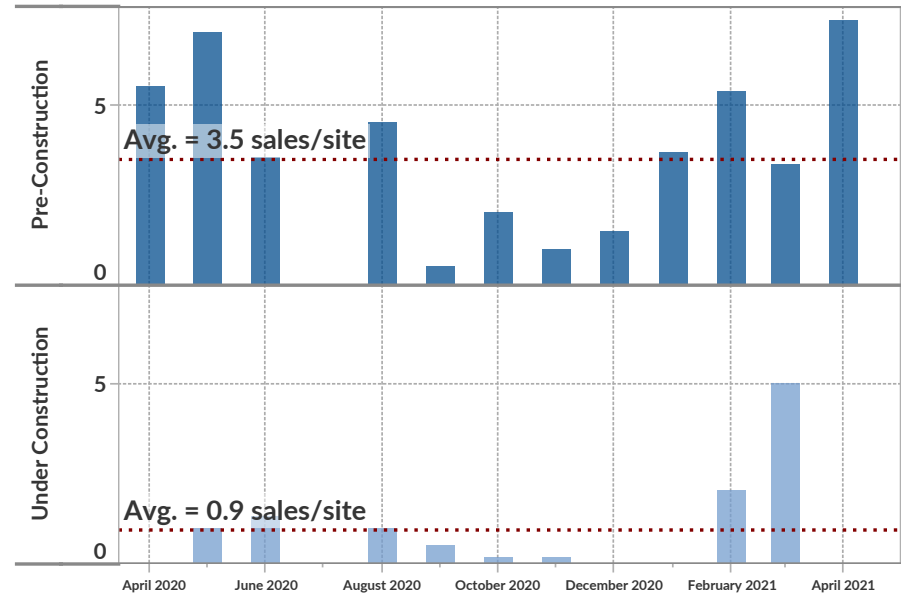
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	11	1	11	0
1 Bedroom	113	2	106	7
1 Bedroom + Den	384	10	347	37
2 Bedroom	297	6	250	47
2 Bedroom + Den	225	4	159	66
3 Bedroom & Up	81	3	49	32
Penthouse	4	0	4	0
Other	59	2	57	2

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,015	579	790	\$618,000	\$771,900
\$1,065	646	965	\$680,900	\$1,254,900
\$1,213	699	2,388	\$628,990	\$3,422,400
\$1,351	843	4,209	\$715,990	\$5,892,520
\$1,365	993	4,676	\$1,000,900	\$6,689,900
\$842	1,650	1,650	\$1,389,900	\$1,389,900

IPO Launch Performance (first 2 months)

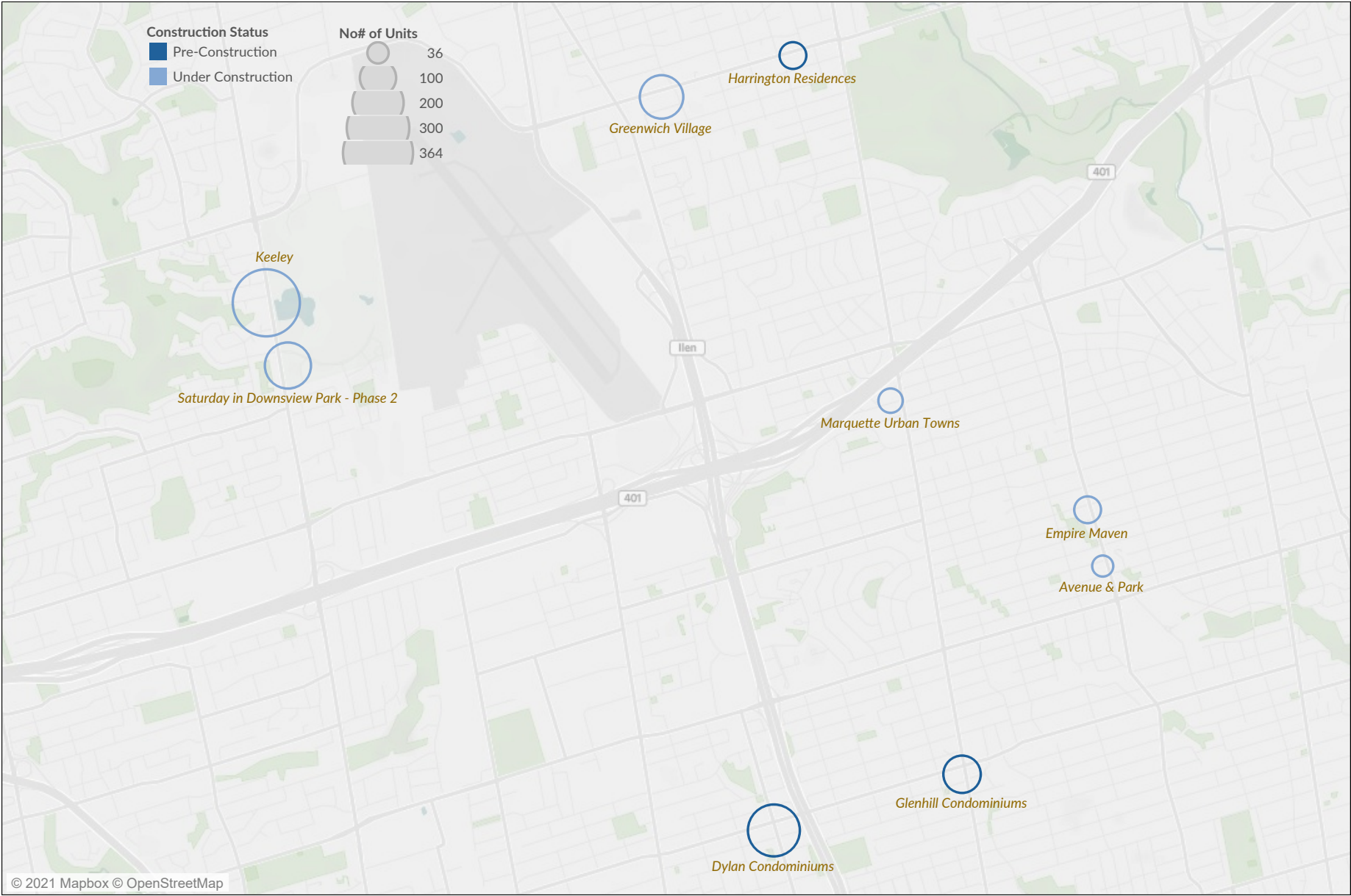


Post Launch Absorption: North York West



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Current Active Projects



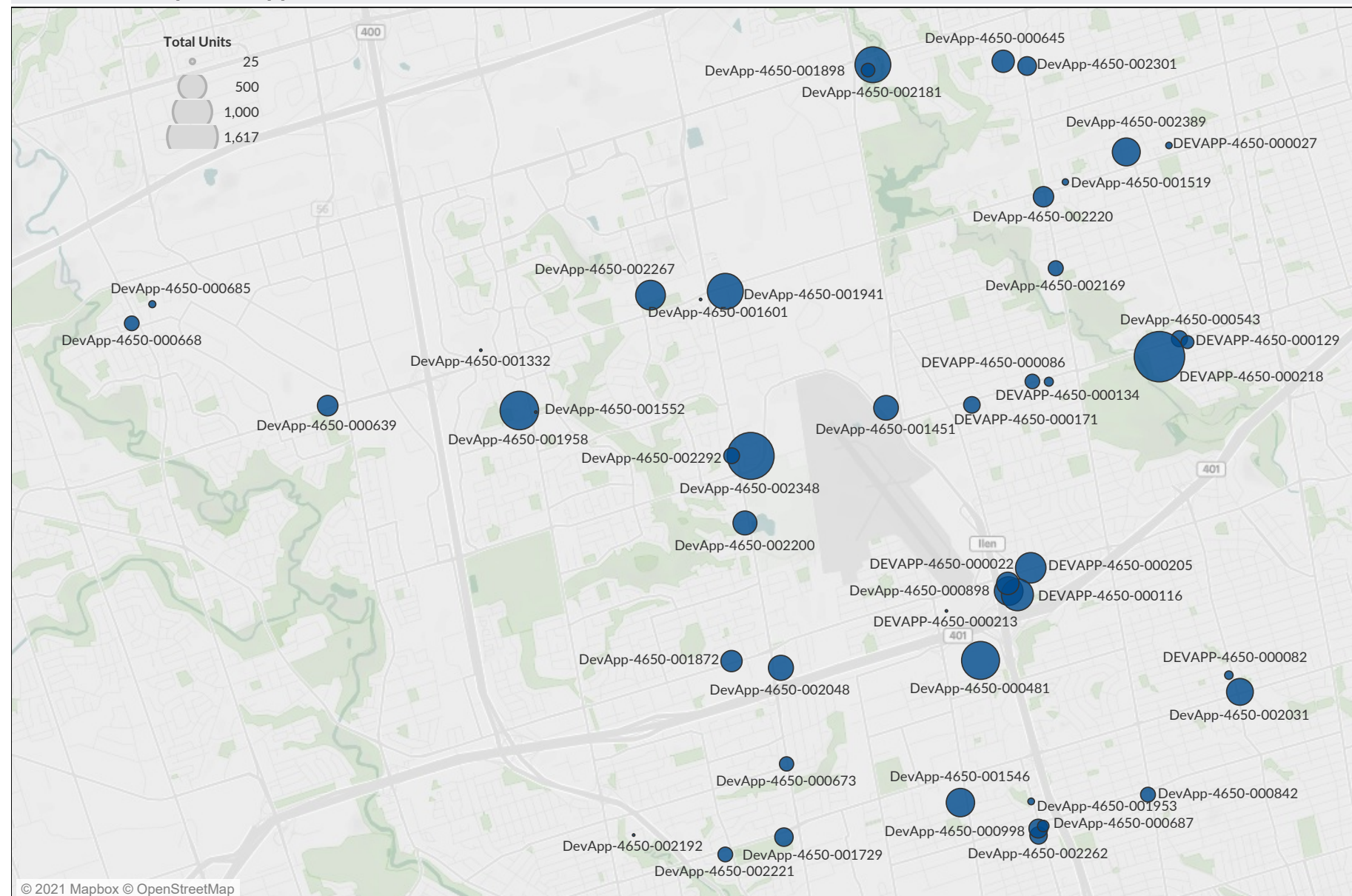
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Current Active Project List

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	16	44	61	218	\$997	\$1,011
Empire Maven - Empire	Apartment	May 2021	0	0	27	58	\$1,415	\$1,293
Glenhill Condominiums - Lanterra Developments	Apartment	January 2024	2	5	78	113	\$1,386	\$1,386
Greenwich Village - Crown Communities	Stacked	February 2022	1	6	4	153	\$670	\$793
Harrington Residences - Kaleido Developments Inc.	Apartment	May 2023	4	10	9	58	\$878	\$974
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	5	7	1	172	\$0	\$948

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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	2.8	
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-4650-000842	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	1350 Sheppard Avenue West	1.8	1,400
DevApp-4650-002389	172 Finch Avenue West	2.3	495

Please note that this 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 - April 2021

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	8	16	5,476	4,453	437	\$2,158	1,518	\$3,276,546	8,832
Central Waterfront	33	9	4,721	3,908	800	\$1,519	1,049	\$1,594,374	19,434
Don Mills - York Mills	13	12	3,683	3,265	191	\$1,014	1,096	\$1,111,746	13,974
Downtown Core	30	7	4,237	3,591	306	\$1,779	805	\$1,431,852	18,616
Downtown East	111	22	7,795	6,507	1,198	\$1,311	668	\$875,828	14,922
Downtown West	72	29	10,538	9,071	1,071	\$1,461	911	\$1,330,784	19,053
Etobicoke Waterfront	3	1	602	463	30	\$1,341	842	\$1,129,067	7,446
Highway7 - Yonge	4	5	1,187	1,122	57	\$816	1,134	\$925,433	.
Mississauga City Centre	732	13	7,939	7,215	417	\$913	856	\$781,515	.
North Toronto	5	14	3,707	3,114	494	\$1,271	849	\$1,079,214	13,529
North Yonge Corridor	5	6	1,715	1,523	68	\$1,187	858	\$1,018,376	8,127
North York East	0	2	528	525	2	\$949	1,028	\$974,900	206
North York West	28	9	1,220	983	191	\$1,298	1,685	\$2,186,518	15,556
Not Applicable	2,015	138	28,647	23,512	3,695	\$840	986	\$828,230	92,402
Scarborough City Centre									2,245
Sheppard Corridor	92	10	2,434	2,108	312	\$1,116	981	\$1,094,137	7,745
Thornhill	100	8	1,977	1,601	366	\$1,054	1,019	\$1,073,961	.
Toronto East	18	12	1,533	1,307	116	\$1,109	964	\$1,069,418	3,237
Toronto West	346	20	4,206	3,266	824	\$1,203	877	\$1,054,333	14,488
Yonge - St. Clair	4	7	661	521	140	\$1,767	1,451	\$2,565,247	3,539

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