

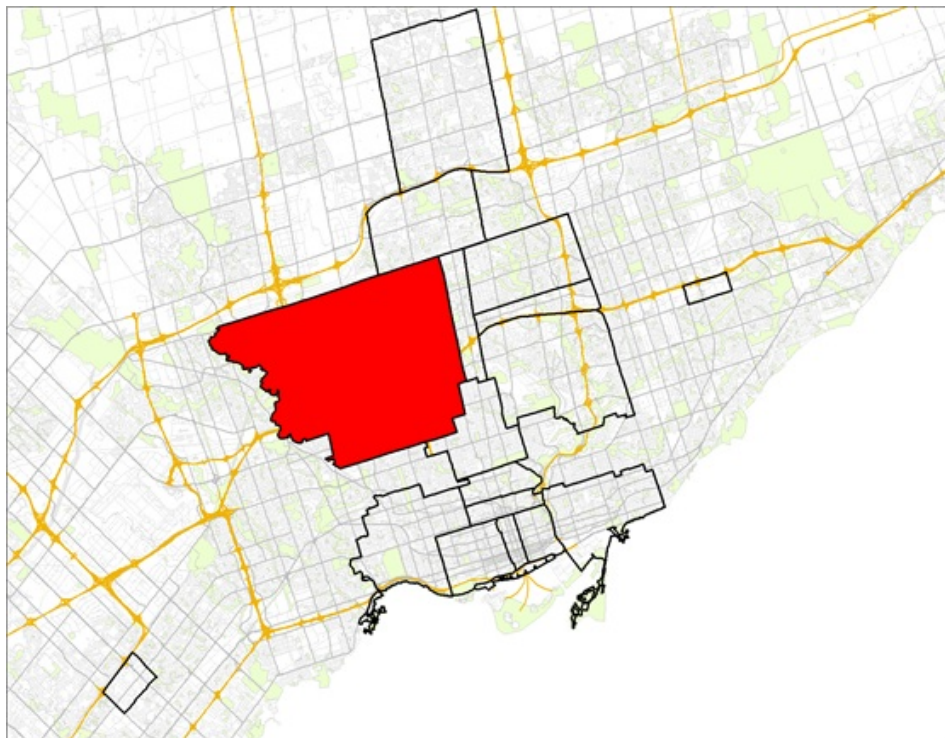


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of December 2021



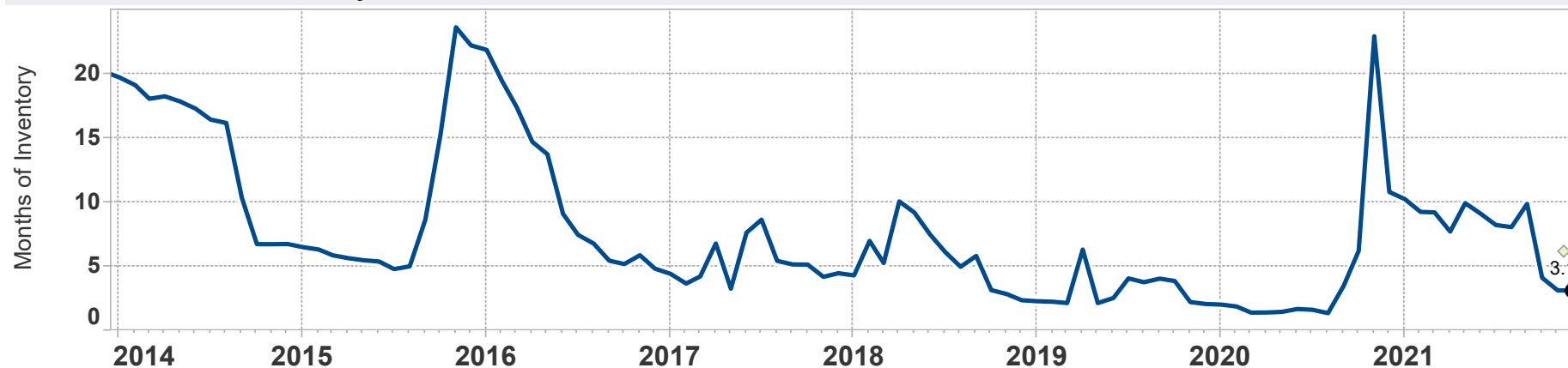
North York West Submarket Report - December 2021



North York West		GTA
Distinct count of Site Name	10	344
No. of Units	1,522	89,743
Total Sales	1,326	81,597
Act Inv	196	8,146
Avg. \$/sf	\$1,317	\$1,340
Avg. Project \$/SF	\$1,158	\$1,162
Avg. SF	1,444	989
Avg. \$	\$1,902,816	\$1,325,648
No Measure Value	25	2,170

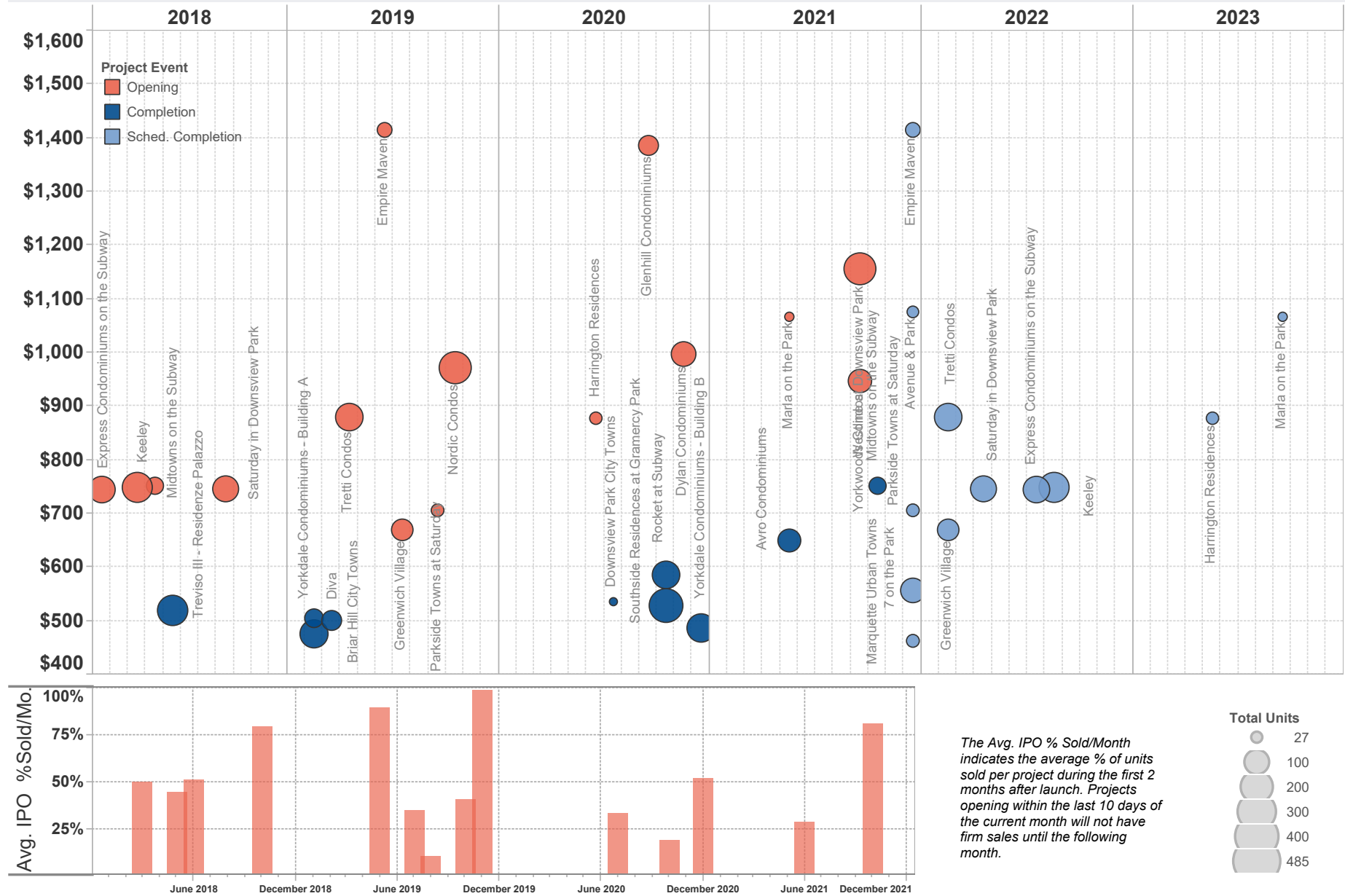
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	56	631
Total Units	42,142	636,062
Min. Density	0.0	0.0
Max. Density	620.0	620.0
Avg. Density	12.1	7.9

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



North York West Submarket Report - December 2021

Recent Project Openings, Completions & Scheduled Completions



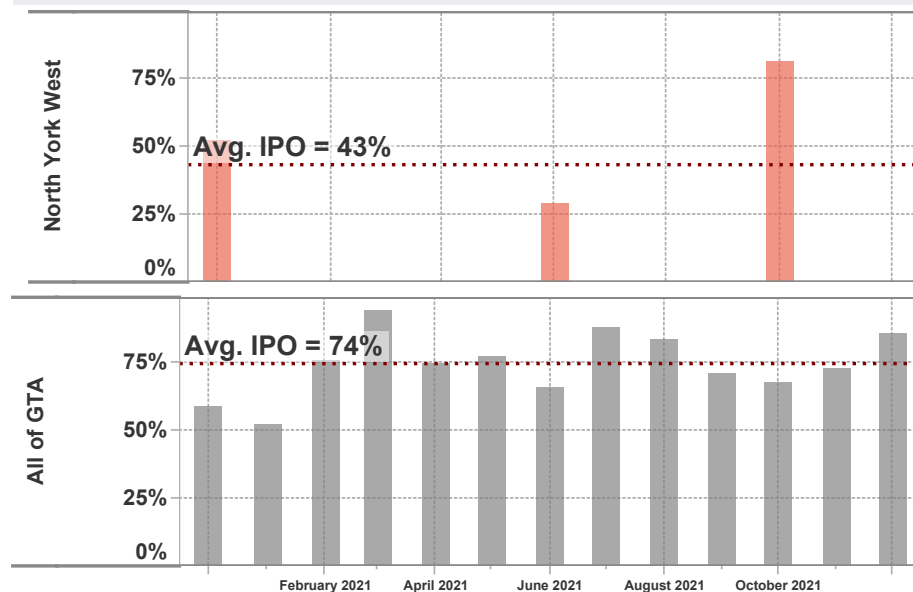
North York West Submarket Report - December 2021

Project Data by Unit Type

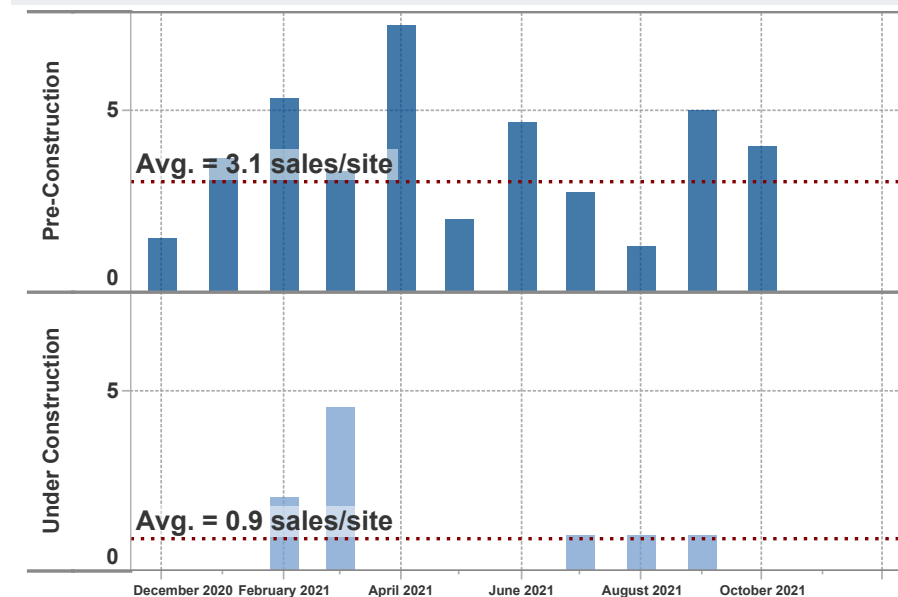
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	9	0	9	0
1 Bedroom	164	1	159	5
1 Bedroom + Den	652	7	610	42
2 Bedroom	372	12	313	59
2 Bedroom + Den	163	1	120	43
3 Bedroom & Up	136	4	92	44
Penthouse	4	0	4	0
Other	22	0	19	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,053	464	790	\$516,990	\$831,900
\$1,149	533	965	\$525,990	\$1,318,900
\$1,251	662	2,388	\$625,990	\$3,422,400
\$1,451	892	3,739	\$715,990	\$5,568,900
\$1,310	806	4,676	\$730,990	\$6,620,900
\$754	1,093	1,321	\$851,990	\$967,990

IPO Launch Performance (first 2 months)

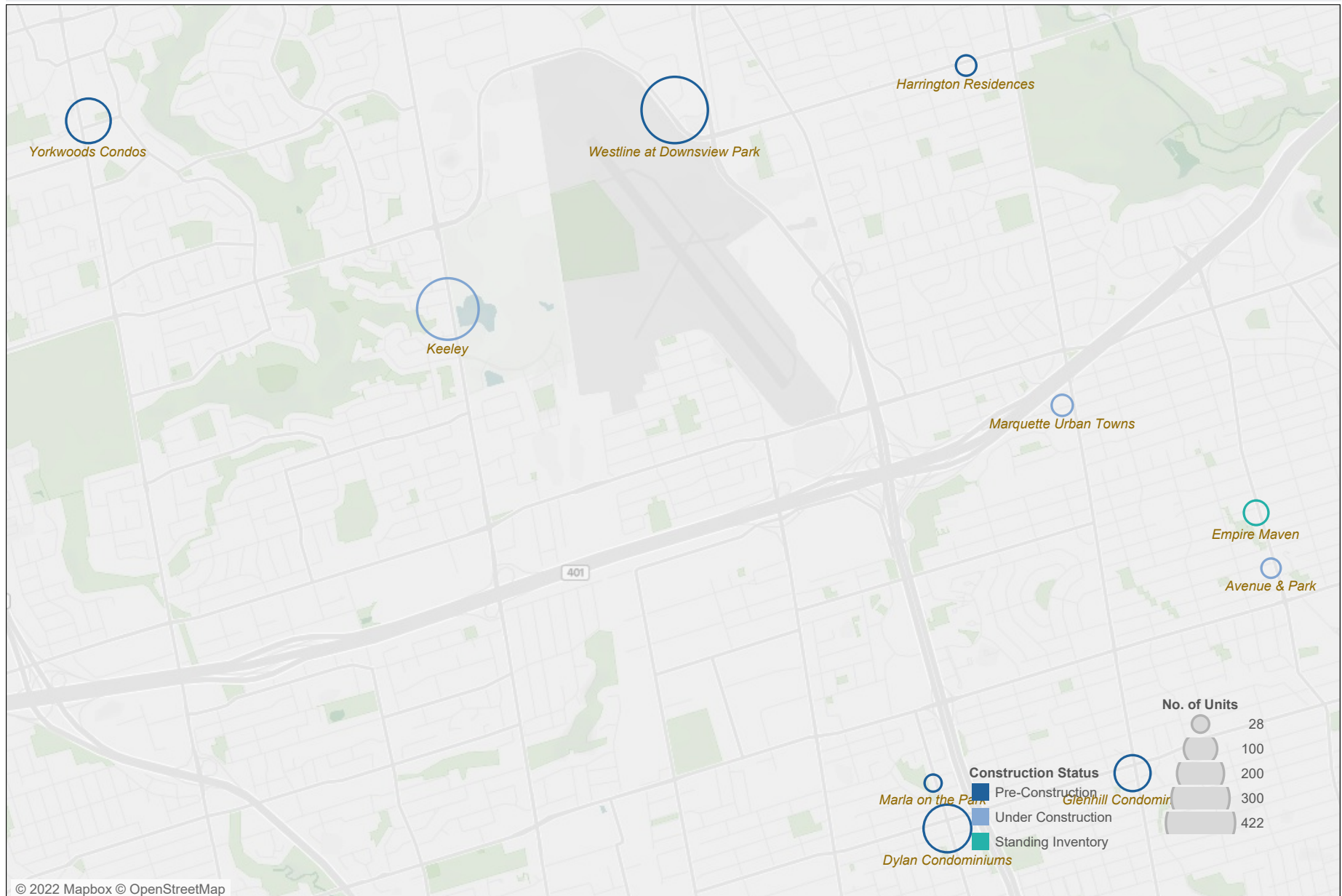


Post Launch Absorption: North York West



North York West Submarket Report - December 2021

Current Active Projects



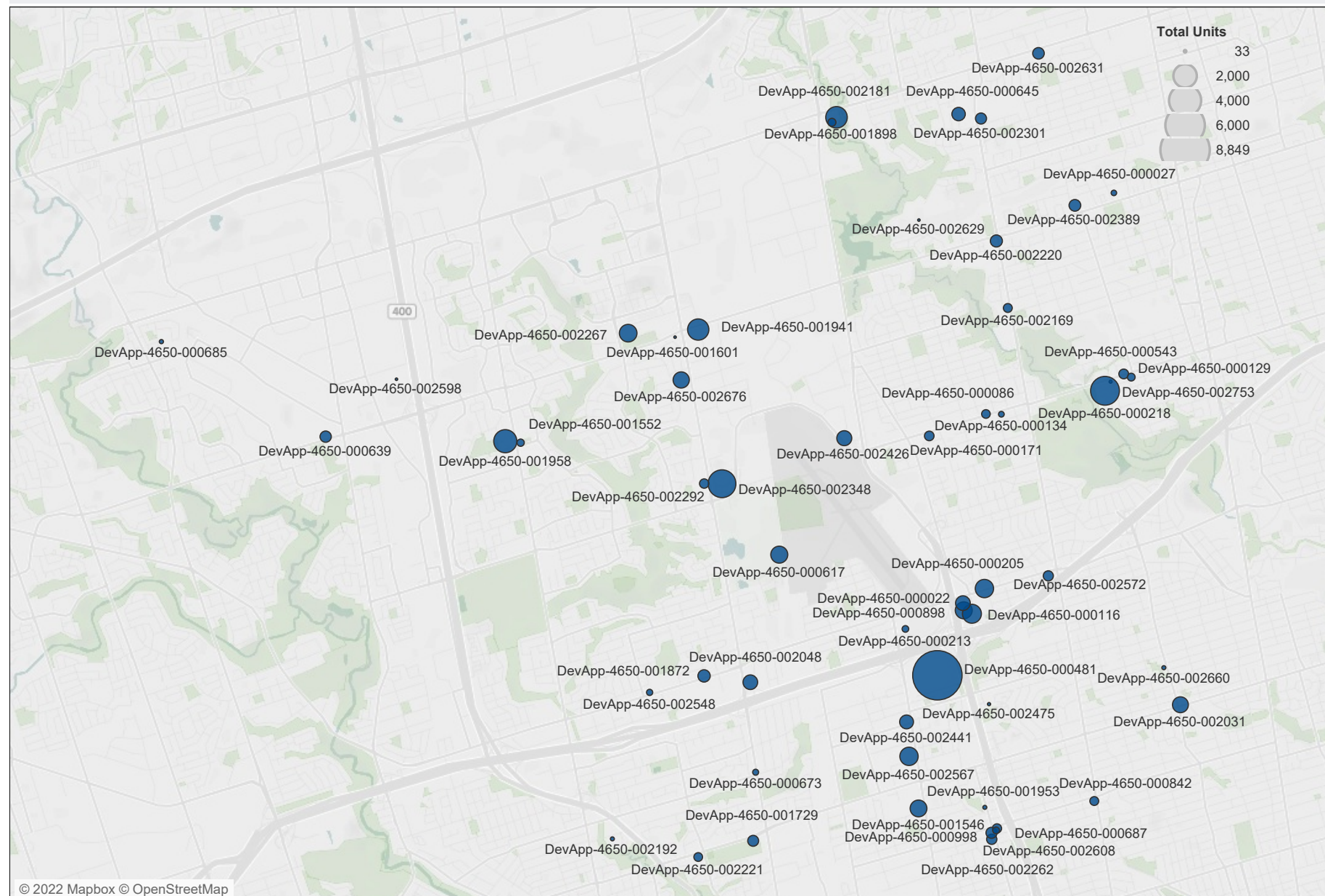
North York West Submarket Report - December 2021

Current Active Project List

							*	
Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Fo..
Avenue & Park - Stafford Homes	Apartment	February 2022	1	2	4	36	\$1,076	\$1,600
Dylan Condominiums - Chestnut Hill Developments	Apartment	March 2024	4	89	16	218	\$997	\$1,077
Empire Maven - Empire	Apartment	December 2021	0	9	18	58	\$1,415	\$1,418
Glenhill Condominiums - Lanterra Developments	Apartment	January 2024	1	28	71	124	\$1,386	\$1,433
Harrington Residences - Kaleido Developments Inc.	Apartment	May 2023	1	16	3	40	\$878	\$975
Keeley - TAS DesignBuild	Apartment	August 2022	0	6	18	363	\$749	\$816
Marla on the Park - Kultura	Apartment	September 2023	0	19	9	28	\$1,067	\$1,071
Marquette Urban Towns - Kubo Developments	Stacked	February 2022	0	0	0	43	\$463	\$0
Westline at Downsview Park - Centrecourt Developments Inc.	Apartment	January 2025	14	375	47	422	\$1,156	\$1,119
Yorkwoods Condos - CTN Developments	Apartment	August 2024	4	180	10	190	\$947	\$910

North York West Submarket Report - December 2021

Current Development Applications



North York West Submarket Report - December 2021

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-4650-000086	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	2.7	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-4650-000617	2995 Keele Street	2.8	1,044
DevApp-4650-000639	2370 Finch Avenue West	6.2	460
DevApp-4650-000645	6020 - 6030 Bathurst Street	4.3	649
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	5.1	281
DevApp-4650-000898	30 Tippet Road (South Lands)	3.2	1,038
DevApp-4650-000998	831 Glencairn Avenue	5.3	442
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	4.3	431
DevApp-4650-001872	1184 Wilson Avenue	4.2	548
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	2.3	1,934
DevApp-4650-002031	284 Lawrence Avenue West	3.8	910
DevApp-4650-002048	2699 Keele Street	5.0	772
DevApp-4650-002169	4700 Bathurst Street	3.0	284
DevApp-4650-002181	1875 Steeles Avenue West	4.8	1,680
DevApp-4650-002192	349 Queens Drive	1.0	56
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	380
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	2,800
DevApp-4650-002389	172 Finch Avenue West	2.3	495
DevApp-4650-002426	1100 Sheppard Avenue West	620.0	809
DevApp-4650-002441	3280 Dufferin Street	5.7	692
DevApp-4650-002475	1-87 Bredonhill Court	2.0	36
DevApp-4650-002548	1326 Wilson Avenue	3.6	138
DevApp-4650-002567	3140 Dufferin Street	3.0	1,212
DevApp-4650-002572	333 Wilson Avenue	6.9	370
DevApp-4650-002598	15 Fenmar Drive	1.4	
DevApp-4650-002608	805 Glencairn Avenue	7.1	306
DevApp-4650-002629	5830 Bathurst Street	0.2	
DevApp-4650-002631	150-160 Cactus Avenue	2.4	483
DevApp-4650-002660	1670 Avenue Road	4.6	58
DevApp-4650-002676	11 Catford Road	3.4	946
DevApp-4650-002753	307 Sheppard Avenue West	4.3	33

North York West Submarket Report - December 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 22	• 18	• 4,859	• 394	• \$2,354	• 1,426	• \$3,357,800	• 23,683
Central Waterfront	• 12	• 9	• 4,124	• 584	• \$1,608	• 1,122	• \$1,803,564	• 38,096
Don Mills - York Mills	• 57	• 13	• 3,225	• 222	• \$1,035	• 1,107	• \$1,146,180	• 30,497
Downtown Core	• 6	• 7	• 3,574	• 182	• \$2,025	• 926	• \$1,876,066	• 42,806
Downtown East	• 76	• 19	• 5,920	• 640	• \$1,322	• 803	• \$1,062,380	• 35,238
Downtown West	• 36	• 26	• 7,961	• 796	• \$1,551	• 968	• \$1,500,588	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 7	• 7	• 1,705	• 47	• \$890	• 1,347	• \$1,199,456	• 31,614
Mississauga City Centre	• 72	• 12	• 7,193	• 330	• \$1,102	• 862	• \$950,647	• 22,002
North Toronto	• 35	• 18	• 3,535	• 500	• \$1,378	• 1,019	• \$1,404,903	• 412
North Yonge Corridor	• 0	• 6	• 1,716	• 82	• \$1,302	• 798	• \$1,038,624	• 42,142
North York East	• 0	• 2	• 526	• 1	• \$1,050	• 1,210	• \$1,269,900	• 217,068
North York West	• 25	• 10	• 1,326	• 196	• \$1,317	• 1,444	• \$1,902,816	• 20,900
Not Applicable	• 1,714	• 140	• 25,699	• 3,132	• \$1,001	• 884	• \$884,514	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 12	• 11	• 2,252	• 222	• \$1,148	• 1,015	• \$1,164,394	• 41,546
Thornhill	• 5	• 7	• 1,518	• 141	• \$1,056	• 1,239	• \$1,308,452	• 7,833
Toronto East	• 10	• 10	• 1,385	• 49	• \$1,242	• 1,012	• \$1,257,561	
Toronto West	• 32	• 20	• 3,704	• 439	• \$1,234	• 981	• \$1,210,797	
Yonge - St. Clair	• 49	• 8	• 866	• 183	• \$2,118	• 1,547	• \$3,275,333	

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