

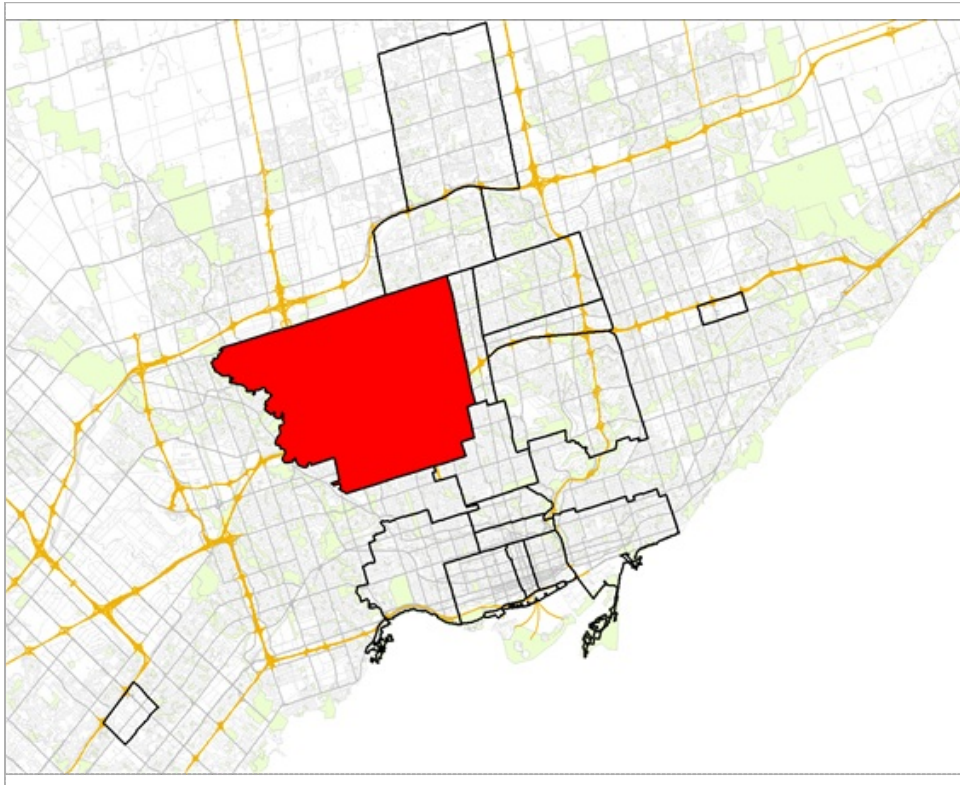


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of June 2024

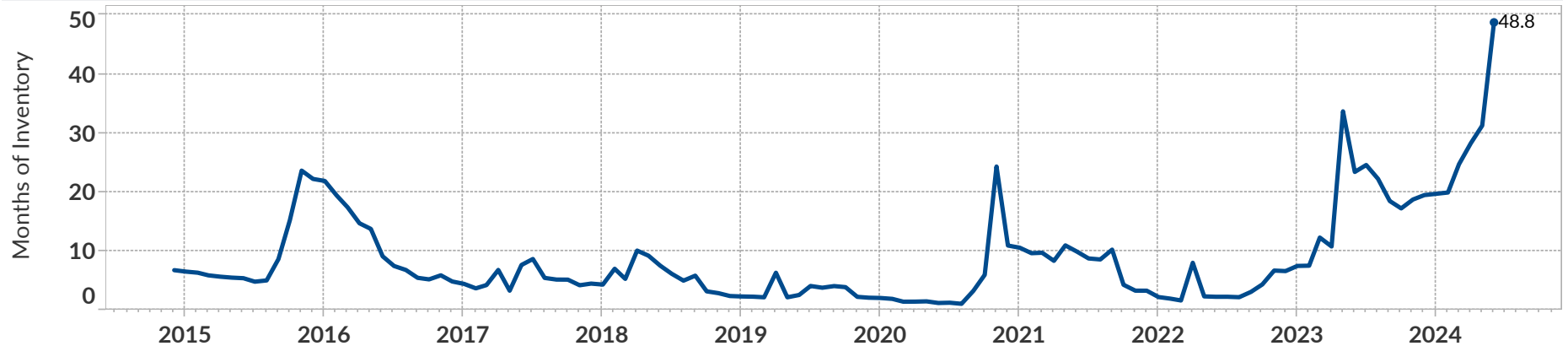


North York West Submarket Report - June 2024



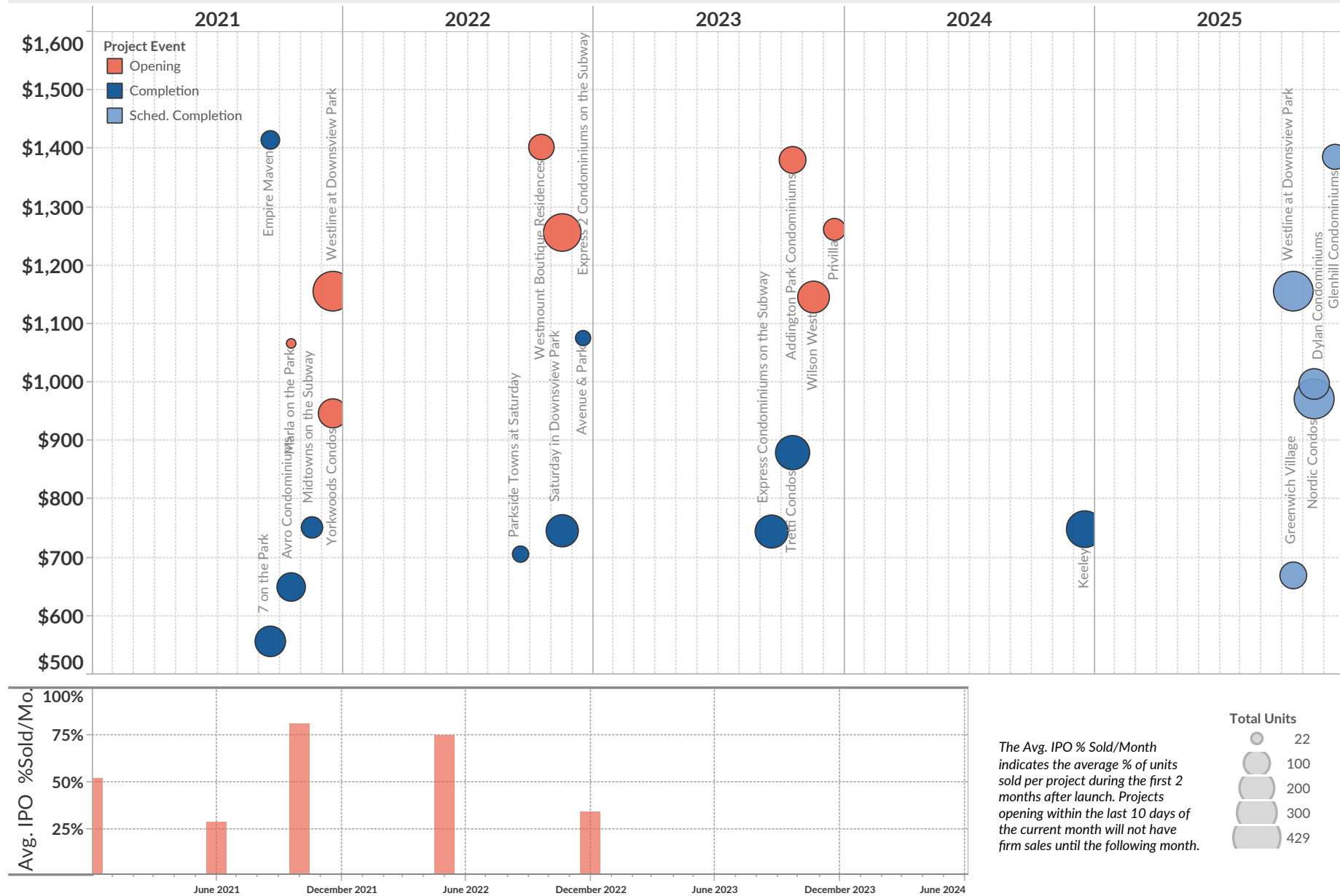
North York West		GTA
Distinct count of Site Name	9	352
No. of Units	1,517	91,271
Total Sales	1,074	73,880
Act Inv	443	17,391
Avg. \$/sf	\$1,377	\$1,402
Avg. Project \$/SF	\$1,404	\$1,314
Avg. SF	821	778
Avg. \$	\$1,130,591	\$1,091,457
Current Month Sales	0	732

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



North York West Submarket Report - June 2024

Recent Project Openings, Completions & Scheduled Completions



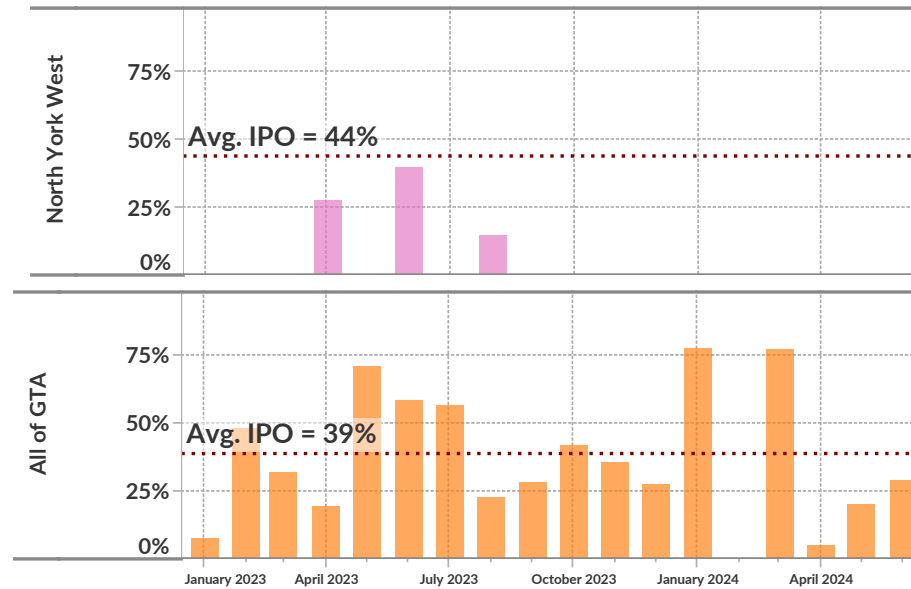
North York West Submarket Report - June 2024

Project Data by Unit Type

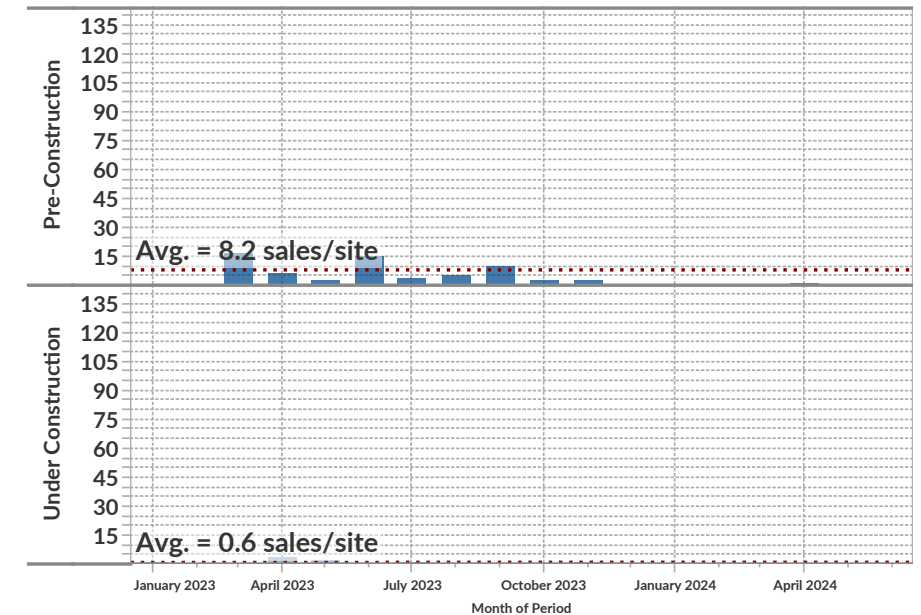
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	34	0	21	13
1 Bedroom	259	0	174	85
1 Bedroom + Den	519	0	383	136
2 Bedroom	439	0	327	112
2 Bedroom + Den	167	0	105	62
3 Bedroom & Up	82	0	50	32
Penthouse	4	0	4	0
Other	13	0	10	3

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)

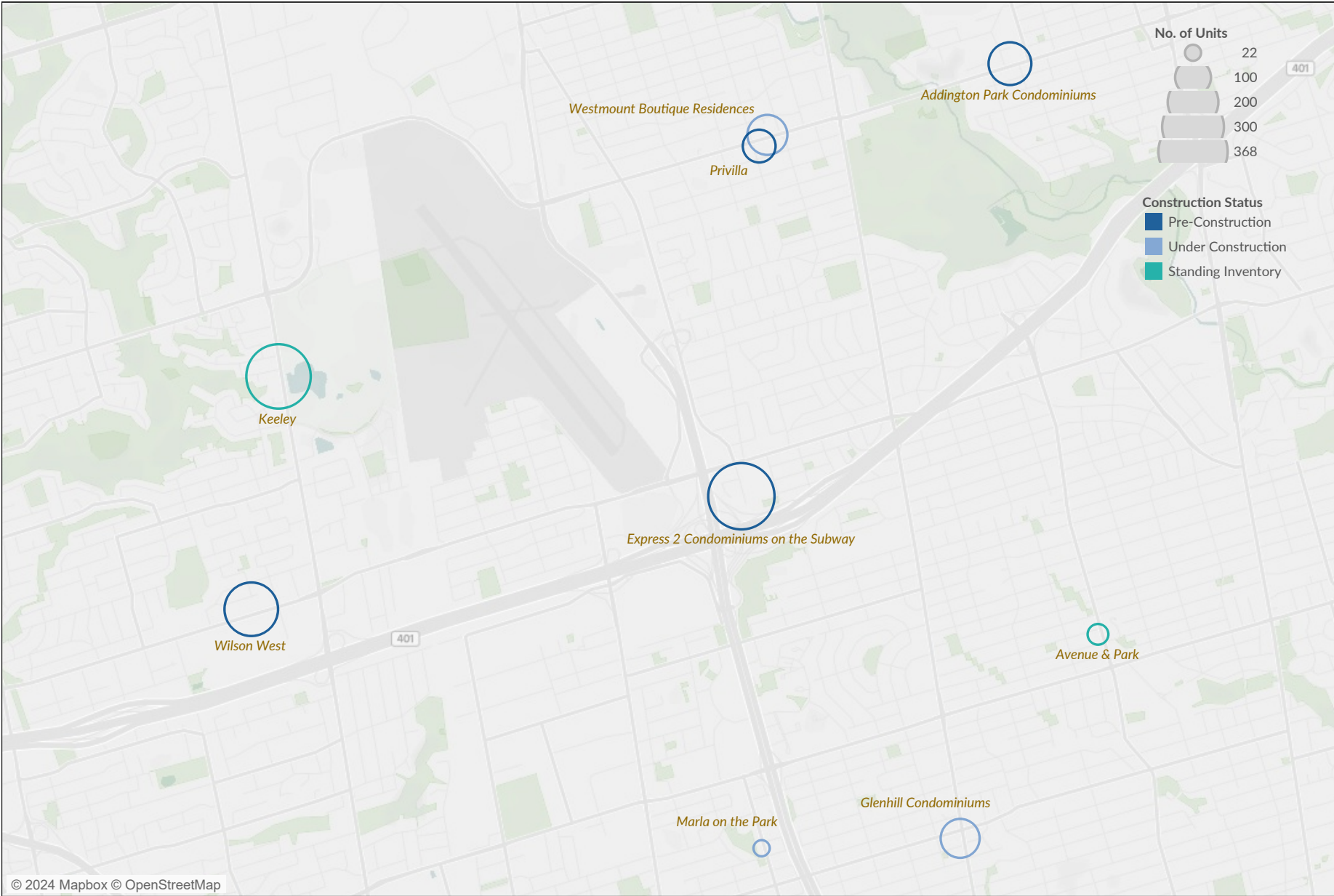


Post Launch Absorption: North York West



North York West Submarket Report - June 2024

Current Active Projects



North York West Submarket Report - June 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 SqFoot
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	0	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 2027	0	0	116	240	\$1,146	\$1,178

North York West Submarket Report - June 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	9	16
Central Waterfront	2	6
Don Mills - York Mills	4	10
Downtown Core	0	6
Downtown East	4	20
Downtown West	59	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	145	6
Mississauga City Centre	6	9
North Toronto	38	16
North Yonge Corridor	0	9
North York East		
North York West	0	9
Not Applicable	447	176
Scarborough City Centre		
Sheppard Corridor	6	9
Thornhill	1	2
Toronto East	4	6
Toronto West	6	19
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,525	571	\$2,409	1,090	\$2,624,621
2,774	860	\$1,686	883	\$1,488,637
2,410	302	\$1,194	831	\$992,342
3,668	453	\$1,869	783	\$1,463,030
5,939	1,547	\$1,447	691	\$999,496
7,531	1,281	\$1,816	868	\$1,575,153
552	13	\$1,640	854	\$1,400,746
1,310	239	\$1,061	793	\$841,454
4,268	624	\$1,234	660	\$813,771
3,036	313	\$1,583	950	\$1,503,615
2,690	799	\$1,648	681	\$1,122,006
1,074	443	\$1,377	821	\$1,130,591
27,640	8,613	\$1,163	744	\$865,932
1,865	460	\$1,429	810	\$1,158,010
412	27	\$1,361	1,703	\$2,317,778
898	170	\$1,259	649	\$816,567
3,242	460	\$1,223	918	\$1,122,685
1,046	216	\$2,061	902	\$1,858,227



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