

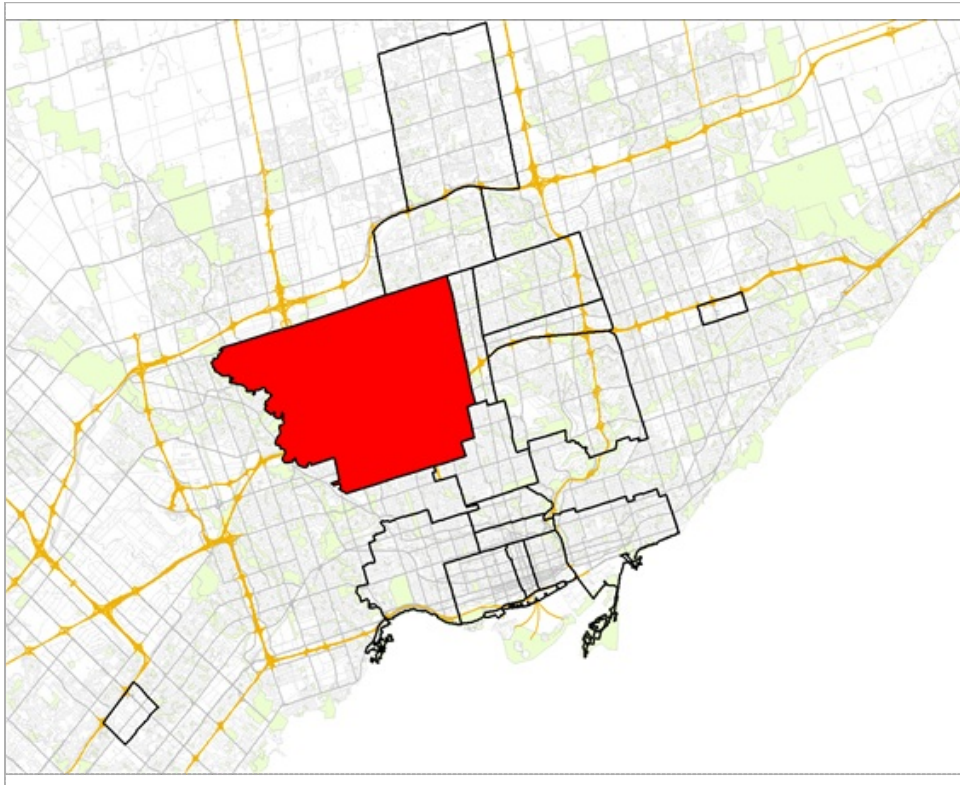


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of September 2025

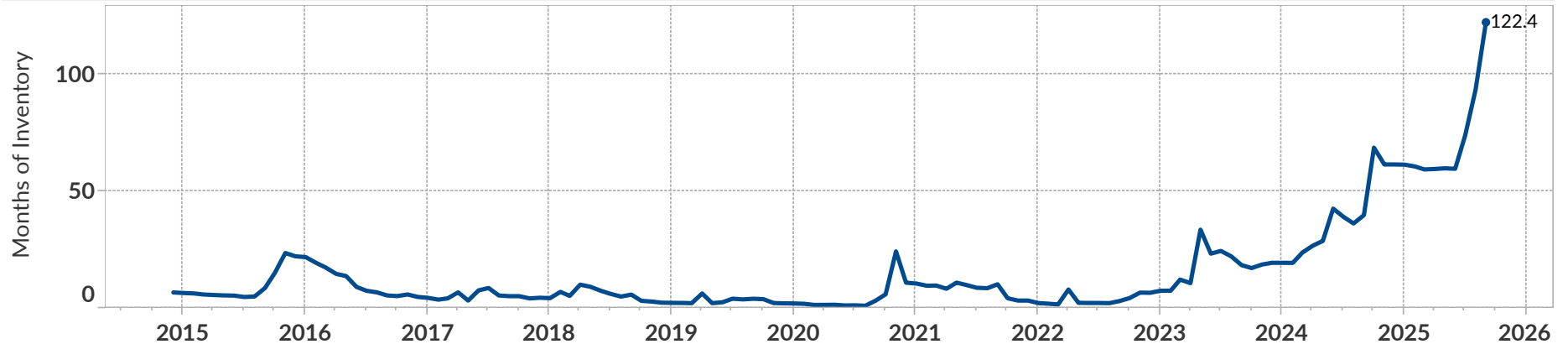


North York West Submarket Report - September 2025



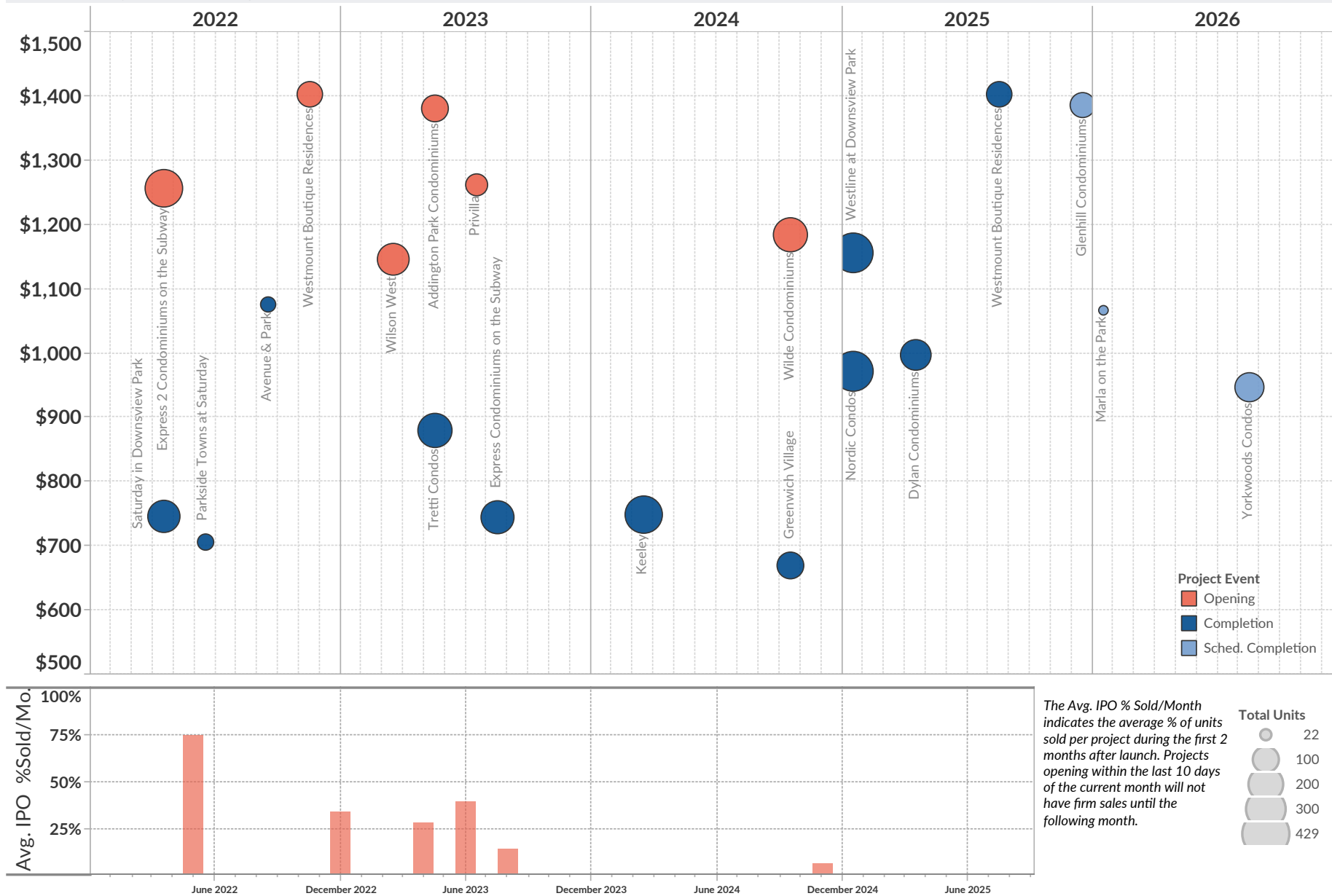
North York West		GTA
Distinct count of Site Name	10	326
No. of Units	1,821	83,117
Total Sales	1,219	67,242
Act Inv	602	15,875
Avg. \$/sf	\$1,327	\$1,378
Avg. Project \$/SF	\$1,321	\$1,298
Avg. SF	757	793
Avg. \$	\$1,004,799	\$1,092,524
Current Month Sales	6	155

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



North York West Submarket Report - September 2025

Recent Project Openings, Completions & Scheduled Completions



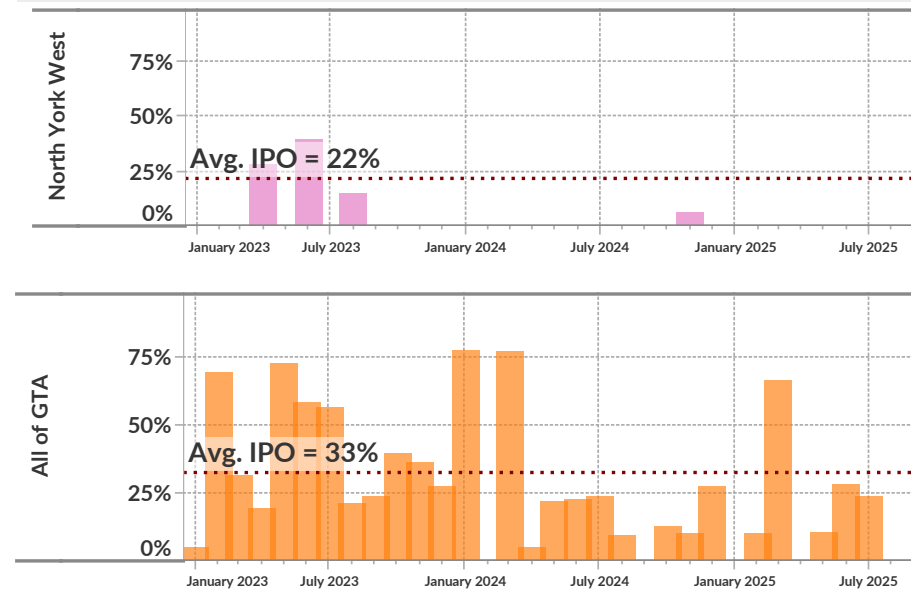
North York West Submarket Report - September 2025

Project Data by Unit Type

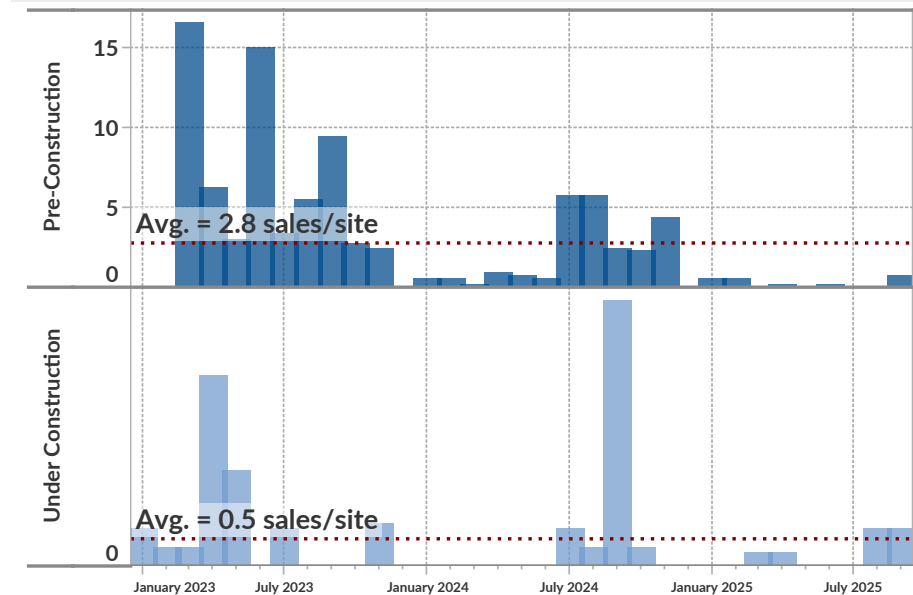
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	35	0	23	12
1 Bedroom	289	0	214	75
1 Bedroom + Den	690	5	441	249
2 Bedroom	513	0	349	164
2 Bedroom + Den	181	0	120	61
3 Bedroom & Up	94	0	56	38
Penthouse	4	0	4	0
Other	15	1	12	3

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,323	340	505	\$491,900	\$636,900
\$1,289	455	690	\$568,900	\$899,900
\$1,264	486	910	\$499,900	\$1,429,900
\$1,286	623	1,798	\$693,600	\$2,999,900
\$1,483	740	3,739	\$729,000	\$6,549,900
\$1,430	813	3,777	\$931,900	\$6,689,900
\$1,351	1,184	2,477	\$1,258,900	\$3,969,900

IPO Launch Performance (first 2 months)

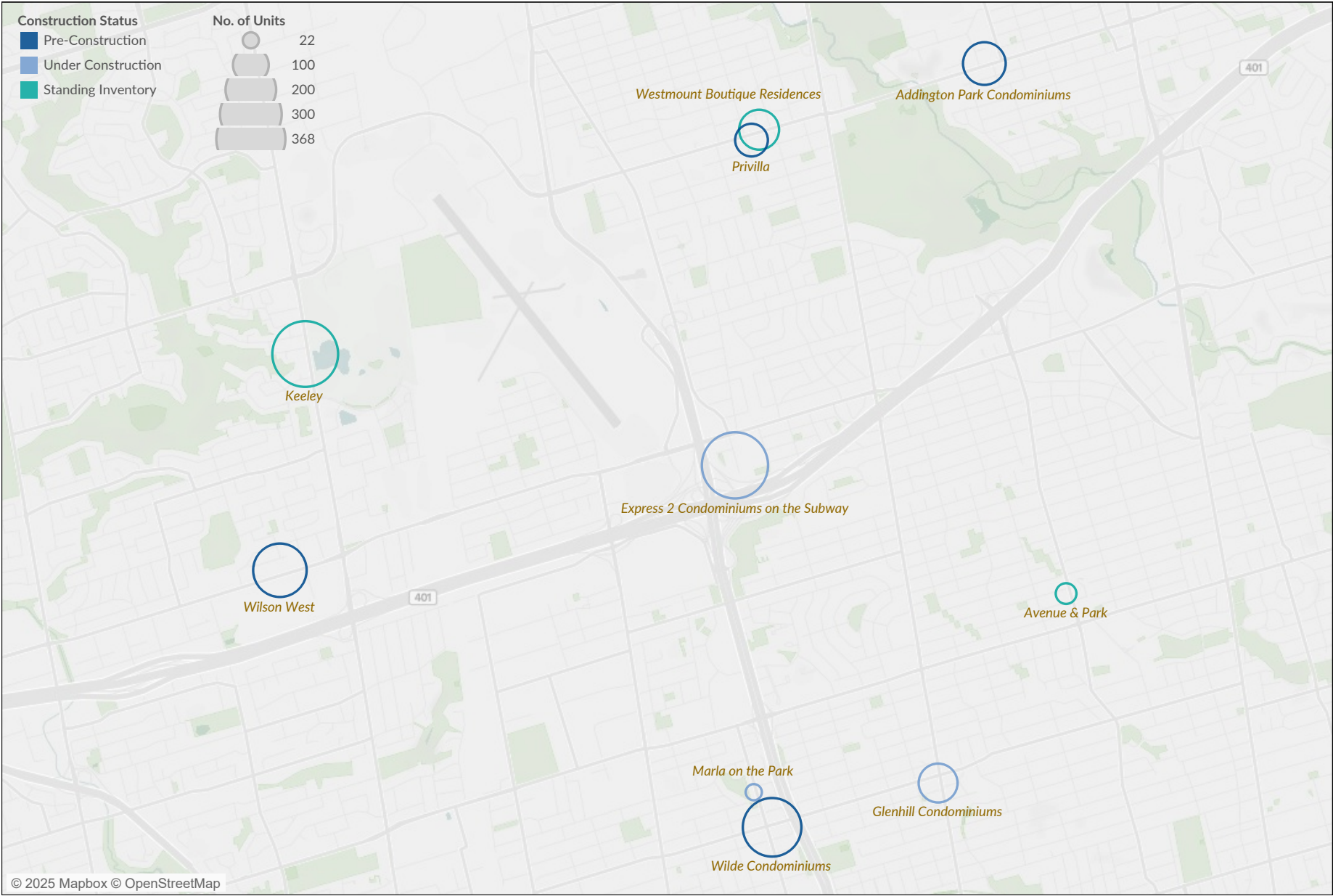


Post Launch Absorption: North York West



North York West Submarket Report - September 2025

Current Active Projects



North York West Submarket Report - September 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 2028	0	0	58	153	\$1,381	\$1,405
Avenue & Park - Stafford Homes	Apartment	September 2022	0	2	2	36	\$1,076	\$1,438
Express 2 Condominiums on the Subway - Malibu Investments..	Apartment	March 2027	1	4	13	368	\$1,257	\$1,327
Glenhill Condominiums - Lanterra Developments	Apartment	December 2025	1	2	28	127	\$1,386	\$1,731
Keeley - TAS DesignBuild	Apartment	March 2024	0	6	9	363	\$749	\$894
Marla on the Park - Kultura	Apartment	January 2026	0	0	0	22	\$1,067	\$1,348
Privilla - 719 Sheppard Avenue West Ltd.	Apartment	November 2027	1	1	39	90	\$1,262	\$1,269
Westmount Boutique Residences - Quadcam Development Gr..	Apartment	August 2025	1	1	75	134	\$1,403	\$1,401
Wilde Condominiums - Chestnut Hill Developments	Apartment	April 2029	1	6	264	288	\$1,184	\$1,228
Wilson West - First Avenue Properties	Apartment	October 2028	1	2	114	240	\$1,146	\$1,173

North York West Submarket Report - September 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	16
Central Waterfront	2	4
Don Mills - York Mills	1	9
Downtown Core	1	6
Downtown East	4	16
Downtown West	8	21
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	3	9
North Toronto	1	15
North Yonge Corridor	1	8
North York East		
North York West	6	10
Not Applicable	115	168
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	1	5
Toronto West	9	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,001	424	\$2,349	999	\$2,347,350
1,836	918	\$1,642	904	\$1,484,508
1,807	279	\$1,593	1,006	\$1,603,304
3,685	436	\$1,867	788	\$1,471,778
4,638	868	\$1,381	738	\$1,018,833
6,365	1,106	\$1,875	960	\$1,799,774
557	8	\$1,642	827	\$1,357,056
894	198	\$1,056	798	\$842,726
4,576	633	\$1,223	661	\$808,511
2,547	316	\$1,574	911	\$1,433,064
2,353	710	\$1,628	685	\$1,115,786
1,219	602	\$1,327	757	\$1,004,799
26,827	8,360	\$1,130	752	\$849,709
1,928	347	\$1,362	833	\$1,134,324
418	25	\$1,547	1,686	\$2,607,500
881	165	\$1,261	663	\$835,765
2,603	325	\$1,325	839	\$1,112,538
1,107	155	\$2,157	1,295	\$2,792,973



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