

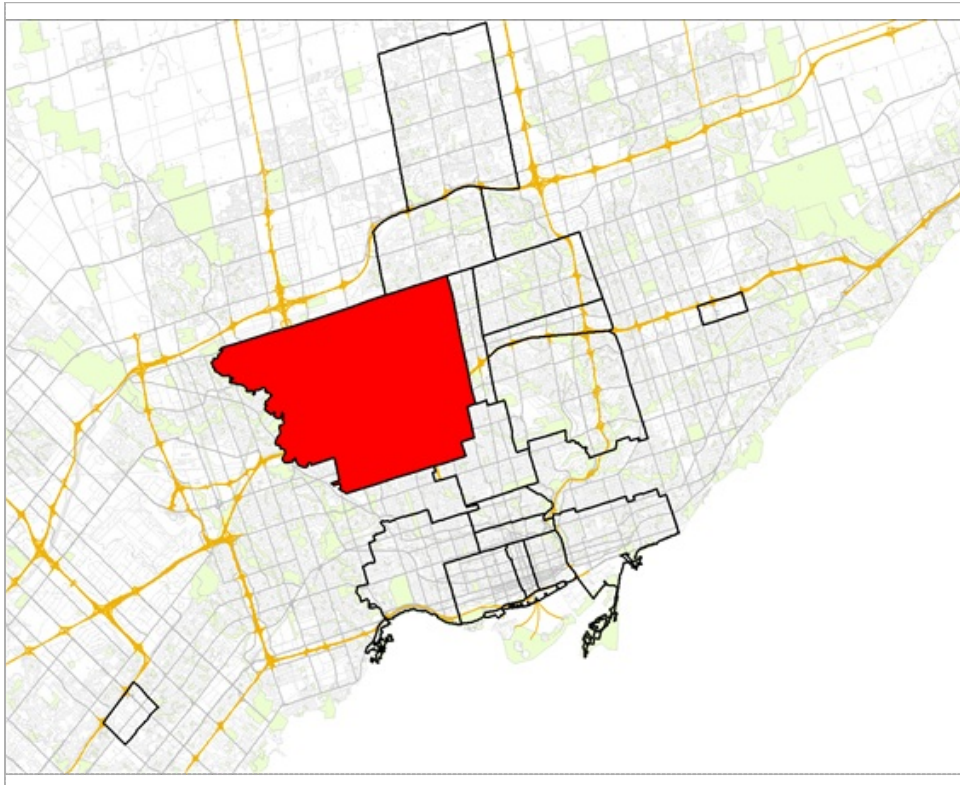


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of February 2025

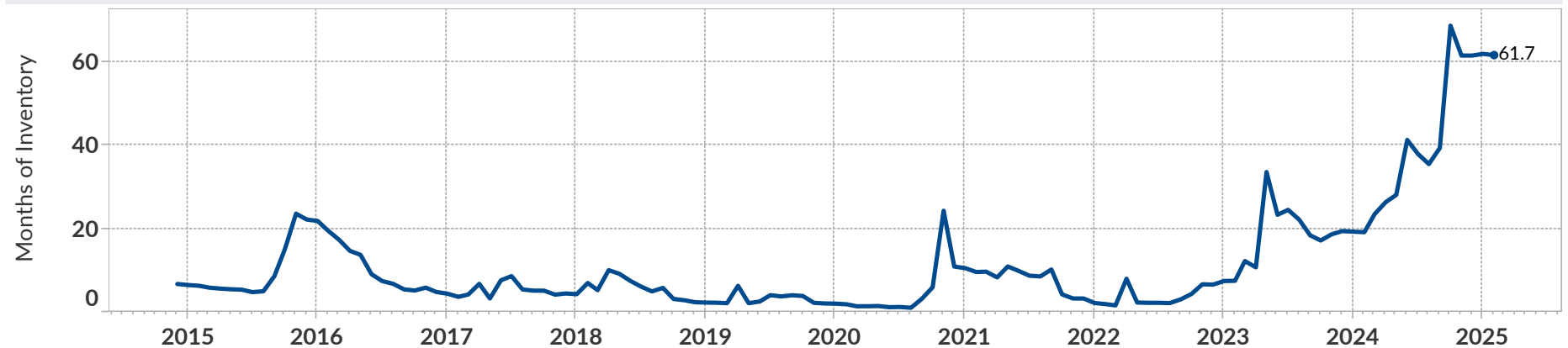


North York West Submarket Report - February 2025



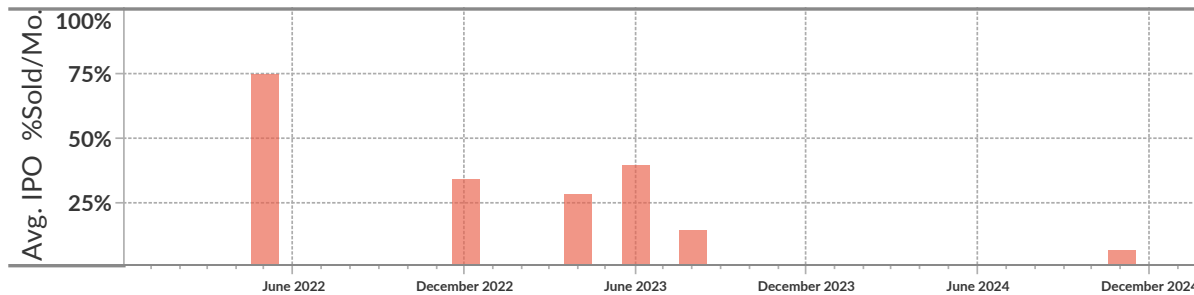
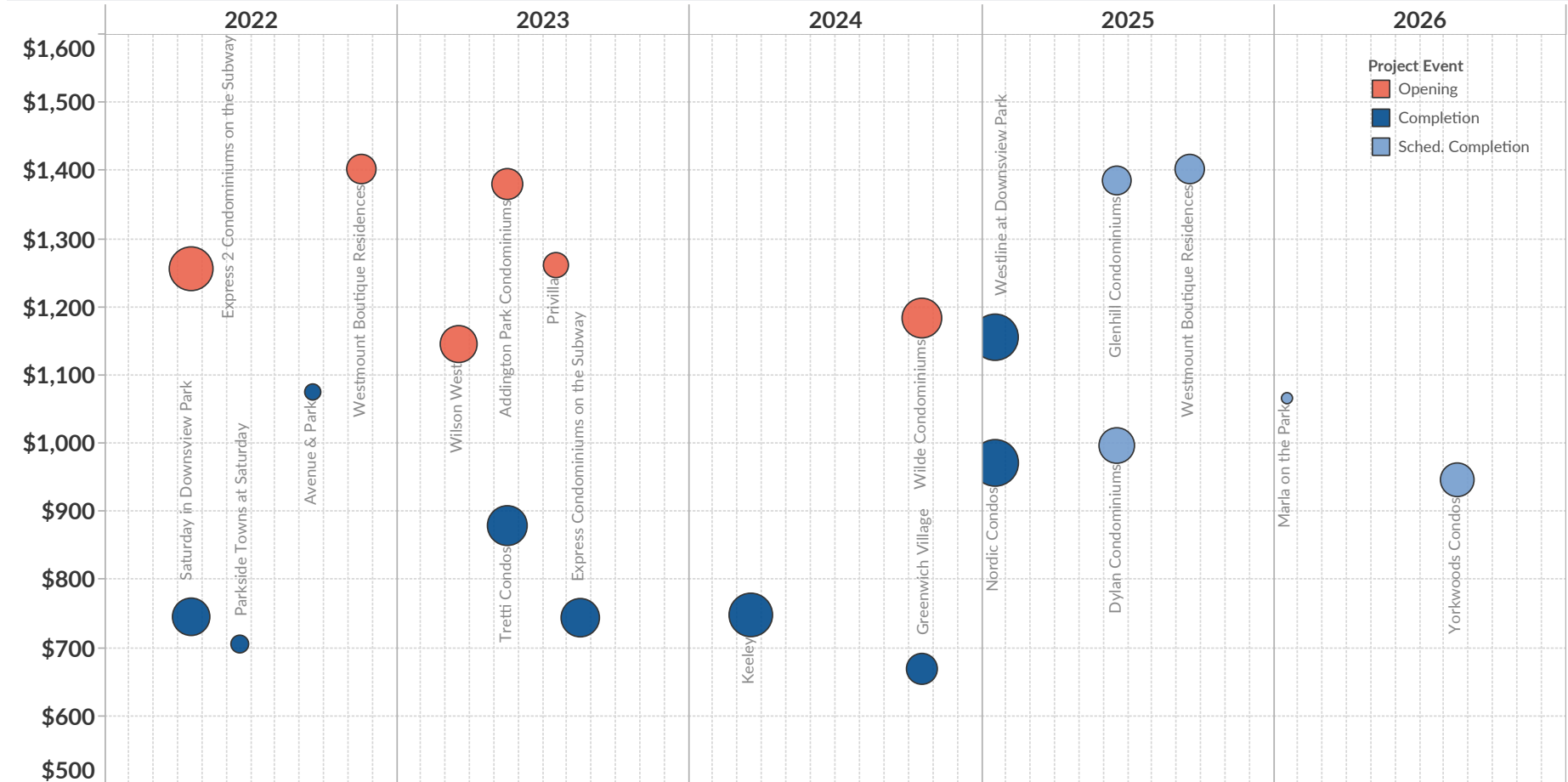
North York West		GTA
Distinct count of Site Name	10	337
No. of Units	1,827	86,773
Total Sales	1,200	69,778
Act Inv	627	16,995
Avg. \$/sf	\$1,323	\$1,404
Avg. Project \$/SF	\$1,325	\$1,313
Avg. SF	764	779
Avg. \$	\$1,010,069	\$1,093,395
Current Month Sales	3	152

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

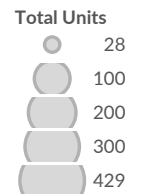


North York West Submarket Report - February 2025

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.



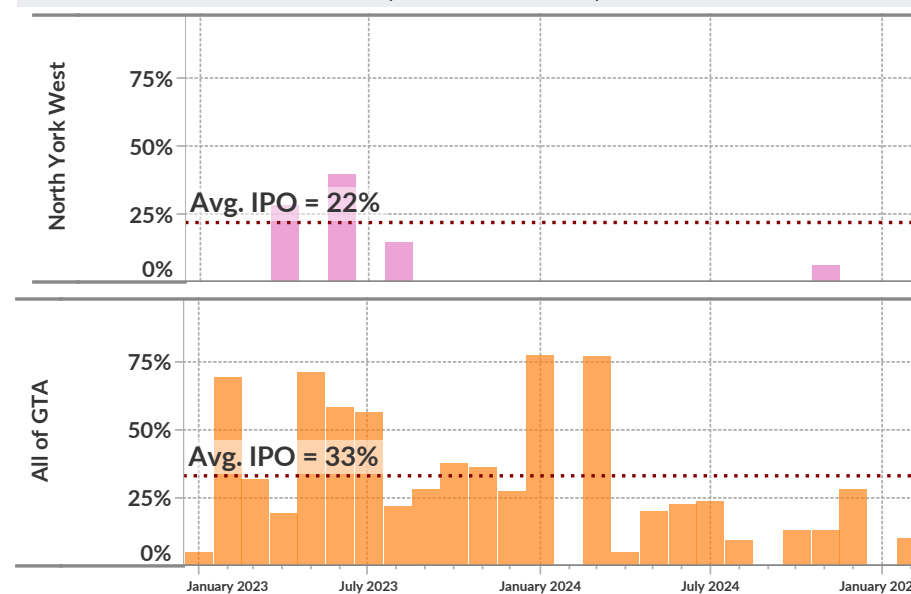
North York West Submarket Report - February 2025

Project Data by Unit Type

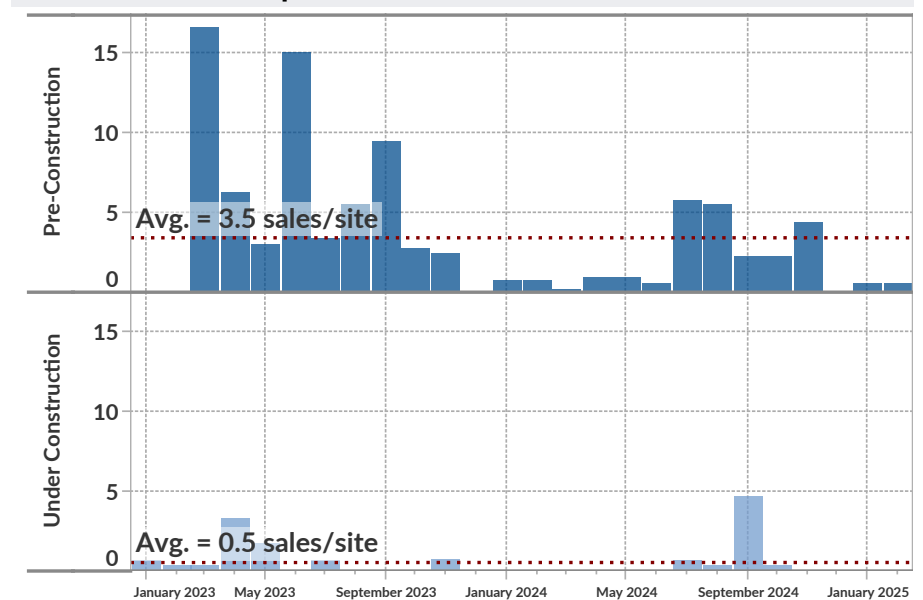
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	35	0	26	9
1 Bedroom	289	2	213	76
1 Bedroom + Den	690	0	426	264
2 Bedroom	519	1	348	171
2 Bedroom + Den	181	0	115	66
3 Bedroom & Up	94	0	57	37
Penthouse	4	0	4	0
Other	15	0	11	4

*				
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
\$1,280	623	1,499	\$693,600	\$2,329,900
\$1,449	740	3,739	\$729,000	\$6,499,900
\$1,420	813	3,777	\$931,900	\$6,657,800
\$1,433	1,184	2,477	\$1,258,900	\$3,949,900

IPO Launch Performance (first 2 months)

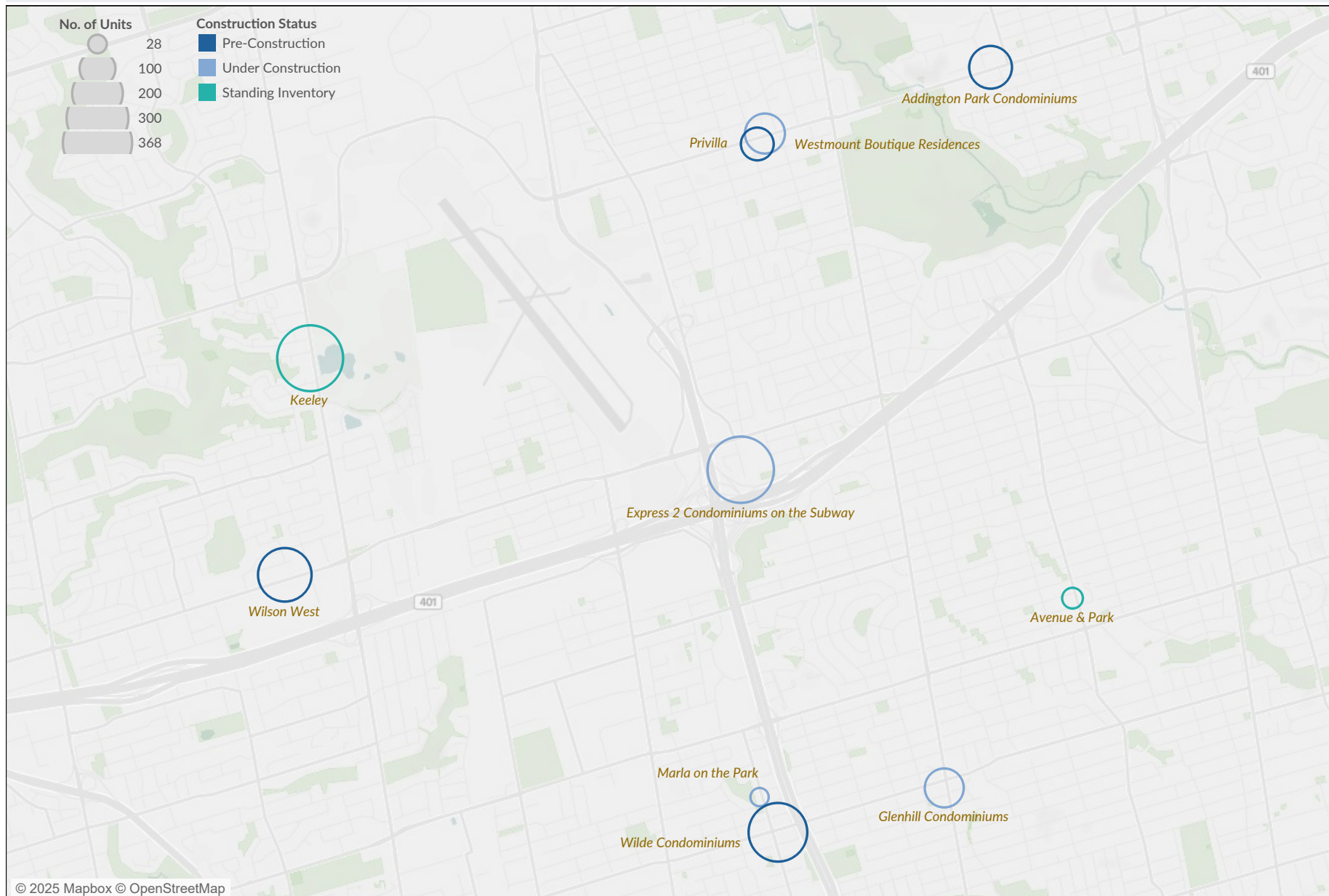


Post Launch Absorption: North York West



North York West Submarket Report - February 2025

Current Active Projects



North York West Submarket Report - February 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	1	1	14	363	\$749	\$889
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	2	4	266	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 - February 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 15
Central Waterfront	• 2	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 2	• 6
Downtown East	• 3	• 18
Downtown West	• 13	• 23
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 1	• 10
North Toronto	• 4	• 16
North Yonge Corridor	• 3	• 9
North York East		
North York West	• 3	• 10
Not Applicable	• 106	• 171
Scarborough City Centre		
Sheppard Corridor	• 3	• 9
Thornhill	• 0	• 2
Toronto East	• 1	• 6
Toronto West	• 6	• 18
Yonge - St. Clair	• 2	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,970	• 510	• \$2,490	• 1,110	• \$2,763,736
• 1,821	• 820	• \$1,709	• 896	• \$1,531,229
• 1,797	• 282	• \$1,221	• 791	• \$966,545
• 3,677	• 444	• \$1,866	• 785	• \$1,464,427
• 5,330	• 1,144	• \$1,422	• 710	• \$1,010,262
• 7,142	• 1,246	• \$1,867	• 930	• \$1,737,522
• 553	• 12	• \$1,649	• 782	• \$1,289,608
• 889	• 203	• \$1,055	• 799	• \$842,676
• 4,799	• 650	• \$1,230	• 662	• \$814,614
• 2,561	• 338	• \$1,599	• 932	• \$1,490,740
• 2,720	• 784	• \$1,620	• 677	• \$1,097,777
• 1,200	• 627	• \$1,323	• 764	• \$1,010,069
• 26,935	• 8,734	• \$1,159	• 730	• \$846,290
• 1,913	• 413	• \$1,395	• 810	• \$1,129,161
• 416	• 27	• \$1,553	• 1,661	• \$2,580,278
• 902	• 170	• \$1,258	• 660	• \$829,998
• 3,047	• 435	• \$1,220	• 930	• \$1,135,614
• 1,106	• 156	• \$2,152	• 1,232	• \$2,650,066



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