

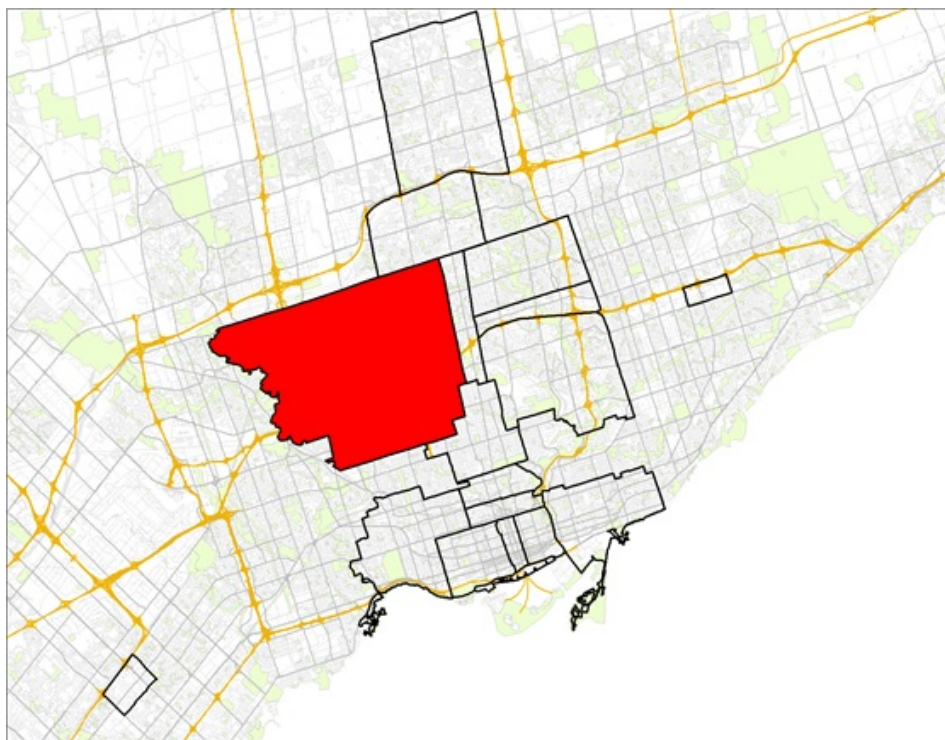


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of September 2021



North York West Submarket Report - September 2021



North York West		GTA
Active Projects	10	345
Total Units	1,522	89,461
Total Sales	1,001	78,354
Rem. Inv.	521	11,107
Avg. \$/SF	\$1,210	\$1,256
Avg. Project \$/SF	\$1,143	\$1,125
Avg. SF	999	922
Avg. \$	\$1,208,767	\$1,158,650
Current Month Sales (incl. active & sold out)	293	2,488

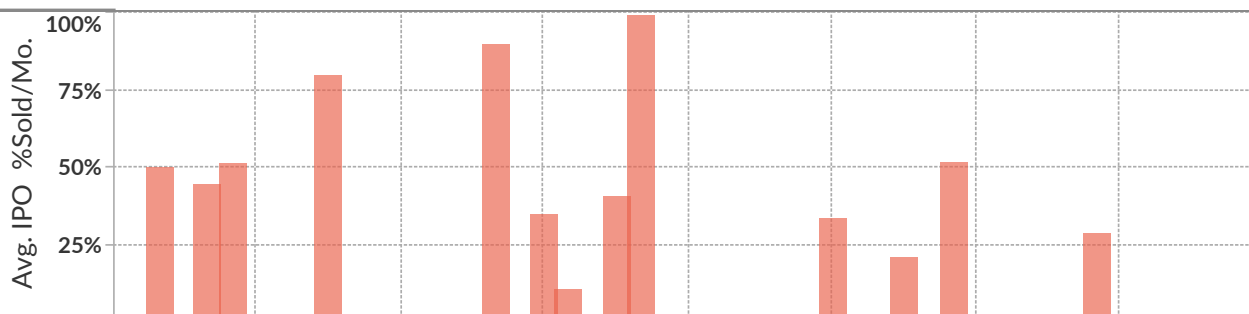
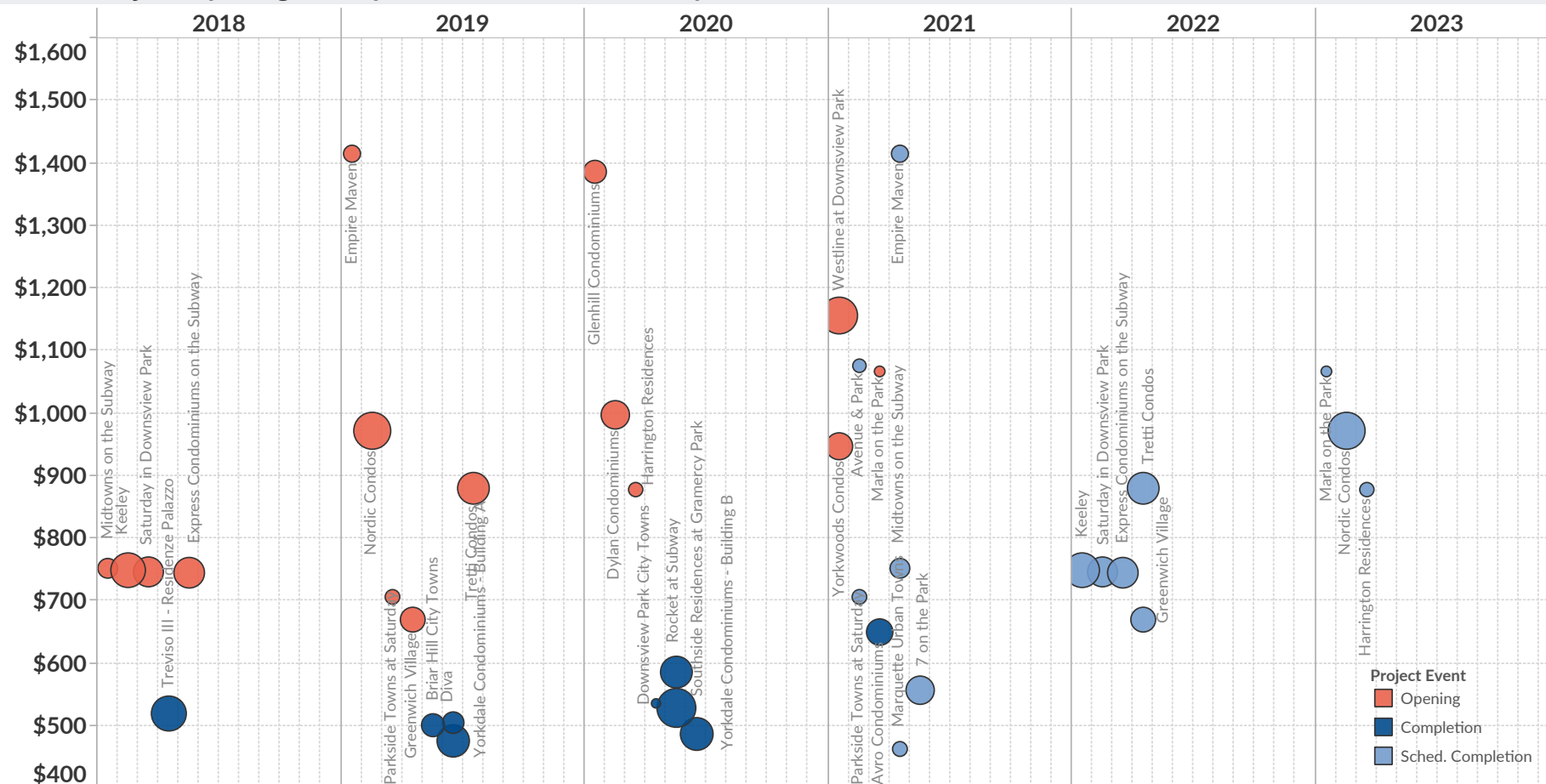
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	54	495
Total Units	22,789	268,467
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	8.5	61.7
Avg. Floor Space Index	3.1	6.9

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

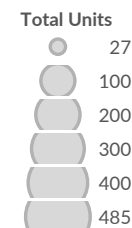


North York West Submarket Report - September 2021

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.



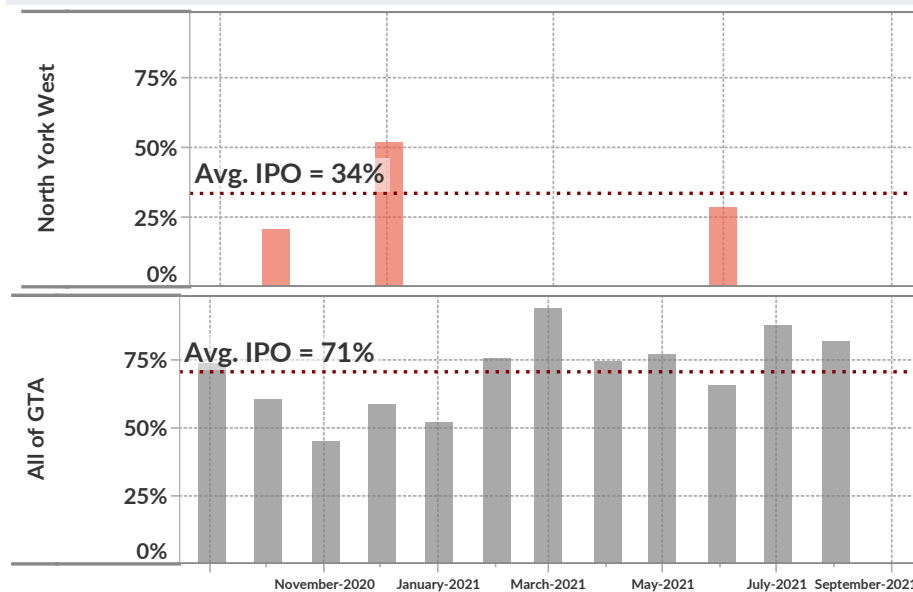
North York West Submarket Report - September 2021

Project Data by Unit Type

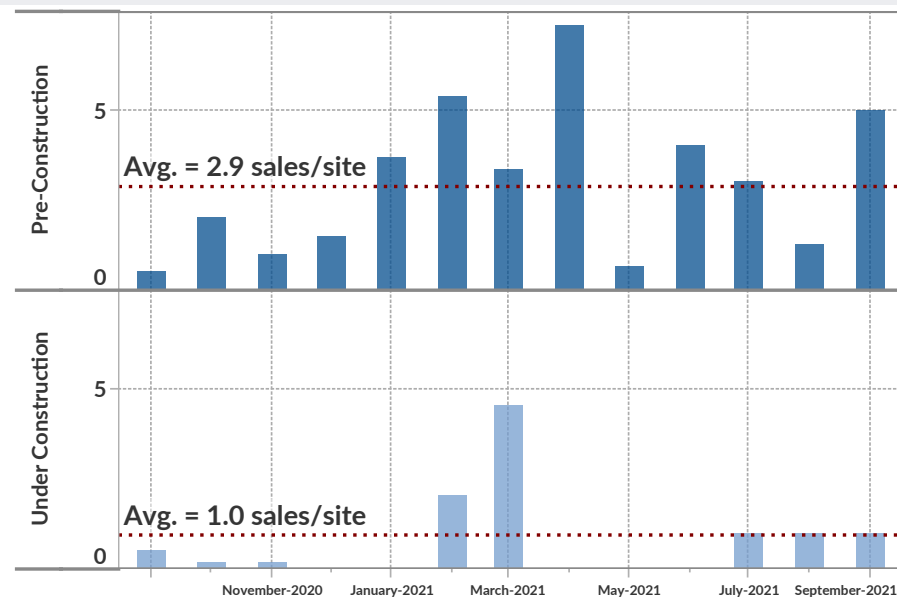
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	9	0	7	2
1 Bedroom	164	39	129	35
1 Bedroom + Den	652	146	428	224
2 Bedroom	372	72	251	121
2 Bedroom + Den	163	26	104	59
3 Bedroom & Up	136	6	59	77
Penthouse	4	0	4	0
Other	22	0	19	3

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,176	459	790	\$516,990	\$899,900
\$1,101	497	965	\$525,990	\$1,318,900
\$1,193	662	2,388	\$625,990	\$3,422,400
\$1,409	744	3,739	\$715,990	\$5,568,900
\$1,191	892	5,081	\$730,990	\$6,620,900
\$754	1,093	1,321	\$851,990	\$967,990

IPO Launch Performance (first 2 months)

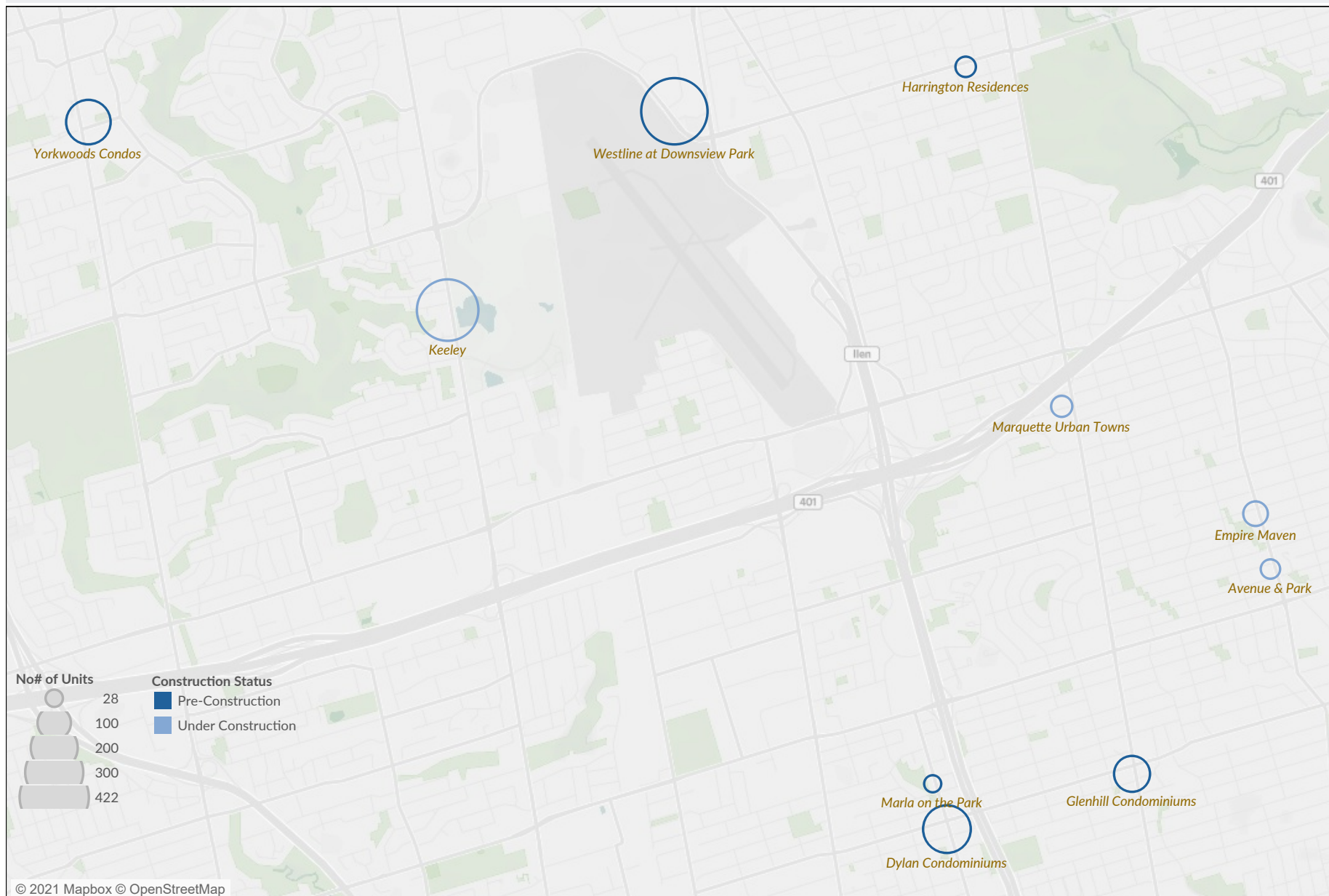


Post Launch Absorption: North York West



North York West Submarket Report - September 2021

Current Active Projects



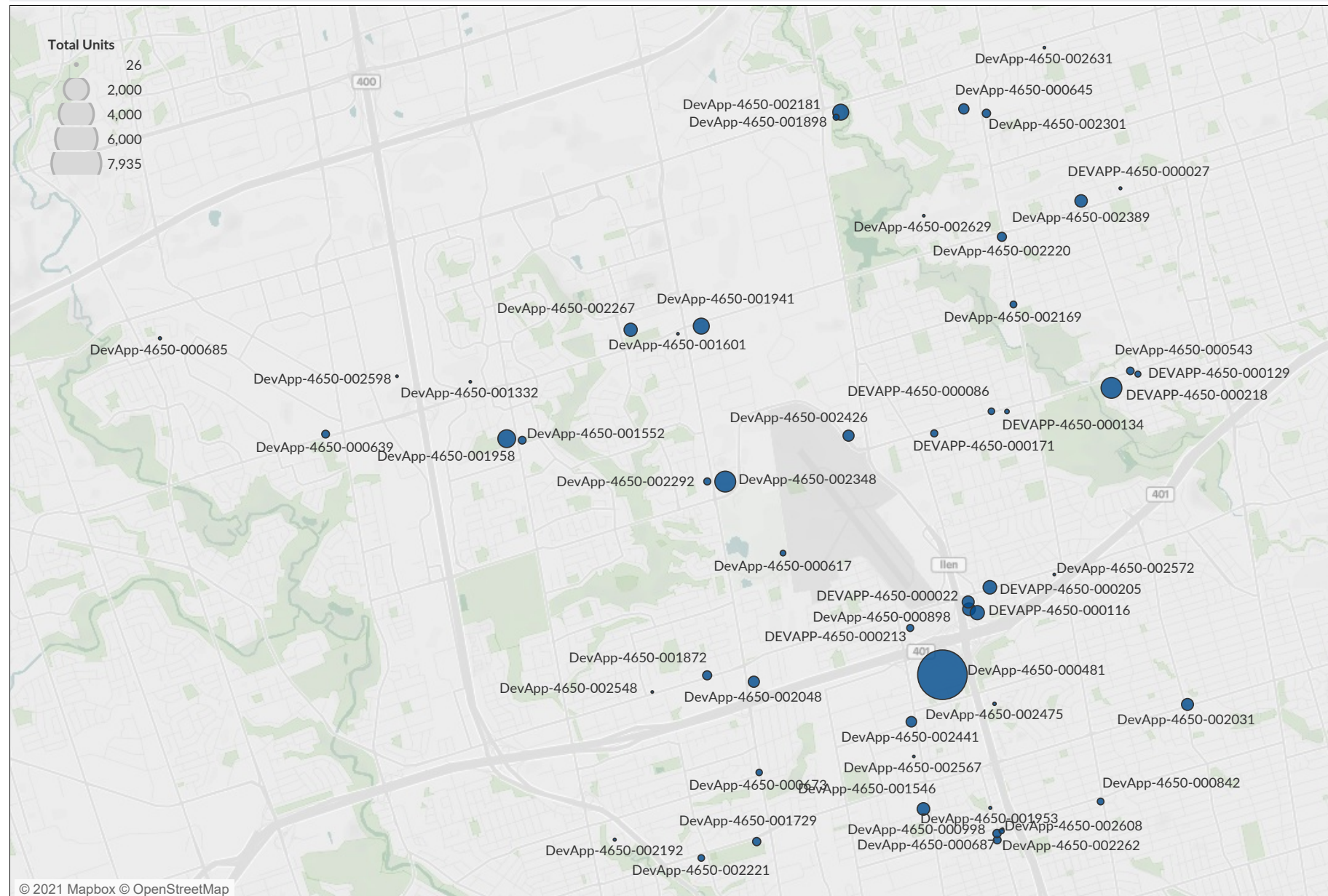
North York West Submarket Report - September 2021

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	November-2021	1	1	5	36	\$1,076	\$1,600
Dylan Condominiums - Chestnut Hill Developments	Apartment	March-2024	17	75	30	218	\$997	\$1,046
Empire Maven - Empire	Apartment	October-2021	0	5	22	58	\$1,415	\$1,304
Glenhill Condominiums - Lanterra Developments	Apartment	January-2024	0	13	84	124	\$1,386	\$1,384
Harrington Residences - Kaleido Developments Inc.	Apartment	May-2023	1	14	5	40	\$878	\$976
Keeley - TAS DesignBuild	Apartment	August-2022	1	6	18	363	\$749	\$816
Marla on the Park - Kultura	Apartment	September-2023	2	16	12	28	\$1,067	\$1,069
Marquette Urban Towns - Kubo Developments	Stacked	October-2021	0	0	0	43	\$463	\$0
Westline at Downsview Park - Centrecourt Developments Inc.	Apartment	January-2025	204	204	218	422	\$1,156	\$1,145
Yorkwoods Condos - CTN Developments	Apartment	August-2024	63	63	127	190	\$947	\$947

North York West Submarket Report - September 2021

Current Development Applications



North York West Submarket Report - September 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000022	36 - 36R Tippet Road (North Lands)	4.4	462
DEVAPP-4650-000027	11 - 19 Altamont Road	0.9	26
DEVAPP-4650-000086	700 - 716 Sheppard Avenue West	3.5	134
DEVAPP-4650-000116	4 - 6 Tippet Road	4.9	647
DEVAPP-4650-000129	245 - 255 Sheppard Avenue West; 250 - 258 Bogert Avenue	3.4	112
DEVAPP-4650-000134	665 - 671 Sheppard Avenue West	1.8	65
DEVAPP-4650-000171	847 - 873 Sheppard Avenue West	1.8	160
DEVAPP-4650-000205	470 - 530 Wilson Avenue	6.5	589
DEVAPP-4650-000213	3621 Dufferin Street	2.8	158
DEVAPP-4650-000218	325 Bogert Avenue	5.3	1,390
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		
DevApp-4650-002598	15 Fenmar Drive		
DevApp-4650-002608	805 Glencairn Avenue		
DevApp-4650-002629	5830 Bathurst Street		
DevApp-4650-002631	150-160 Cactus Avenue		

North York West Submarket Report - September 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	• 16	• 15	• 4,155	• 3,779	• 376	• \$2,337	• 1,526	• \$3,567,122	• 8,623
Central Waterfront	• 26	• 9	• 4,708	• 4,014	• 694	• \$1,556	• 1,081	• \$1,681,409	• 17,819
Don Mills - York Mills	• 20	• 13	• 3,706	• 3,457	• 249	• \$1,012	• 1,048	• \$1,060,452	• 11,491
Downtown Core	• 20	• 7	• 3,756	• 3,541	• 215	• \$1,897	• 849	• \$1,610,331	• 17,238
Downtown East	• 481	• 22	• 7,812	• 6,634	• 1,178	• \$1,310	• 709	• \$928,777	• 15,902
Downtown West	• 54	• 25	• 8,324	• 7,525	• 799	• \$1,506	• 932	• \$1,403,441	• 18,862
Etobicoke Waterfront	• 0	• 1	• 503	• 494	• 9	• \$1,398	• 616	• \$861,650	• 7,504
Highway7 - Yonge	• 189	• 7	• 1,775	• 1,458	• 317	• \$968	• 717	• \$694,375	• 14,114
Mississauga City Centre	• 80	• 12	• 7,424	• 7,000	• 424	• \$1,053	• 862	• \$907,556	• 5,652
North Toronto	• 14	• 17	• 3,893	• 3,314	• 579	• \$1,369	• 998	• \$1,365,907	• 206
North Yonge Corridor	• 113	• 5	• 1,540	• 1,224	• 316	• \$1,397	• 694	• \$968,910	• 22,789
North York East	• 1	• 2	• 527	• 526	• 1	• \$949	• 1,028	• \$974,900	• 96,673
North York West	• 293	• 10	• 1,522	• 1,001	• 521	• \$1,210	• 999	• \$1,208,767	• 3,039
Not Applicable	• 973	• 141	• 28,746	• 24,624	• 4,122	• \$926	• 868	• \$804,020	• 7,135
Scarborough City Centre									• 3,301
Sheppard Corridor	• 15	• 11	• 2,426	• 2,200	• 226	• \$1,130	• 1,020	• \$1,152,892	• 16,997
Thornhill	• 20	• 8	• 1,967	• 1,791	• 176	• \$1,064	• 1,192	• \$1,267,684	• 3,470
Toronto East	• 107	• 12	• 1,548	• 1,445	• 103	• \$1,152	• 986	• \$1,136,268	
Toronto West	• 50	• 20	• 4,080	• 3,518	• 562	• \$1,205	• 936	• \$1,128,063	
Yonge - St. Clair	• 16	• 8	• 1,049	• 809	• 240	• \$1,917	• 1,386	• \$2,656,999	

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