

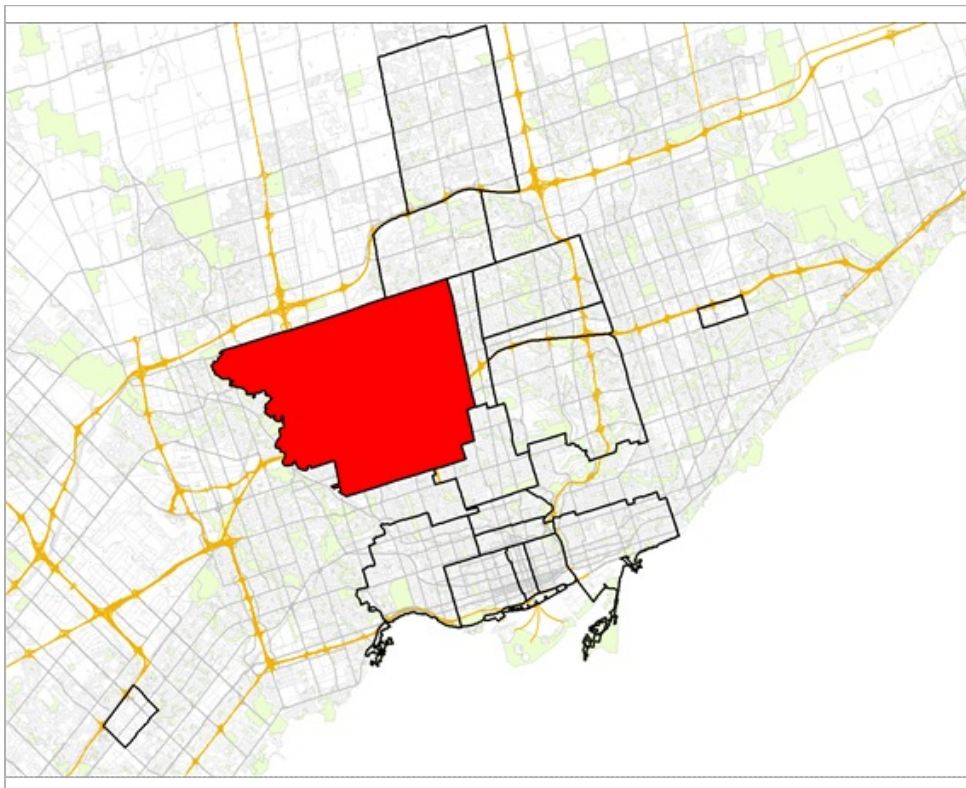


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of January 2025

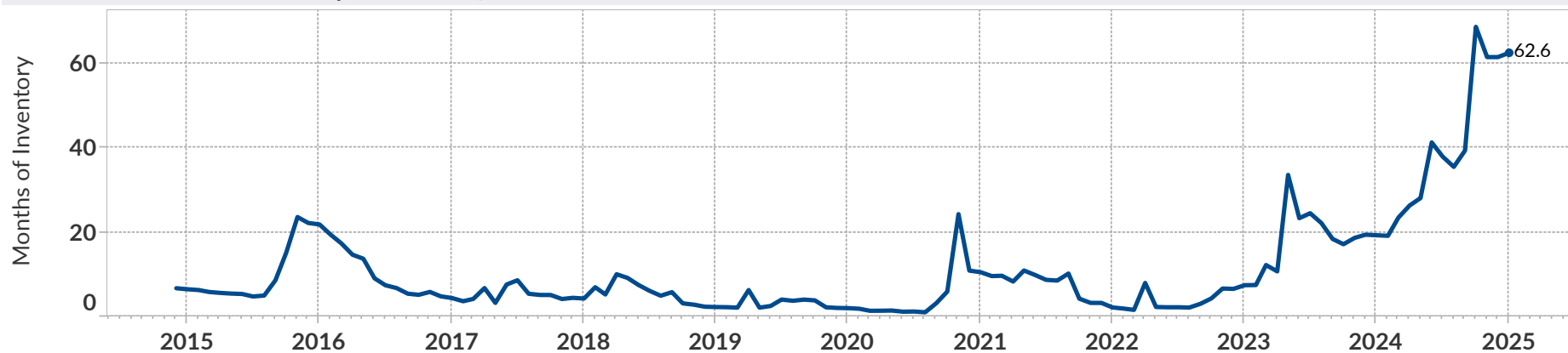


North York West Submarket Report - January 2025



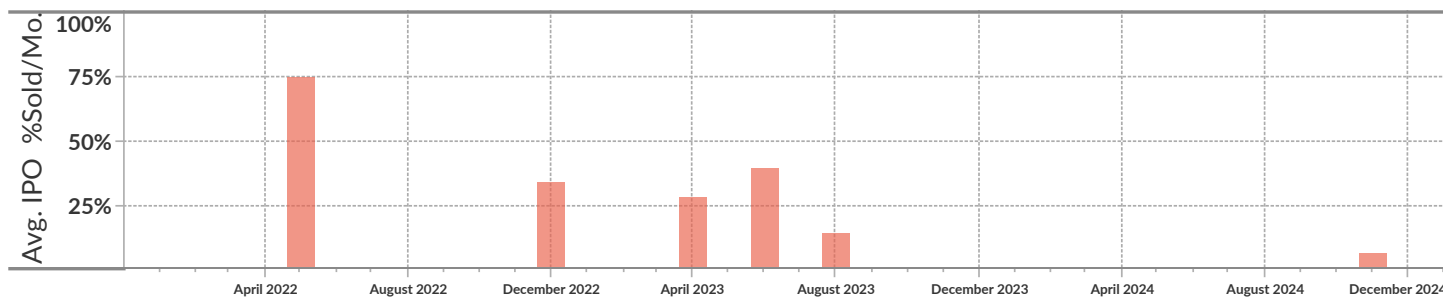
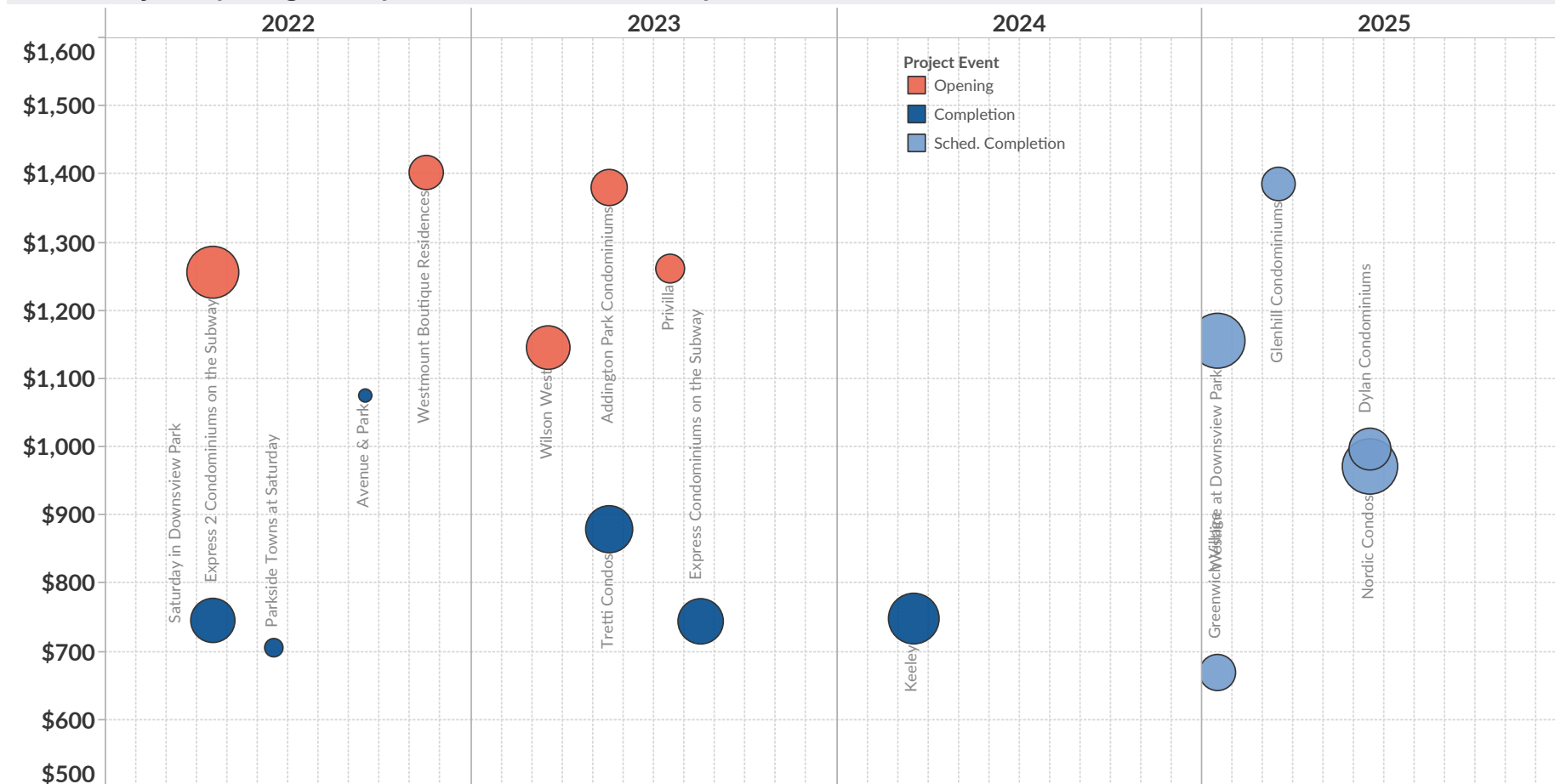
North York West		GTA
Distinct count of Site Name	10	335
No. of Units	1,827	86,474
Total Sales	1,196	69,568
Act Inv	631	16,906
Avg. \$/sf		\$1,405
Avg. Project \$/SF		\$1,311
Avg. SF		779
Avg. \$		\$1,094,003
Current Month Sales		101

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

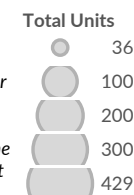


North York West Submarket Report - January 2025

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.



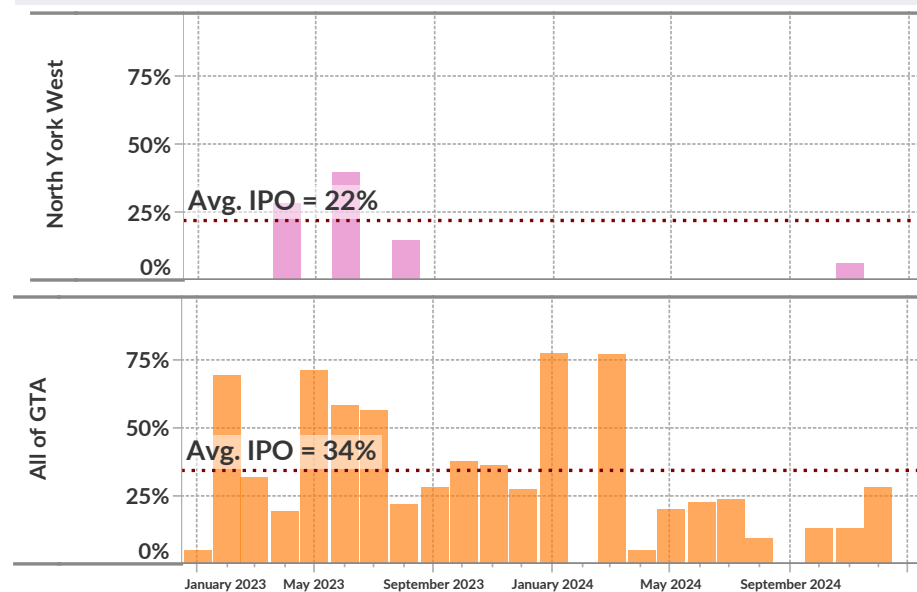
North York West Submarket Report - January 2025

Project Data by Unit Type

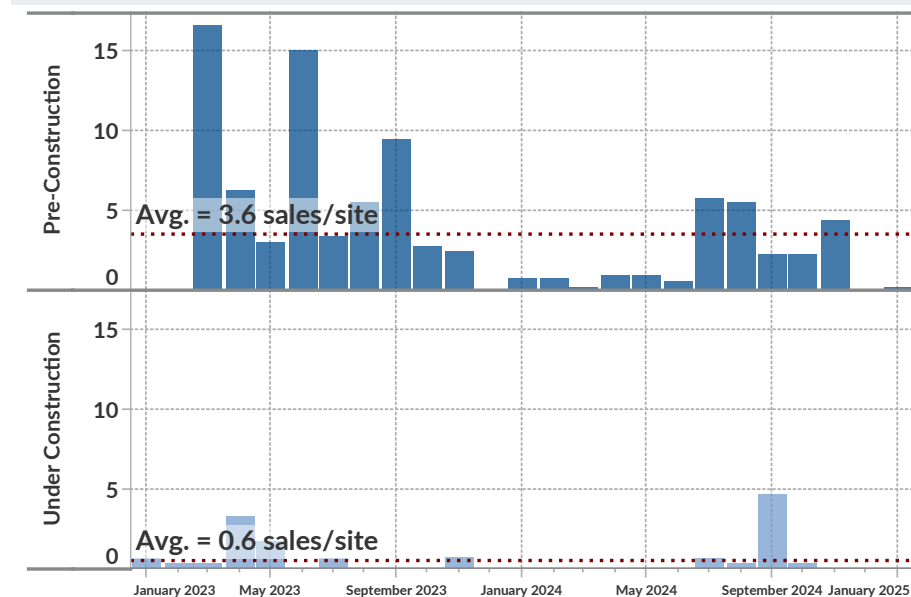
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	35	0	26	9
1 Bedroom	289	0	208	81
1 Bedroom + Den	690	1	423	267
2 Bedroom	519	0	354	165
2 Bedroom + Den	181	0	113	68
3 Bedroom & Up	94	0	57	37
Penthouse	4	0	4	0
Other	15	0	11	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,301	365	505	\$538,900	\$594,900
\$1,278	455	765	\$568,900	\$861,900
\$1,273	486	965	\$499,900	\$1,506,900
\$1,281	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)

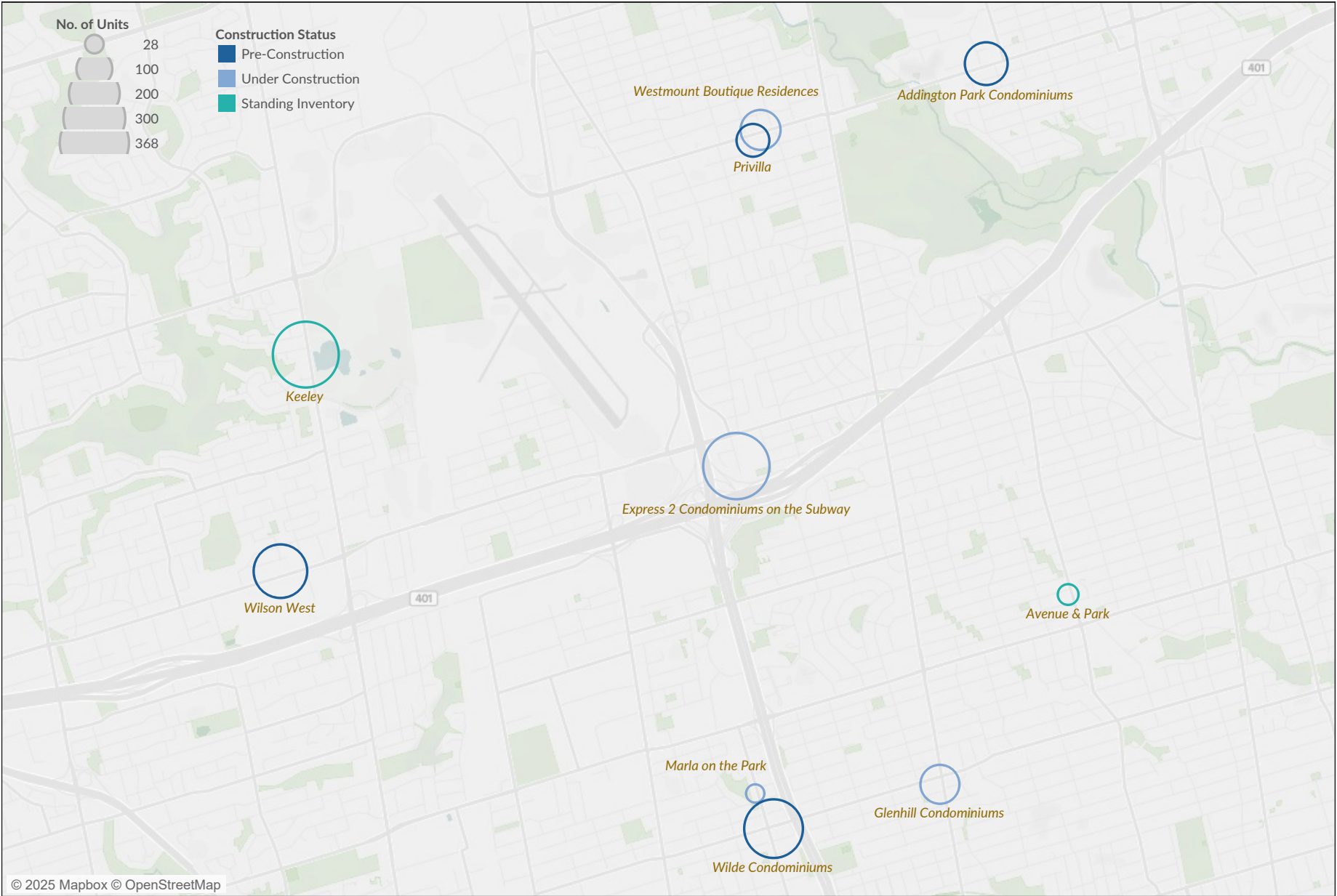


Post Launch Absorption: North York West



North York West Submarket Report - January 2025

Current Active Projects



North York West Submarket Report - January 2025

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 \$/SF
Addington Park Condominiums - Addington Developments	Apartment	April 2027	0	0	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	0	17	368	\$1,257	\$1,326
Glenhill Condominiums - Lanterra Developments	Apartment	June 2025	0	0	30	127	\$1,386	\$1,701
Keeley - TAS DesignBuild	Apartment	March 2024	0	0	15	363	\$749	\$891
Marla on the Park - Kultura	Apartment	January 2026	0	0	6	28	\$1,067	\$1,348
Privilla - 719 Sheppard Avenue West Ltd.	Apartment	November 2027	0	0	40	90	\$1,262	\$1,255
Westmount Boutique Residences - Quadcam Development Gr..	Apartment	September 2025	0	0	76	134	\$1,403	\$1,401
Wilde Condominiums - Chestnut Hill Developments	Apartment	April 2029	1	1	269	288	\$1,184	\$1,228
Wilson West - First Avenue Properties	Apartment	June 2027	0	0	116	240	\$1,146	\$1,146

North York West Submarket Report - January 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	4	15
Central Waterfront	8	4
Don Mills - York Mills	0	8
Downtown Core	0	6
Downtown East	5	18
Downtown West	15	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	2	4
Mississauga City Centre	1	10
North Toronto	2	16
North Yonge Corridor	0	9
North York East		
North York West	1	10
Not Applicable	50	169
Scarborough City Centre		
Sheppard Corridor	3	9
Thornhill	0	2
Toronto East	0	6
Toronto West	10	18
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,965	515	\$2,486	1,107	\$2,752,763
1,818	823	\$1,697	902	\$1,531,085
1,797	282	\$1,221	791	\$966,545
3,675	446	\$1,866	784	\$1,462,216
5,317	1,157	\$1,425	710	\$1,012,109
7,121	1,267	\$1,861	927	\$1,724,439
553	12	\$1,649	782	\$1,289,608
889	203	\$1,055	799	\$842,676
4,798	651	\$1,231	662	\$815,241
2,551	348	\$1,581	957	\$1,513,598
2,716	788	\$1,618	679	\$1,099,491
1,196	631	\$1,322	761	\$1,006,390
26,815	8,578	\$1,162	732	\$851,235
1,901	402	\$1,413	808	\$1,141,978
416	27	\$1,553	1,661	\$2,580,278
901	171	\$1,262	657	\$829,004
3,039	443	\$1,214	925	\$1,122,811
1,100	162	\$2,117	987	\$2,088,585



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