

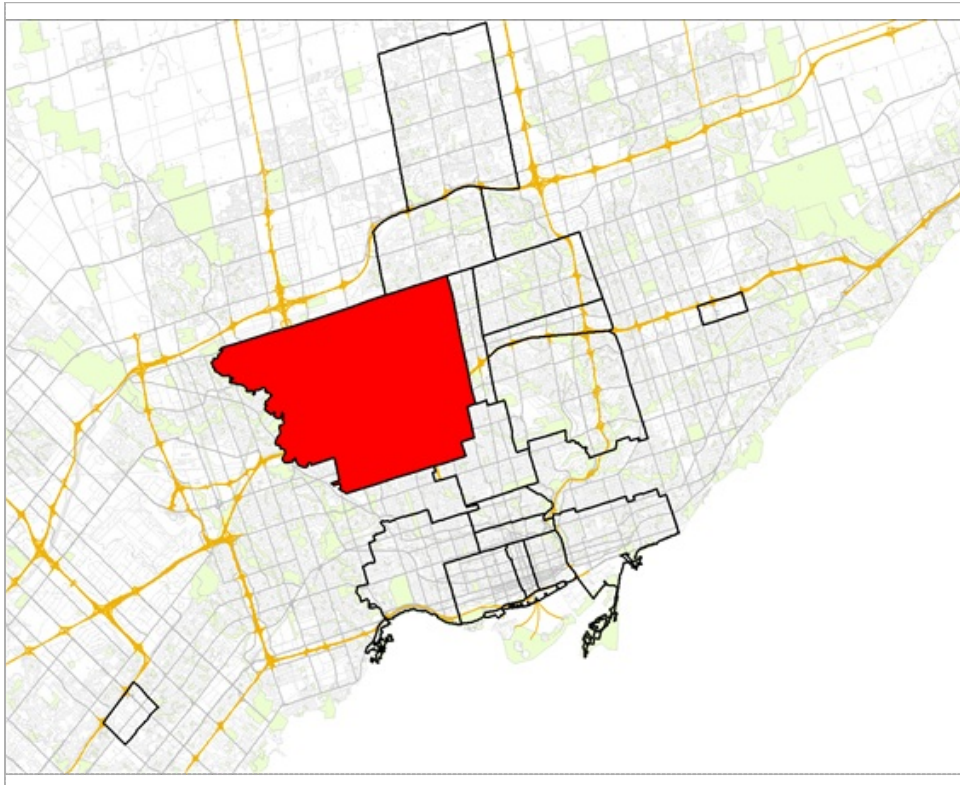


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of December 2025

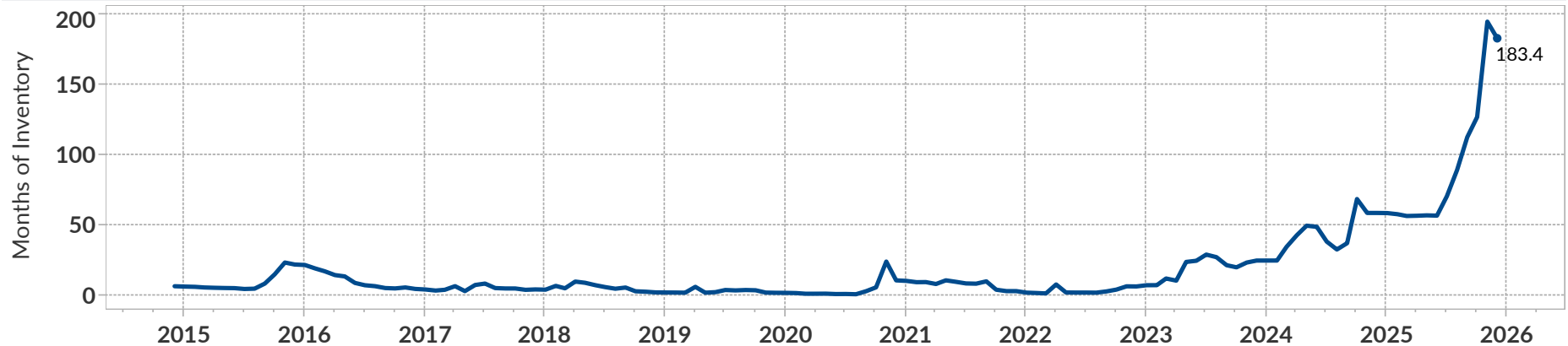


North York West Submarket Report - December 2025



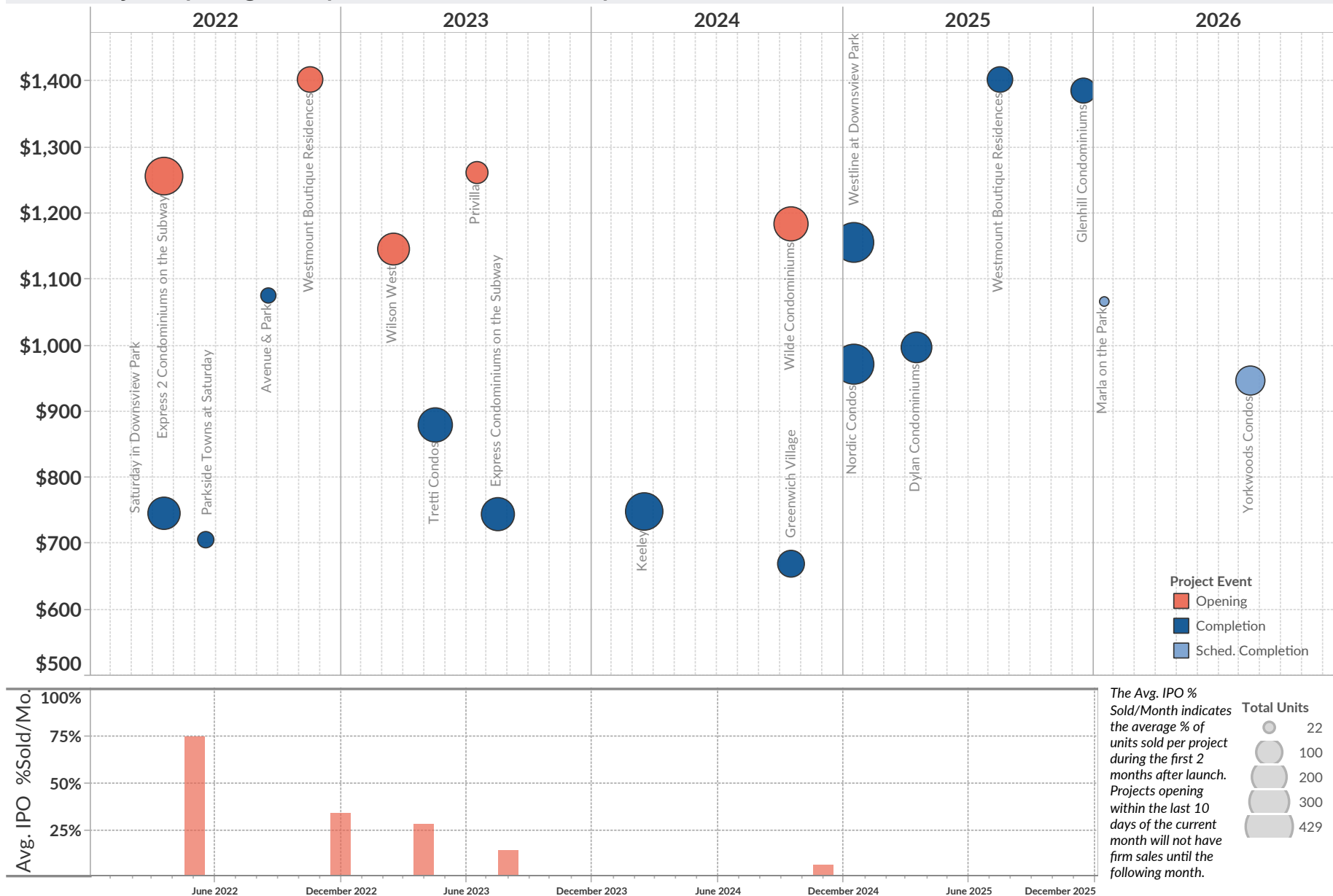
North York West		GTA
Distinct count of Site Name	9	317
No. of Units	1,668	81,546
Total Sales	1,133	66,431
Act Inv	535	15,115
Avg. \$/sf	\$1,305	\$1,368
Avg. Project \$/SF	\$1,260	\$1,286
Avg. SF	763	792
Avg. \$	\$994,947	\$1,083,198
Current Month Sales	2	87

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



North York West Submarket Report - December 2025

Recent Project Openings, Completions & Scheduled Completions



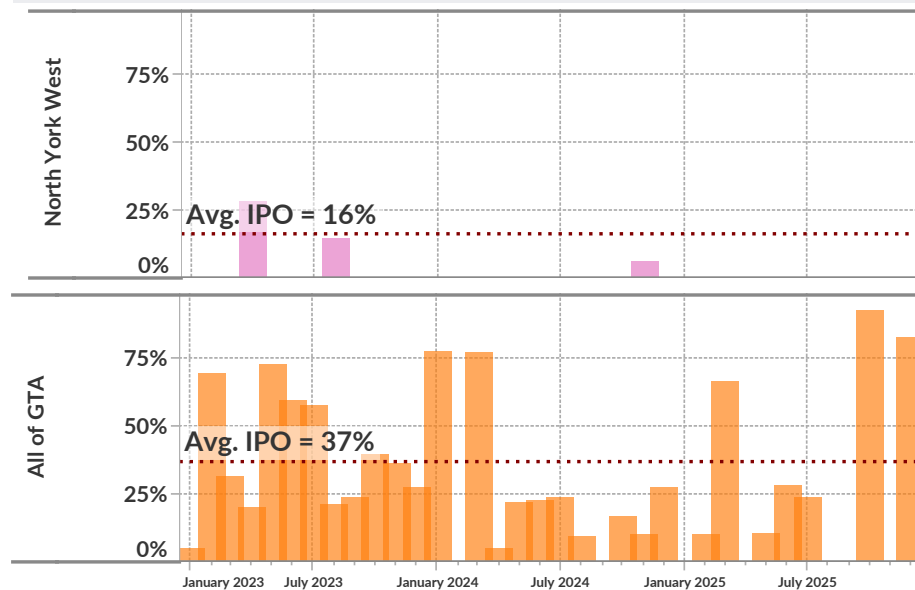
North York West Submarket Report - December 2025

Project Data by Unit Type

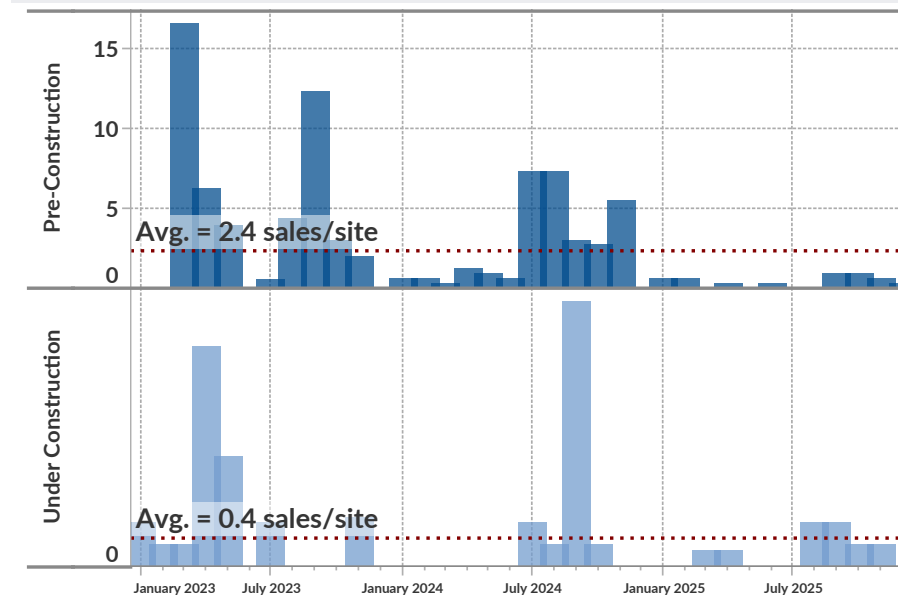
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	11	0	6	5
1 Bedroom	282	1	213	69
1 Bedroom + Den	674	0	431	243
2 Bedroom	482	1	334	148
2 Bedroom + Den	113	0	83	30
3 Bedroom & Up	87	0	49	38
Penthouse	4	0	4	0
Other	15	0	13	2

*				
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
\$1,257	623	1,798	\$693,600	\$2,999,900
\$1,558	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)

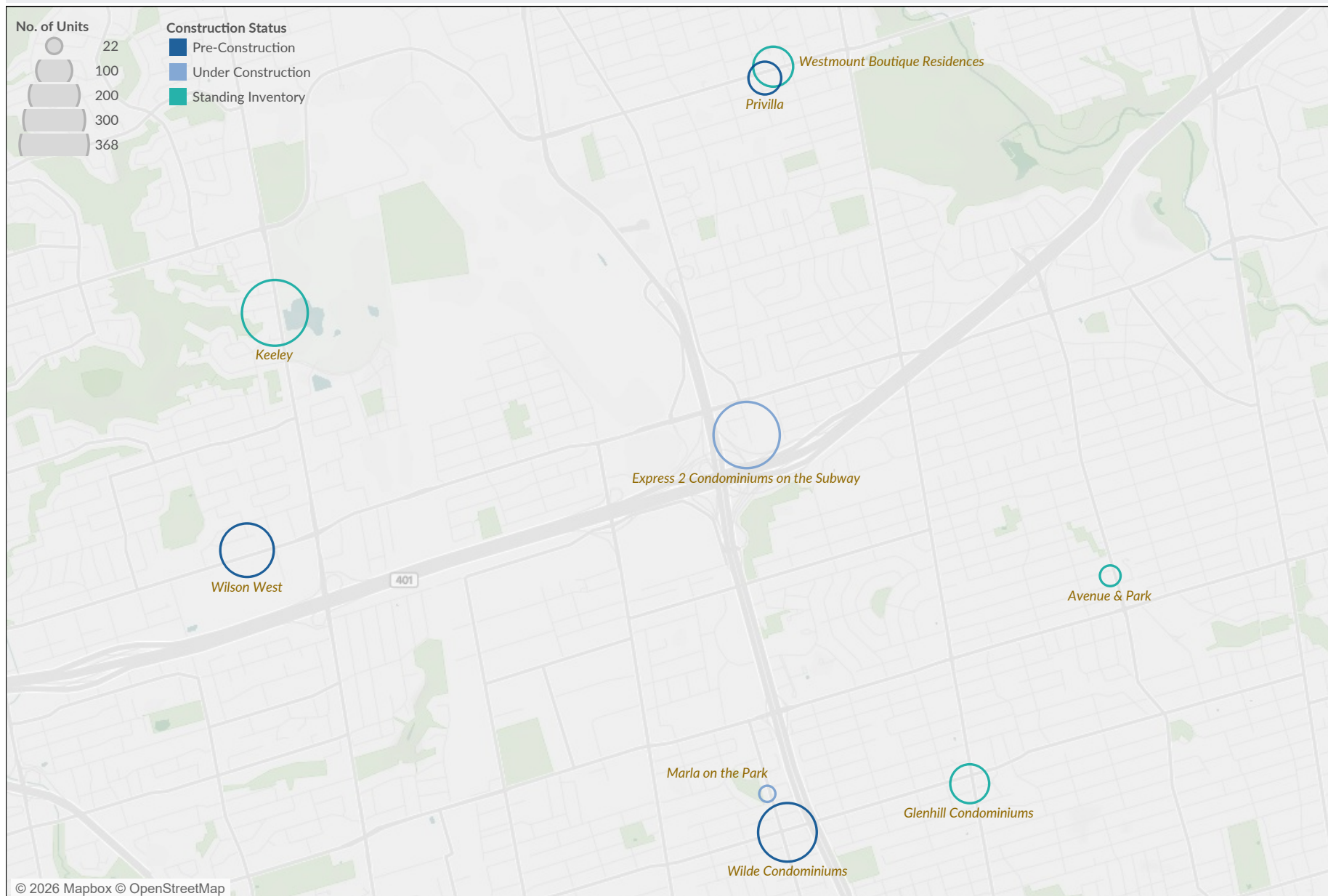


Post Launch Absorption: North York West



North York West Submarket Report - December 2025

Current Active Projects



North York West Submarket Report - December 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	1	3	1	36	\$1,076	\$1,014
Express 2 Condominiums on the Subway - Malibu Investments..	Apartment	March 2027	0	6	11	368	\$1,257	\$1,324
Glenhill Condominiums - Lanterra Developments	Apartment	December 2025	0	2	30	127	\$1,386	\$1,730
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	June 2028	0	3	37	90	\$1,262	\$1,268
Westmount Boutique Residences - Quadcam Development Gr..	Apartment	August 2025	0	3	73	134	\$1,403	\$1,401
Wilde Condominiums - Chestnut Hill Developments	Apartment	October 2029	1	10	260	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 - December 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	0	16
Central Waterfront	0	4
Don Mills - York Mills	1	10
Downtown Core	0	6
Downtown East	0	15
Downtown West	4	19
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	0	9
North Toronto	1	14
North Yonge Corridor	0	8
North York East		
North York West	2	9
Not Applicable	67	165
Scarborough City Centre		
Sheppard Corridor	3	8
Thornhill	0	2
Toronto East	0	5
Toronto West	9	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
1,828	260	\$1,420	910	\$1,292,699
3,687	435	\$1,865	785	\$1,464,664
4,489	767	\$1,364	753	\$1,026,137
5,947	965	\$1,881	943	\$1,774,088
559	6	\$1,636	782	\$1,278,733
894	198	\$1,056	798	\$842,726
4,579	630	\$1,223	661	\$807,827
2,379	306	\$1,597	911	\$1,453,690
2,350	712	\$1,624	687	\$1,115,830
1,133	535	\$1,305	763	\$994,947
26,827	7,975	\$1,125	754	\$848,370
1,925	338	\$1,328	837	\$1,112,190
419	24	\$1,550	1,708	\$2,647,813
888	158	\$1,251	667	\$833,914
2,609	319	\$1,308	842	\$1,100,855
1,074	152	\$2,168	1,301	\$2,819,861



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