

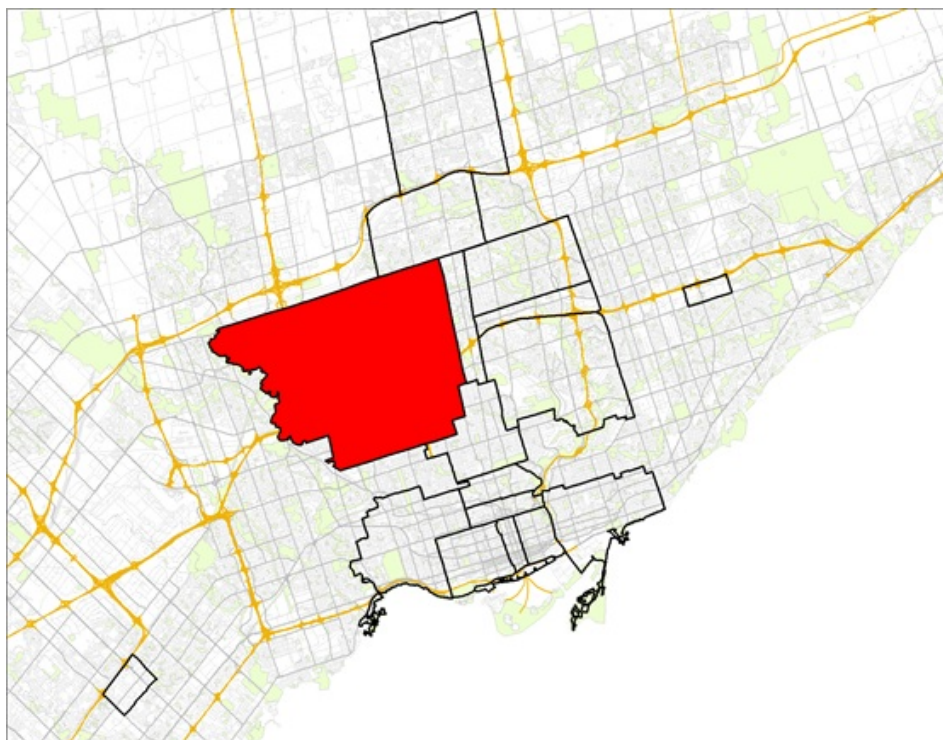


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of September 2022



North York West Submarket Report - September 2022



North York West		GTA
Distinct count of Site Name	7	334
No. of Units	1,015	86,785
Total Sales	843	76,494
Act Inv	172	10,291
Avg. \$/sf	\$1,447	\$1,469
Avg. Project \$/SF	\$1,330	\$1,297
Avg. SF	1,378	851
Avg. \$	\$1,994,020	\$1,249,685
Current Month Sales (incl. active & sold out)	7	289

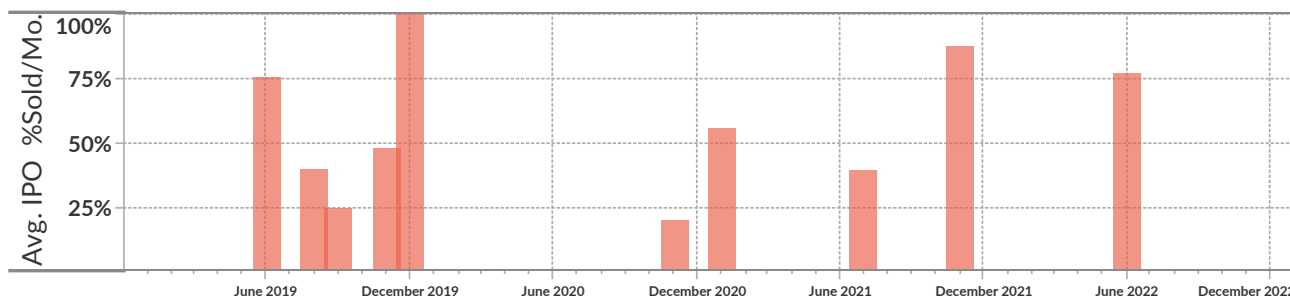
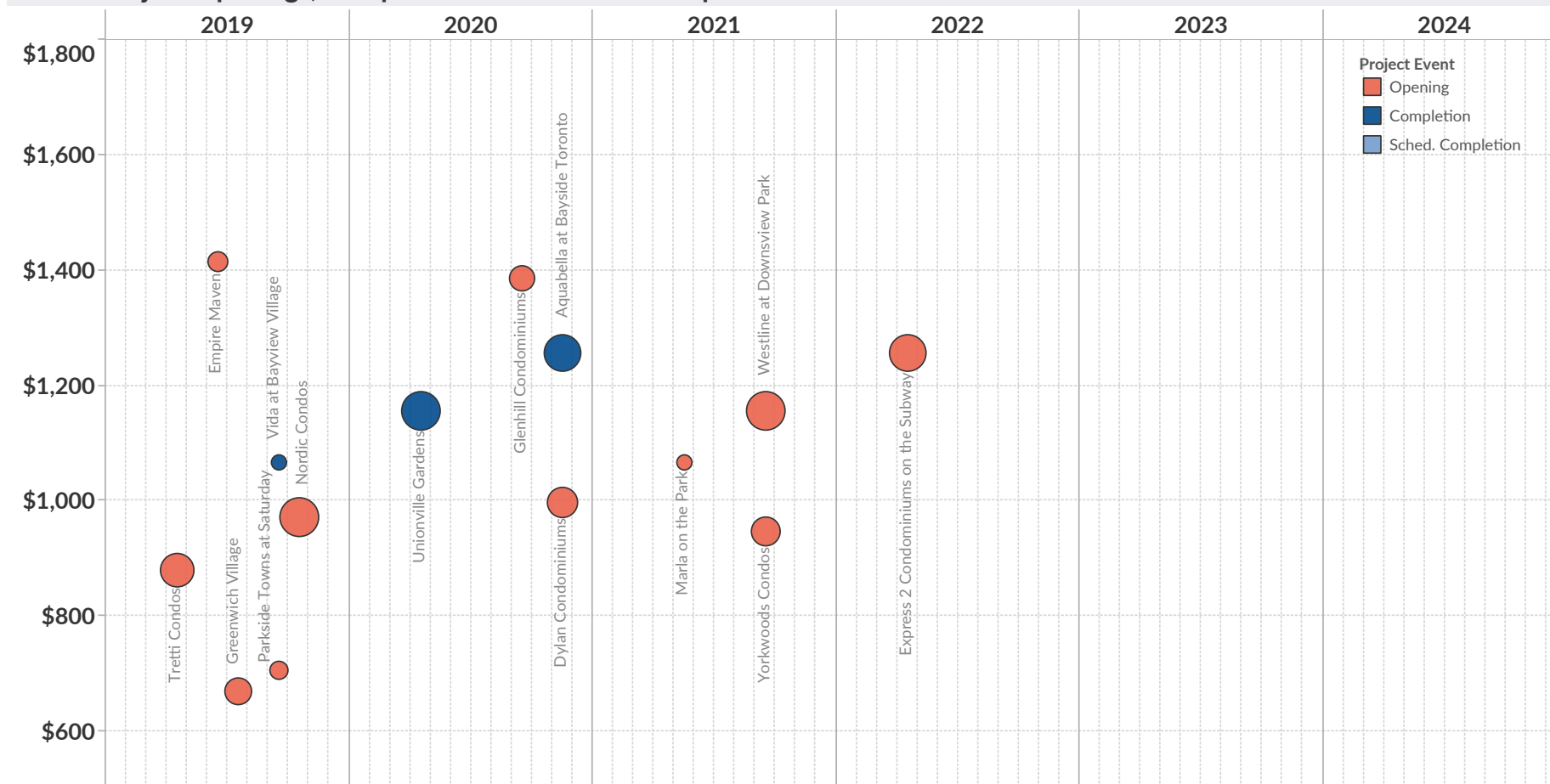
Development Applications		
North York West		City of Toronto
Count of Address	62	730
Total Units	26,501	334,129
Min. Density	0.0	0.0
Max. Density	12.6	61.7
Avg. Density	3.4	7.2

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

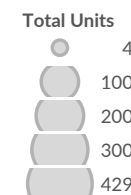


North York West Submarket Report - September 2022

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.



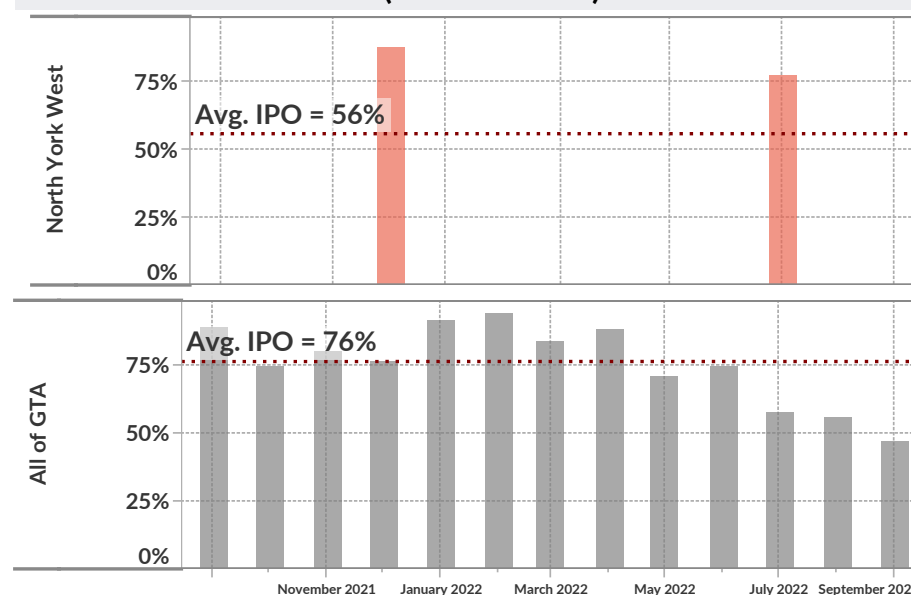
North York West Submarket Report - September 2022

Project Data by Unit Type

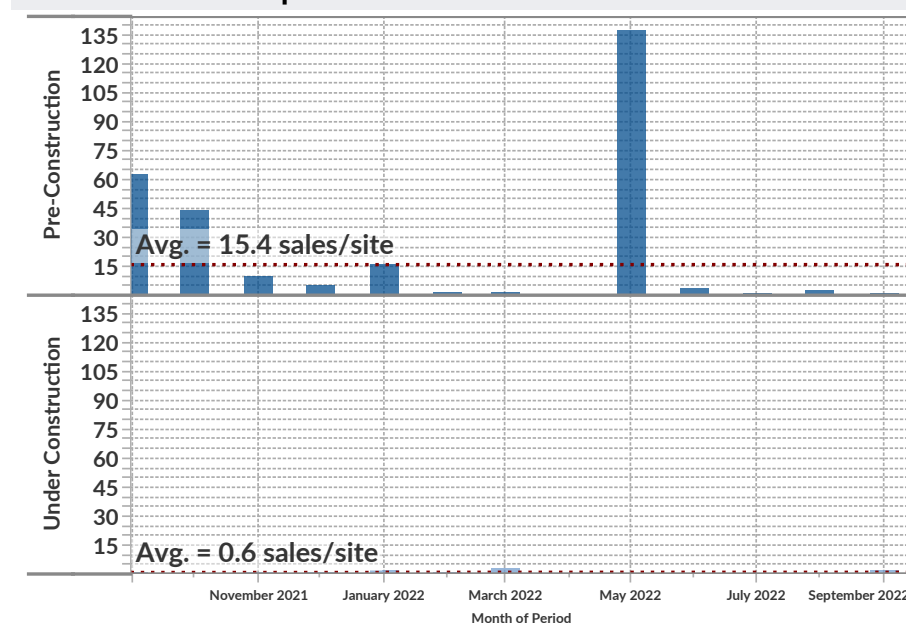
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	5	0	5	0
1 Bedroom	163	0	131	32
1 Bedroom + Den	330	2	295	35
2 Bedroom	297	3	259	38
2 Bedroom + Den	120	1	85	35
3 Bedroom & Up	80	1	54	26
Penthouse	4	0	4	0
Other	16	0	10	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,382	460	508	\$645,990	\$691,990
\$1,361	557	965	\$784,990	\$1,443,900
\$1,385	623	2,388	\$759,990	\$2,995,000
\$1,521	723	3,739	\$837,990	\$5,961,900
\$1,452	1,103	4,676	\$1,379,990	\$7,037,900
\$1,389	1,254	2,546	\$1,529,990	\$3,690,900

IPO Launch Performance (first 2 months)

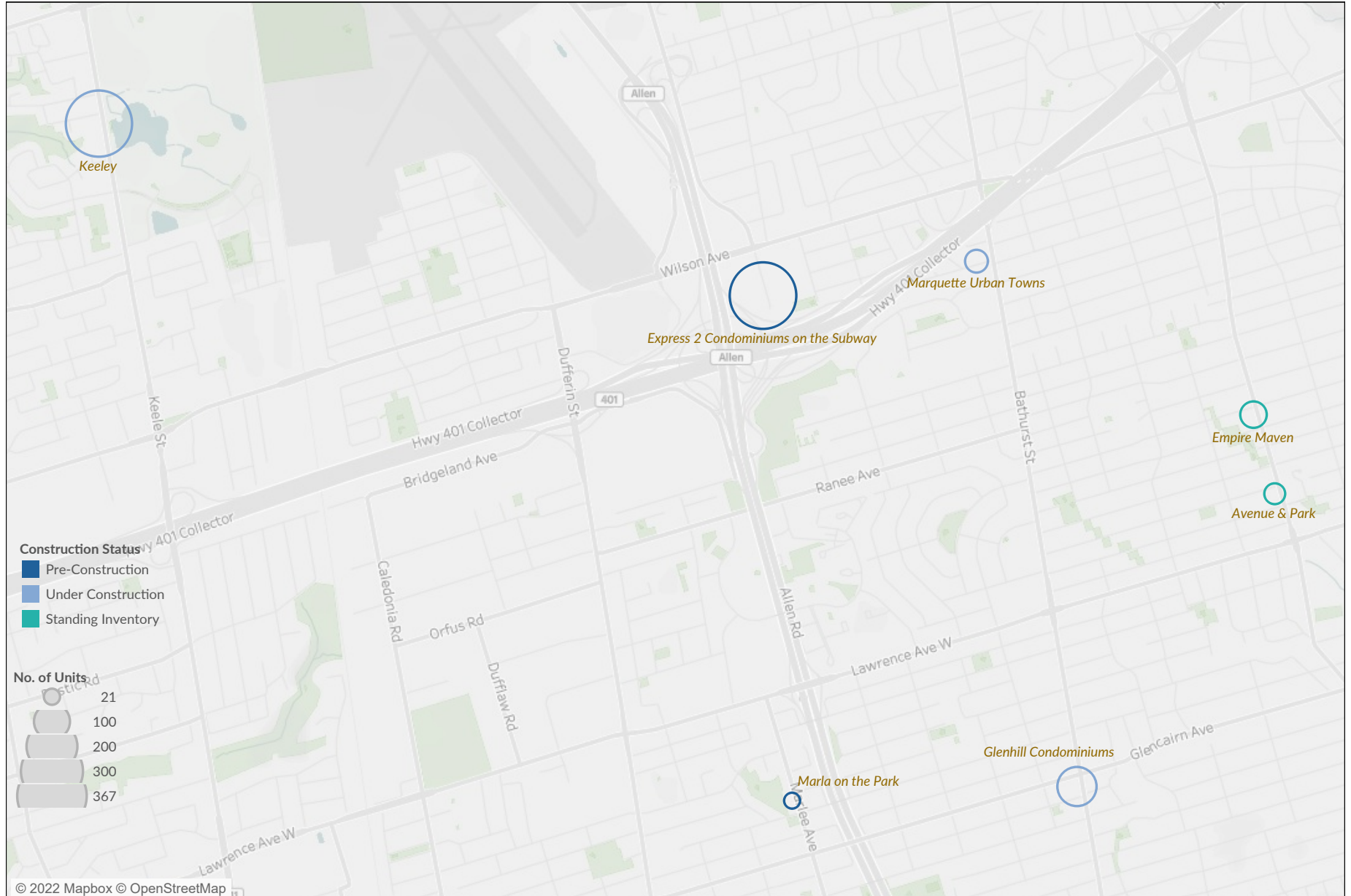


Post Launch Absorption: North York West



North York West Submarket Report - September 2022

Current Active Projects



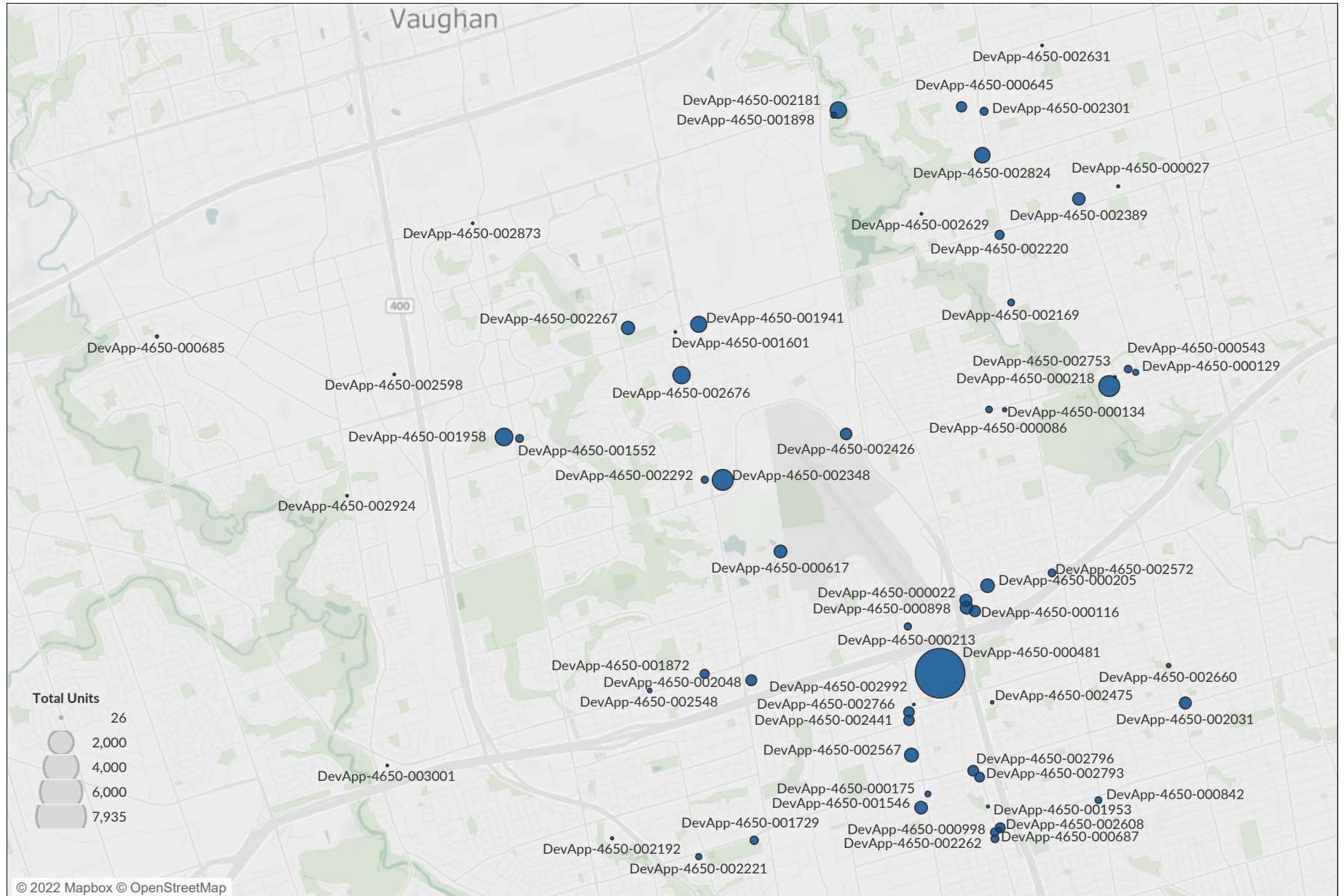
North York West Submarket Report - September 2022

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	8	10	58	\$1,415	\$1,187
Express 2 Condominiums on the Subway - Malibu Investments..	Apartment	June 2026	2	291	76	367	\$1,257	\$1,324
Glenhill Condominiums - Lanterra Developments	Apartment	January 2024	5	10	64	127	\$1,386	\$1,538
Keeley - TAS DesignBuild	Apartment	June 2023	0	4	16	363	\$749	\$1,289
Marla on the Park - Kultura	Apartment	May 2024	0	0	2	21	\$1,067	\$1,044
Marquette Urban Towns - Kubo Developments	Stacked	November 2022	0	0	0	43	\$463	\$0

North York West Submarket Report - September 2022

Current Development Applications



North York West Submarket Report - September 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	2.0	56
DevApp-4650-000175	3019 Dufferin Street	1.0	104
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-4650-000645	6020 - 6030 Bathurst Street	1.5	335
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	4.7	119
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		
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		
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		
DevApp-4650-002924	3350 Weston Road		
DevApp-4650-002992	3309 Dufferin Street		
DevApp-4650-003001	33 Walsh Avenue		

North York West Submarket Report - September 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	0	16	4,355	261	\$2,616	1,433	\$3,749,268	12,426
Central Waterfront	1	8	3,992	539	\$1,673	1,121	\$1,875,981	13,435
Don Mills - York Mills	1	14	3,838	147	\$1,137	1,086	\$1,234,821	15,097
Downtown Core	27	9	4,612	1,303	\$1,746	699	\$1,220,770	21,814
Downtown East	7	18	5,444	1,088	\$1,500	682	\$1,023,402	19,405
Downtown West	12	25	8,060	704	\$1,693	1,034	\$1,751,106	17,462
Etobicoke Waterfront	0	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	17,314
Mississauga City Centre	5	9	4,271	122	\$1,227	710	\$871,254	17,149
North Toronto	6	19	3,783	511	\$1,549	908	\$1,406,606	206
North Yonge Corridor	0	6	1,784	69	\$1,565	936	\$1,464,762	26,501
North York East	0	1	497	0	.	.	.	100,392
North York West	7	7	843	172	\$1,447	1,378	\$1,994,020	18,119
Not Applicable	203	141	23,929	4,228	\$1,189	784	\$932,716	9,357
Scarborough City Centre								6,726
Sheppard Corridor	3	11	2,211	294	\$1,428	828	\$1,182,116	26,767
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	3,728
Toronto East	0	13	1,852	200	\$1,271	760	\$965,100	
Toronto West	17	23	4,092	513	\$1,341	881	\$1,180,965	
Yonge - St. Clair	0	7	820	86	\$2,103	1,587	\$3,336,941	

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