

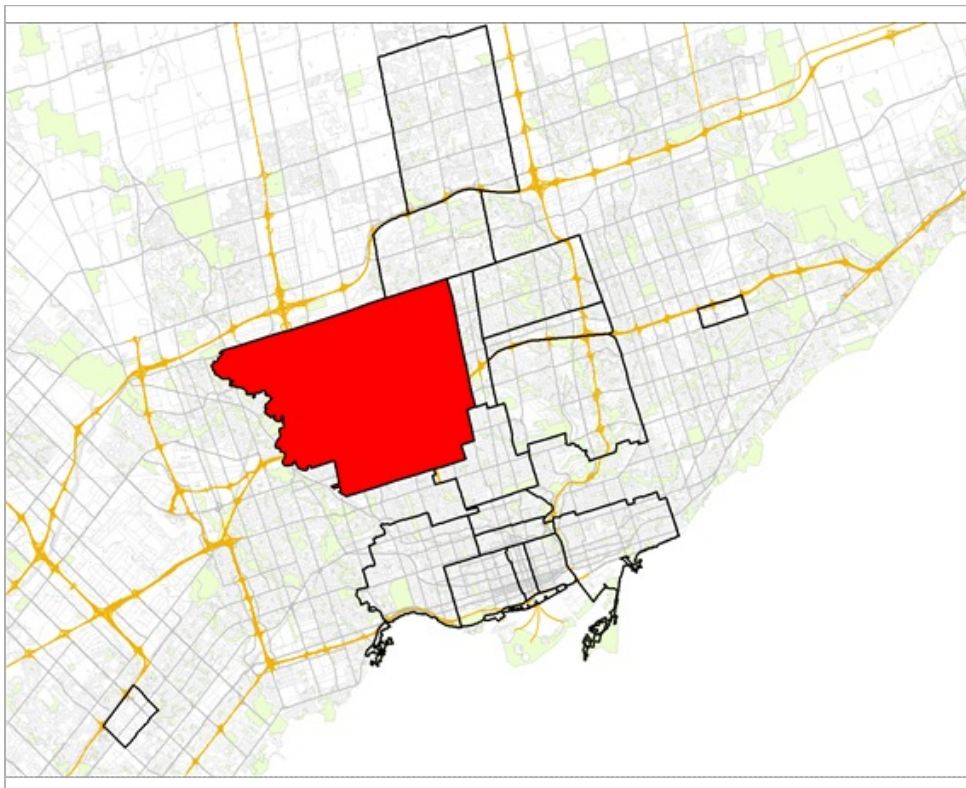


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of December 2024

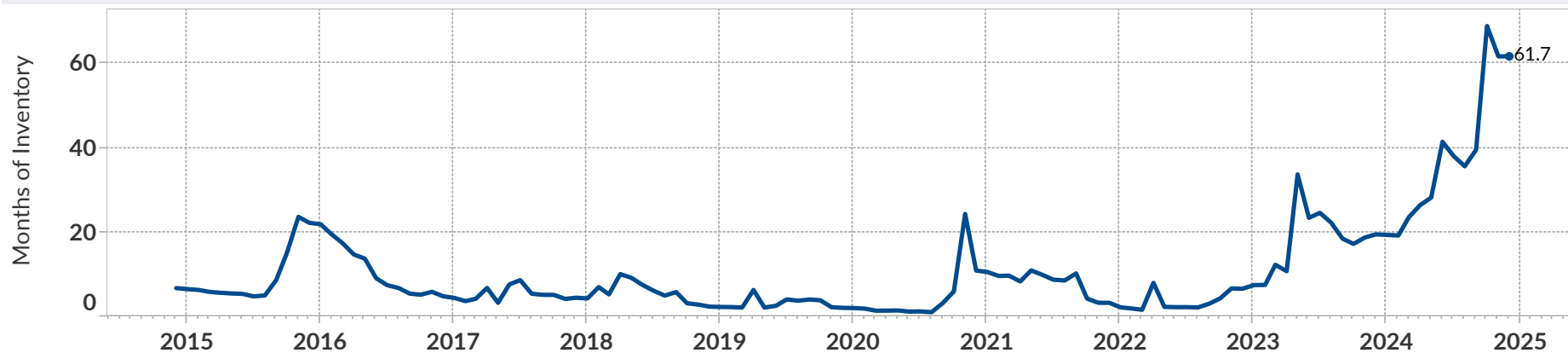


North York West Submarket Report - December 2024



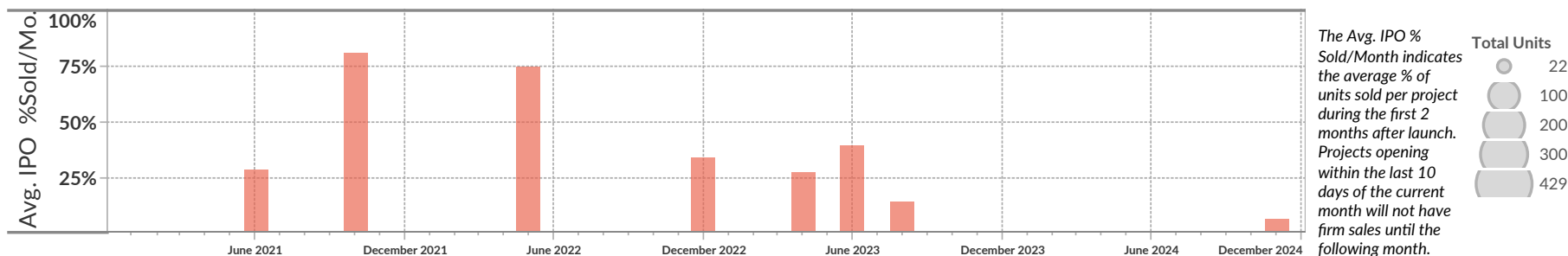
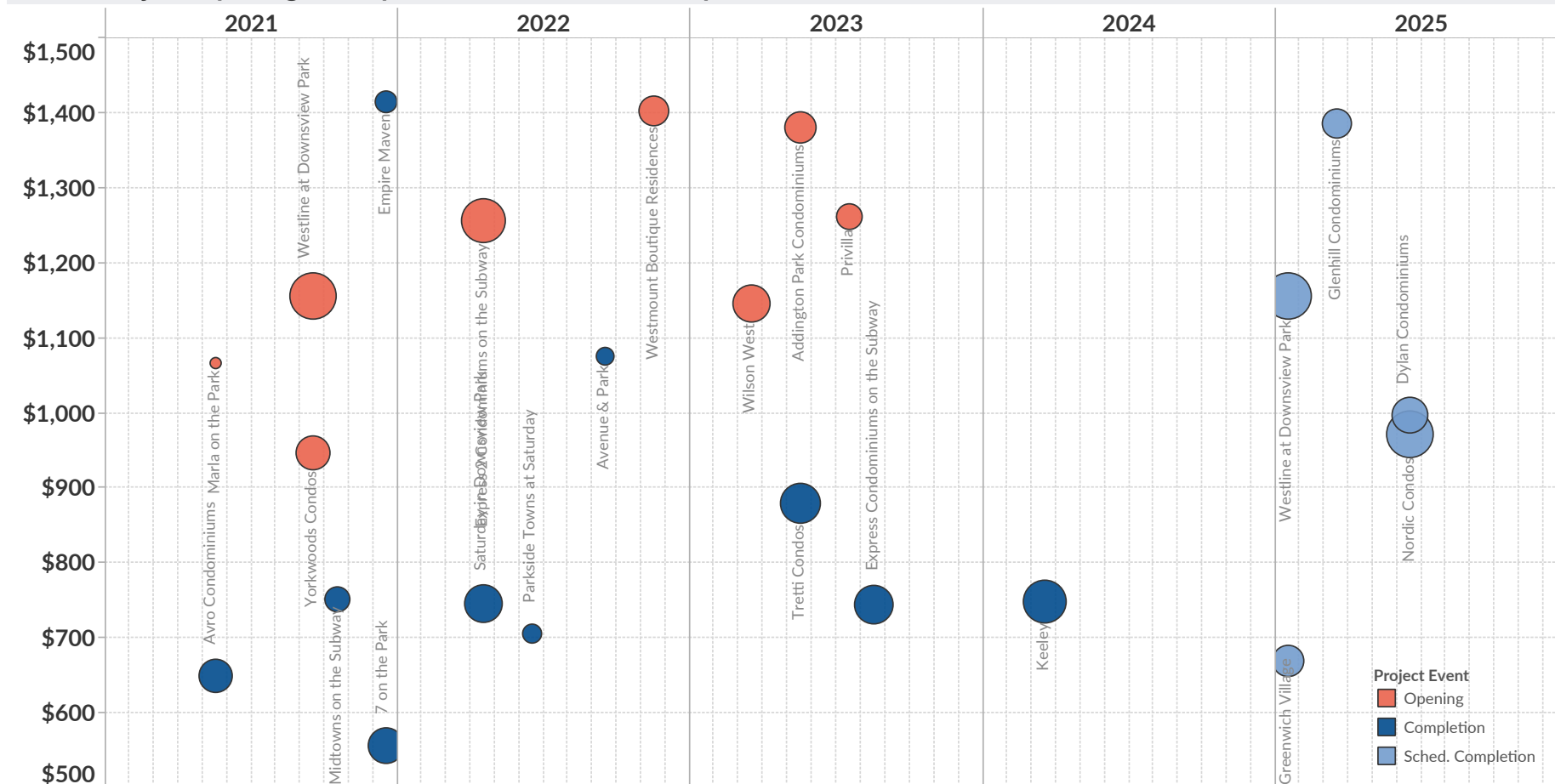
North York West		GTA
Distinct count of Site Name	10	335
No. of Units	1,827	86,795
Total Sales	1,195	69,828
Act Inv	632	16,967
Avg. \$/sf	\$1,322	\$1,406
Avg. Project \$/SF	\$1,323	\$1,309
Avg. SF	761	779
Avg. \$	\$1,005,801	\$1,095,629
Current Month Sales	0	150

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



North York West Submarket Report - December 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.

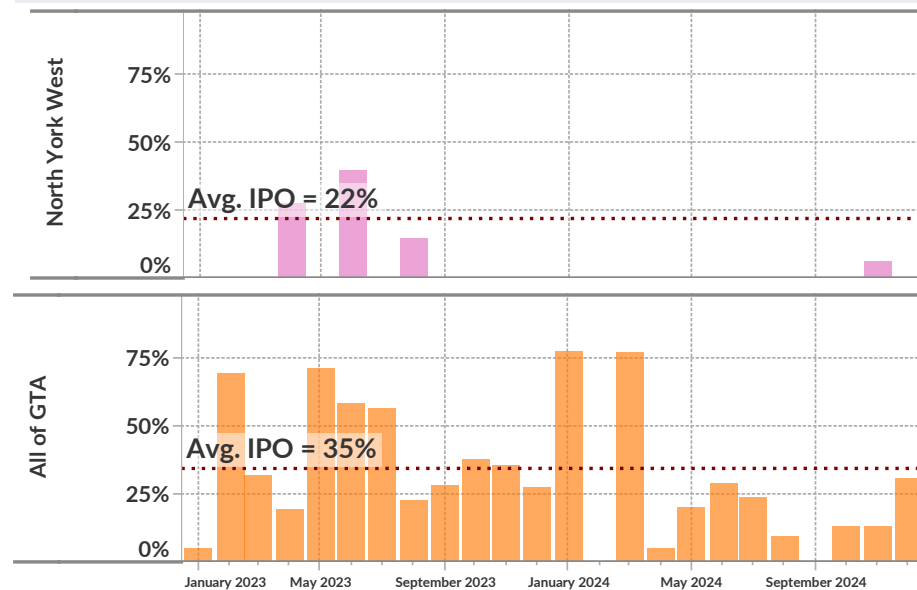
North York West Submarket Report - December 2024

Project Data by Unit Type

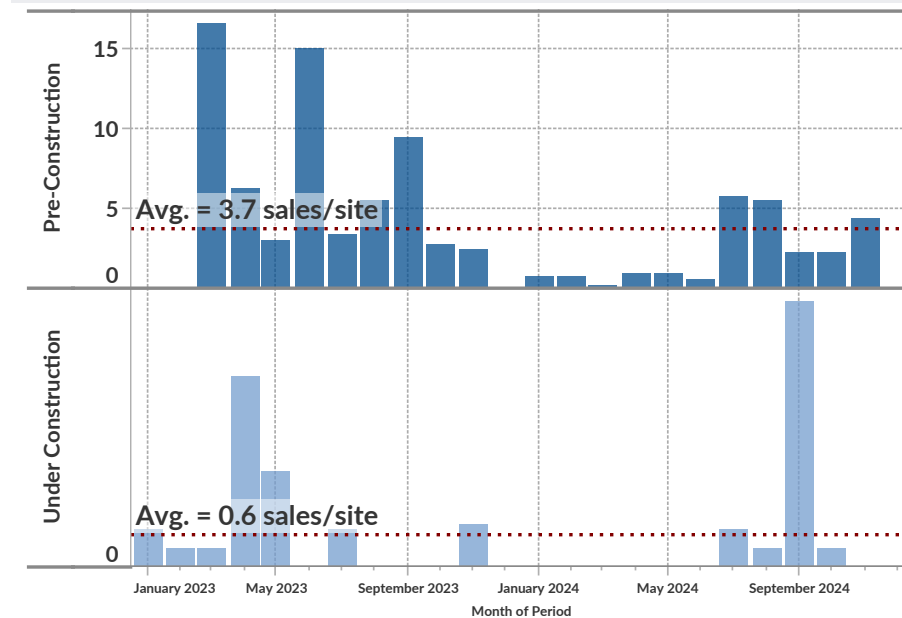
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	35	0	26	9
1 Bedroom	289	0	205	84
1 Bedroom + Den	690	0	427	263
2 Bedroom	519	0	352	167
2 Bedroom + Den	181	0	113	68
3 Bedroom & Up	94	0	57	37
Penthouse	4	0	4	0
Other	15	0	11	4

*				
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)

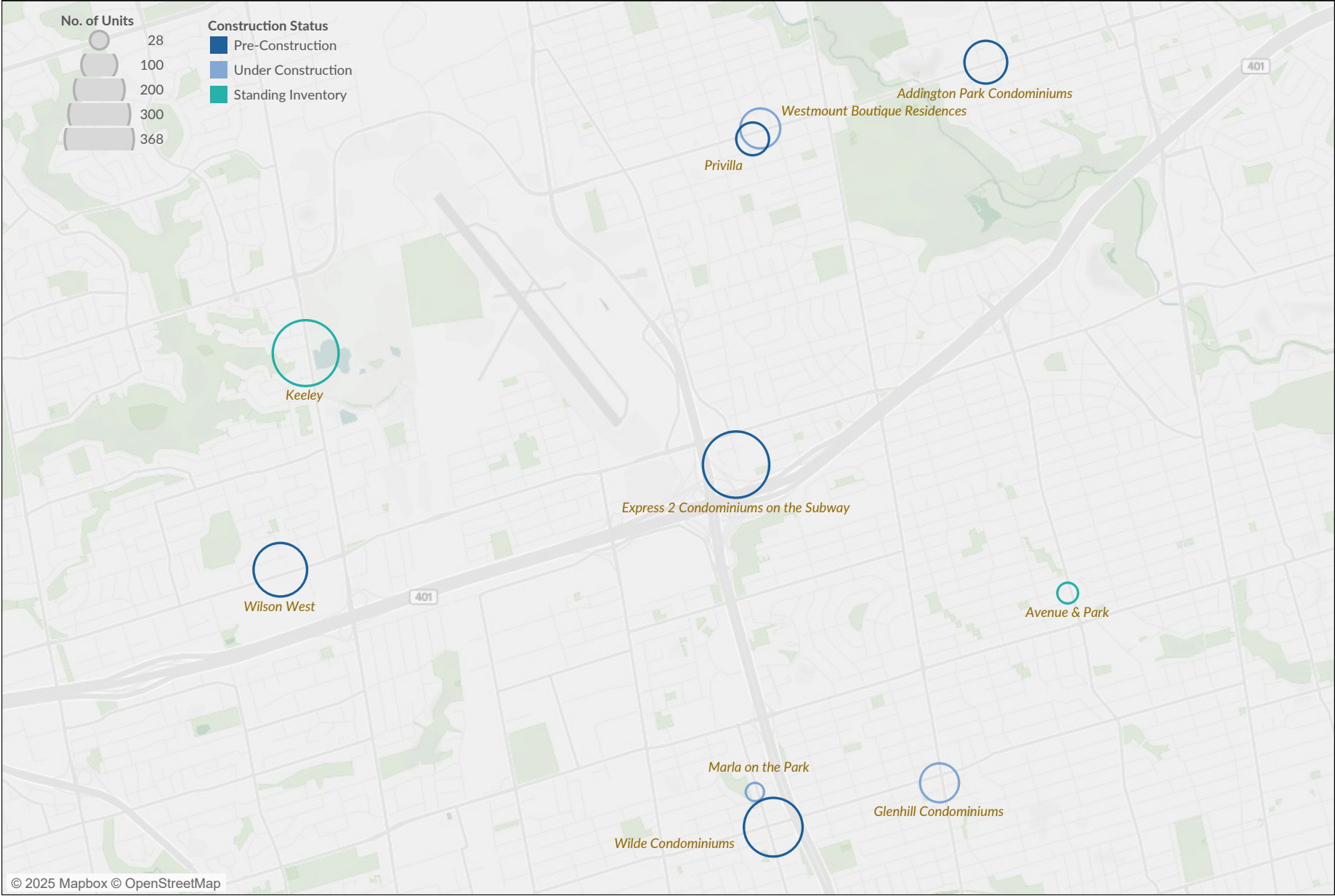


Post Launch Absorption: North York West



North York West Submarket Report - December 2024

Current Active Projects



North York West Submarket Report - December 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	0	47	17	368	\$1,257	\$1,326
Glenhill Condominiums - Lanterra Developments	Apartment	April 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	0	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	0	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 - December 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	0	15
Central Waterfront	0	4
Don Mills - York Mills	1	8
Downtown Core	1	6
Downtown East	5	18
Downtown West	15	24
Etobicoke Waterfront	1	1
Highway7 - Yonge	1	4
Mississauga City Centre	4	10
North Toronto	0	15
North Yonge Corridor	17	9
North York East		
North York West	0	10
Not Applicable	85	169
Scarborough City Centre		
Sheppard Corridor	16	9
Thornhill	0	2
Toronto East	1	6
Toronto West	2	18
Yonge - St. Clair	1	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
1,797	282	\$1,221	791	\$966,545
3,675	446	\$1,866	784	\$1,462,216
5,312	1,162	\$1,420	718	\$1,019,602
7,446	1,275	\$1,862	931	\$1,732,613
553	12	\$1,649	782	\$1,289,608
884	208	\$1,069	799	\$853,756
4,792	657	\$1,239	659	\$815,997
2,549	321	\$1,583	958	\$1,515,814
2,716	773	\$1,634	674	\$1,101,621
1,195	632	\$1,322	761	\$1,005,801
26,823	8,602	\$1,165	733	\$853,574
1,898	405	\$1,413	809	\$1,142,370
416	27	\$1,553	1,661	\$2,580,278
902	170	\$1,261	655	\$826,204
3,025	457	\$1,239	924	\$1,145,298
1,100	162	\$2,117	987	\$2,088,585



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