

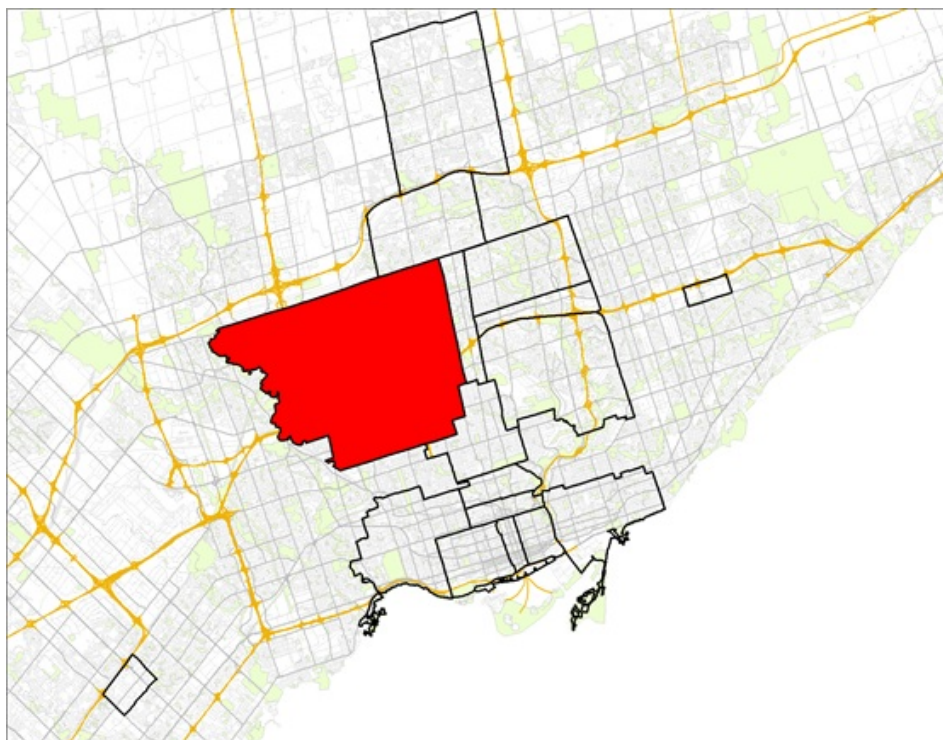


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of December 2022



North York West Submarket Report - December 2022



North York West		GTA
Distinct count of Site Name	8	344
No. of Units	1,152	88,333
Total Sales	906	76,743
Act Inv	246	11,590
Avg. wt. \$/sf	\$1,434	\$1,418
Avg. Project \$/SF	\$1,262	\$1,290
Avg. SF	1,160	853
Avg. \$	\$1,662,611	\$1,209,903
Current Month Sales (incl. active & sold out)	11	398

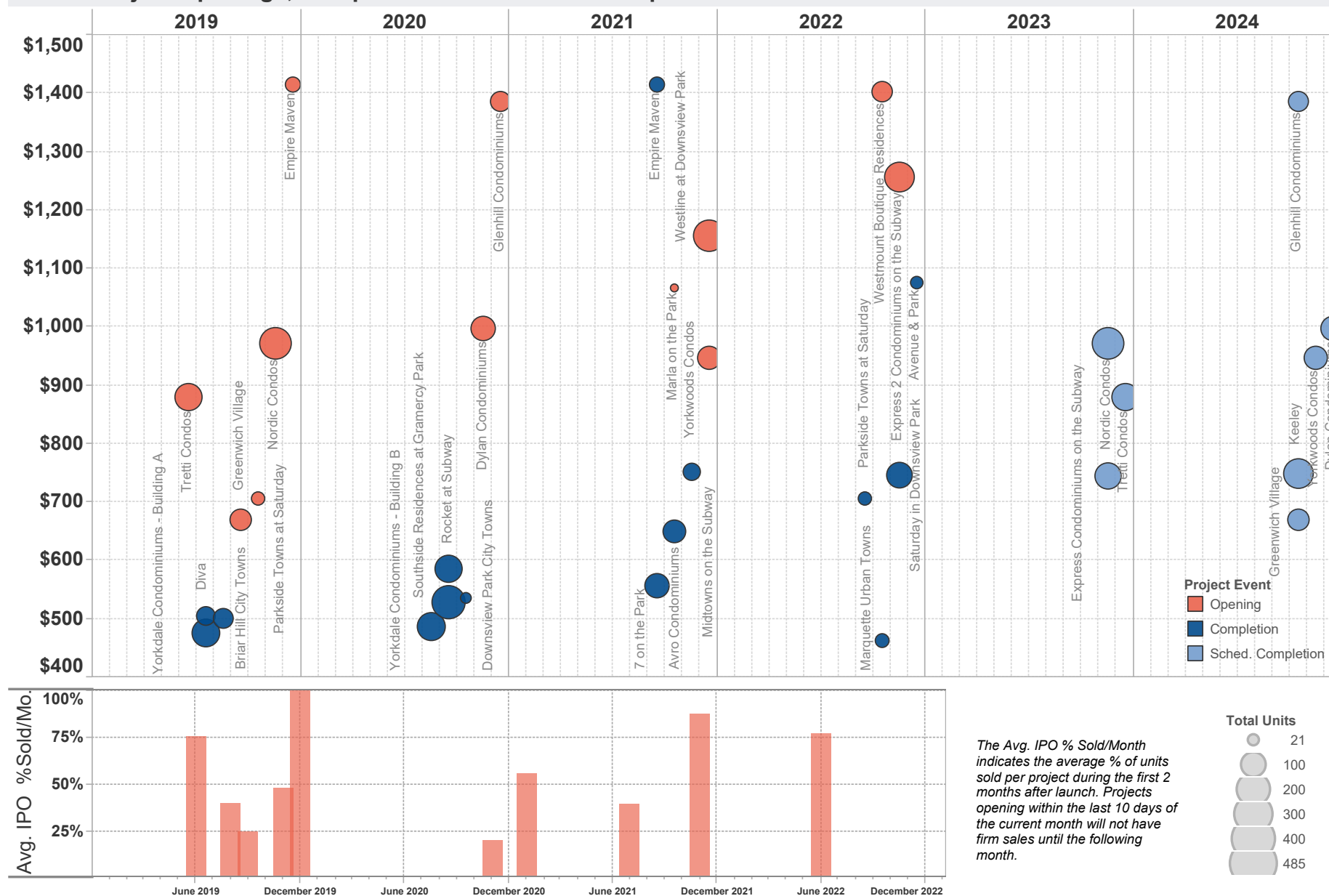
Development Applications		
North York West		City of Toronto
Count of Address	66	770
Total Units	43,624	620,781
Min. Density	0.0	0.0
Max. Density	12.6	61.7
Avg. Density	3.5	7.8

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



North York West Submarket Report - December 2022

Recent Project Openings, Completions & Scheduled Completions



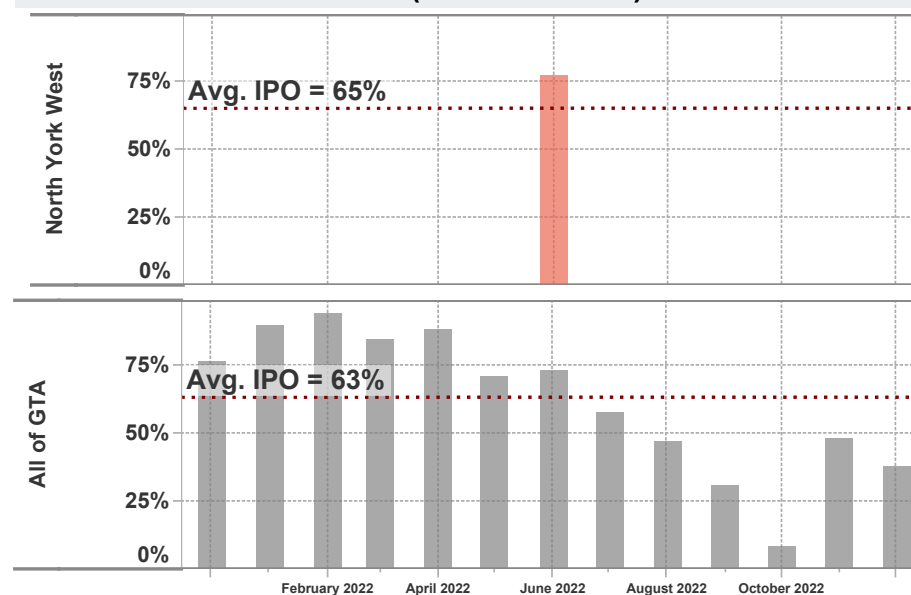
North York West Submarket Report - December 2022

Project Data by Unit Type

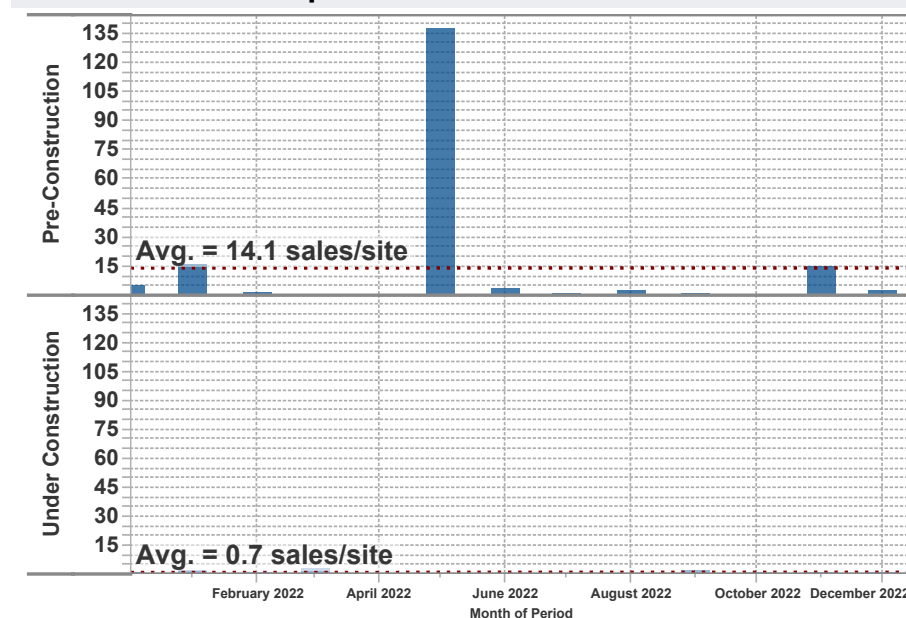
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	5	0	5	0
1 Bedroom	184	0	149	35
1 Bedroom + Den	377	5	307	70
2 Bedroom	352	4	280	72
2 Bedroom + Den	134	0	92	42
3 Bedroom & Up	80	2	59	21
Penthouse	4	0	4	0
Other	16	0	10	6

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,390	460	577	\$645,990	\$823,880
\$1,379	557	965	\$784,990	\$1,443,900
\$1,383	623	2,388	\$759,990	\$2,805,900
\$1,494	723	3,739	\$837,990	\$5,961,900
\$1,478	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)

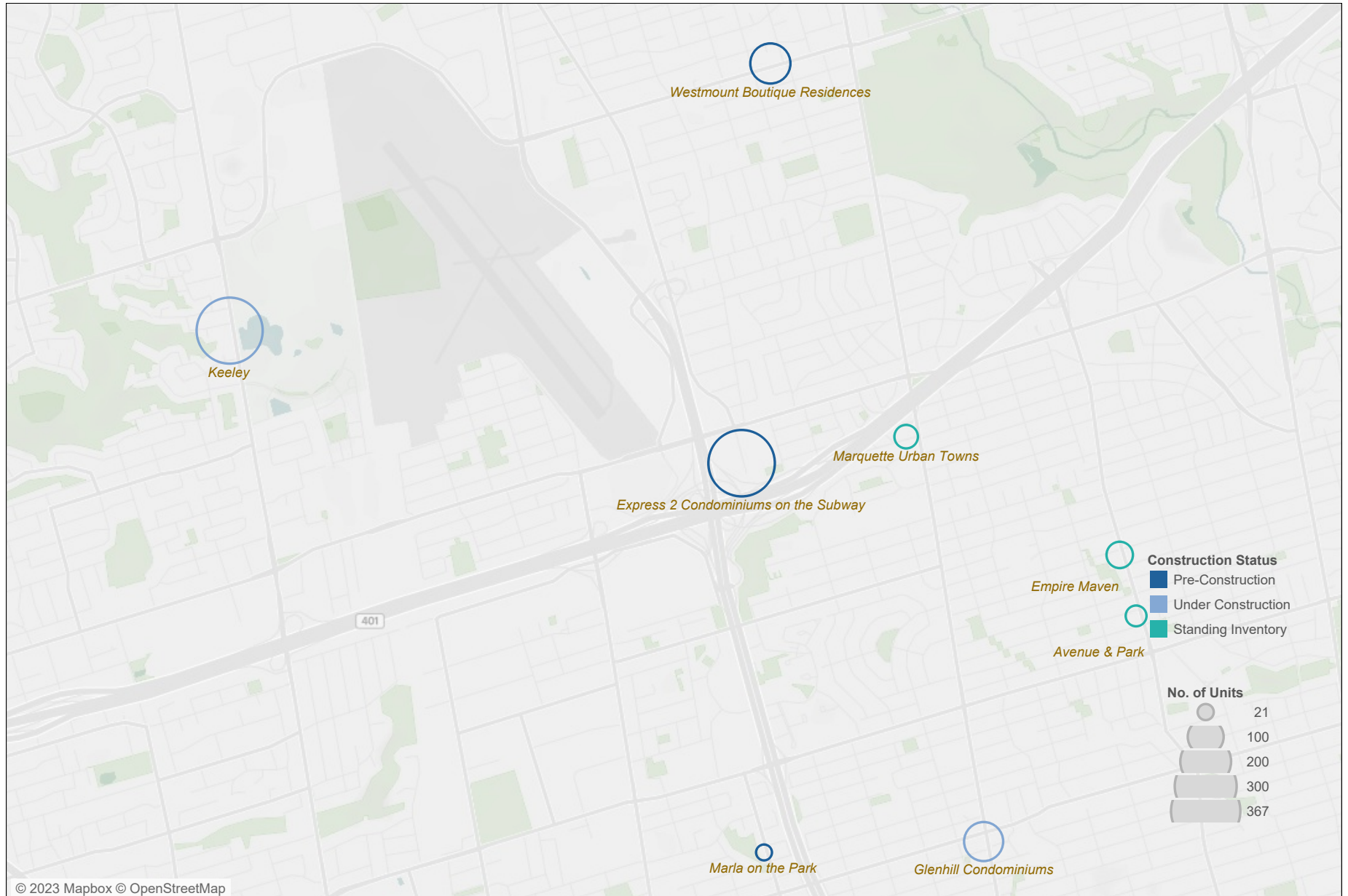


Post Launch Absorption: North York West



North York West Submarket Report - December 2022

Current Active Projects



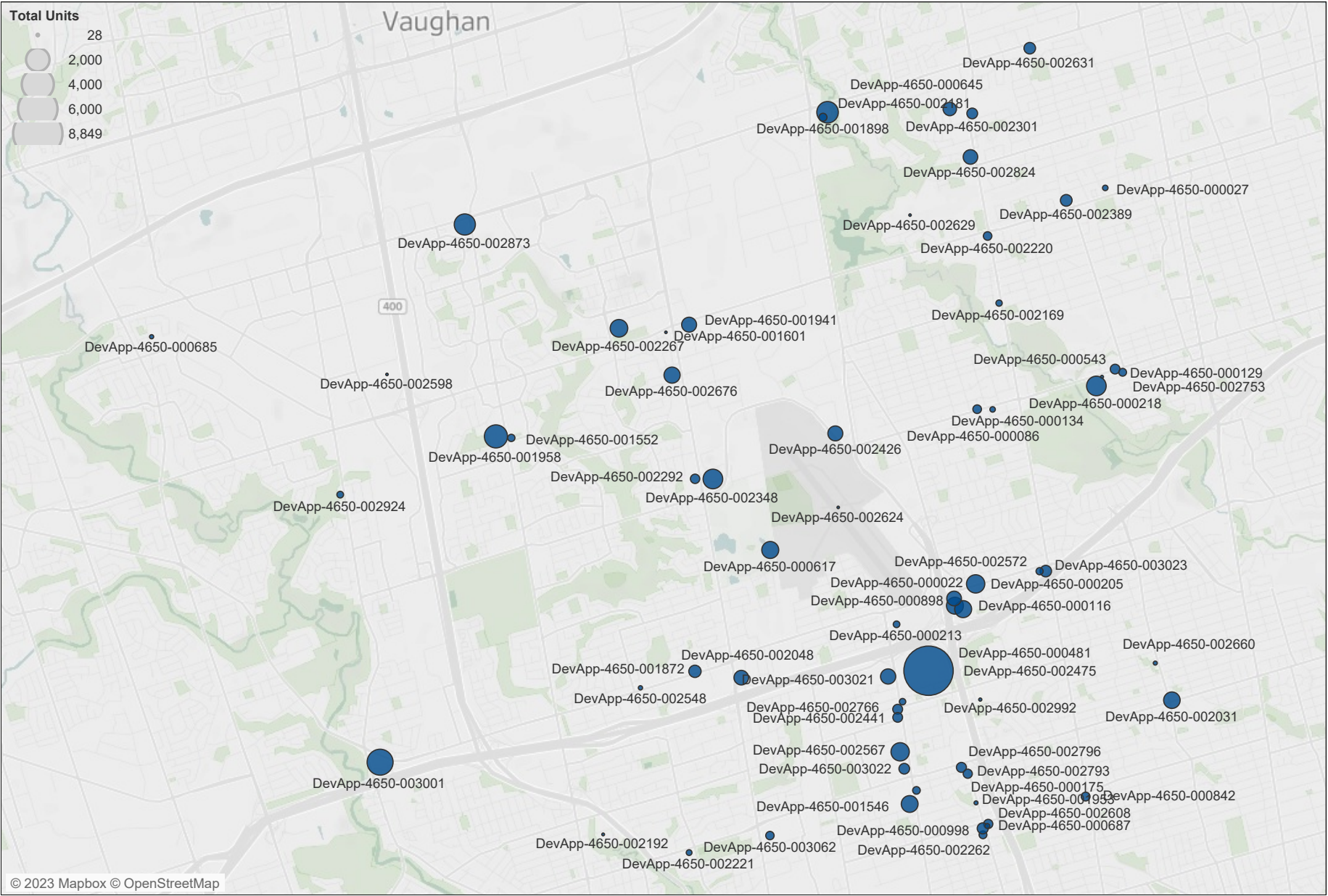
North York West Submarket Report - December 2022

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	September 2022	0	0	4	36	\$1,076	\$1,600
Empire Maven - Empire	Apartment	December 2021	1	11	7	58	\$1,415	\$1,133
Express 2 Condominiums on the Subway - Malibu Investment..	Apartment	June 2026	2	295	72	367	\$1,257	\$1,323
Glenhill Condominiums - Lanterra Developments	Apartment	January 2024	2	17	57	127	\$1,386	\$1,538
Keeley - TAS DesignBuild	Apartment	January 2024	0	3	17	363	\$749	\$1,292
Marla on the Park - Kultura	Apartment	January 2025	0	2	0	21	\$1,067	\$1,044
Marquette Urban Towns - Kubo Developments	Stacked	November 2022	0	2	1	46	\$463	\$761
Westmount Boutique Residences - Quadcam Development G..	Apartment	January 2026	6	46	88	134	\$1,403	\$1,401

North York West Submarket Report - December 2022

Current Development Applications



North York West Submarket Report - December 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000022	30 - 36 Tippet Road (North Lands)	1.0	782
DevApp-4650-000027	11 - 19 Altamont Road	0.0	108
DevApp-4650-000086	700 - 716 Sheppard Avenue West	0.0	268
DevApp-4650-000116	4 - 6 Tippet Road	1.0	1,046
DevApp-4650-000129	245 - 255 Sheppard Avenue West; 250 - 258 Bogert Avenue	0.0	217
DevApp-4650-000134	665 - 671 Sheppard Avenue West	2.0	107
DevApp-4650-000175	3019 Dufferin Street	1.0	209
DevApp-4650-000205	470 - 530 Wilson Avenue	2.0	1,212
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	8,849
DevApp-4650-000543	270 Sheppard Avenue West	3.8	342
DevApp-4650-000617	2995 Keele Street	2.8	1,044
DevApp-4650-000645	6020 - 6030 Bathurst Street	1.5	649
DevApp-4650-000685	135 Plunkett Road (Phase 2)	0.4	62
DevApp-4650-000687	529 Marlee Avenue	1.0	84
DevApp-4650-000842	2788 Bathurst Street	1.0	281
DevApp-4650-000898	30 Tippet Road (South Lands)	3.2	1,038
DevApp-4650-000998	831 Glencairn Avenue	1.0	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-4650-001872	1184 Wilson Avenue	4.2	548
DevApp-4650-001898	1881 Steeles Avenue West	4.0	231
DevApp-4650-001941	1285 Finch Avenue West	4.0	803
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	4.0	987
DevApp-4650-002048	2699 Keele Street	5.0	772
DevApp-4650-002169	4700 Bathurst Street	3.0	142
DevApp-4650-002181	1875 Steeles Avenue West	4.8	1,680
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	219
DevApp-4650-002267	41-75 Four Winds Drive	4.1	1,120
DevApp-4650-002292	3374 Keele Street	4.7	316
DevApp-4650-002301	6035 Bathurst Street	6.2	415
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	807
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	1,212
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-4650-002624	123 Garratt Boulevard		
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	3.3	939
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
DevApp-4650-002992	3309 Dufferin Street	4.4	148
DevApp-4650-003001	33 Walsh Avenue	6.8	2,452
DevApp-4650-003021	3400 Dufferin Street	3.7	834
DevApp-4650-003022	3080 Dufferin Street	2.8	410
DevApp-4650-003023	3750 Bathurst Street	7.2	479
DevApp-4650-003062	2355 Keele Street	5.3	254

North York West Submarket Report - December 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	10	17	4,410	295	\$2,548	1,416	\$3,606,558	23,003
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	30,507
Don Mills - York Mills	0	14	3,851	85	\$1,140	1,222	\$1,393,092	37,120
Downtown Core	31	8	4,624	736	\$1,873	747	\$1,398,732	46,479
Downtown East	25	18	5,720	806	\$1,554	697	\$1,083,190	39,123
Downtown West	36	24	7,792	910	\$1,806	984	\$1,776,570	29,509
Etobicoke Waterfront	0	1	537	0	.	.	.	16,727
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	34,227
Mississauga City Centre	0	9	4,282	111	\$1,218	755	\$919,967	25,285
North Toronto	9	18	3,486	369	\$1,552	959	\$1,488,675	206
North Yonge Corridor	15	7	1,999	104	\$1,563	795	\$1,242,253	43,624
North York East	0	1	497	0	.	.	.	184,492
North York West	11	8	906	246	\$1,434	1,160	\$1,662,611	20,364
Not Applicable	227	154	24,824	5,984	\$1,141	791	\$902,136	20,011
Scarborough City Centre								16,376
Sheppard Corridor	4	11	2,225	280	\$1,431	827	\$1,184,161	45,986
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	7,742
Toronto East	3	12	1,625	402	\$1,263	706	\$892,135	
Toronto West	27	23	3,821	652	\$1,339	866	\$1,159,884	
Yonge - St. Clair	0	5	568	79	\$2,183	1,480	\$3,230,906	

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