

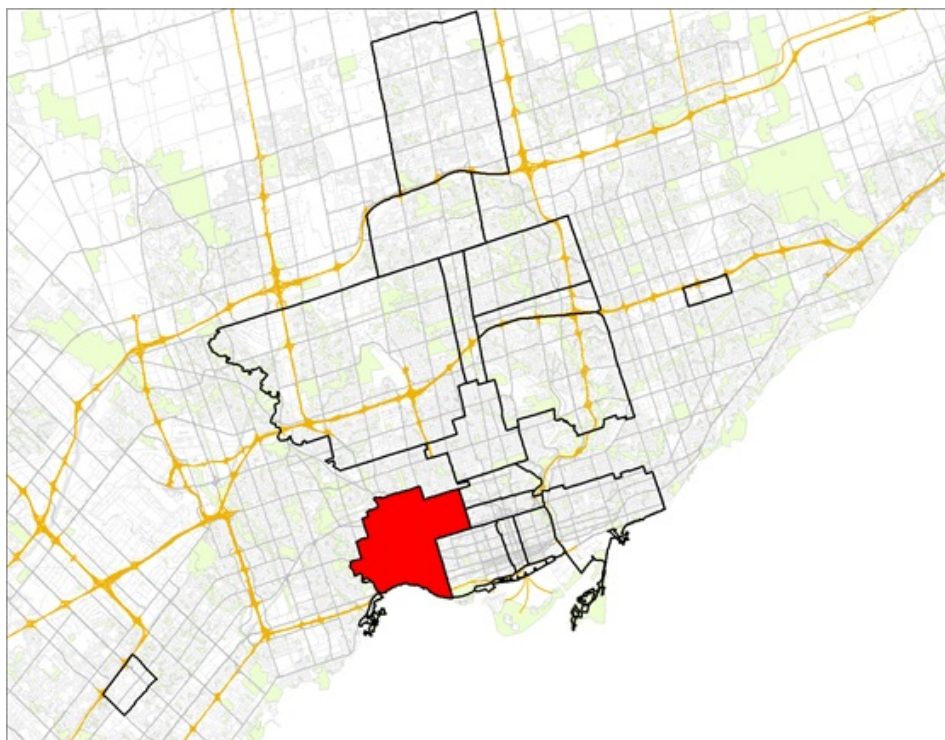


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of January 2023



Toronto West Submarket Report - January 2023



Toronto West		GTA
Distinct count of Site Name	23	345
No. of Units	4,464	88,911
Total Sales	3,832	77,042
Act Inv	632	11,869
Avg. wt. \$/sf	\$1,346	\$1,421
Avg. Project \$/SF	\$1,291	\$1,293
Avg. SF	876	845
Avg. \$	\$1,179,420	\$1,201,296
Current Month Sales (incl. active & sold out)	16	381

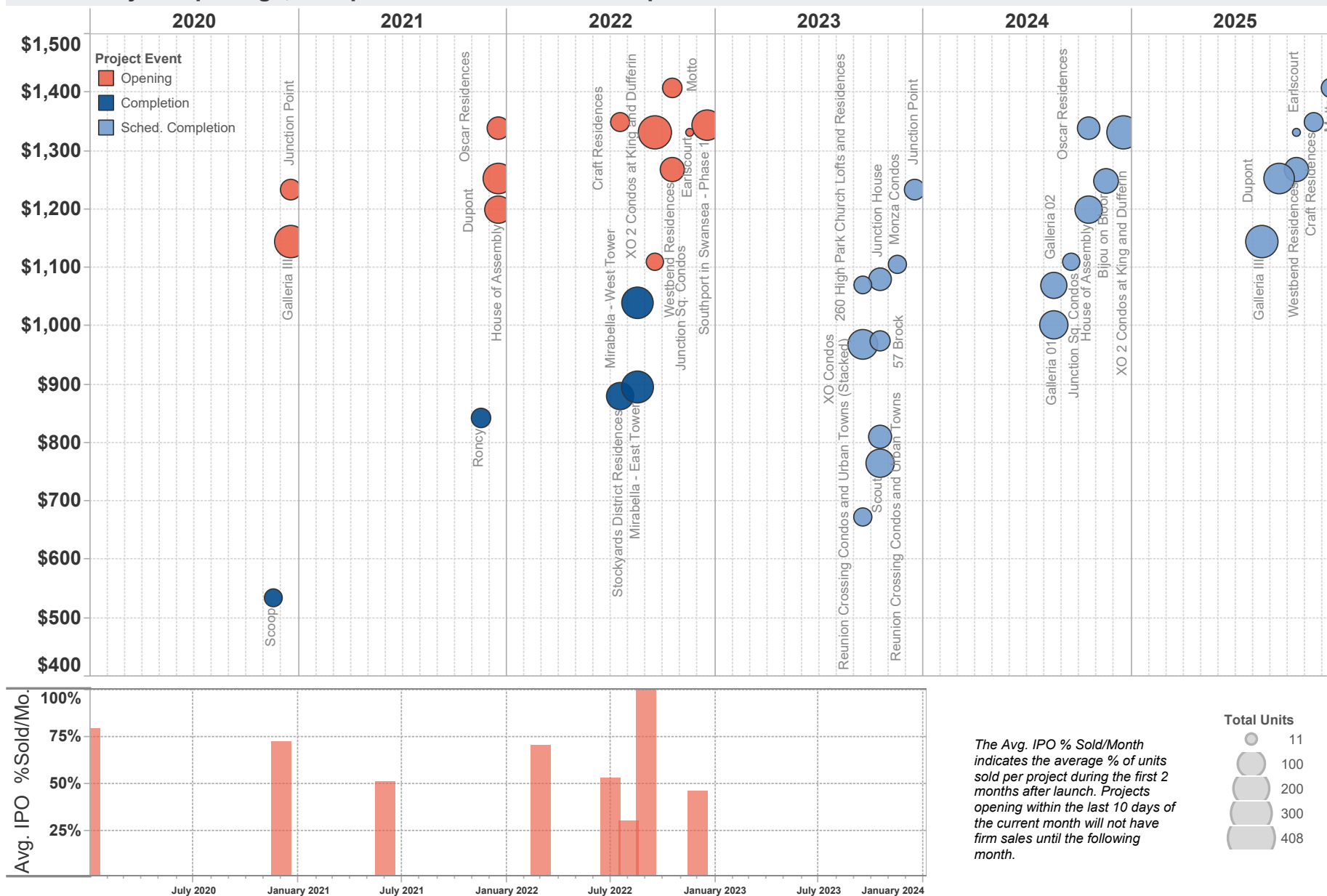
Development Applications		
Toronto West		City of Toronto
Count of Address	59	761
Total Units	28,988	422,579
Min. Density	0.6	0.0
Max. Density	12.4	61.7
Avg. Density	4.9	7.9

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



Toronto West Submarket Report - January 2023

Recent Project Openings, Completions & Scheduled Completions



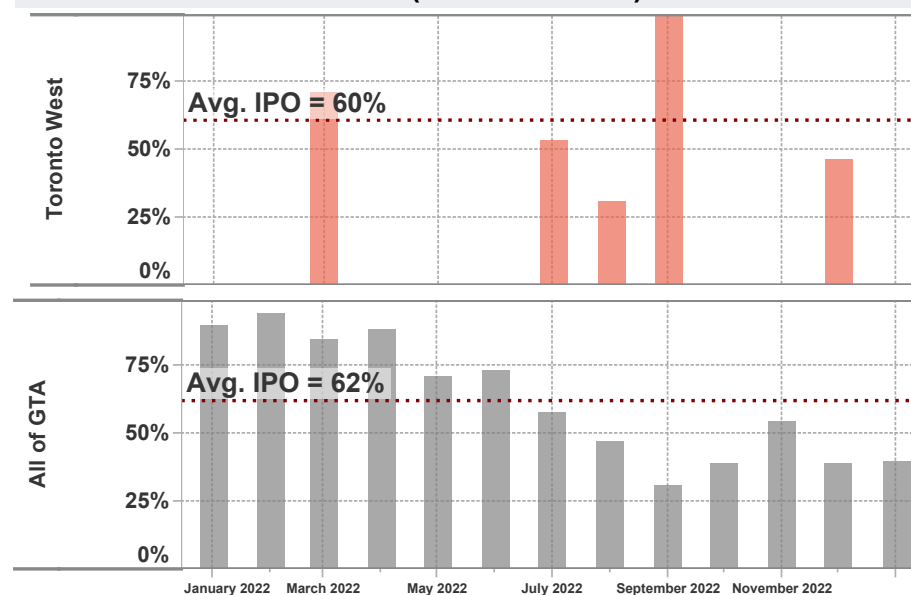
Toronto West Submarket Report - January 2023

Project Data by Unit Type

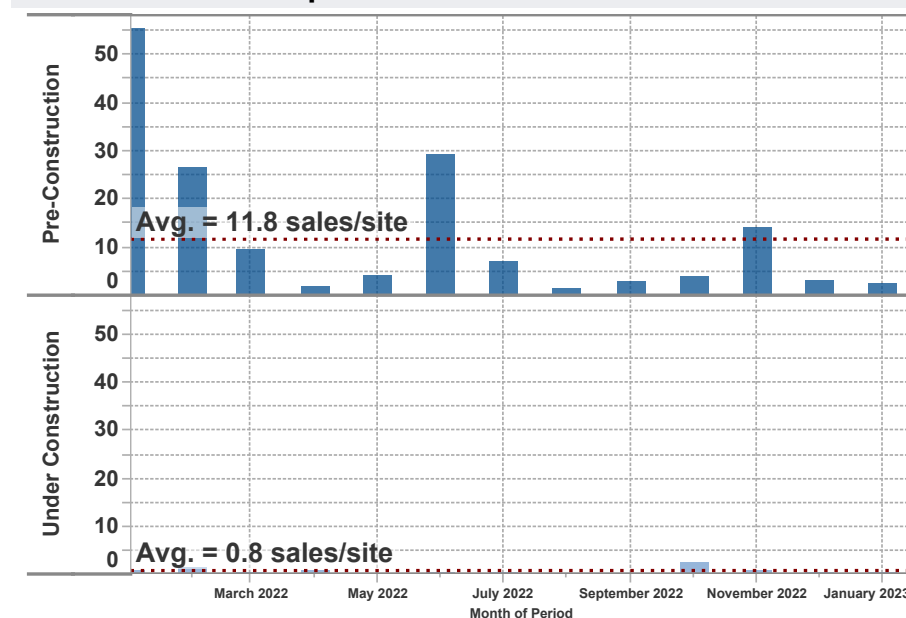
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	90	0	87	3
1 Bedroom	850	6	773	77
1 Bedroom + Den	1,202	3	1,127	75
2 Bedroom	1,265	4	1,097	168
2 Bedroom + Den	532	0	373	159
3 Bedroom & Up	437	2	307	130
Penthouse	4	0	0	4
Other	84	1	68	16

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,403	427	477	\$599,800	\$661,990
\$1,399	390	818	\$580,000	\$949,900
\$1,359	489	772	\$657,990	\$1,024,000
\$1,396	590	1,573	\$779,990	\$2,550,000
\$1,296	711	1,654	\$879,990	\$2,845,000
\$1,337	802	1,992	\$1,075,000	\$2,800,000
\$1,087	791	957	\$903,900	\$995,900
\$1,344	894	3,030	\$894,990	\$4,999,900

IPO Launch Performance (first 2 months)

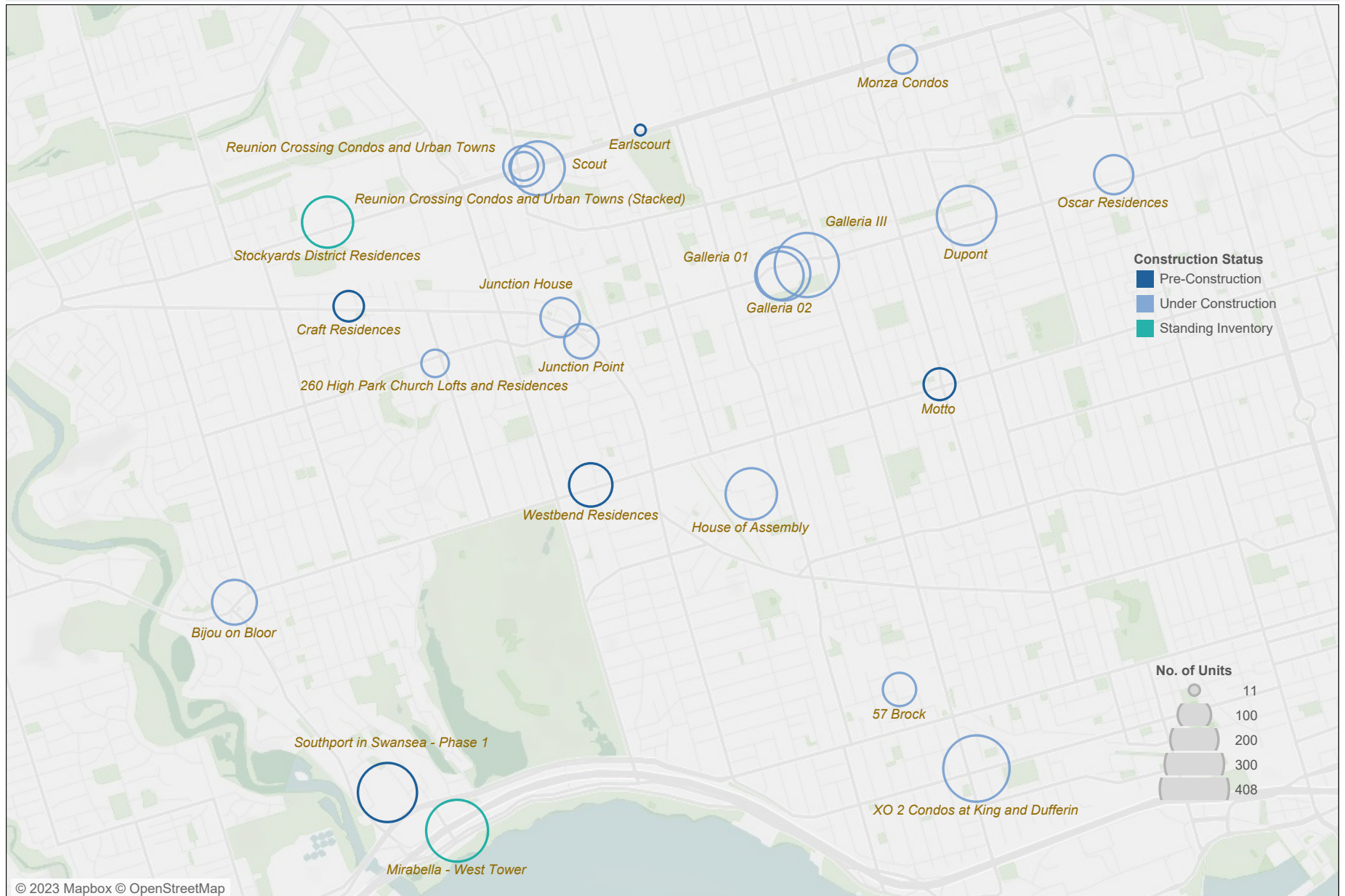


Post Launch Absorption: Toronto West



Toronto West Submarket Report - January 2023

Current Active Projects



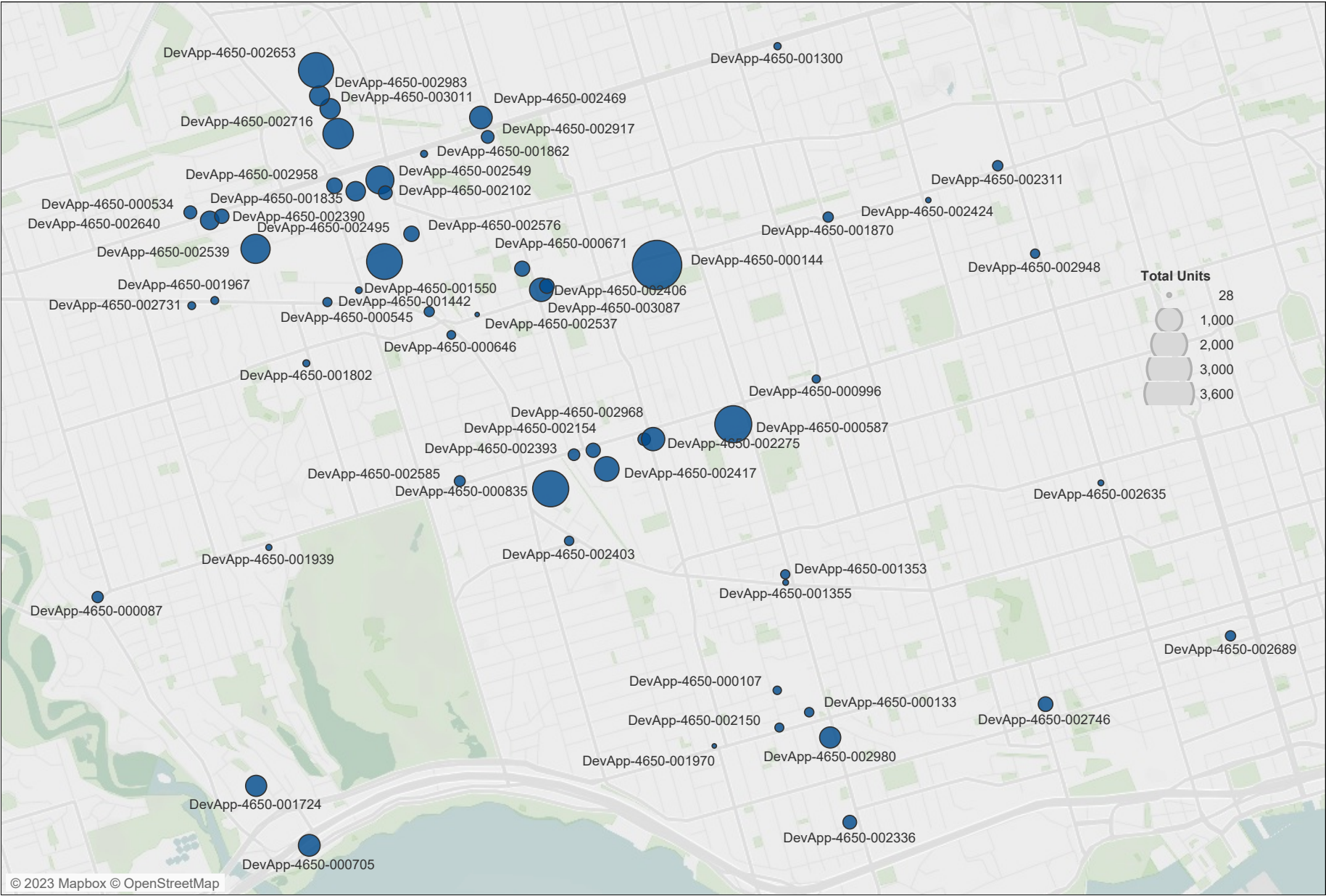
Toronto West Submarket Report - January 2023

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	0	8	103	\$975	\$1,308
260 High Park Church Lofts and Residences - Medallion Capi..	Apartment	June 2023	1	1	4	70	\$1,071	\$1,666
Bijou on Bloor - Plaza	Apartment	August 2024	0	0	20	186	\$1,249	\$1,601
Craft Residences - Gairloch	Apartment	April 2025	0	0	57	86	\$1,350	\$1,428
Dupont - Tridel	Apartment	May 2025	0	0	39	329	\$1,253	\$1,270
Earlscourt - Format Group	Apartment	March 2025	0	0	0	11	\$1,332	\$1,331
Galleria 01 - Almadev	Apartment	April 2024	0	0	11	267	\$1,002	\$1,248
Galleria 02 - Almadev	Apartment	April 2024	2	2	13	217	\$1,070	\$1,309
Galleria III - Almadev	Apartment	December 2025	0	0	22	382	\$1,145	\$1,278
House of Assembly - Marlin Spring	Apartment	June 2024	0	0	0	245	\$1,200	\$1,196
Junction House - Globizen Group	Apartment	March 2023	0	0	13	144	\$1,081	\$1,305
Junction Point - Gairloch	Apartment	September 2023	0	0	18	111	\$1,234	\$1,390
Mirabella - West Tower - Diamante Development	Apartment	September 2022	1	1	67	355	\$1,040	\$1,279
Monza Condos - Benvenuto Group	Apartment	August 2023	0	0	13	76	\$1,106	\$1,320
Motto - Sierra Building Group	Apartment	September 2025	2	2	63	94	\$1,408	\$1,404
Oscar Residences - Lifetime Developments	Apartment	June 2024	0	0	0	142	\$1,339	\$1,388
Reunion Crossing Condos and Urban Towns - Diamond Kilm..	Apartment	March 2023	0	0	12	153	\$811	\$1,011
Reunion Crossing Condos and Urban Towns (Stacked) - Dia..	Stacked	June 2023	0	0	1	76	\$673	\$851
Scout - Graywood Developments	Apartment	March 2023	0	0	8	269	\$766	\$1,039
Southport in Swansea - Phase 1 - State Building Group	Apartment	January 2026	2	2	124	324	\$1,344	\$1,446
Stockyards District Residences - Marlin Spring	Apartment	June 2022	0	0	14	242	\$880	\$982
Westbend Residences - Mattamy Homes	Apartment	March 2025	8	8	71	174	\$1,268	\$1,276
XO 2 Condos at King and Dufferin - Lifetime Developments a..	Apartment	October 2024	0	0	54	408	\$1,332	\$1,375

Toronto West Submarket Report - January 2023

Current Development Applications



Toronto West Submarket Report - January 2023

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	698
DevApp-4650-000835	2280 Dundas Street West	3.5	1,923
DevApp-4650-000996	980 - 990 Bloor Street West; 756 Dovercourt Road	3.0	97
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-4650-001835	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
DevApp-4650-003087	323 Symington Avenue	9.9	817

Toronto West Submarket Report - January 2023

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	14	17	4,424	281	\$2,575	1,404	\$3,616,696	16,046
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	13,674
Don Mills - York Mills	0	14	3,850	86	\$1,142	1,217	\$1,389,468	26,178
Downtown Core	1	8	4,625	736	\$1,867	749	\$1,397,511	29,932
Downtown East	216	19	5,936	1,184	\$1,542	680	\$1,049,382	23,877
Downtown West	6	24	7,799	903	\$1,805	984	\$1,776,927	18,422
Etobicoke Waterfront	0	1	537	0	.	.	.	9,281
Highway7 - Yonge	0	5	1,293	40	\$1,102	1,106	\$1,218,985	24,242
Mississauga City Centre	0	9	4,282	111	\$1,218	755	\$919,967	20,820
North Toronto	8	18	3,494	357	\$1,545	946	\$1,462,361	238
North Yonge Corridor	32	8	2,031	521	\$1,311	686	\$899,158	33,217
North York East	0	1	497	0	.	.	.	125,448
North York West	3	8	908	246	\$1,461	1,154	\$1,685,273	20,375
Not Applicable	73	153	24,774	5,517	\$1,137	799	\$908,486	14,794
Scarborough City Centre								12,605
Sheppard Corridor	8	11	2,233	272	\$1,442	828	\$1,193,633	28,988
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	4,442
Toronto East	4	11	1,554	397	\$1,261	713	\$898,721	
Toronto West	16	23	3,832	632	\$1,346	876	\$1,179,420	
Yonge - St. Clair	0	5	568	79	\$2,183	1,480	\$3,230,906	

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