

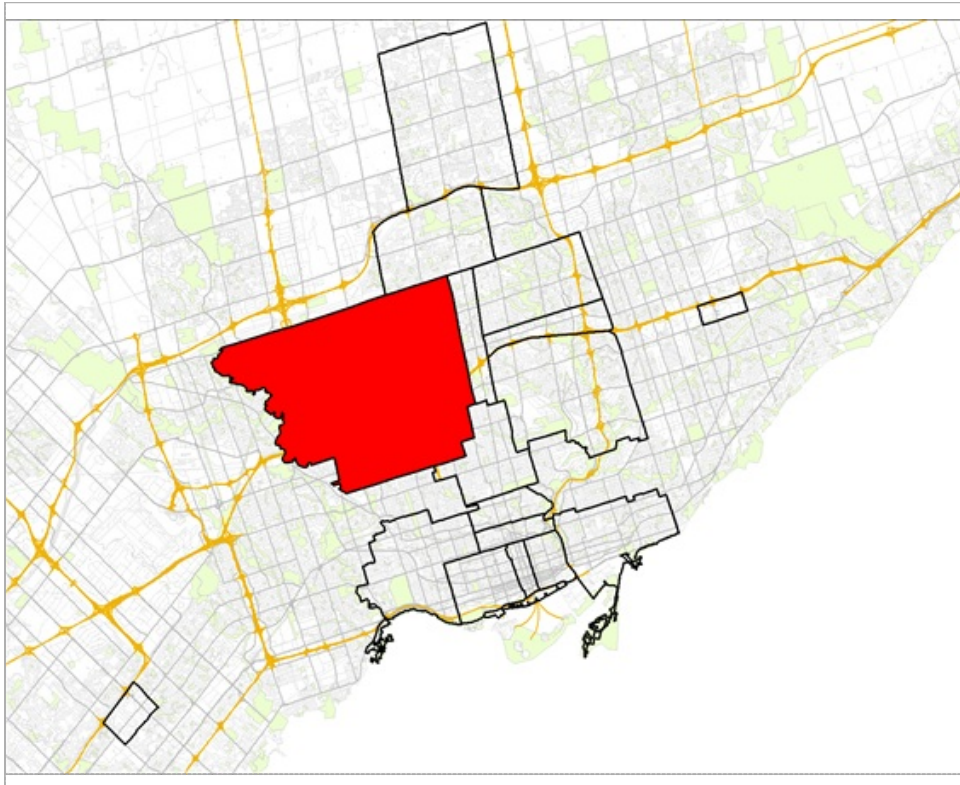


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of April 2024



North York West Submarket Report - April 2024



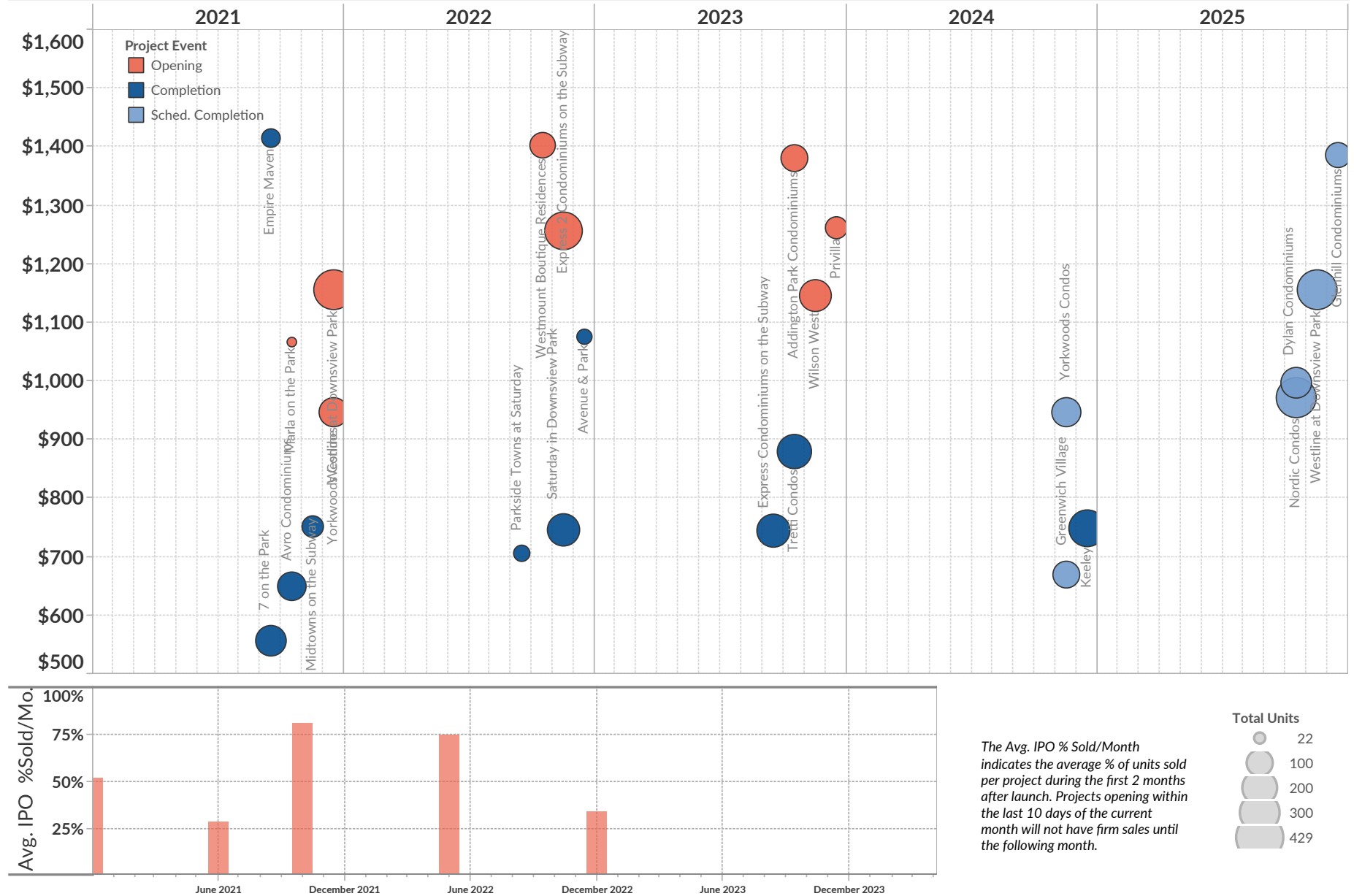
North York West		GTA
Distinct count of Site Name	9	353
No. of Units	1,517	90,746
Total Sales	1,074	74,268
Act Inv	443	16,478
Avg. \$/sf		\$1,420
Avg. Project \$/SF		\$1,318
Avg. SF		794
Avg. \$		\$1,127,454
Current Month Sales		518

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



North York West Submarket Report - April 2024

Recent Project Openings, Completions & Scheduled Completions



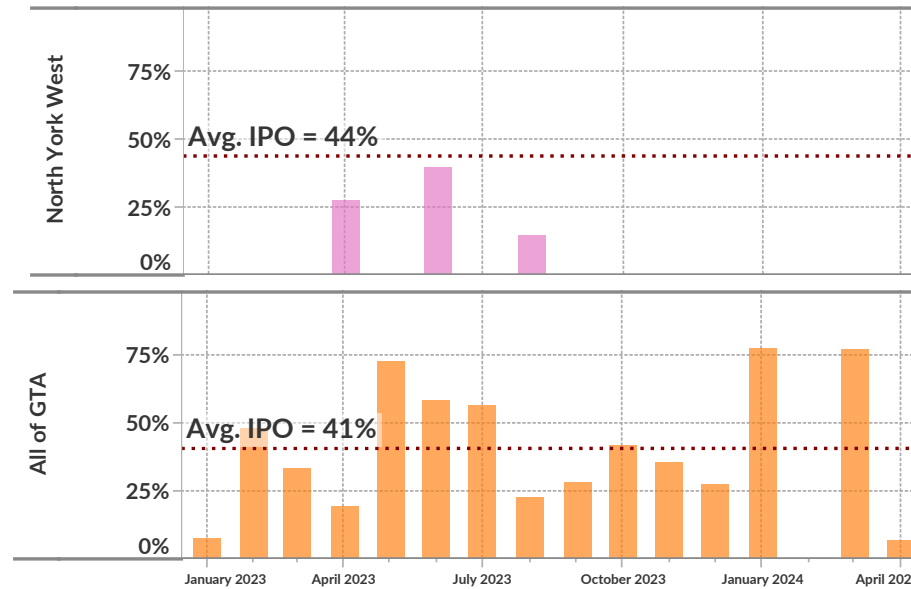
North York West Submarket Report - April 2024

Project Data by Unit Type

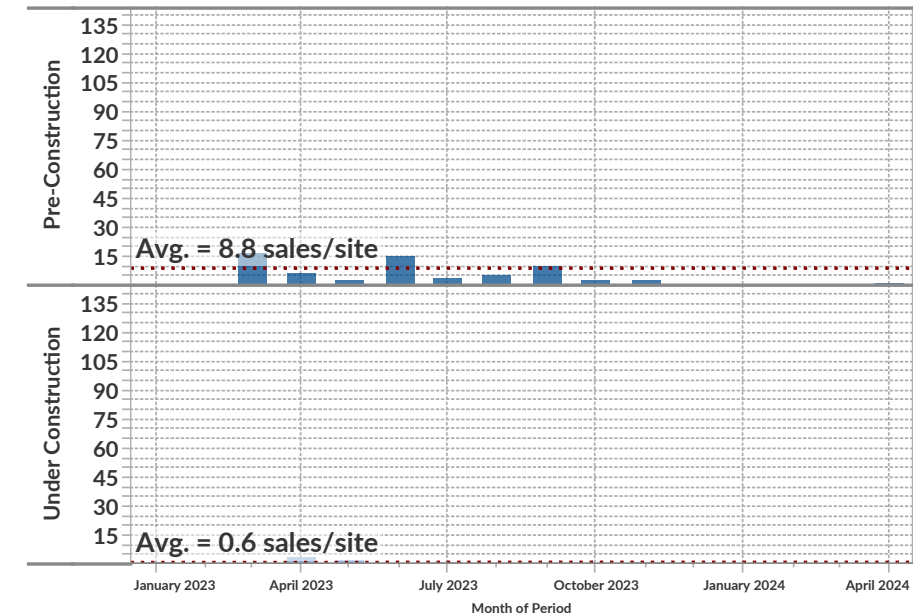
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	34	0	21	13
1 Bedroom	259	0	174	85
1 Bedroom + Den	519	0	383	136
2 Bedroom	439	0	327	112
2 Bedroom + Den	167	2	105	62
3 Bedroom & Up	82	0	50	32
Penthouse	4	0	4	0
Other	13	0	10	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,435	340	480	\$538,900	\$594,900
\$1,296	460	765	\$629,900	\$823,880
\$1,311	548	965	\$684,900	\$1,506,900
\$1,328	623	1,499	\$759,990	\$2,329,900
\$1,510	724	2,568	\$959,900	\$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)

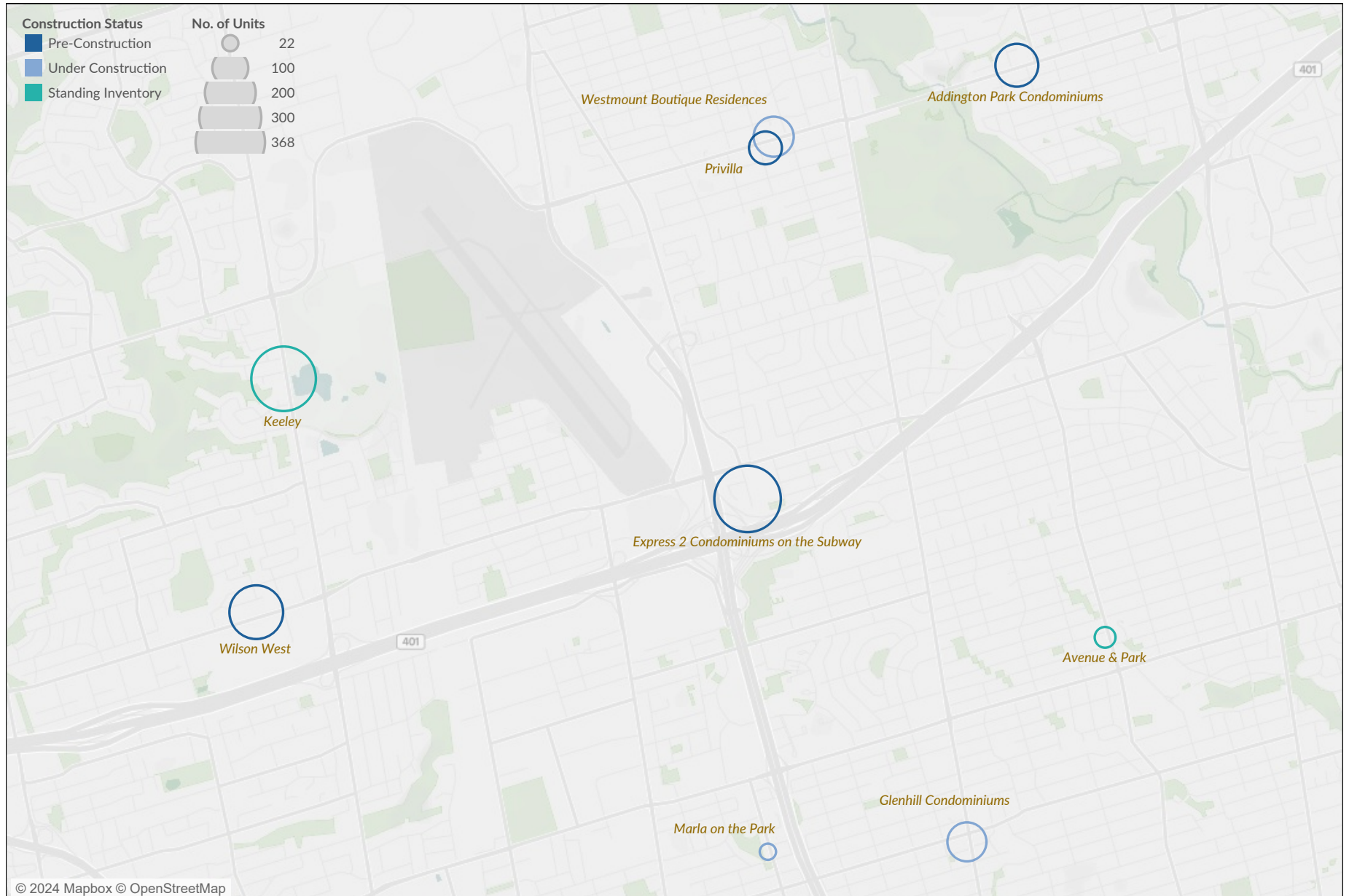


Post Launch Absorption: North York West



North York West Submarket Report - April 2024

Current Active Projects



North York West Submarket Report - April 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 \$/SF
Addington Park Condominiums - Addington Developments	Apartment	April 2027	0	0	62	153	\$1,381	\$1,376
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 2028	2	2	62	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
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 - April 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	 7	 17
Central Waterfront	 24	 6
Don Mills - York Mills	 9	 10
Downtown Core	 5	 6
Downtown East	 8	 20
Downtown West	 162	 25
Etobicoke Waterfront	 0	 1
Highway7 - Yonge	 13	 5
Mississauga City Centre	 4	 9
North Toronto	 3	 17
North Yonge Corridor	 2	 9
North York East		
North York West	 2	 9
Not Applicable	 227	 175
Scarborough City Centre		
Sheppard Corridor	 13	 9
Thornhill	 0	 2
Toronto East	 0	 6
Toronto West	 13	 19
Yonge - St. Clair	 26	 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
 4,066	 585	 \$2,400	 1,085	 \$2,602,961
 2,766	 868	 \$1,678	 881	 \$1,478,693
 2,401	 311	 \$1,192	 838	 \$999,002
 3,666	 455	 \$1,869	 782	 \$1,462,632
 5,951	 1,535	 \$1,456	 690	 \$1,004,278
 7,391	 1,421	 \$1,817	 868	 \$1,578,028
 551	 14	 \$1,644	 860	 \$1,414,329
 1,165	 39	 \$1,100	 1,012	 \$1,113,310
 4,256	 636	 \$1,234	 658	 \$811,624
 3,304	 354	 \$1,578	 937	 \$1,477,917
 2,748	 741	 \$1,656	 697	 \$1,154,309
 1,074	 443	 \$1,377	 821	 \$1,130,591
 27,481	 7,762	 \$1,162	 770	 \$894,594
 1,850	 475	 \$1,420	 812	 \$1,153,054
 411	 28	 \$1,361	 1,690	 \$2,301,250
 890	 178	 \$1,264	 647	 \$817,465
 3,225	 416	 \$1,267	 903	 \$1,144,027
 1,072	 217	 \$2,059	 912	 \$1,876,784



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