

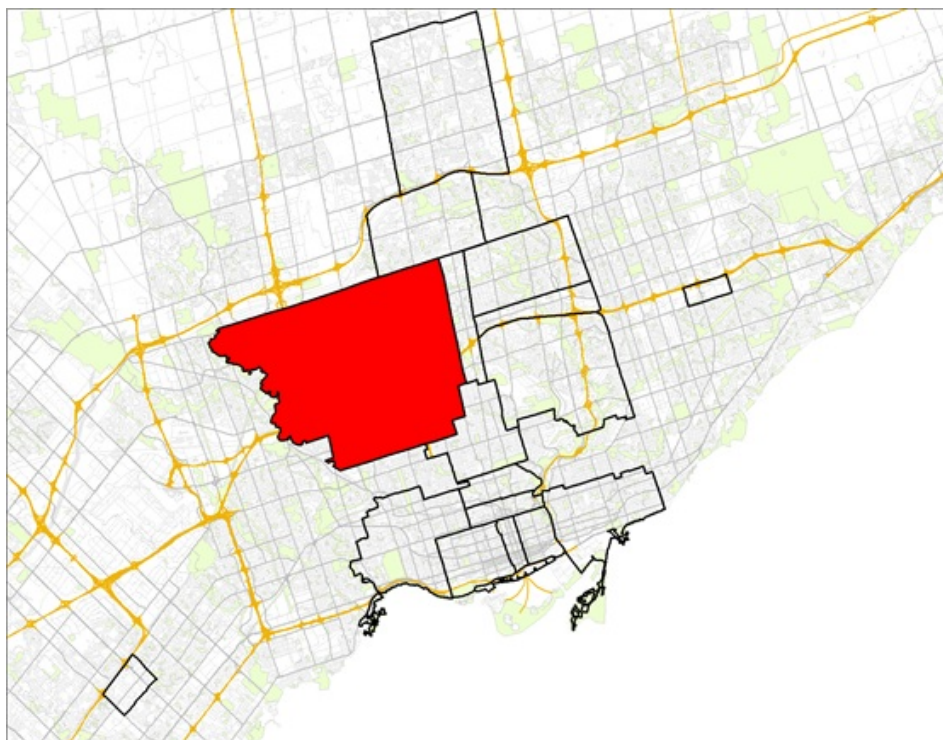


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of April 2023



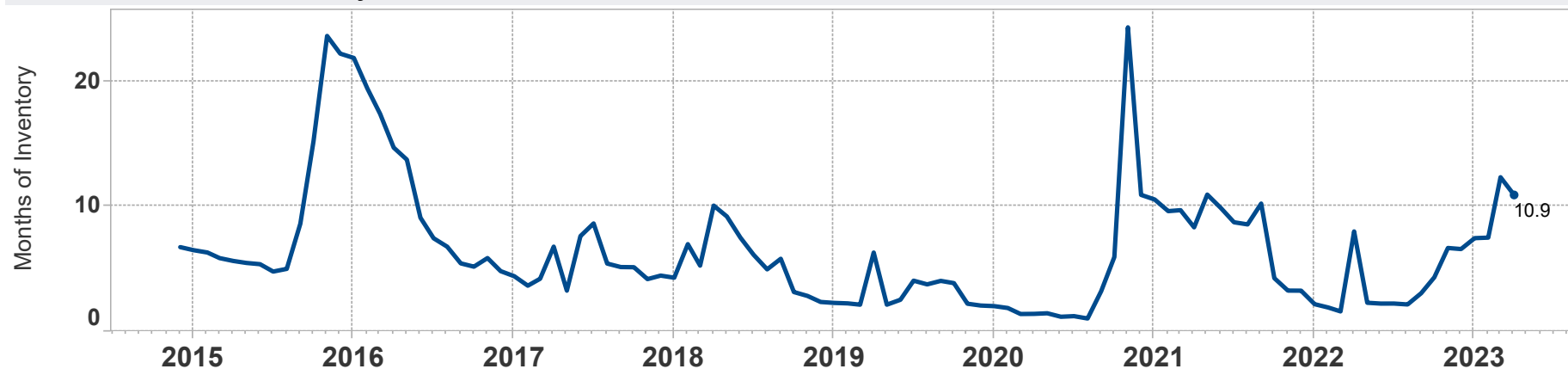
North York West Submarket Report - April 2023



North York West		GTA
Distinct count of Site Name	9	359
No. of Units	1,396	93,231
Total Sales	989	79,643
Act Inv	407	13,588
Avg. wt. \$/sf	\$1,362	\$1,425
Avg. Project \$/SF	\$1,240	\$1,300
Avg. SF	946	820
Avg. \$	\$1,288,166	\$1,168,483
Current Month Sales (incl. active & sold out)	28	1,327

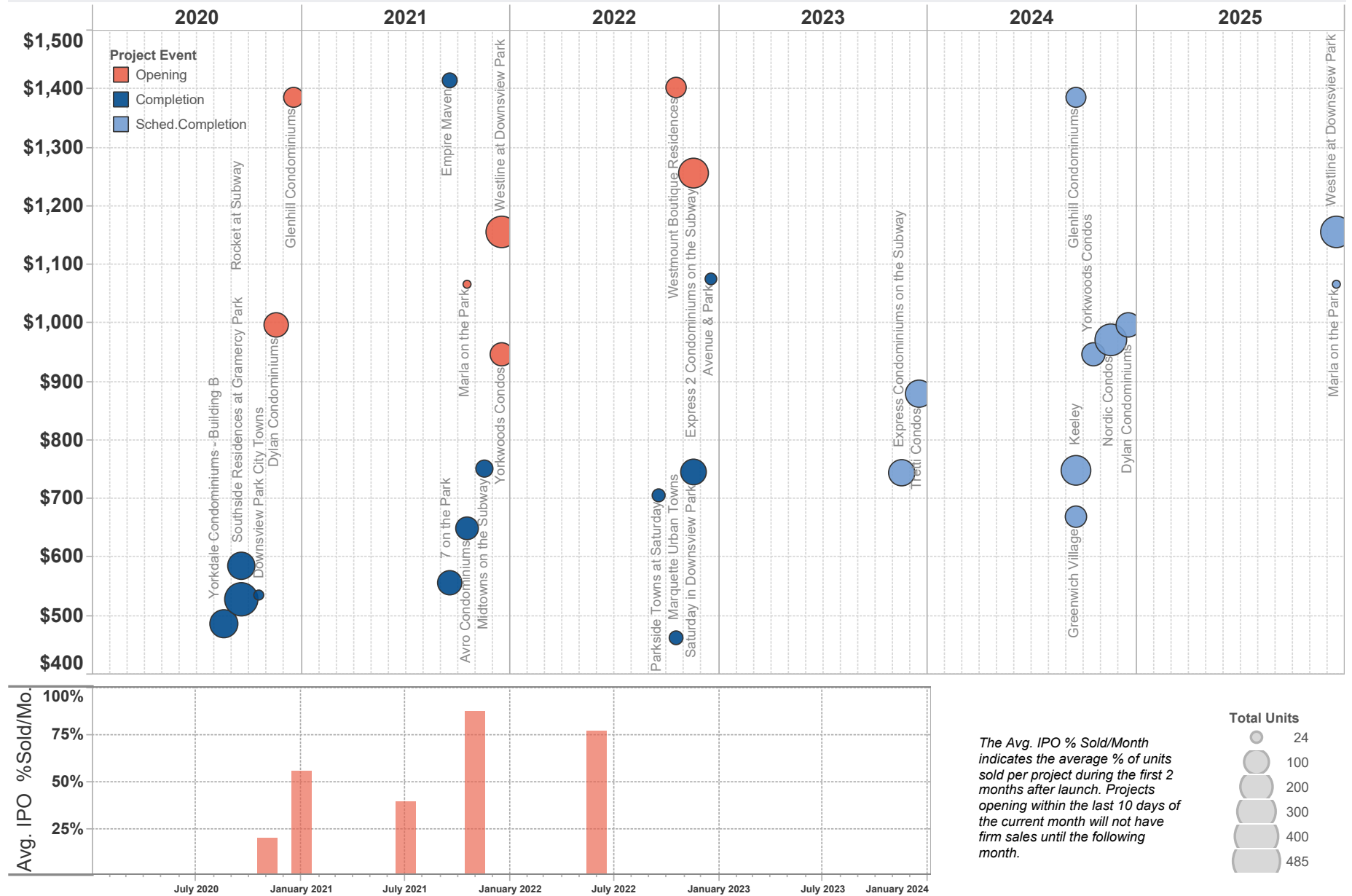
Development Applications		
North York West		City of Toronto
Count of Address	2	765
Total Units	238.0	424,430
Min. Density	3.3	0.0
Max. Density	3.3	61.9
Avg. Density	3.3	7.9

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



North York West Submarket Report - April 2023

Recent Project Openings, Completions & Scheduled Completions



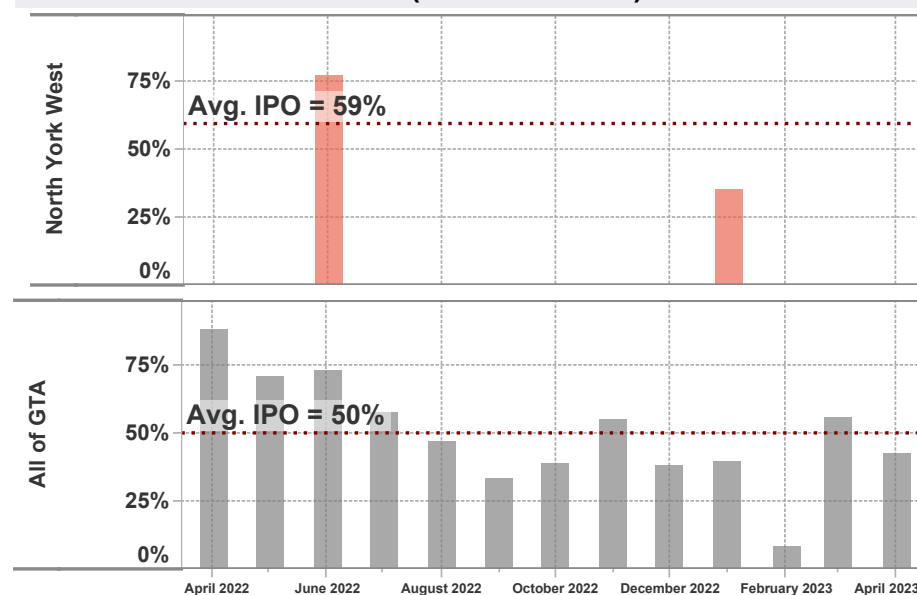
North York West Submarket Report - April 2023

Project Data by Unit Type

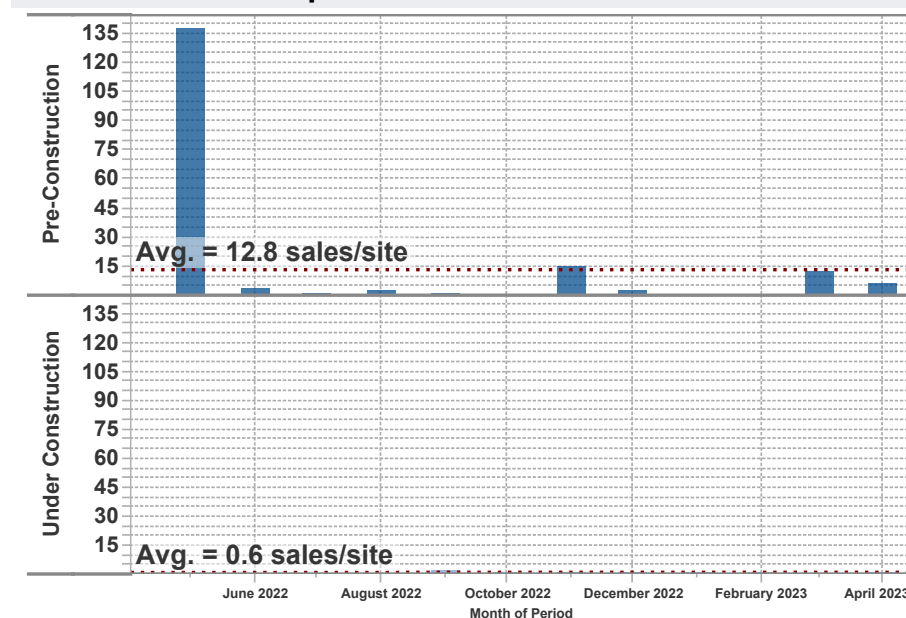
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	7	0	5	2
1 Bedroom	233	7	171	62
1 Bedroom + Den	467	13	336	131
2 Bedroom	438	7	304	134
2 Bedroom + Den	133	1	93	40
3 Bedroom & Up	98	0	66	32
Penthouse	4	0	4	0
Other	16	0	10	6

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,038	467	480	\$399,990	\$582,900
\$1,310	457	577	\$580,900	\$823,880
\$1,290	552	965	\$665,900	\$1,506,900
\$1,276	623	2,321	\$739,900	\$3,149,000
\$1,510	723	3,739	\$799,990	\$6,204,900
\$1,452	813	4,676	\$917,900	\$7,341,900
\$1,432	1,254	2,546	\$1,529,990	\$3,856,900

IPO Launch Performance (first 2 months)

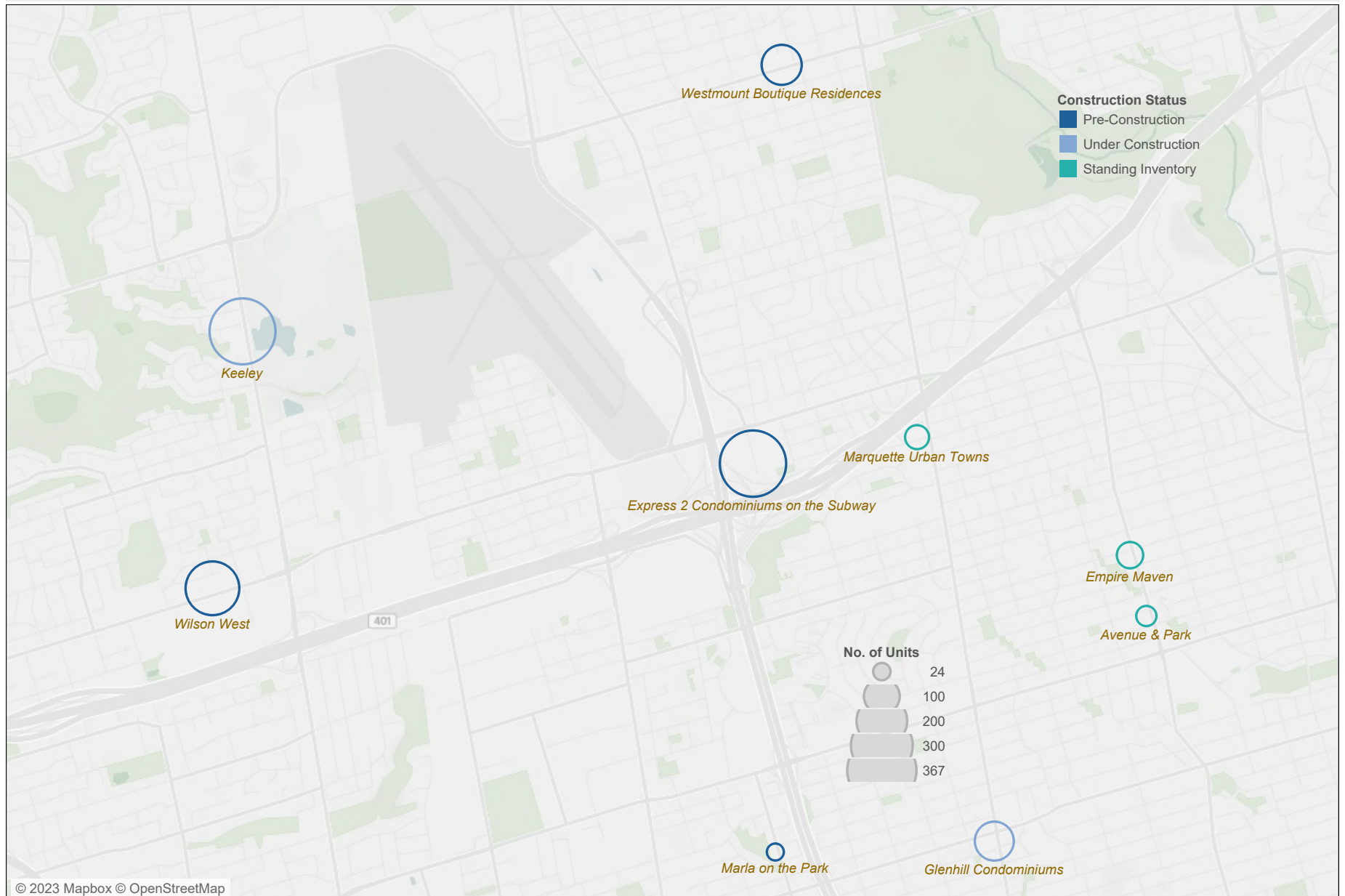


Post Launch Absorption: North York West



North York West Submarket Report - April 2023

Current Active Projects



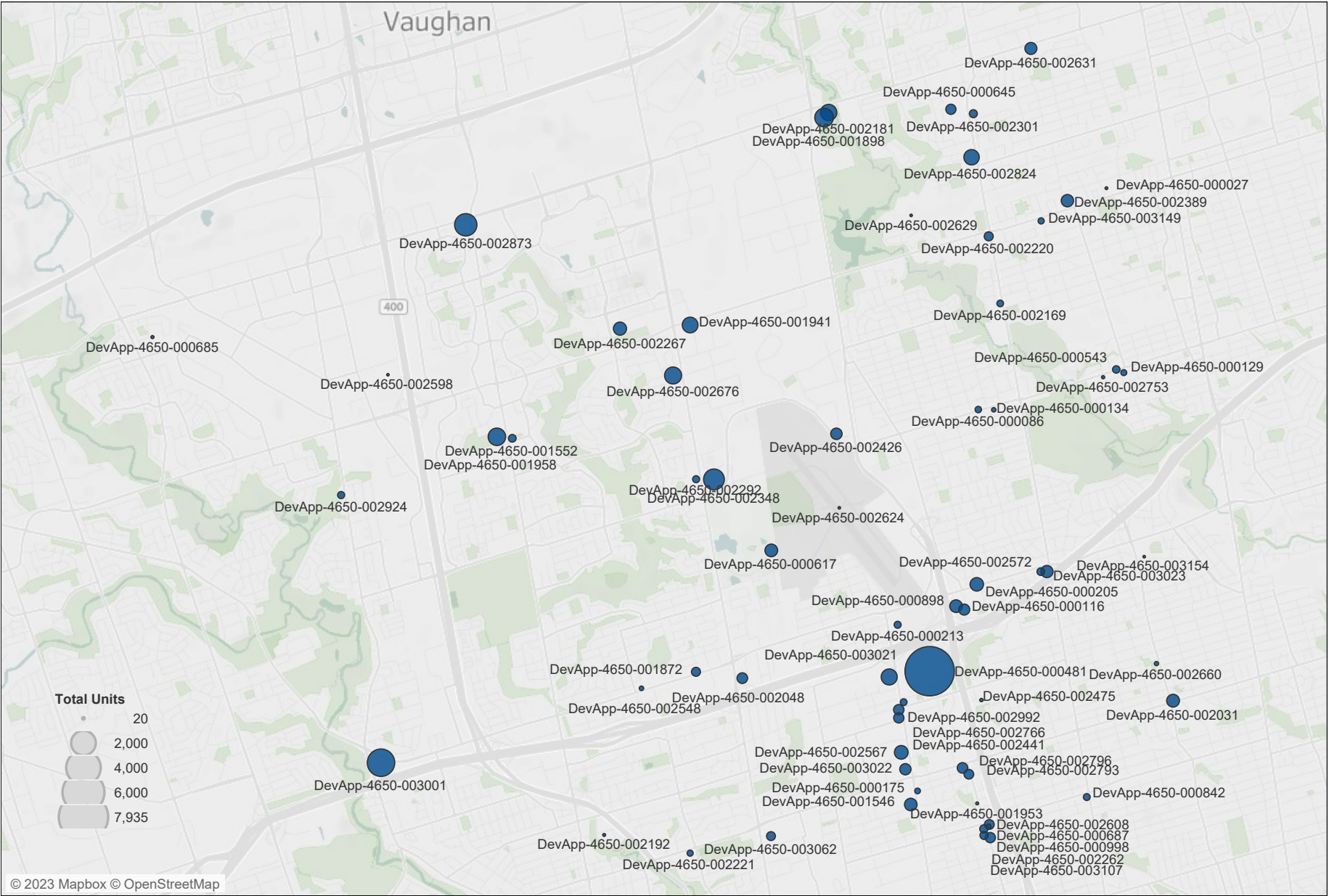
North York West Submarket Report - April 2023

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	2	34	\$1,076	\$1,826
Empire Maven - Empire	Apartment	December 2021	1	4	3	58	\$1,415	\$884
Express 2 Condominiums on the Subway - Malibu Investment..	Apartment	June 2026	2	2	70	367	\$1,257	\$1,321
Glenhill Condominiums - Lanterra Developments	Apartment	January 2024	0	2	56	127	\$1,386	\$1,603
Keeley - TAS DesignBuild	Apartment	January 2024	1	1	16	363	\$749	\$1,289
Marla on the Park - Kultura	Apartment	January 2025	0	0	3	24	\$1,067	\$1,044
Marquette Urban Towns - Kubo Developments	Stacked	November 2022	0	1	3	48	\$463	\$650
Westmount Boutique Residences - Quadcam Development G..	Apartment	January 2026	7	8	80	134	\$1,403	\$1,401
Wilson West - First Avenue Properties	Apartment	November 2025	17	67	174	241	\$0	\$1,142

North York West Submarket Report - April 2023

Current Development Applications



North York West Submarket Report - April 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
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	62
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-4650-001872	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	2.5	467
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
DevApp-4650-003149	237 Finch Avenue West	1.9	122
DevApp-4650-003154	190 Ridley Boulevard	2.0	20

North York West Submarket Report - April 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	 185	 17	 4,613	 319	 \$2,523	 1,314	 \$3,315,568	 17,365
Central Waterfront	 0	 8	 3,995	 478	 \$1,709	 1,135	 \$1,939,854	 12,588
Don Mills - York Mills	 2	 14	 3,845	 102	 \$1,151	 1,172	 \$1,348,276	 26,740
Downtown Core	 26	 8	 4,781	 584	 \$1,931	 777	 \$1,501,646	 30,497
Downtown East	 18	 19	 5,829	 1,397	 \$1,489	 693	 \$1,032,395	 23,178
Downtown West	 98	 23	 7,590	 818	 \$1,786	 1,019	 \$1,820,483	 17,137
Etobicoke Waterfront	 0	 1	 541	 24	 \$1,647	 811	 \$1,335,378	 9,281
Highway7 - Yonge	 2	 5	 1,298	 35	 \$1,112	 1,144	 \$1,272,940	 23,308
Mississauga City Centre	 2	 8	 3,963	 107	 \$1,214	 762	 \$925,620	 20,807
North Toronto	 32	 18	 3,519	 332	 \$1,561	 976	 \$1,524,340	 238
North Yonge Corridor	 123	 8	 2,524	 701	 \$1,557	 659	 \$1,026,398	 32,887
North York East	 0	 1	 497	 0	 .	 .	 .	 129,027
North York West	 28	 9	 989	 407	 \$1,362	 946	 \$1,288,166	 20,375
Not Applicable	 741	 165	 26,309	 6,636	 \$1,179	 770	 \$907,825	 14,778
Scarborough City Centre								 12,760
Sheppard Corridor	 36	 12	 2,592	 291	 \$1,420	 828	 \$1,175,431	 29,036
Thornhill	 0	 2	 410	 29	 \$1,367	 1,700	 \$2,323,017	 4,428
Toronto East	 8	 10	 1,433	 378	 \$1,266	 700	 \$885,707	
Toronto West	 23	 24	 4,048	 696	 \$1,341	 827	 \$1,109,292	
Yonge - St. Clair	 3	 7	 867	 254	 \$1,937	 982	 \$1,902,086	

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