

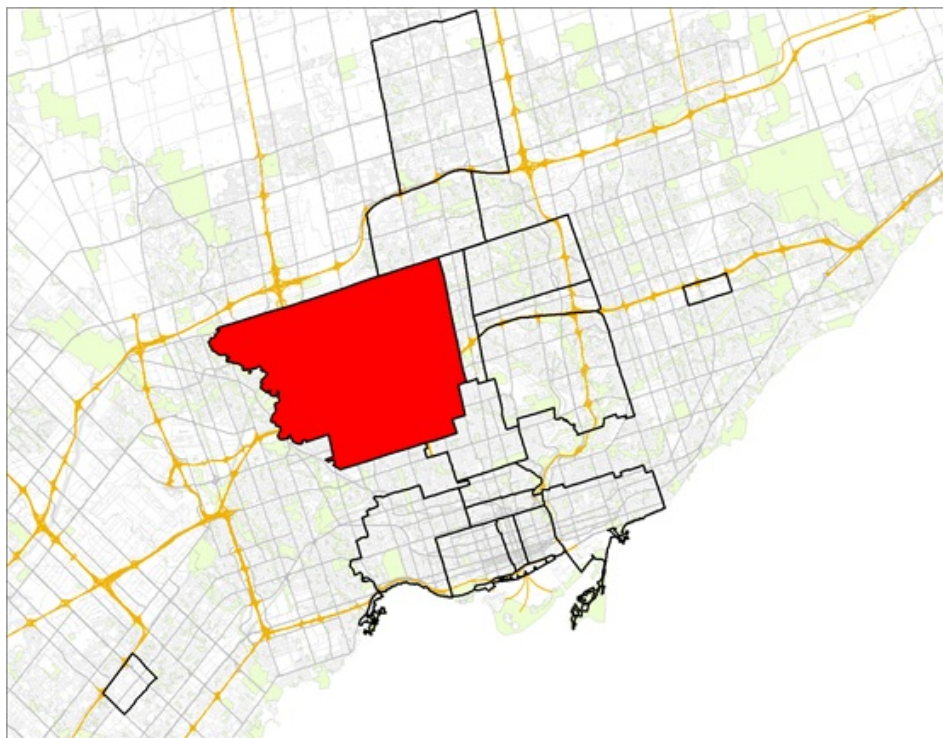


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of February 2024

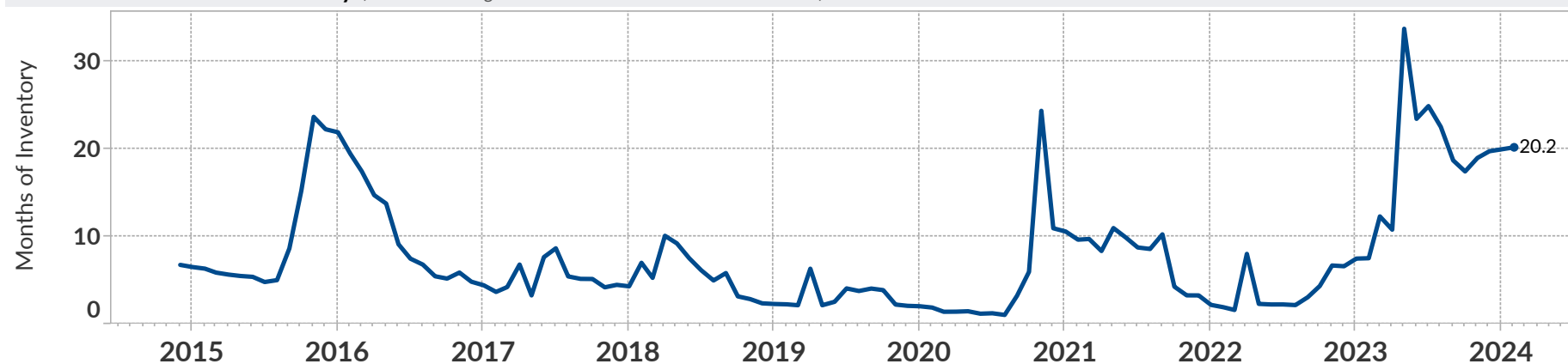


North York West Submarket Report - February 2024



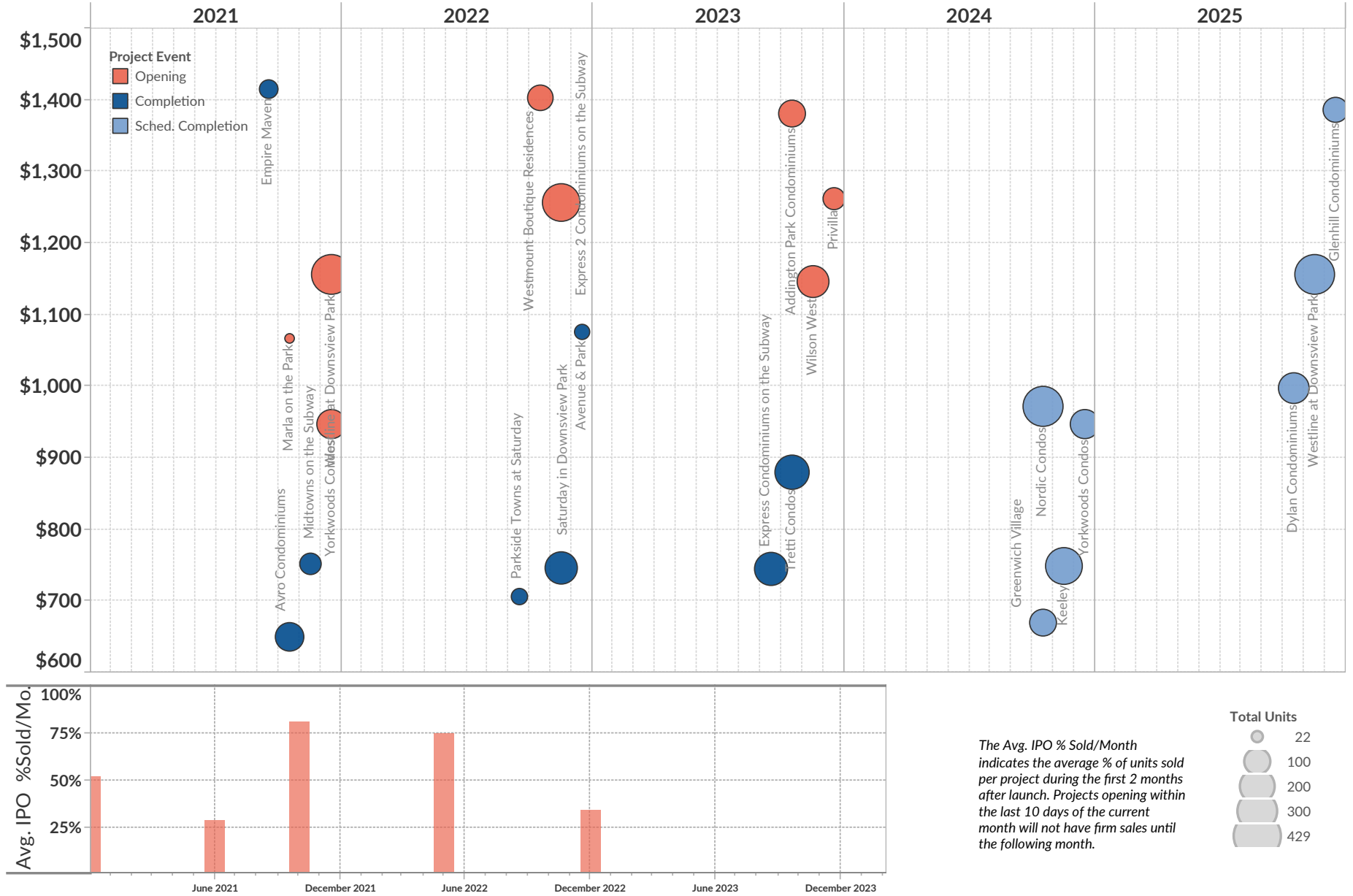
North York West		GTA
Distinct count of Site Name	10	380
No. of Units	1,565	97,390
Total Sales	1,118	80,643
Act Inv	447	16,747
Avg. \$/sf	\$1,366	\$1,402
Avg. Project \$/SF	\$1,335	\$1,303
Avg. SF	827	792
Avg. \$	\$1,130,437	\$1,110,173
No Measure Value	0	379

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



North York West Submarket Report - February 2024

Recent Project Openings, Completions & Scheduled Completions



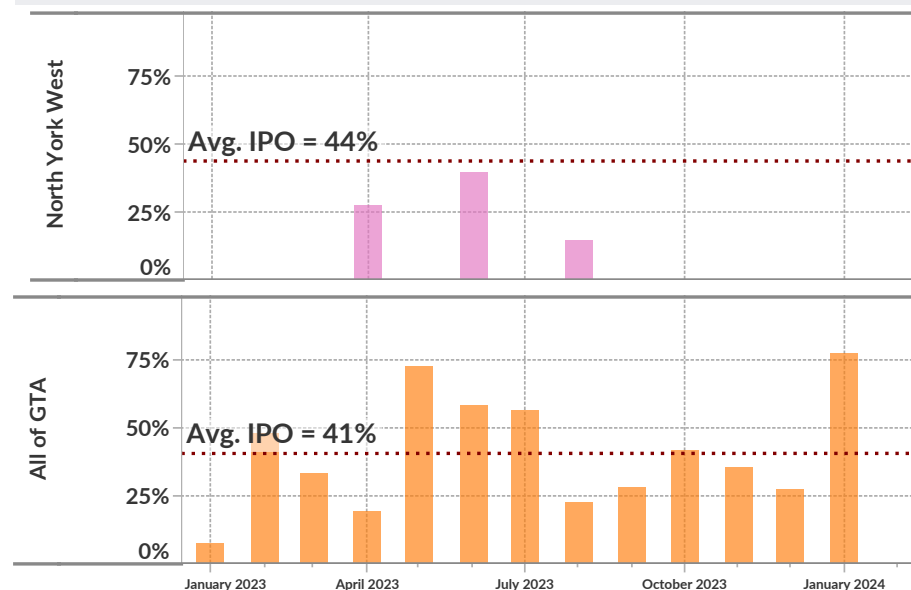
North York West Submarket Report - February 2024

Project Data by Unit Type

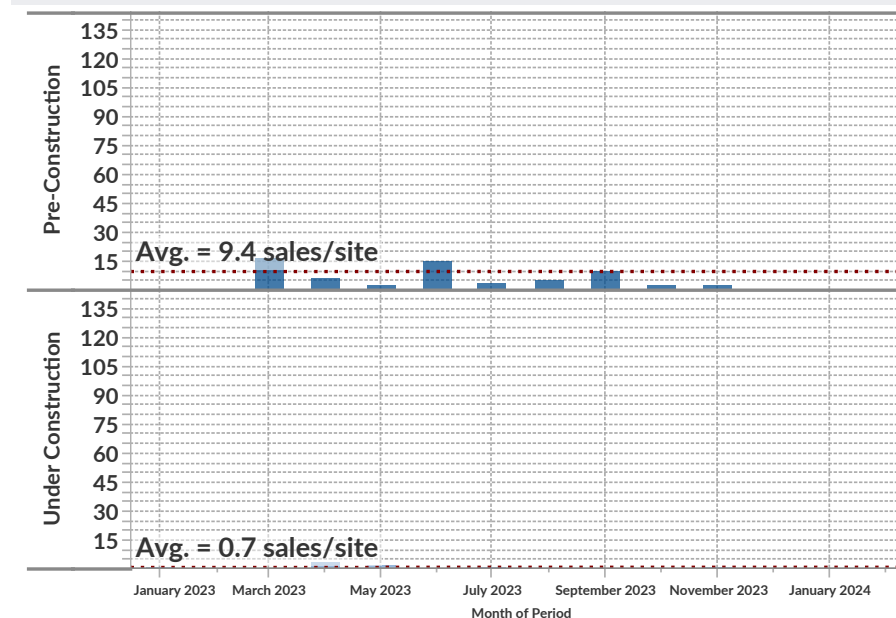
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	35	0	22	13
1 Bedroom	271	0	186	85
1 Bedroom + Den	520	0	384	136
2 Bedroom	454	0	342	112
2 Bedroom + Den	186	0	120	66
3 Bedroom & Up	82	0	50	32
Penthouse	4	0	4	0
Other	13	0	10	3

Avg. \$/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	\$628,900	\$861,900
\$1,305	552	965	\$652,900	\$1,506,900
\$1,310	623	1,499	\$585,900	\$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)

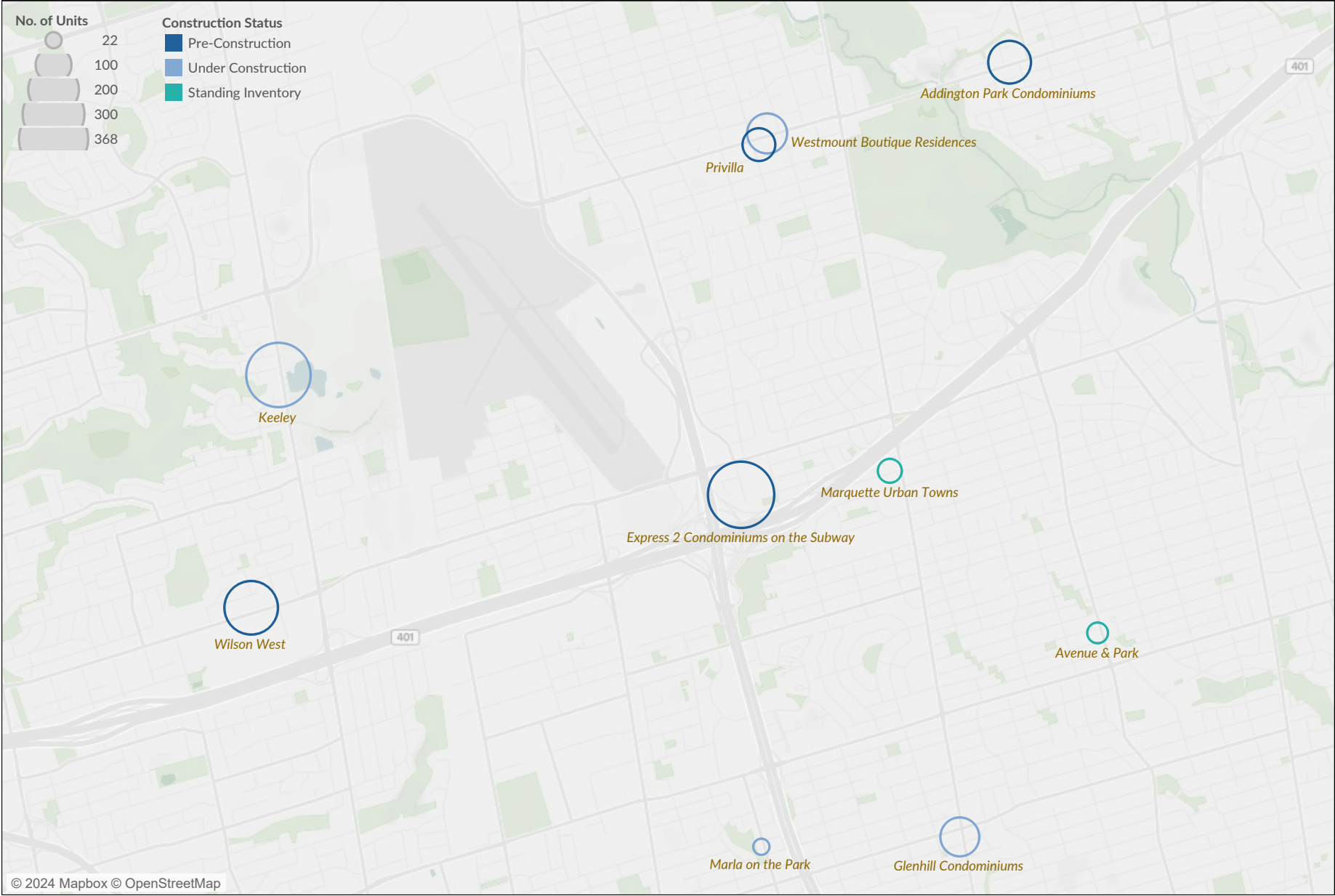


Post Launch Absorption: North York West



North York West Submarket Report - February 2024

Current Active Projects



North York West Submarket Report - February 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	March 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	\$1,263
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 - February 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	35	17
Central Waterfront	4	7
Don Mills - York Mills	0	13
Downtown Core	3	6
Downtown East	10	20
Downtown West	6	25
Etobicoke Waterfront	3	1
Highway7 - Yonge	0	5
Mississauga City Centre	6	9
North Toronto	2	18
North Yonge Corridor	9	9
North York East		
North York West	0	10
Not Applicable	251	192
Scarborough City Centre		
Sheppard Corridor	31	12
Thornhill	0	2
Toronto East	9	6
Toronto West	6	20
Yonge - St. Clair	4	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,446	577	\$2,387	1,071	\$2,556,762
2,979	895	\$1,653	964	\$1,593,022
3,237	303	\$1,178	858	\$1,011,319
3,658	463	\$1,878	780	\$1,464,300
5,925	1,561	\$1,445	696	\$1,005,677
7,942	832	\$1,694	983	\$1,665,259
551	14	\$1,644	860	\$1,414,329
913	278	\$1,020	709	\$722,745
4,243	623	\$1,241	631	\$782,322
3,522	368	\$1,579	930	\$1,467,442
2,745	744	\$1,656	696	\$1,153,097
1,118	447	\$1,366	827	\$1,130,437
31,167	7,879	\$1,176	770	\$905,938
2,596	445	\$1,432	828	\$1,185,204
411	28	\$1,367	1,690	\$2,310,536
887	181	\$1,263	645	\$814,792
3,262	449	\$1,277	909	\$1,161,589
1,041	660	\$1,806	623	\$1,124,676



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