

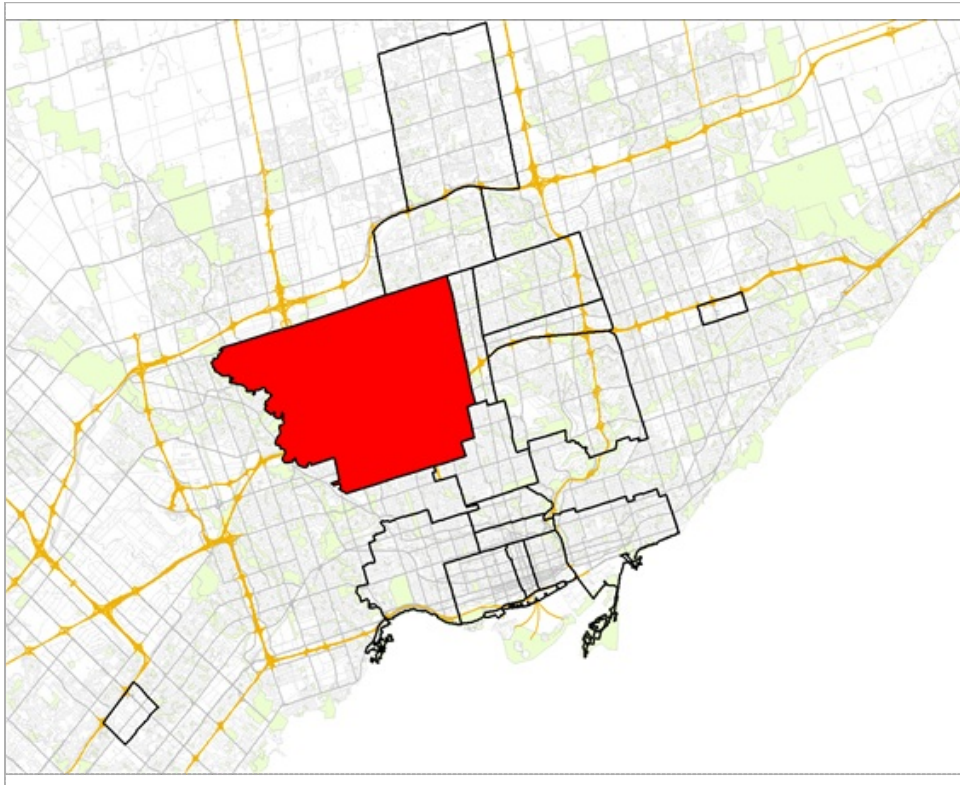


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of August 2024

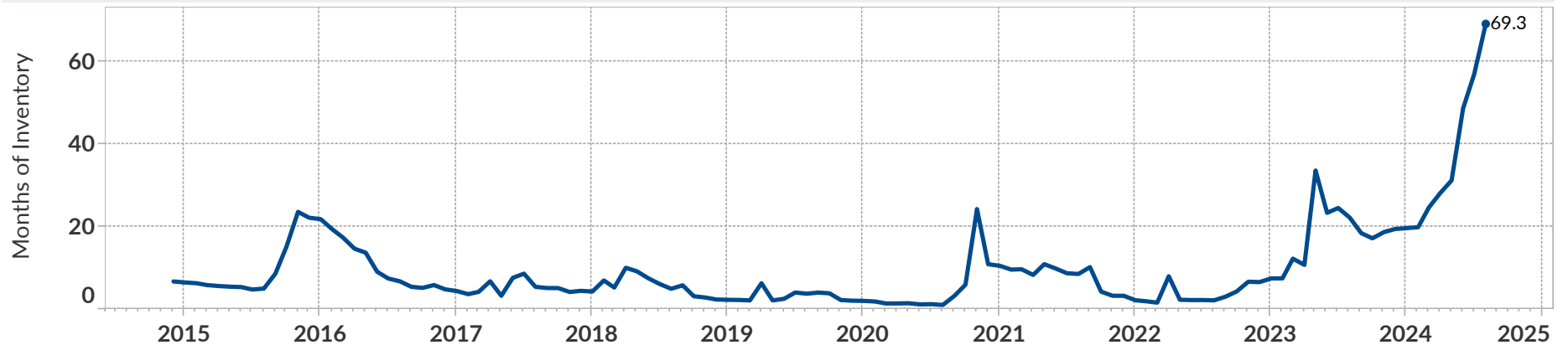


North York West Submarket Report - August 2024



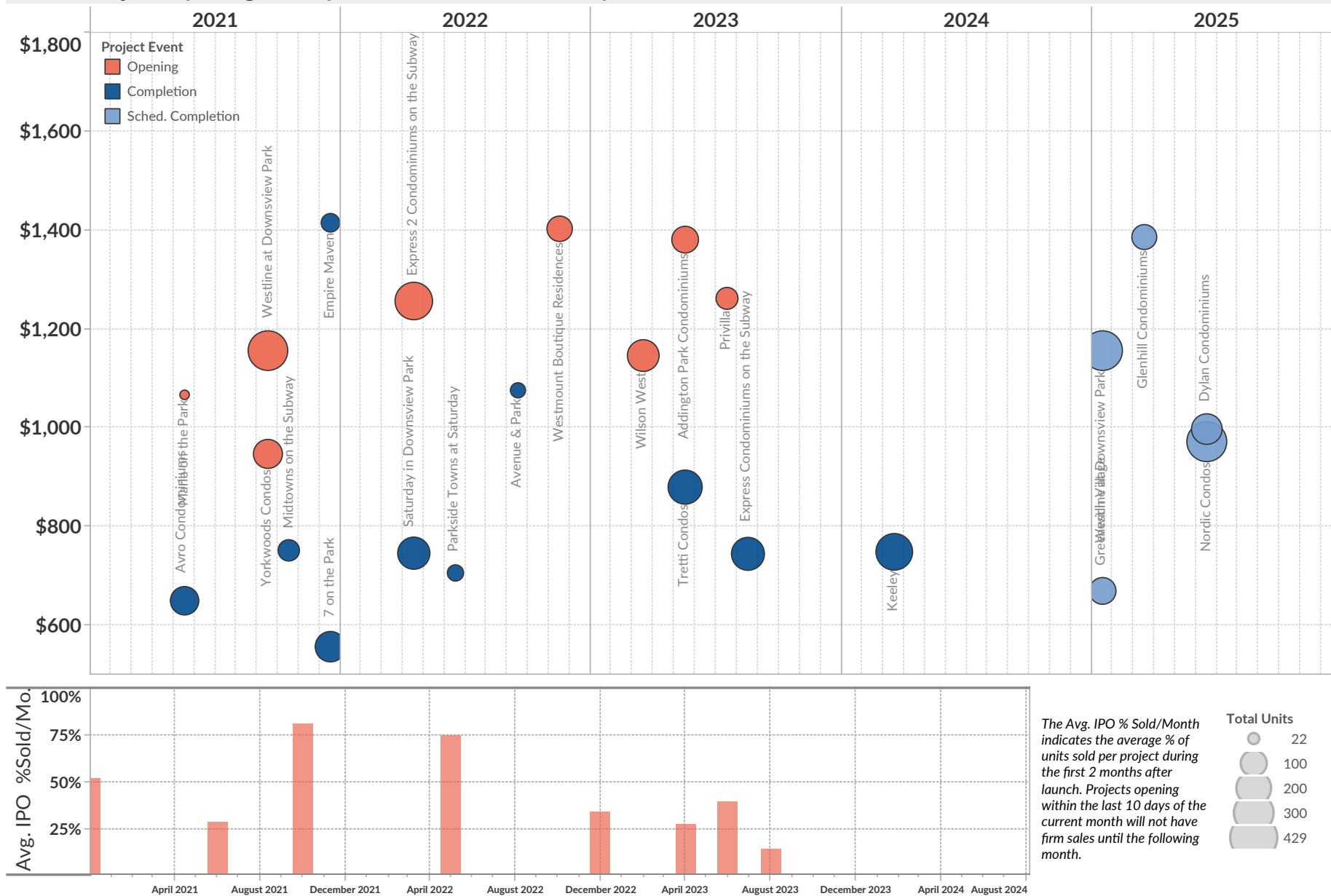
North York West		GTA
Distinct count of Site Name	9	345
No. of Units	1,517	89,028
Total Sales	1,084	71,795
Act Inv	433	17,233
Avg. \$/sf	\$1,368	\$1,408
Avg. Project \$/SF	\$1,368	\$1,314
Avg. SF	830	781
Avg. \$	\$1,134,772	\$1,099,571
Current Month Sales	5	235

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



North York West Submarket Report - August 2024

Recent Project Openings, Completions & Scheduled Completions



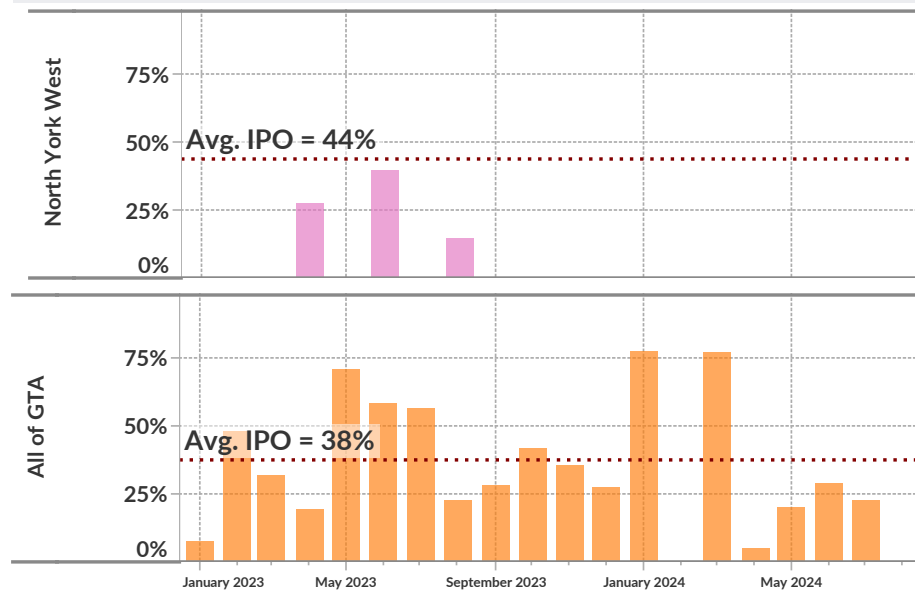
North York West Submarket Report - August 2024

Project Data by Unit Type

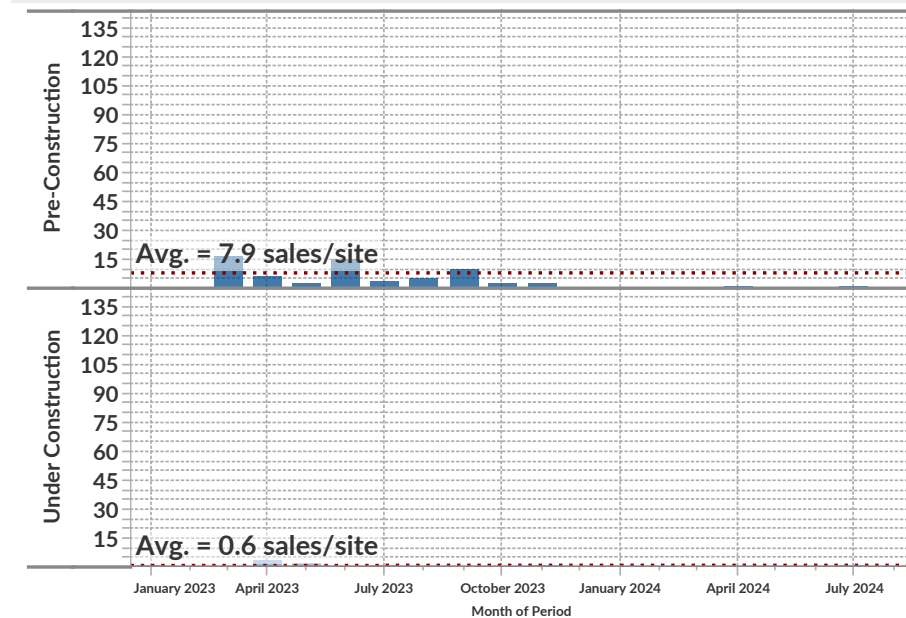
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	34	0	21	13
1 Bedroom	259	2	178	81
1 Bedroom + Den	519	1	386	133
2 Bedroom	439	1	329	110
2 Bedroom + Den	167	1	106	61
3 Bedroom & Up	82	0	50	32
Penthouse	4	0	4	0
Other	13	0	10	3

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
\$1,309	548	965	\$684,900	\$1,506,900
\$1,295	623	1,499	\$759,990	\$2,329,900
\$1,514	720	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)

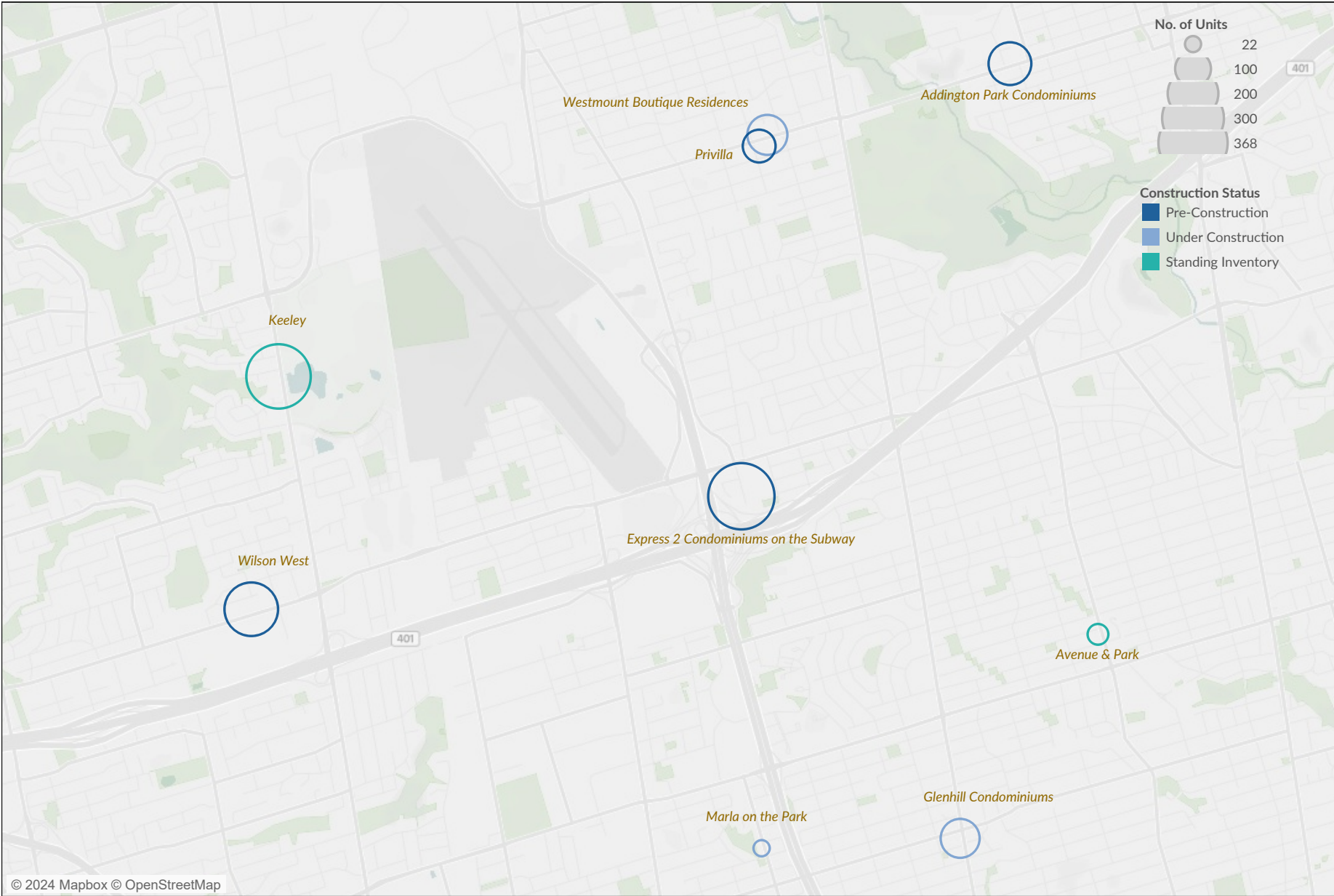


Post Launch Absorption: North York West



North York West Submarket Report - August 2024

Current Active Projects



North York West Submarket Report - August 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	1	2	60	153	\$1,381	\$1,323
Avenue & Park - Stafford Homes	Apartment	September 2022	1	1	3	36	\$1,076	\$1,552
Express 2 Condominiums on the Subway - Malibu Investments..	Apartment	June 2028	0	4	60	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	2	2	73	90	\$1,262	\$1,263
Westmount Boutique Residences - Quadcam Development Gr..	Apartment	January 2026	1	3	76	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 - August 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	16
Central Waterfront	1	6
Don Mills - York Mills	11	8
Downtown Core	1	6
Downtown East	7	19
Downtown West	10	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	11	5
Mississauga City Centre	2	9
North Toronto	2	15
North Yonge Corridor	4	9
North York East		
North York West	5	9
Not Applicable	114	174
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	1	6
Toronto West	10	19
Yonge - St. Clair	49	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,546	550	\$2,416	1,095	\$2,644,459
2,777	857	\$1,687	884	\$1,491,025
1,794	285	\$1,214	783	\$950,543
3,670	451	\$1,869	784	\$1,465,270
5,547	1,521	\$1,440	692	\$995,929
7,558	1,254	\$1,839	932	\$1,713,783
552	13	\$1,640	854	\$1,400,746
1,063	219	\$1,064	800	\$851,267
4,267	625	\$1,234	660	\$814,210
2,560	304	\$1,584	956	\$1,514,735
2,697	792	\$1,635	671	\$1,097,839
1,084	433	\$1,368	830	\$1,134,772
27,162	8,625	\$1,168	741	\$865,477
1,870	455	\$1,429	813	\$1,161,522
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,240	484	\$1,225	925	\$1,133,216
1,095	167	\$2,119	979	\$2,075,126



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