

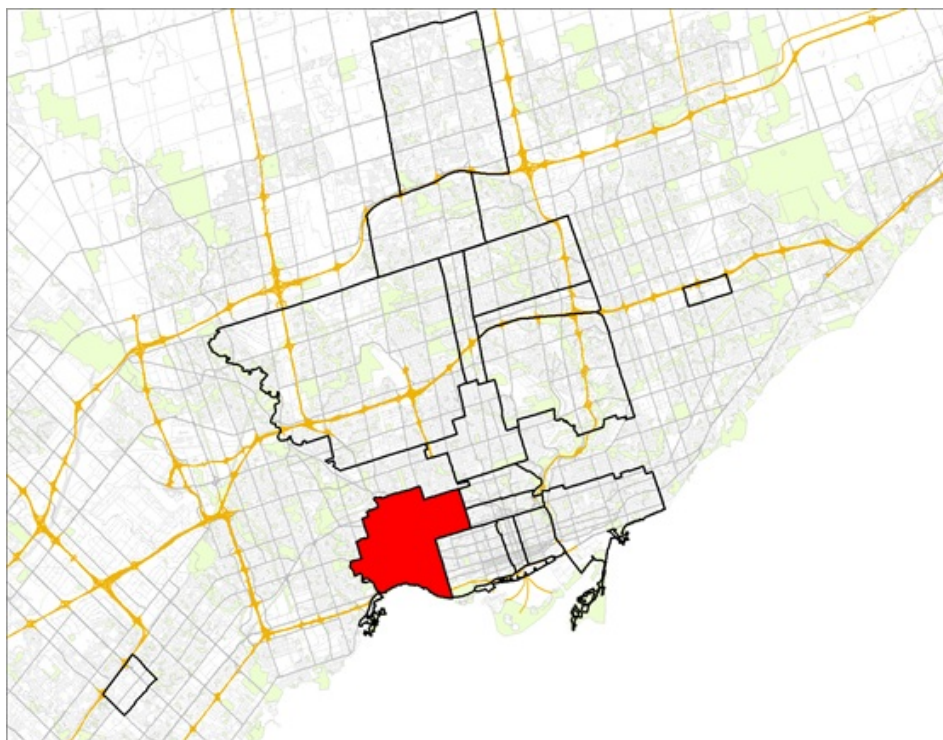


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of April 2023



Toronto West Submarket Report - April 2023



Toronto West		GTA
Distinct count of Site Name	24	359
No. of Units	4,744	93,231
Total Sales	4,048	79,643
Act Inv	696	13,588
Avg. wt. \$/sf	\$1,341	\$1,425
Avg. Project \$/SF	\$1,296	\$1,300
Avg. SF	827	820
Avg. \$	\$1,109,292	\$1,168,483
Current Month Sales (incl. active & sold out)	23	1,327

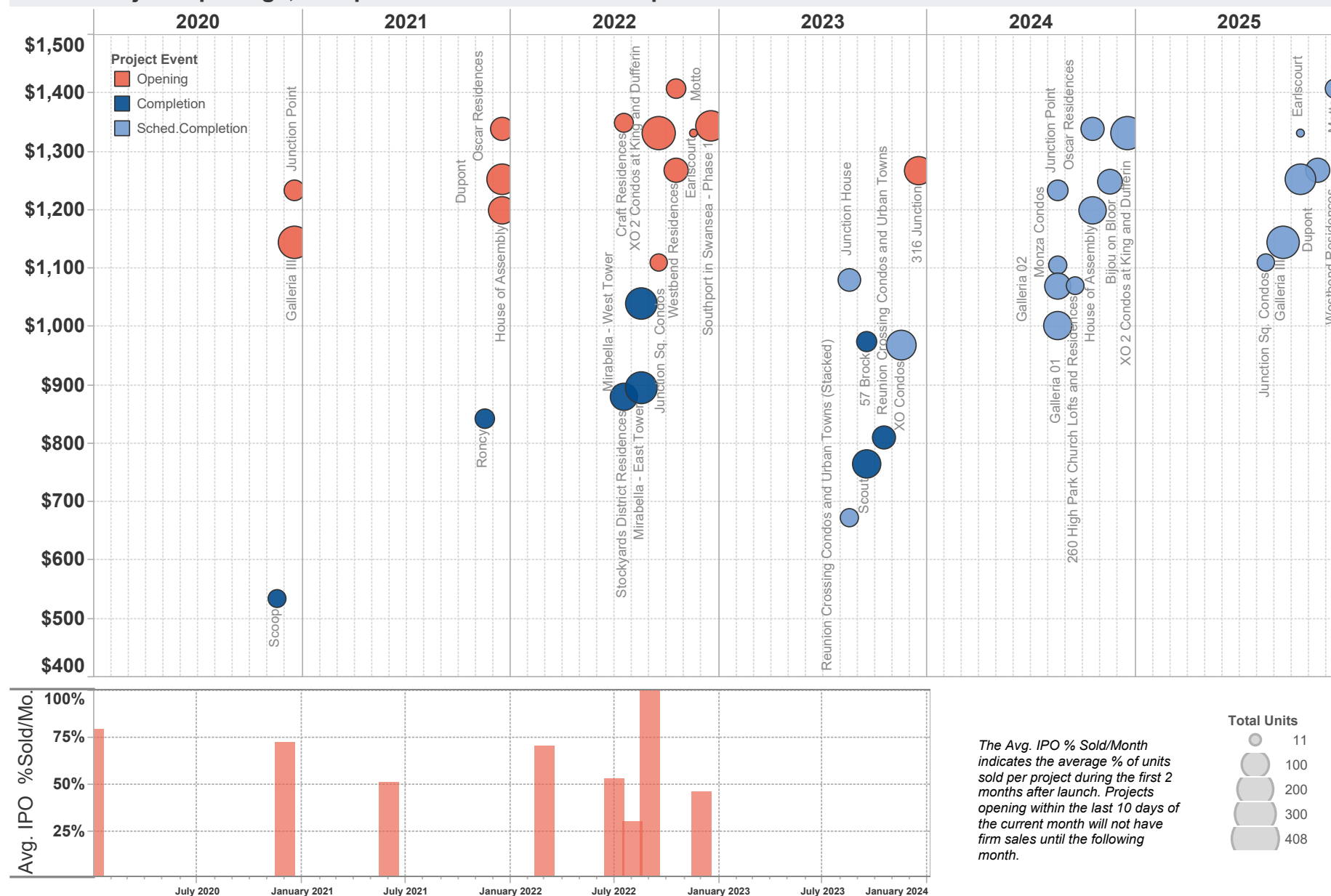
Development Applications		
Toronto West		City of Toronto
Count of Address	60	765
Total Units	29,036	424,430
Min. Density	0.6	0.0
Max. Density	12.4	61.9
Avg. Density	4.9	7.9

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



Toronto West Submarket Report - April 2023

Recent Project Openings, Completions & Scheduled Completions



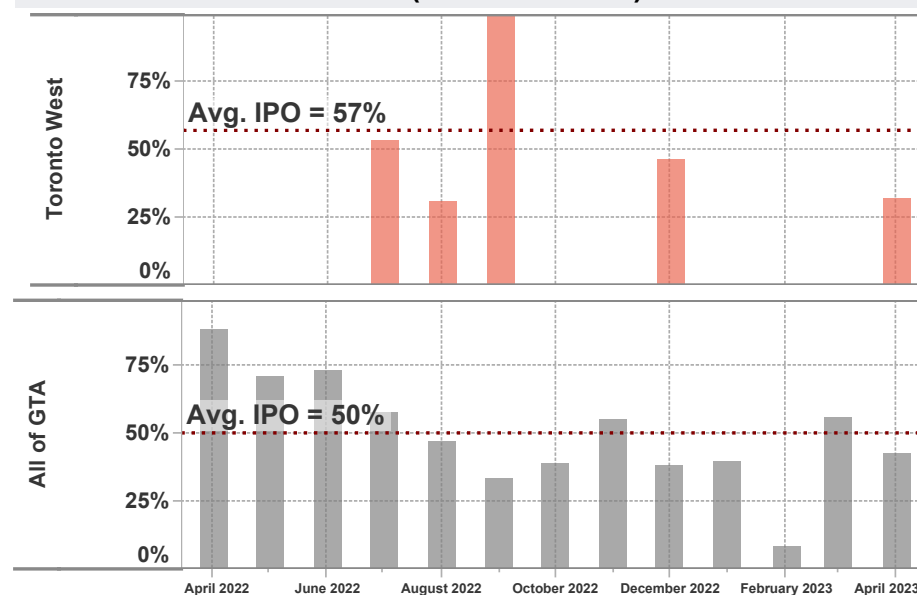
Toronto West Submarket Report - April 2023

Project Data by Unit Type

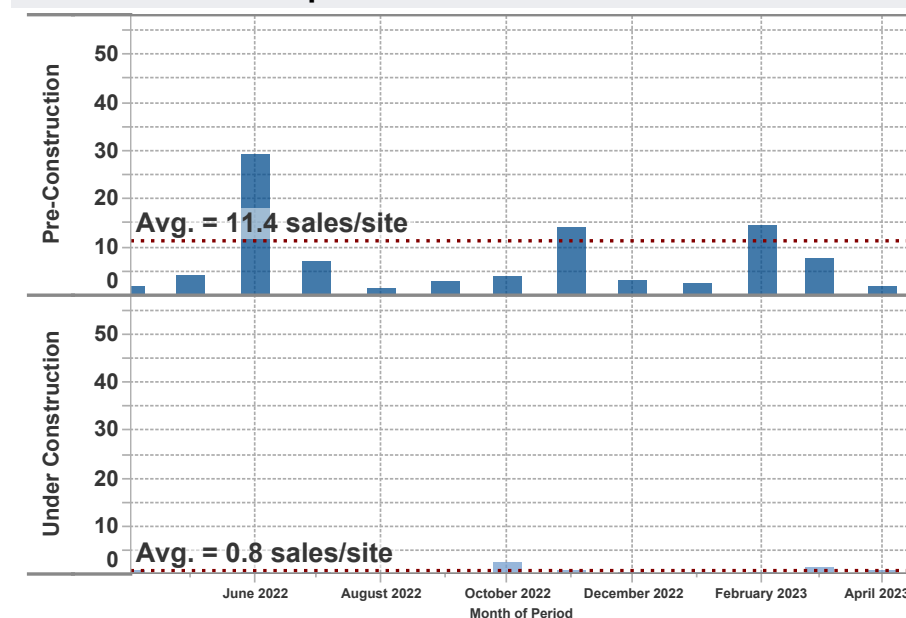
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	91	1	89	2
1 Bedroom	946	2	849	97
1 Bedroom + Den	1,261	10	1,180	81
2 Bedroom	1,358	5	1,139	219
2 Bedroom + Den	532	4	393	139
3 Bedroom & Up	468	1	330	138
Penthouse	4	0	0	4
Other	84	0	68	16

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,378	439	477	\$599,800	\$661,990
\$1,369	457	748	\$580,000	\$899,800
\$1,328	496	772	\$657,990	\$1,024,000
\$1,376	615	1,573	\$779,990	\$2,550,000
\$1,316	711	1,654	\$879,990	\$2,845,000
\$1,323	792	1,992	\$1,074,990	\$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)

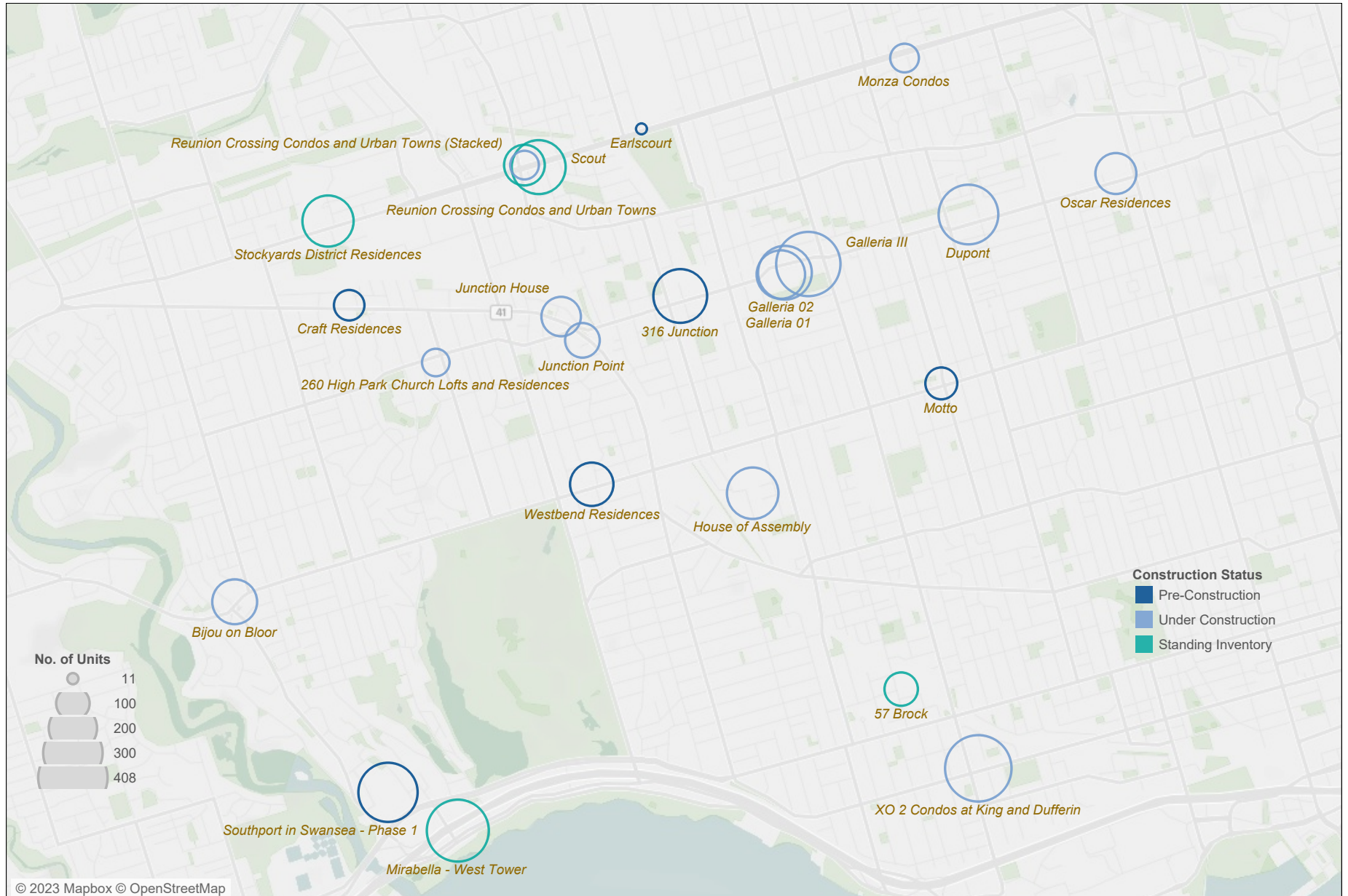


Post Launch Absorption: Toronto West



Toronto West Submarket Report - April 2023

Current Active Projects



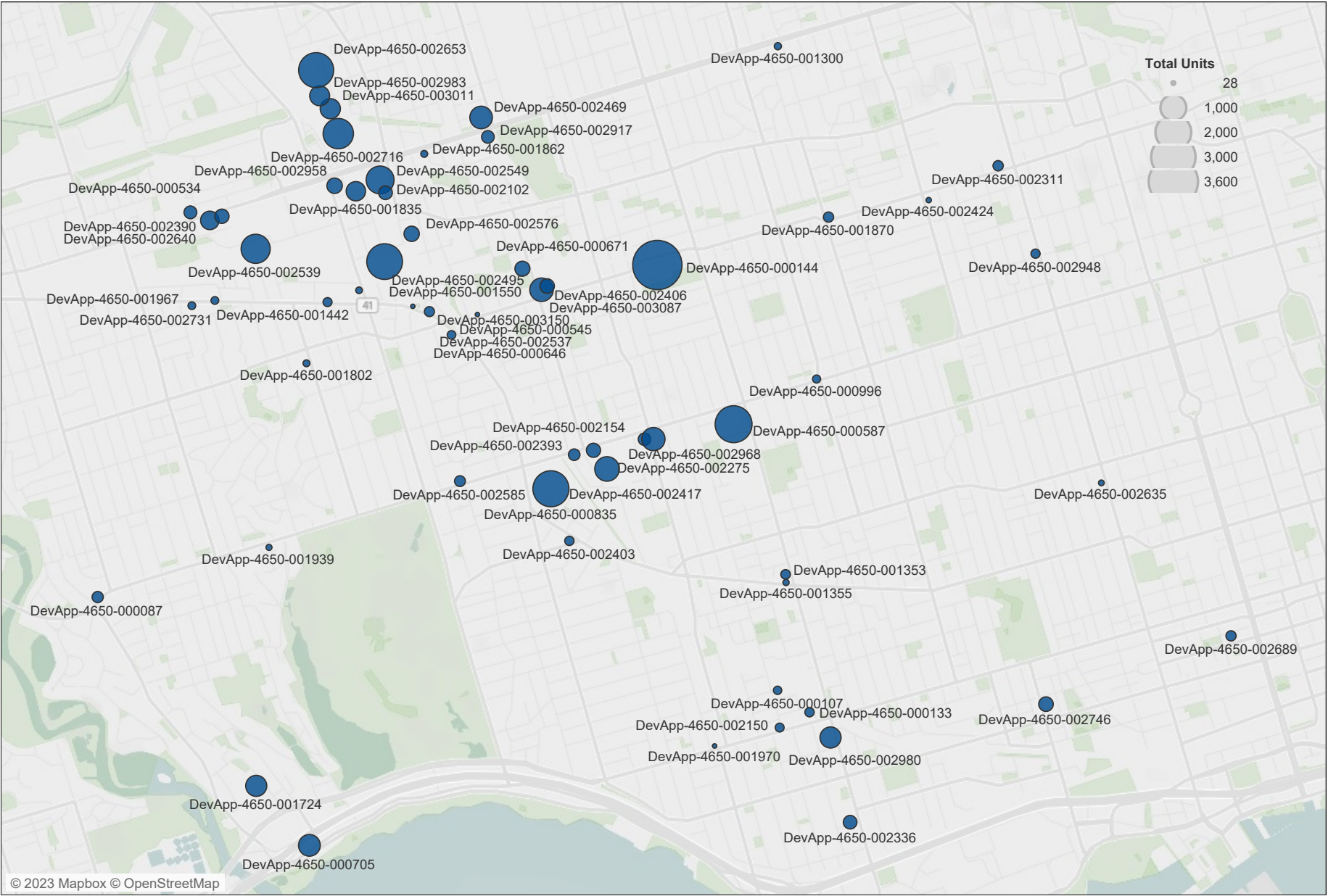
Toronto West Submarket Report - April 2023

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	February 2024	0	1	4	70	\$1,071	\$1,666
316 Junction - Marlin Spring	Apartment	September 2026	4	84	183	267	\$1,268	\$1,281
Bijou on Bloor - Plaza	Apartment	August 2024	0	0	20	186	\$1,249	\$1,601
Craft Residences - Gairloch	Apartment	January 2026	0	0	57	86	\$1,350	\$1,428
Dupont - Tridel	Apartment	May 2025	0	2	37	329	\$1,253	\$1,271
Earlscourt - Format Group	Apartment	May 2025	0	0	0	11	\$1,332	\$1,331
Galleria 01 - Almadev	Apartment	April 2024	1	2	9	267	\$1,002	\$1,277
Galleria 02 - Almadev	Apartment	April 2024	1	8	7	217	\$1,070	\$1,277
Galleria III - Almadev	Apartment	December 2025	0	0	22	382	\$1,145	\$1,280
House of Assembly - Marlin Spring	Apartment	June 2024	0	0	0	245	\$1,200	\$1,196
Junction House - Globizen Group	Apartment	July 2023	0	3	10	144	\$1,081	\$1,319
Junction Point - Gairloch	Apartment	April 2024	0	0	18	111	\$1,234	\$1,390
Mirabella - West Tower - Diamante Development	Apartment	September 2022	1	37	31	355	\$1,040	\$1,249
Monza Condos - Benvenuto Group	Apartment	April 2024	0	0	13	76	\$1,106	\$1,320
Motto - Sierra Building Group	Apartment	September 2025	3	39	26	94	\$1,408	\$1,396
Oscar Residences - Lifetime Developments	Apartment	June 2024	1	5	10	155	\$1,339	\$1,426
Reunion Crossing Condos and Urban Towns - Diamond Kilm..	Apartment	April 2023	0	0	12	153	\$811	\$1,011
Reunion Crossing Condos and Urban Towns (Stacked) - Dia..	Stacked	July 2023	0	0	1	76	\$673	\$851
Scout - Graywood Developments	Apartment	March 2023	0	1	7	269	\$766	\$1,046
Southport in Swansea - Phase 1 - State Building Group	Apartment	July 2026	2	7	119	324	\$1,344	\$1,462
Stockyards District Residences - Marlin Spring	Apartment	June 2022	0	0	14	242	\$880	\$982
Westbend Residences - Mattamy Homes	Apartment	June 2025	2	27	52	174	\$1,268	\$1,284
XO 2 Condos at King and Dufferin - Lifetime Developments a..	Apartment	October 2024	8	18	36	408	\$1,332	\$1,462

Toronto West Submarket Report - April 2023

Current Development Applications



Toronto West Submarket Report - April 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	135
DevApp-4650-001355	1494 Dundas Street West	5.3	57
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
DevApp-4650-003150	2760 Dundas Street West	4.3	28

Toronto West Submarket Report - April 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	 185	 17	 4,613	 319	 \$2,523	 1,314	 \$3,315,568	 17,365
Central Waterfront	 0	 8	 3,995	 478	 \$1,709	 1,135	 \$1,939,854	 12,588
Don Mills - York Mills	 2	 14	 3,845	 102	 \$1,151	 1,172	 \$1,348,276	 26,740
Downtown Core	 26	 8	 4,781	 584	 \$1,931	 777	 \$1,501,646	 30,497
Downtown East	 18	 19	 5,829	 1,397	 \$1,489	 693	 \$1,032,395	 23,178
Downtown West	 98	 23	 7,590	 818	 \$1,786	 1,019	 \$1,820,483	 17,137
Etobicoke Waterfront	 0	 1	 541	 24	 \$1,647	 811	 \$1,335,378	 9,281
Highway7 - Yonge	 2	 5	 1,298	 35	 \$1,112	 1,144	 \$1,272,940	 23,308
Mississauga City Centre	 2	 8	 3,963	 107	 \$1,214	 762	 \$925,620	 20,807
North Toronto	 32	 18	 3,519	 332	 \$1,561	 976	 \$1,524,340	 32,887
North Yonge Corridor	 123	 8	 2,524	 701	 \$1,557	 659	 \$1,026,398	 238
North York East	 0	 1	 497	 0	 0	 0	 0	 0
North York West	 28	 9	 989	 407	 \$1,362	 946	 \$1,288,166	 129,027
Not Applicable	 741	 165	 26,309	 6,636	 \$1,179	 770	 \$907,825	 20,375
Scarborough City Centre								 20,375
Sheppard Corridor	 36	 12	 2,592	 291	 \$1,420	 828	 \$1,175,431	 14,778
Thornhill	 0	 2	 410	 29	 \$1,367	 1,700	 \$2,323,017	 12,760
Toronto East	 8	 10	 1,433	 378	 \$1,266	 700	 \$885,707	 29,036
Toronto West	 23	 24	 4,048	 696	 \$1,341	 827	 \$1,109,292	 4,428
Yonge - St. Clair	 3	 7	 867	 254	 \$1,937	 982	 \$1,902,086	

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