

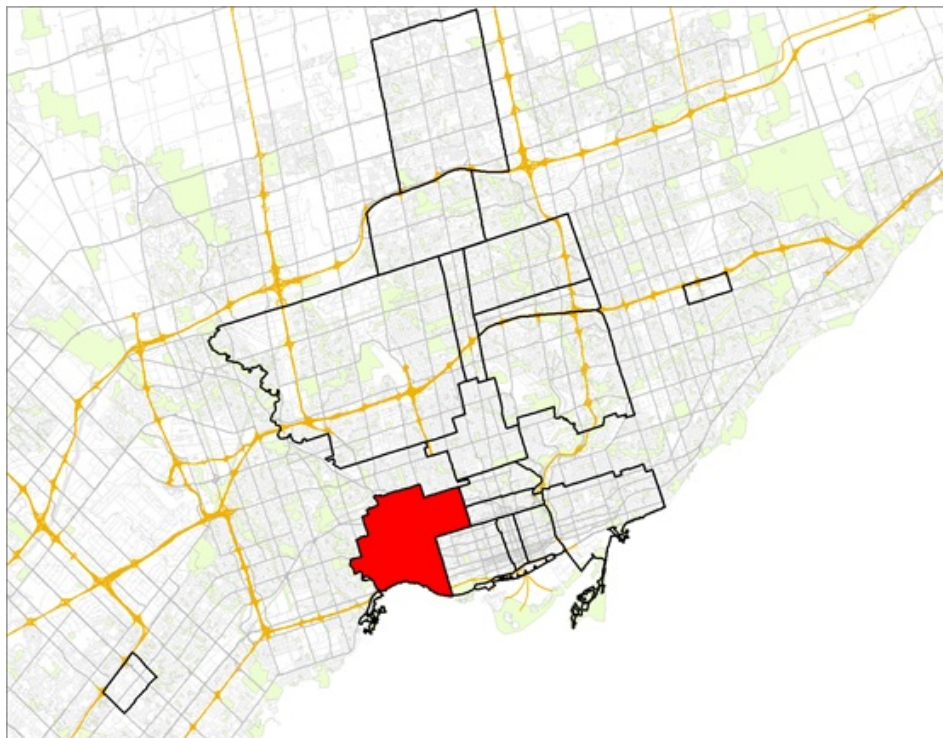


Greater Toronto Area  
Toronto West

New Homes High Rise Submarket Report  
Data as of July 2023



## Toronto West Submarket Report - July 2023



| Toronto West                                  |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 22          | 382         |
| No. of Units                                  | 4,377       | 96,539      |
| Total Sales                                   | 3,745       | 81,924      |
| Act Inv                                       | 632         | 14,615      |
| Avg. wt. \$/sf                                | \$1,356     | \$1,412     |
| Avg. Project \$/SF                            | \$1,339     | \$1,287     |
| Avg. SF                                       | 825         | 817         |
| Avg. \$                                       | \$1,118,566 | \$1,152,829 |
| Current Month Sales (incl. active & sold out) | 7           | 828         |

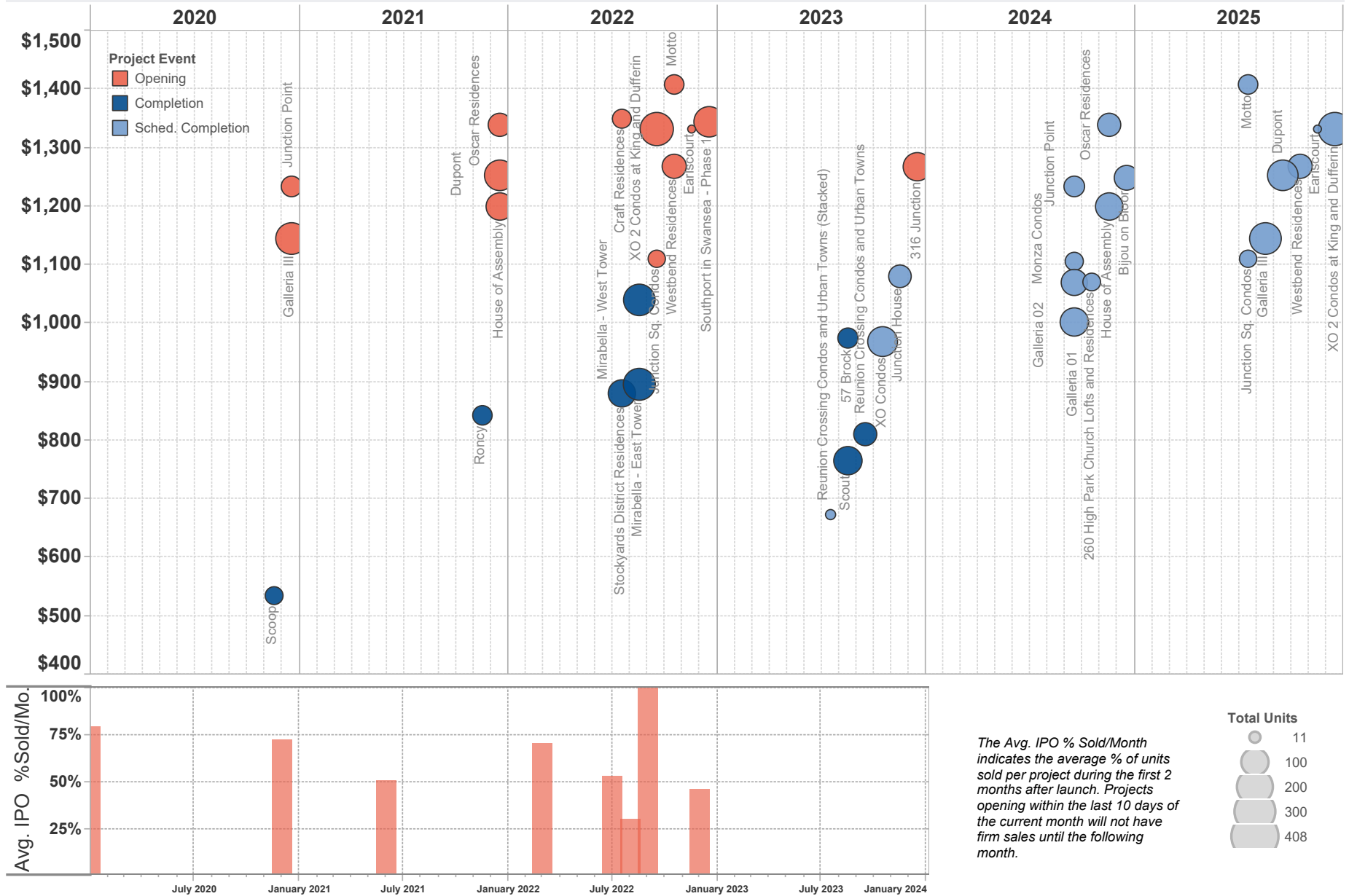
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| Toronto West             |        | City of Toronto |
| Count of Address         | 60     | 765             |
| Total Units              | 29,036 | 424,430         |
| Min. Density             | 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 - July 2023

## Recent Project Openings, Completions & Scheduled Completions



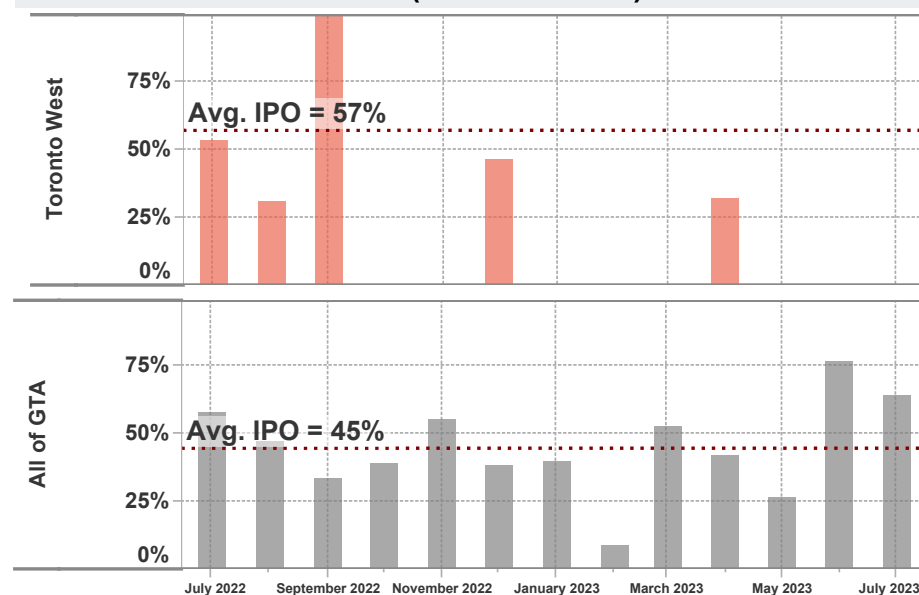
# Toronto West Submarket Report - July 2023

## Project Data by Unit Type

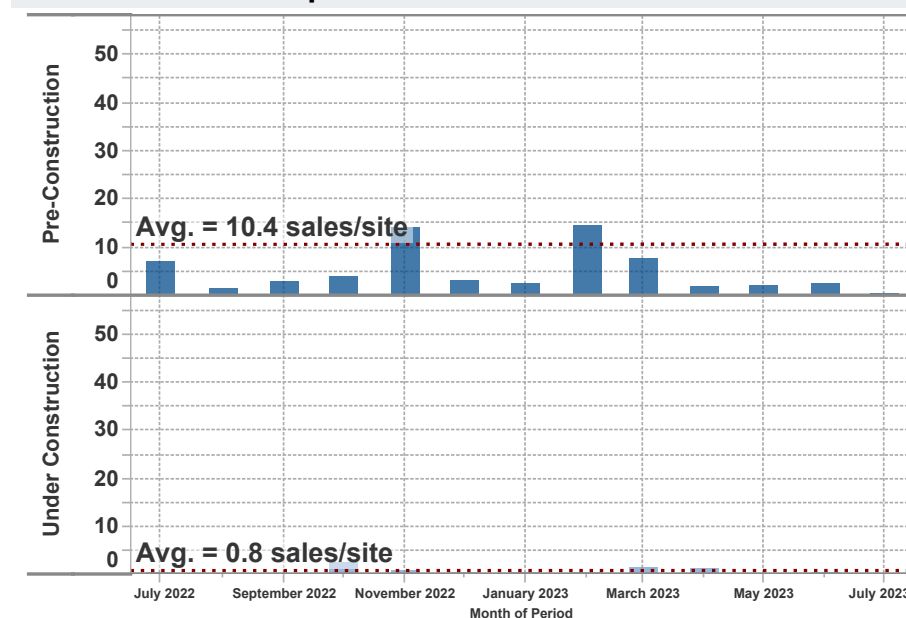
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 91           | 0                   | 89          | 2       |
| 1 Bedroom       | 903          | 2                   | 826         | 77      |
| 1 Bedroom + Den | 1,182        | 1                   | 1,108       | 74      |
| 2 Bedroom       | 1,232        | 1                   | 1,024       | 208     |
| 2 Bedroom + Den | 493          | 2                   | 365         | 128     |
| 3 Bedroom & Up  | 392          | 1                   | 269         | 123     |
| Penthouse       | 4            | 0                   | 0           | 4       |
| Other           | 80           | 0                   | 64          | 16      |

| Avg. wt. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|----------------|-----------------|------------------|------------------|-------------------|
| \$1,381        | 439             | 477              | \$599,800        | \$664,990         |
| \$1,377        | 457             | 748              | \$580,000        | \$899,800         |
| \$1,326        | 516             | 772              | \$657,990        | \$1,024,000       |
| \$1,379        | 615             | 1,573            | \$779,990        | \$2,550,000       |
| \$1,343        | 711             | 1,654            | \$879,990        | \$2,845,000       |
| \$1,351        | 769             | 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)

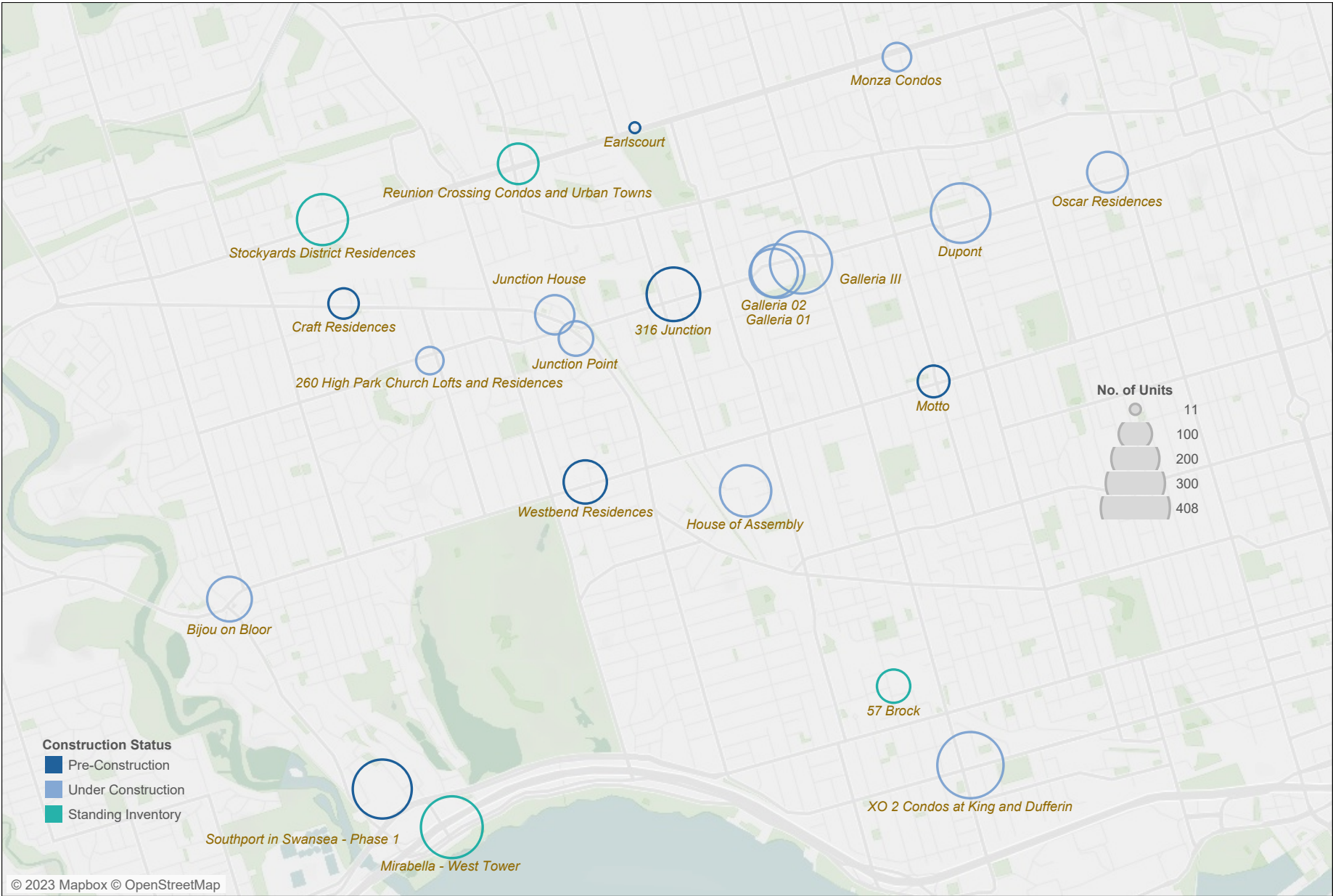


## Post Launch Absorption: Toronto West



# Toronto West Submarket Report - July 2023

## Current Active Projects



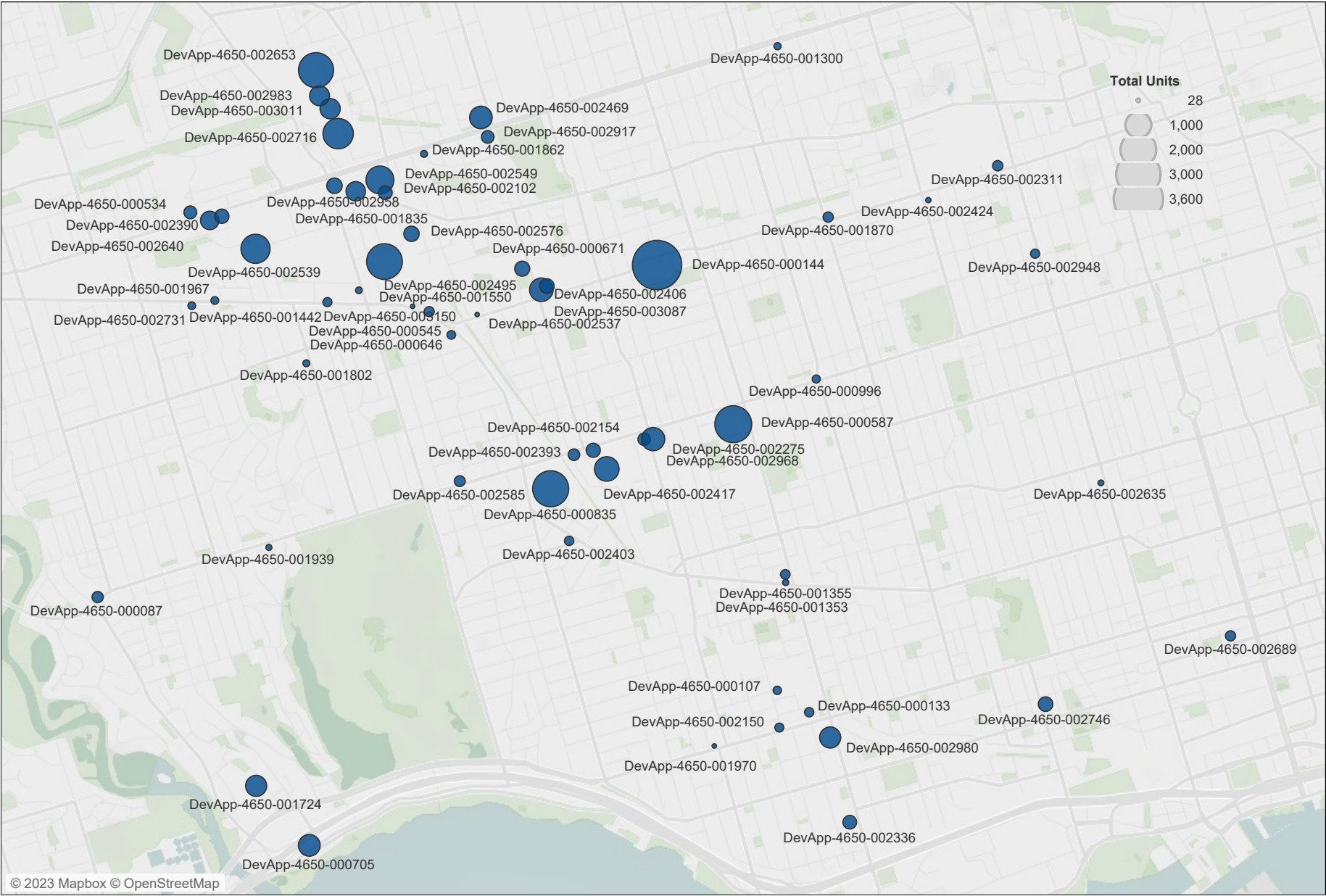
# Toronto West Submarket Report - July 2023

## 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               | \$1,314                        |
| 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          | 0                   | 87  | 180     | 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            | 1                   | 2   | 55      | 86           | \$1,350             | \$1,418                        |
| Dupont - Tridel                                              | Apartment    | May 2025                | 0                   | 2   | 37      | 329          | \$1,253             | \$1,271                        |
| Earlscourt - Format Group                                    | Apartment    | October 2025            | 0                   | 0   | 0       | 11           | \$1,332             | \$1,331                        |
| Galleria 01 - Almadev                                        | Apartment    | April 2024              | 1                   | 4   | 7       | 267          | \$1,002             | \$1,265                        |
| Galleria 02 - Almadev                                        | Apartment    | April 2024              | 0                   | 9   | 6       | 217          | \$1,070             | \$1,267                        |
| Galleria III - Almadev                                       | Apartment    | December 2025           | 0                   | 0   | 0       | 360          | \$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    | August 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          | 2                   | 41  | 27      | 355          | \$1,040             | \$1,313                        |
| Monza Condos - Benvenuto Group                               | Apartment    | April 2024              | 0                   | 0   | 13      | 76           | \$1,106             | \$1,320                        |
| Motto - Sierra Building Group                                | Apartment    | September 2025          | 1                   | 47  | 18      | 94           | \$1,408             | \$1,391                        |
| Oscar Residences - Lifetime Developments                     | Apartment    | June 2024               | 0                   | 3   | 17      | 155          | \$1,339             | \$1,647                        |
| Reunion Crossing Condos and Urban Towns - Diamond Kilm..     | Apartment    | April 2023              | 0                   | 0   | 12      | 153          | \$811               | \$1,011                        |
| Southport in Swansea - Phase 1 - State Building Group        | Apartment    | January 2027            | 0                   | 14  | 112     | 324          | \$1,344             | \$1,446                        |
| Stockyards District Residences - Marlin Spring               | Apartment    | June 2022               | 0                   | 0   | 14      | 242          | \$880               | \$982                          |
| Westbend Residences - Mattamy Homes                          | Apartment    | August 2025             | 1                   | 37  | 42      | 174          | \$1,268             | \$1,287                        |
| XO 2 Condos at King and Dufferin - Lifetime Developments a.. | Apartment    | March 2025              | 1                   | 22  | 32      | 408          | \$1,332             | \$1,455                        |

# Toronto West Submarket Report - July 2023

## Current Development Applications



# Toronto West Submarket Report - July 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 - July 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       | ● 55                | ● 16                    | ● 4,236                     | ● 481   | ● \$2,507      | ● 1,099 | ● \$2,755,337 | ● 17,365    |
| Central Waterfront      | ● 8                 | ● 6                     | ● 2,542                     | ● 486   | ● \$1,709      | ● 1,129 | ● \$1,929,746 | ● 12,588    |
| Don Mills - York Mills  | ● 1                 | ● 14                    | ● 3,849                     | ● 105   | ● \$1,135      | ● 1,185 | ● \$1,345,505 | ● 26,740    |
| Downtown Core           | ● 5                 | ● 8                     | ● 4,812                     | ● 526   | ● \$1,872      | ● 760   | ● \$1,423,561 | ● 30,497    |
| Downtown East           | ● 22                | ● 20                    | ● 6,196                     | ● 1,403 | ● \$1,515      | ● 694   | ● \$1,050,578 | ● 23,178    |
| Downtown West           | ● 3                 | ● 23                    | ● 7,665                     | ● 749   | ● \$1,788      | ● 1,055 | ● \$1,886,877 | ● 17,137    |
| Etobicoke Waterfront    | ● 0                 | ● 1                     | ● 544                       | ● 21    | ● \$1,645      | ● 816   | ● \$1,342,988 | ● 9,281     |
| Highway7 - Yonge        | ● 0                 | ● 4                     | ● 899                       | ● 34    | ● \$1,117      | ● 1,140 | ● \$1,273,121 | ● 23,308    |
| Mississauga City Centre | ● 0                 | ● 8                     | ● 3,967                     | ● 103   | ● \$1,214      | ● 765   | ● \$928,966   | ● 20,807    |
| North Toronto           | ● 9                 | ● 18                    | ● 3,522                     | ● 343   | ● \$1,560      | ● 952   | ● \$1,484,356 | ● 238       |
| North Yonge Corridor    | ● 1                 | ● 8                     | ● 2,627                     | ● 613   | ● \$1,558      | ● 671   | ● \$1,045,486 | ● 32,887    |
| North York East         | ● 0                 | ● 1                     | ● 497                       | ● 0     | ● .            | ● .     | ● .           | ● 129,027   |
| North York West         | ● 20                | ● 11                    | ● 1,091                     | ● 608   | ● \$1,368      | ● 861   | ● \$1,178,151 | ● 20,375    |
| Not Applicable          | ● 647               | ● 191                   | ● 30,347                    | ● 7,626 | ● \$1,172      | ● 775   | ● \$907,748   | ● 14,778    |
| Scarborough City Centre |                     |                         |                             |         |                |         |               | ● 12,760    |
| Sheppard Corridor       | ● 2                 | ● 12                    | ● 2,619                     | ● 280   | ● \$1,444      | ● 831   | ● \$1,199,983 | ● 29,036    |
| Thornhill               | ● 0                 | ● 2                     | ● 411                       | ● 28    | ● \$1,367      | ● 1,690 | ● \$2,310,536 | ● 4,428     |
| Toronto East            | ● 46                | ● 10                    | ● 1,484                     | ● 327   | ● \$1,238      | ● 692   | ● \$856,591   |             |
| Toronto West            | ● 7                 | ● 22                    | ● 3,745                     | ● 632   | ● \$1,356      | ● 825   | ● \$1,118,566 |             |
| Yonge - St. Clair       | ● 2                 | ● 7                     | ● 871                       | ● 250   | ● \$1,929      | ● 976   | ● \$1,881,761 |             |



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