

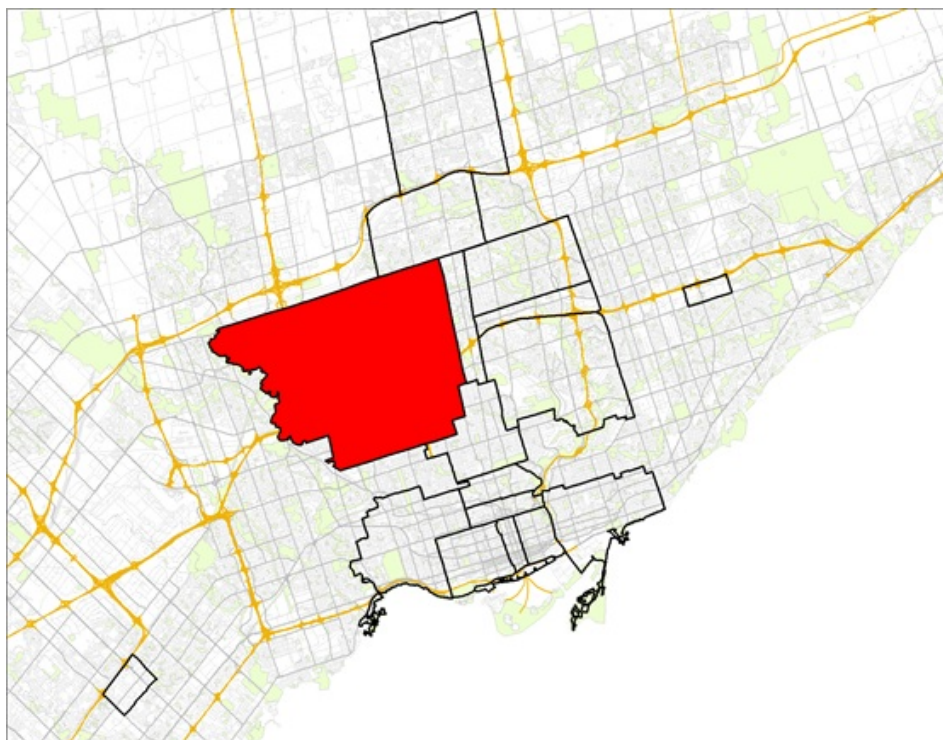


Greater Toronto Area  
North York West

New Homes High Rise Submarket Report  
Data as of October 2023



# North York West Submarket Report - October 2023



| North York West                               |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 10          | 395         |
| No. of Units                                  | 1,564       | 99,939      |
| Total Sales                                   | 1,102       | 82,009      |
| Act Inv                                       | 462         | 17,930      |
| Avg. wt. \$/sf                                | \$1,386     | \$1,406     |
| Avg. Project \$/SF                            | \$1,308     | \$1,292     |
| Avg. SF                                       | 857         | 771         |
| Avg. \$                                       | \$1,188,302 | \$1,084,633 |
| Current Month Sales (incl. active & sold out) | 9           | 1,304       |

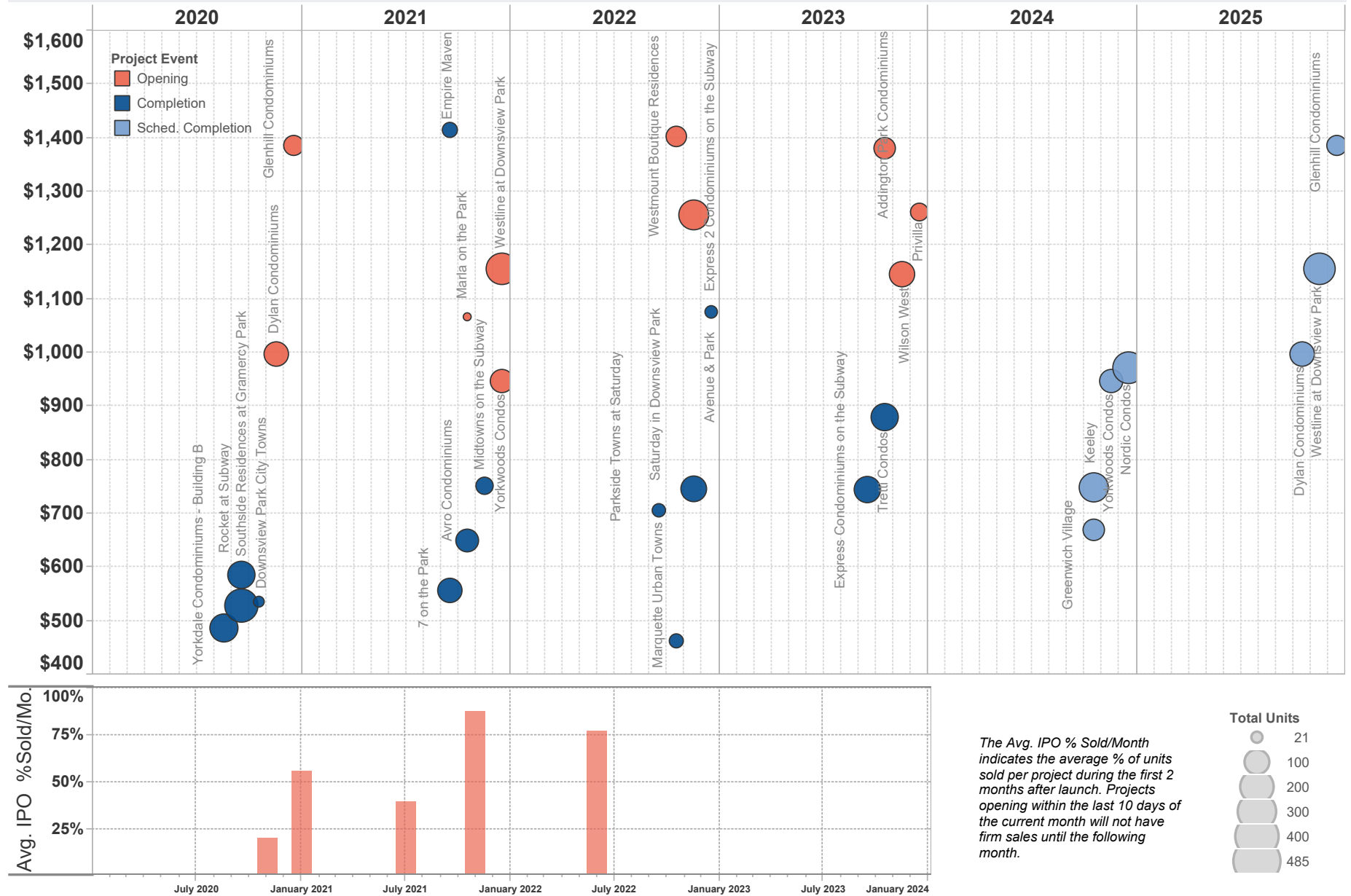
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| North York West          |        | City of Toronto |
| Count of Address         | 63     | 798             |
| Total Units              | 37,608 | 464,779         |
| Min. Density             | 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 - October 2023

## Recent Project Openings, Completions & Scheduled Completions



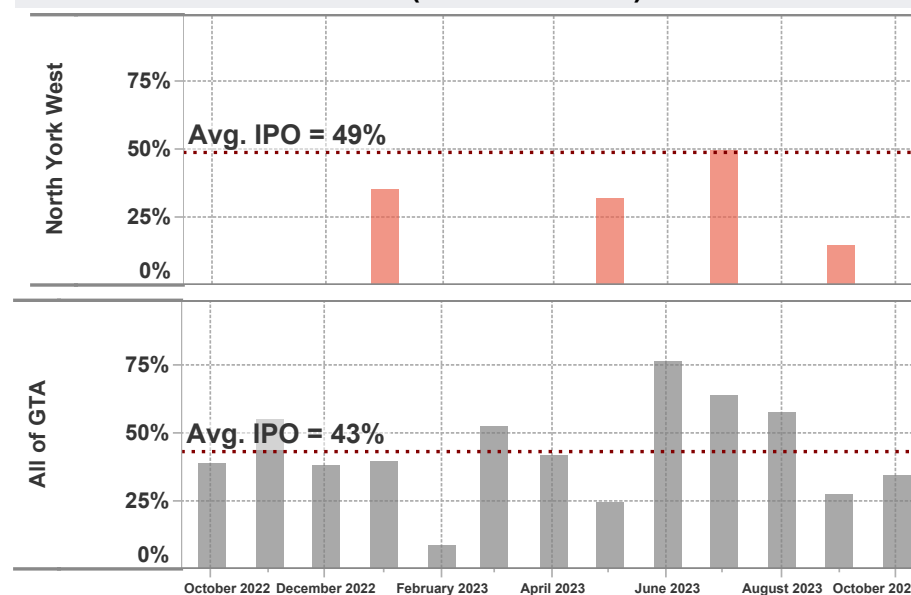
# North York West Submarket Report - October 2023

## Project Data by Unit Type

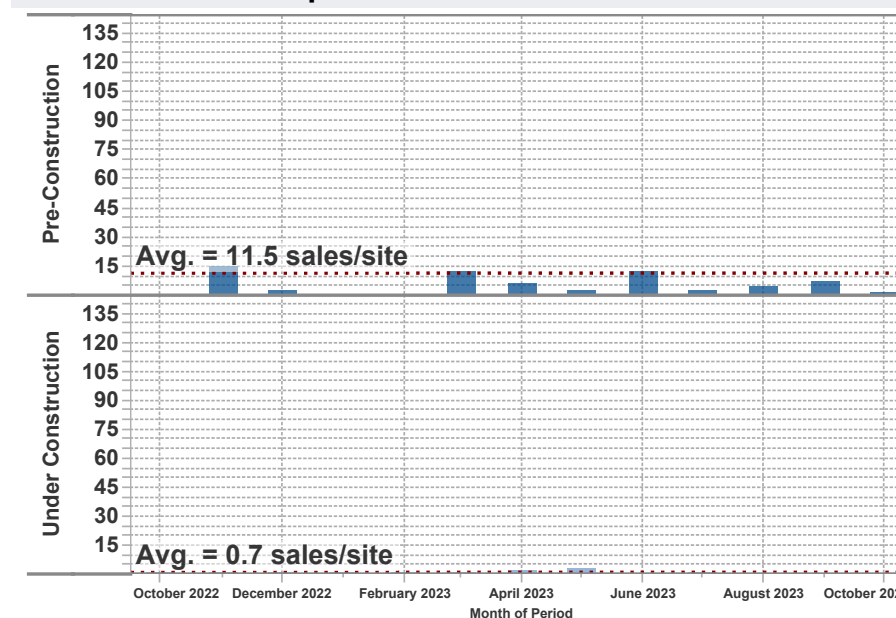
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 35           | 0                   | 21          | 14      |
| 1 Bedroom       | 271          | 1                   | 185         | 86      |
| 1 Bedroom + Den | 520          | 6                   | 377         | 143     |
| 2 Bedroom       | 455          | 2                   | 341         | 114     |
| 2 Bedroom + Den | 184          | 0                   | 116         | 68      |
| 3 Bedroom & Up  | 82           | 0                   | 48          | 34      |
| Penthouse       | 4            | 0                   | 4           | 0       |
| Other           | 13           | 0                   | 10          | 3       |

| Avg. wt. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|----------------|-----------------|------------------|------------------|-------------------|
| \$1,439        | 340             | 480              | \$538,900        | \$594,900         |
| \$1,295        | 460             | 765              | \$628,750        | \$861,900         |
| \$1,309        | 552             | 965              | \$652,900        | \$1,506,900       |
| \$1,342        | 623             | 1,798            | \$685,900        | \$3,149,000       |
| \$1,502        | 723             | 3,739            | \$799,900        | \$6,349,900       |
| \$1,456        | 813             | 2,940            | \$931,900        | \$4,899,900       |
| \$1,581        | 2,455           | 2,546            | \$3,948,900      | \$3,956,900       |

## IPO Launch Performance (first 2 months)

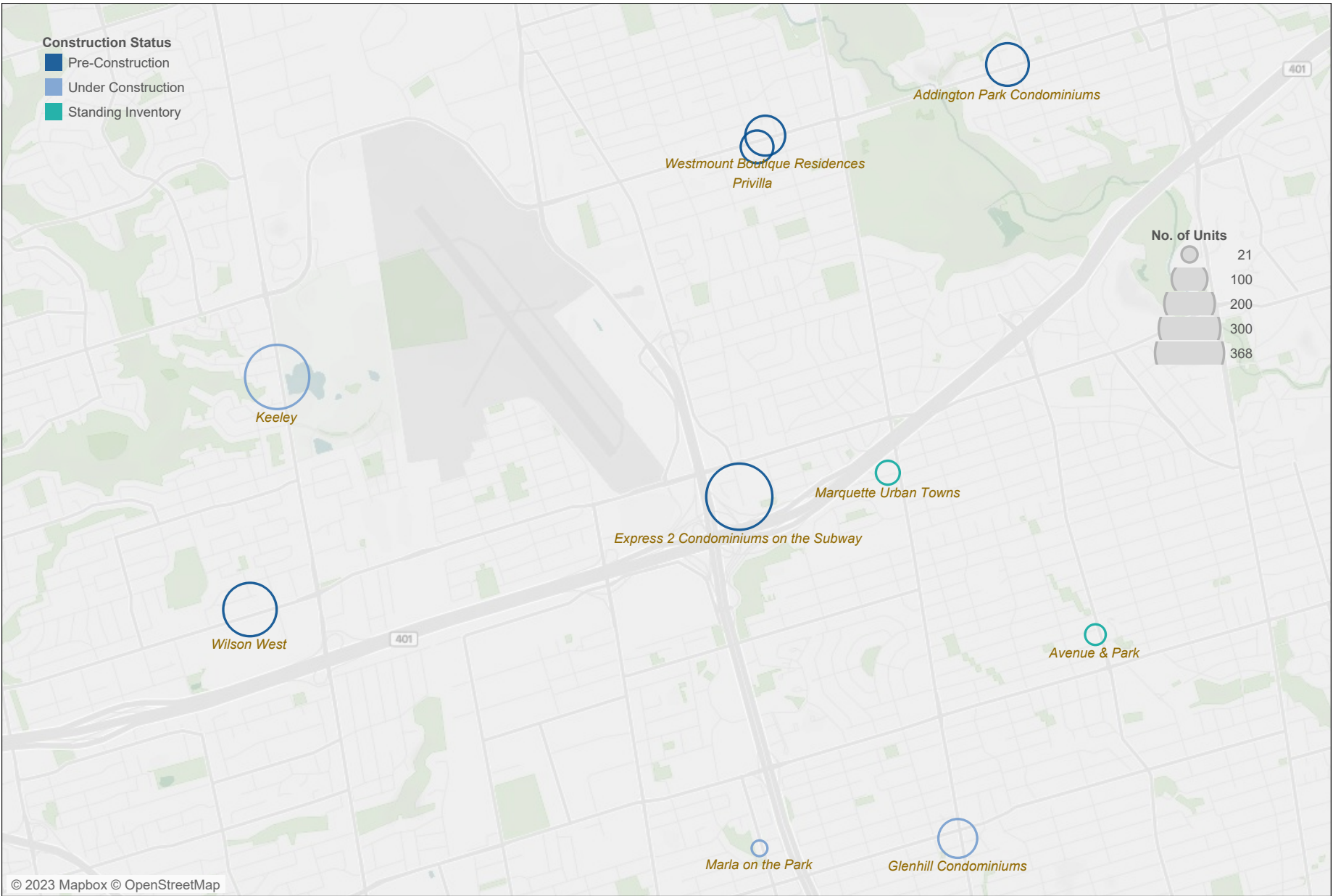


## Post Launch Absorption: North York West



# North York West Submarket Report - October 2023

## Current Active Projects



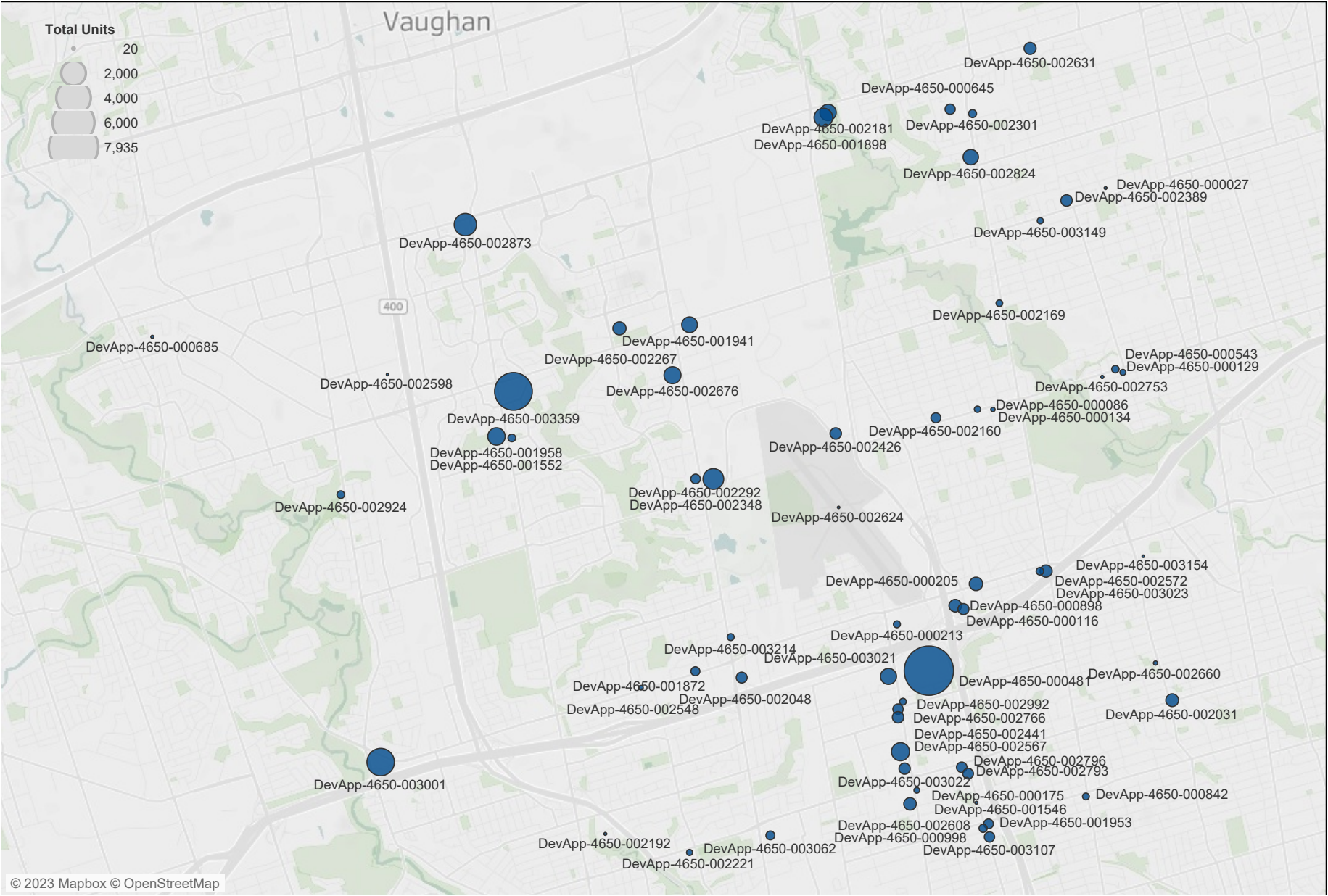
# North York West Submarket Report - October 2023

## 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                   | 84  | 69      | 153          | \$1,381             | \$1,406                        |
| Avenue & Park - Stafford Homes                             | Apartment    | September 2022          | 0                   | 0   | 4       | 36           | \$1,076             | \$1,826                        |
| Express 2 Condominiums on the Subway - Malibu Investment.. | Apartment    | June 2026               | 2                   | 7   | 66      | 368          | \$1,257             | \$1,350                        |
| Glenhill Condominiums - Lanterra Developments              | Apartment    | March 2025              | 0                   | 11  | 47      | 127          | \$1,386             | \$1,655                        |
| Keeley - TAS DesignBuild                                   | Apartment    | January 2024            | 0                   | 1   | 0       | 347          | \$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               | \$671                          |
| Privilla - 719 Sheppard Avenue West Ltd.                   | Apartment    | August 2026             | 2                   | 15  | 75      | 90           | \$1,262             | \$1,264                        |
| Westmount Boutique Residences - Quadcam Development G..    | Apartment    | January 2026            | 0                   | 9   | 79      | 134          | \$1,403             | \$1,401                        |
| Wilson West - First Avenue Properties                      | Apartment    | June 2026               | 5                   | 120 | 120     | 240          | \$1,146             | \$1,177                        |

# North York West Submarket Report - October 2023

## Current Development Applications



# North York West Submarket Report - October 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          | 205         |
| 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                                    | 5.5          | 425         |
| 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                                       | 6.1          | 370         |
| 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                                        | 5.0          | 190         |
| 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         |
| DevApp-4650-003359 | 1911 Finch Avenue West                                  | 5.0          | 4,636       |

# North York West Submarket Report - October 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       | ● 36                | ● 17                    | ● 4,396                     | ● 623   | ● \$2,398      | ● 1,040 | ● \$2,494,961 | ● 17,259    |
| Central Waterfront      | ● 0                 | ● 7                     | ● 2,544                     | ● 1,330 | ● \$1,702      | ● 772   | ● \$1,313,568 | ● 17,168    |
| Don Mills - York Mills  | ● 5                 | ● 13                    | ● 3,222                     | ● 280   | ● \$1,174      | ● 855   | ● \$1,003,447 | ● 27,949    |
| Downtown Core           | ● 33                | ● 7                     | ● 4,164                     | ● 480   | ● \$1,876      | ● 771   | ● \$1,446,416 | ● 30,787    |
| Downtown East           | ● 108               | ● 21                    | ● 6,352                     | ● 1,637 | ● \$1,496      | ● 681   | ● \$1,018,238 | ● 25,508    |
| Downtown West           | ● 99                | ● 26                    | ● 7,932                     | ● 963   | ● \$1,662      | ● 945   | ● \$1,571,343 | ● 17,335    |
| Etobicoke Waterfront    | ● 1                 | ● 1                     | ● 547                       | ● 18    | ● \$1,644      | ● 828   | ● \$1,361,206 | ● 3,135     |
| Highway7 - Yonge        | ● 0                 | ● 4                     | ● 899                       | ● 34    | ● \$1,112      | ● 1,145 | ● \$1,272,782 | ● 26,249    |
| Mississauga City Centre | ● 220               | ● 9                     | ● 4,181                     | ● 714   | ● \$1,242      | ● 608   | ● \$754,753   | ● 26,772    |
| North Toronto           | ● 2                 | ● 18                    | ● 3,521                     | ● 366   | ● \$1,565      | ● 933   | ● \$1,459,080 | ● 305       |
| North Yonge Corridor    | ● 1                 | ● 9                     | ● 2,651                     | ● 640   | ● \$1,557      | ● 674   | ● \$1,050,004 | ● 37,608    |
| North York East         |                     |                         |                             |         |                |         |               | ● 142,877   |
| North York West         | ● 9                 | ● 10                    | ● 1,102                     | ● 462   | ● \$1,386      | ● 857   | ● \$1,188,302 | ● 26,693    |
| Not Applicable          | ● 757               | ● 200                   | ● 31,817                    | ● 8,342 | ● \$1,176      | ● 765   | ● \$899,729   | ● 14,960    |
| Scarborough City Centre |                     |                         |                             |         |                |         |               | ● 13,225    |
| Sheppard Corridor       | ● 9                 | ● 12                    | ● 2,415                     | ● 456   | ● \$1,287      | ● 728   | ● \$936,687   | ● 31,232    |
| Thornhill               | ● 0                 | ● 2                     | ● 411                       | ● 28    | ● \$1,367      | ● 1,690 | ● \$2,310,536 | ● 5,717     |
| Toronto East            | ● 17                | ● 9                     | ● 1,315                     | ● 210   | ● \$1,249      | ● 722   | ● \$901,652   |             |
| Toronto West            | ● 7                 | ● 22                    | ● 3,673                     | ● 513   | ● \$1,257      | ● 899   | ● \$1,130,130 |             |
| Yonge - St. Clair       | ● 0                 | ● 8                     | ● 867                       | ● 834   | ● \$1,759      | ● 589   | ● \$1,035,600 |             |



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