

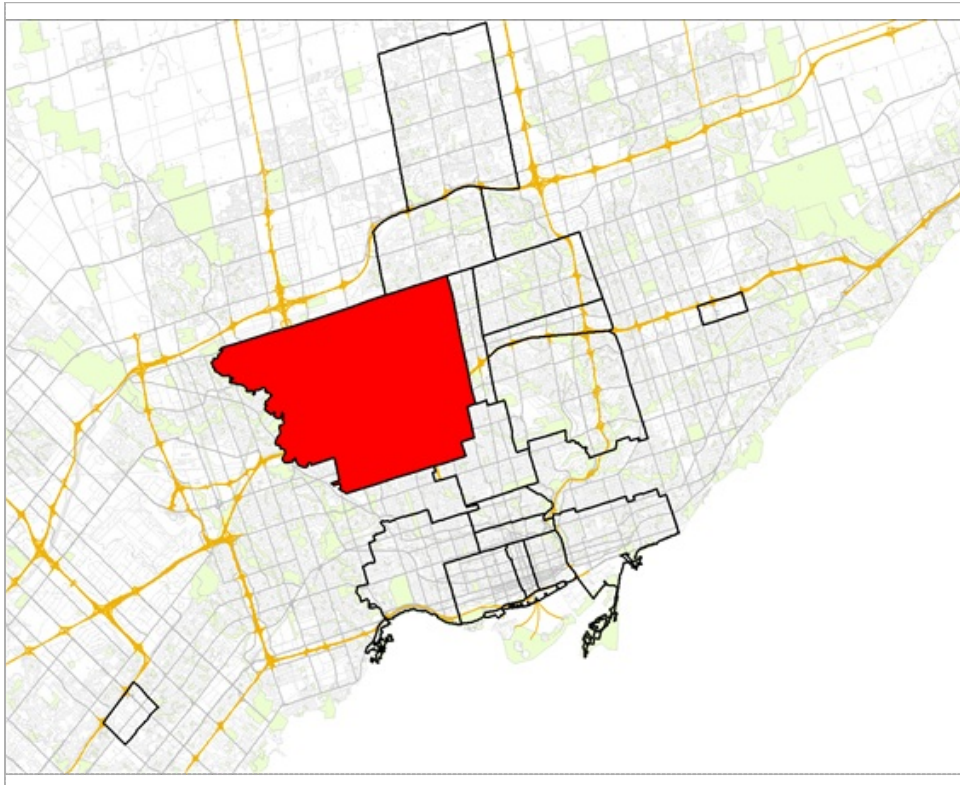


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of May 2025

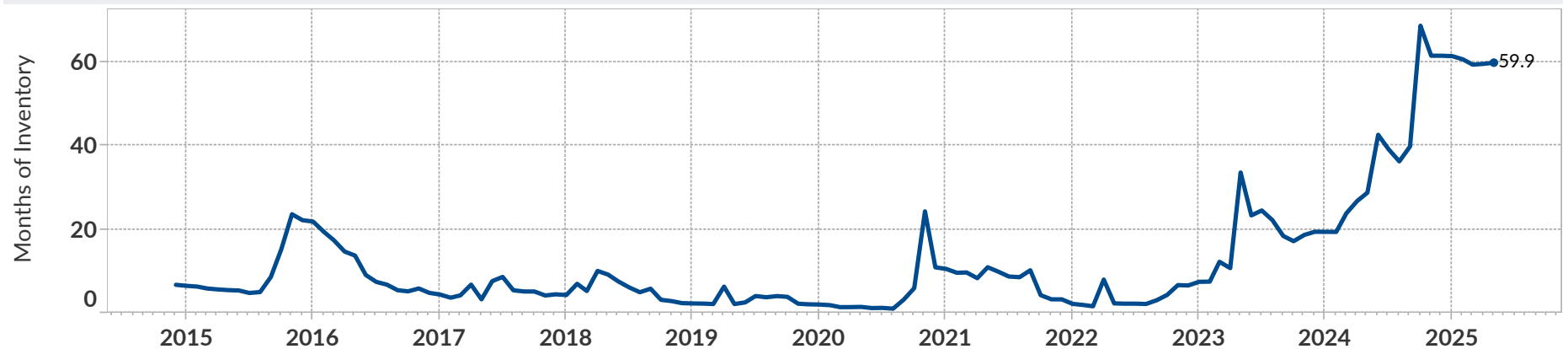


North York West Submarket Report - May 2025



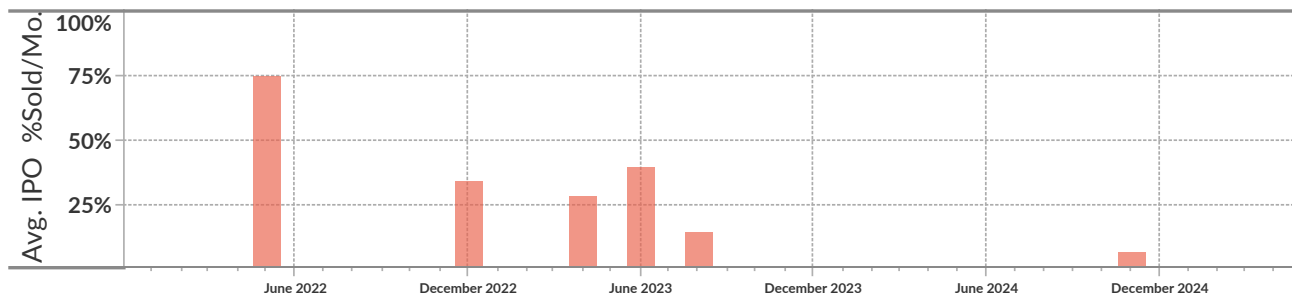
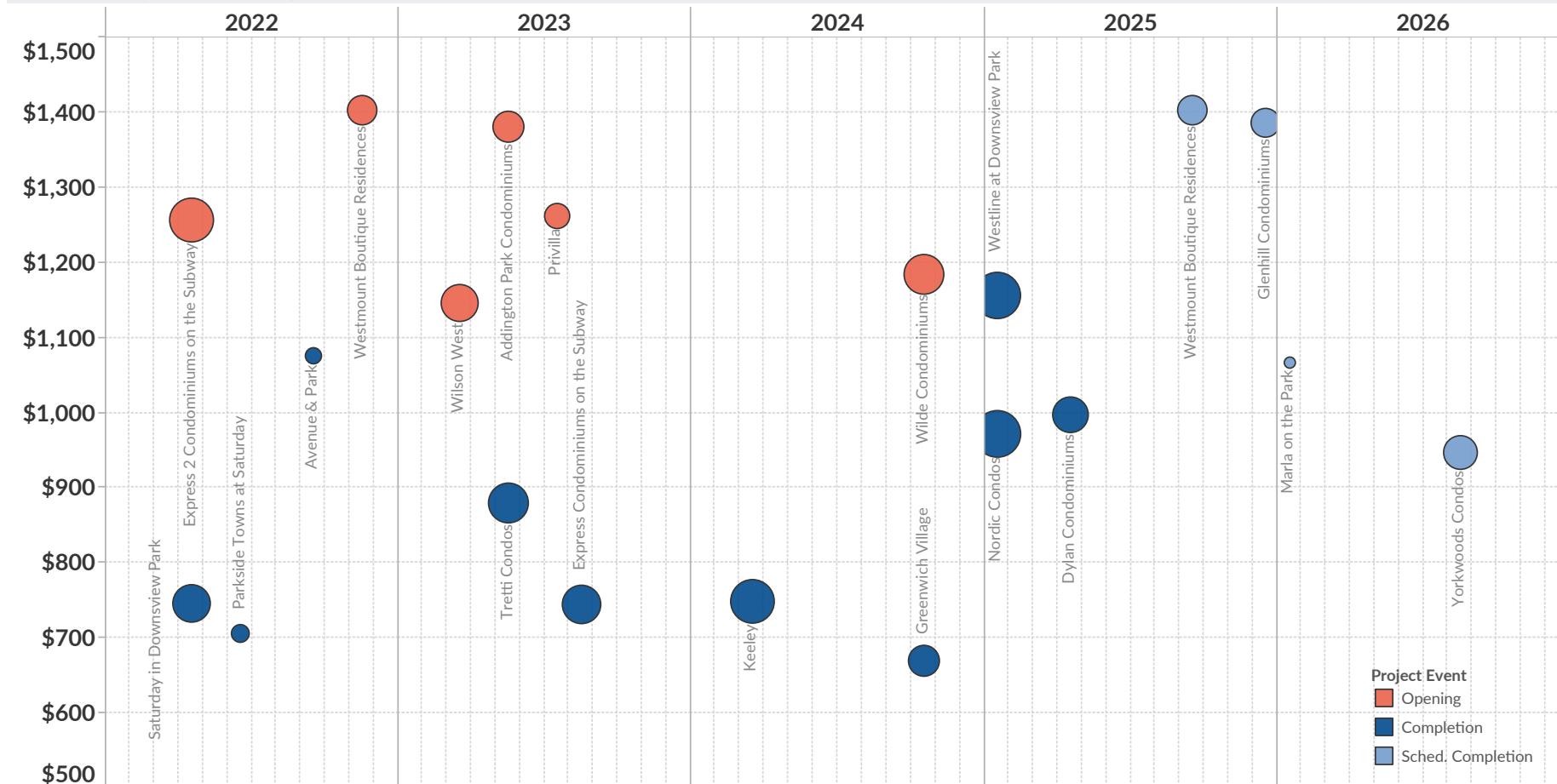
North York West		GTA
Distinct count of Site Name	10	329
No. of Units	1,827	84,006
Total Sales	1,208	67,622
Act Inv	619	16,384
Avg. \$/sf	\$1,328	\$1,388
Avg. Project \$/SF	\$1,327	\$1,310
Avg. SF	763	780
Avg. \$	\$1,012,970	\$1,082,883
Current Month Sales	2	137

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

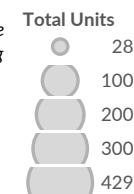


North York West Submarket Report - May 2025

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.



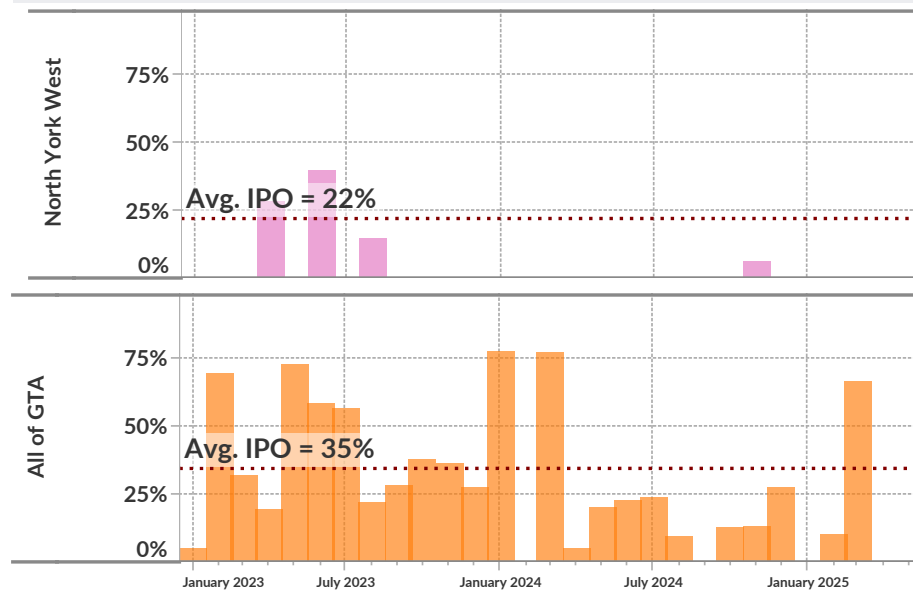
North York West Submarket Report - May 2025

Project Data by Unit Type

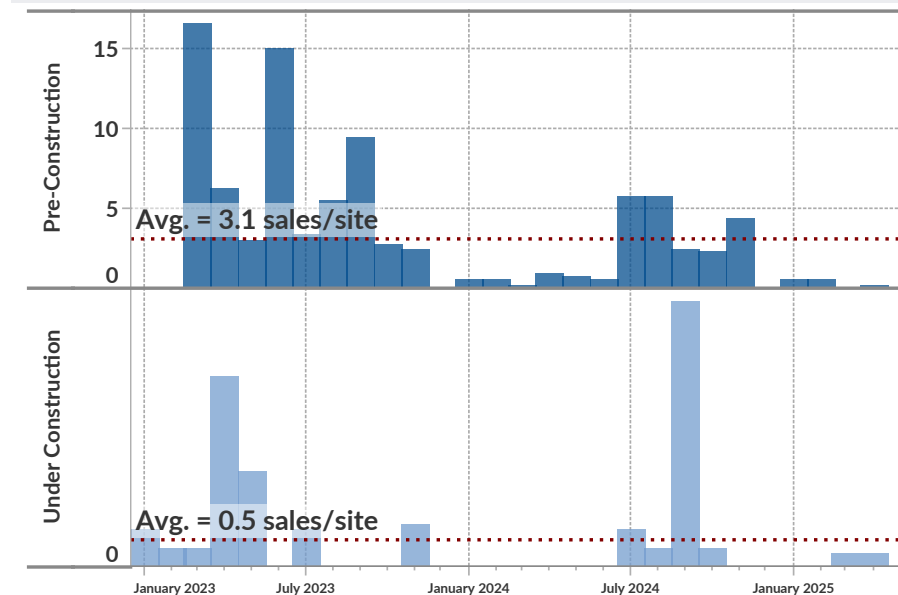
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	35	0	23	12
1 Bedroom	289	0	213	76
1 Bedroom + Den	690	0	434	256
2 Bedroom	519	1	349	170
2 Bedroom + Den	181	1	118	63
3 Bedroom & Up	94	0	56	38
Penthouse	4	0	4	0
Other	15	0	11	4

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,323	340	505	\$491,900	\$636,900
\$1,291	455	690	\$568,900	\$899,900
\$1,265	486	965	\$499,900	\$1,506,900
\$1,287	623	1,499	\$693,600	\$2,329,900
\$1,479	740	3,739	\$729,000	\$6,499,900
\$1,422	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)

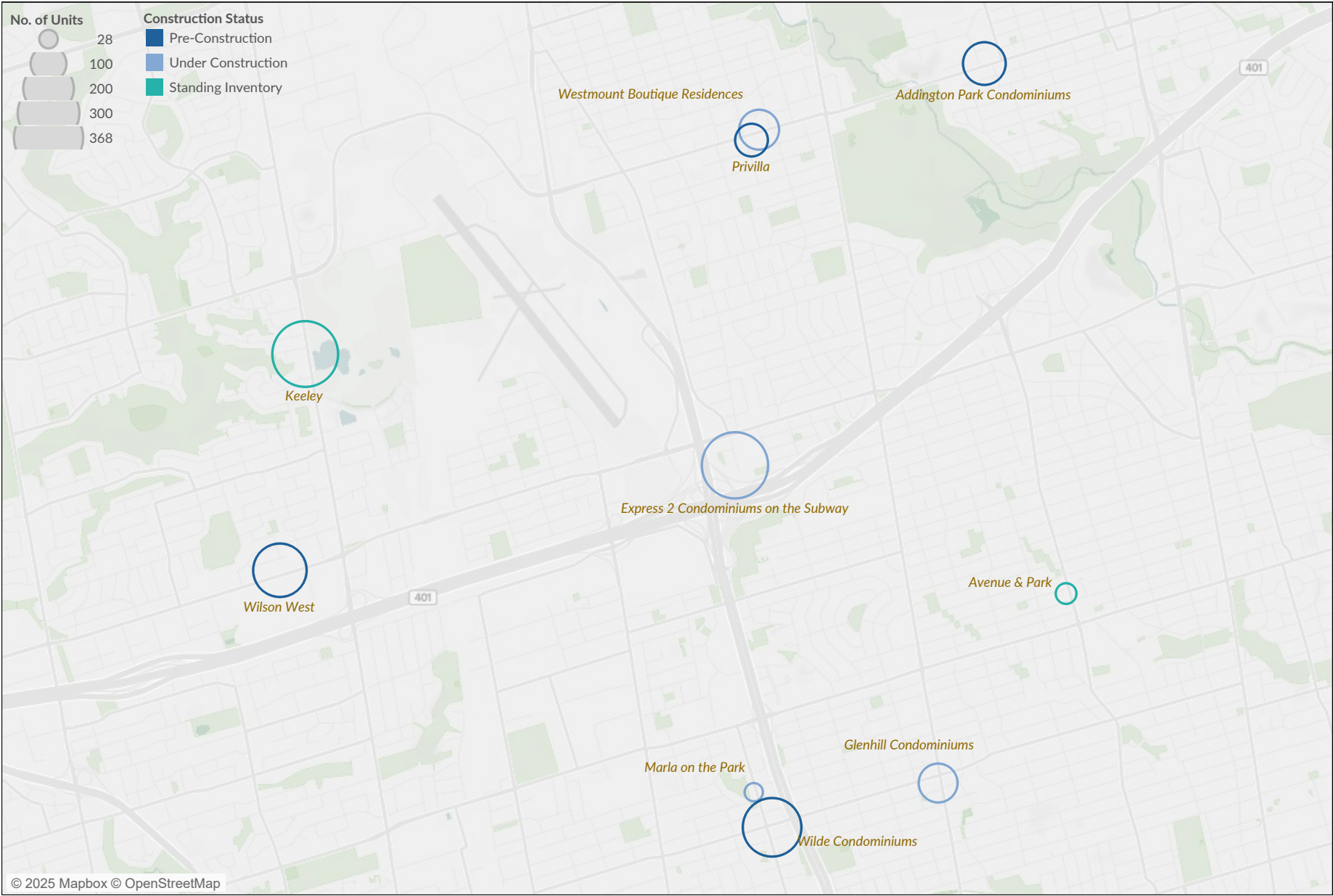


Post Launch Absorption: North York West



North York West Submarket Report - May 2025

Current Active Projects



North York West Submarket Report - May 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	2	15	368	\$1,257	\$1,329
Glenhill Condominiums - Lanterra Developments	Apartment	December 2025	0	0	30	127	\$1,386	\$1,701
Keeley - TAS DesignBuild	Apartment	March 2024	2	6	9	363	\$749	\$894
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	\$1,266
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	0	5	265	288	\$1,184	\$1,228
Wilson West - First Avenue Properties	Apartment	October 2028	0	0	116	240	\$1,146	\$1,146

North York West Submarket Report - May 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	16
Central Waterfront	2	4
Don Mills - York Mills	0	8
Downtown Core	0	6
Downtown East	4	18
Downtown West	3	22
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	0	9
North Toronto	1	16
North Yonge Corridor	0	7
North York East		
North York West	2	10
Not Applicable	111	168
Scarborough City Centre		
Sheppard Corridor	0	9
Thornhill	0	2
Toronto East	2	6
Toronto West	6	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,987	436	\$2,348	999	\$2,347,045
1,832	809	\$1,697	914	\$1,551,898
1,797	233	\$1,308	765	\$1,000,872
3,681	440	\$1,867	787	\$1,468,986
5,339	1,135	\$1,368	713	\$975,664
6,516	1,213	\$1,869	938	\$1,753,501
554	11	\$1,652	770	\$1,271,832
889	203	\$1,055	799	\$842,676
4,576	654	\$1,205	677	\$816,191
2,559	340	\$1,591	942	\$1,498,452
1,965	776	\$1,632	672	\$1,097,489
1,208	619	\$1,328	763	\$1,012,970
26,776	8,431	\$1,152	743	\$855,963
1,913	413	\$1,392	811	\$1,128,514
417	26	\$1,550	1,673	\$2,593,365
905	167	\$1,258	663	\$833,339
2,600	324	\$1,339	846	\$1,132,645
1,108	154	\$2,155	1,240	\$2,672,197



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