

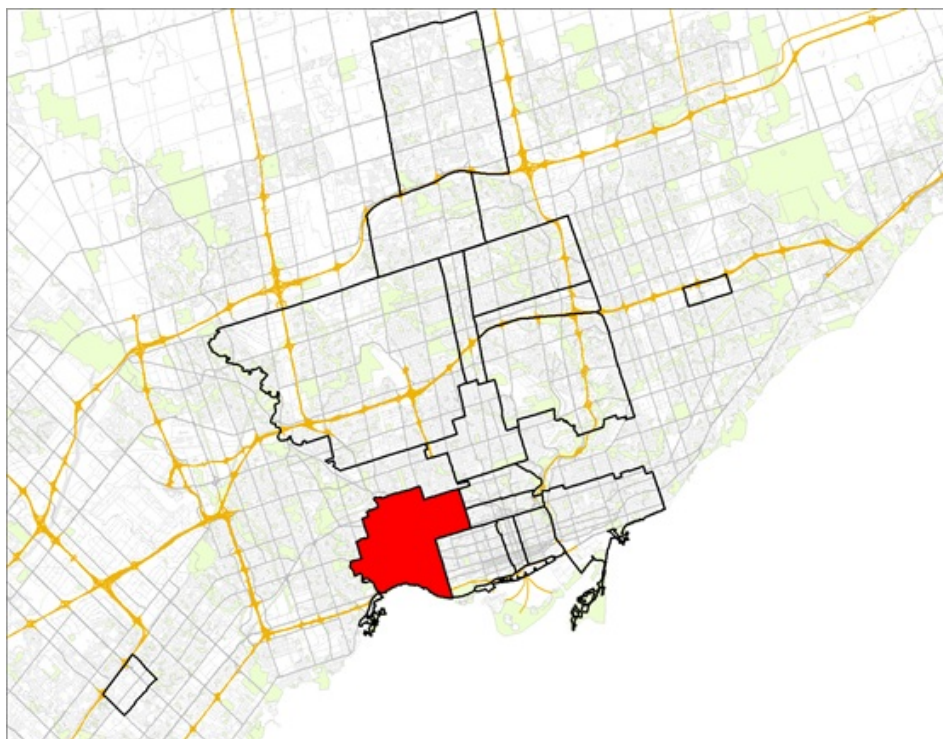


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of December 2022



Toronto West Submarket Report - December 2022



Toronto West		GTA
Distinct count of Site Name	23	344
No. of Units	4,473	88,333
Total Sales	3,821	76,743
Act Inv	652	11,590
Avg. wt. \$/sf	\$1,339	\$1,418
Avg. Project \$/SF	\$1,287	\$1,290
Avg. SF	866	853
Avg. \$	\$1,159,884	\$1,209,903
Current Month Sales (incl. active & sold out)	27	398

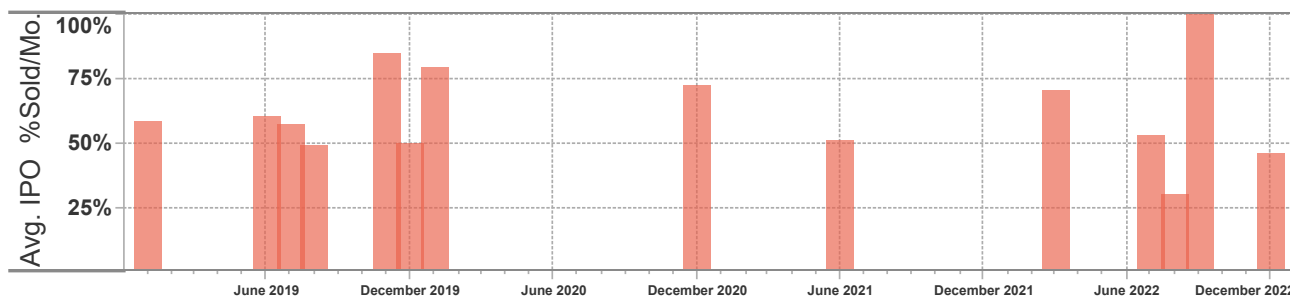
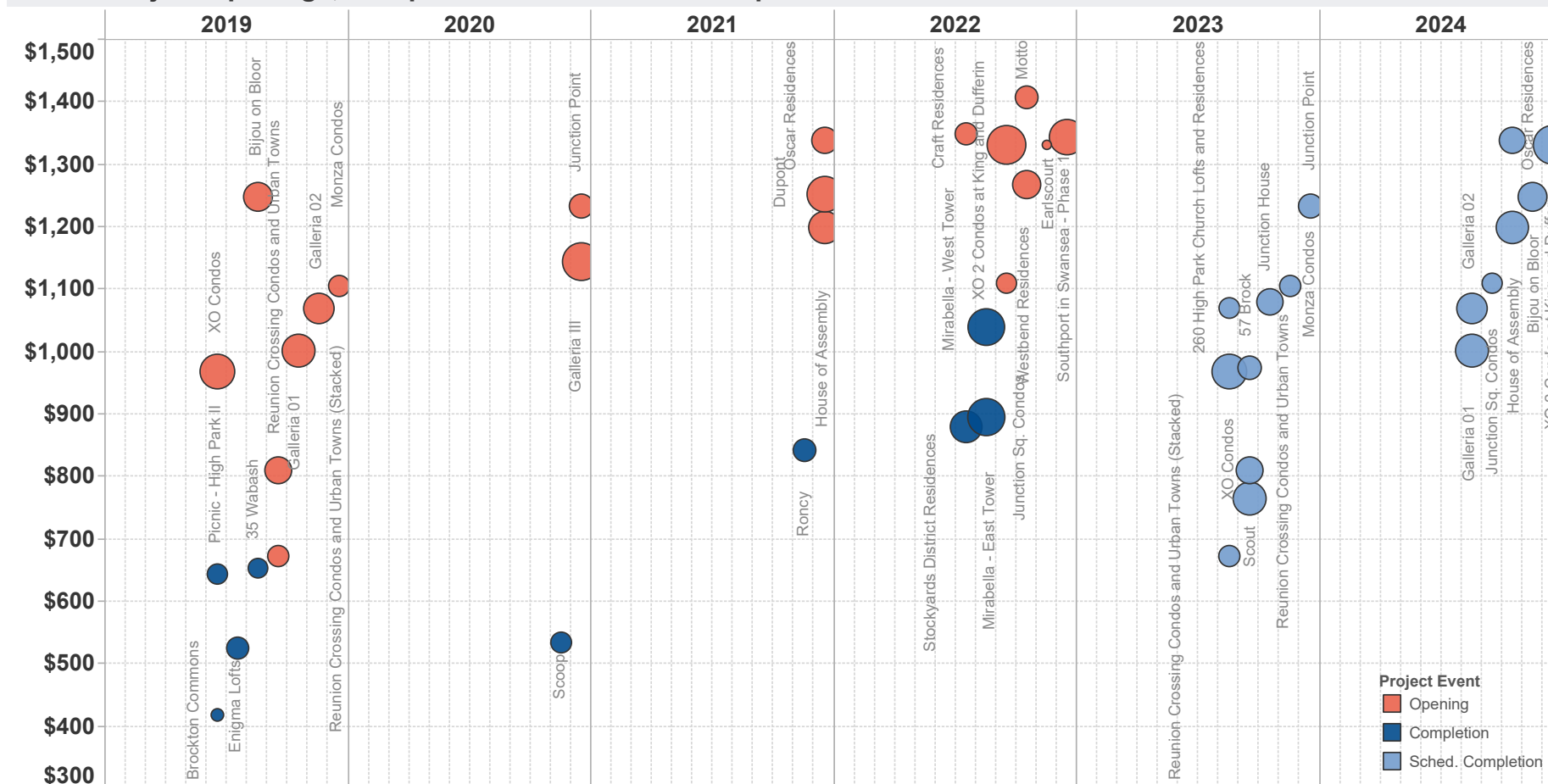
Development Applications		
Toronto West		City of Toronto
Count of Address	59	770
Total Units	45,986	620,781
Min. Density	0.6	0.0
Max. Density	12.4	61.7
Avg. Density	4.9	7.8

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

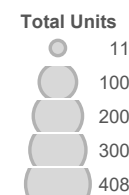


Toronto West Submarket Report - December 2022

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.



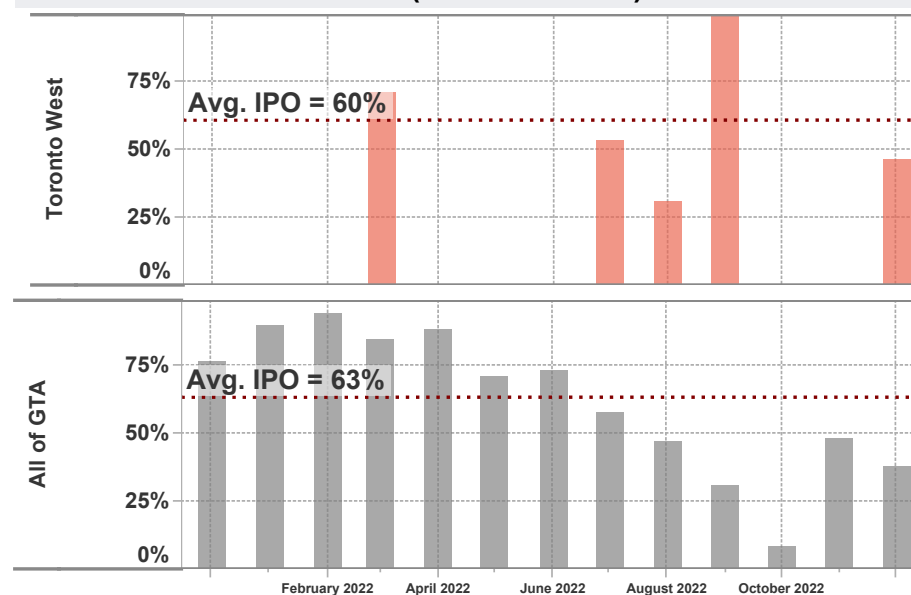
Toronto West Submarket Report - December 2022

Project Data by Unit Type

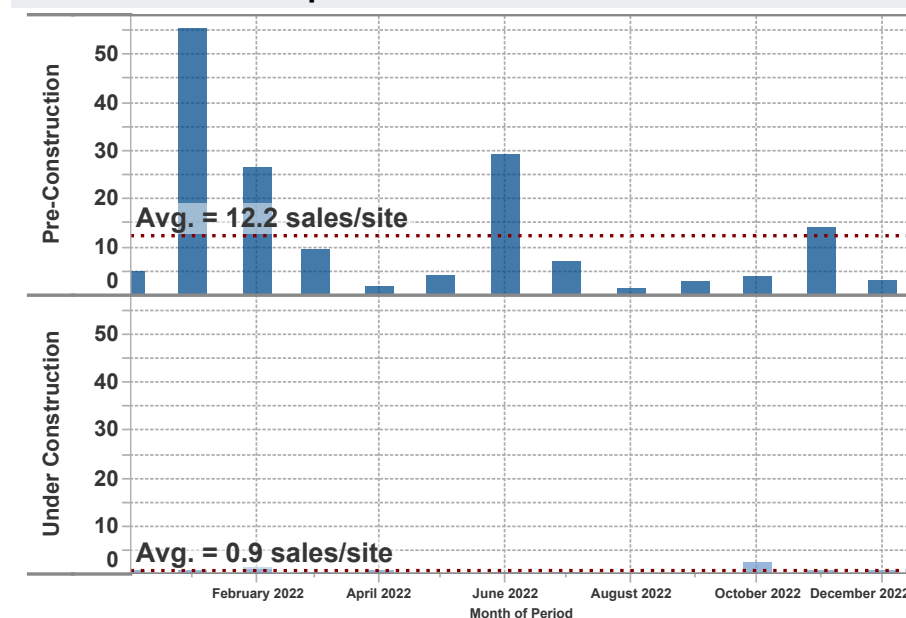
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	90	0	87	3
1 Bedroom	850	8	768	82
1 Bedroom + Den	1,211	11	1,126	85
2 Bedroom	1,265	5	1,093	172
2 Bedroom + Den	532	0	374	158
3 Bedroom & Up	437	3	306	131
Penthouse	4	0	0	4
Other	84	0	67	17

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,357	427	477	\$599,800	\$603,990
\$1,414	434	748	\$580,000	\$899,800
\$1,353	489	772	\$657,990	\$1,024,000
\$1,388	594	1,573	\$779,990	\$2,550,000
\$1,284	711	1,654	\$879,990	\$2,845,000
\$1,323	802	1,992	\$1,075,000	\$2,800,000
\$1,087	791	957	\$903,900	\$995,900
\$1,367	894	3,030	\$894,990	\$4,859,900

IPO Launch Performance (first 2 months)

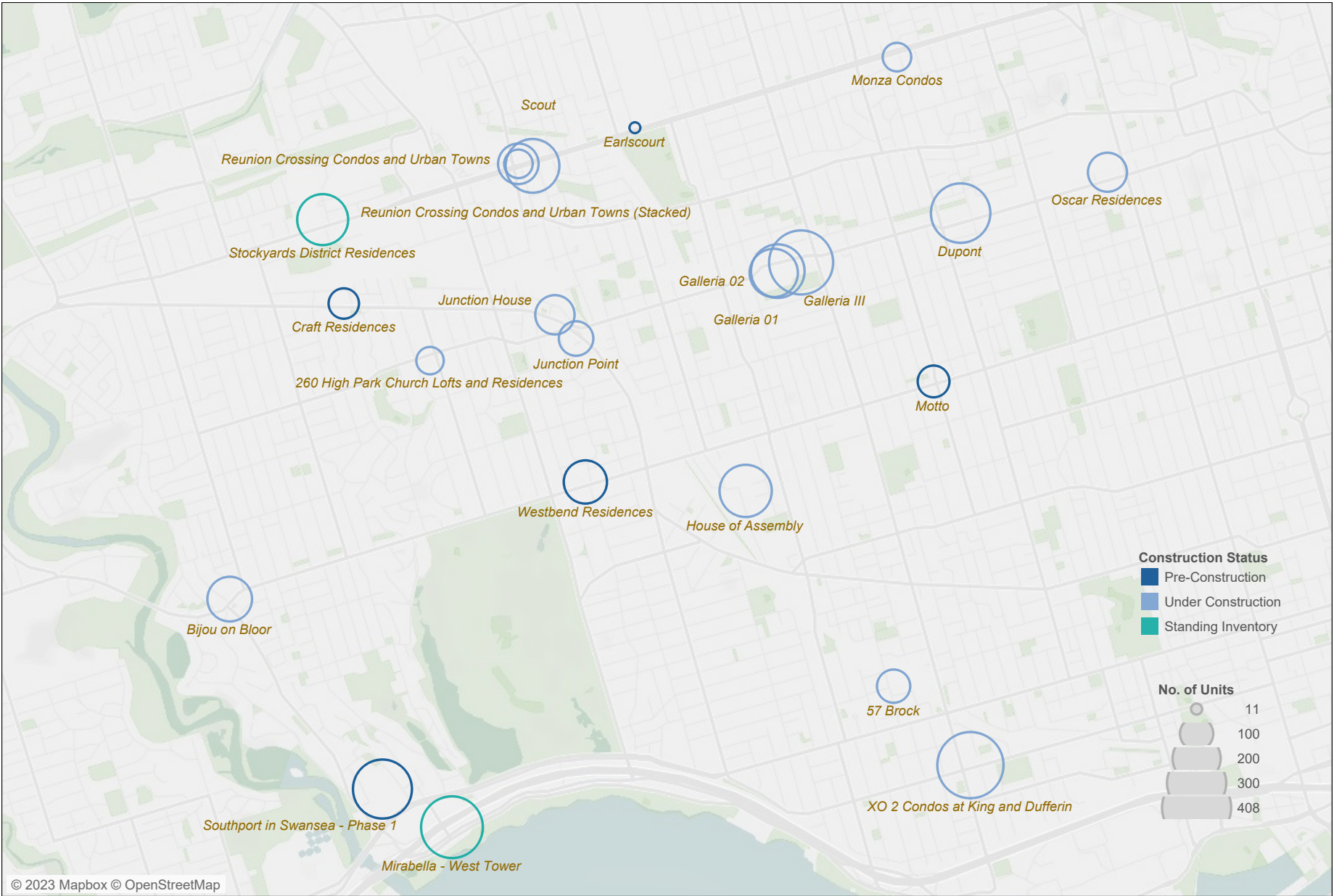


Post Launch Absorption: Toronto West



Toronto West Submarket Report - December 2022

Current Active Projects



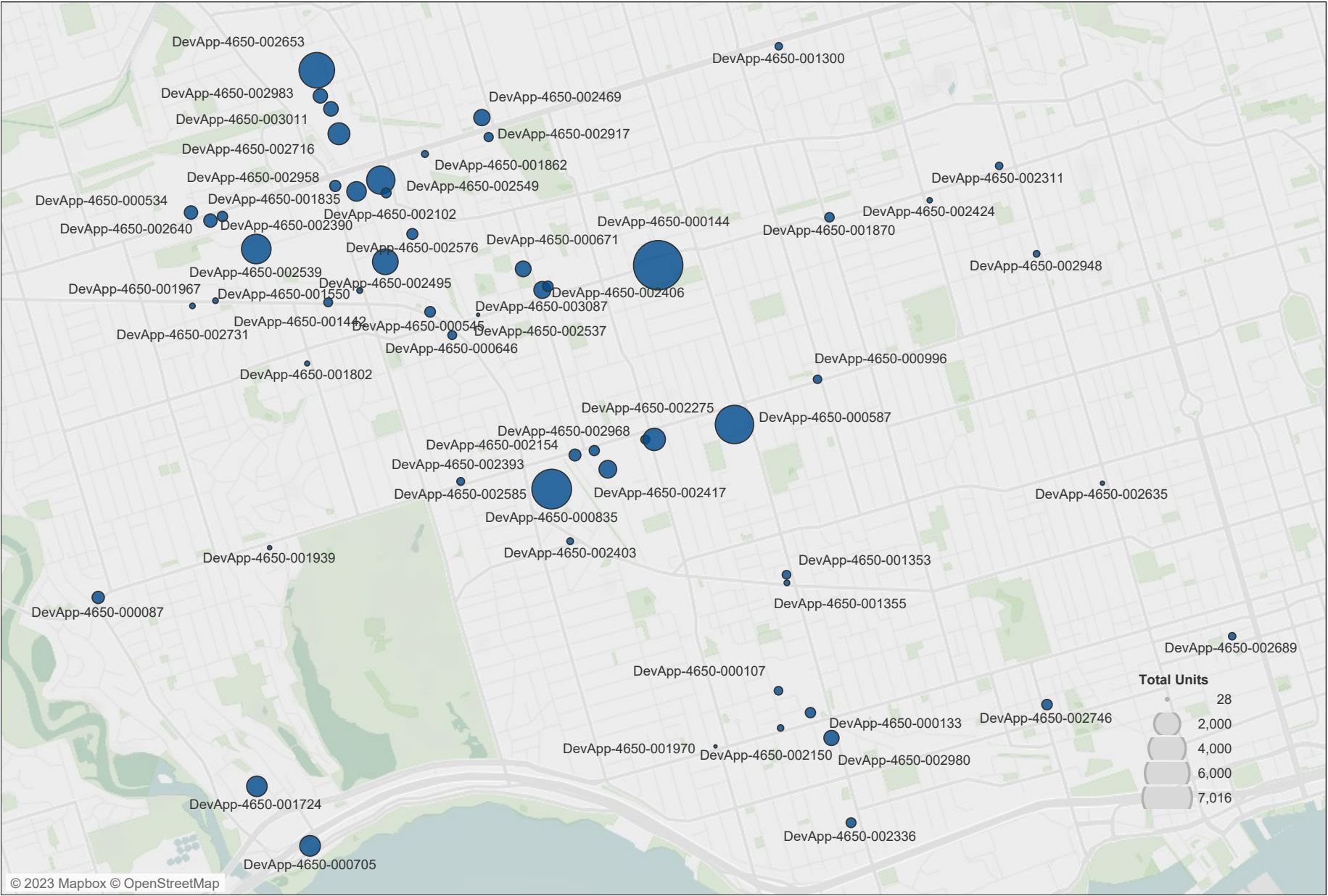
Toronto West Submarket Report - December 2022

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 Fo.
57 Brock - Block Developments	Apartment	March 2023	0	5	6	103	\$975	\$1,297
260 High Park Church Lofts and Residences - Medallion Capital	Apartment	June 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	April 2024	1	10	11	267	\$1,002	\$1,248
Galleria 02 - Almadev	Apartment	April 2024	1	5	15	217	\$1,070	\$1,270
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	3	7	10	144	\$1,081	\$1,319
Junction Point - Gairloch	Apartment	September 2023	0	1	18	111	\$1,234	\$1,390
Mirabella - West Tower - Diamante Development	Apartment	September 2022	1	20	68	355	\$1,040	\$1,282
Monza Condos - Benvenuto Group	Apartment	August 2023	0	1	13	76	\$1,106	\$1,320
Motto - Sierra Building Group	Apartment	September 2025	3	29	65	94	\$1,408	\$1,375
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	\$1,011
Reunion Crossing Condos and Urban Towns (Stacked) - Diamond Kilmer	Stacked	June 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	1	198	126	324	\$1,344	\$1,419
Stockyards District Residences - Marlin Spring	Apartment	June 2022	0	0	14	242	\$880	\$982
Westbend Residences - Mattamy Homes	Apartment	March 2025	12	95	79	174	\$1,268	\$1,274
XO 2 Condos at King and Dufferin - Lifetime Developments and	Apartment	October 2024	5	354	54	408	\$1,332	\$1,375

Toronto West Submarket Report - December 2022

Current Development Applications



Toronto West Submarket Report - December 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	430
DevApp-4650-000107	57 - 65 Brock Avenue	2.0	209
DevApp-4650-000133	6 Noble Street	2.0	302
DevApp-4650-000144	1245 Dupont Street	0.6	7,016
DevApp-4650-000534	2306 St. Clair Avenue West	3.0	509
DevApp-4650-000545	2706 - 2730 Dundas Street West	2.5	323
DevApp-4650-000587	90 Croatia Street	3.0	4,237
DevApp-4650-000646	2639 Dundas Street West	2.5	219
DevApp-4650-000671	386 - 394 Symington Avenue	2.0	704
DevApp-4650-000705	1978 Lake Shore Boulevard West	2.0	1,223
DevApp-4650-000835	2280 Dundas Street West	3.5	4,529
DevApp-4650-000996	980 - 990 Bloor Street West; 756 Dovercourt Road	3.0	199
DevApp-4650-001300	861 St. Clair Avenue West	4.9	156
DevApp-4650-001353	646 Dufferin Street	4.2	209
DevApp-4650-001355	1494 Dundas Street West	5.3	93
DevApp-4650-001442	2946 Dundas Street West	3.8	222
DevApp-4650-001550	406 Keele Street	3.2	95
DevApp-4650-001724	34 Southport Street	3.9	1,204
DevApp-4650-001802	248 High Park Avenue	0.6	70
DevApp-4650-001835	6 Lloyd Avenue	5.0	1,084
DevApp-4650-001862	1745 St. Clair Avenue West	3.0	135
DevApp-4650-001870	888 Dupont Street	6.1	254
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	1,433
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	401
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	81
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	2,510
DevApp-4650-002549	1799 St Clair Avenue West	6.6	2,302
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	3,636
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
DevApp-4650-003087	323 Symington Avenue	9.9	817

Toronto West Submarket Report - December 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	10	17	4,410	295	\$2,548	1,416	\$3,606,558	23,003
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	30,507
Don Mills - York Mills	0	14	3,851	85	\$1,140	1,222	\$1,393,092	37,120
Downtown Core	31	8	4,624	736	\$1,873	747	\$1,398,732	46,479
Downtown East	25	18	5,720	806	\$1,554	697	\$1,083,190	39,123
Downtown West	36	24	7,792	910	\$1,806	984	\$1,776,570	29,509
Etobicoke Waterfront	0	1	537	0	.	.	.	16,727
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	34,227
Mississauga City Centre	0	9	4,282	111	\$1,218	755	\$919,967	25,285
North Toronto	9	18	3,486	369	\$1,552	959	\$1,488,675	206
North Yonge Corridor	15	7	1,999	104	\$1,563	795	\$1,242,253	43,624
North York East	0	1	497	0	.	.	.	184,492
North York West	11	8	906	246	\$1,434	1,160	\$1,662,611	20,364
Not Applicable	227	154	24,824	5,984	\$1,141	791	\$902,136	20,011
Scarborough City Centre								16,376
Sheppard Corridor	4	11	2,225	280	\$1,431	827	\$1,184,161	45,986
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	7,742
Toronto East	3	12	1,625	402	\$1,263	706	\$892,135	
Toronto West	27	23	3,821	652	\$1,339	866	\$1,159,884	
Yonge - St. Clair	0	5	568	79	\$2,183	1,480	\$3,230,906	

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