

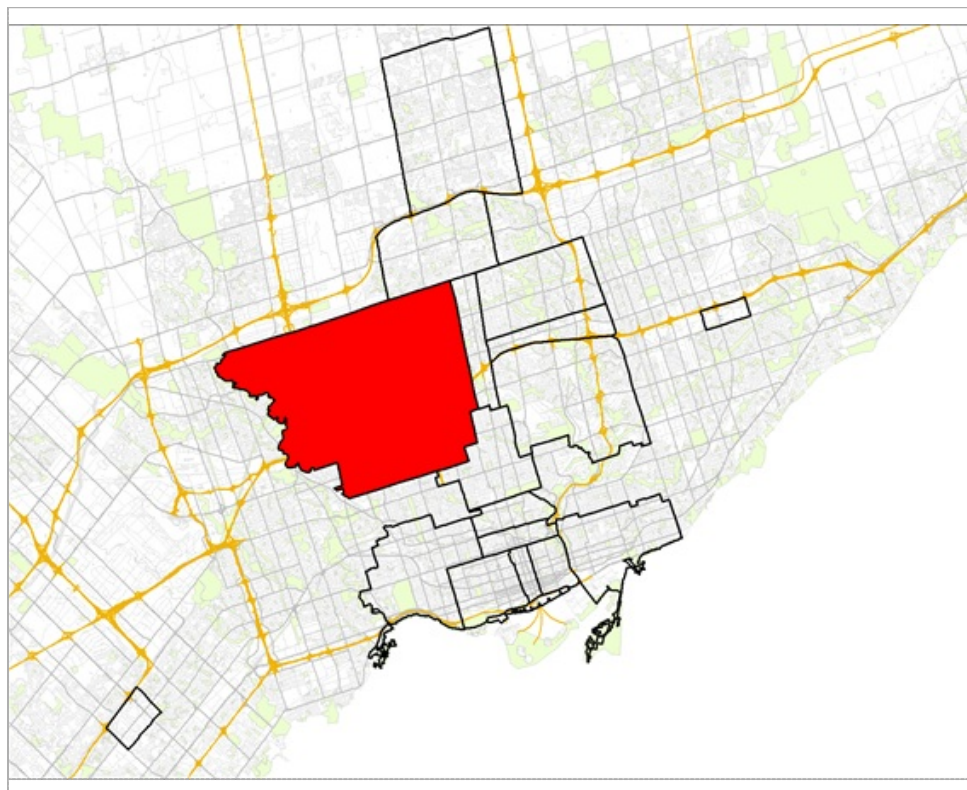


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of July 2026

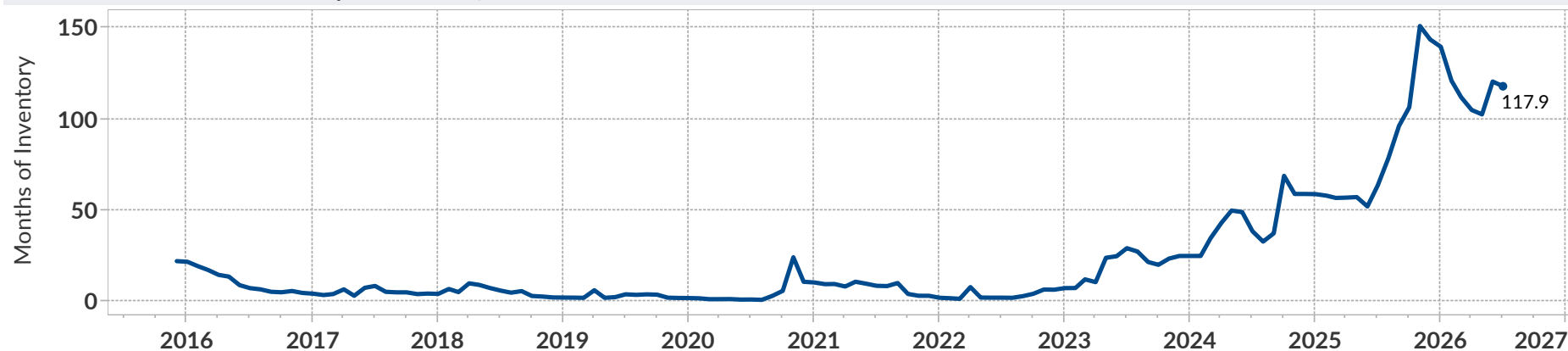


North York West Submarket Report - July 2026



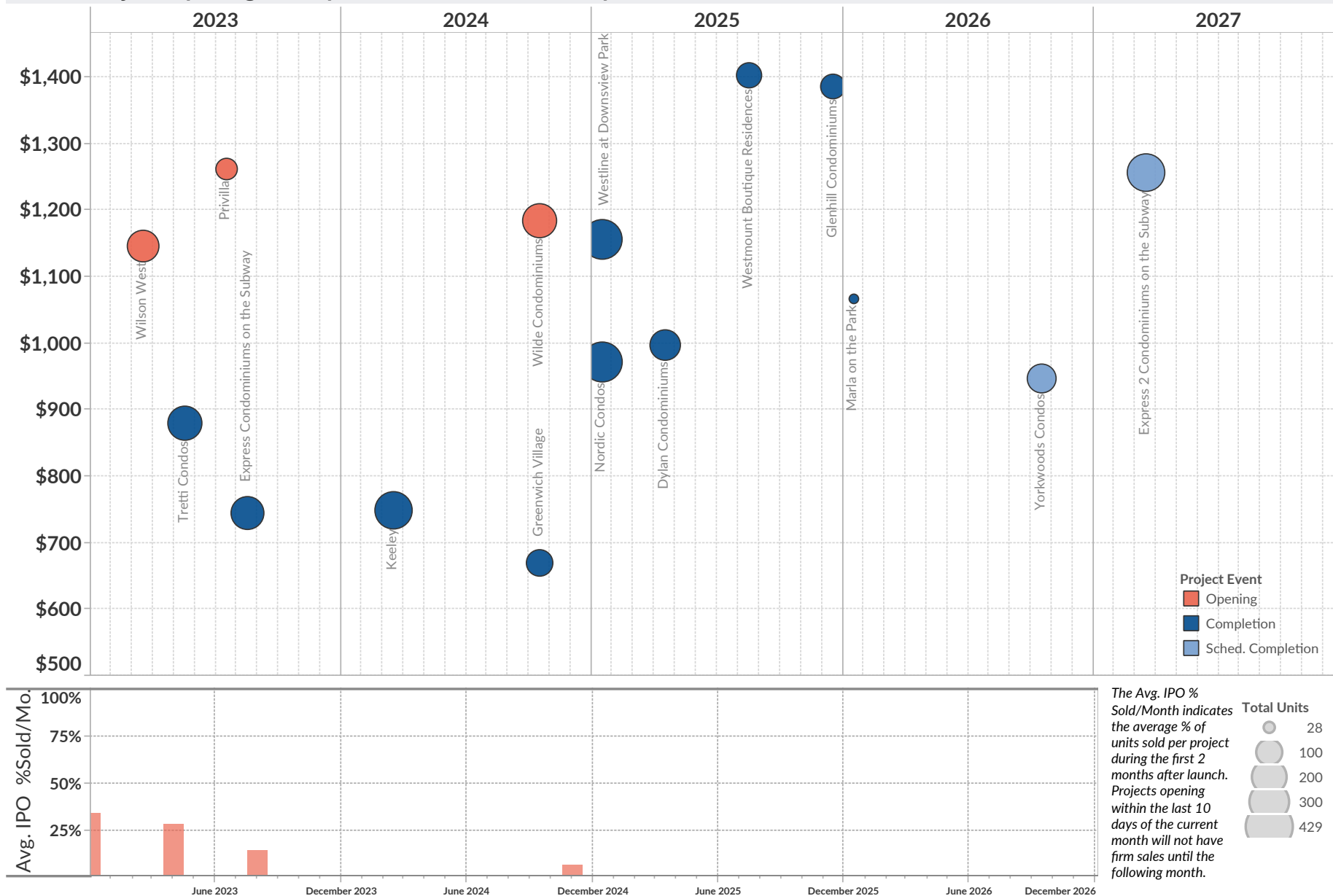
North York West		GTA
Distinct count of Site Name	6	291
No. of Units	1,247	75,173
Total Sales	746	62,828
Act Inv	501	12,345
Avg. \$/sf		\$1,389
Avg. Project \$/SF		\$1,278
Avg. SF		810
Avg. \$		\$1,125,410
Current Month Sales		237

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



North York West Submarket Report - July 2026

Recent Project Openings, Completions & Scheduled Completions



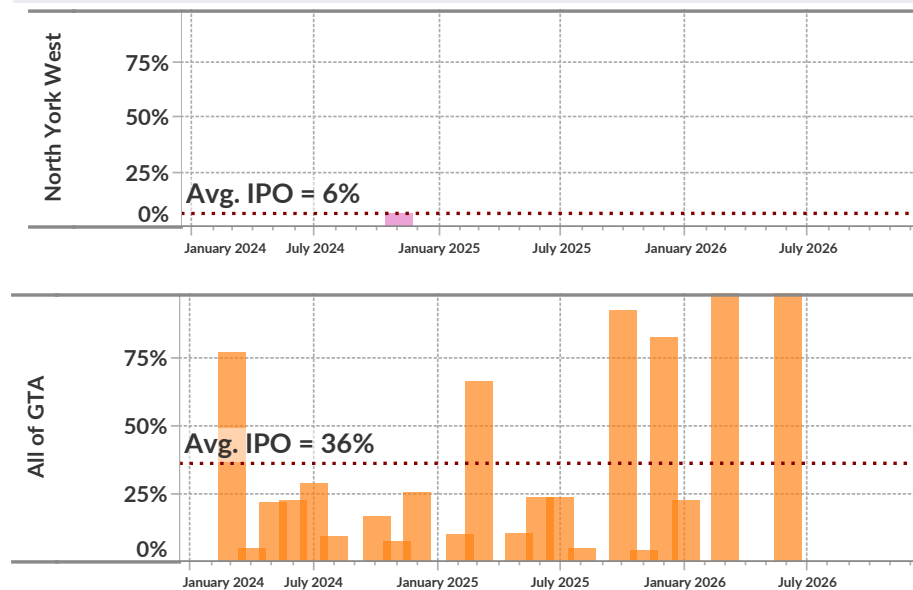
North York West Submarket Report - July 2026

Project Data by Unit Type

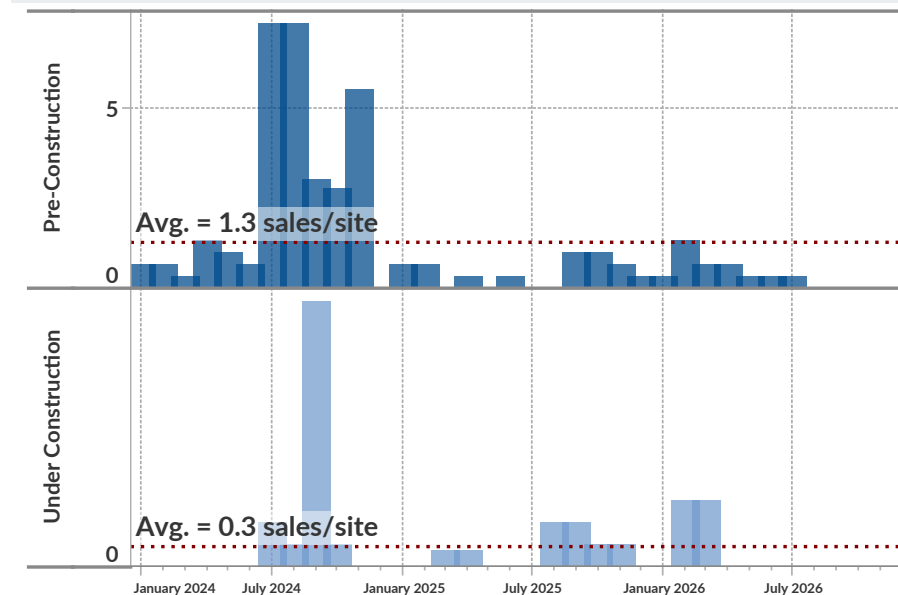
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	5	0	0	5
1 Bedroom	252	0	184	68
1 Bedroom + Den	515	1	283	232
2 Bedroom	345	0	207	138
2 Bedroom + Den	69	0	47	22
3 Bedroom & Up	56	0	22	34
Penthouse				
Other	5	0	3	2

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,379	340	480	\$491,900	\$636,900
\$1,252	455	690	\$525,900	\$899,900
\$1,153	486	910	\$553,900	\$1,429,900
\$1,219	623	1,798	\$706,900	\$2,999,900
\$1,578	775	3,739	\$798,900	\$6,549,900
\$1,432	813	3,777	\$876,900	\$6,689,900
\$1,437	1,184	2,455	\$1,258,900	\$3,969,900

IPO Launch Performance (first 2 months)

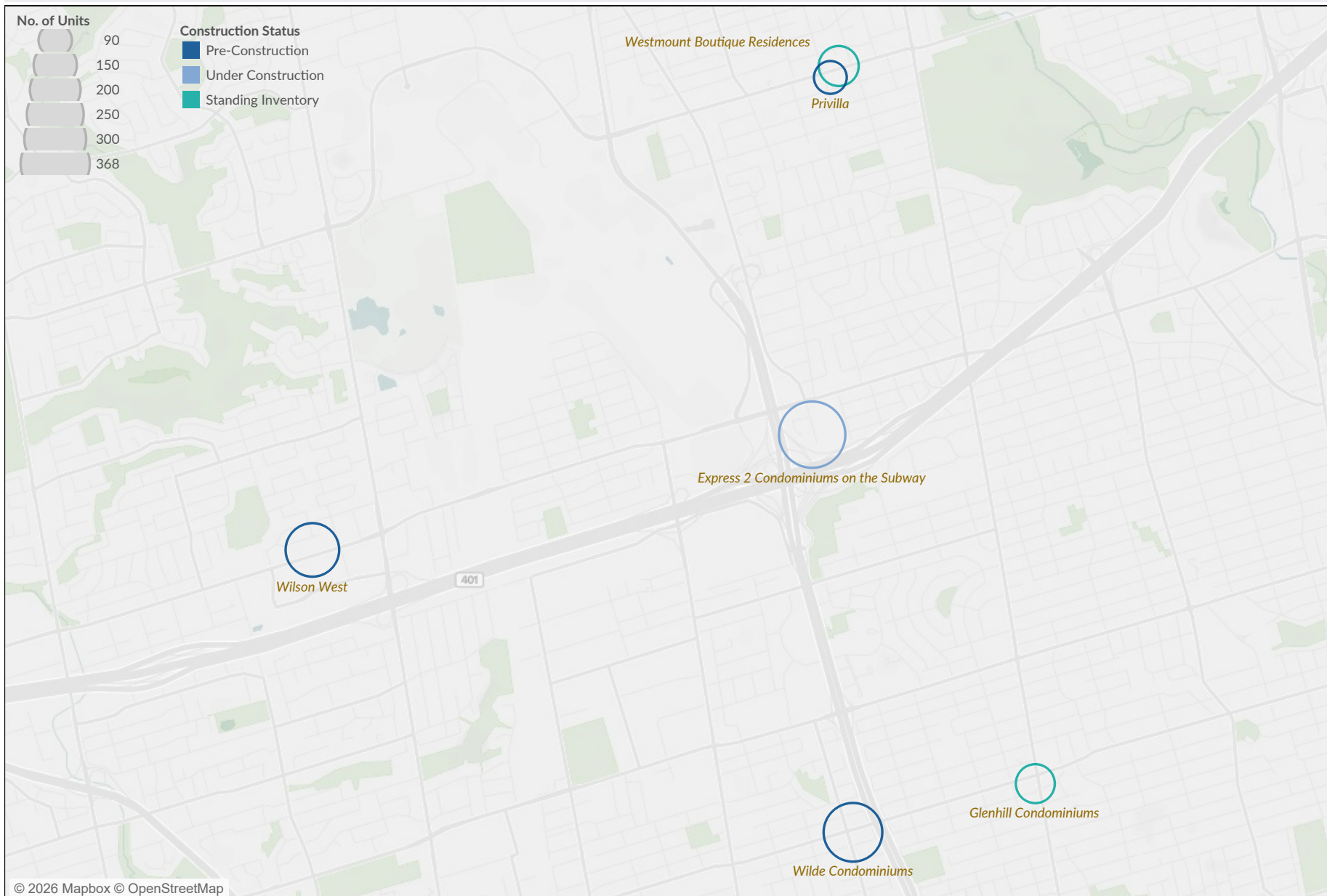


Post Launch Absorption: North York West



North York West Submarket Report - July 2026

Current Active Projects



North York West Submarket Report - July 2026

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
Express 2 Condominiums on the Subway - Malibu Investments..	Apartment	March 2027	0	2	9	368	\$1,257	\$1,320
Glenhill Condominiums - Lanterra Developments	Apartment	December 2025	0	5	25	127	\$1,386	\$1,729
Privilla - 719 Sheppard Avenue West Ltd.	Apartment	October 2028	0	3	34	90	\$1,262	\$1,250
Westmount Boutique Residences - Quadcam Development Gr..	Apartment	August 2025	0	5	68	134	\$1,403	\$1,401
Wilde Condominiums - Chestnut Hill Developments	Apartment	December 2029	1	9	251	288	\$1,184	\$1,083
Wilson West - First Avenue Properties	Apartment	October 2028	0	0	114	240	\$1,146	\$1,173

North York West Submarket Report - July 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 3	• 4
Don Mills - York Mills	• 1	• 9
Downtown Core	• 0	• 6
Downtown East	• 4	• 15
Downtown West	• 5	• 19
Etobicoke Waterfront		
Highway7 - Yonge	• 2	• 3
Mississauga City Centre	• 0	• 8
North Toronto	• 0	• 14
North Yonge Corridor	• 1	• 8
North York East		
North York West	• 1	• 6
Not Applicable	• 213	• 147
Scarborough City Centre		
Sheppard Corridor	• 2	• 8
Thornhill	• 0	• 2
Toronto East	• 1	• 5
Toronto West	• 2	• 16
Yonge - St. Clair	• 0	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,991	• 400	• \$2,329	• 1,030	• \$2,398,125
• 1,852	• 905	• \$1,701	• 1,006	• \$1,711,201
• 1,800	• 68	• \$1,515	• 1,367	• \$2,071,875
• 3,693	• 429	• \$1,865	• 788	• \$1,469,700
• 4,514	• 663	• \$1,340	• 736	• \$987,083
• 5,980	• 744	• \$1,898	• 1,018	• \$1,930,917
• 777	• 161	• \$1,036	• 777	• \$805,168
• 4,049	• 621	• \$1,214	• 656	• \$796,392
• 2,334	• 288	• \$1,605	• 903	• \$1,448,838
• 2,447	• 654	• \$1,610	• 668	• \$1,074,775
• 746	• 501	• \$1,260	• 744	• \$937,295
• 24,657	• 6,008	• \$1,103	• 761	• \$839,810
• 1,959	• 268	• \$1,396	• 837	• \$1,168,075
• 423	• 30	• \$1,573	• 1,718	• \$2,701,583
• 891	• 165	• \$1,216	• 686	• \$833,692
• 2,639	• 290	• \$1,321	• 843	• \$1,114,270
• 1,076	• 150	• \$2,169	• 1,308	• \$2,837,027



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