

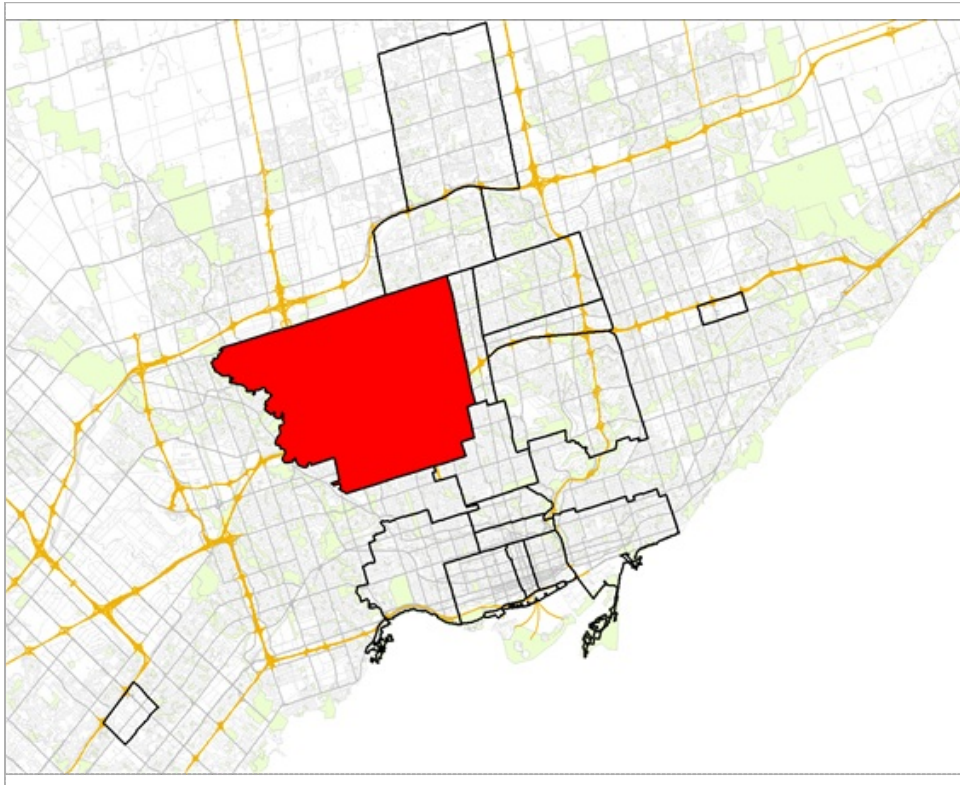


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of October 2025

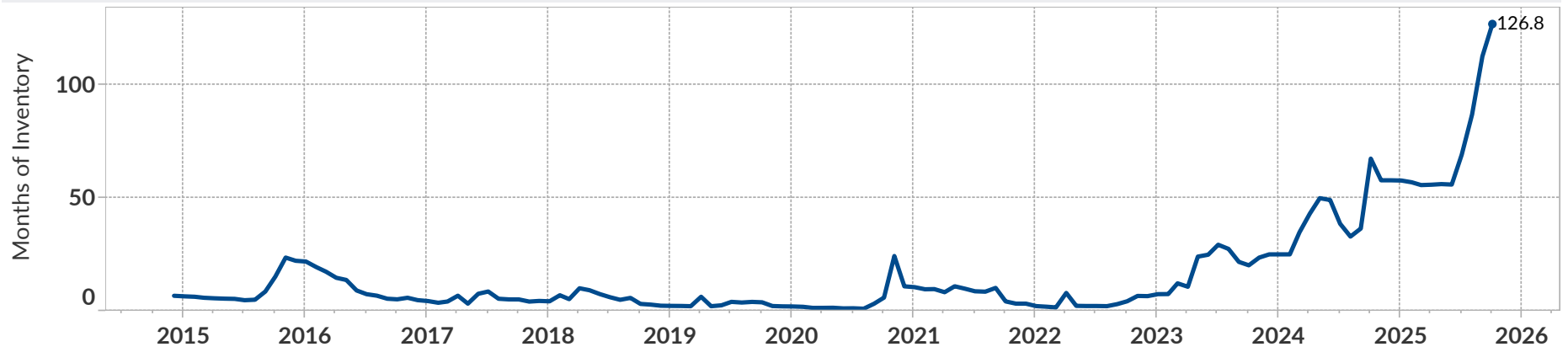


North York West Submarket Report - October 2025



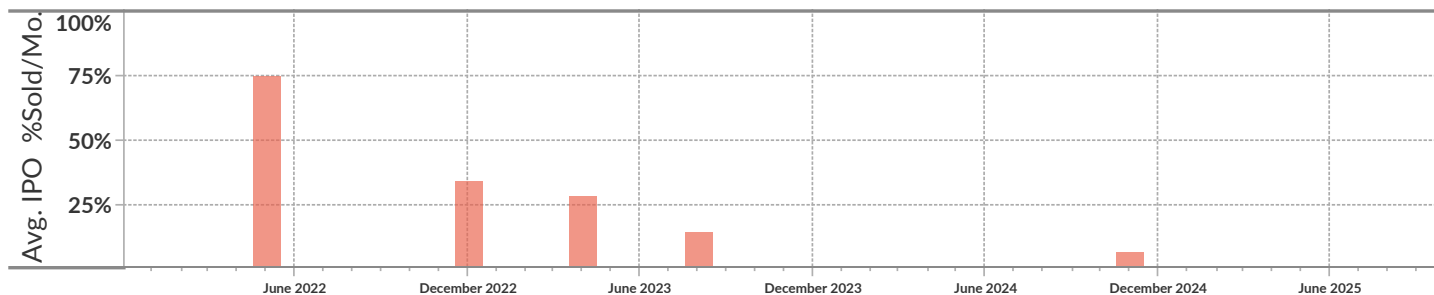
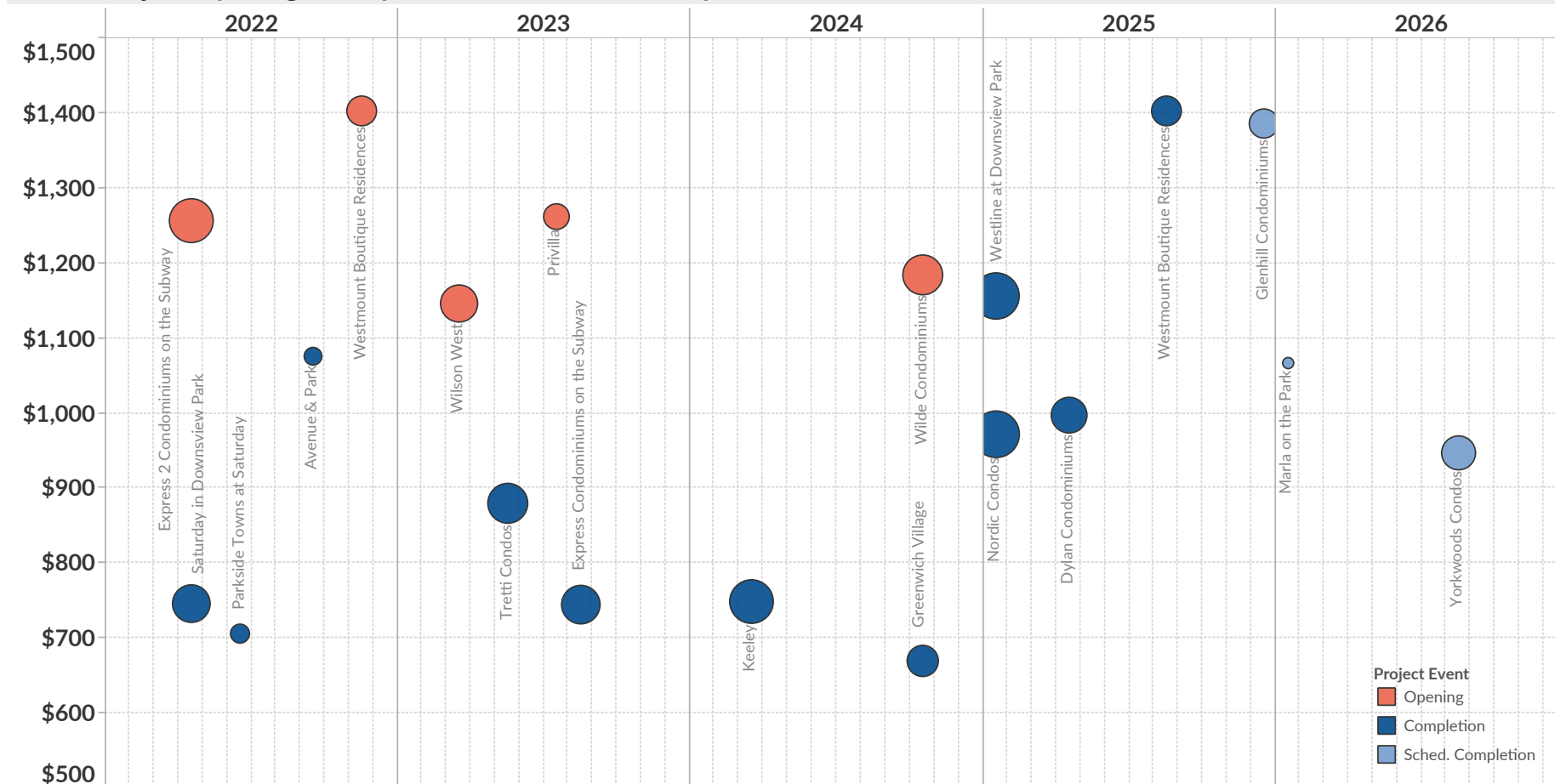
North York West		GTA
Distinct count of Site Name	9	319
No. of Units	1,668	82,111
Total Sales	1,129	66,586
Act Inv	539	15,525
Avg. \$/sf		\$1,384
Avg. Project \$/SF		\$1,298
Avg. SF		789
Avg. \$		\$1,092,381
Current Month Sales		248

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

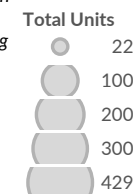


North York West Submarket Report - October 2025

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



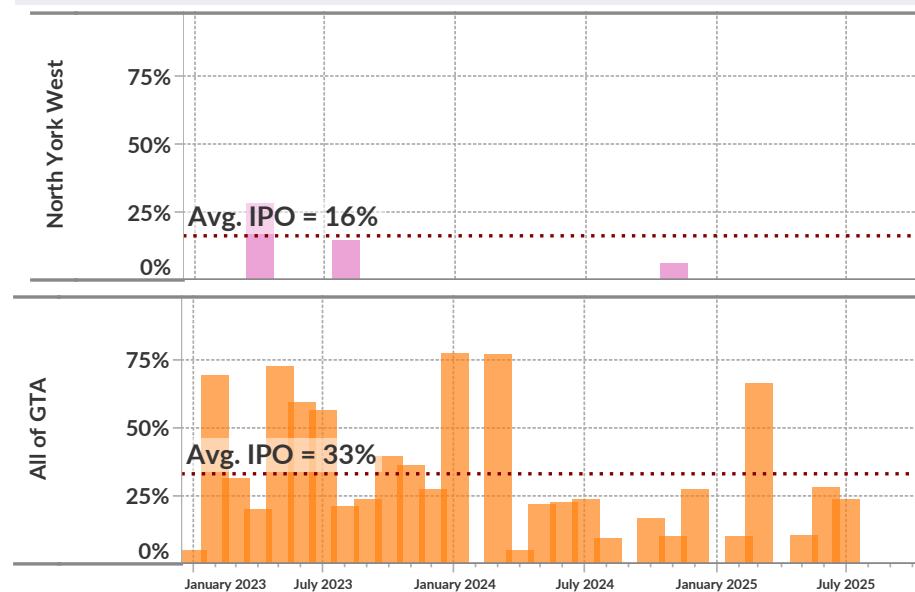
North York West Submarket Report - October 2025

Project Data by Unit Type

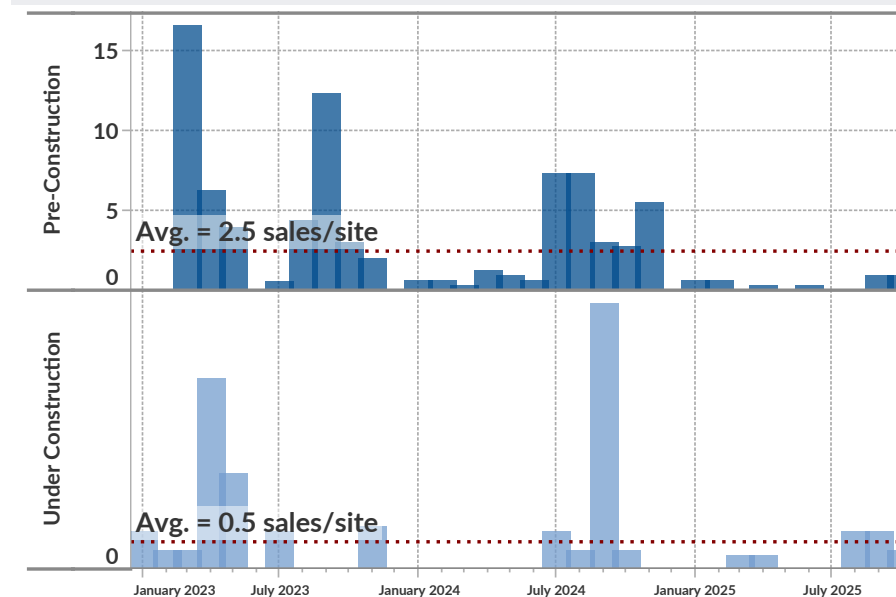
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	11	0	6	5
1 Bedroom	282	2	211	71
1 Bedroom + Den	674	1	429	245
2 Bedroom	482	1	333	149
2 Bedroom + Den	113	0	84	29
3 Bedroom & Up	87	0	49	38
Penthouse	4	0	4	0
Other	15	1	13	2

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,379	340	480	\$491,900	\$636,900
\$1,278	455	690	\$568,900	\$899,900
\$1,221	486	910	\$499,900	\$1,429,900
\$1,250	623	1,798	\$693,600	\$2,999,900
\$1,548	775	3,739	\$729,000	\$6,549,900
\$1,430	813	3,777	\$931,900	\$6,689,900
\$1,433	1,184	2,477	\$1,258,900	\$3,969,900

IPO Launch Performance (first 2 months)

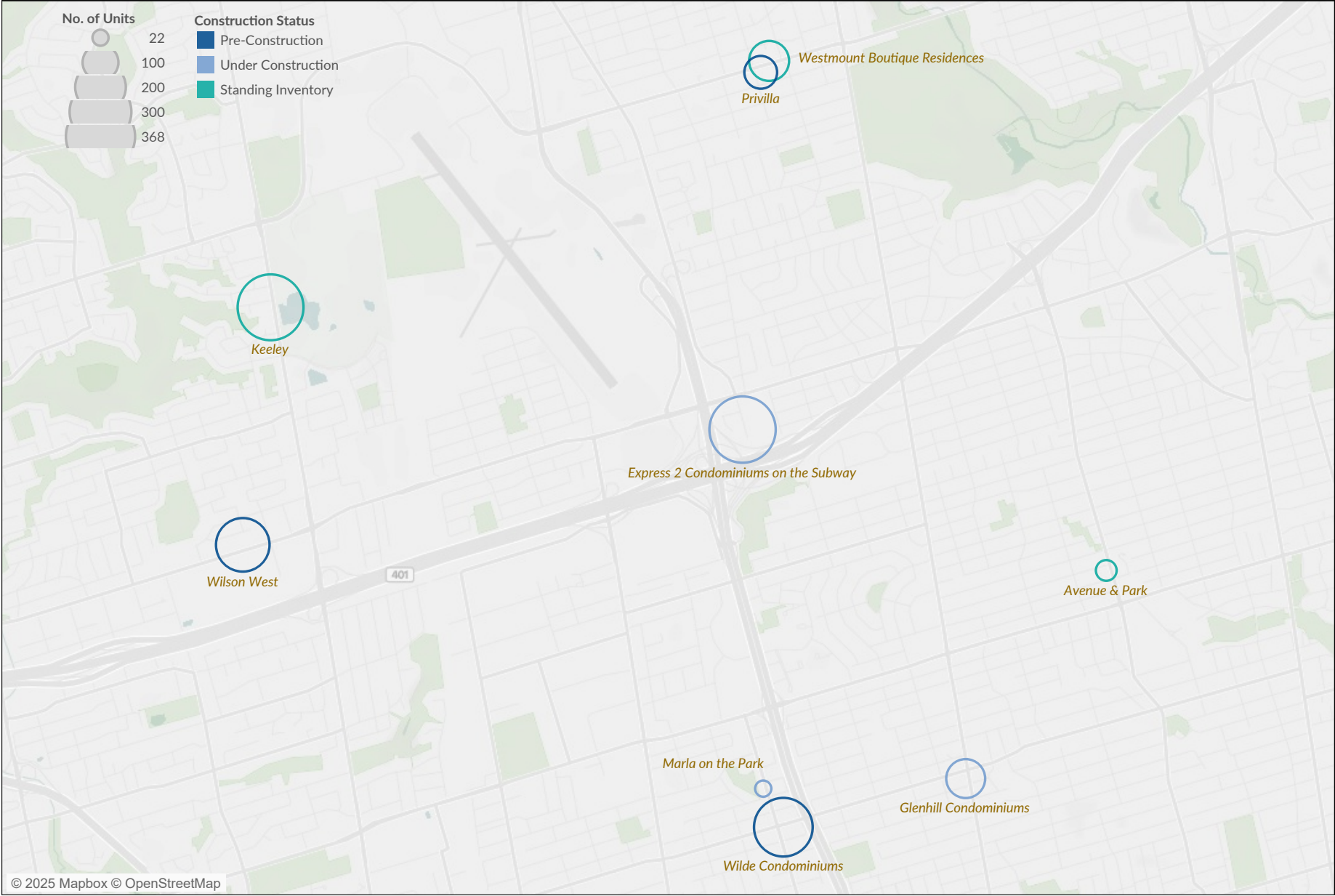


Post Launch Absorption: North York West



North York West Submarket Report - October 2025

Current Active Projects



North York West Submarket Report - October 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
Avenue & Park - Stafford Homes	Apartment	September 2022	0	2	2	36	\$1,076	\$1,012
Express 2 Condominiums on the Subway - Malibu Investments..	Apartment	March 2027	1	5	12	368	\$1,257	\$1,322
Glenhill Condominiums - Lanterra Developments	Apartment	December 2025	0	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	2	38	90	\$1,262	\$1,268
Westmount Boutique Residences - Quadcam Development Gr..	Apartment	August 2025	1	2	74	134	\$1,403	\$1,401
Wilde Condominiums - Chestnut Hill Developments	Apartment	October 2029	2	8	262	288	\$1,184	\$1,186
Wilson West - First Avenue Properties	Apartment	October 2028	0	2	114	240	\$1,146	\$1,173

North York West Submarket Report - October 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	16
Central Waterfront	2	4
Don Mills - York Mills	5	10
Downtown Core	2	6
Downtown East	3	16
Downtown West	7	20
Etobicoke Waterfront	1	1
Highway7 - Yonge	0	4
Mississauga City Centre	2	9
North Toronto	4	14
North Yonge Corridor	0	8
North York East		
North York West	5	9
Not Applicable	207	165
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	1	2
Toronto East	0	5
Toronto West	3	16
Yonge - St. Clair	2	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,003	422	\$2,348	1,002	\$2,353,840
1,838	916	\$1,642	905	\$1,485,872
1,823	262	\$1,525	936	\$1,427,623
3,687	435	\$1,865	785	\$1,464,664
4,643	863	\$1,378	736	\$1,014,656
5,949	1,096	\$1,874	957	\$1,794,730
558	7	\$1,646	814	\$1,338,757
894	198	\$1,056	798	\$842,726
4,578	631	\$1,223	661	\$807,988
2,378	307	\$1,603	919	\$1,473,744
2,349	713	\$1,622	688	\$1,115,953
1,129	539	\$1,300	759	\$985,963
26,874	8,113	\$1,141	746	\$851,287
1,917	346	\$1,364	832	\$1,134,389
419	24	\$1,550	1,708	\$2,647,813
881	165	\$1,261	663	\$835,765
2,592	336	\$1,311	837	\$1,096,703
1,074	152	\$2,168	1,301	\$2,819,861



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