

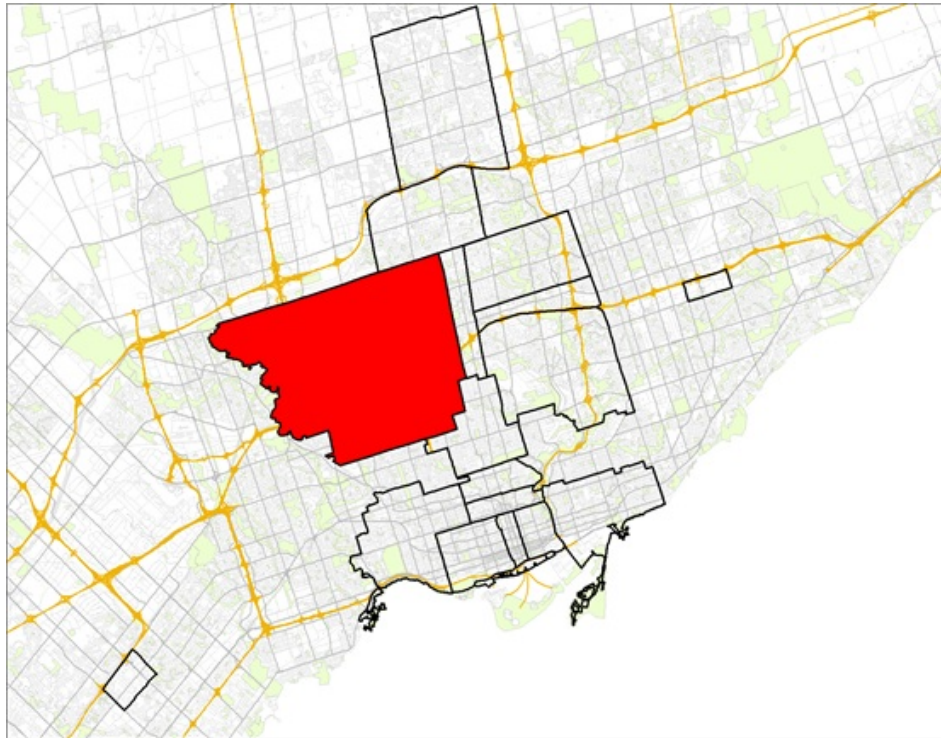


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of August 2021



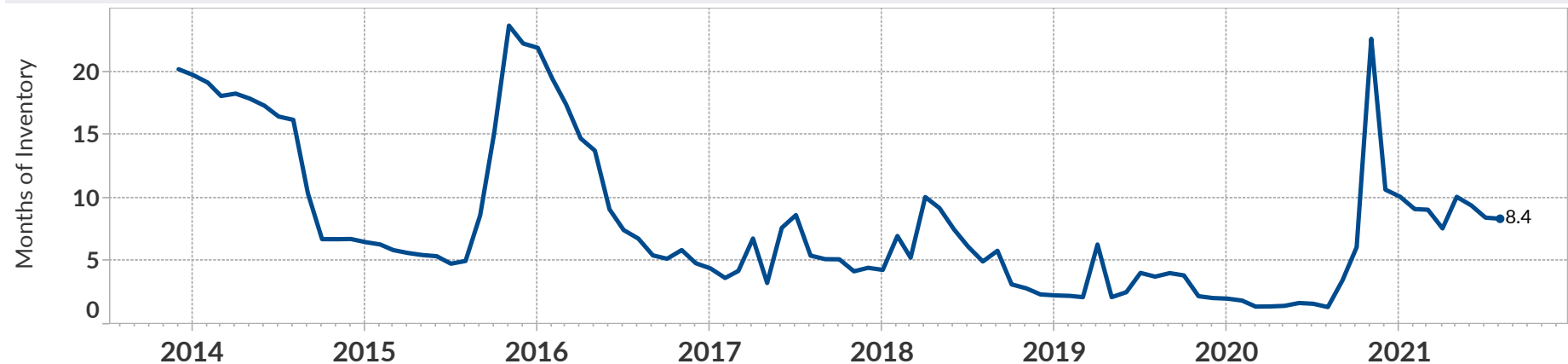
North York West Submarket Report - August 2021



North York West		GTA
Active Projects	9	338
Total Units	1,055	88,198
Total Sales	860	78,231
Rem. Inv.	195	9,967
Avg. \$/SF	\$1,280	\$1,235
Avg. Project \$/SF	\$1,122	\$1,119
Avg. SF	1,641	962
Avg. \$	\$2,099,767	\$1,188,107
Current Month Sales (incl. active & sold out)	7	3,162

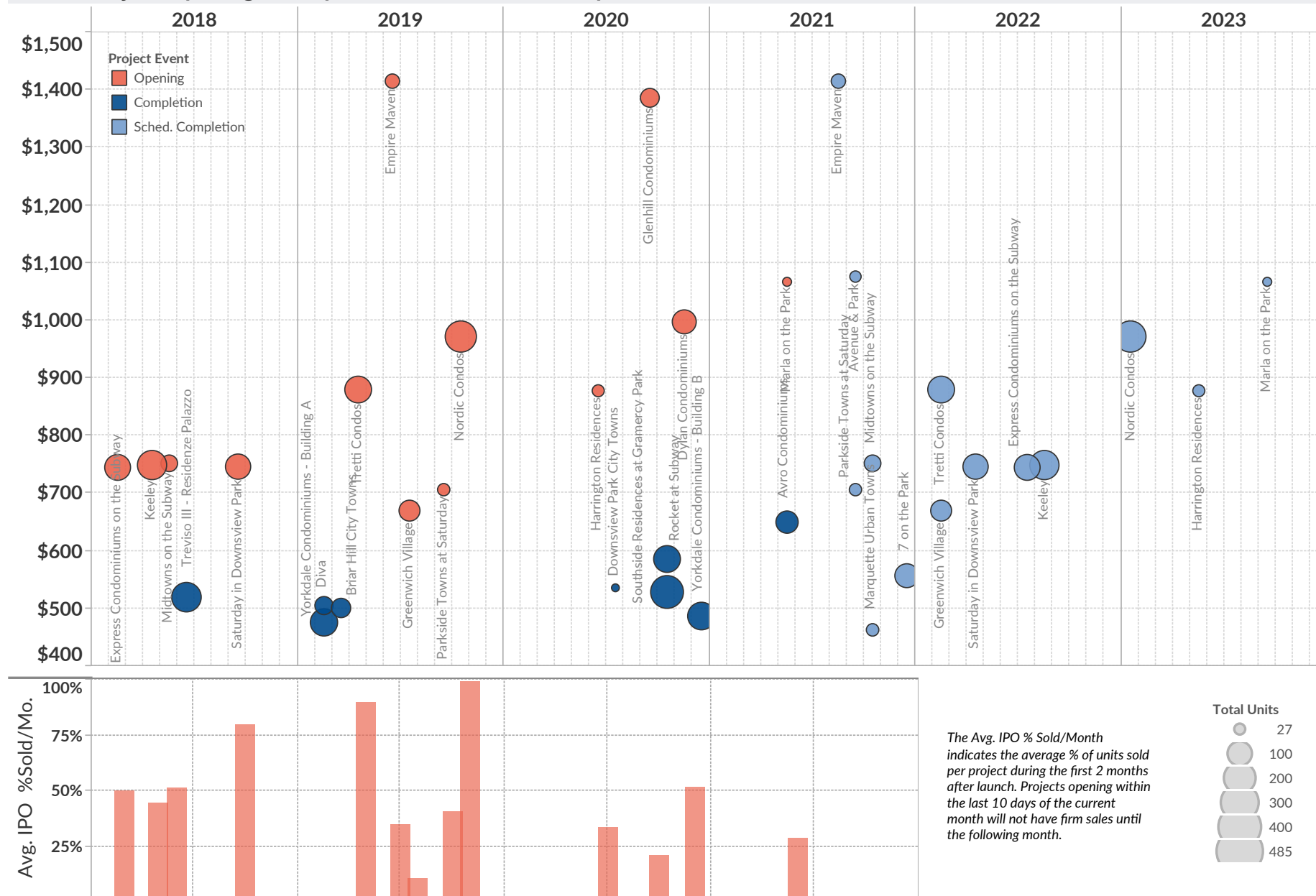
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	51	1
Total Units	19,046	239
Min. Floor Space Index	0.1	3.8
Max. Floor Space Index	8.5	3.8
Avg. Floor Space Index	3.5	3.8

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



North York West Submarket Report - August 2021

Recent Project Openings, Completions & Scheduled Completions



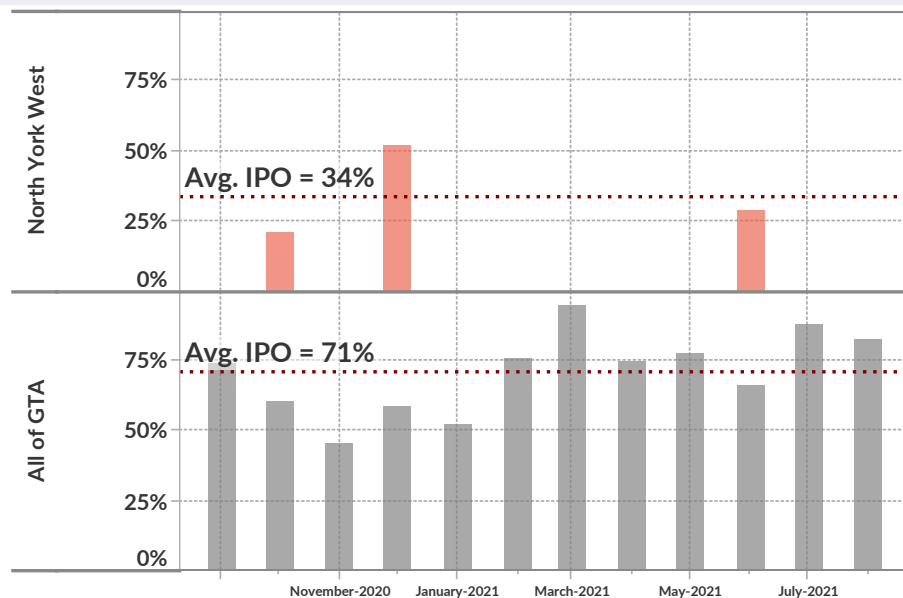
North York West Submarket Report - August 2021

Project Data by Unit Type

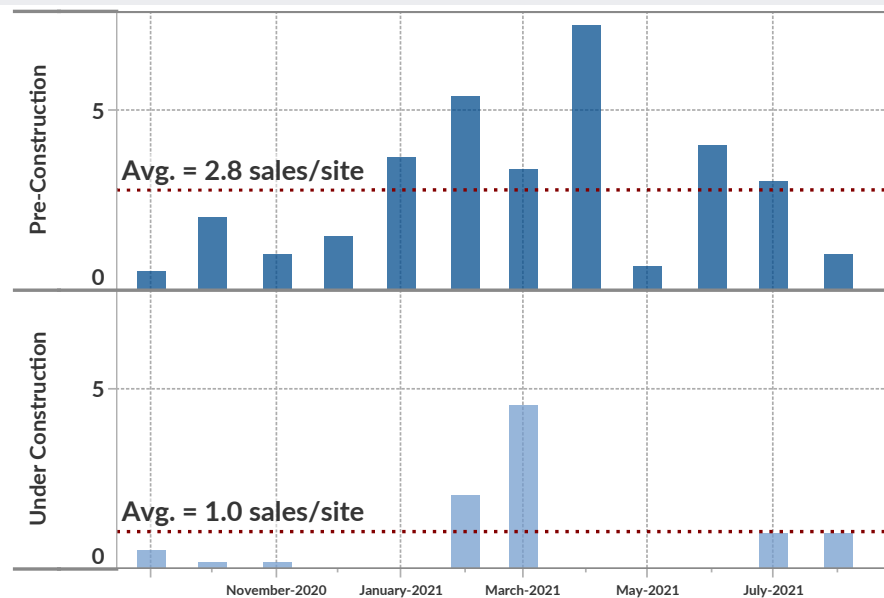
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	9	0	9	0
1 Bedroom	98	0	88	10
1 Bedroom + Den	312	2	285	27
2 Bedroom	283	4	230	53
2 Bedroom + Den	193	1	134	59
3 Bedroom & Up	94	0	53	41
Penthouse	4	0	4	0
Other	62	0	57	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,031	579	790	\$618,000	\$771,900
\$1,038	646	786	\$680,900	\$803,900
\$1,217	699	2,388	\$628,990	\$3,422,400
\$1,380	843	3,739	\$715,990	\$5,405,900
\$1,284	952	5,081	\$784,990	\$6,689,900
\$796	1,093	1,650	\$851,990	\$1,389,900

IPO Launch Performance (first 2 months)

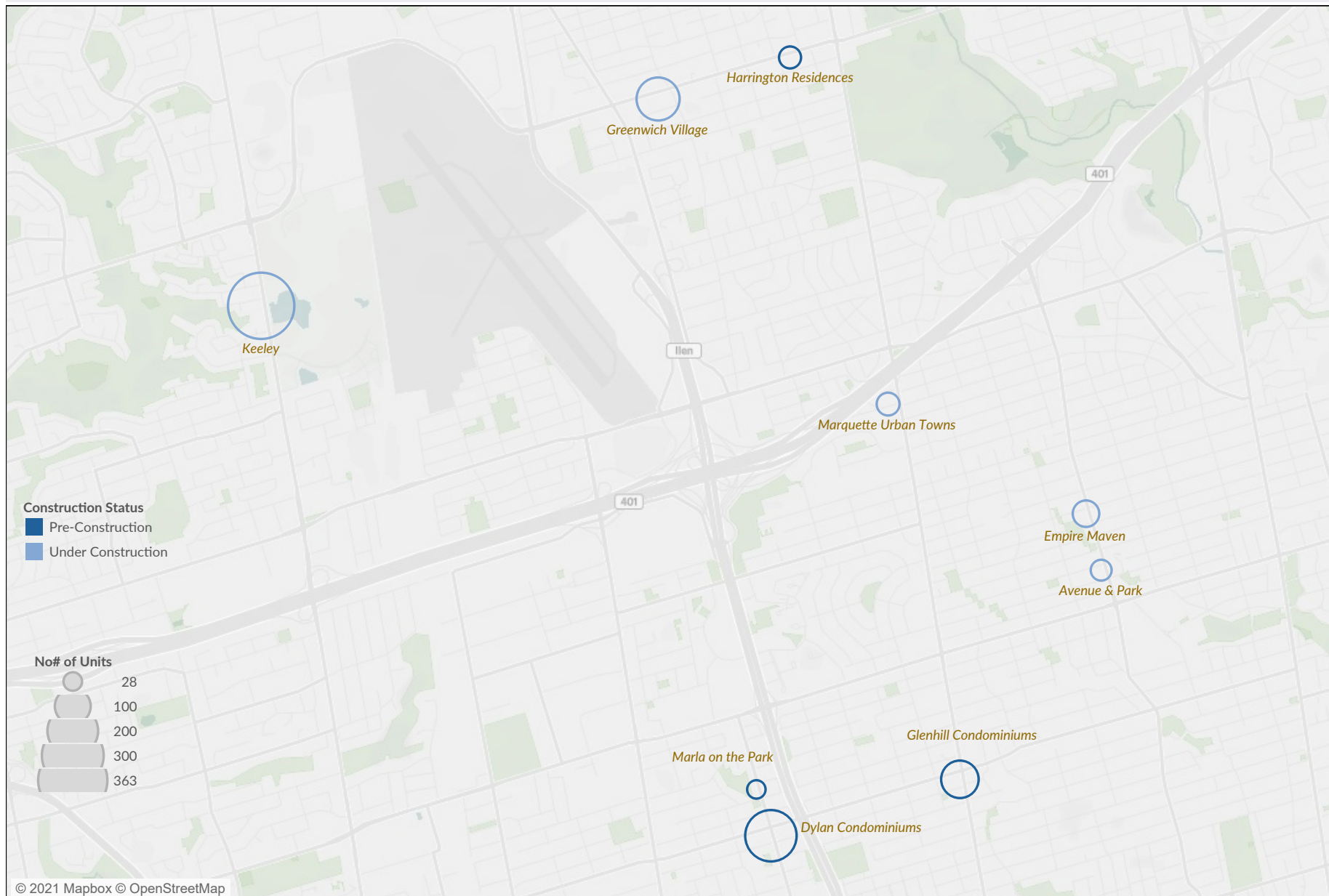


Post Launch Absorption: North York West



North York West Submarket Report - August 2021

Current Active Projects



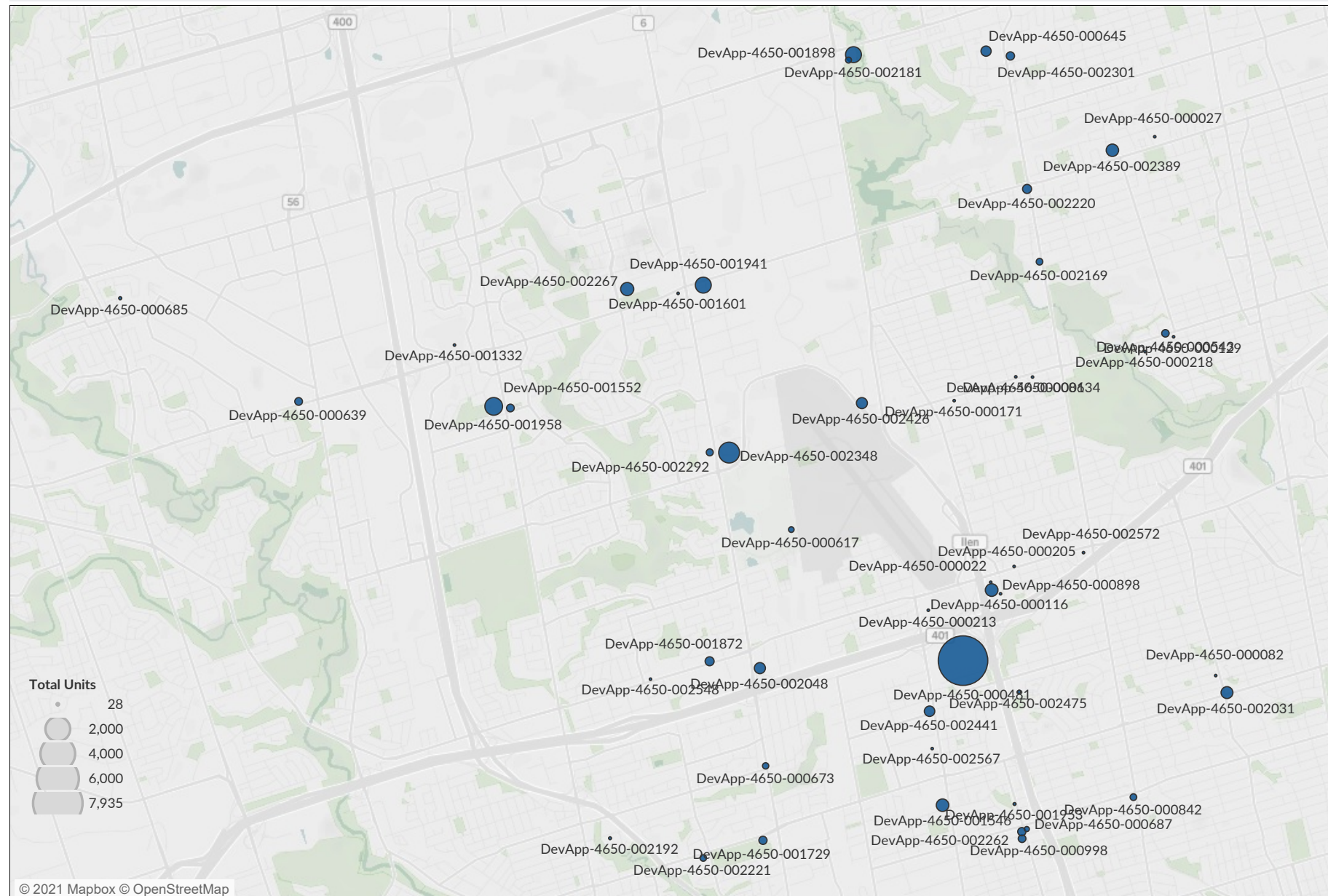
North York West Submarket Report - August 2021

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	58	47	218	\$997	\$1,016
Empire Maven - Empire	Apartment	September-2021	1	5	22	58	\$1,415	\$1,304
Glenhill Condominiums - Lanterra Developments	Apartment	January-2024	0	13	76	116	\$1,386	\$1,384
Greenwich Village - Crown Communities	Stacked	February-2022	1	6	4	153	\$670	\$809
Harrington Residences - Kaleido Developments Inc.	Apartment	May-2023	1	13	6	40	\$878	\$975
Keeley - TAS DesignBuild	Apartment	August-2022	1	5	19	363	\$749	\$819
Marla on the Park - Kultura	Apartment	September-2023	2	13	15	28	\$1,067	\$1,069
Marquette Urban Towns - Kubo Developments	Stacked	October-2021	0	0	0	43	\$463	\$0

North York West Submarket Report - August 2021

Current Development Applications



North York West Submarket Report - August 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000022	36 - 36R Tippet Road (North Lands)		
DevApp-4650-000027	11 - 19 Altamont Road		
DevApp-4650-000082	1580 Avenue Road		
DevApp-4650-000086	700 - 716 Sheppard Avenue West		
DevApp-4650-000116	4 - 6 Tippet Road		
DevApp-4650-000129	245 - 255 Sheppard Avenue West; 250 - 258 Bogert Avenue		
DevApp-4650-000134	665 - 671 Sheppard Avenue West		
DevApp-4650-000171	847 - 873 Sheppard Avenue West		
DevApp-4650-000205	470 - 530 Wilson Avenue		
DevApp-4650-000213	3621 Dufferin Street		
DevApp-4650-000218	325 Bogert Avenue		
DevApp-4650-000481	3401 Dufferin Street & 1 Yorkdale Road	3.2	7,935
DevApp-4650-000543	270 Sheppard Avenue West	3.8	179
DevApp-4650-000617	2995 Keele Street	1.9	101
DevApp-4650-000639	2370 Finch Avenue West	6.2	192
DevApp-4650-000645	6020 - 6030 Bathurst Street	4.3	335
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	143
DevApp-4650-000898	30 Tippet Road (South Lands)	3.2	517
DevApp-4650-000998	831 Glencairn Avenue	5.3	218
DevApp-4650-001332	50 York Gate Boulevard	0.1	
DevApp-4650-001546	3000 Dufferin Street	3.5	508
DevApp-4650-001552	2839 Jane Street	3.8	190
DevApp-4650-001601	3933 Keele Street	3.8	
DevApp-4650-001729	1465 Lawrence Avenue West	4.0	216
DevApp-4650-001872	1184 Wilson Avenue	4.5	261
DevApp-4650-001898	1881 Steeles Avenue West	4.0	114
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	1,009
DevApp-4650-002031	284 Lawrence Avenue West	3.8	455
DevApp-4650-002048	2699 Keele Street	5.0	397
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	28
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
DevApp-4650-002426	1100 Sheppard Avenue West	6.6	392
DevApp-4650-002441	3280 Dufferin Street	5.7	352
DevApp-4650-002475	1-87 Bredonhill Court	2.0	36
DevApp-4650-002548	1326 Wilson Avenue		
DevApp-4650-002567	3140 Dufferin Street		
DevApp-4650-002572	333 Wilson Avenue		

North Yonge Corridor Submarket Report - August 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	● 136	● 15	● 4,169	● 3,761	● 408	● \$2,323	● 1,475	● \$3,427,383	● 8,470
Central Waterfront	● 18	● 9	● 4,708	● 3,989	● 719	● \$1,528	● 1,081	● \$1,652,284	● 9,248
Don Mills - York Mills	● 24	● 13	● 3,706	● 3,437	● 269	● \$1,017	● 1,020	● \$1,037,452	● 12,829
Downtown Core	● 9	● 8	● 4,591	● 4,337	● 254	● \$1,829	● 820	● \$1,499,332	● 16,410
Downtown East	● 286	● 21	● 7,427	● 6,750	● 677	● \$1,282	● 807	● \$1,034,099	● 13,132
Downtown West	● 20	● 25	● 8,318	● 7,428	● 890	● \$1,502	● 923	● \$1,386,513	● 16,825
Etobicoke Waterfront	● 13	● 1	● 503	● 494	● 9	● \$1,398	● 616	● \$861,650	● 12,731
Highway7 - Yonge	● 55	● 6	● 1,384	● 1,270	● 114	● \$816	● 1,197	● \$977,116	● 5,860
Mississauga City Centre	● 528	● 13	● 7,923	● 7,404	● 519	● \$1,057	● 852	● \$900,441	● 206
North Toronto	● 13	● 16	● 3,747	● 3,303	● 444	● \$1,358	● 928	● \$1,259,939	● 19,046
North Yonge Corridor	● 11	● 4	● 1,146	● 1,111	● 35	● \$1,229	● 841	● \$1,033,361	● 77,857
North York East	● 0	● 2	● 527	● 525	● 2	● \$949	● 1,028	● \$974,900	● 3,039
North York West	● 7	● 9	● 1,055	● 860	● 195	● \$1,280	● 1,641	● \$2,099,767	● 6,950
Not Applicable	● 1,943	● 138	● 28,370	● 24,381	● 3,989	● \$905	● 880	● \$796,052	● 2,916
Scarborough City Centre									● 13,761
Sheppard Corridor	● 12	● 11	● 2,426	● 2,173	● 253	● \$1,114	● 1,026	● \$1,143,916	● 3,470
Thornhill	● 15	● 8	● 1,967	● 1,771	● 196	● \$1,068	● 1,191	● \$1,271,341	
Toronto East	● 21	● 12	● 1,461	● 1,340	● 121	● \$1,086	● 935	● \$1,015,152	
Toronto West	● 49	● 19	● 3,724	● 3,104	● 620	● \$1,210	● 926	● \$1,120,422	
Yonge - St. Clair	● 2	● 8	● 1,046	● 793	● 253	● \$1,679	● 1,249	● \$2,097,405	

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