

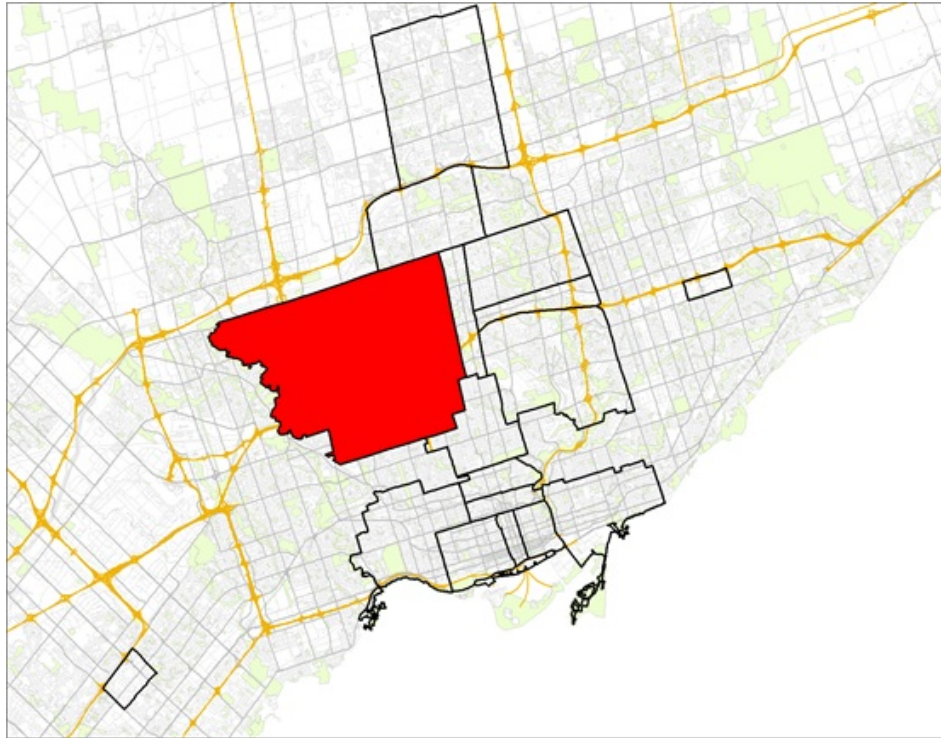


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of January 2024

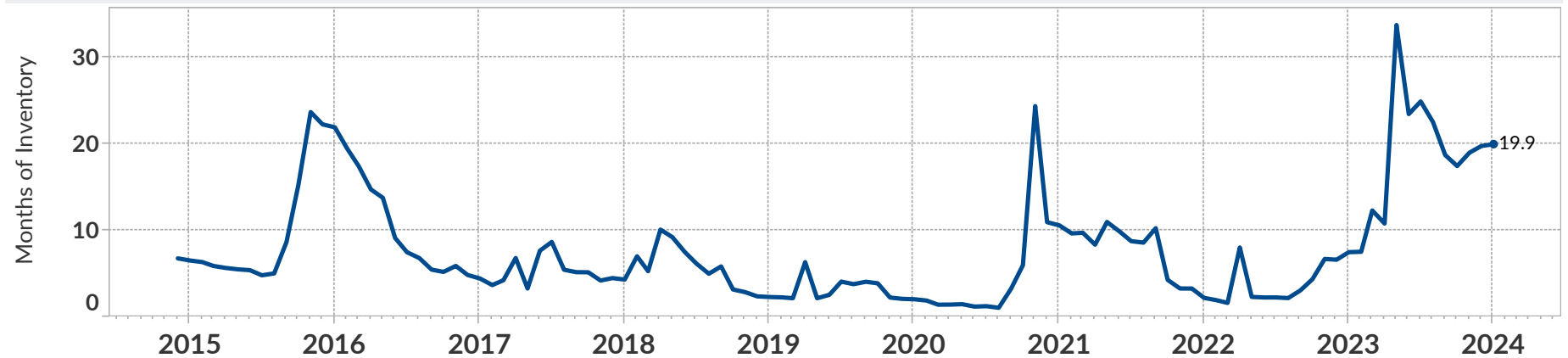


North York West Submarket Report - January 2024



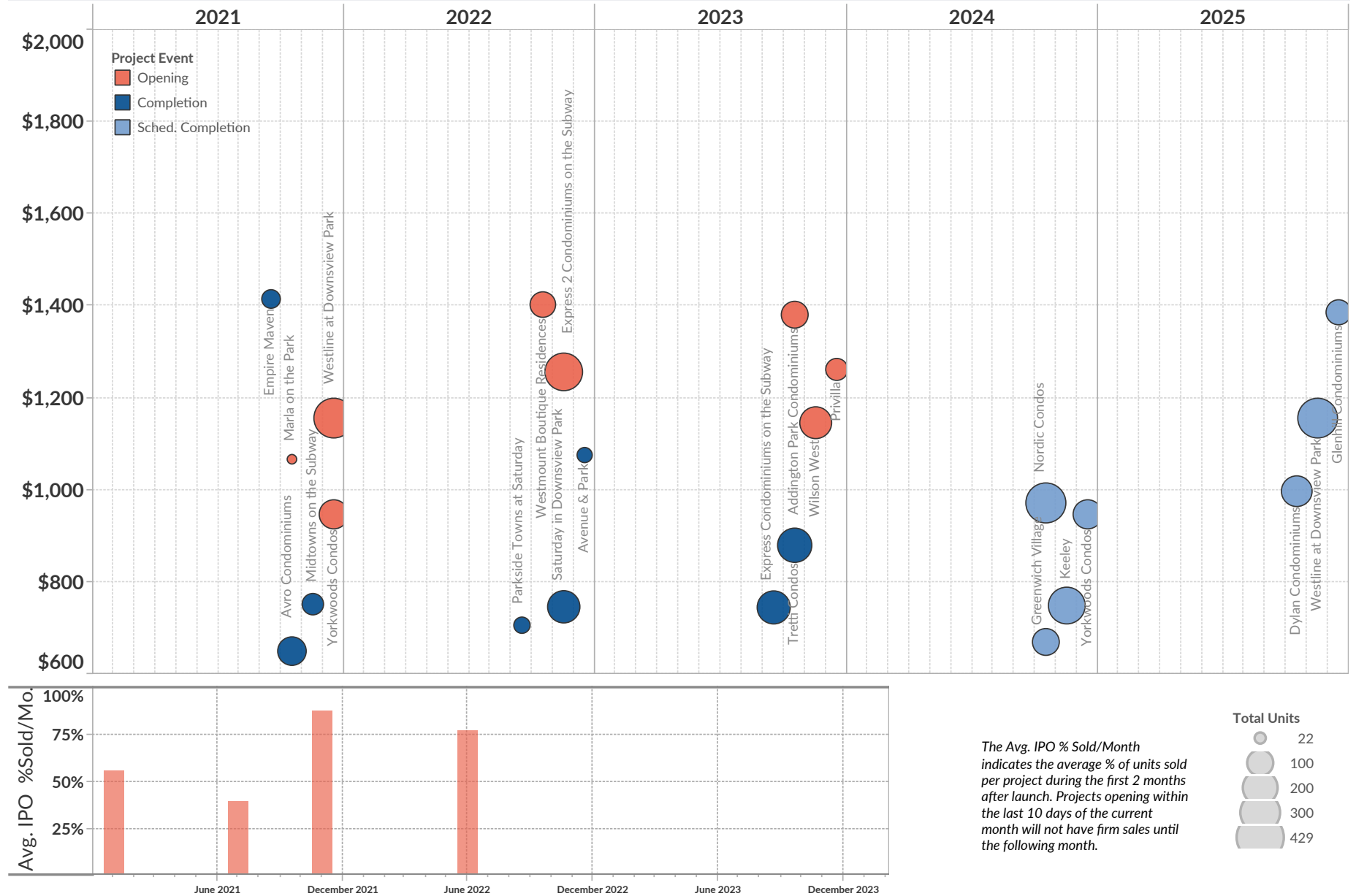
North York West		GTA
Distinct count of Site Name	10	387
No. of Units	1,565	97,879
Total Sales	1,118	81,202
Act Inv	447	16,677
Avg. wt. \$/sf	\$1,375	\$1,412
Avg. Project \$/SF	\$1,335	\$1,301
Avg. SF	827	790
Avg. \$	\$1,137,476	\$1,115,800
Current Month Sales (incl. active & sold out)	0	233

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



North York West Submarket Report - January 2024

Recent Project Openings, Completions & Scheduled Completions



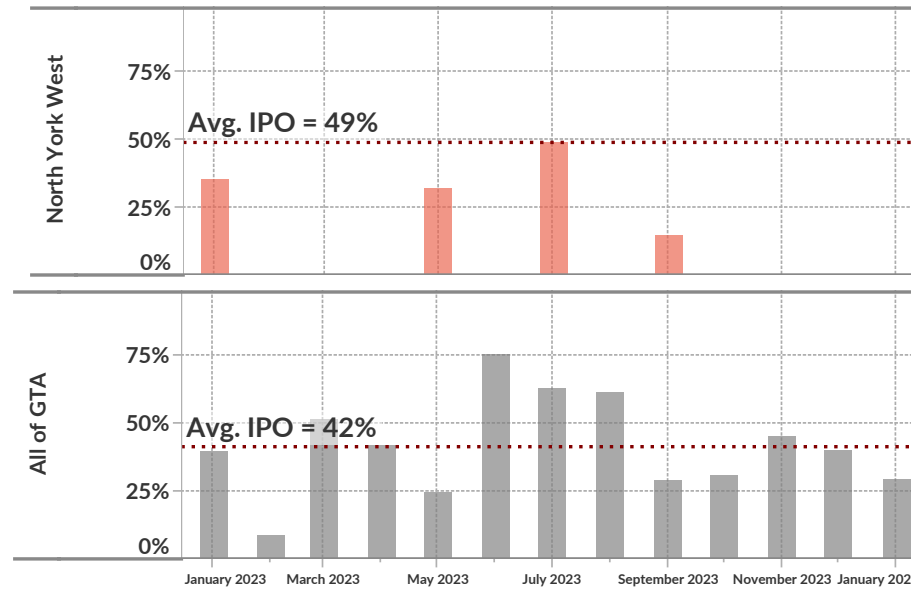
North York West Submarket Report - January 2024

Project Data by Unit Type

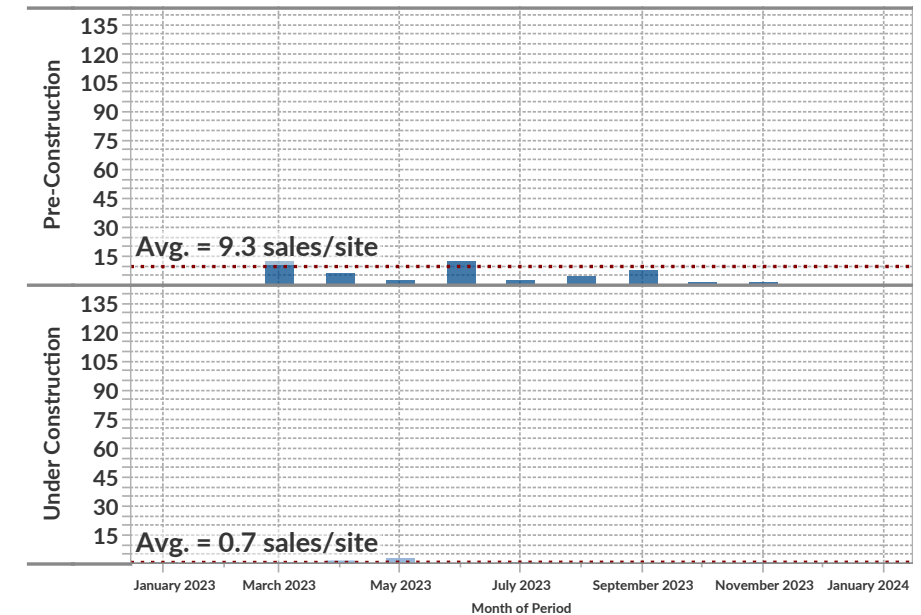
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	35	0	22	13
1 Bedroom	271	0	186	85
1 Bedroom + Den	520	0	384	136
2 Bedroom	454	0	342	112
2 Bedroom + Den	186	0	120	66
3 Bedroom & Up	82	0	50	32
Penthouse	4	0	4	0
Other	13	0	10	3

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,436	340	480	\$538,900	\$594,900
\$1,297	460	765	\$627,900	\$861,900
\$1,311	552	965	\$678,900	\$1,506,900
\$1,338	623	1,499	\$757,900	\$2,329,900
\$1,482	720	2,568	\$799,900	\$4,289,900
\$1,435	813	2,804	\$931,900	\$4,689,900
\$1,581	2,455	2,546	\$3,948,900	\$3,956,900

IPO Launch Performance (first 2 months)

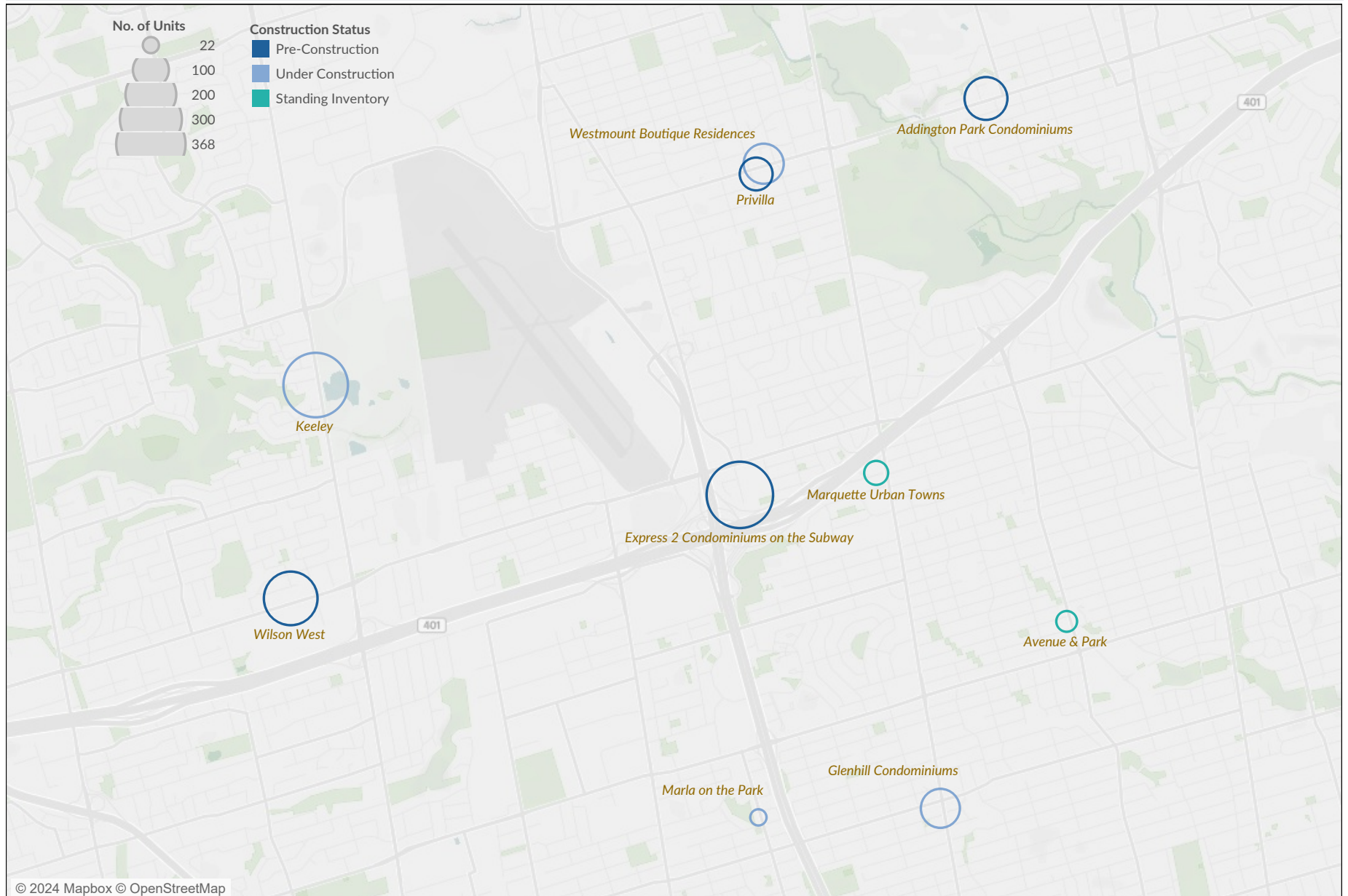


Post Launch Absorption: North York West



North York West Submarket Report - January 2024

Current Active Projects



North York West Submarket Report - January 2024

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 Foot
Addington Park Condominiums - Addington Developments	Apartment	April 2027	0	0	62	153	\$1,381	\$1,420
Avenue & Park - Stafford Homes	Apartment	September 2022	0	0	4	36	\$1,076	\$1,826
Express 2 Condominiums on the Subway - Malibu Investments..	Apartment	June 2026	0	0	64	368	\$1,257	\$1,311
Glenhill Condominiums - Lanterra Developments	Apartment	March 2025	0	0	44	127	\$1,386	\$1,645
Keeley - TAS DesignBuild	Apartment	February 2024	0	0	0	347	\$749	\$1,289
Marla on the Park - Kultura	Apartment	June 2026	0	0	1	22	\$1,067	\$1,348
Marquette Urban Towns - Kubo Developments	Stacked	November 2022	0	0	2	48	\$463	\$671
Privilla - 719 Sheppard Avenue West Ltd.	Apartment	August 2026	0	0	75	90	\$1,262	\$1,264
Westmount Boutique Residences - Quadcam Development Gr..	Apartment	January 2026	0	0	79	134	\$1,403	\$1,401
Wilson West - First Avenue Properties	Apartment	June 2026	0	0	116	240	\$1,146	\$1,178

North York West Submarket Report - January 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	17
Central Waterfront	6	7
Don Mills - York Mills	2	13
Downtown Core	2	6
Downtown East	20	20
Downtown West	12	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	7	9
North Toronto	11	18
North Yonge Corridor	12	9
North York East		
North York West	0	10
Not Applicable	119	196
Scarborough City Centre		
Sheppard Corridor	17	13
Thornhill	0	2
Toronto East	7	9
Toronto West	10	20
Yonge - St. Clair	5	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$
4,411	582	\$2,387	1,067	\$2,547,183
2,976	898	\$1,700	892	\$1,516,226
3,234	306	\$1,179	855	\$1,007,688
3,655	466	\$1,878	778	\$1,462,157
5,920	1,566	\$1,483	696	\$1,031,248
7,938	836	\$1,692	985	\$1,667,384
548	17	\$1,643	849	\$1,395,518
918	15	\$1,110	849	\$942,000
4,237	629	\$1,241	629	\$780,886
3,524	364	\$1,579	937	\$1,479,273
2,733	756	\$1,652	697	\$1,151,473
1,118	447	\$1,375	827	\$1,137,476
31,371	7,913	\$1,177	772	\$908,981
2,589	534	\$1,402	796	\$1,115,799
411	28	\$1,367	1,690	\$2,310,536
1,323	204	\$1,258	708	\$891,022
3,259	452	\$1,286	912	\$1,172,522
1,037	664	\$1,800	632	\$1,137,687



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