

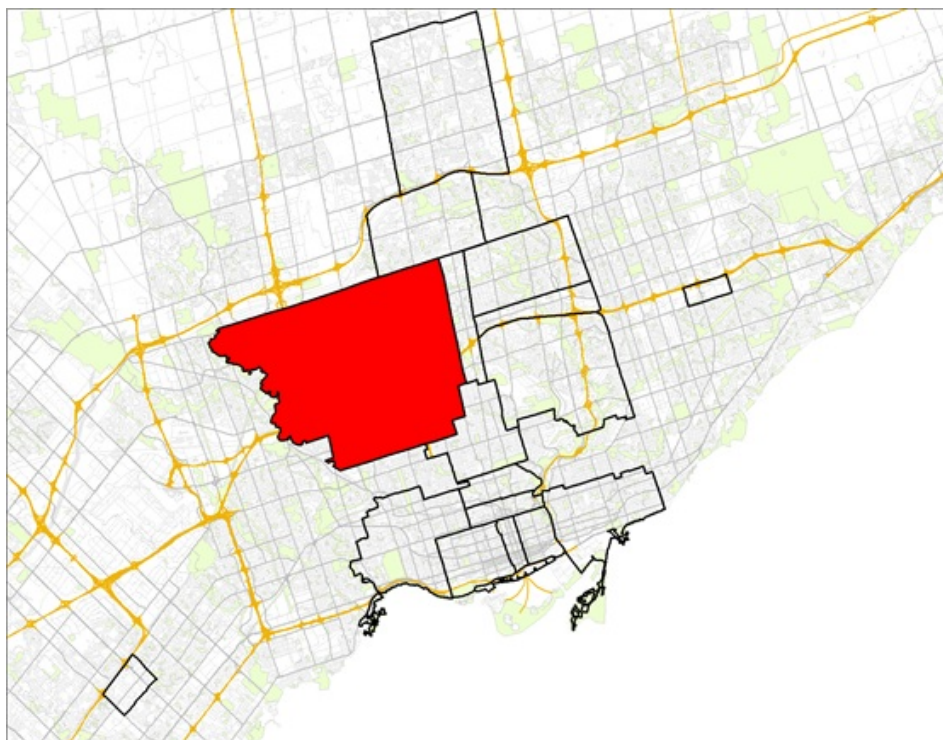


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of August 2023



North York West Submarket Report - August 2023



North York West		GTA
Distinct count of Site Name	11	385
No. of Units	1,699	96,568
Total Sales	1,113	82,326
Act Inv	586	14,242
Avg. wt. \$/sf	\$1,331	\$1,408
Avg. Project \$/SF	\$1,254	\$1,286
Avg. SF	867	821
Avg. \$	\$1,154,406	\$1,156,529
Current Month Sales (incl. active & sold out)	22	443

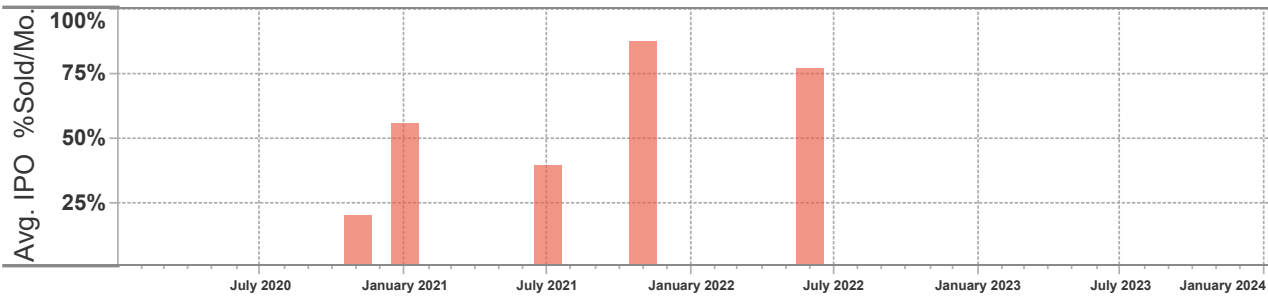
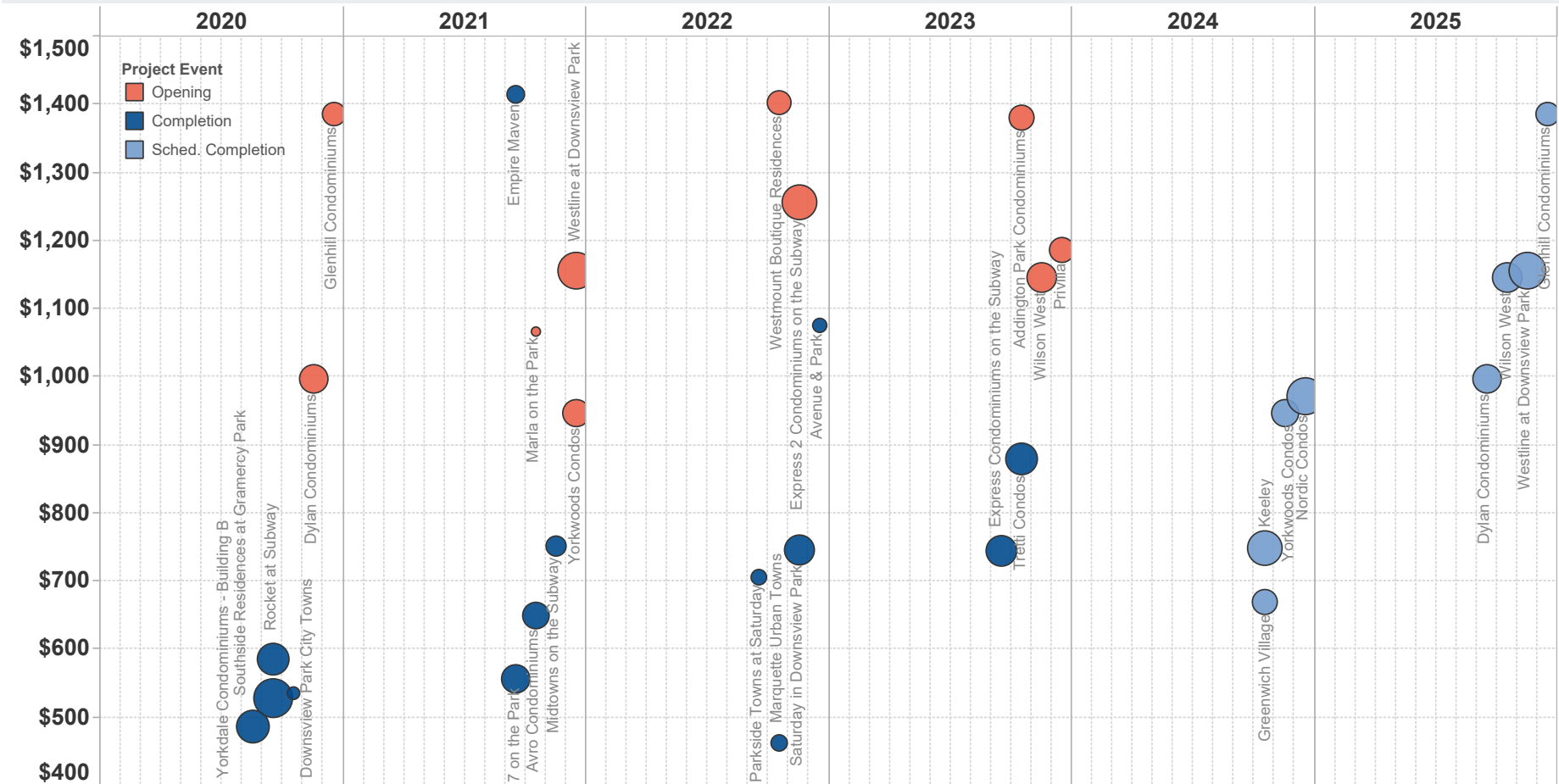
Development Applications		
North York West		City of Toronto
Count of Address	62	794
Total Units	32,789	462,476
Min. Density	0.0	0.0
Max. Density	15.5	61.7
Avg. Density	3.8	8.1

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

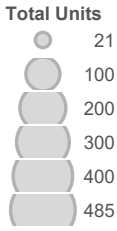


North York West Submarket Report - August 2023

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



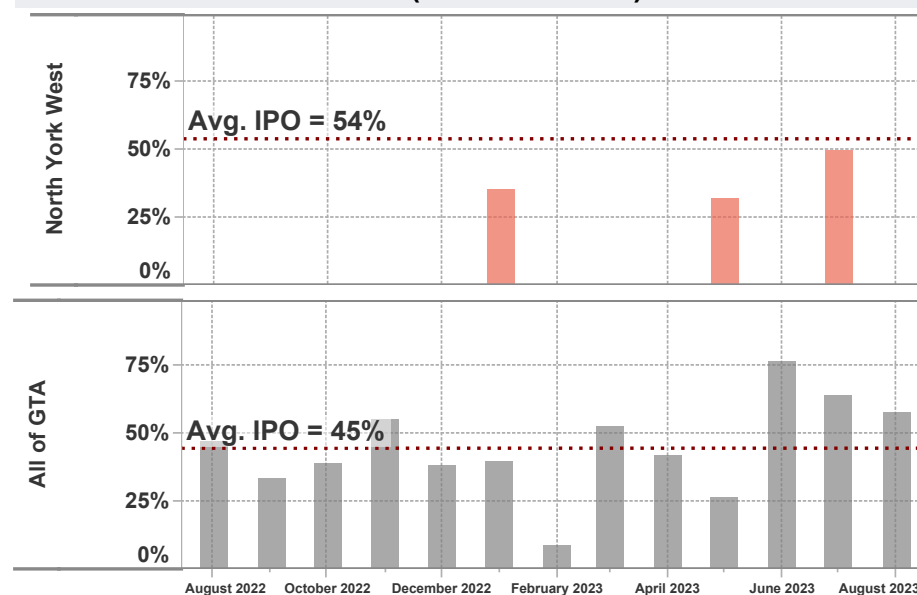
North York West Submarket Report - August 2023

Project Data by Unit Type

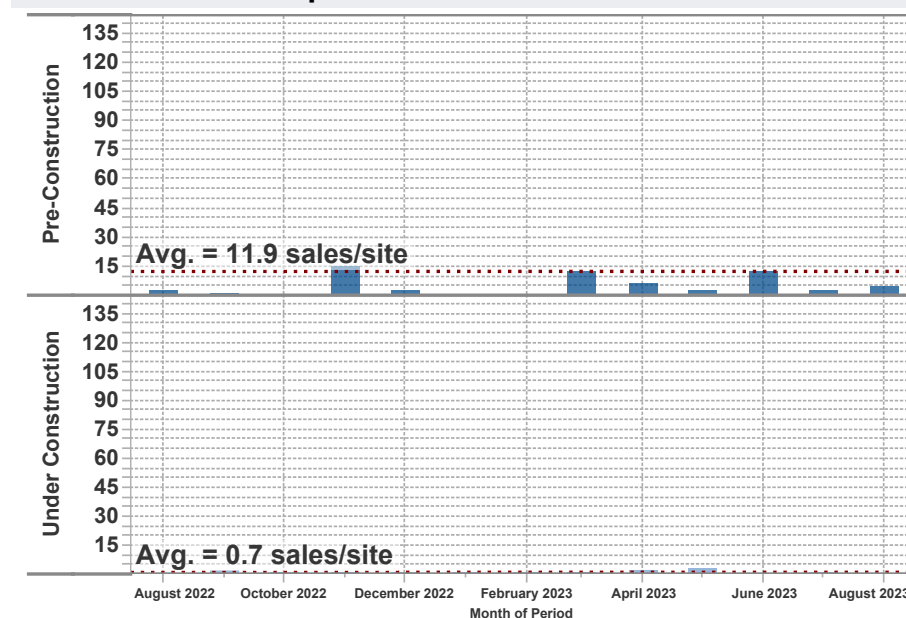
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	55	8	28	27
1 Bedroom	247	1	178	69
1 Bedroom + Den	498	1	352	146
2 Bedroom	498	2	331	167
2 Bedroom + Den	269	4	137	132
3 Bedroom & Up	112	6	73	39
Penthouse	4	0	4	0
Other	16	0	10	6

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,410	340	480	\$538,900	\$582,900
\$1,309	457	765	\$580,900	\$861,900
\$1,311	502	965	\$665,900	\$1,506,900
\$1,278	623	2,388	\$739,900	\$3,149,000
\$1,339	723	3,739	\$829,900	\$6,349,900
\$1,444	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)

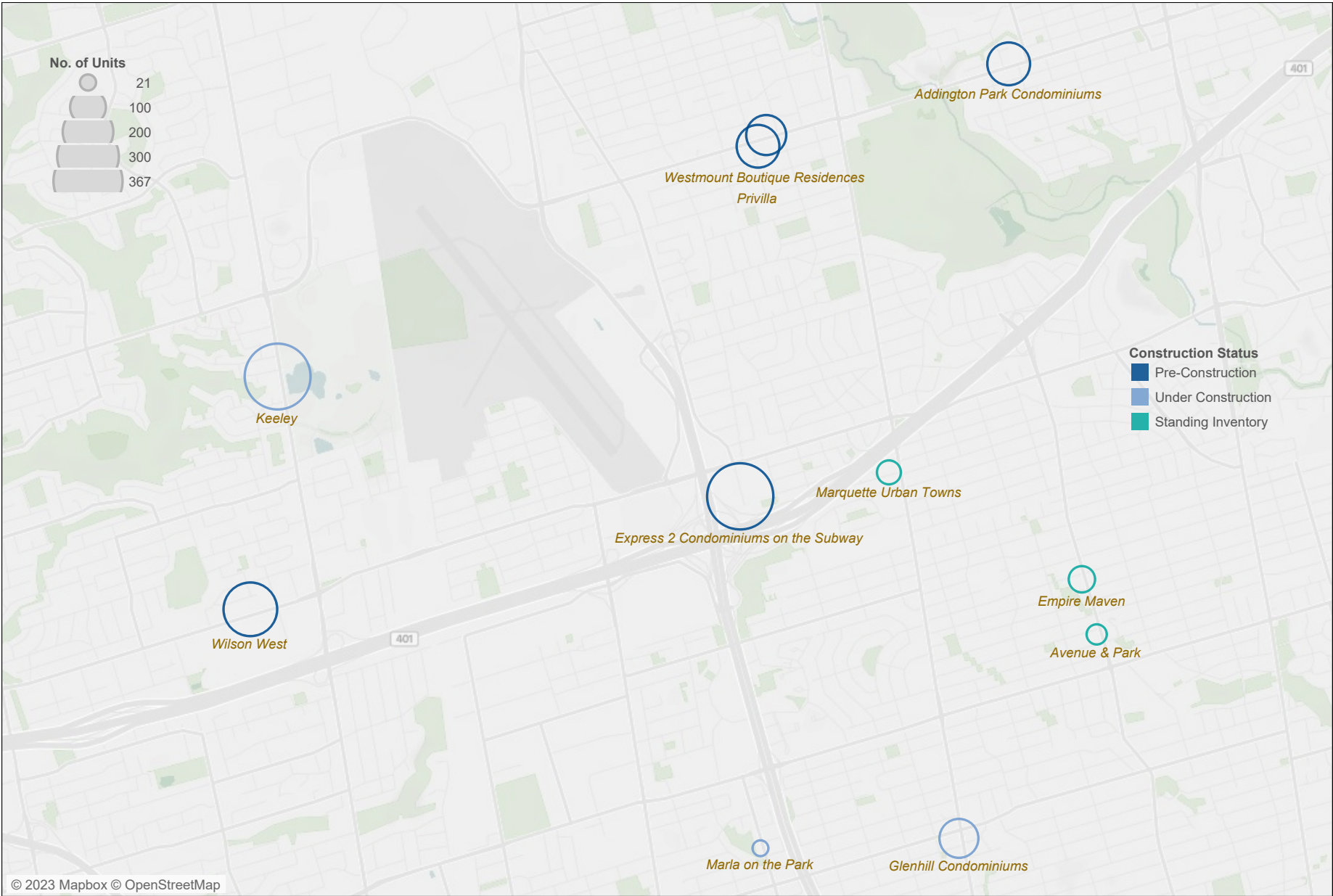


Post Launch Absorption: North York West



North York West Submarket Report - August 2023

Current Active Projects



North York West Submarket Report - August 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	9	84	69	153	\$1,381	\$1,406
Avenue & Park - Stafford Homes	Apartment	September 2022	0	0	2	34	\$1,076	\$1,826
Empire Maven - Empire	Apartment	December 2021	0	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	March 2025	0	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	June 2026	0	0	0	21	\$1,067	\$1,044
Marquette Urban Towns - Kubo Developments	Stacked	November 2022	0	2	2	48	\$463	\$682
Privilla - 719 Sheppard Avenue West Ltd.	Apartment	August 2026	13	13	140	153	\$1,187	\$1,184
Westmount Boutique Residences - Quadcam Development G..	Apartment	January 2026	0	9	79	134	\$1,403	\$1,401
Wilson West - First Avenue Properties	Apartment	November 2025	0	79	162	241	\$1,146	\$1,143

North York West Submarket Report - August 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-4650-000645	6020 - 6030 Bathurst Street	1.5	335
DevApp-4650-000685	135 Plunkett Road (Phase 2)	0.4	31
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	386
DevApp-4650-002160	824 Sheppard Avenue West	4.3	320
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-4650-002221	1575 Lawrence Avenue West	4.7	119
DevApp-4650-002267	41-75 Four Winds Drive	4.1	560
DevApp-4650-002292	3374 Keele Street	8.2	296
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	427
DevApp-4650-002426	1100 Sheppard Avenue West	6.9	422
DevApp-4650-002441	3280 Dufferin Street	5.7	340
DevApp-4650-002548	1326 Wilson Avenue	3.6	69
DevApp-4650-002567	3140 Dufferin Street	5.0	1,062
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-4650-002631	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
DevApp-4650-003214	2801 Keele Street	4.0	156

North York West Submarket Report - August 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	• 11	• 16	• 4,247	• 470	• \$2,512	• 1,108	• \$2,783,935	• 16,439
Central Waterfront	• 3	• 6	• 2,544	• 484	• \$1,710	• 1,130	• \$1,932,586	• 17,168
Don Mills - York Mills	• 1	• 14	• 3,850	• 104	• \$1,138	• 1,170	• \$1,331,442	• 28,216
Downtown Core	• 3	• 8	• 4,815	• 523	• \$1,877	• 760	• \$1,427,423	• 31,600
Downtown East	• 18	• 20	• 6,218	• 1,383	• \$1,513	• 694	• \$1,050,669	• 25,705
Downtown West	• 4	• 23	• 7,668	• 746	• \$1,789	• 1,056	• \$1,888,873	• 17,279
Etobicoke Waterfront	• 1	• 1	• 545	• 20	• \$1,647	• 811	• \$1,335,505	• 9,281
Highway7 - Yonge	• 0	• 4	• 899	• 34	• \$1,117	• 1,140	• \$1,273,121	• 25,237
Mississauga City Centre	• 5	• 8	• 3,961	• 109	• \$1,244	• 769	• \$957,260	• 26,058
North Toronto	• 14	• 18	• 3,520	• 367	• \$1,560	• 924	• \$1,441,857	• 305
North Yonge Corridor	• 9	• 8	• 2,636	• 604	• \$1,558	• 673	• \$1,048,874	• 32,789
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 143,340
North York West	• 22	• 11	• 1,113	• 586	• \$1,331	• 867	• \$1,154,406	• 24,358
Not Applicable	• 288	• 194	• 30,613	• 7,545	• \$1,168	• 779	• \$909,976	• 14,963
Scarborough City Centre								• 13,202
Sheppard Corridor	• 0	• 12	• 2,619	• 280	• \$1,407	• 830	• \$1,168,501	• 30,819
Thornhill	• 0	• 2	• 411	• 28	• \$1,367	• 1,690	• \$2,310,536	• 5,717
Toronto East	• 8	• 10	• 1,493	• 318	• \$1,249	• 707	• \$882,844	
Toronto West	• 53	• 22	• 3,803	• 394	• \$1,384	• 879	• \$1,216,180	
Yonge - St. Clair	• 3	• 7	• 874	• 247	• \$1,910	• 957	• \$1,827,520	



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