

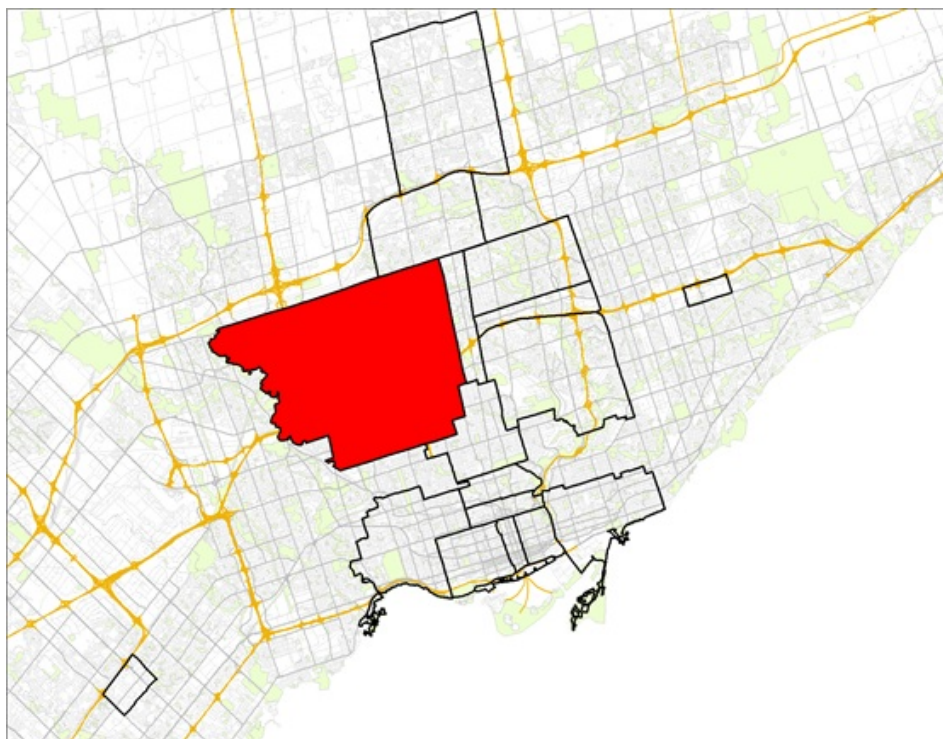


Greater Toronto Area  
North York West

New Homes High Rise Submarket Report  
Data as of July 2023



# North York West Submarket Report - July 2023



| North York West                               |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 11          | 382         |
| No. of Units                                  | 1,699       | 96,539      |
| Total Sales                                   | 1,091       | 81,924      |
| Act Inv                                       | 608         | 14,615      |
| Avg. wt. \$/sf                                | \$1,368     | \$1,412     |
| Avg. Project \$/SF                            | \$1,256     | \$1,287     |
| Avg. SF                                       | 861         | 817         |
| Avg. \$                                       | \$1,178,151 | \$1,152,829 |
| Current Month Sales (incl. active & sold out) | 20          | 828         |

| 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 - July 2023

## Recent Project Openings, Completions & Scheduled Completions



# North York West Submarket Report - July 2023

## Project Data by Unit Type

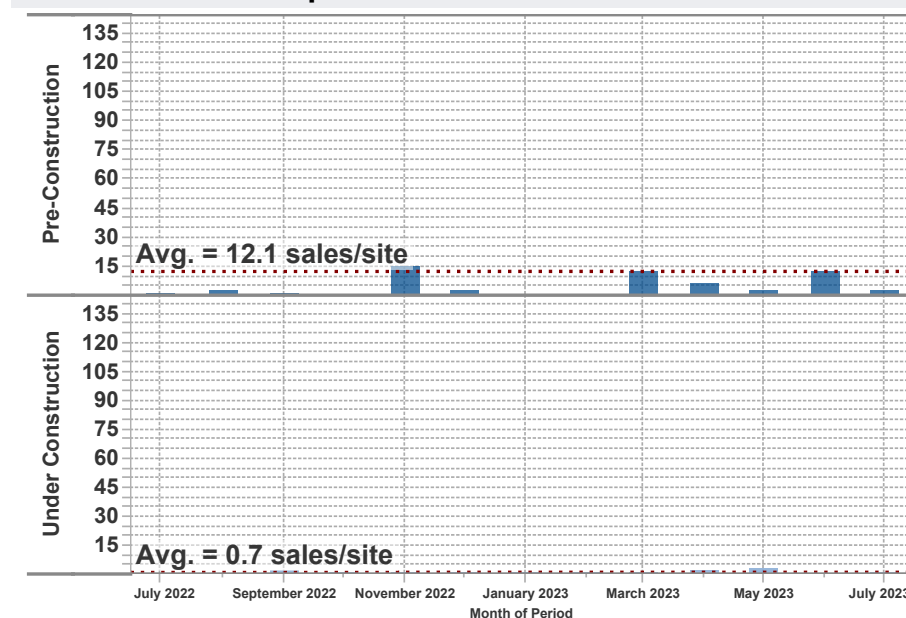
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 55           | 2                   | 20          | 35      |
| 1 Bedroom       | 247          | 0                   | 173         | 74      |
| 1 Bedroom + Den | 498          | 5                   | 355         | 143     |
| 2 Bedroom       | 498          | 5                   | 338         | 160     |
| 2 Bedroom + Den | 269          | 8                   | 124         | 145     |
| 3 Bedroom & Up  | 112          | 0                   | 67          | 45      |
| 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) |
|----------------|-----------------|------------------|------------------|-------------------|
| \$1,446        | 372             | 480              | \$548,900        | \$582,900         |
| \$1,327        | 457             | 577              | \$580,900        | \$823,880         |
| \$1,312        | 470             | 965              | \$665,900        | \$1,506,900       |
| \$1,263        | 623             | 2,388            | \$739,900        | \$3,149,000       |
| \$1,489        | 723             | 3,739            | \$837,990        | \$6,349,900       |
| \$1,457        | 813             | 2,940            | \$917,900        | \$4,899,900       |
| \$1,459        | 1,254           | 2,546            | \$1,529,990      | \$3,956,900       |

## IPO Launch Performance (first 2 months)

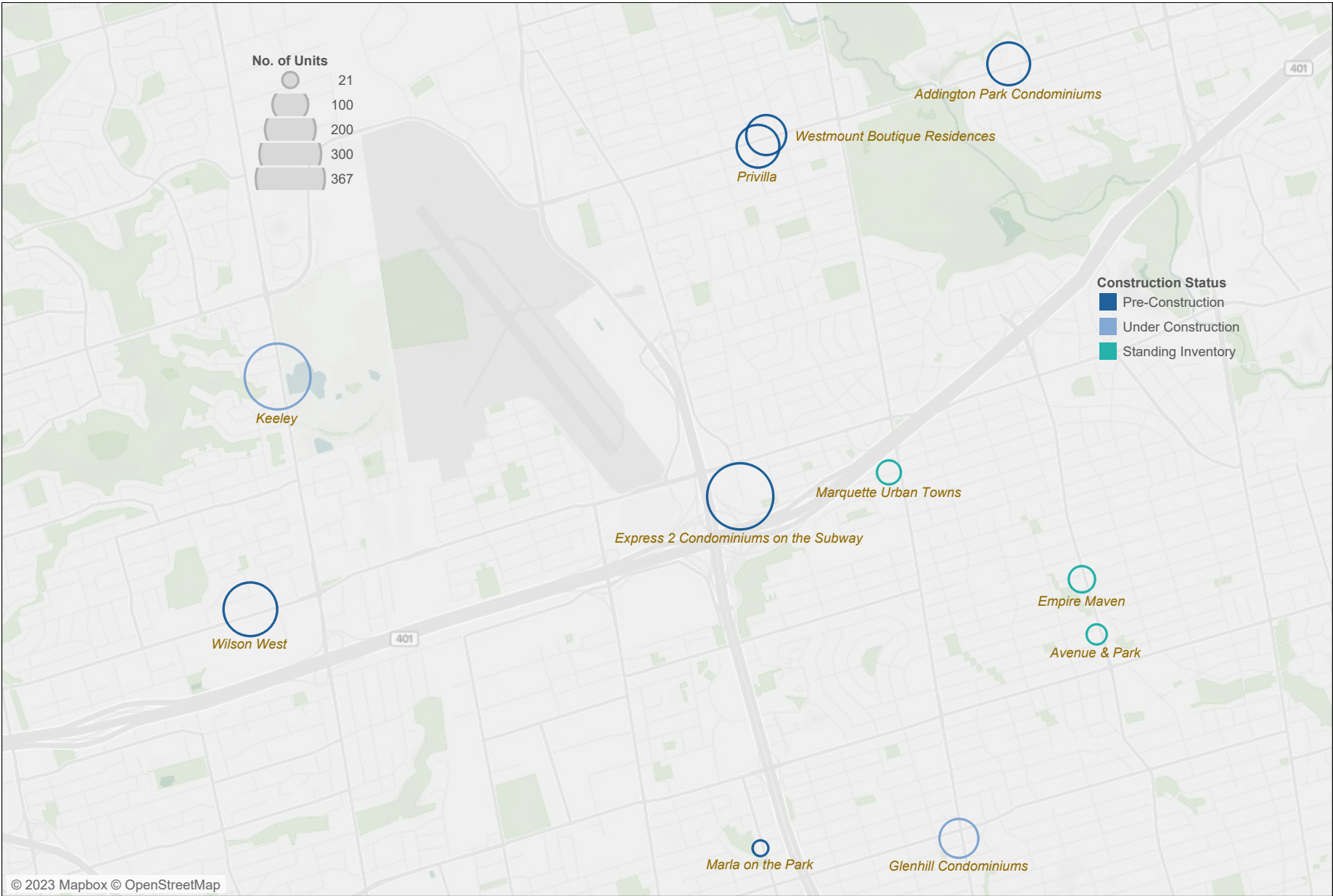


## Post Launch Absorption: North York West



# North York West Submarket Report - July 2023

## Current Active Projects



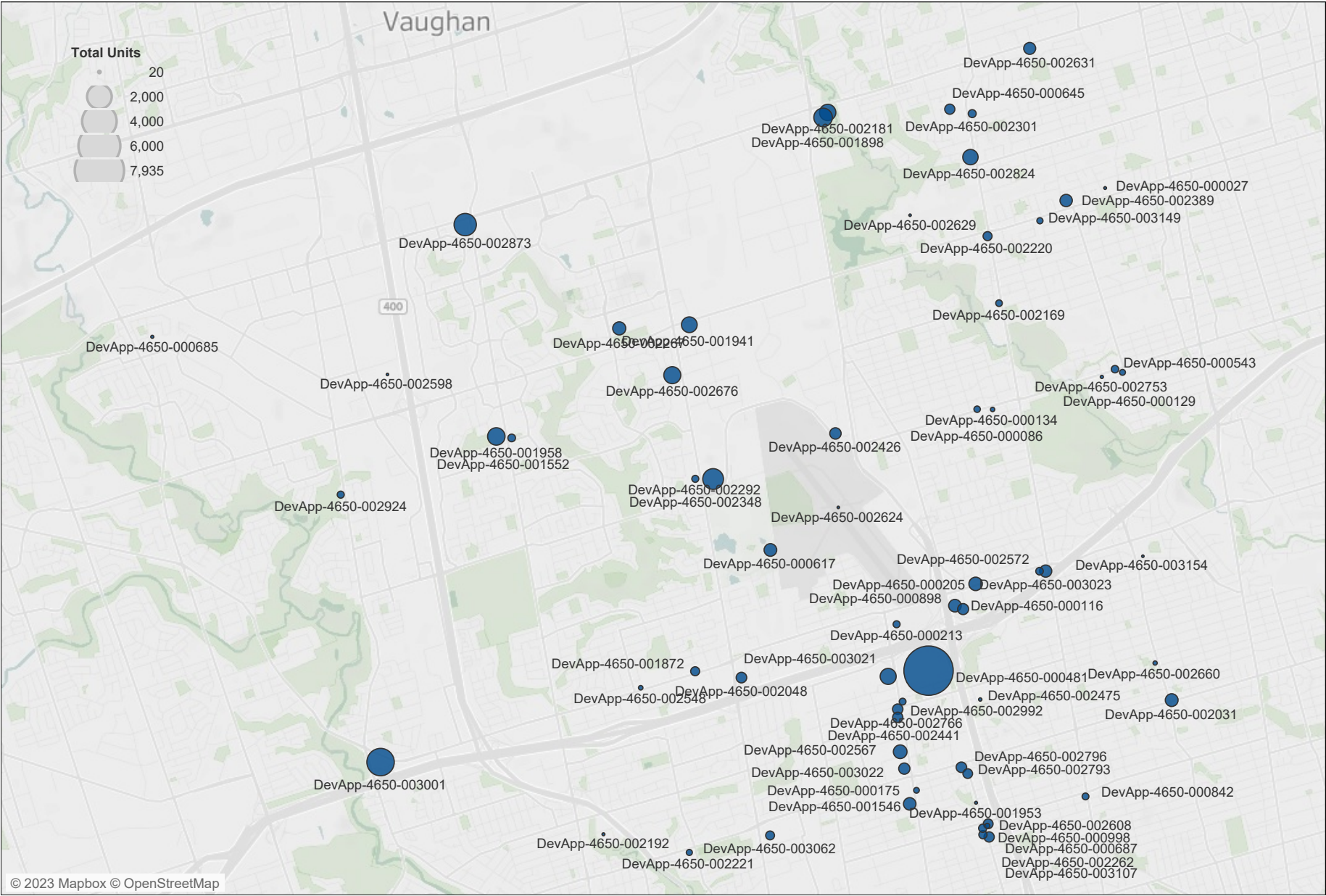
## North York West Submarket Report - July 2023

### 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              | 15                  | 75  | 78      | 153          | \$1,381             | \$1,340                        |
| Avenue & Park - Stafford Homes                             | Apartment    | September 2022          | 0                   | 0   | 2       | 34           | \$1,076             | \$1,826                        |
| Empire Maven - Empire                                      | Apartment    | December 2021           | 1                   | 6   | 1       | 58           | \$1,415             | \$817                          |
| Express 2 Condominiums on the Subway - Malibu Investment.. | Apartment    | June 2026               | 0                   | 4   | 68      | 367          | \$1,257             | \$1,351                        |
| Glenhill Condominiums - Lanterra Developments              | Apartment    | January 2024            | 1                   | 11  | 47      | 127          | \$1,386             | \$1,655                        |
| Keeley - TAS DesignBuild                                   | Apartment    | January 2024            | 0                   | 1   | 16      | 363          | \$749               | \$1,289                        |
| 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                   | 2   | 2       | 48           | \$463               | \$698                          |
| Privilla - 719 Sheppard Avenue West Ltd.                   | Apartment    | September 2027          | 0                   | 0   | 153     | 153          | \$0                 | \$0                            |
| Westmount Boutique Residences - Quadcam Development G..    | Apartment    | January 2026            | 1                   | 9   | 79      | 134          | \$1,403             | \$1,401                        |
| Wilson West - First Avenue Properties                      | Apartment    | November 2025           | 2                   | 79  | 162     | 241          | \$1,146             | \$1,143                        |

# North York West Submarket Report - July 2023

## Current Development Applications



# North York West Submarket Report - July 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 - July 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       | ● 55                | ● 16                    | ● 4,236                     | ● 481   | ● \$2,507      | ● 1,099 | ● \$2,755,337 | ● 17,365    |
| Central Waterfront      | ● 8                 | ● 6                     | ● 2,542                     | ● 486   | ● \$1,709      | ● 1,129 | ● \$1,929,746 | ● 12,588    |
| Don Mills - York Mills  | ● 1                 | ● 14                    | ● 3,849                     | ● 105   | ● \$1,135      | ● 1,185 | ● \$1,345,505 | ● 26,740    |
| Downtown Core           | ● 5                 | ● 8                     | ● 4,812                     | ● 526   | ● \$1,872      | ● 760   | ● \$1,423,561 | ● 30,497    |
| Downtown East           | ● 22                | ● 20                    | ● 6,196                     | ● 1,403 | ● \$1,515      | ● 694   | ● \$1,050,578 | ● 23,178    |
| Downtown West           | ● 3                 | ● 23                    | ● 7,665                     | ● 749   | ● \$1,788      | ● 1,055 | ● \$1,886,877 | ● 17,137    |
| Etobicoke Waterfront    | ● 0                 | ● 1                     | ● 544                       | ● 21    | ● \$1,645      | ● 816   | ● \$1,342,988 | ● 9,281     |
| Highway7 - Yonge        | ● 0                 | ● 4                     | ● 899                       | ● 34    | ● \$1,117      | ● 1,140 | ● \$1,273,121 | ● 23,308    |
| Mississauga City Centre | ● 0                 | ● 8                     | ● 3,967                     | ● 103   | ● \$1,214      | ● 765   | ● \$928,966   | ● 20,807    |
| North Toronto           | ● 9                 | ● 18                    | ● 3,522                     | ● 343   | ● \$1,560      | ● 952   | ● \$1,484,356 | ● 238       |
| North Yonge Corridor    | ● 1                 | ● 8                     | ● 2,627                     | ● 613   | ● \$1,558      | ● 671   | ● \$1,045,486 | ● 32,887    |
| North York East         | ● 0                 | ● 1                     | ● 497                       | ● 0     | ● .            | ● .     | ● .           | ● 129,027   |
| North York West         | ● 20                | ● 11                    | ● 1,091                     | ● 608   | ● \$1,368      | ● 861   | ● \$1,178,151 | ● 20,375    |
| Not Applicable          | ● 647               | ● 191                   | ● 30,347                    | ● 7,626 | ● \$1,172      | ● 775   | ● \$907,748   | ● 14,778    |
| Scarborough City Centre |                     |                         |                             |         |                |         |               | ● 12,760    |
| Sheppard Corridor       | ● 2                 | ● 12                    | ● 2,619                     | ● 280   | ● \$1,444      | ● 831   | ● \$1,199,983 | ● 29,036    |
| Thornhill               | ● 0                 | ● 2                     | ● 411                       | ● 28    | ● \$1,367      | ● 1,690 | ● \$2,310,536 | ● 4,428     |
| Toronto East            | ● 46                | ● 10                    | ● 1,484                     | ● 327   | ● \$1,238      | ● 692   | ● \$856,591   |             |
| Toronto West            | ● 7                 | ● 22                    | ● 3,745                     | ● 632   | ● \$1,356      | ● 825   | ● \$1,118,566 |             |
| Yonge - St. Clair       | ● 2                 | ● 7                     | ● 871                       | ● 250   | ● \$1,929      | ● 976   | ● \$1,881,761 |             |



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