

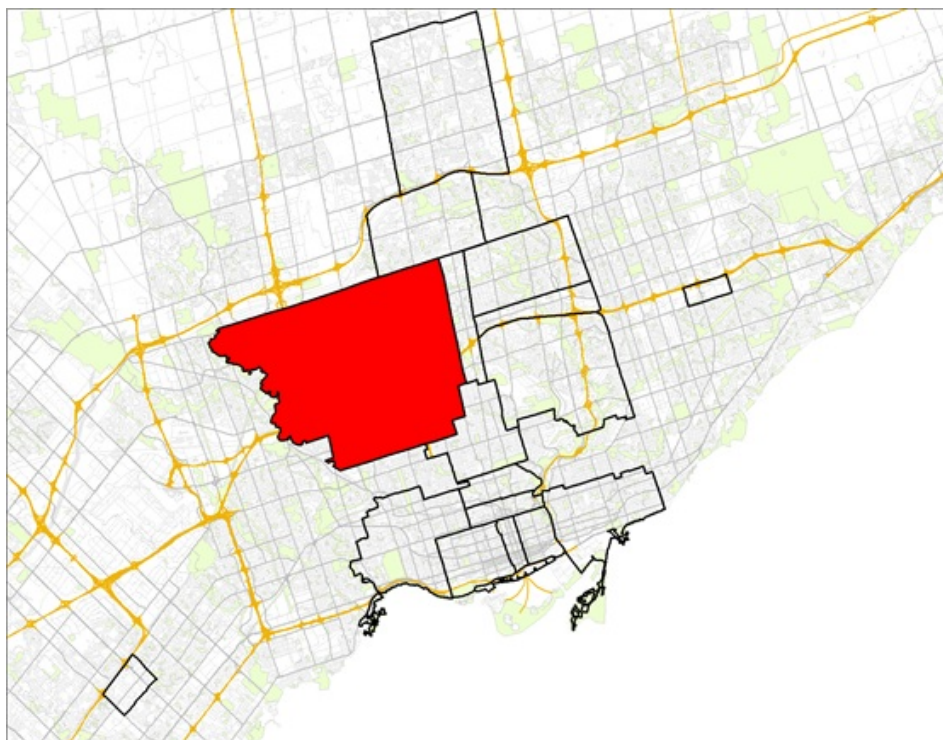


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of January 2023



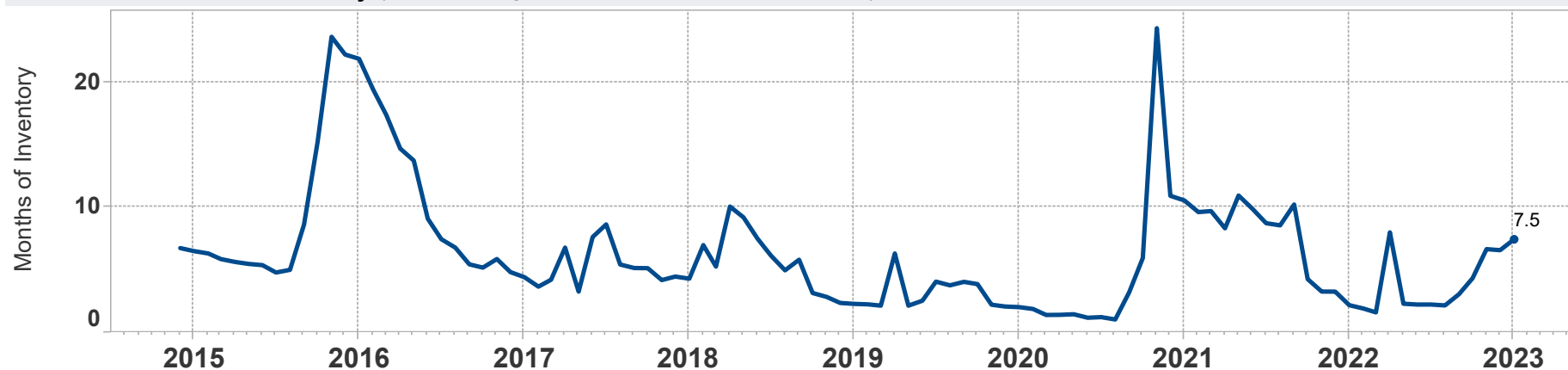
North York West Submarket Report - January 2023



North York West		GTA
Distinct count of Site Name	8	345
No. of Units	1,154	88,911
Total Sales	908	77,042
Act Inv	246	11,869
Avg. wt. \$/sf	\$1,461	\$1,421
Avg. Project \$/SF	\$1,272	\$1,293
Avg. SF	1,154	845
Avg. \$	\$1,685,273	\$1,201,296
Current Month Sales (incl. active & sold out)	3	381

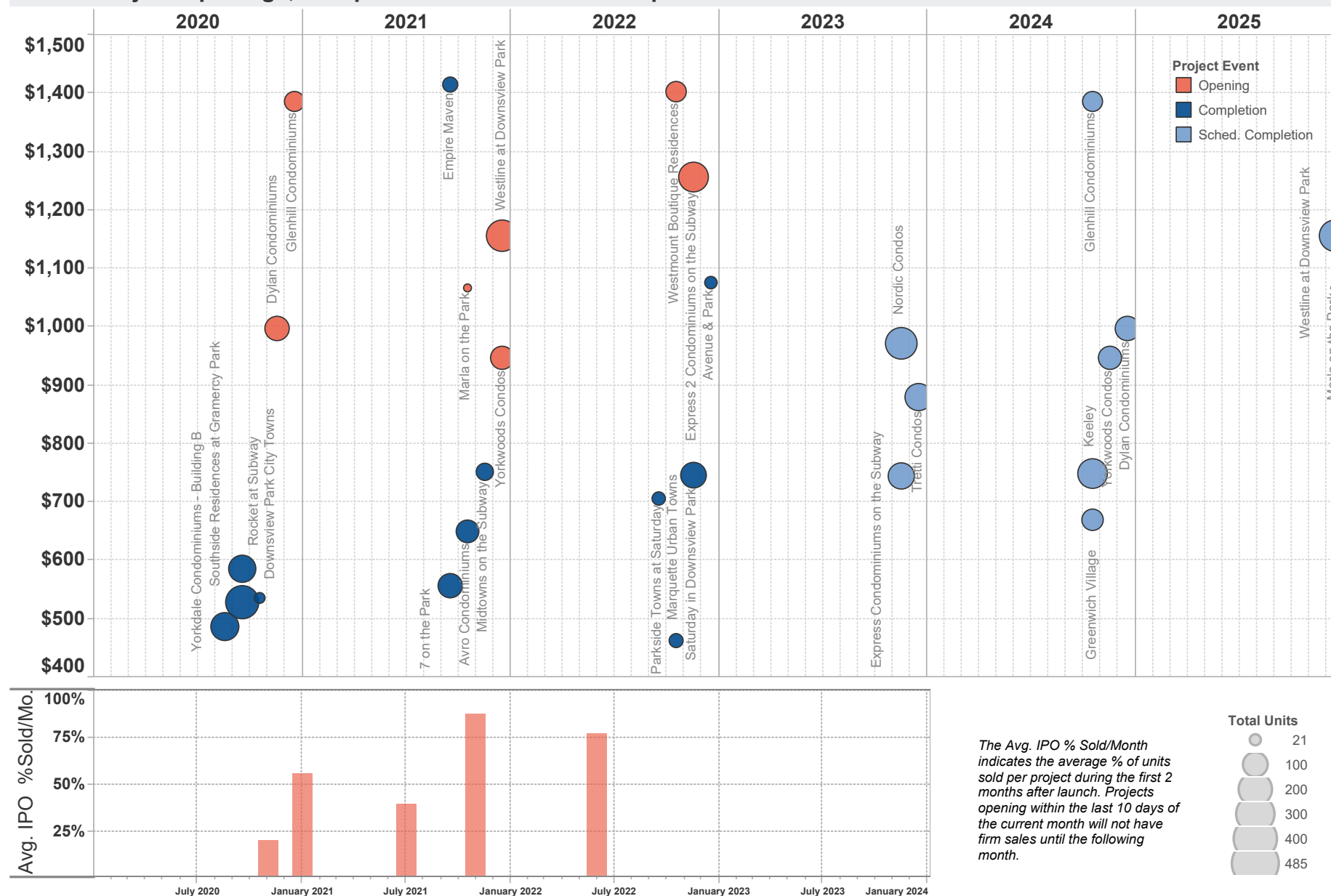
Development Applications		
North York West		City of Toronto
Count of Address	66	761
Total Units	33,217	422,579
Min. Density	0.0	0.0
Max. Density	15.5	61.7
Avg. Density	3.7	7.9

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



North York West Submarket Report - January 2023

Recent Project Openings, Completions & Scheduled Completions



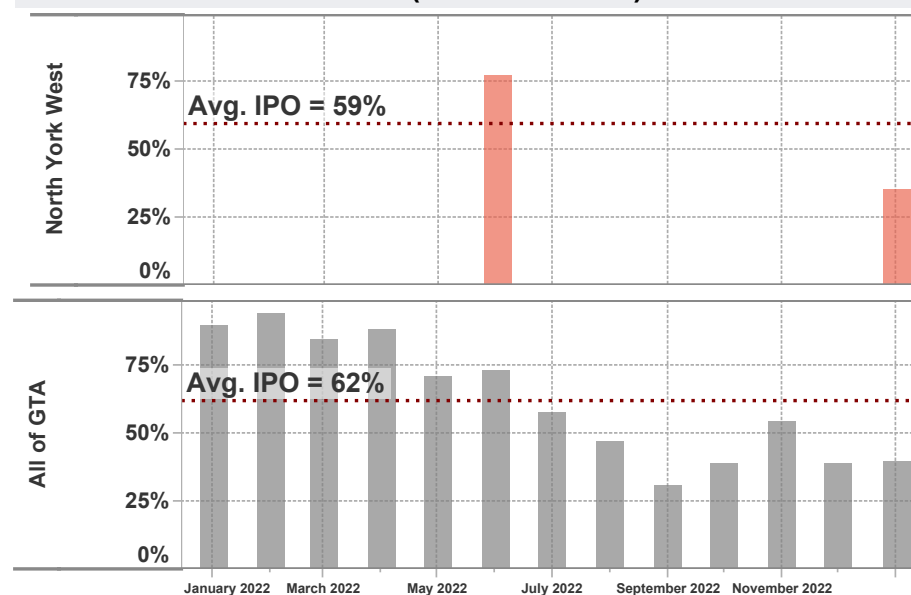
North York West Submarket Report - January 2023

Project Data by Unit Type

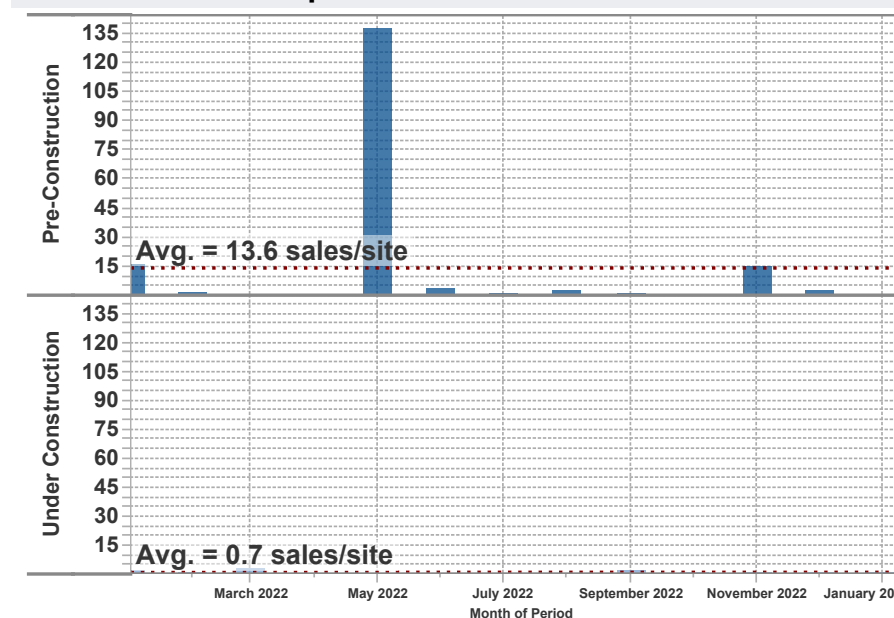
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	5	0	5	0
1 Bedroom	185	0	149	36
1 Bedroom + Den	377	1	308	69
2 Bedroom	352	1	281	71
2 Bedroom + Den	135	0	91	44
3 Bedroom & Up	80	1	60	20
Penthouse	4	0	4	0
Other	16	0	10	6

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,375	460	578	\$529,900	\$823,880
\$1,384	557	965	\$784,990	\$1,506,900
\$1,399	623	2,388	\$759,990	\$2,922,900
\$1,532	723	3,739	\$837,990	\$6,204,900
\$1,531	1,103	4,676	\$1,379,990	\$7,341,900
\$1,432	1,254	2,546	\$1,529,990	\$3,856,900

IPO Launch Performance (first 2 months)

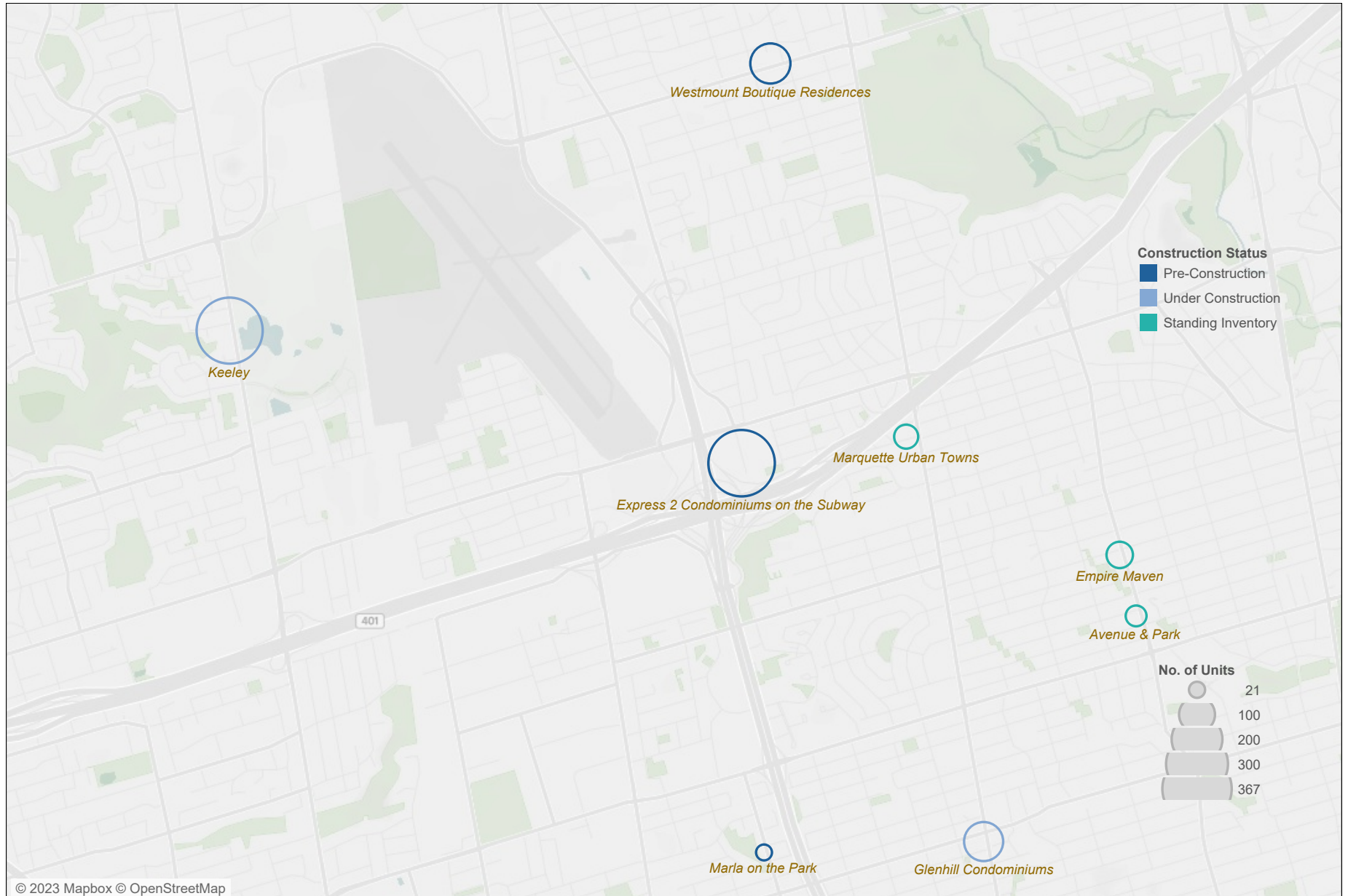


Post Launch Absorption: North York West



North York West Submarket Report - January 2023

Current Active Projects



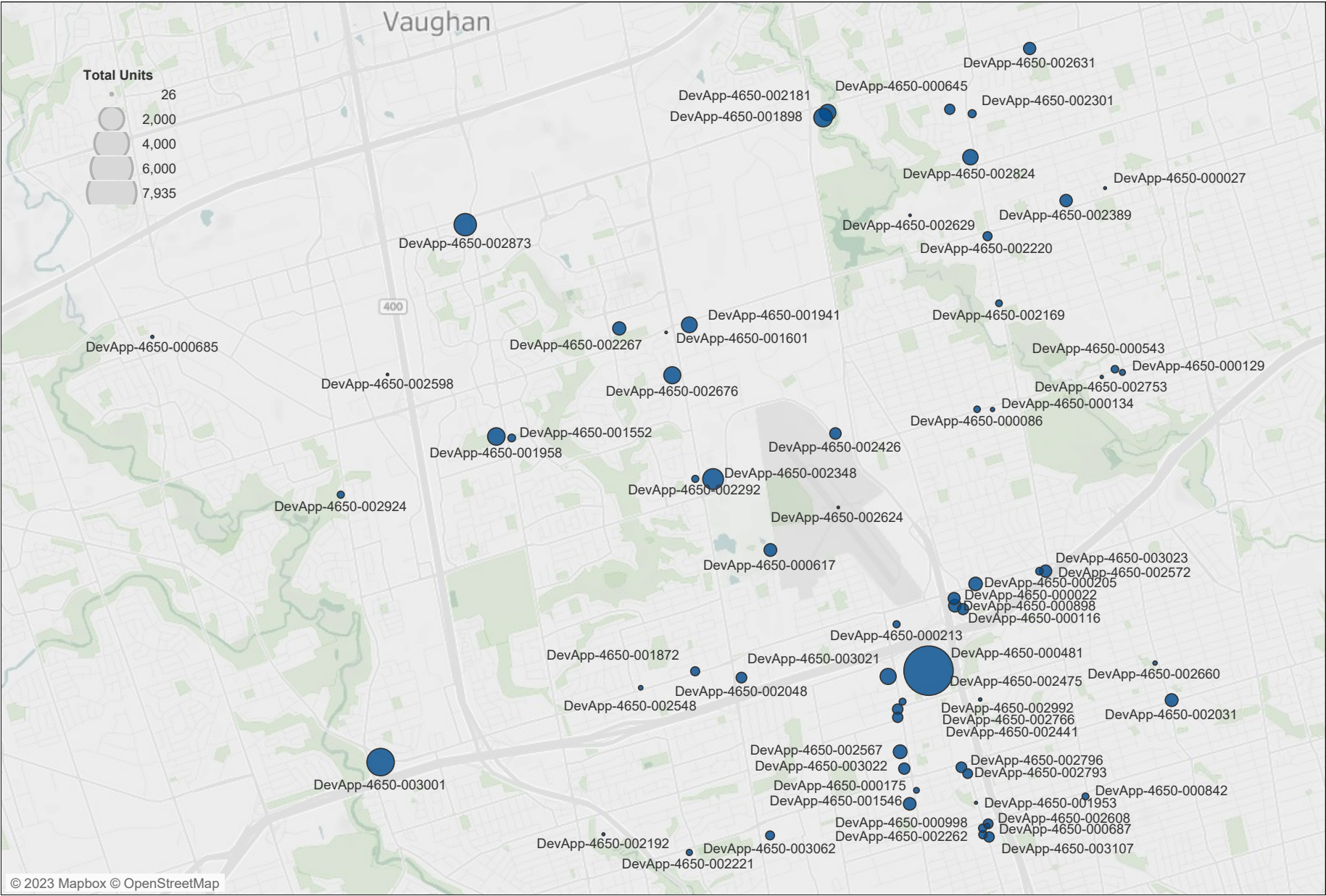
North York West Submarket Report - January 2023

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	1	6	58	\$1,415	\$1,133
Express 2 Condominiums on the Subway - Malibu Investment..	Apartment	June 2026	0	0	72	367	\$1,257	\$1,323
Glenhill Condominiums - Lanterra Developments	Apartment	January 2024	1	1	57	127	\$1,386	\$1,604
Keeley - TAS DesignBuild	Apartment	January 2024	0	0	17	363	\$749	\$1,292
Marla on the Park - Kultura	Apartment	January 2025	0	0	0	21	\$1,067	\$1,044
Marquette Urban Towns - Kubo Developments	Stacked	November 2022	0	0	3	48	\$463	\$778
Westmount Boutique Residences - Quadcam Development G..	Apartment	January 2026	1	1	87	134	\$1,403	\$1,401

North York West Submarket Report - January 2023

Current Development Applications



North York West Submarket Report - January 2023

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-4650-000481	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	150
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-4650-001872	1184 Wilson Avenue	4.2	262
DevApp-4650-001898	1881 Steeles Avenue West	4.0	1,124
DevApp-4650-001941	1285 Finch Avenue West	4.0	803
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	4.0	532
DevApp-4650-002048	2699 Keele Street	5.0	366
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	219
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	206
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-4650-002624	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
DevApp-4650-003107	280 Viewmount Avenue	15.5	342

North York West Submarket Report - January 2023

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	● 14	● 17	● 4,424	● 281	● \$2,575	● 1,404	● \$3,616,696	● 16,046
Central Waterfront	● 0	● 8	● 3,995	● 478	● \$1,709	● 1,135	● \$1,939,854	● 13,674
Don Mills - York Mills	● 0	● 14	● 3,850	● 86	● \$1,142	● 1,217	● \$1,389,468	● 26,178
Downtown Core	● 1	● 8	● 4,625	● 736	● \$1,867	● 749	● \$1,397,511	● 29,932
Downtown East	● 216	● 19	● 5,936	● 1,184	● \$1,542	● 680	● \$1,049,382	● 23,877
Downtown West	● 6	● 24	● 7,799	● 903	● \$1,805	● 984	● \$1,776,927	● 18,422
Etobicoke Waterfront	● 0	● 1	● 537	● 0	● .	● .	● .	● 9,281
Highway7 - Yonge	● 0	● 5	● 1,293	● 40	● \$1,102	● 1,106	● \$1,218,985	● 24,242
Mississauga City Centre	● 0	● 9	● 4,282	● 111	● \$1,218	● 755	● \$919,967	● 20,820
North Toronto	● 8	● 18	● 3,494	● 357	● \$1,545	● 946	● \$1,462,361	● 238
North Yonge Corridor	● 32	● 8	● 2,031	● 521	● \$1,311	● 686	● \$899,158	● 33,217
North York East	● 0	● 1	● 497	● 0	● .	● .	● .	● 125,448
North York West	● 3	● 8	● 908	● 246	● \$1,461	● 1,154	● \$1,685,273	● 20,375
Not Applicable	● 73	● 153	● 24,774	● 5,517	● \$1,137	● 799	● \$908,486	● 14,794
Scarborough City Centre								● 12,605
Sheppard Corridor	● 8	● 11	● 2,233	● 272	● \$1,442	● 828	● \$1,193,633	● 28,988
Thornhill	● 0	● 2	● 410	● 29	● \$1,367	● 1,700	● \$2,323,017	● 4,442
Toronto East	● 4	● 11	● 1,554	● 397	● \$1,261	● 713	● \$898,721	
Toronto West	● 16	● 23	● 3,832	● 632	● \$1,346	● 876	● \$1,179,420	
Yonge - St. Clair	● 0	● 5	● 568	● 79	● \$2,183	● 1,480	● \$3,230,906	

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.