

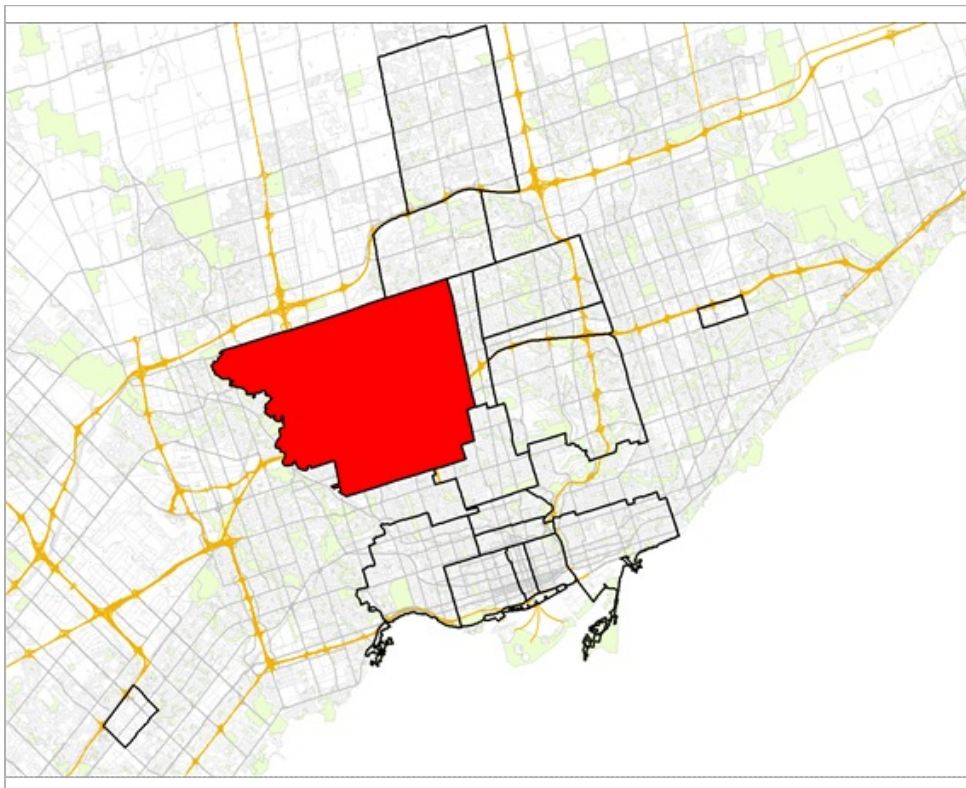


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of November 2025

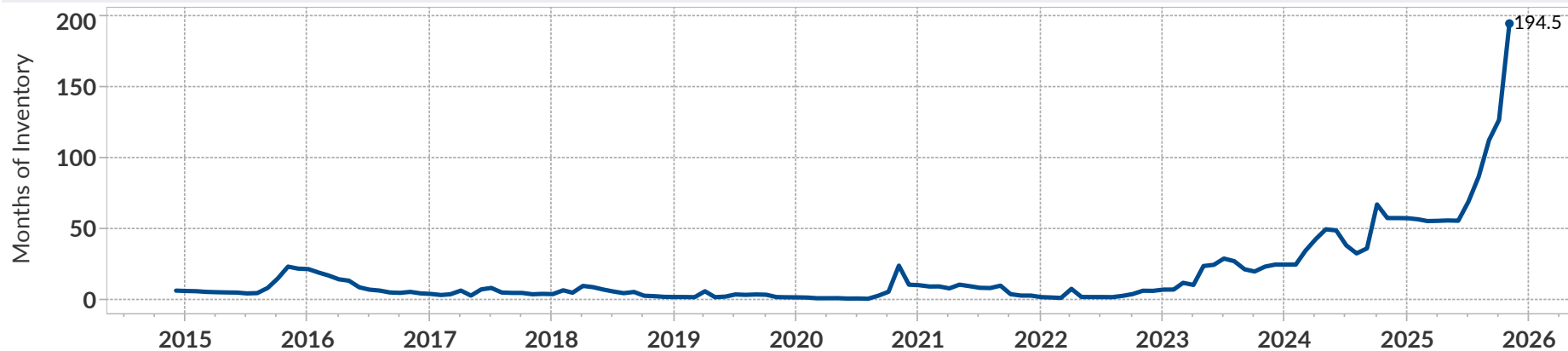


North York West Submarket Report - November 2025



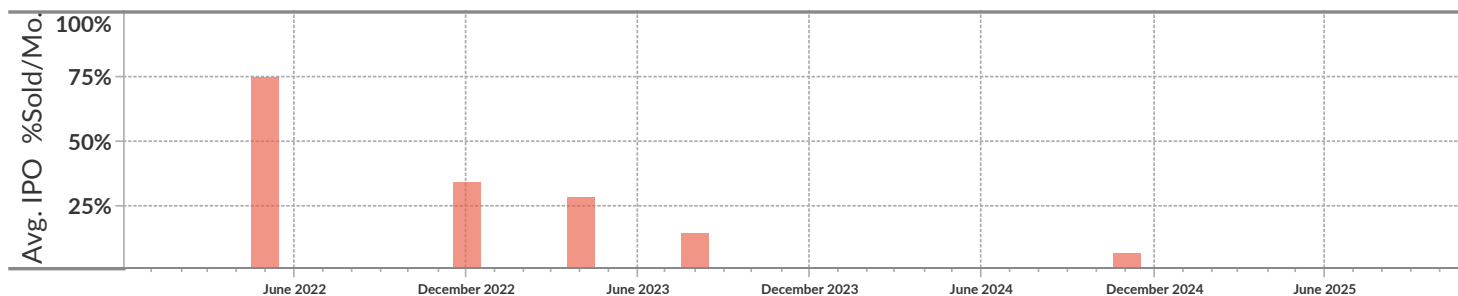
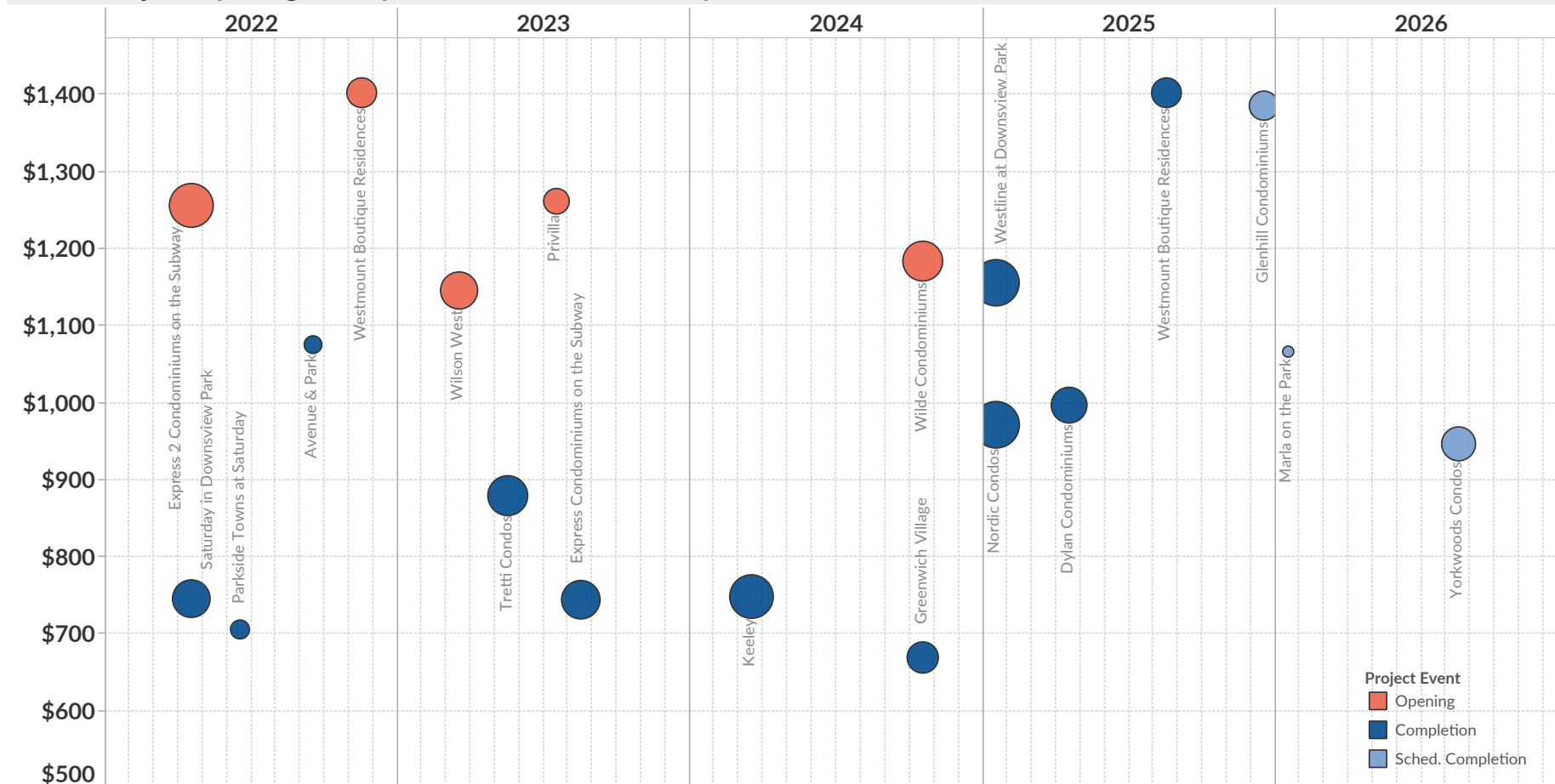
North York West		GTA
Distinct count of Site Name	9	317
No. of Units	1,668	81,810
Total Sales	1,133	66,418
Act Inv	535	15,392
Avg. \$/sf	\$1,300	\$1,375
Avg. Project \$/SF	\$1,260	\$1,290
Avg. SF	759	788
Avg. \$	\$986,752	\$1,083,722
Current Month Sales	4	165

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

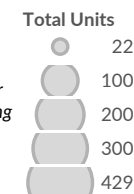


North York West Submarket Report - November 2025

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.



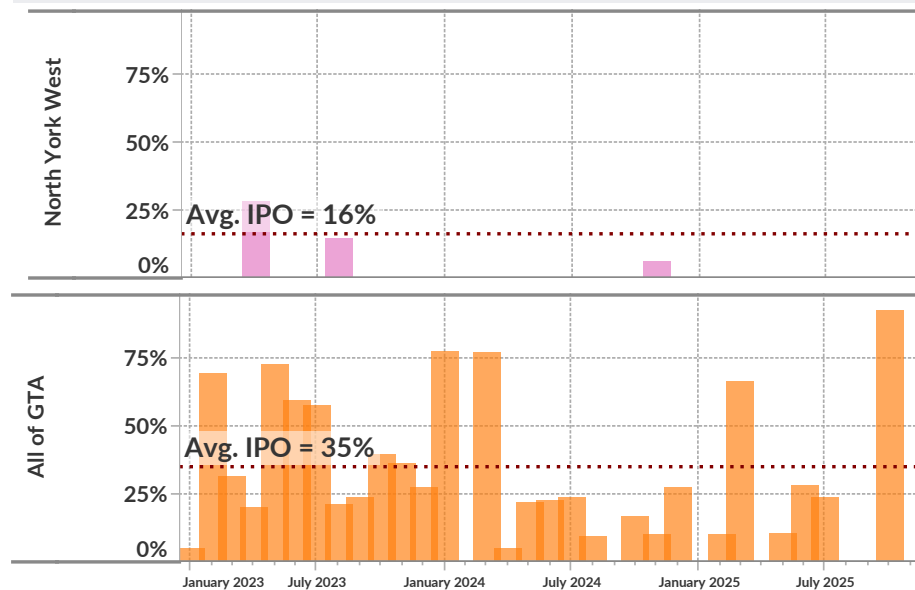
North York West Submarket Report - November 2025

Project Data by Unit Type

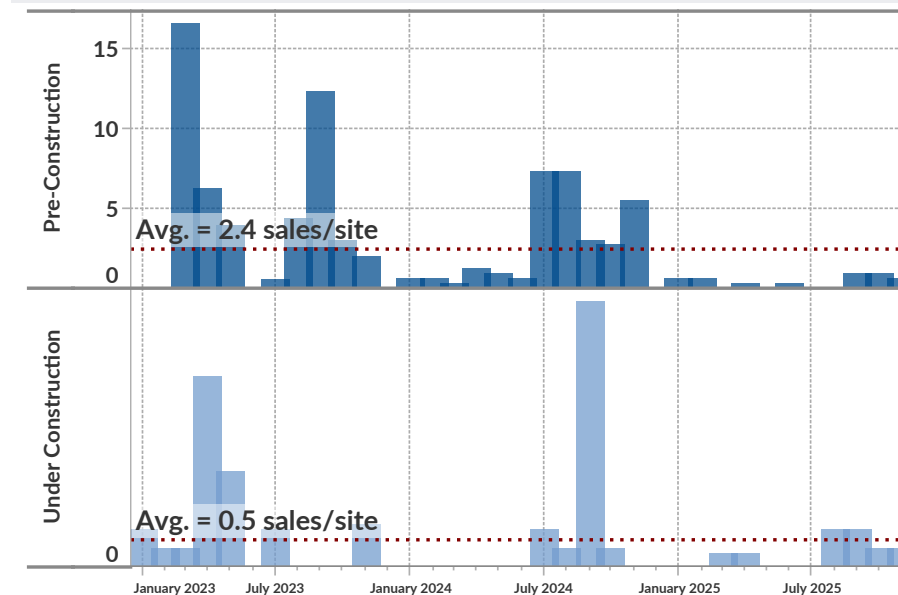
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	11	0	6	5
1 Bedroom	282	1	212	70
1 Bedroom + Den	674	2	431	243
2 Bedroom	482	1	334	148
2 Bedroom + Den	113	0	84	29
3 Bedroom & Up	87	0	49	38
Penthouse	4	0	4	0
Other	15	0	13	2

*				
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
\$1,249	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
\$1,437	1,184	2,455	\$1,258,900	\$3,969,900

IPO Launch Performance (first 2 months)

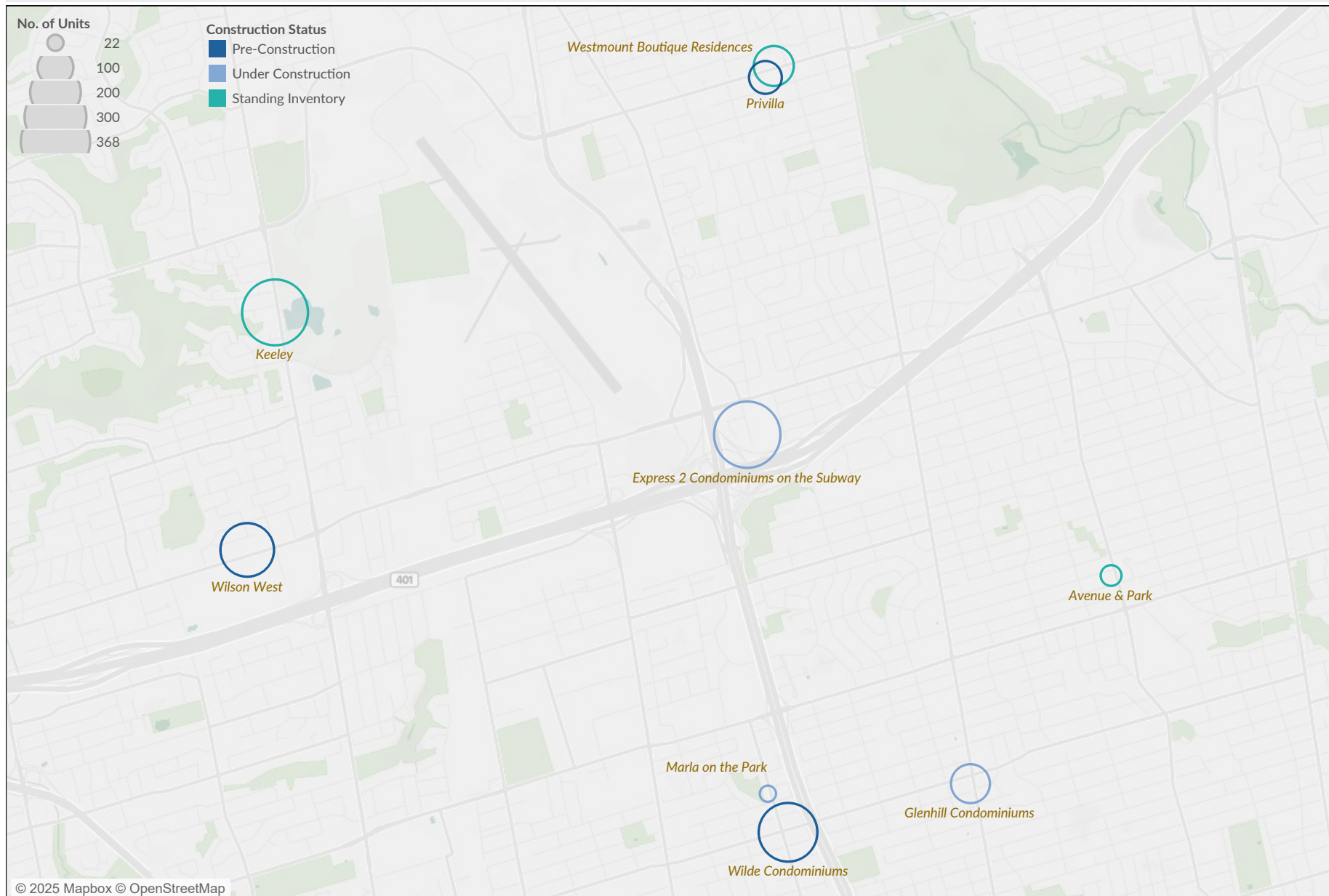


Post Launch Absorption: North York West



North York West Submarket Report - November 2025

Current Active Projects



North York West Submarket Report - November 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	6	11	368	\$1,257	\$1,324
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	3	37	90	\$1,262	\$1,268
Westmount Boutique Residences - Quadcam Development Gr..	Apartment	August 2025	1	3	73	134	\$1,403	\$1,401
Wilde Condominiums - Chestnut Hill Developments	Apartment	October 2029	1	9	261	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 - November 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 16
Central Waterfront	• 0	• 4
Don Mills - York Mills	• 3	• 10
Downtown Core	• 0	• 6
Downtown East	• 1	• 16
Downtown West	• 2	• 19
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 0	• 9
North Toronto	• 1	• 14
North Yonge Corridor	• 1	• 8
North York East		
North York West	• 4	• 9
Not Applicable	• 138	• 164
Scarborough City Centre		
Sheppard Corridor	• 0	• 8
Thornhill	• 0	• 2
Toronto East	• 3	• 5
Toronto West	• 8	• 16
Yonge - St. Clair	• 0	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 3,006	• 419	• \$2,348	• 996	• \$2,337,249
• 1,838	• 916	• \$1,642	• 905	• \$1,485,872
• 1,827	• 258	• \$1,426	• 912	• \$1,299,813
• 3,687	• 435	• \$1,865	• 785	• \$1,464,664
• 4,644	• 862	• \$1,378	• 737	• \$1,015,041
• 5,938	• 1,056	• \$1,875	• 941	• \$1,763,955
• 559	• 6	• \$1,636	• 782	• \$1,278,733
• 894	• 198	• \$1,056	• 798	• \$842,726
• 4,578	• 631	• \$1,223	• 661	• \$807,988
• 2,379	• 306	• \$1,596	• 912	• \$1,456,142
• 2,350	• 712	• \$1,624	• 687	• \$1,115,830
• 1,133	• 535	• \$1,300	• 759	• \$986,752
• 26,687	• 8,050	• \$1,132	• 748	• \$847,048
• 1,917	• 346	• \$1,346	• 834	• \$1,123,103
• 419	• 24	• \$1,550	• 1,708	• \$2,647,813
• 888	• 158	• \$1,251	• 667	• \$833,914
• 2,600	• 328	• \$1,301	• 840	• \$1,092,905
• 1,074	• 152	• \$2,168	• 1,301	• \$2,819,861



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