



Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of May 2021



North York West Submarket Report - May 2021

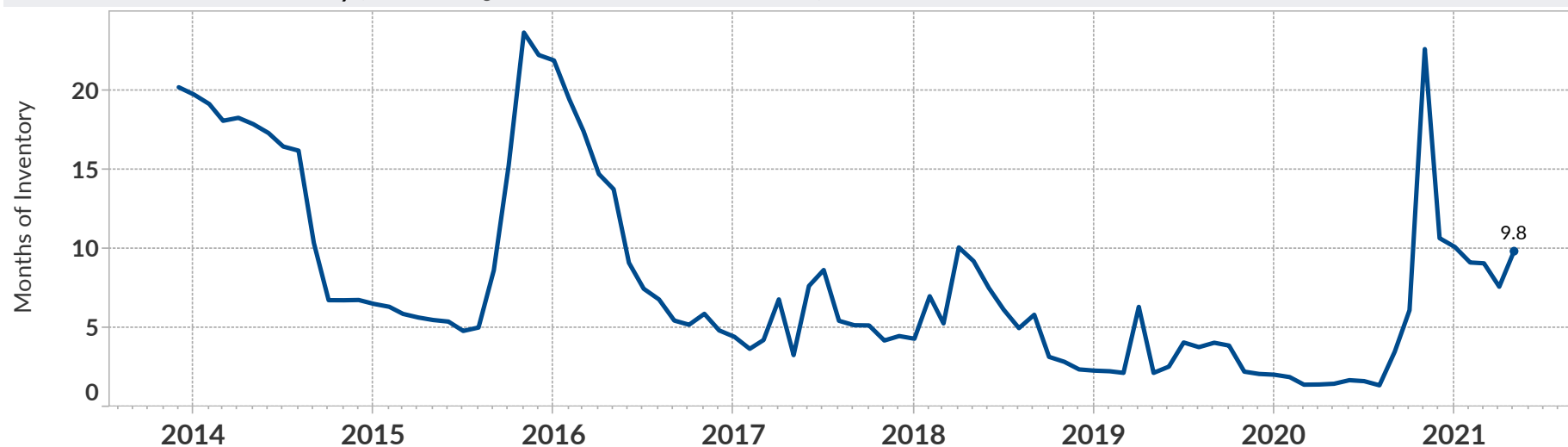


North York West		GTA
Active Projects	10	338
Total Units	1,267	92,166
Total Sales	989	77,131
Rem. Inv.	232	10,836
Avg. \$/SF	\$1,264	\$1,201
Avg. Project \$/SF	\$1,104	\$1,088
Avg. SF	1,553	984
Avg. \$	\$1,963,778	\$1,181,327
Current Month Sales (incl. active & sold out)	8	2,396

Development Applications

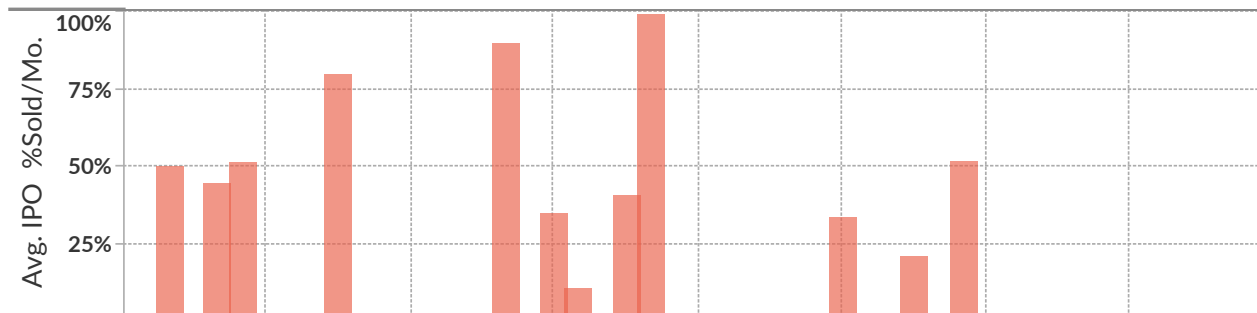
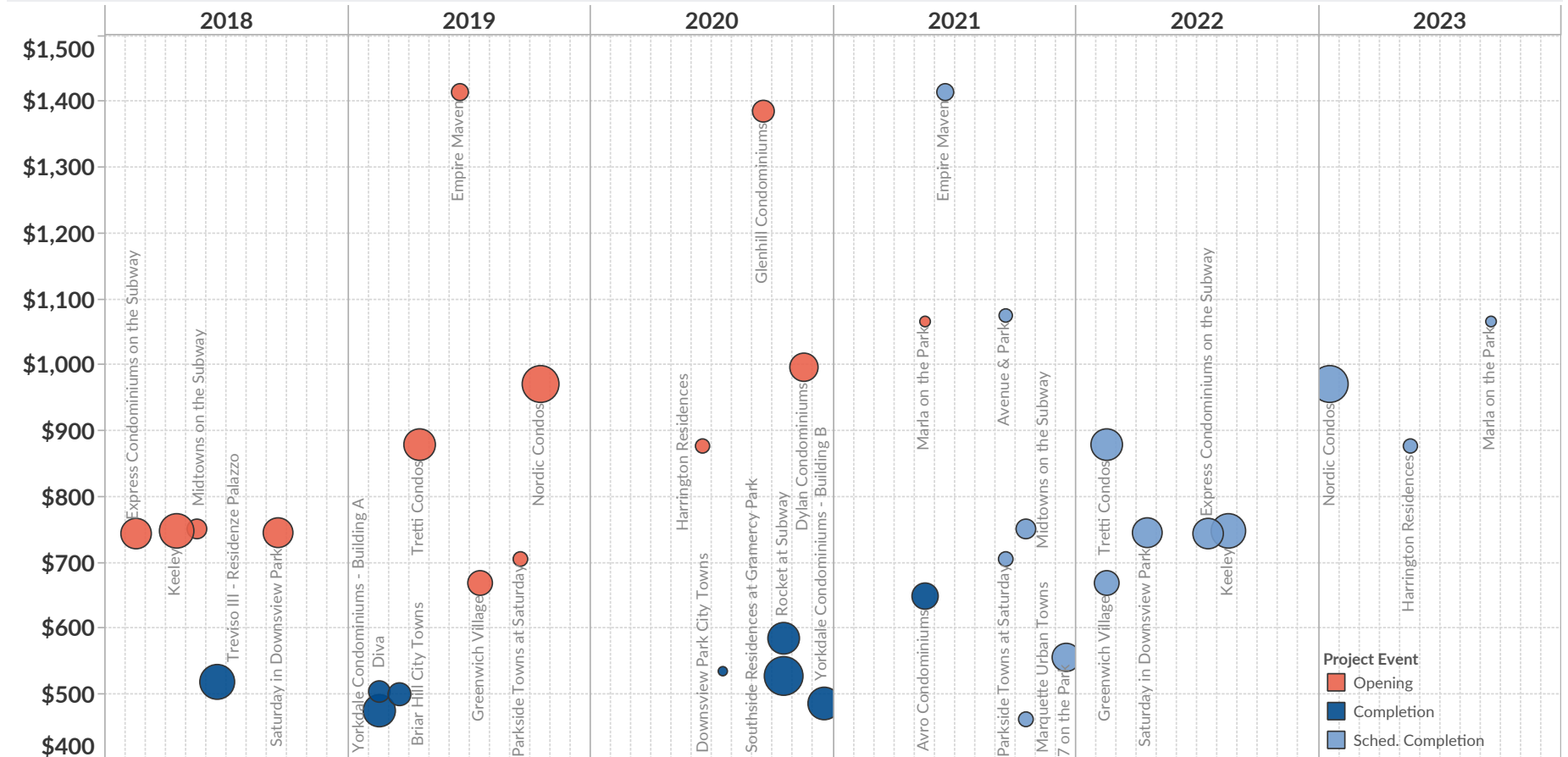
North York West		City of Toronto
Number of Dev. Apps.	48	484
Total Units	35,893	494,318
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	8.5	61.7
Avg. Floor Space Index	3.0	6.8

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

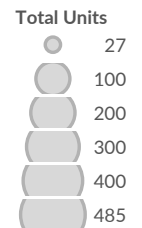


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Recent Project Openings, Completions & Scheduled Completions



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.



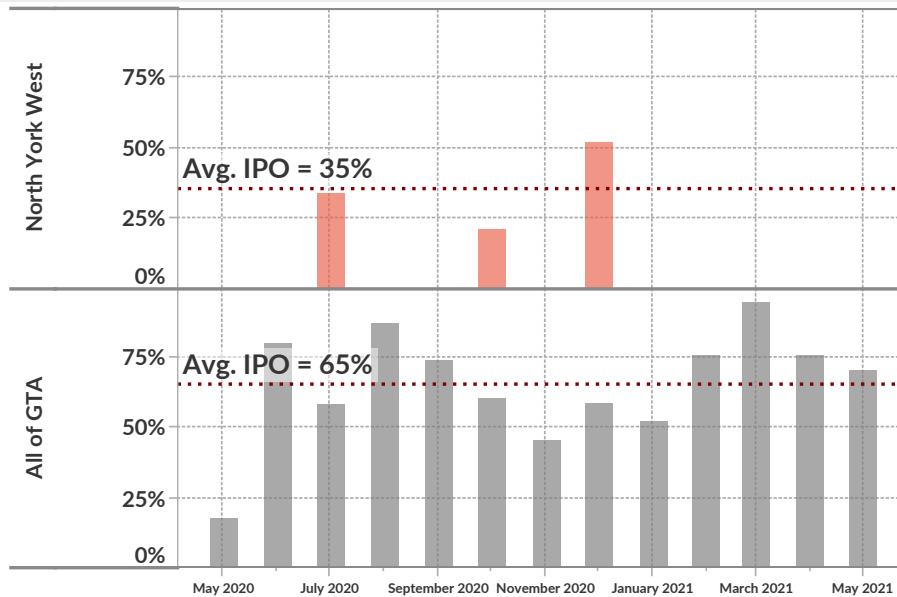
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Project Data by Unit Type

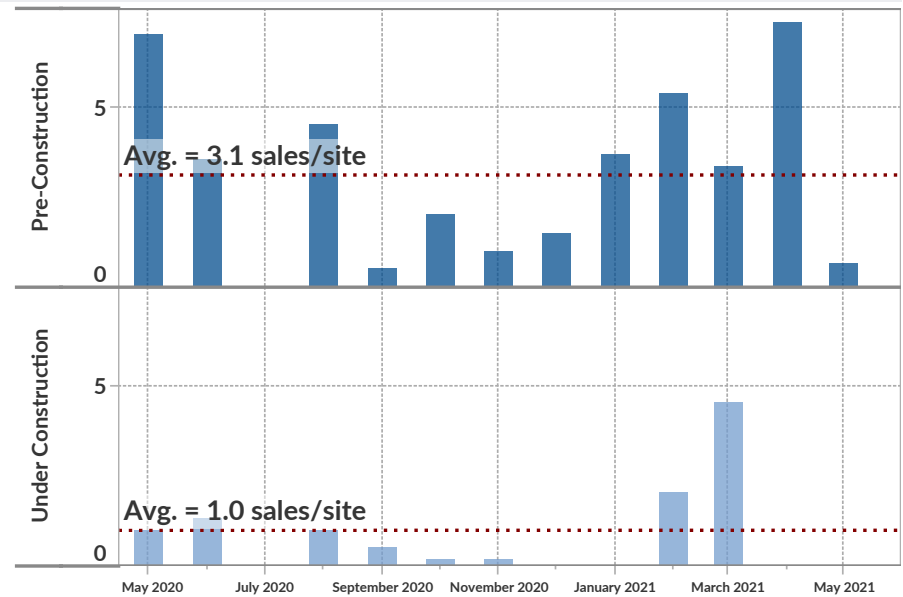
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	11	0	11	0
1 Bedroom	119	2	108	11
1 Bedroom + Den	391	2	349	42
2 Bedroom	318	4	252	66
2 Bedroom + Den	225	0	159	66
3 Bedroom & Up	91	0	49	42
Penthouse	4	0	4	0
Other	62	0	57	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,035	579	790	\$618,000	\$771,900
\$1,064	646	965	\$680,900	\$1,254,900
\$1,161	699	2,388	\$628,990	\$3,422,400
\$1,352	843	4,209	\$715,990	\$5,892,520
\$1,316	952	4,676	\$784,990	\$6,689,900
\$796	1,093	1,650	\$851,990	\$1,389,900

IPO Launch Performance (first 2 months)

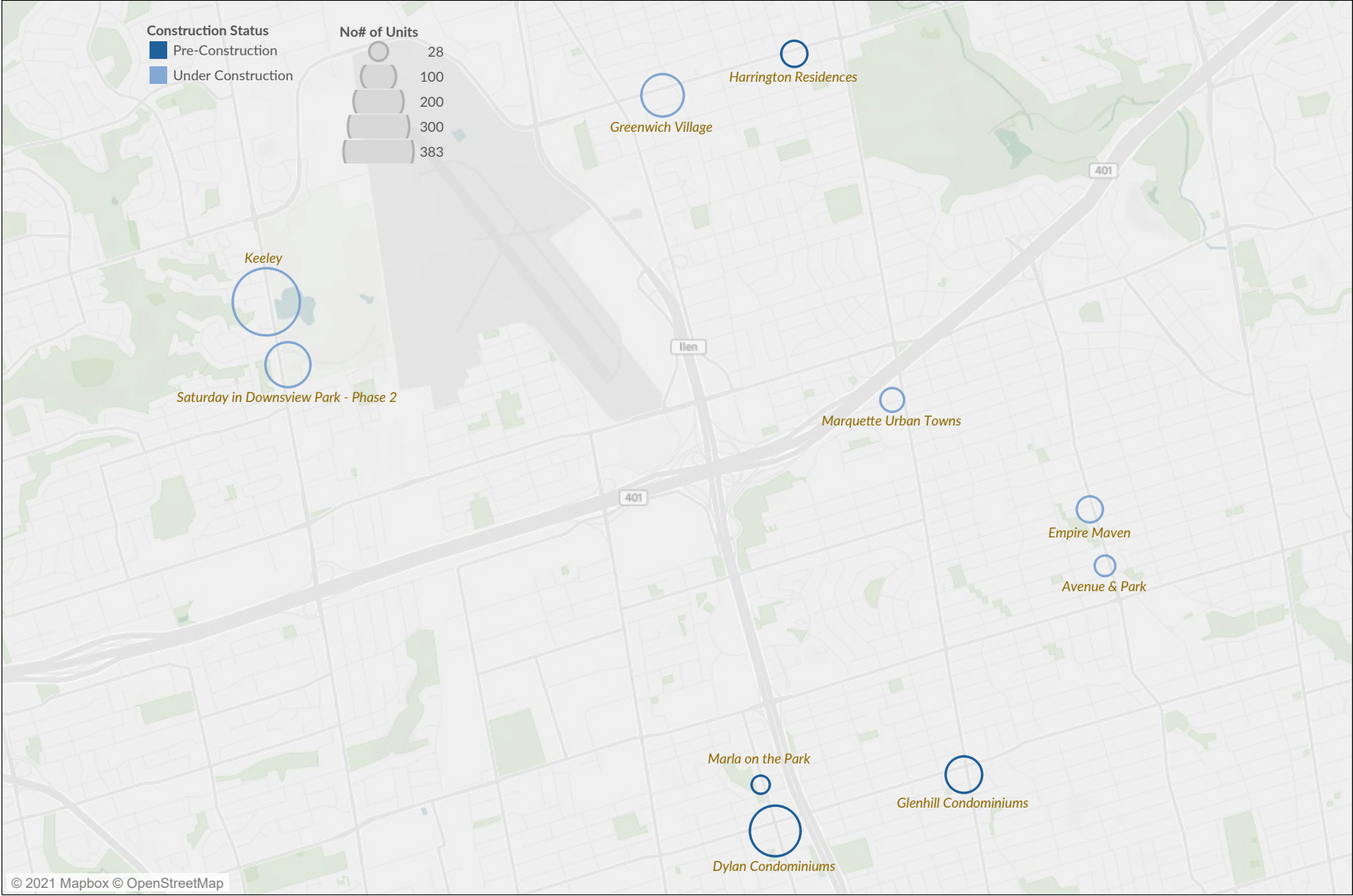


Post Launch Absorption: North York West



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Current Active Projects



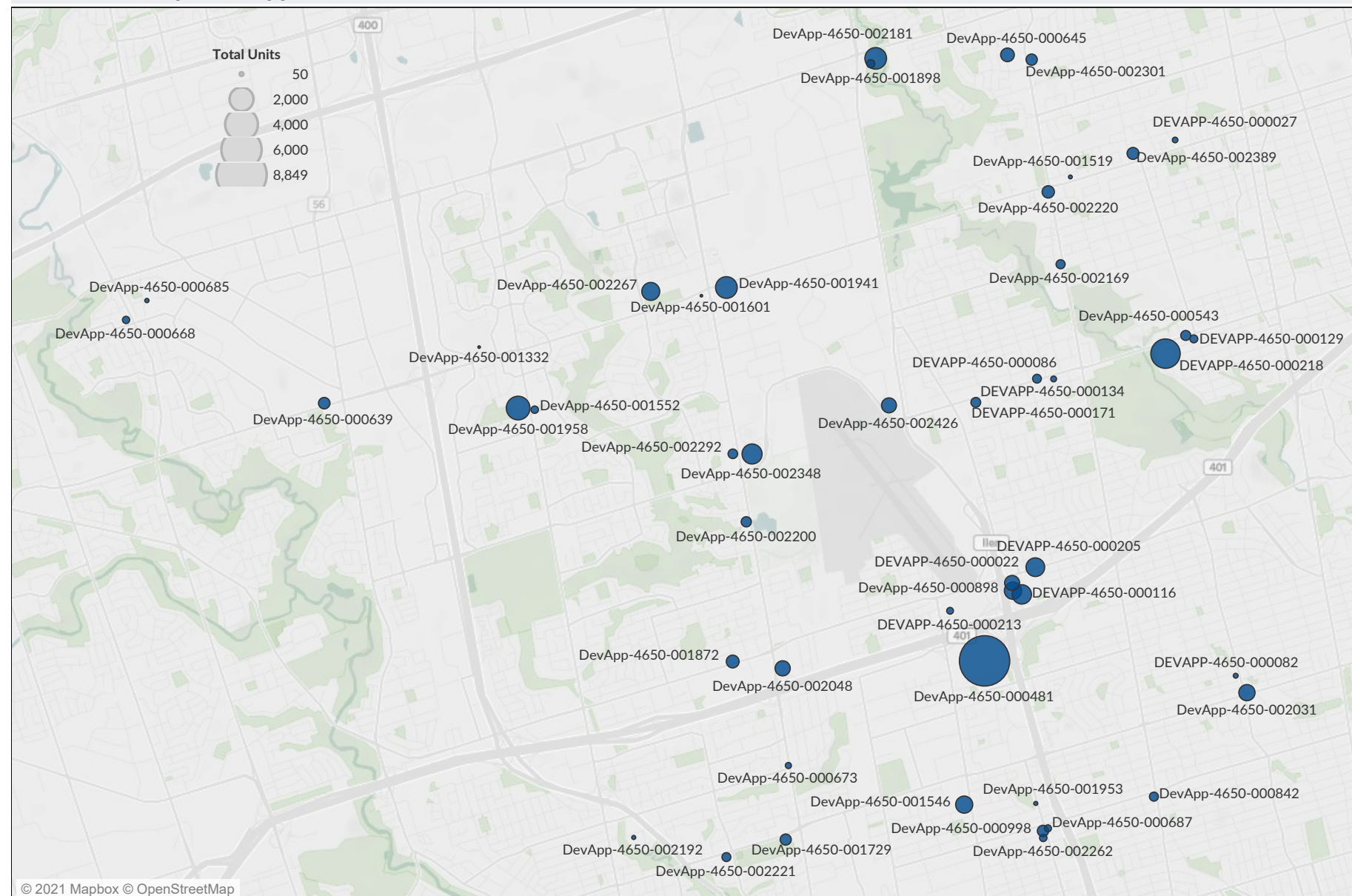
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Current Active Project List

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	1	45	60	218	\$997	\$1,015
Empire Maven - Empire	Apartment	June 2021	0	0	27	58	\$1,415	\$1,313
Glenhill Condominiums - Lanterra Developments	Apartment	January 2024	0	5	78	113	\$1,386	\$1,386
Greenwich Village - Crown Communities	Stacked	February 2022	0	4	6	153	\$670	\$795
Harrington Residences - Kaleido Developments Inc.	Apartment	May 2023	1	11	8	58	\$878	\$974
Keeley - TAS DesignBuild	Apartment	August 2022	0	0	24	383	\$749	\$842
Marla on the Park - Kultura	Apartment	September 2023	6	6	22	28	\$1,067	\$1,067
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	0	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	782
DEVAPP-4650-000027	11 - 19 Altamont Road	0.9	108
DEVAPP-4650-000082	1580 Avenue Road	6.9	80
DEVAPP-4650-000086	700 - 716 Sheppard Avenue West	3.5	268
DEVAPP-4650-000116	4 - 6 Tippet Road	4.9	1,298
DEVAPP-4650-000129	245 - 255 Sheppard Avenue West; 250 - 258 Bogert Avenue	3.4	217
DEVAPP-4650-000134	665 - 671 Sheppard Avenue West	1.8	116
DEVAPP-4650-000171	847 - 873 Sheppard Avenue West	1.8	332
DEVAPP-4650-000205	470 - 530 Wilson Avenue	6.5	1,212
DEVAPP-4650-000213	3621 Dufferin Street	2.8	158
DEVAPP-4650-000218	325 Bogert Avenue	5.3	3,007
DevApp-4650-000481	3401 Dufferin Street & 1 Yorkdale Road	3.2	8,849
DevApp-4650-000543	270 Sheppard Avenue West	3.8	342
DevApp-4650-000639	2370 Finch Avenue West	6.2	460
DevApp-4650-000645	6020 - 6030 Bathurst Street	4.3	649
DevApp-4650-000668	3002 - 3014 Islington Avenue	0.8	182
DevApp-4650-000673	2522 Keele Street	2.5	128
DevApp-4650-000685	135 Plunkett Road (Phase 2)	0.4	62
DevApp-4650-000687	529 Marlee Avenue	6.2	168
DevApp-4650-000842	2788 Bathurst Street	5.0	282
DevApp-4650-000898	30 Tippet Road (South Lands)	3.2	1,038
DevApp-4650-000998	831 Glencairn Avenue	5.3	442
DevApp-4650-001332	50 York Gate Boulevard	0.1	
DevApp-4650-001519	286 Finch Avenue West	2.2	50
DevApp-4650-001546	3000 Dufferin Street	3.5	1,019
DevApp-4650-001552	2839 Jane Street	3.8	190
DevApp-4650-001601	3933 Keele Street	3.8	
DevApp-4650-001729	1465 Lawrence Avenue West	4.4	431
DevApp-4650-001872	1184 Wilson Avenue	4.6	574
DevApp-4650-001898	1881 Steeles Avenue West	4.0	231
DevApp-4650-001941	1285 Finch Avenue West	4.3	1,636
DevApp-4650-001953	722 Marlee Avenue	1.6	56
DevApp-4650-001958	3 Marsh Grass Way	2.1	1,952
DevApp-4650-002031	284 Lawrence Avenue West	3.8	910
DevApp-4650-002048	2699 Keele Street	5.0	795
DevApp-4650-002169	4700 Bathurst Street	3.0	284
DevApp-4650-002181	1875 Steeles Avenue West	5.3	1,628
DevApp-4650-002192	349 Queens Drive	1.0	56
DevApp-4650-002200	3100 Keele Street	3.4	363
DevApp-4650-002220	4926 Bathurst Street	8.5	526
DevApp-4650-002221	1575 Lawrence Avenue West	5.9	274
DevApp-4650-002262	412 Marlee Avenue	4.9	190
DevApp-4650-002267	41-75 Four Winds Drive	4.1	1,120
DevApp-4650-002292	3374 Keele Street	4.8	316
DevApp-4650-002301	6035 Bathurst Street	7.0	440
DevApp-4650-002348	1350 Sheppard Avenue West	1.8	1,400
DevApp-4650-002389	172 Finch Avenue West	2.3	495
DevApp-4650-002426	1100 Sheppard Avenue West	6.6	777

Please note that this report includes 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	42	16	5,476	4,494	396	\$2,197	1,600	\$3,515,593	17,336
Central Waterfront	18	9	4,721	3,926	782	\$1,520	1,057	\$1,606,676	36,410
Don Mills - York Mills	7	12	3,682	3,274	183	\$1,011	1,107	\$1,119,470	23,874
Downtown Core	26	8	4,931	4,302	289	\$1,814	839	\$1,522,007	35,133
Downtown East	109	20	7,141	6,397	653	\$1,270	813	\$1,032,085	30,116
Downtown West	127	27	9,568	8,213	973	\$1,484	901	\$1,337,162	36,221
Etobicoke Waterfront	10	1	602	473	20	\$1,342	831	\$1,114,875	14,950
Highway7 - Yonge	1	6	1,392	1,123	261	\$778	1,220	\$948,740	.
Mississauga City Centre	73	11	7,076	6,272	500	\$933	830	\$774,230	.
North Toronto	89	15	3,743	3,203	441	\$1,306	918	\$1,199,330	26,183
North Yonge Corridor	6	6	1,715	1,529	62	\$1,205	847	\$1,020,553	15,660
North York East	0	2	528	525	2	\$949	1,028	\$974,900	412
North York West	8	10	1,267	989	232	\$1,264	1,553	\$1,963,778	35,893
Not Applicable	1,308	138	29,223	23,197	4,401	\$869	929	\$807,860	172,168
Scarborough City Centre									5,284
Sheppard Corridor	35	10	2,434	2,140	280	\$1,118	1,006	\$1,124,871	13,768
Thornhill	111	8	1,977	1,712	255	\$1,074	1,116	\$1,198,538	.
Toronto East	31	11	1,442	1,211	121	\$1,119	985	\$1,103,177	6,330
Toronto West	164	20	4,202	3,400	690	\$1,205	907	\$1,093,153	24,915
Yonge - St. Clair	231	8	1,046	751	295	\$1,639	1,174	\$1,923,973	6,891

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