

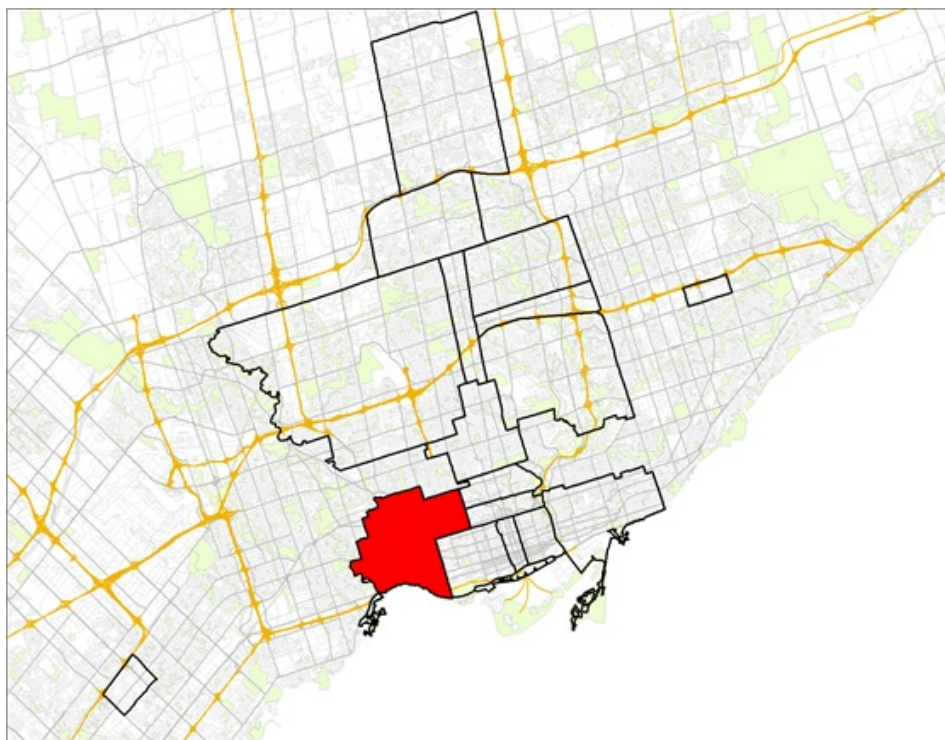


Greater Toronto Area  
Toronto West

New Homes High Rise Submarket Report  
Data as of October 2022



## Toronto West Submarket Report - October 2022



| Toronto West                                  |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 23          | 334         |
| No. of Units                                  | 4,455       | 86,938      |
| Total Sales                                   | 3,704       | 76,165      |
| Act Inv                                       | 751         | 10,773      |
| Avg. wt. \$/sf                                | \$1,328     | \$1,440     |
| Avg. Project \$/SF                            | \$1,265     | \$1,297     |
| Avg. SF                                       | 835         | 856         |
| Avg. \$                                       | \$1,108,970 | \$1,232,344 |
| Current Month Sales (incl. active & sold out) | 74          | 1,601       |

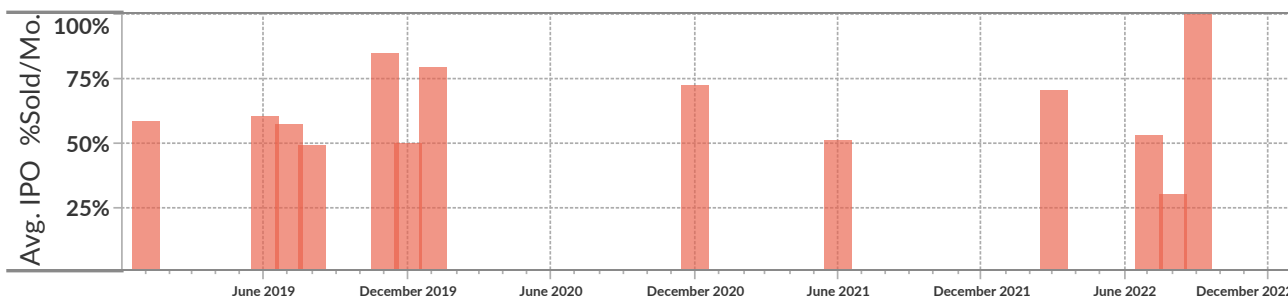
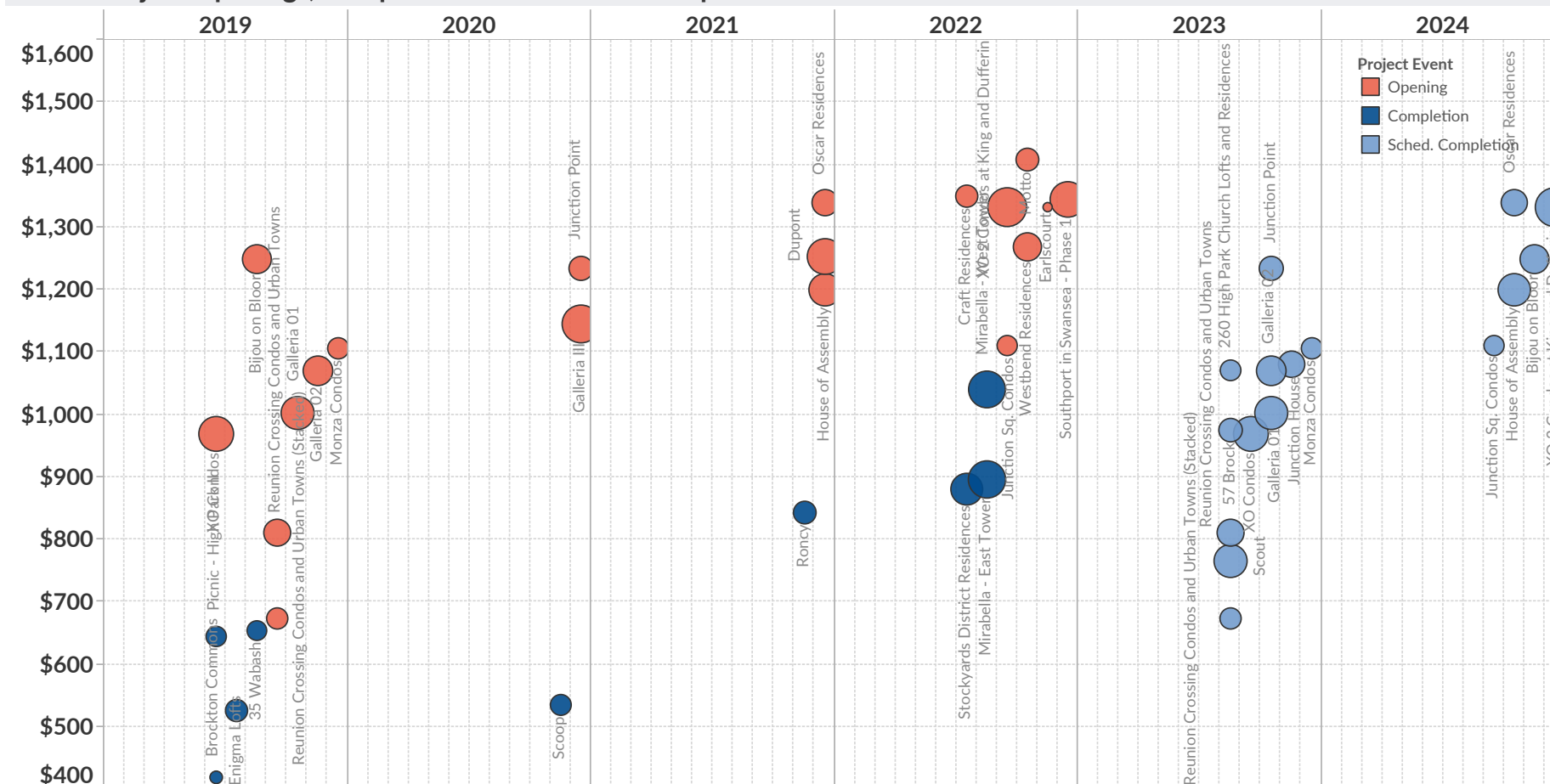
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| Toronto West             |        | City of Toronto |
| Count of Address         | 60     | 743             |
| Total Units              | 29,738 | 409,580         |
| Min. Density             | 0.6    | 0.0             |
| Max. Density             | 12.9   | 61.7            |
| Avg. Density             | 4.9    | 7.7             |

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

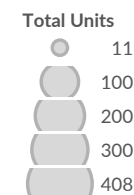


# Toronto West Submarket Report - October 2022

## 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.



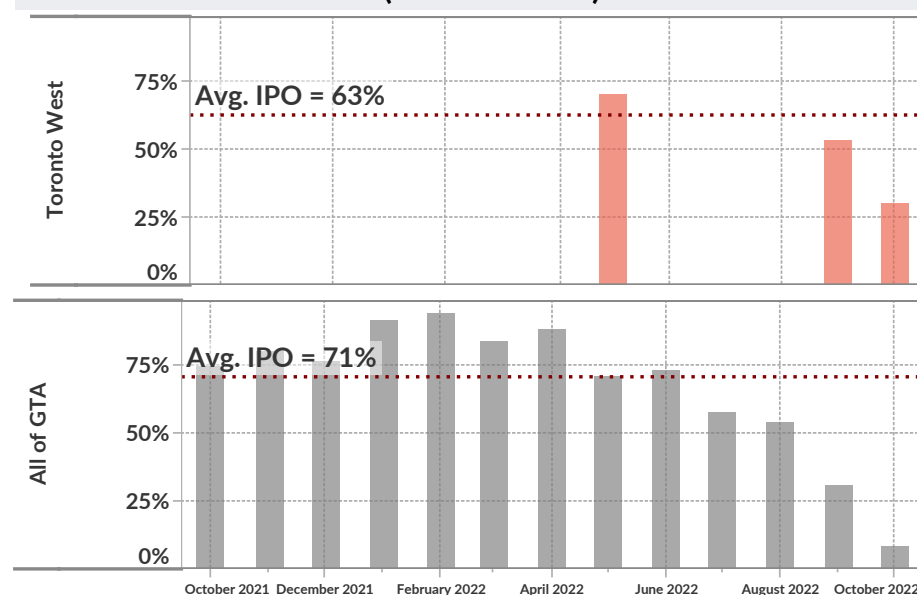
# Toronto West Submarket Report - October 2022

## Project Data by Unit Type

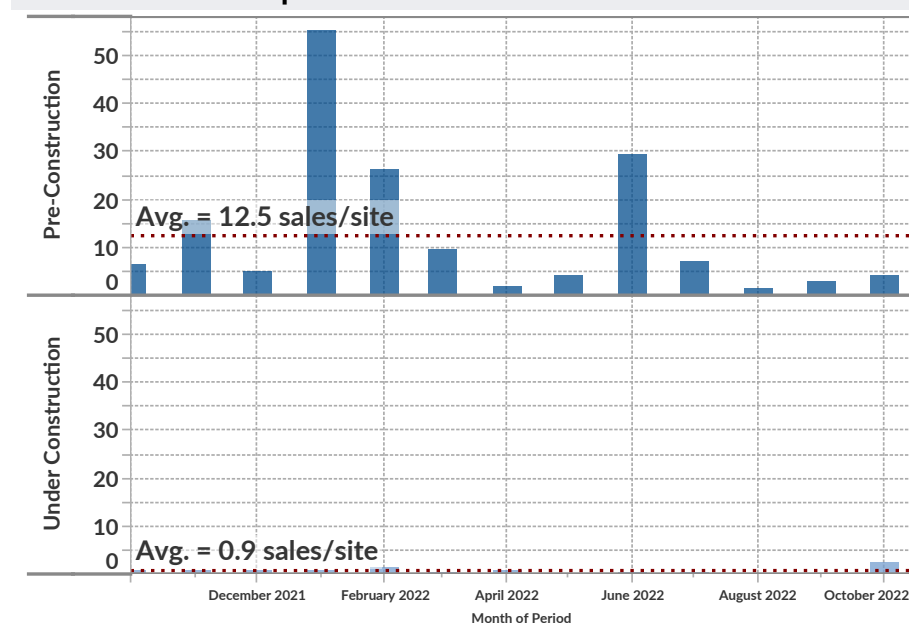
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 90           | 0                   | 86          | 4       |
| 1 Bedroom       | 843          | 40                  | 735         | 108     |
| 1 Bedroom + Den | 1,205        | 9                   | 1,079       | 126     |
| 2 Bedroom       | 1,265        | 3                   | 1,074       | 191     |
| 2 Bedroom + Den | 531          | 13                  | 368         | 163     |
| 3 Bedroom & Up  | 433          | 0                   | 295         | 138     |
| Penthouse       | 4            | 0                   | 0           | 4       |
| Other           | 84           | 0                   | 67          | 17      |

| Avg. wt. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|----------------|-----------------|------------------|------------------|-------------------|
| \$1,370        | 427             | 477              | \$599,800        | \$603,990         |
| \$1,378        | 431             | 818              | \$580,000        | \$949,900         |
| \$1,312        | 489             | 772              | \$657,990        | \$1,024,000       |
| \$1,366        | 590             | 1,573            | \$779,990        | \$2,550,000       |
| \$1,288        | 711             | 1,654            | \$842,990        | \$2,845,000       |
| \$1,319        | 802             | 1,992            | \$1,059,900      | \$2,800,000       |
| \$1,082        | 791             | 957              | \$899,900        | \$991,900         |
| \$1,355        | 894             | 3,030            | \$894,990        | \$4,859,900       |

## IPO Launch Performance (first 2 months)

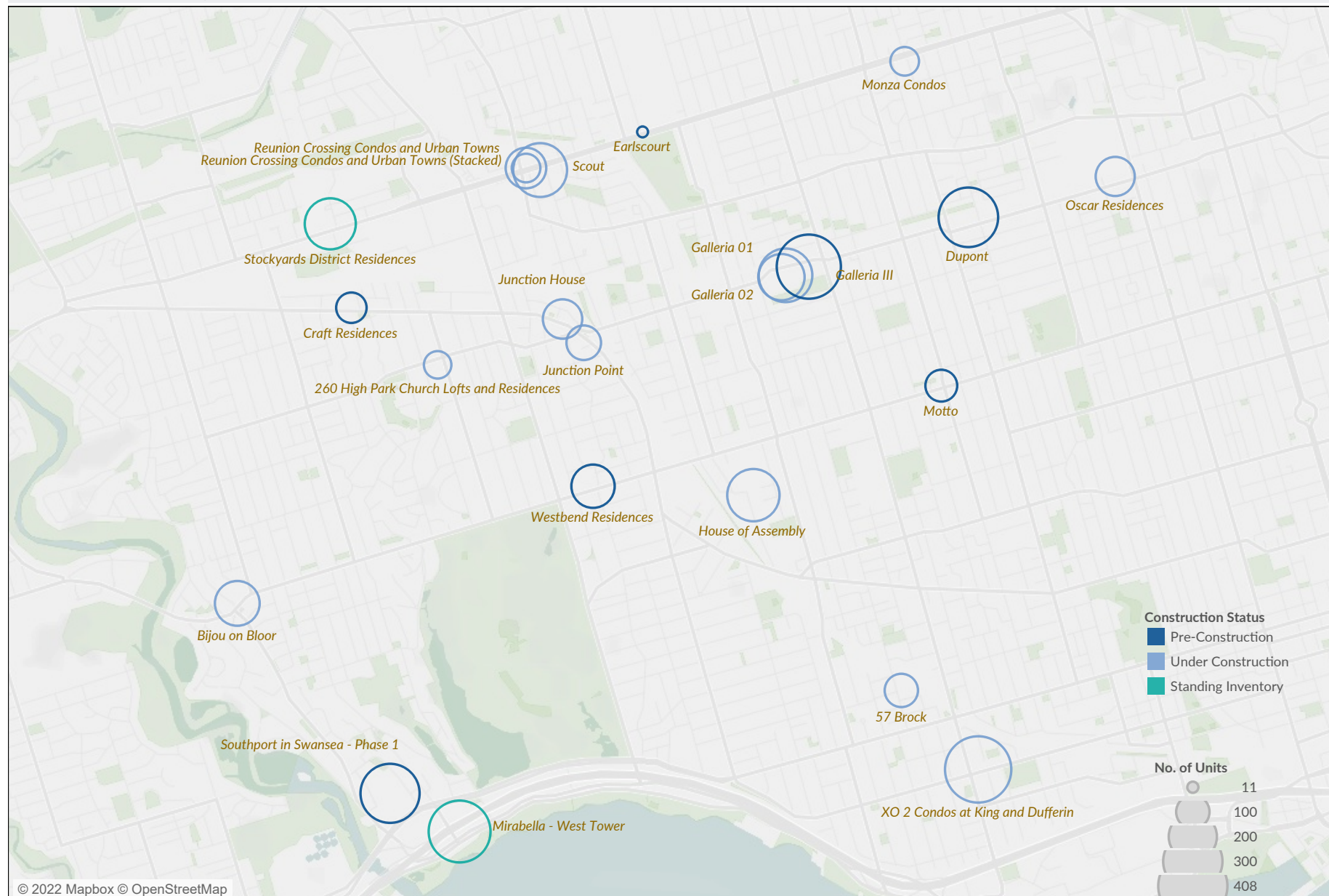


## Post Launch Absorption: Toronto West



# Toronto West Submarket Report - October 2022

## Current Active Projects



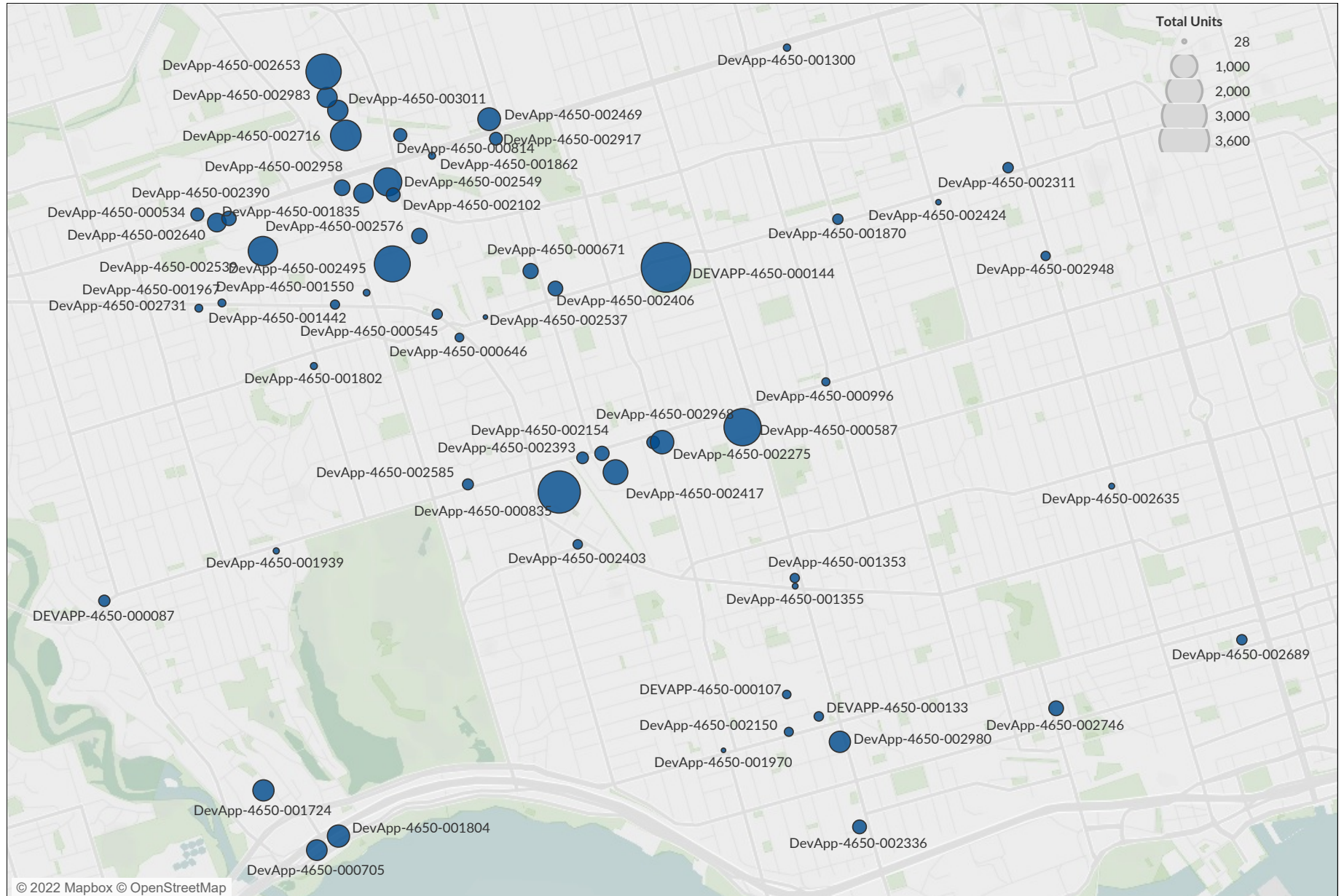
# Toronto West Submarket Report - October 2022

## 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 Price Per Sq Foot |
|---------------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------------------|
| 57 Brock - Block Developments                                 | Apartment    | March 2023              | 0                   | 5   | 6       | 103          | \$975               | \$1,297                        |
| 260 High Park Church Lofts and Residences - Medallion Capit.. | Apartment    | March 2023              | 0                   | 6   | 5       | 70           | \$1,071             | \$1,654                        |
| Bijou on Bloor - Plaza                                        | Apartment    | August 2024             | 0                   | 0   | 20      | 186          | \$1,249             | \$1,601                        |
| Craft Residences - Gairloch                                   | Apartment    | April 2025              | 0                   | 29  | 57      | 86           | \$1,350             | \$1,428                        |
| Dupont - Tridel                                               | Apartment    | May 2025                | 0                   | 54  | 39      | 329          | \$1,253             | \$1,270                        |
| Earlscourt - Format Group                                     | Apartment    | March 2025              | 0                   | 11  | 0       | 11           | \$1,332             | \$1,331                        |
| Galleria 01 - Almadev                                         | Apartment    | September 2023          | 4                   | 4   | 17      | 267          | \$1,002             | \$1,117                        |
| Galleria 02 - Almadev                                         | Apartment    | September 2023          | 1                   | 1   | 1       | 199          | \$1,070             | \$1,016                        |
| Galleria III - Almadev                                        | Apartment    | December 2025           | 0                   | 24  | 22      | 382          | \$1,145             | \$1,278                        |
| House of Assembly - Marlin Spring                             | Apartment    | June 2024               | 0                   | 31  | 9       | 254          | \$1,200             | \$1,196                        |
| Junction House - Globizen Group                               | Apartment    | February 2023           | 0                   | 4   | 13      | 144          | \$1,081             | \$1,209                        |
| Junction Point - Gairloch                                     | Apartment    | September 2023          | 0                   | 2   | 17      | 111          | \$1,234             | \$1,373                        |
| Mirabella - West Tower - Diamante Development                 | Apartment    | September 2022          | 0                   | 19  | 69      | 355          | \$1,040             | \$1,280                        |
| Monza Condos - Benvenuto Group                                | Apartment    | August 2023             | 0                   | 1   | 13      | 76           | \$1,106             | \$1,320                        |
| Motto - Sierra Building Group                                 | Apartment    | September 2025          | 29                  | 29  | 65      | 94           | \$1,408             | \$1,386                        |
| Oscar Residences - Lifetime Developments                      | Apartment    | June 2024               | 0                   | 0   | 0       | 142          | \$1,339             | \$1,388                        |
| Reunion Crossing Condos and Urban Towns - Diamond Kilmer..    | Apartment    | March 2023              | 0                   | 0   | 12      | 153          | \$811               | \$1,006                        |
| Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..   | Stacked      | March 2023              | 0                   | 7   | 1       | 76           | \$673               | \$851                          |
| Scout - Graywood Developments                                 | Apartment    | March 2023              | 0                   | 7   | 8       | 269          | \$766               | \$1,039                        |
| Southport in Swansea - Phase 1 - State Building Group         | Apartment    | January 2026            | 2                   | 196 | 128     | 324          | \$1,344             | \$1,420                        |
| Stockyards District Residences - Marlin Spring                | Apartment    | June 2022               | 0                   | 0   | 14      | 242          | \$880               | \$979                          |
| Westbend Residences - Mattamy Homes                           | Apartment    | March 2025              | 0                   | 0   | 174     | 174          | \$1,268             | \$1,268                        |
| XO 2 Condos at King and Dufferin - Lifetime Developments a..  | Apartment    | October 2024            | 29                  | 347 | 61      | 408          | \$1,332             | \$1,393                        |

# Toronto West Submarket Report - October 2022

## Current Development Applications



# Toronto West Submarket Report - October 2022

## Current Development Application List

| inventorynumber    | Address                                                | Min. Density | Total Units |
|--------------------|--------------------------------------------------------|--------------|-------------|
| DEVAPP-4650-000087 | 2442 - 2454 Bloor Street West; 1 - 9 Riverview Gardens | 2.5          | 186         |
| DEVAPP-4650-000107 | 57 - 65 Brock Avenue                                   | 2.0          | 103         |
| DEVAPP-4650-000133 | 6 Noble Street                                         | 2.0          | 128         |
| DEVAPP-4650-000144 | 1245 Dupont Street                                     | 0.6          | 3,600       |
| DevApp-4650-000534 | 2306 St. Clair Avenue West                             | 3.0          | 242         |
| DevApp-4650-000545 | 2706 - 2730 Dundas Street West                         | 2.5          | 150         |
| DevApp-4650-000587 | 90 Croatia Street                                      | 3.0          | 2,018       |
| DevApp-4650-000646 | 2639 Dundas Street West                                | 2.5          | 109         |
| DevApp-4650-000671 | 386 - 394 Symington Avenue                             | 2.0          | 332         |
| DevApp-4650-000705 | 1978 Lake Shore Boulevard West                         | 2.0          | 616         |
| DevApp-4650-000814 | 423 Old Weston Road                                    | 2.2          | 249         |
| DevApp-4650-000835 | 2280 Dundas Street West                                | 5.0          | 2,606       |
| DevApp-4650-000996 | 980 - 990 Bloor Street West; 756 Dovercourt Road       | 3.0          | 94          |
| DevApp-4650-001300 | 861 St. Clair Avenue West                              | 4.9          | 76          |
| DevApp-4650-001353 | 646 Dufferin Street                                    | 4.2          | 124         |
| DevApp-4650-001355 | 1494 Dundas Street West                                | 5.3          | 48          |
| DevApp-4650-001442 | 2946 Dundas Street West                                | 3.8          | 120         |
| DevApp-4650-001550 | 406 Keele Street                                       | 3.2          | 65          |
| DevApp-4650-001724 | 34 Southport Street                                    | 3.9          | 656         |
| DevApp-4650-001802 | 248 High Park Avenue                                   | 0.6          | 70          |
| DevApp-4650-001804 | 1926 Lake Shore Boulevard West                         | 2.0          | 720         |
| DevApp-4650-001835 | 6 Lloyd Avenue                                         | 5.0          | 555         |
| DevApp-4650-001862 | 1745 St. Clair Avenue West                             | 3.0          | 70          |
| DevApp-4650-001870 | 888 Dupont Street                                      | 6.1          | 155         |
| DevApp-4650-001939 | 2115 Bloor Street West                                 | 3.7          | 54          |
| DevApp-4650-001967 | 3194 Dundas Street West                                | 4.3          | 89          |
| DevApp-4650-001970 | 1488 Queen Street West                                 | 4.3          | 29          |
| DevApp-4650-002102 | 290 Old Weston Road                                    | 3.4          | 277         |
| DevApp-4650-002150 | 1354 Queen Street West                                 | 5.2          | 117         |
| DevApp-4650-002154 | 1405 Bloor Street West                                 | 5.3          | 296         |
| DevApp-4650-002275 | 1319 Bloor Street West                                 | 6.2          | 799         |
| DevApp-4650-002311 | 500 Dupont Street                                      | 4.0          | 157         |
| DevApp-4650-002336 | 2 Temple Avenue                                        | 8.1          | 275         |
| DevApp-4650-002390 | 2231 St. Clair Avenue West                             | 5.5          | 302         |
| DevApp-4650-002393 | 1423 Bloor Street West                                 | 7.0          | 197         |
| DevApp-4650-002403 | 6 Howard Park Avenue                                   | 7.9          | 128         |
| DevApp-4650-002406 | 316 Campbell Avenue                                    | 9.3          | 313         |
| DevApp-4650-002417 | 221 Sterling Road                                      | 5.2          | 892         |
| DevApp-4650-002424 | 287 Christie Street                                    | 3.9          | 42          |
| DevApp-4650-002469 | 1500 St. Clair Avenue West                             | 4.3          | 752         |
| DevApp-4650-002495 | 43 Junction Road                                       | 6.1          | 1,888       |
| DevApp-4650-002537 | 1650 Dupont Street                                     | 3.3          | 28          |
| DevApp-4650-002539 | 87 Ethel Avenue                                        | 1.0          | 1,255       |
| DevApp-4650-002549 | 1799 St Clair Avenue West                              | 6.6          | 1,151       |
| DevApp-4650-002576 | 189 Old Weston Road                                    | 2.7          | 346         |
| DevApp-4650-002585 | 1660 Bloor Street West                                 | 7.5          | 174         |
| DevApp-4650-002635 | 452 Bathurst Street                                    | 3.8          | 49          |
| DevApp-4650-002640 | 2255 St Clair Avenue West                              | 5.1          | 506         |
| DevApp-4650-002653 | 200 Benny Stark Street                                 | 3.4          | 1,818       |
| DevApp-4650-002689 | 39 Camden Street                                       | 11.7         | 154         |
| DevApp-4650-002716 | 2 Union Street                                         | 7.3          | 1,364       |
| DevApp-4650-002731 | 3239 Dundas Street West                                | 4.2          | 88          |
| DevApp-4650-002746 | 111 Strachan Avenue                                    | 6.4          | 314         |
| DevApp-4650-002917 | 1613 St Clair Avenue West                              | 6.0          | 237         |
| DevApp-4650-002948 | 914 Bathurst Street                                    | 6.2          | 124         |
| DevApp-4650-002958 | 611 Keele Street                                       | 12.4         | 352         |
| DevApp-4650-002968 | 1293 Bloor Street West                                 | 9.0          | 230         |
| DevApp-4650-002980 | 340 Dufferin Street                                    | 6.0          | 658         |
| DevApp-4650-002983 | 126 Union Street                                       | 4.0          | 588         |
| DevApp-4650-003011 | 100 Union Street                                       | 6.9          | 603         |

# Toronto West Submarket Report - October 2022

| Monthly Sales           |                     |                         | Current GTA Active Projects |         |                |         |               | Dev. Apps.  |
|-------------------------|---------------------|-------------------------|-----------------------------|---------|----------------|---------|---------------|-------------|
| Sub Market              | Current Month Sales | Distinct count of Sit.. | Total Sales                 | Act Inv | Avg. wt. \$/sf | Avg. SF | Avg. \$       | Total Units |
| Bloor - Yorkville       | • 2                 | • 16                    | • 4,357                     | • 259   | • \$2,613      | • 1,416 | • \$3,699,923 | • 15,096    |
| Central Waterfront      | • 0                 | • 8                     | • 3,992                     | • 539   | • \$1,673      | • 1,121 | • \$1,875,981 | • 13,453    |
| Don Mills - York Mills  | • 0                 | • 14                    | • 3,839                     | • 128   | • \$1,144      | • 1,069 | • \$1,223,339 | • 24,363    |
| Downtown Core           | • 511               | • 8                     | • 4,565                     | • 795   | • \$1,830      | • 761   | • \$1,392,849 | • 28,345    |
| Downtown East           | • 218               | • 18                    | • 5,668                     | • 859   | • \$1,546      | • 691   | • \$1,068,685 | • 24,148    |
| Downtown West           | • 118               | • 24                    | • 7,895                     | • 792   | • \$1,790      | • 1,033 | • \$1,848,507 | • 19,836    |
| Etobicoke Waterfront    | • 3                 | • 1                     | • 533                       | • 1     | • \$1,626      | • 466   | • \$757,900   | • 8,825     |
| Highway7 - Yonge        | • 0                 | • 4                     | • 1,171                     | • 24    | • \$1,113      | • 1,310 | • \$1,457,125 | • 20,542    |
| Mississauga City Centre | • 11                | • 9                     | • 4,282                     | • 111   | • \$1,225      | • 726   | • \$889,325   | • 32,996    |
| North Toronto           | • 127               | • 19                    | • 3,911                     | • 384   | • \$1,554      | • 961   | • \$1,494,313 | • 121,041   |
| North Yonge Corridor    | • 0                 | • 6                     | • 1,783                     | • 70    | • \$1,567      | • 936   | • \$1,467,200 | • 18,119    |
| North York East         | • 0                 | • 1                     | • 497                       | • 0     | • .            | • .     | • .           | • 13,817    |
| North York West         | • 5                 | • 7                     | • 847                       | • 168   | • \$1,449      | • 1,349 | • \$1,954,180 | • 11,049    |
| Not Applicable          | • 518               | • 144                   | • 24,246                    | • 5,075 | • \$1,161      | • 786   | • \$911,928   | • 23,090    |
| Scarborough City Centre |                     |                         |                             |         |                |         |               | • 29,738    |
| Sheppard Corridor       | • 4                 | • 11                    | • 2,215                     | • 290   | • \$1,434      | • 824   | • \$1,181,669 | • 4,916     |
| Thornhill               | • 0                 | • 2                     | • 410                       | • 29    | • \$1,367      | • 1,700 | • \$2,323,017 |             |
| Toronto East            | • 6                 | • 13                    | • 1,642                     | • 416   | • \$1,265      | • 703   | • \$889,562   |             |
| Toronto West            | • 74                | • 23                    | • 3,704                     | • 751   | • \$1,328      | • 835   | • \$1,108,970 |             |
| Yonge - St. Clair       | • 4                 | • 6                     | • 608                       | • 82    | • \$2,209      | • 1,525 | • \$3,369,932 |             |

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