

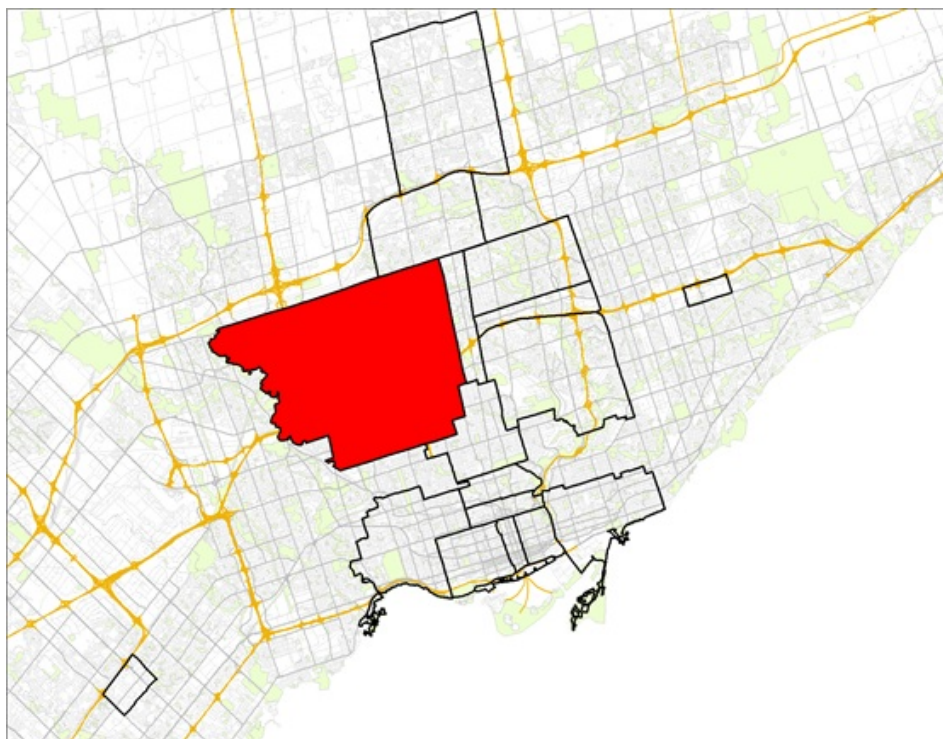


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of April 2022



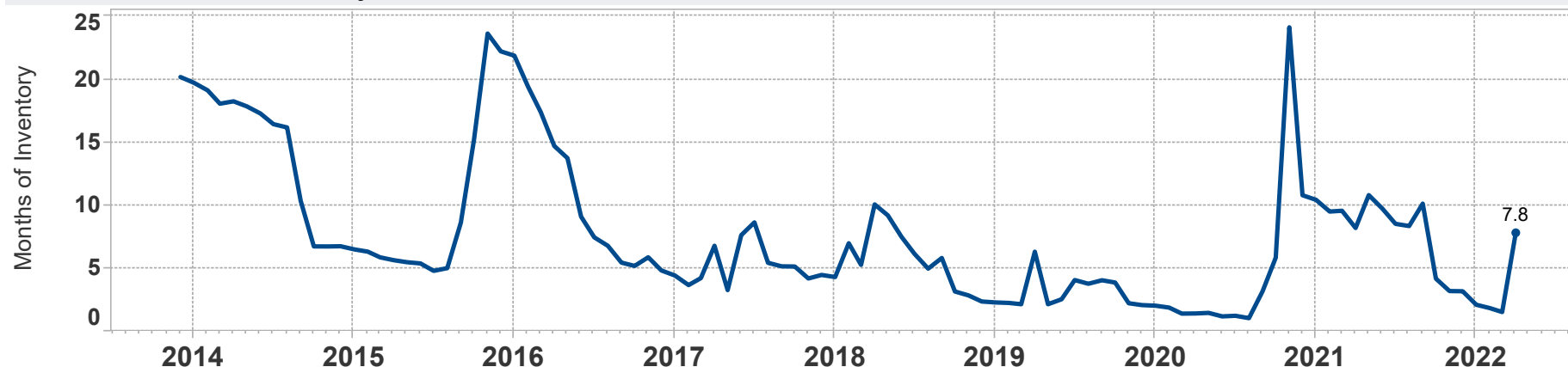
North York West Submarket Report - April 2022



North York West		GTA
Distinct count of Site Name	7	318
No. of Units	1,037	83,143
Total Sales	546	75,207
Act Inv	491	7,936
Avg. \$/sf	\$1,330	\$1,450
Avg. Project \$/SF	\$1,340	\$1,256
Avg. SF	892	921
Avg. \$	\$1,186,578	\$1,335,007
Current Month Sales (incl. active & sold out)	2	3,074

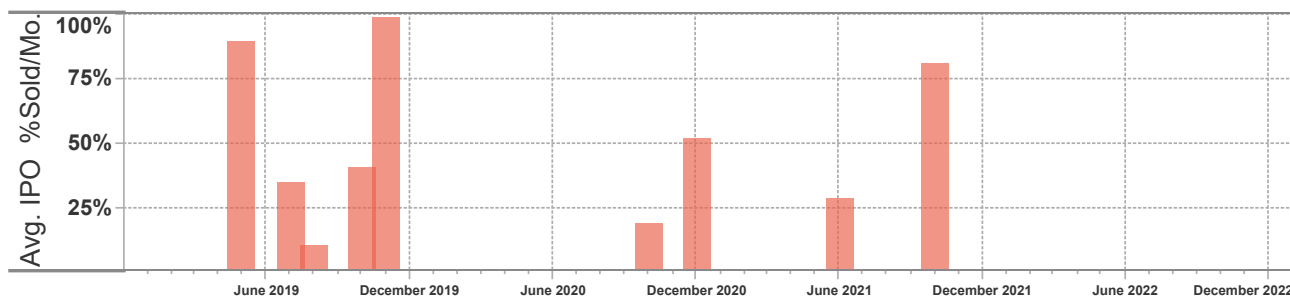
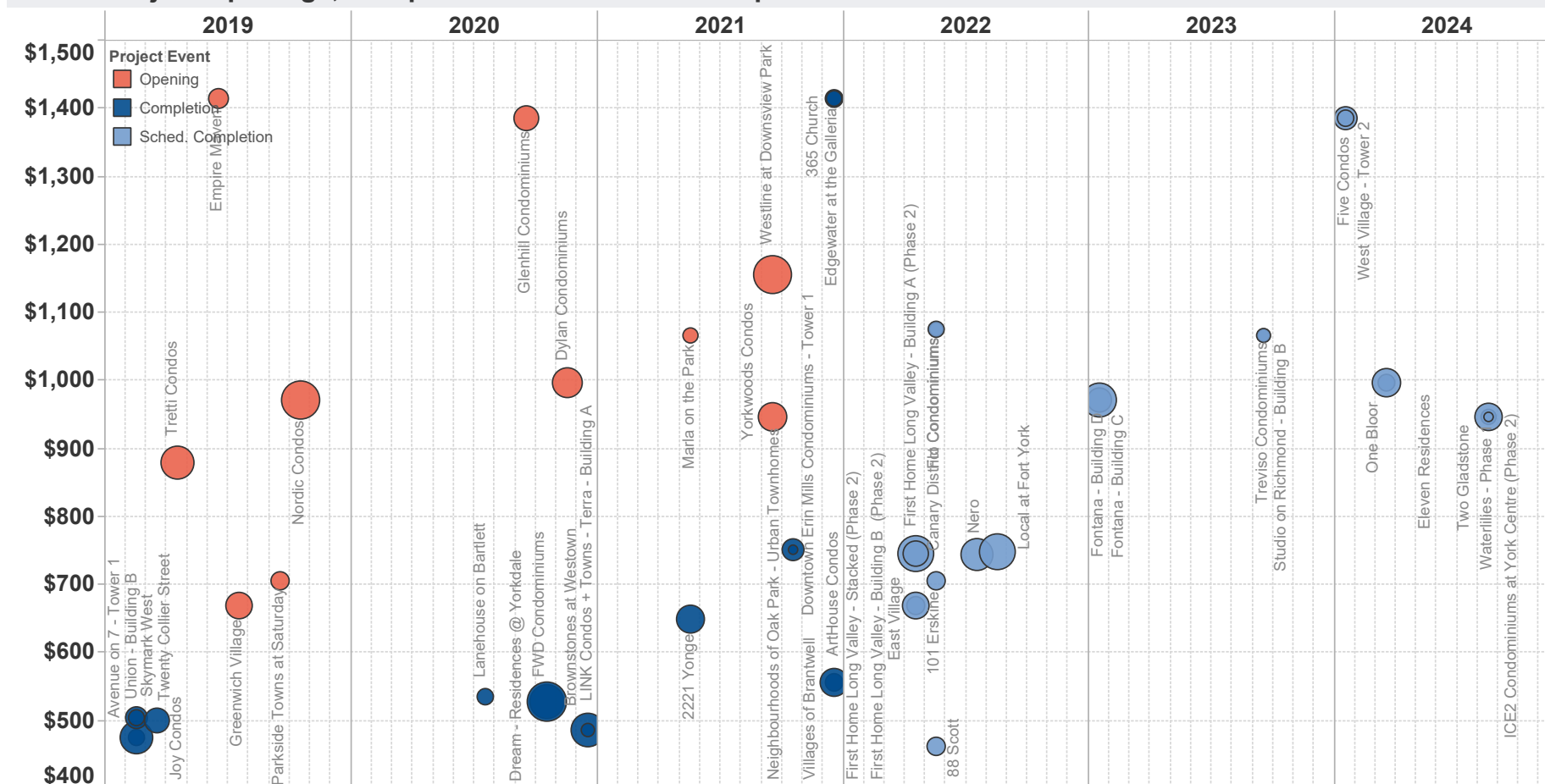
Development Applications		
North York West		City of Toronto
Count of Address	61	678
Total Units	28,648	376,440
Min. Density	0.0	0.0
Max. Density	620.0	620.0
Avg. Density	11.9	7.9

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

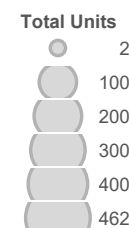


North York West Submarket Report - April 2022

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



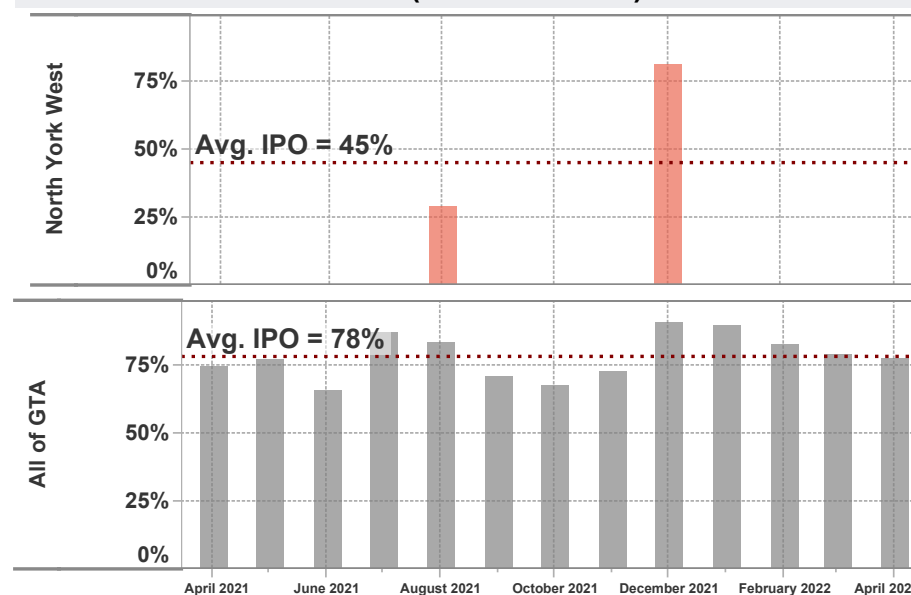
North York West Submarket Report - April 2022

Project Data by Unit Type

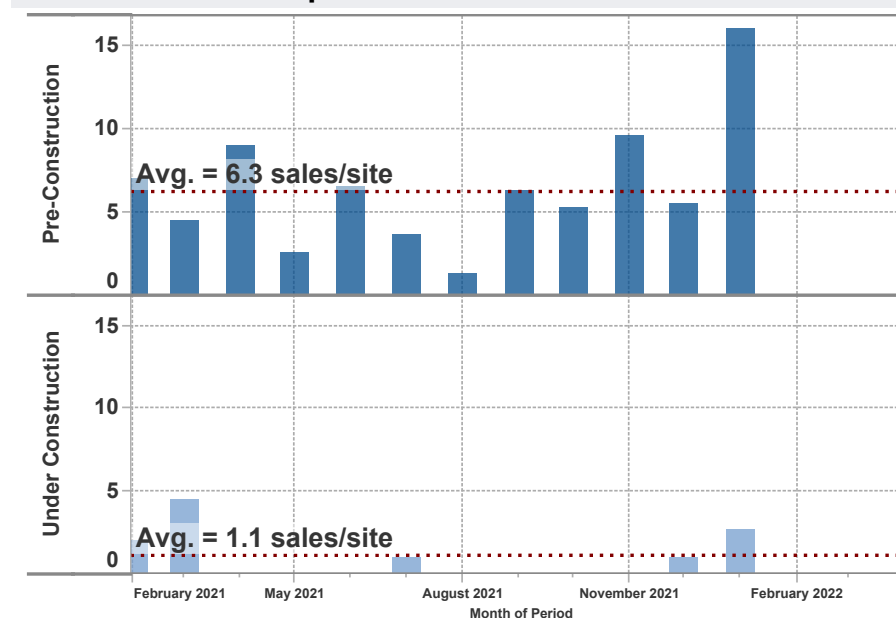
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	12	0	5	7
1 Bedroom	163	0	51	112
1 Bedroom + Den	330	0	173	157
2 Bedroom	295	0	167	128
2 Bedroom + Den	118	0	81	37
3 Bedroom & Up	102	2	55	47
Penthouse	4	0	4	0
Other	13	0	10	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,375	390	410	\$550,000	\$550,000
\$1,371	460	525	\$675,000	\$675,000
\$1,284	555	965	\$775,000	\$1,318,900
\$1,250	690	2,388	\$850,000	\$3,422,400
\$1,459	1,008	3,739	\$1,239,990	\$5,568,900
\$1,333	830	4,676	\$950,000	\$6,620,900
\$1,222	1,254	1,331	\$1,529,990	\$1,629,990

IPO Launch Performance (first 2 months)

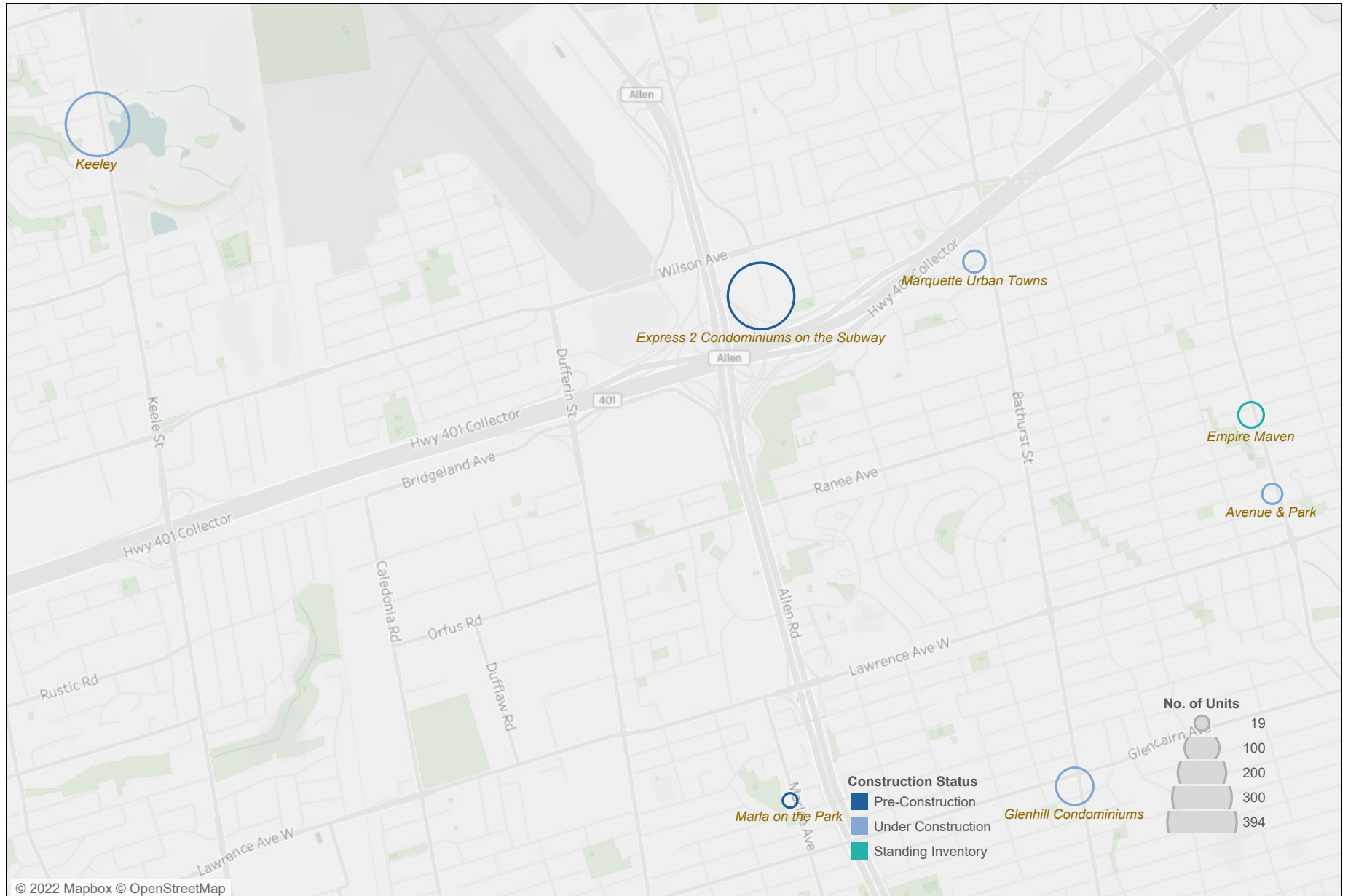


Post Launch Absorption: North York West



North York West Submarket Report - April 2022

Current Active Projects



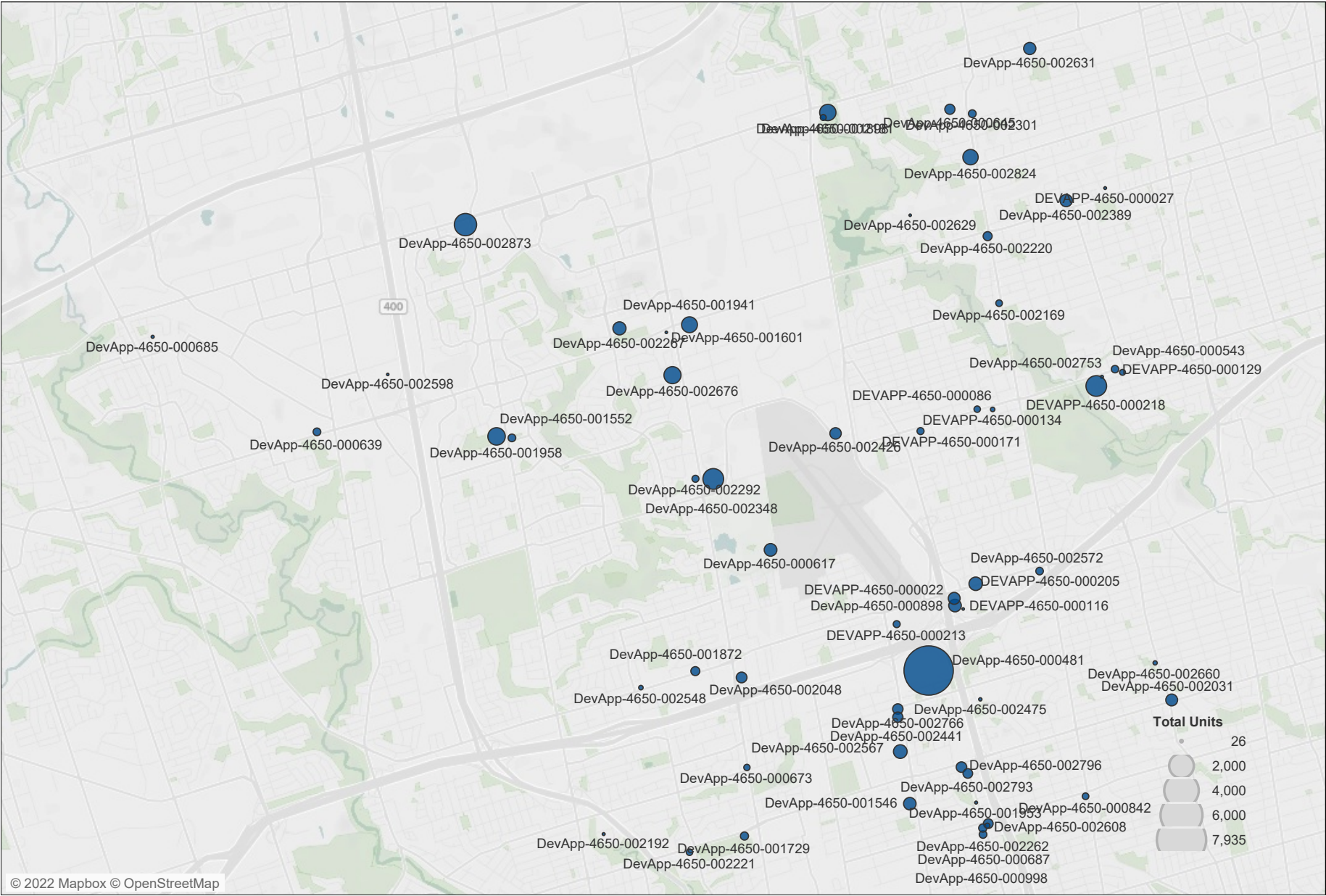
North York West Submarket Report - April 2022

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	May 2022	0	0	4	36	\$1,076	\$1,600
Empire Maven - Empire	Apartment	December 2021	2	7	11	58	\$1,415	\$1,392
Express 2 Condominiums on the Subway - Malibu Investment..	Apartment	June 2026	0	0	394	394	\$1,257	\$1,257
Glenhill Condominiums - Lanterra Developments	Apartment	January 2024	0	5	66	124	\$1,386	\$1,433
Keeley - TAS DesignBuild	Apartment	August 2022	0	3	16	363	\$749	\$1,289
Marla on the Park - Kultura	Apartment	September 2023	0	0	0	19	\$1,067	\$1,071
Marquette Urban Towns - Kubo Developments	Stacked	May 2022	0	0	0	43	\$463	\$0

North York West Submarket Report - April 2022

Current Development Applications



North York West Submarket Report - April 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000022	36 - 36R Tippet Road (North Lands)	1.0	462
DEVAPP-4650-000027	11 - 19 Altamont Road	0.0	26
DEVAPP-4650-000086	700 - 716 Sheppard Avenue West	0.0	134
DEVAPP-4650-000116	4 - 6 Tippet Road		
DEVAPP-4650-000129	245 - 255 Sheppard Avenue West; 250 - 258 Bogert Avenue	0.0	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	2.0	589
DEVAPP-4650-000213	3621 Dufferin Street	2.7	158
DEVAPP-4650-000218	325 Bogert Avenue	2.1	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	2.8	522
DevApp-4650-000639	2370 Finch Avenue West	2.5	192
DevApp-4650-000645	6020 - 6030 Bathurst Street	1.5	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	1.0	84
DevApp-4650-000842	2788 Bathurst Street	1.0	142
DevApp-4650-000898	30 Tippet Road (South Lands)	3.2	517
DevApp-4650-000998	831 Glencairn Avenue	1.0	218
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	4.3	216
DevApp-4650-001872	1184 Wilson Avenue	4.2	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	2.3	991
DevApp-4650-002031	284 Lawrence Avenue West	3.8	455
DevApp-4650-002048	2699 Keele Street	5.0	374
DevApp-4650-002169	4700 Bathurst Street	3.0	142
DevApp-4650-002181	1875 Steeles Avenue West	4.8	866
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	6.2	195
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	620.0	424
DevApp-4650-002441	3280 Dufferin Street	5.7	340
DevApp-4650-002475	1-87 Bredonhill Court	2.0	36
DevApp-4650-002548	1326 Wilson Avenue	3.6	65
DevApp-4650-002567	3140 Dufferin Street	3.0	606
DevApp-4650-002572	333 Wilson Avenue	6.9	185
DevApp-4650-002598	15 Fenmar Drive	0.4	
DevApp-4650-002608	805 Glencairn Avenue	7.2	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
DevApp-4650-002766	3300 Dufferin Street	5.7	351
DevApp-4650-002793	782 Marlee Avenue	5.3	301
DevApp-4650-002796	699 Lawrence Avenue West	12.6	360
DevApp-4650-002824	155 Antibes Drive	4.4	765
DevApp-4650-002873	4001 Steeles Avenue West	2.6	1,621

North York West Submarket Report - April 2022

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	• 25	• 18	• 5,018	• 295	• \$2,546	• 1,467	• \$3,734,949	• 13,720
Central Waterfront	• 6	• 9	• 4,153	• 551	• \$1,615	• 1,128	• \$1,821,772	• 17,005
Don Mills - York Mills	• 134	• 14	• 3,802	• 209	• \$1,117	• 1,076	• \$1,201,845	• 16,547
Downtown Core	• 63	• 9	• 4,937	• 500	• \$2,044	• 913	• \$1,866,757	• 23,837
Downtown East	• 425	• 17	• 5,794	• 623	• \$1,453	• 776	• \$1,128,195	• 21,563
Downtown West	• 14	• 23	• 7,322	• 606	• \$1,584	• 1,032	• \$1,634,266	• 19,692
Etobicoke Waterfront	• 4	• 1	• 522	• 3	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 3	• 5	• 1,199	• 25	• \$1,100	• 1,310	• \$1,440,856	• 17,735
Mississauga City Centre	• 32	• 9	• 4,306	• 470	• \$1,224	• 663	• \$811,116	• 206
North Toronto	• 17	• 18	• 3,729	• 310	• \$1,547	• 1,061	• \$1,641,329	• 28,648
North Yonge Corridor	• 4	• 6	• 1,776	• 77	• \$1,597	• 910	• \$1,452,551	• 116,845
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 18,119
North York West	• 2	• 7	• 546	• 491	• \$1,330	• 892	• \$1,186,578	• 14,304
Not Applicable	• 1,709	• 133	• 23,427	• 2,747	• \$1,120	• 836	• \$935,809	• 11,047
Scarborough City Centre								• 19,673
Sheppard Corridor	• 290	• 10	• 1,841	• 311	• \$1,444	• 792	• \$1,143,585	• 24,576
Thornhill	• 14	• 2	• 389	• 50	• \$1,237	• 1,441	• \$1,781,878	• 4,692
Toronto East	• 285	• 10	• 1,410	• 162	• \$1,214	• 798	• \$968,240	
Toronto West	• 19	• 19	• 3,732	• 407	• \$1,297	• 946	• \$1,226,903	
Yonge - St. Clair	• 28	• 7	• 807	• 99	• \$2,053	• 1,540	• \$3,161,457	

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