

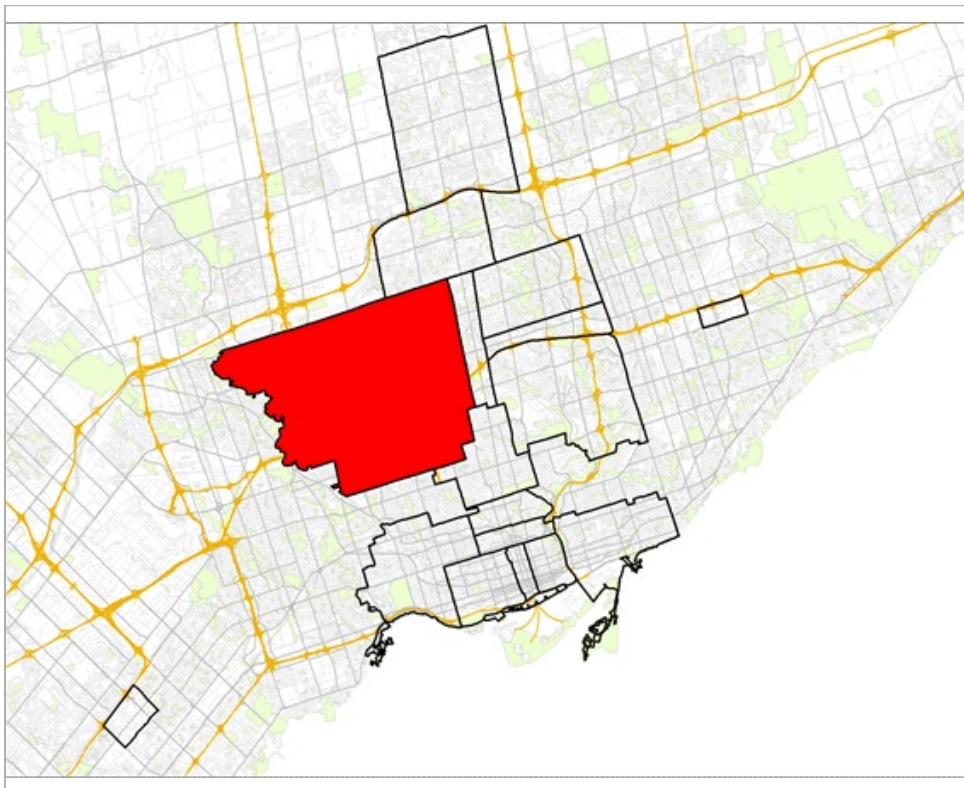


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of November 2024

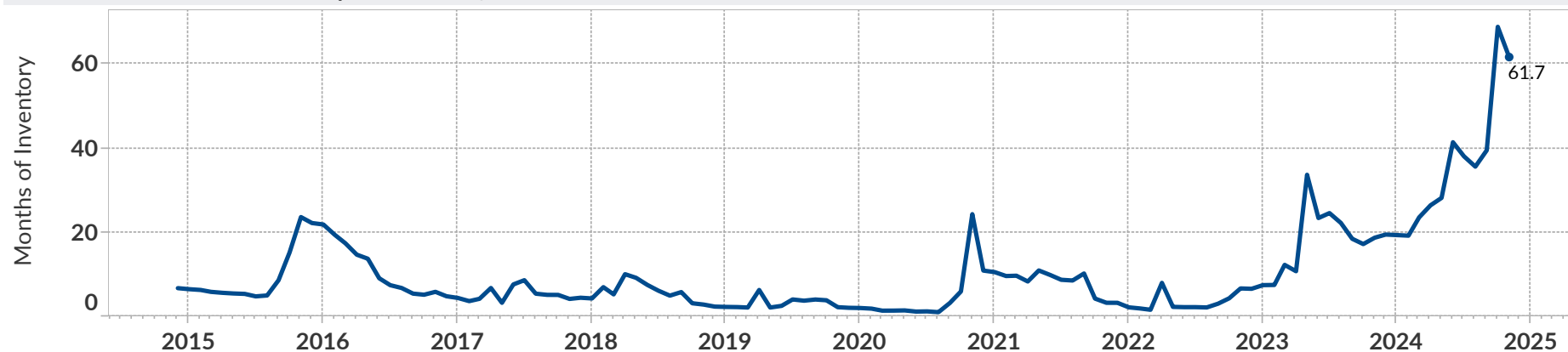


North York West Submarket Report - November 2024



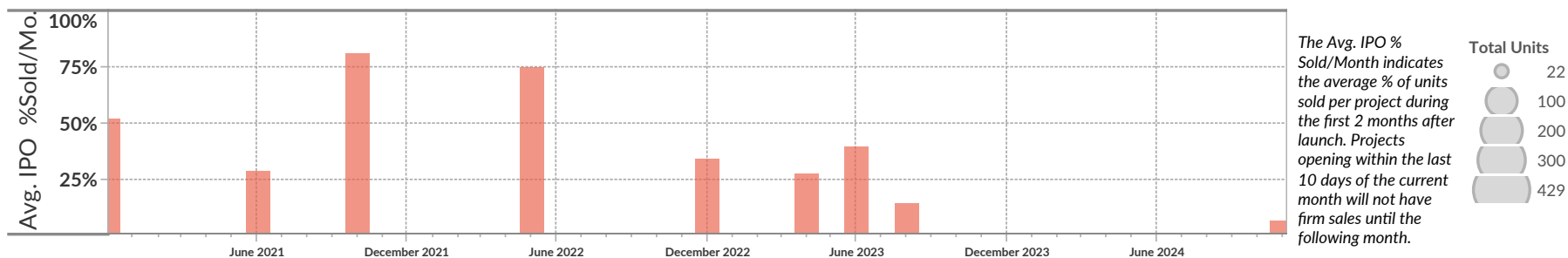
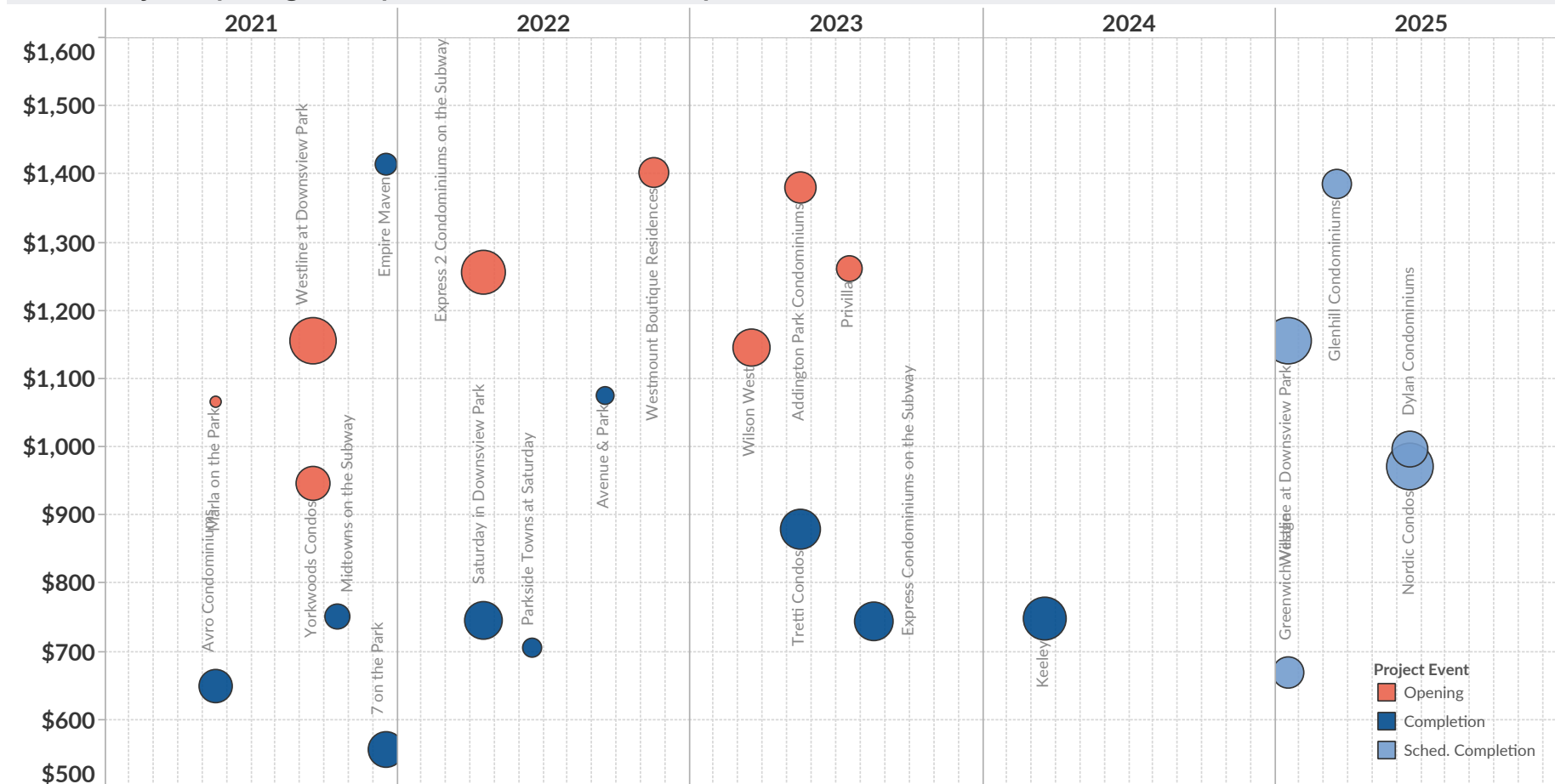
North York West		GTA
Distinct count of Site Name	10	335
No. of Units	1,827	86,904
Total Sales	1,195	69,736
Act Inv	632	17,168
Avg. \$/sf	\$1,322	\$1,402
Avg. Project \$/SF	\$1,323	\$1,310
Avg. SF	761	780
Avg. \$	\$1,005,801	\$1,094,226
Current Month Sales	22	249

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



North York West Submarket Report - November 2024

Recent Project Openings, Completions & Scheduled Completions



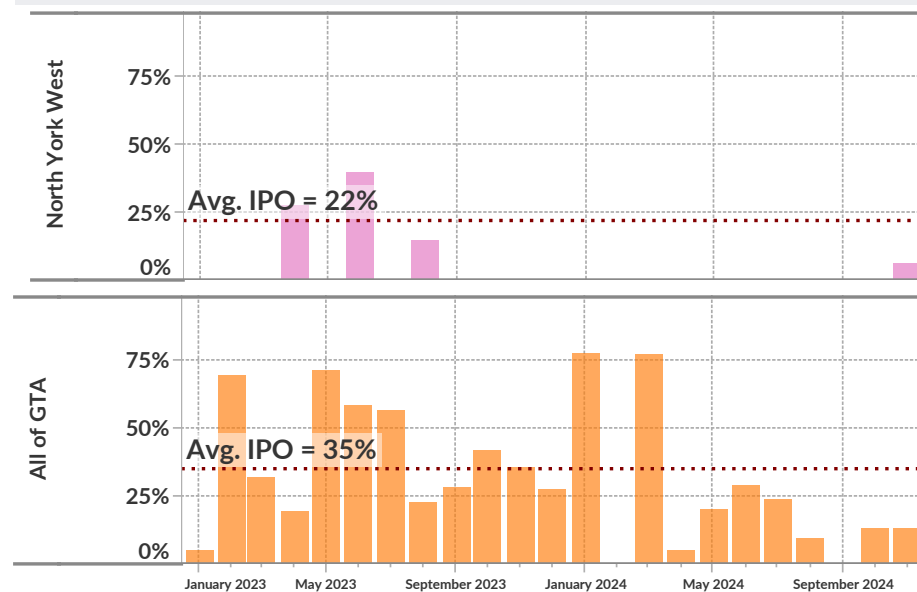
North York West Submarket Report - November 2024

Project Data by Unit Type

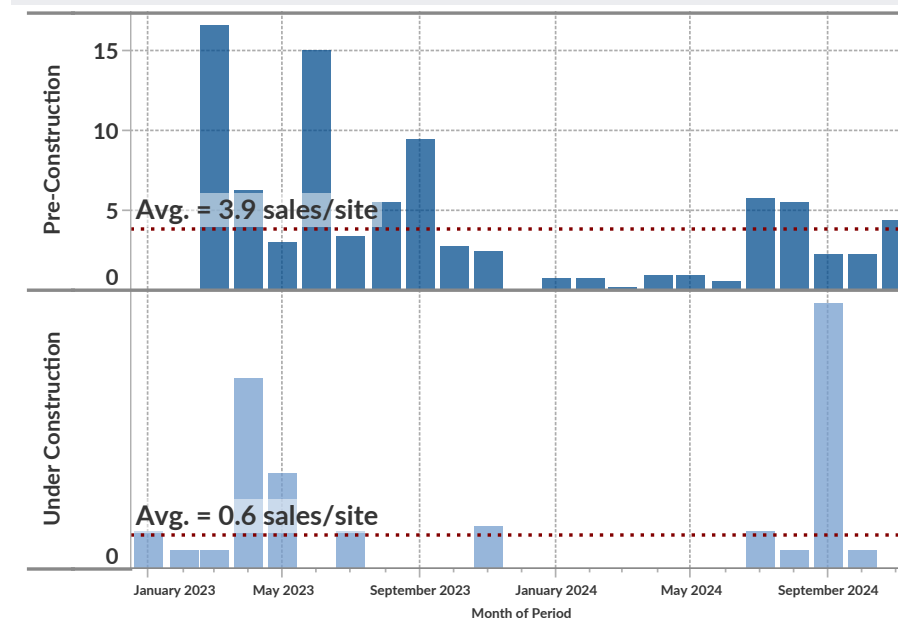
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	35	0	26	9
1 Bedroom	289	3	205	84
1 Bedroom + Den	690	11	427	263
2 Bedroom	519	6	352	167
2 Bedroom + Den	181	0	113	68
3 Bedroom & Up	94	2	57	37
Penthouse	4	0	4	0
Other	15	0	11	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,301	365	505	\$538,900	\$594,900
\$1,277	455	765	\$568,900	\$861,900
\$1,273	486	965	\$499,900	\$1,506,900
\$1,280	623	1,499	\$693,600	\$2,329,900
\$1,443	740	3,739	\$729,000	\$6,499,900
\$1,420	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)

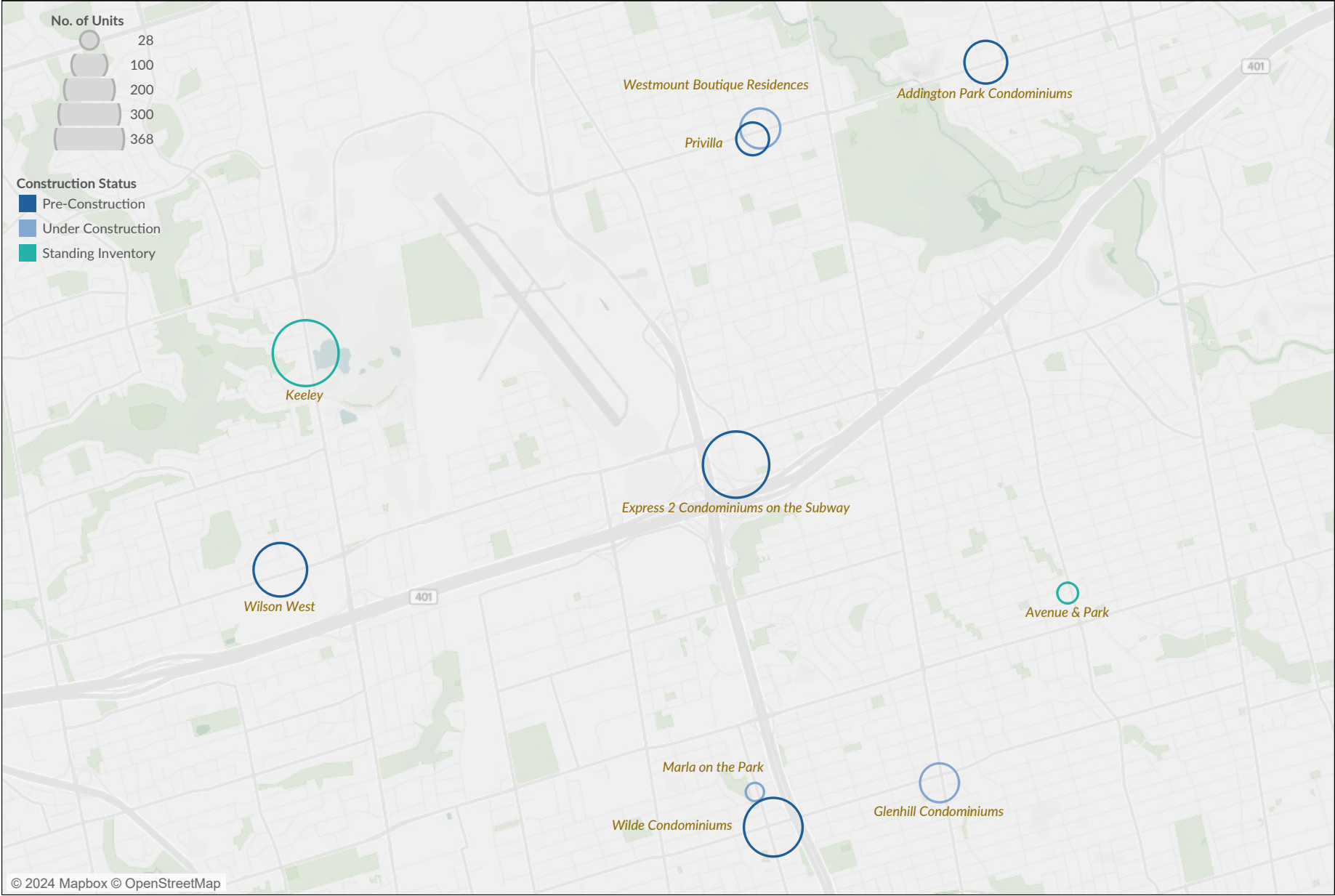


Post Launch Absorption: North York West



North York West Submarket Report - November 2024

Current Active Projects



North York West Submarket Report - November 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	4	58	153	\$1,381	\$1,405
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	2	47	17	368	\$1,257	\$1,326
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	0	1	6	28	\$1,067	\$1,348
Privilla - 719 Sheppard Avenue West Ltd.	Apartment	November 2027	2	35	40	90	\$1,262	\$1,255
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	18	18	270	288	\$1,184	\$1,200
Wilson West - First Avenue Properties	Apartment	June 2027	0	0	116	240	\$1,146	\$1,146

North York West Submarket Report - November 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 3	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 0	• 6
Downtown East	• 3	• 18
Downtown West	• 23	• 24
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 2	• 4
Mississauga City Centre	• 2	• 10
North Toronto	• 0	• 15
North Yonge Corridor	• 4	• 9
North York East		
North York West	• 22	• 10
Not Applicable	• 177	• 169
Scarborough City Centre		
Sheppard Corridor	• 3	• 9
Thornhill	• 1	• 2
Toronto East	• 1	• 6
Toronto West	• 4	• 18
Yonge - St. Clair	• 2	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,943	• 537	• \$2,419	• 1,098	• \$2,655,658
• 1,802	• 839	• \$1,697	• 893	• \$1,515,112
• 1,796	• 283	• \$1,221	• 791	• \$966,161
• 3,674	• 447	• \$1,863	• 787	• \$1,466,253
• 5,307	• 1,167	• \$1,420	• 718	• \$1,019,462
• 7,568	• 1,153	• \$1,887	• 970	• \$1,830,460
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 883	• 209	• \$1,074	• 799	• \$858,402
• 4,788	• 661	• \$1,218	• 669	• \$814,484
• 2,549	• 321	• \$1,584	• 956	• \$1,513,903
• 2,708	• 781	• \$1,637	• 673	• \$1,101,150
• 1,195	• 632	• \$1,322	• 761	• \$1,005,801
• 26,651	• 8,776	• \$1,164	• 732	• \$851,252
• 1,881	• 529	• \$1,382	• 816	• \$1,128,216
• 416	• 27	• \$1,553	• 1,661	• \$2,580,278
• 901	• 171	• \$1,263	• 658	• \$830,922
• 3,023	• 459	• \$1,240	• 924	• \$1,145,471
• 1,099	• 163	• \$2,125	• 989	• \$2,102,718



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