

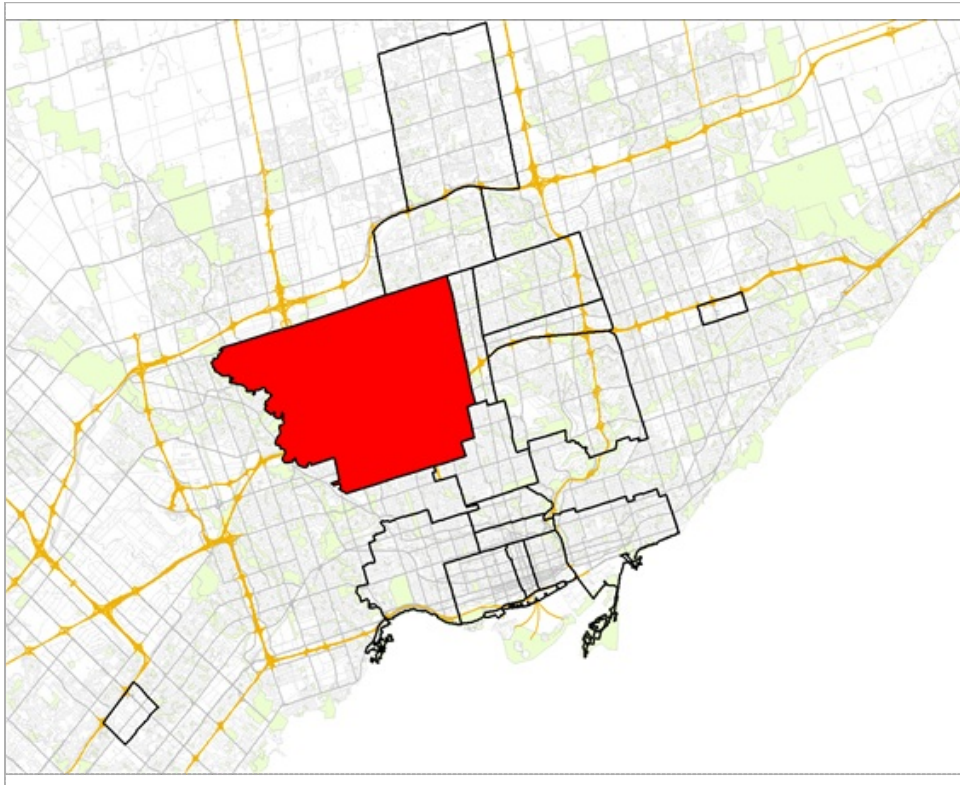


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of June 2025

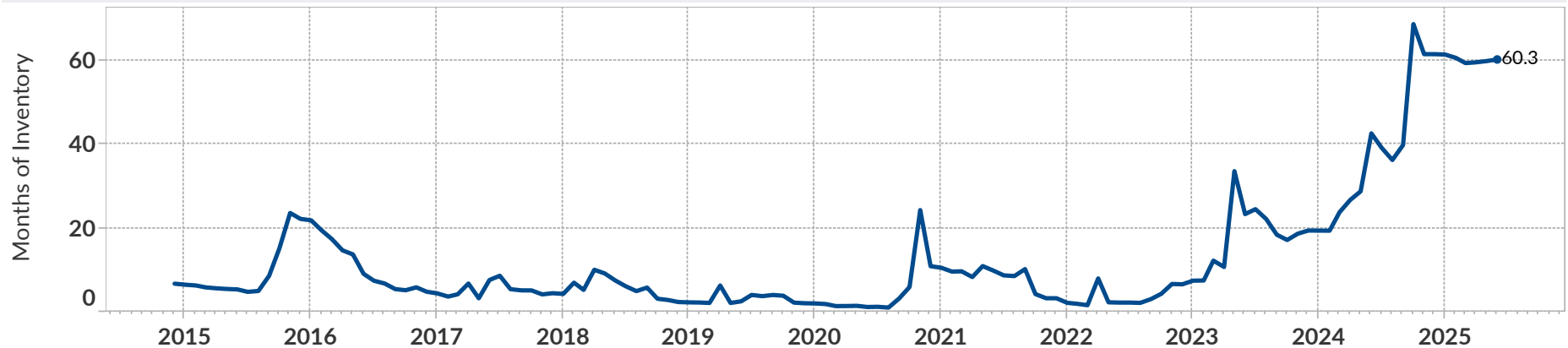


North York West Submarket Report - June 2025



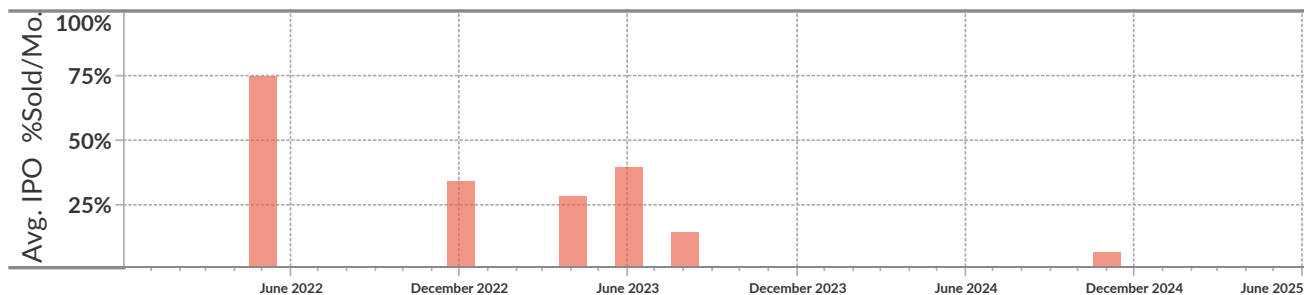
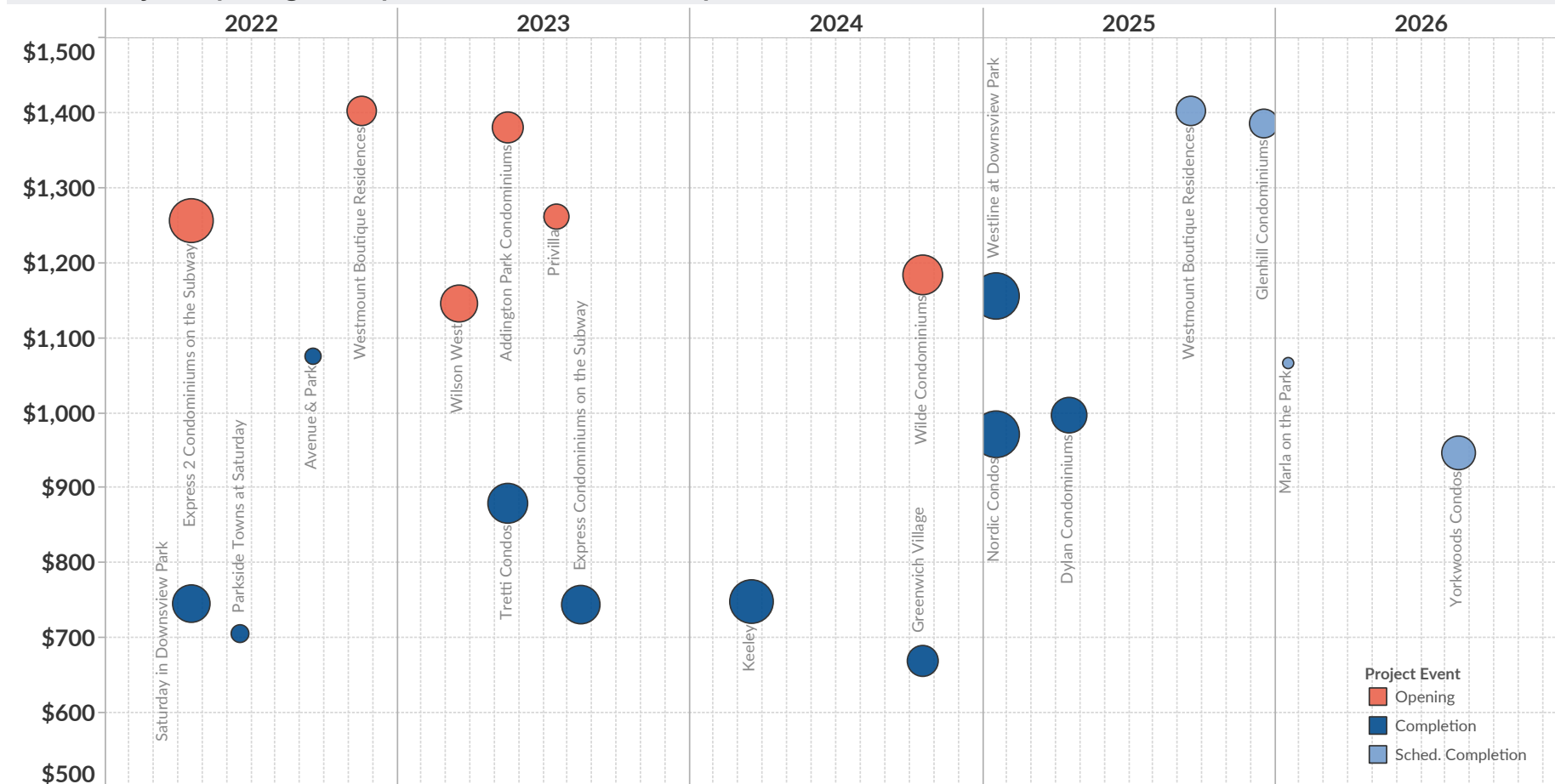
North York West		GTA
Distinct count of Site Name	10	329
No. of Units	1,827	84,228
Total Sales	1,209	67,532
Act Inv	618	16,696
Avg. \$/sf	\$1,329	\$1,385
Avg. Project \$/SF	\$1,319	\$1,310
Avg. SF	763	783
Avg. \$	\$1,013,372	\$1,084,408
Current Month Sales	1	217

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

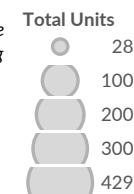


North York West Submarket Report - June 2025

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.



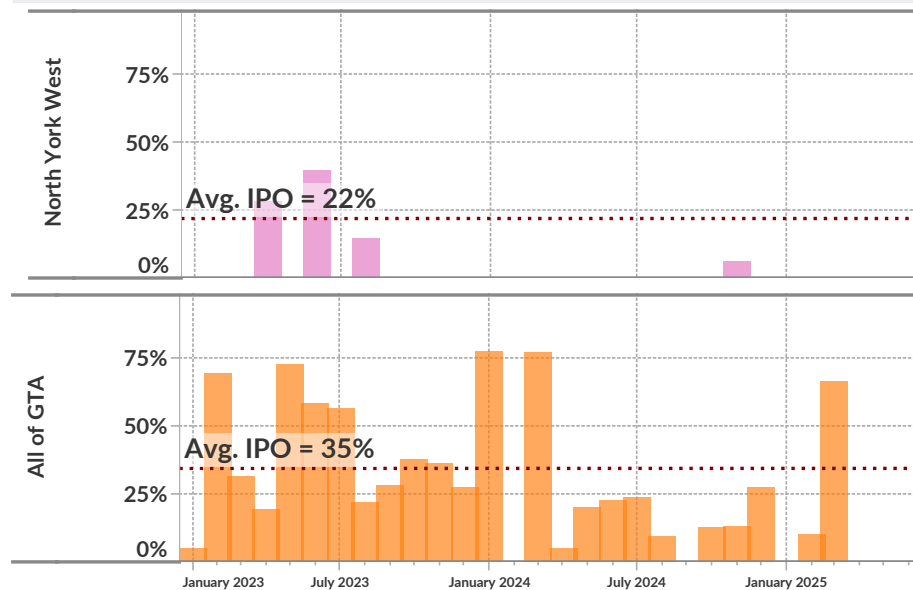
North York West Submarket Report - June 2025

Project Data by Unit Type

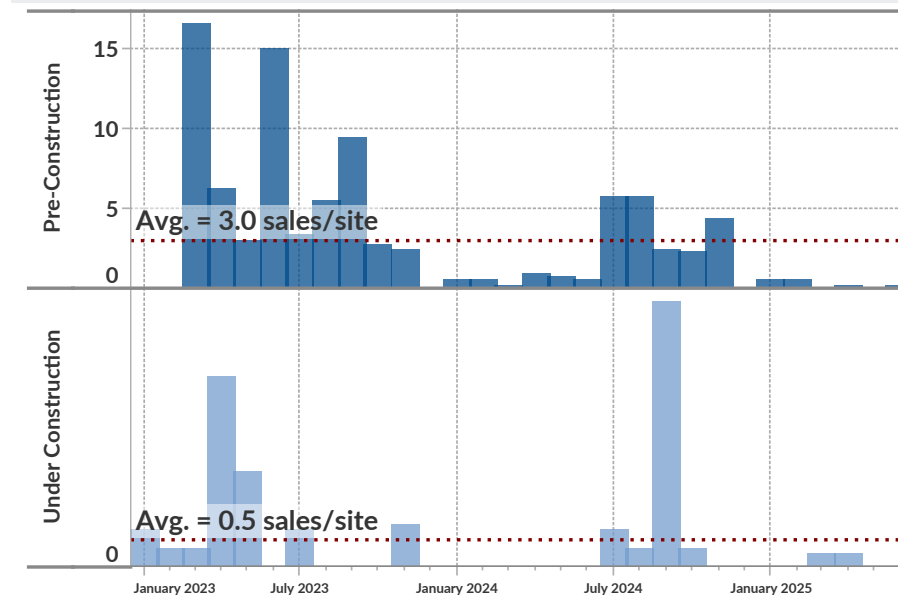
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	35	0	23	12
1 Bedroom	289	0	213	76
1 Bedroom + Den	690	1	435	255
2 Bedroom	519	0	349	170
2 Bedroom + Den	181	0	118	63
3 Bedroom & Up	94	0	56	38
Penthouse	4	0	4	0
Other	15	0	11	4

*				
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)

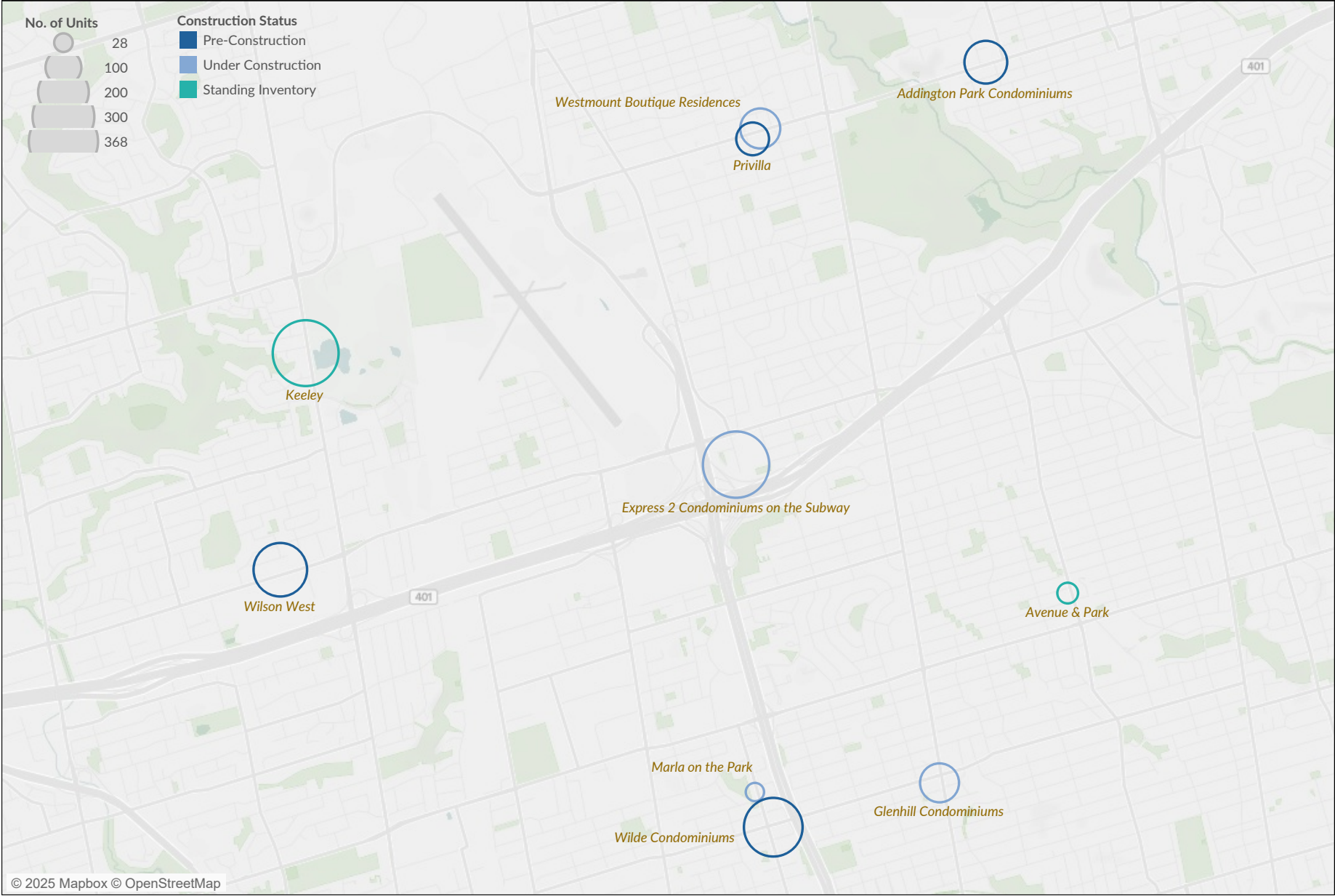


Post Launch Absorption: North York West



North York West Submarket Report - June 2025

Current Active Projects



North York West Submarket Report - June 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	0	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	1	1	115	240	\$1,146	\$1,066

North York West Submarket Report - June 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	9	16
Central Waterfront	0	4
Don Mills - York Mills	4	9
Downtown Core	1	6
Downtown East	2	18
Downtown West	4	21
Etobicoke Waterfront	1	1
Highway7 - Yonge	2	4
Mississauga City Centre	2	9
North Toronto	11	16
North Yonge Corridor	0	7
North York East		
North York West	1	10
Not Applicable	162	168
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	10	6
Toronto West	6	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,996	429	\$2,348	997	\$2,342,020
1,832	922	\$1,642	903	\$1,483,222
1,804	282	\$1,599	1,013	\$1,619,338
3,682	439	\$1,866	788	\$1,470,493
5,342	1,132	\$1,372	713	\$978,634
6,290	1,181	\$1,880	936	\$1,759,620
555	10	\$1,649	759	\$1,250,725
891	201	\$1,055	799	\$842,895
4,578	631	\$1,221	661	\$807,456
2,571	328	\$1,587	938	\$1,489,540
1,965	776	\$1,632	672	\$1,097,489
1,209	618	\$1,329	763	\$1,013,372
26,856	8,677	\$1,143	743	\$848,808
1,915	411	\$1,393	812	\$1,130,303
417	26	\$1,550	1,673	\$2,593,365
915	157	\$1,243	668	\$830,915
2,606	322	\$1,339	851	\$1,139,248
1,108	154	\$2,155	1,240	\$2,672,197



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