

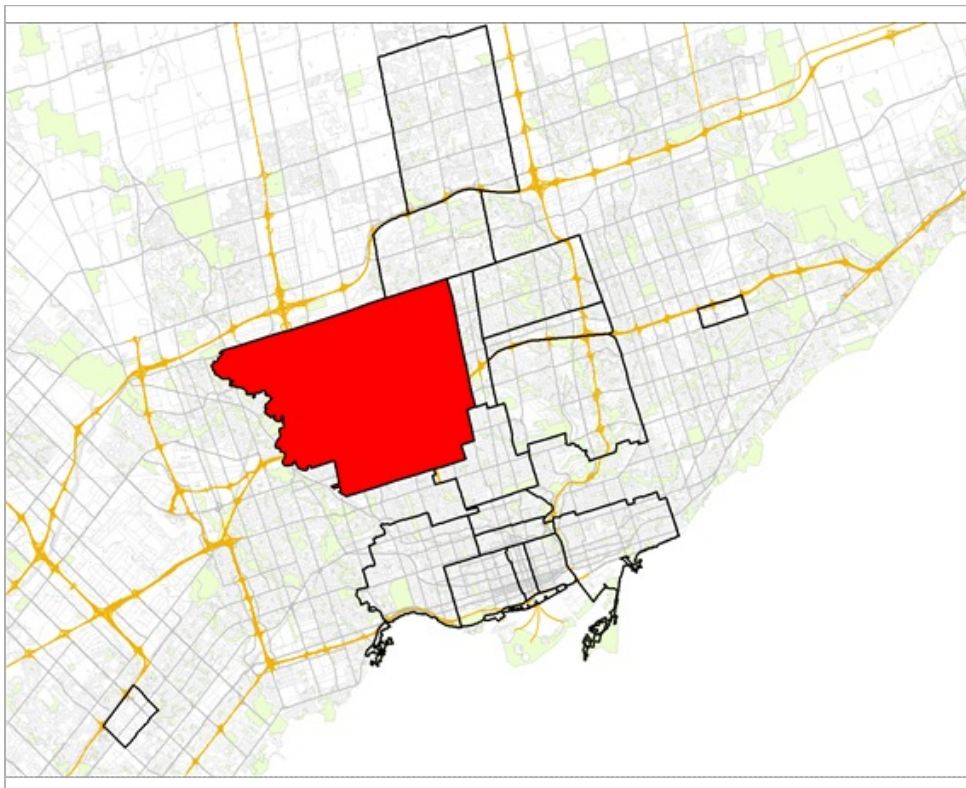


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of October 2024

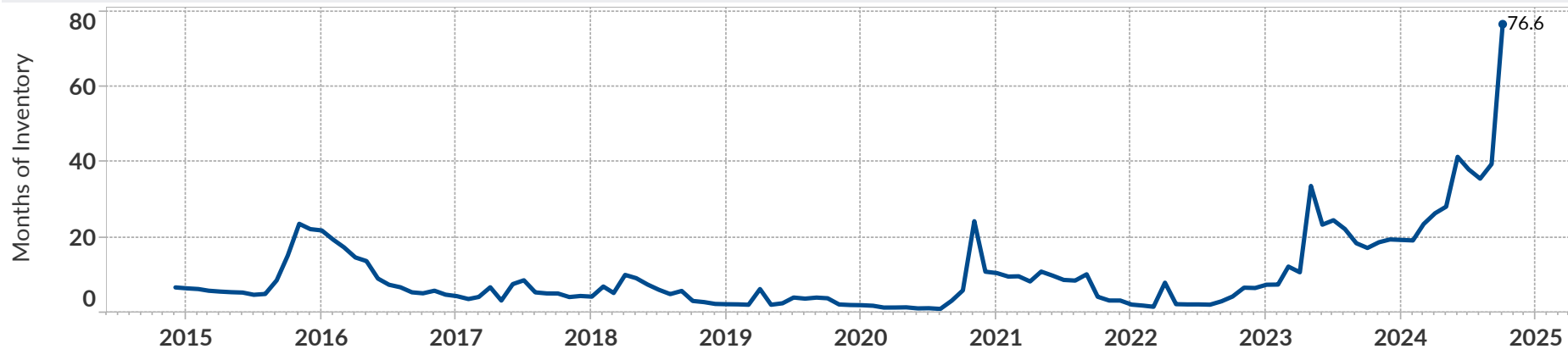


North York West Submarket Report - October 2024



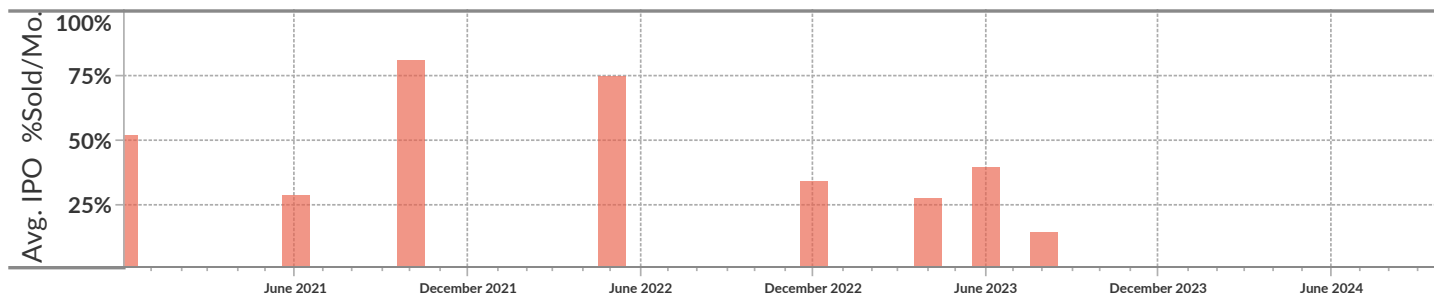
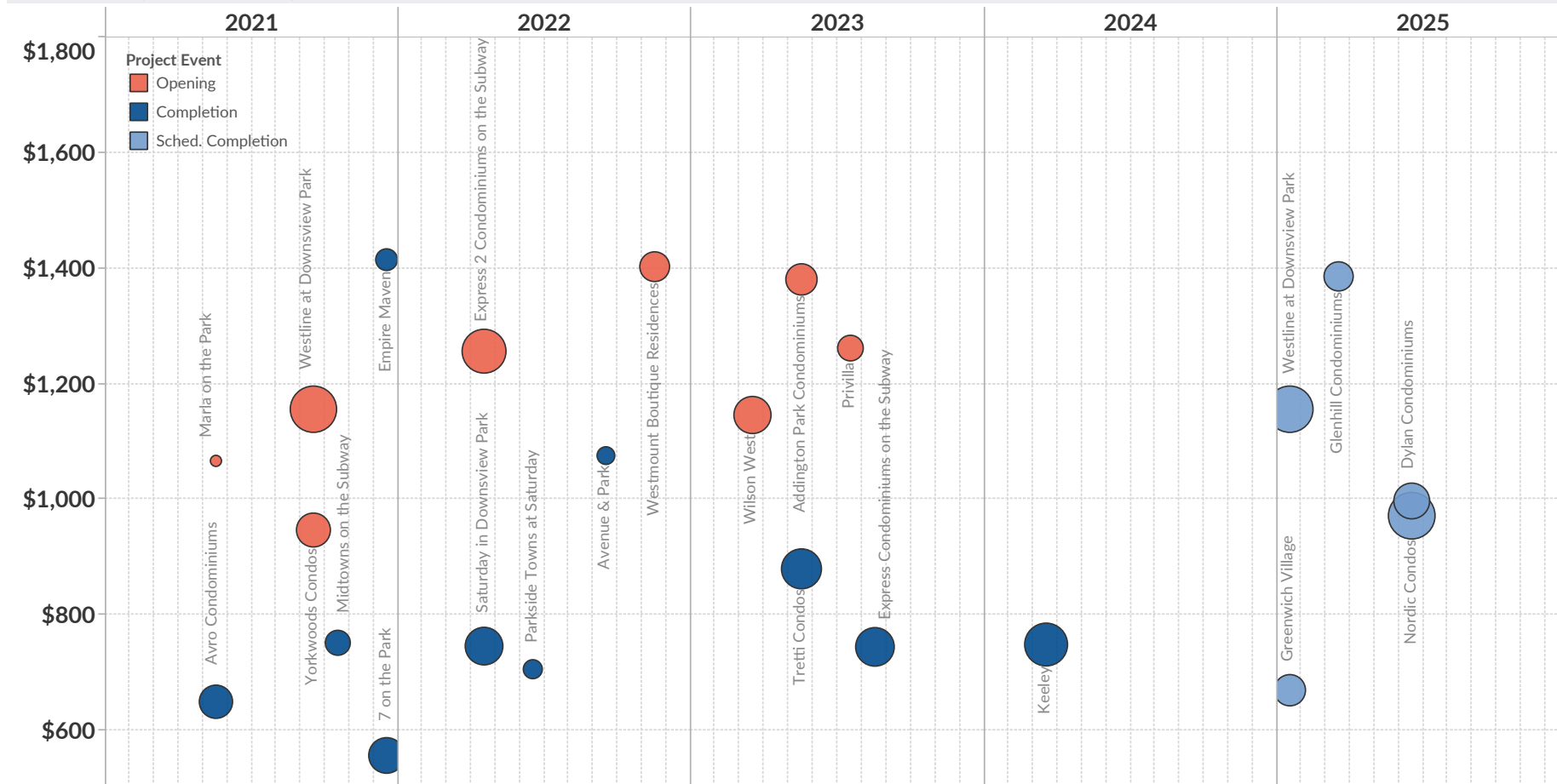
North York West		GTA
Distinct count of Site Name	10	338
No. of Units	1,901	87,750
Total Sales	1,173	70,068
Act Inv	728	17,682
Avg. \$/sf	\$1,287	\$1,393
Avg. Project \$/SF	\$1,316	\$1,309
Avg. SF	751	776
Avg. \$	\$966,116	\$1,081,599
Current Month Sales	12	210

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

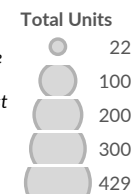


North York West Submarket Report - October 2024

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



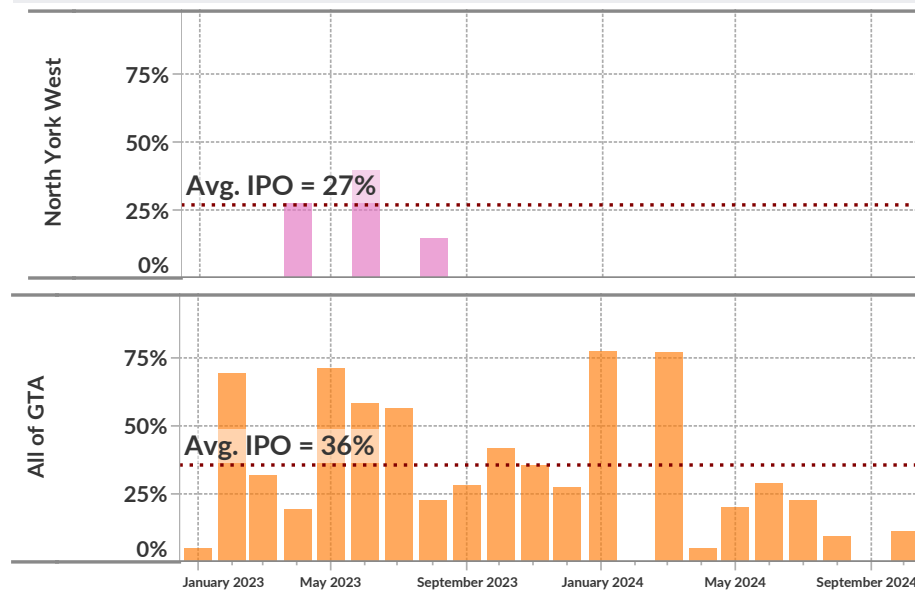
North York West Submarket Report - October 2024

Project Data by Unit Type

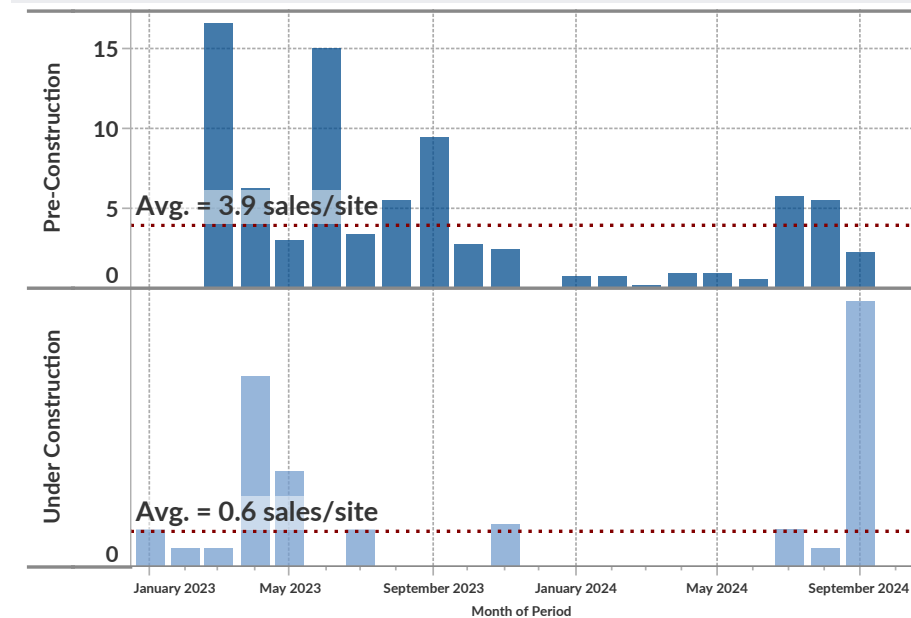
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	35	1	26	9
1 Bedroom	294	3	202	92
1 Bedroom + Den	722	3	416	306
2 Bedroom	529	5	346	183
2 Bedroom + Den	183	0	113	70
3 Bedroom & Up	119	0	55	64
Penthouse	4	0	4	0
Other	15	0	11	4

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,446	365	480	\$538,900	\$594,900
\$1,270	455	765	\$568,900	\$823,880
\$1,229	486	965	\$499,900	\$1,506,900
\$1,244	623	1,499	\$693,600	\$2,329,900
\$1,435	720	3,739	\$729,000	\$6,499,900
\$1,342	813	3,777	\$931,900	\$6,657,800
\$1,424	1,184	2,477	\$1,258,900	\$3,949,900

IPO Launch Performance (first 2 months)

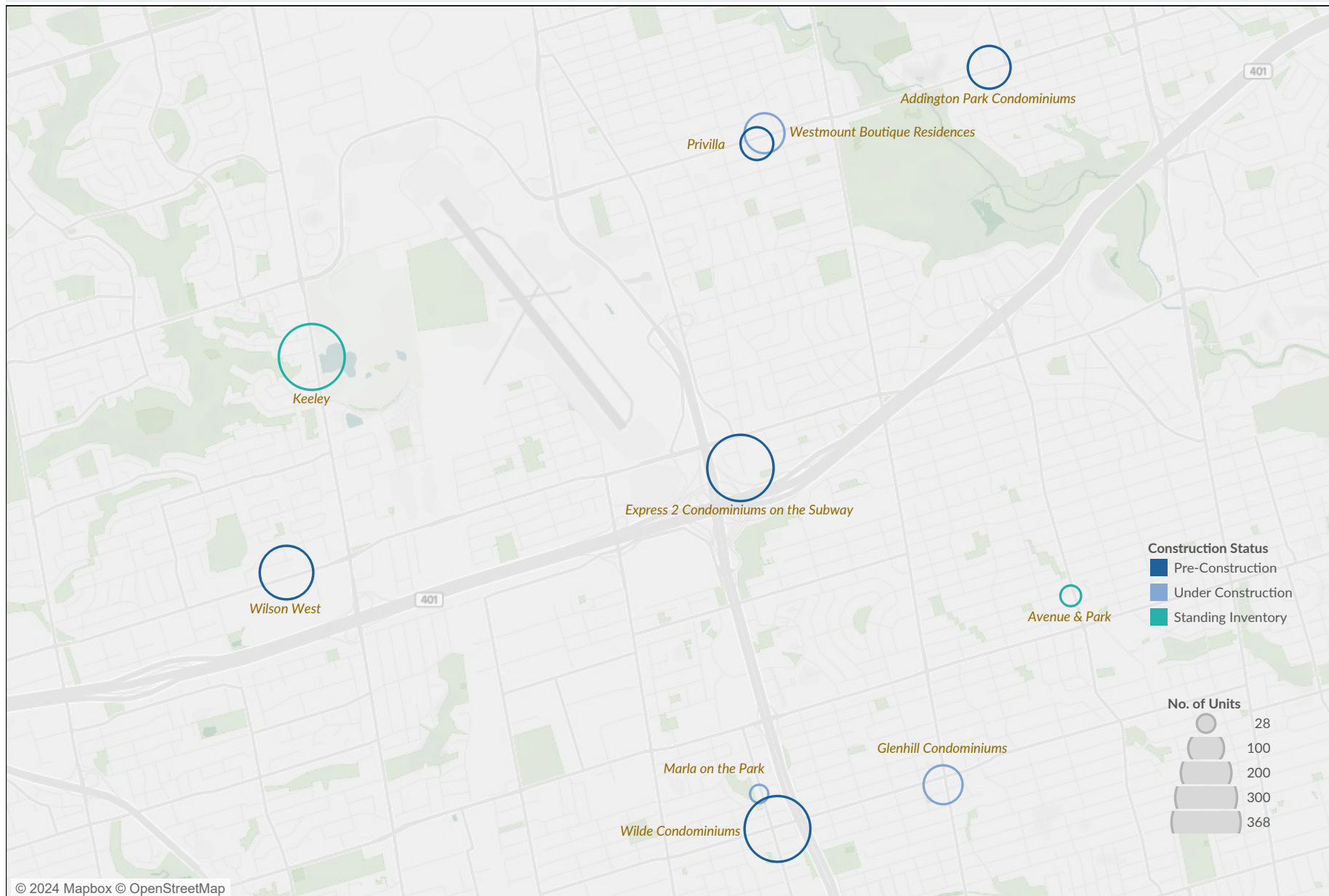


Post Launch Absorption: North York West



North York West Submarket Report - October 2024

Current Active Projects



North York West Submarket Report - October 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	4	58	153	\$1,381	\$1,324
Avenue & Park - Stafford Homes	Apartment	September 2022	0	0	4	36	\$1,076	\$1,552
Express 2 Condominiums on the Subway - Malibu Investments..	Apartment	March 2027	5	45	19	368	\$1,257	\$1,327
Glenhill Condominiums - Lanterra Developments	Apartment	March 2025	0	14	30	127	\$1,386	\$1,701
Keeley - TAS DesignBuild	Apartment	March 2024	0	1	15	363	\$749	\$891
Marla on the Park - Kultura	Apartment	June 2026	1	1	6	28	\$1,067	\$1,348
Privilla - 719 Sheppard Avenue West Ltd.	Apartment	November 2027	5	33	42	90	\$1,262	\$1,256
Westmount Boutique Residences - Quadcam Development Gr..	Apartment	January 2026	0	3	76	134	\$1,403	\$1,401
Wilde Condominiums - Chestnut Hill Developments	Apartment	April 2029	0	0	362	362	\$1,184	\$1,184
Wilson West - First Avenue Properties	Apartment	June 2027	0	0	116	240	\$1,146	\$1,178

North York West Submarket Report - October 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	15
Central Waterfront	12	6
Don Mills - York Mills	2	8
Downtown Core	3	6
Downtown East	7	18
Downtown West	33	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	3	15
North Yonge Corridor	5	9
North York East		
North York West	12	10
Not Applicable	115	170
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	18
Yonge - St. Clair	2	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,941	539	\$2,419	1,102	\$2,667,085
2,792	842	\$1,697	891	\$1,512,683
1,796	283	\$1,221	791	\$966,161
3,674	447	\$1,866	787	\$1,467,683
5,303	1,171	\$1,419	717	\$1,017,908
7,510	1,211	\$1,865	959	\$1,788,630
552	13	\$1,640	854	\$1,400,746
881	211	\$1,069	798	\$852,767
4,786	663	\$1,218	669	\$814,845
2,560	310	\$1,576	939	\$1,480,579
2,703	786	\$1,636	672	\$1,099,752
1,173	728	\$1,287	751	\$966,116
26,088	9,122	\$1,159	728	\$843,365
1,878	532	\$1,383	816	\$1,127,719
414	25	\$1,361	1,683	\$2,289,400
900	172	\$1,262	657	\$829,501
3,020	462	\$1,238	923	\$1,142,788
1,097	165	\$2,122	984	\$2,088,813



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