

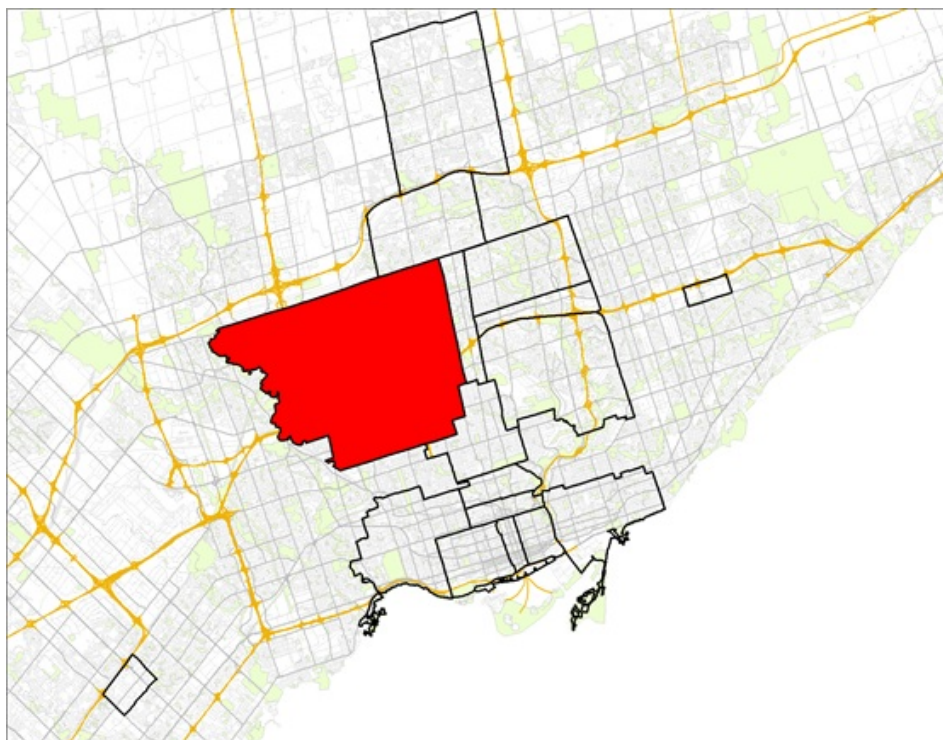


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of July 2022



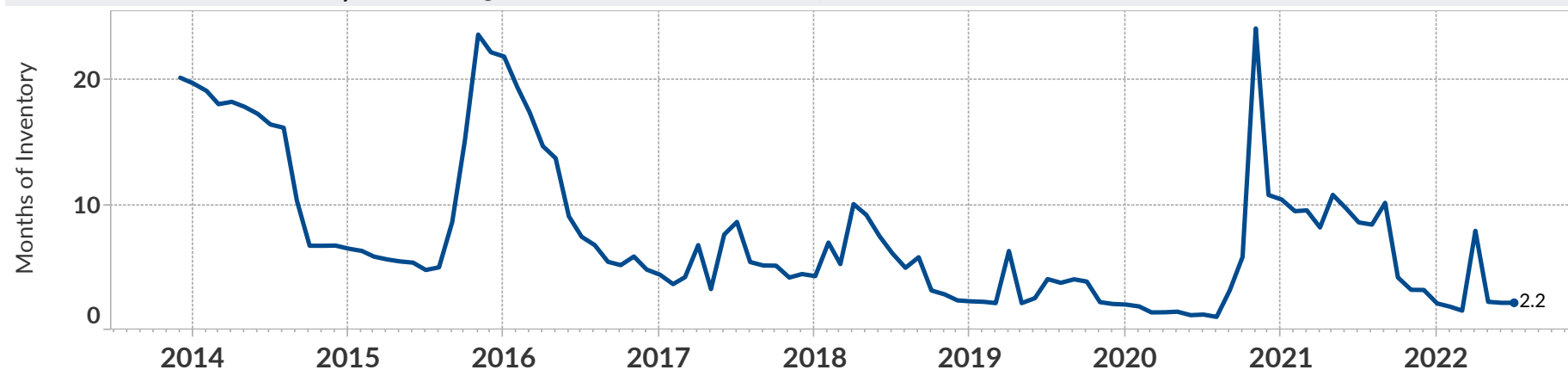
North York West Submarket Report - July 2022



North York West		GTA
Distinct count of Site Name	7	332
No. of Units	1,010	85,910
Total Sales	830	76,599
Act Inv	180	9,311
Avg. \$/sf	\$1,445	\$1,466
Avg. Project \$/SF	\$1,351	\$1,281
Avg. SF	1,347	874
Avg. \$	\$1,946,116	\$1,280,976
Current Month Sales (incl. active & sold out)	2	1,777

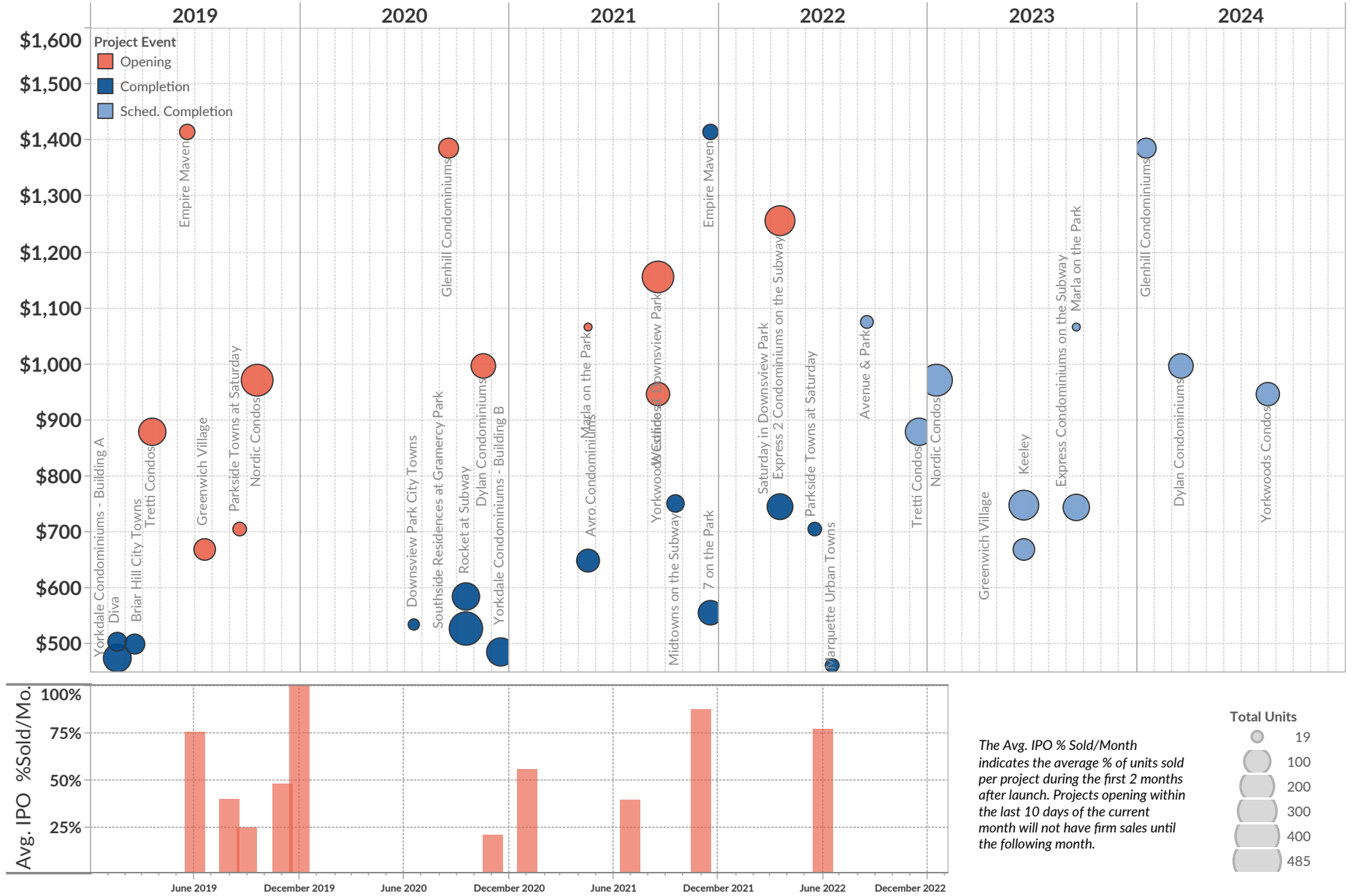
Development Applications		
North York West		City of Toronto
Count of Address	61	704
Total Units	29,041	384,701
Min. Density	0.0	0.0
Max. Density	12.6	61.7
Avg. Density	3.4	7.5

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



North York West Submarket Report - July 2022

Recent Project Openings, Completions & Scheduled Completions



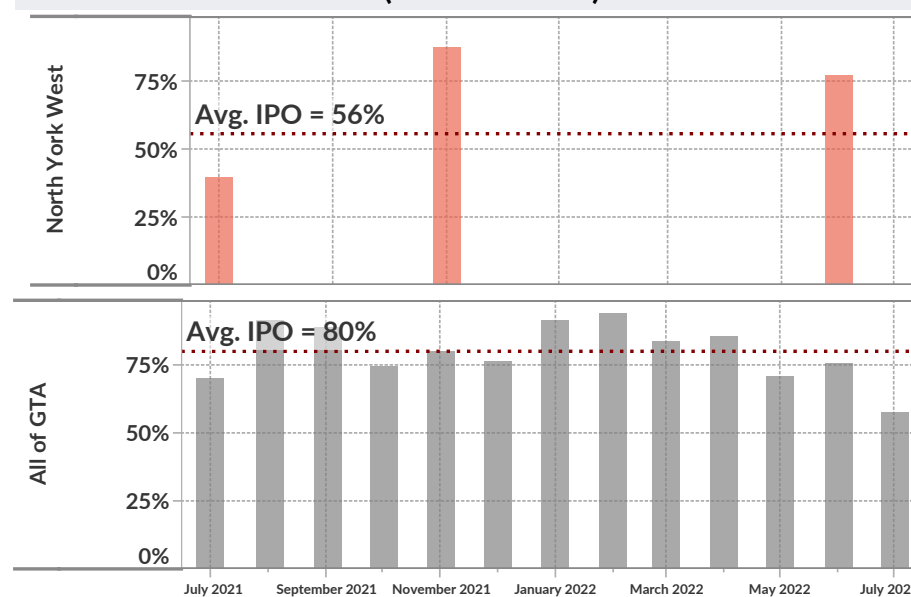
North York West Submarket Report - July 2022

Project Data by Unit Type

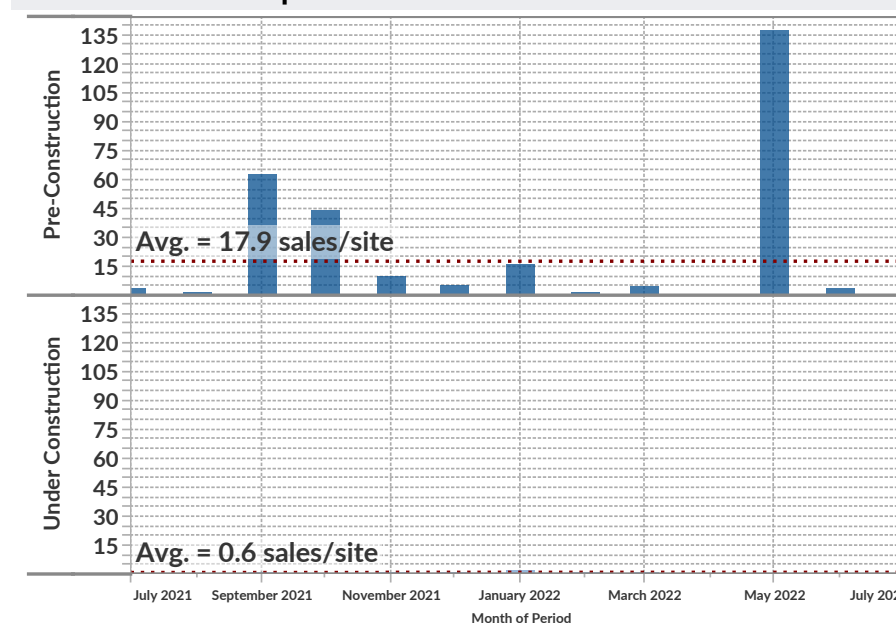
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	5	0	5	0
1 Bedroom	163	1	129	34
1 Bedroom + Den	330	1	290	40
2 Bedroom	295	0	256	39
2 Bedroom + Den	120	0	83	37
3 Bedroom & Up	80	0	53	27
Penthouse	4	0	4	0
Other	13	0	10	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,382	460	508	\$645,990	\$691,990
\$1,351	557	965	\$784,990	\$1,418,900
\$1,413	623	2,388	\$759,990	\$3,110,000
\$1,508	723	3,739	\$837,990	\$5,868,900
\$1,451	1,103	4,676	\$1,379,990	\$6,920,900
\$1,222	1,254	1,331	\$1,529,990	\$1,629,990

IPO Launch Performance (first 2 months)

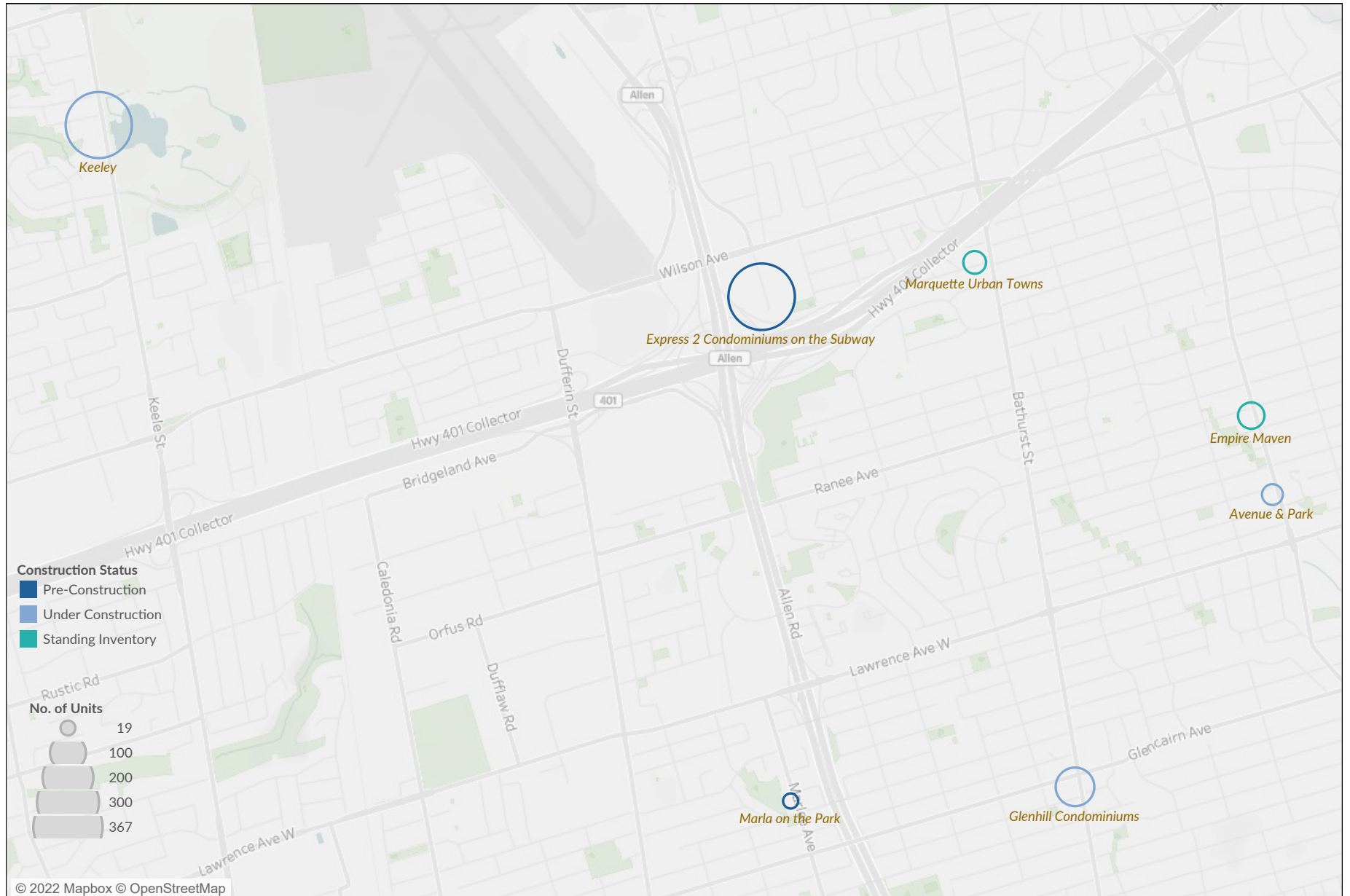


Post Launch Absorption: North York West



North York West Submarket Report - July 2022

Current Active Projects



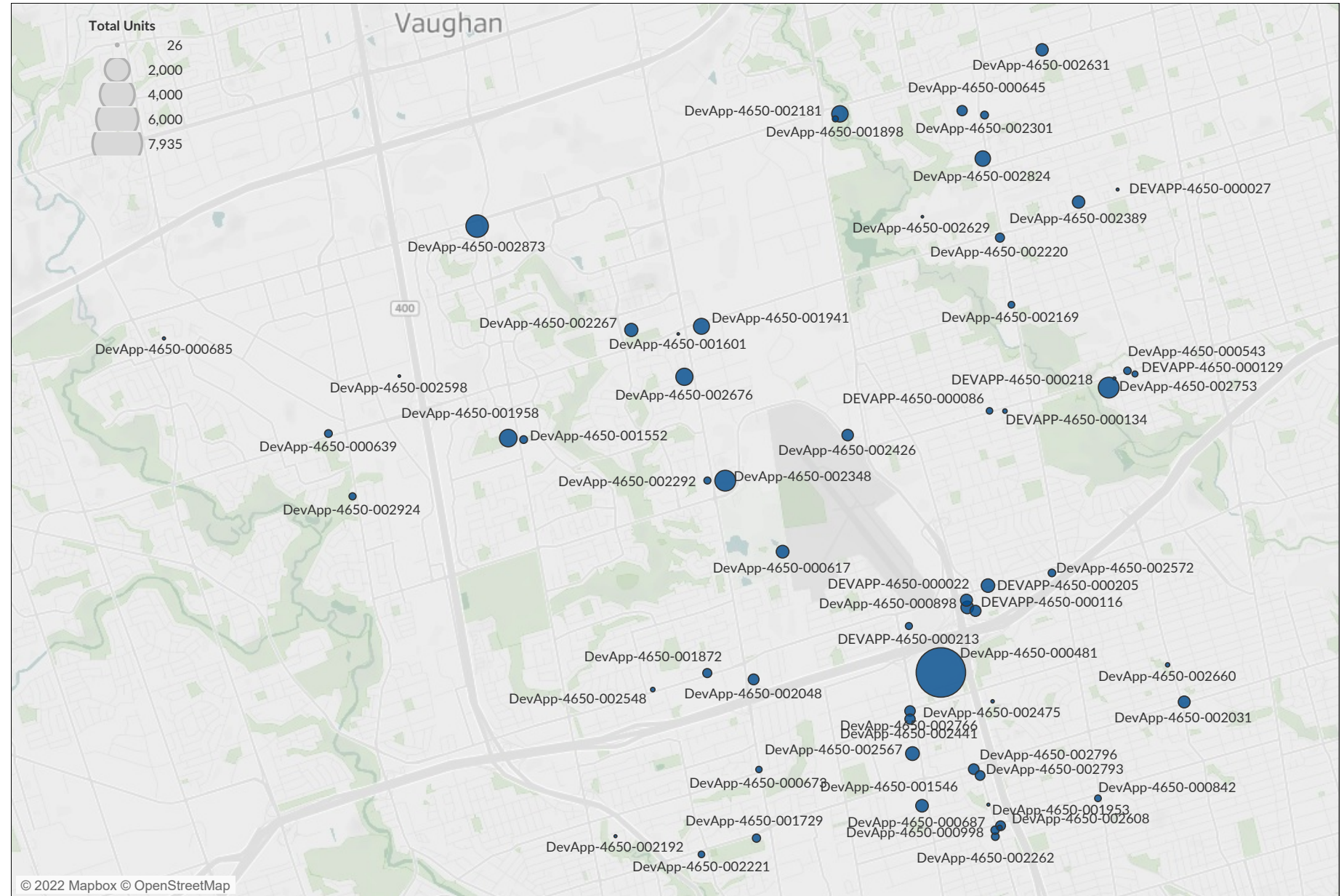
North York West Submarket Report - July 2022

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 Foot
Avenue & Park - Stafford Homes	Apartment	September 2022	0	0	4	36	\$1,076	\$1,600
Empire Maven - Empire	Apartment	December 2021	0	7	11	58	\$1,415	\$1,299
Express 2 Condominiums on the Subway - Malibu Investments..	Apartment	June 2026	2	284	83	367	\$1,257	\$1,332
Glenhill Condominiums - Lanterra Developments	Apartment	January 2024	0	5	66	124	\$1,386	\$1,517
Keeley - TAS DesignBuild	Apartment	June 2023	0	4	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	July 2022	0	0	0	43	\$463	\$0

North York West Submarket Report - July 2022

Current Development Applications



North York West Submarket Report - July 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000022	30 - 36 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	1.0	395
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-4650-000205	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	4.7	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	6.9	422
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
DevApp-4650-002924	3350 Weston Road	4.5	160

North York West Submarket Report - July 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	• 18	• 16	• 4,353	• 263	• \$2,614	• 1,431	• \$3,742,064	• 15,030
Central Waterfront	• 2	• 8	• 3,990	• 541	• \$1,659	• 1,122	• \$1,862,158	• 13,435
Don Mills - York Mills	• 1	• 14	• 3,837	• 159	• \$1,142	• 1,081	• \$1,234,506	• 20,497
Downtown Core	• 287	• 10	• 5,312	• 559	• \$1,858	• 807	• \$1,498,558	• 26,612
Downtown East	• 139	• 19	• 6,180	• 1,084	• \$1,546	• 669	• \$1,034,589	• 22,622
Downtown West	• 475	• 25	• 7,910	• 851	• \$1,702	• 981	• \$1,669,566	• 20,670
Etobicoke Waterfront	• 0	• 1	• 530	• 1	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,111	• 1,310	• \$1,454,833	• 22,208
Mississauga City Centre	• 11	• 8	• 3,335	• 122	• \$1,227	• 715	• \$876,944	• 18,848
North Toronto	• 37	• 18	• 3,768	• 326	• \$1,554	• 1,075	• \$1,671,411	• 206
North Yonge Corridor	• 2	• 6	• 1,784	• 69	• \$1,565	• 936	• \$1,464,762	• 29,041
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 113,625
North York West	• 2	• 7	• 830	• 180	• \$1,445	• 1,347	• \$1,946,116	• 18,119
Not Applicable	• 546	• 140	• 23,836	• 3,895	• \$1,178	• 789	• \$928,958	• 13,740
Scarborough City Centre								• 9,735
Sheppard Corridor	• 0	• 11	• 2,208	• 297	• \$1,417	• 832	• \$1,178,718	• 27,798
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,284
Toronto East	• 197	• 13	• 1,839	• 213	• \$1,270	• 750	• \$952,875	
Toronto West	• 58	• 22	• 3,989	• 612	• \$1,314	• 860	• \$1,129,758	
Yonge - St. Clair	• 2	• 7	• 820	• 86	• \$2,103	• 1,587	• \$3,336,941	

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