

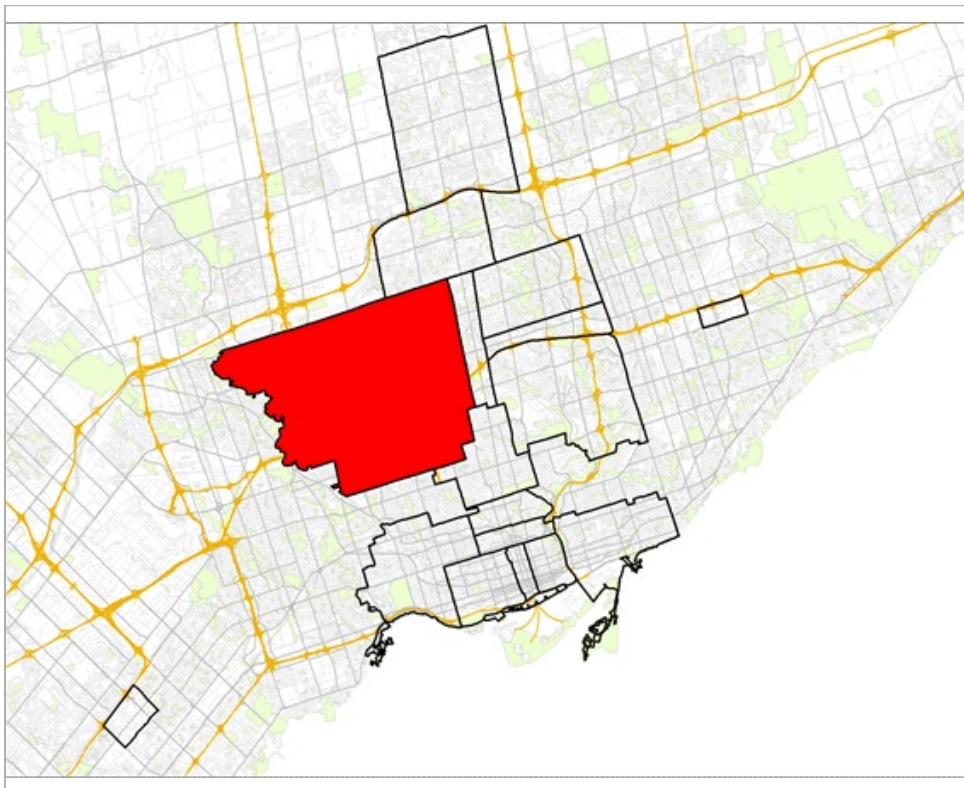


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of September 2024

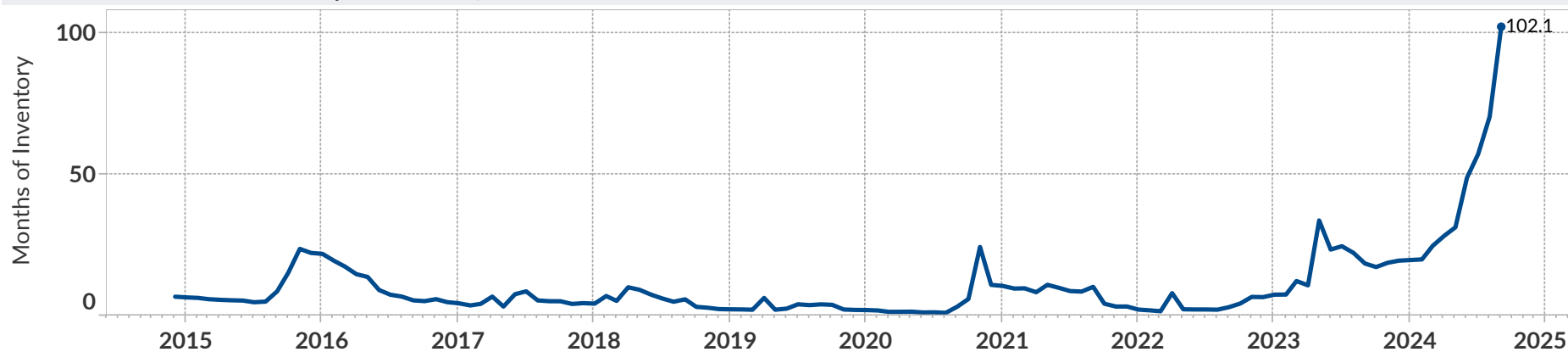


North York West Submarket Report - September 2024



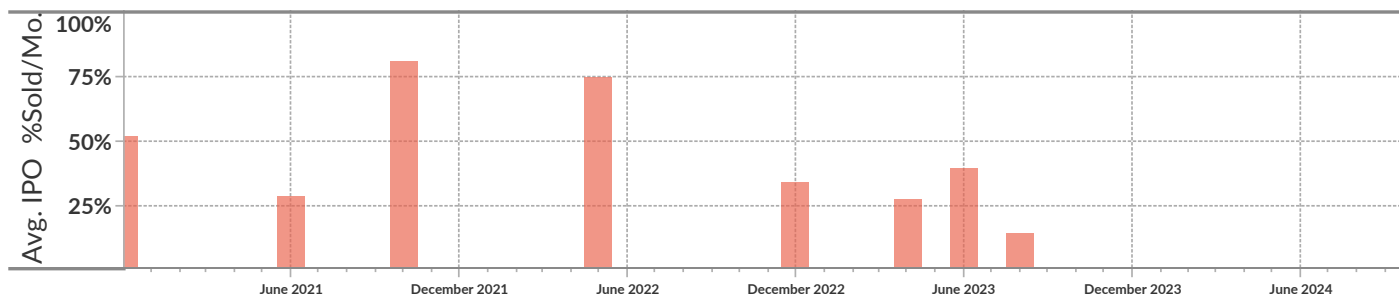
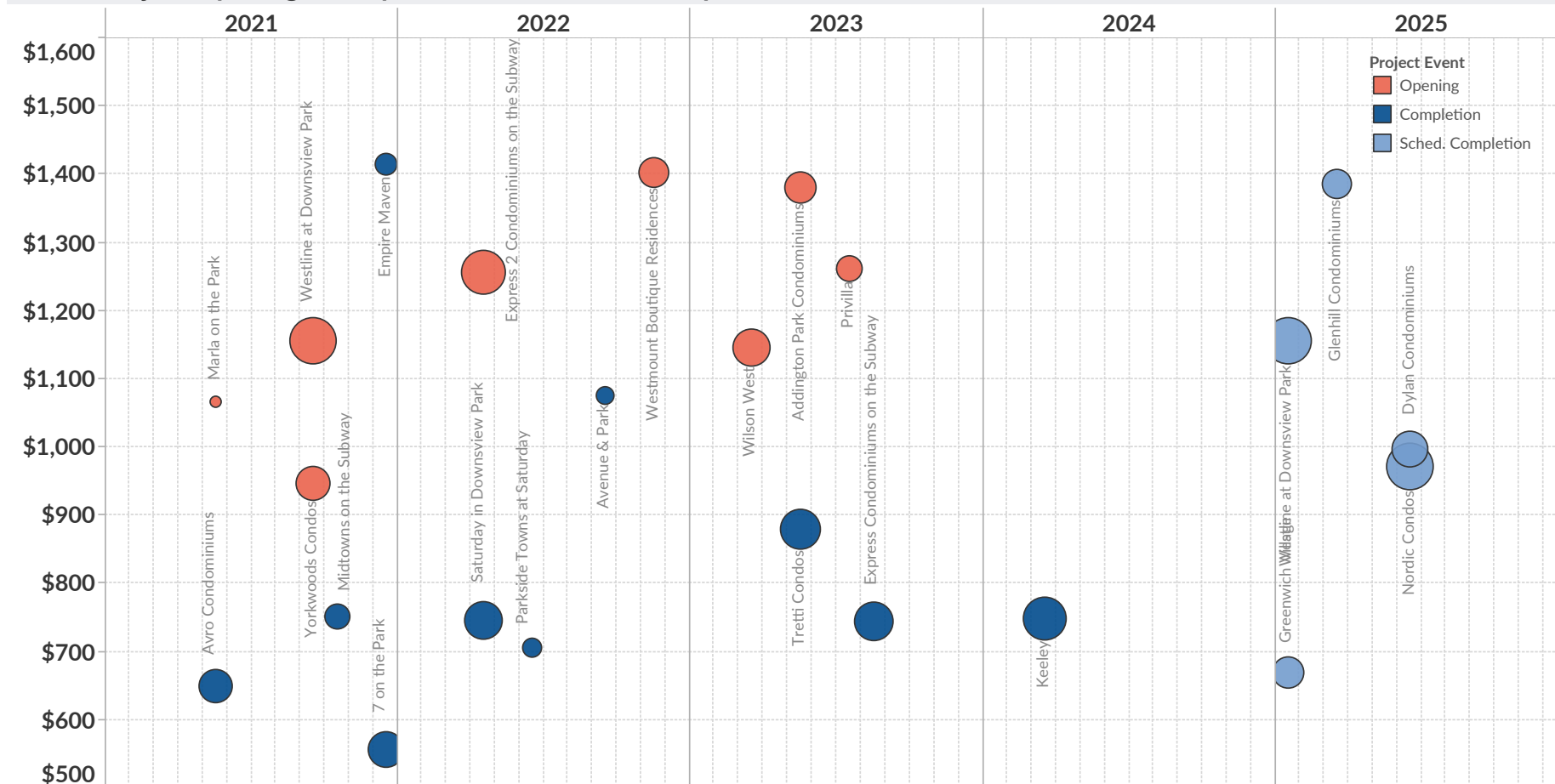
North York West		GTA
Distinct count of Site Name	9	343
No. of Units	1,533	89,282
Total Sales	1,099	71,855
Act Inv	434	17,427
Avg. \$/sf		\$1,400
Avg. Project \$/SF		\$1,310
Avg. SF		780
Avg. \$		\$1,091,976
Current Month Sales		247

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

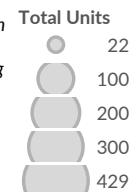


North York West Submarket Report - September 2024

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



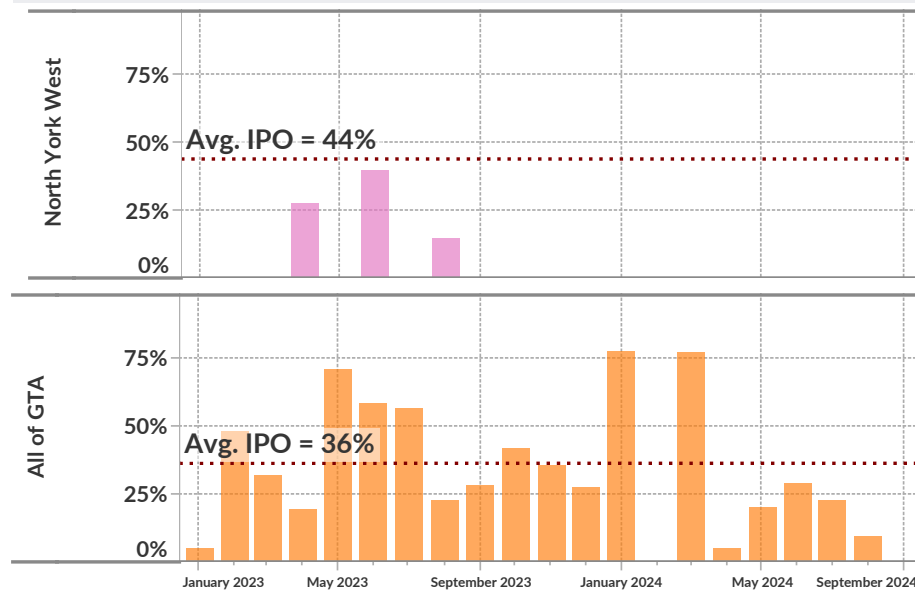
North York West Submarket Report - September 2024

Project Data by Unit Type

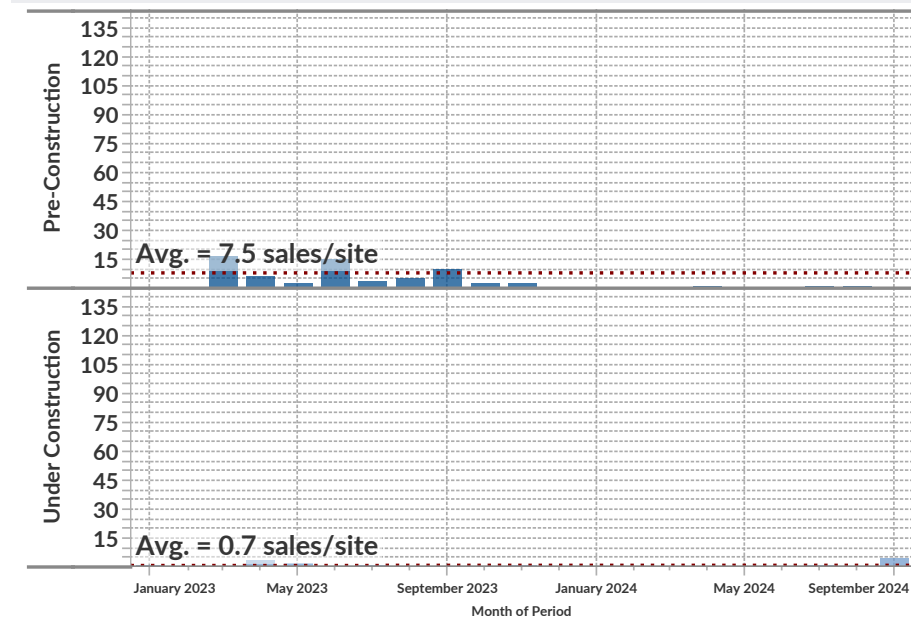
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	35	1	22	13
1 Bedroom	259	0	178	81
1 Bedroom + Den	520	2	388	132
2 Bedroom	445	2	331	114
2 Bedroom + Den	173	8	113	60
3 Bedroom & Up	84	2	52	32
Penthouse	4	0	4	0
Other	13	1	11	2

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
\$1,301	524	965	\$499,900	\$1,506,900
\$1,272	623	1,499	\$693,600	\$2,329,900
\$1,467	720	3,739	\$729,000	\$6,499,900
\$1,448	813	3,777	\$931,900	\$6,657,800
\$1,602	2,455	2,477	\$3,948,900	\$3,949,900

IPO Launch Performance (first 2 months)

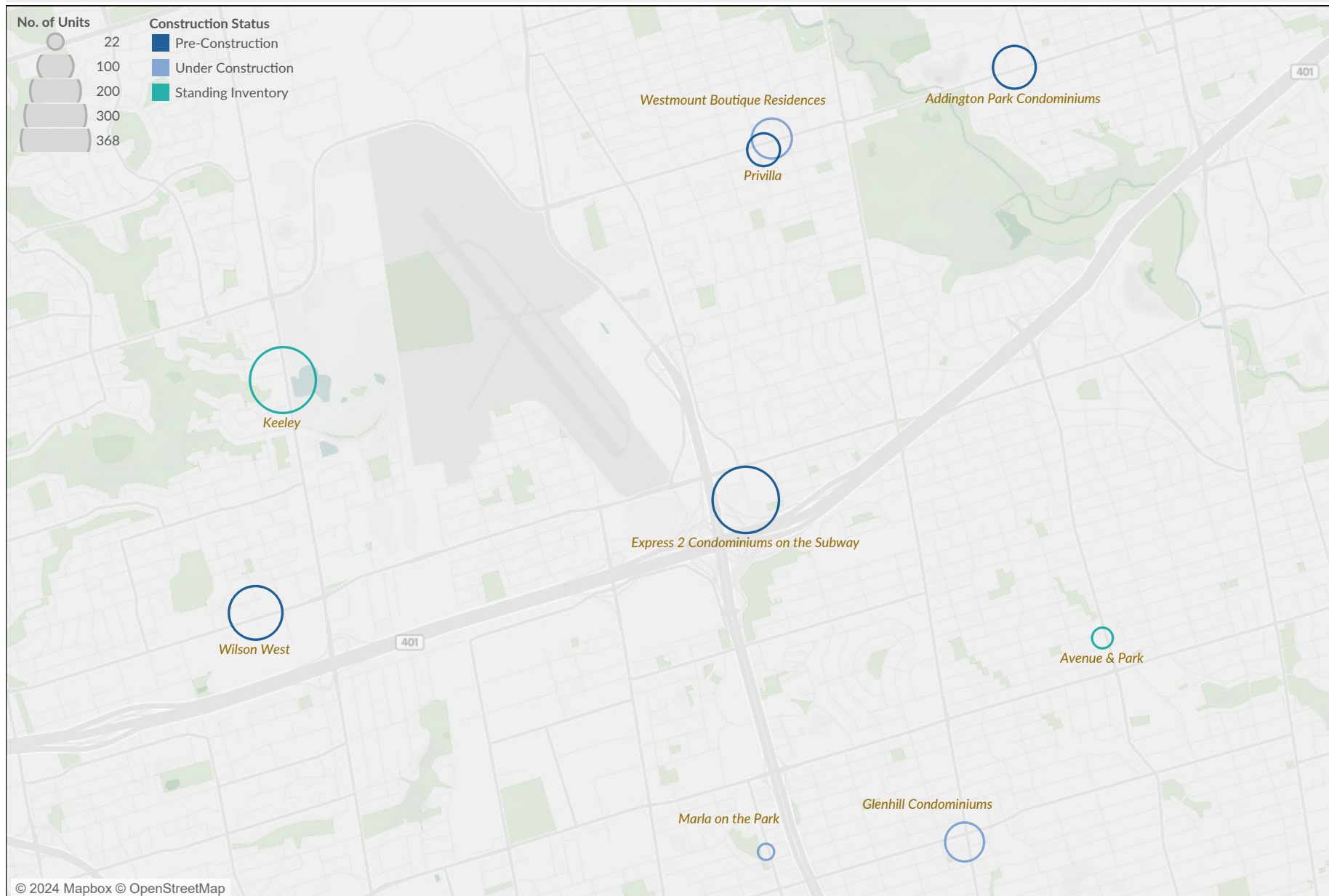


Post Launch Absorption: North York West



North York West Submarket Report - September 2024

Current Active Projects



North York West Submarket Report - September 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	3	59	153	\$1,381	\$1,325
Avenue & Park - Stafford Homes	Apartment	September 2022	0	0	4	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	14	14	30	127	\$1,386	\$1,701
Keeley - TAS DesignBuild	Apartment	March 2024	1	1	15	363	\$749	\$891
Marla on the Park - Kultura	Apartment	June 2026	0	0	1	22	\$1,067	\$1,348
Privilla - 719 Sheppard Avenue West Ltd.	Apartment	November 2027	0	2	73	90	\$1,262	\$1,263
Westmount Boutique Residences - Quadcam Development Gr..	Apartment	January 2026	0	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 - September 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	7	16
Central Waterfront	3	6
Don Mills - York Mills	0	8
Downtown Core	1	6
Downtown East	1	19
Downtown West	18	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	9	5
Mississauga City Centre	3	10
North Toronto	2	15
North Yonge Corridor	1	9
North York East		
North York West	16	9
Not Applicable	178	172
Scarborough City Centre		
Sheppard Corridor	4	9
Thornhill	0	2
Toronto East	0	6
Toronto West	4	19
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,553	543	\$2,418	1,101	\$2,661,177
2,780	854	\$1,697	886	\$1,503,138
1,794	285	\$1,214	783	\$950,543
3,671	450	\$1,869	785	\$1,466,368
5,548	1,520	\$1,436	697	\$1,000,497
7,465	1,231	\$1,821	933	\$1,698,688
552	13	\$1,640	854	\$1,400,746
1,072	227	\$1,032	861	\$888,662
4,785	646	\$1,230	660	\$812,197
2,557	313	\$1,579	942	\$1,487,350
2,698	791	\$1,636	672	\$1,098,337
1,099	434	\$1,351	834	\$1,126,237
26,755	8,739	\$1,166	736	\$857,711
1,877	533	\$1,383	816	\$1,128,200
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,241	483	\$1,228	926	\$1,137,124
1,095	167	\$2,119	979	\$2,075,126



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