

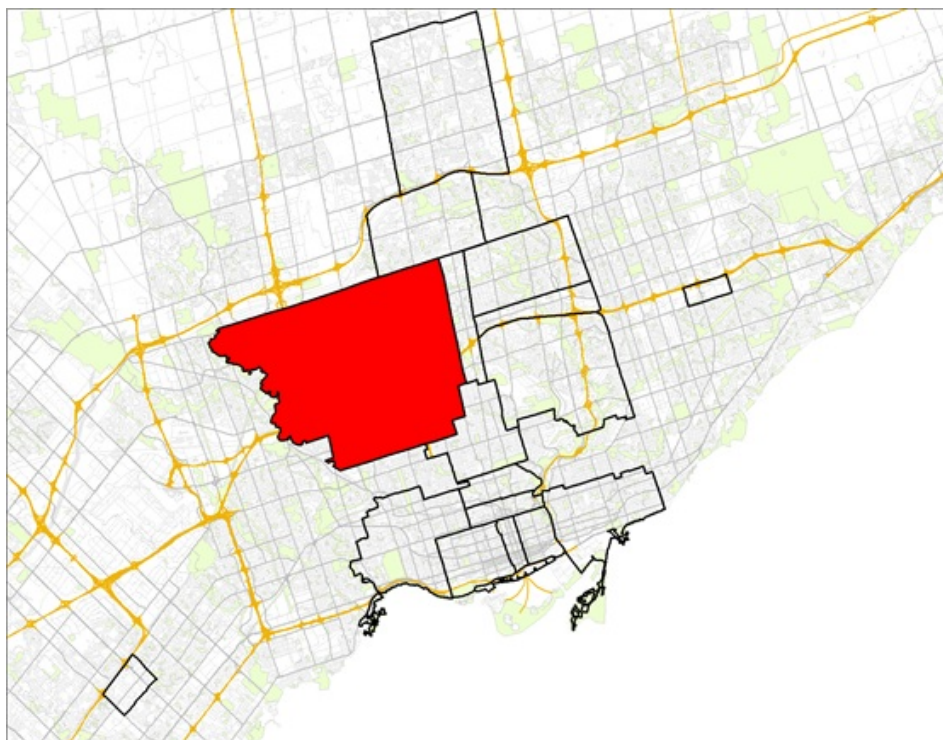


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of May 2023



North York West Submarket Report - May 2023



North York West		GTA	
Distinct count of Site Name	10		370
No. of Units	1,549		94,907
Total Sales	1,010		81,040
Act Inv	539		13,867
Avg. wt. \$/sf	\$1,407		\$1,423
Avg. Project \$/SF	\$1,271		\$1,299
Avg. SF	833		818
Avg. \$	\$1,172,262		\$1,163,082
Current Month Sales (incl. active & sold out)		18	1,976

Development Applications		
North York West		City of Toronto
Count of Address	66	765
Total Units	32,887	424,430
Min. Density	0.0	0.0
Max. Density	15.5	61.9
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 - May 2023

Recent Project Openings, Completions & Scheduled Completions



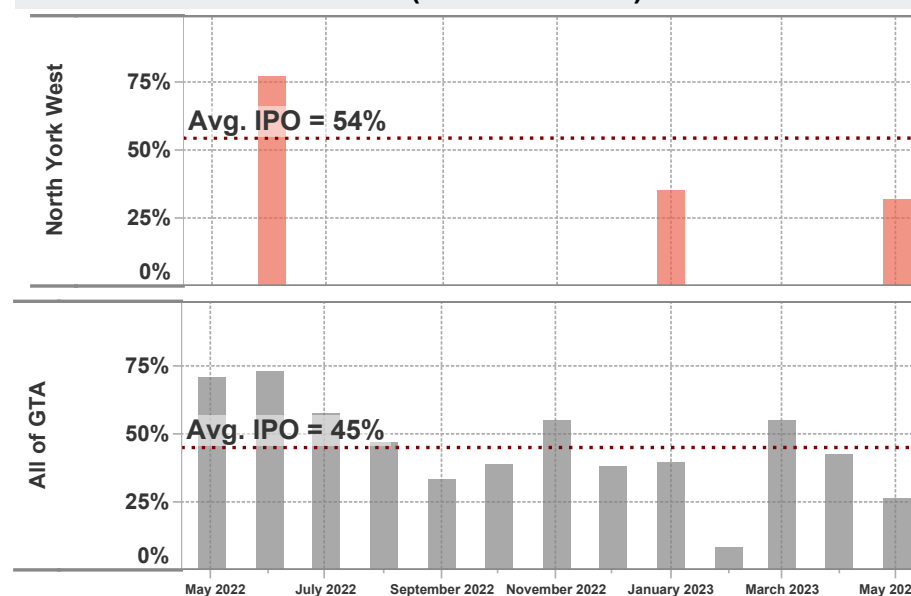
North York West Submarket Report - May 2023

Project Data by Unit Type

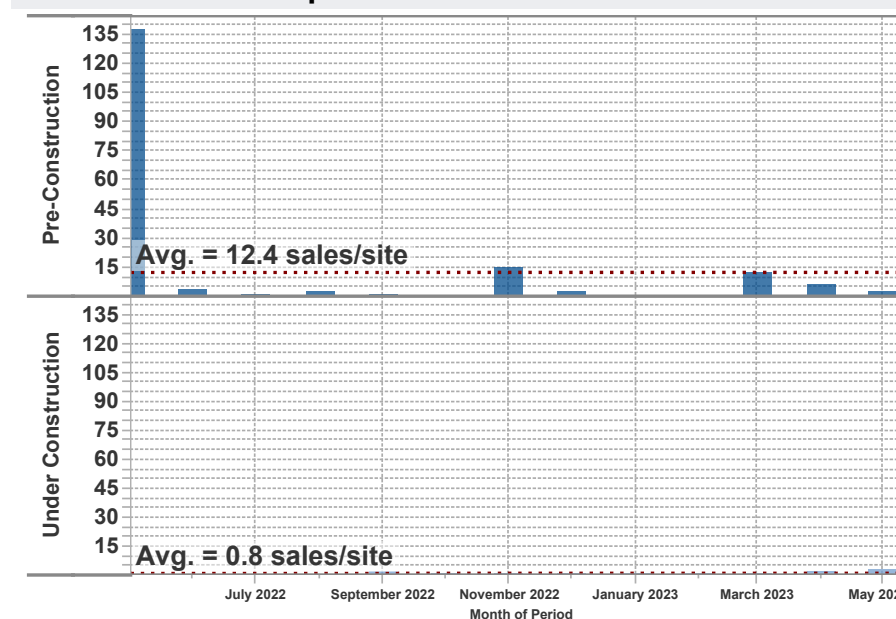
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	31	0	5	26
1 Bedroom	240	1	172	68
1 Bedroom + Den	483	6	342	141
2 Bedroom	469	7	313	156
2 Bedroom + Den	201	4	98	103
3 Bedroom & Up	105	0	66	39
Penthouse	4	0	4	0
Other	16	0	10	6

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,434	372	480	\$399,990	\$582,900
\$1,322	457	577	\$580,900	\$823,880
\$1,311	548	965	\$665,900	\$1,506,900
\$1,295	623	2,388	\$739,900	\$3,149,000
\$1,453	723	3,739	\$799,990	\$6,349,900
\$1,758	813	2,940	\$917,900	\$7,341,900
\$1,459	1,254	2,546	\$1,529,990	\$3,956,900

IPO Launch Performance (first 2 months)

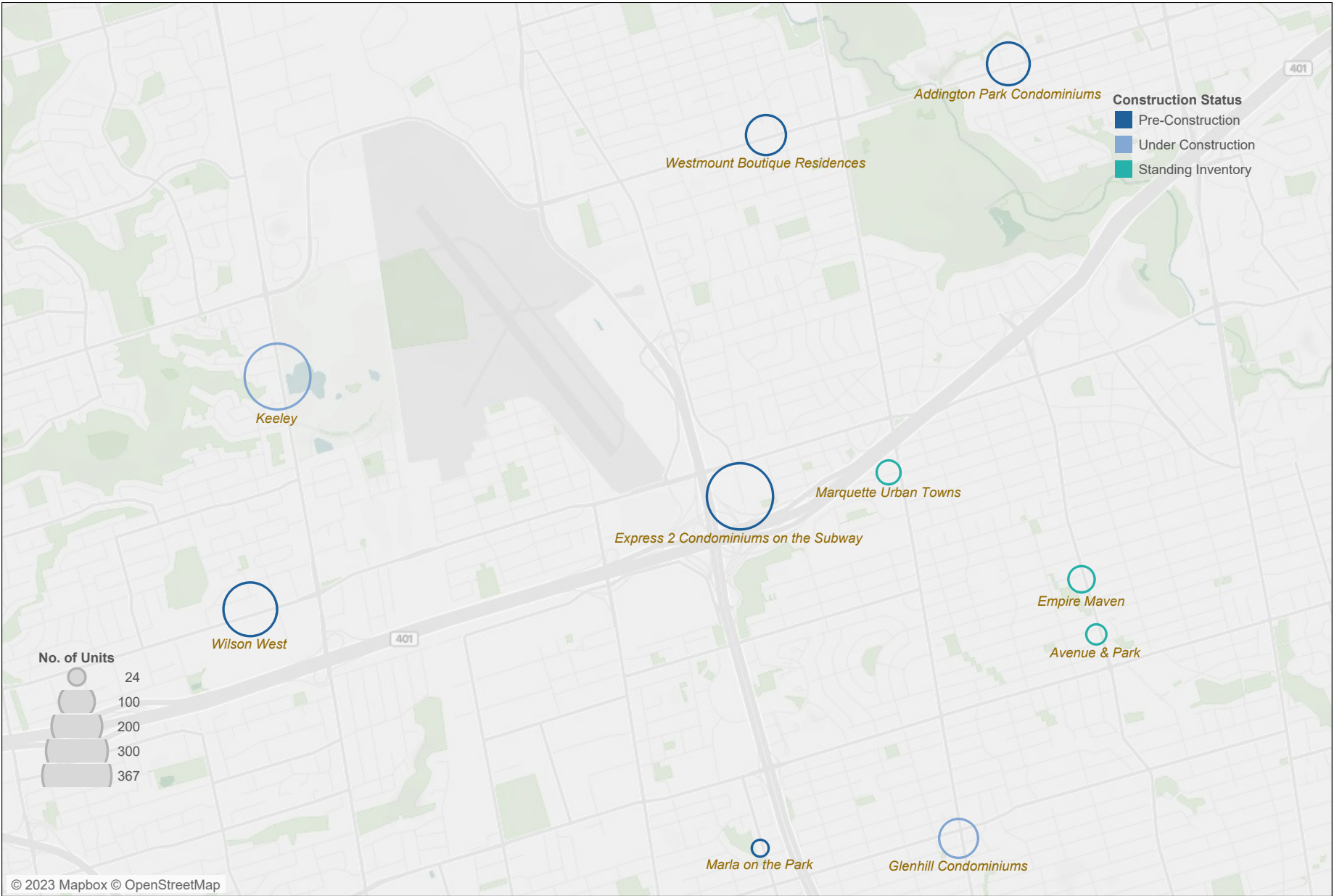


Post Launch Absorption: North York West



North York West Submarket Report - May 2023

Current Active Projects



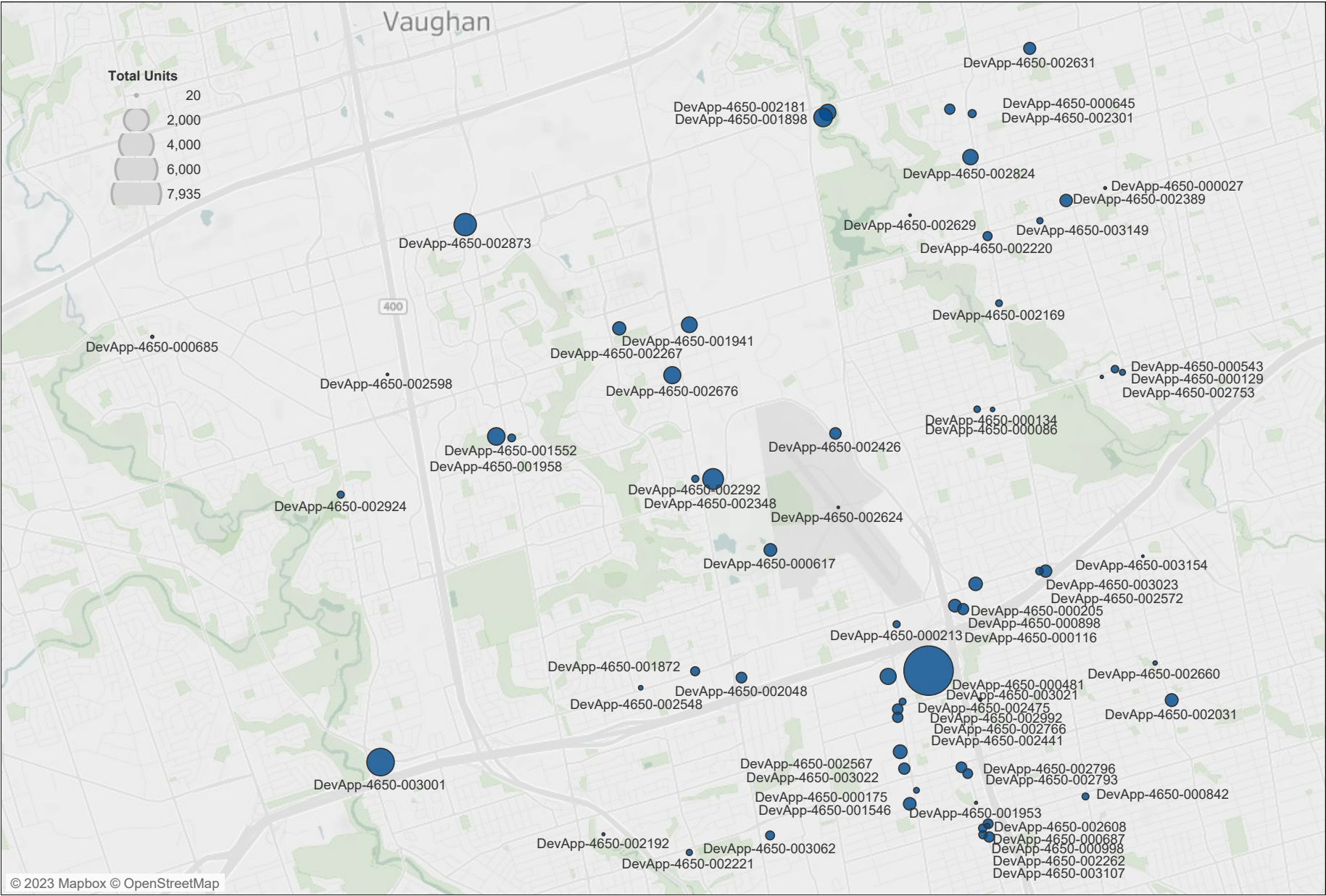
North York West Submarket Report - May 2023

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..
Addington Park Condominiums - Addington Developments	Apartment	April 2027	0	0	153	153	\$1,381	\$1,381
Avenue & Park - Stafford Homes	Apartment	September 2022	0	0	2	34	\$1,076	\$1,826
Empire Maven - Empire	Apartment	December 2021	1	5	2	58	\$1,415	\$832
Express 2 Condominiums on the Subway - Malibu Investment..	Apartment	June 2026	2	4	68	367	\$1,257	\$1,320
Glenhill Condominiums - Lanterra Developments	Apartment	January 2024	5	10	48	127	\$1,386	\$1,825
Keeley - TAS DesignBuild	Apartment	January 2024	0	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	0	8	80	134	\$1,403	\$1,401
Wilson West - First Avenue Properties	Apartment	November 2025	10	77	164	241	\$1,146	\$1,142

North York West Submarket Report - May 2023

Current Development Applications



North York West Submarket Report - May 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 - May 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	• 45	• 17	• 4,658	• 274	• \$2,606	• 1,422	• \$3,706,298	• 17,365
Central Waterfront	• 1	• 8	• 3,996	• 477	• \$1,711	• 1,133	• \$1,938,155	• 12,588
Don Mills - York Mills	• 4	• 14	• 3,850	• 98	• \$1,155	• 1,156	• \$1,335,318	• 26,740
Downtown Core	• 7	• 8	• 4,793	• 542	• \$1,867	• 756	• \$1,411,729	• 30,497
Downtown East	• 300	• 20	• 6,144	• 1,542	• \$1,525	• 696	• \$1,061,669	• 23,178
Downtown West	• 12	• 23	• 7,604	• 804	• \$1,790	• 1,022	• \$1,828,411	• 17,137
Etobicoke Waterfront	• 0	• 1	• 541	• 24	• \$1,647	• 811	• \$1,335,378	• 9,281
Highway7 - Yonge	• 1	• 4	• 899	• 34	• \$1,117	• 1,140	• \$1,273,121	• 23,308
Mississauga City Centre	• 2	• 8	• 3,966	• 104	• \$1,214	• 765	• \$928,368	• 20,807
North Toronto	• 3	• 18	• 3,522	• 329	• \$1,564	• 980	• \$1,532,882	• 238
North Yonge Corridor	• 49	• 8	• 2,572	• 667	• \$1,551	• 668	• \$1,036,253	• 32,887
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 129,027
North York West	• 18	• 10	• 1,010	• 539	• \$1,407	• 833	• \$1,172,262	• 20,375
Not Applicable	• 1,505	• 176	• 27,879	• 6,834	• \$1,177	• 776	• \$913,114	• 14,778
Scarborough City Centre								• 12,760
Sheppard Corridor	• 7	• 12	• 2,603	• 281	• \$1,426	• 825	• \$1,176,540	• 29,036
Thornhill	• 0	• 2	• 411	• 28	• \$1,367	• 1,690	• \$2,310,536	• 4,428
Toronto East	• 1	• 10	• 1,434	• 377	• \$1,266	• 700	• \$886,018	
Toronto West	• 21	• 23	• 3,794	• 659	• \$1,358	• 820	• \$1,113,750	
Yonge - St. Clair	• 0	• 7	• 867	• 254	• \$1,937	• 982	• \$1,902,086	

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