

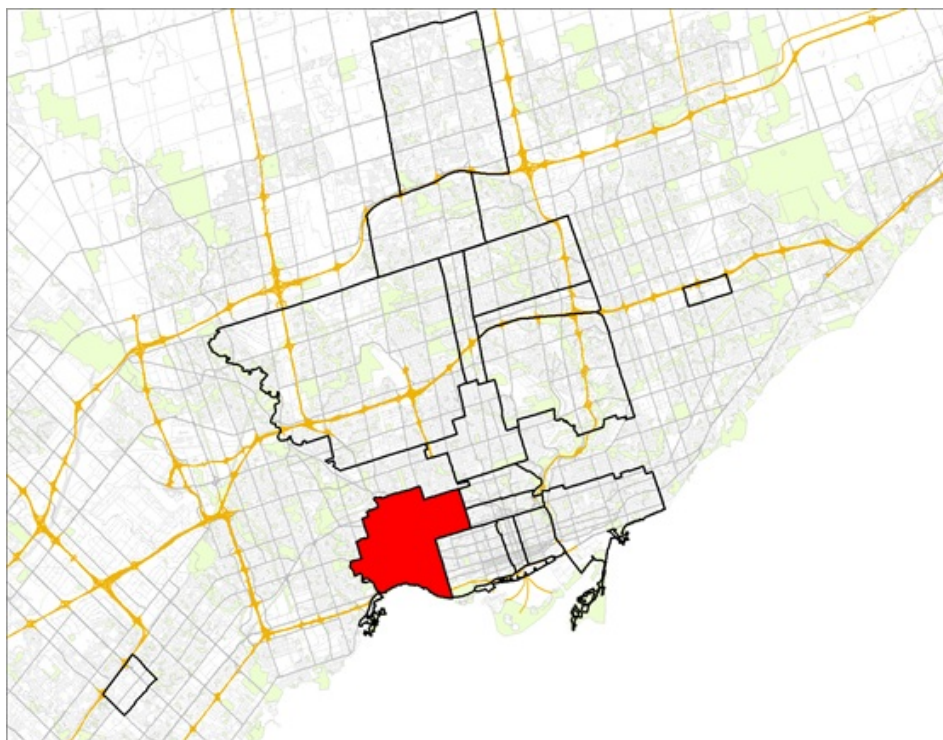


Greater Toronto Area  
Toronto West

New Homes High Rise Submarket Report  
Data as of August 2023



## Toronto West Submarket Report - August 2023



| Toronto West                                  |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 22          | 385         |
| No. of Units                                  | 4,197       | 96,568      |
| Total Sales                                   | 3,803       | 82,326      |
| Act Inv                                       | 394         | 14,242      |
| Avg. wt. \$/sf                                | \$1,384     | \$1,408     |
| Avg. Project \$/SF                            | \$1,340     | \$1,286     |
| Avg. SF                                       | 879         | 821         |
| Avg. \$                                       | \$1,216,180 | \$1,156,529 |
| Current Month Sales (incl. active & sold out) | 53          | 443         |

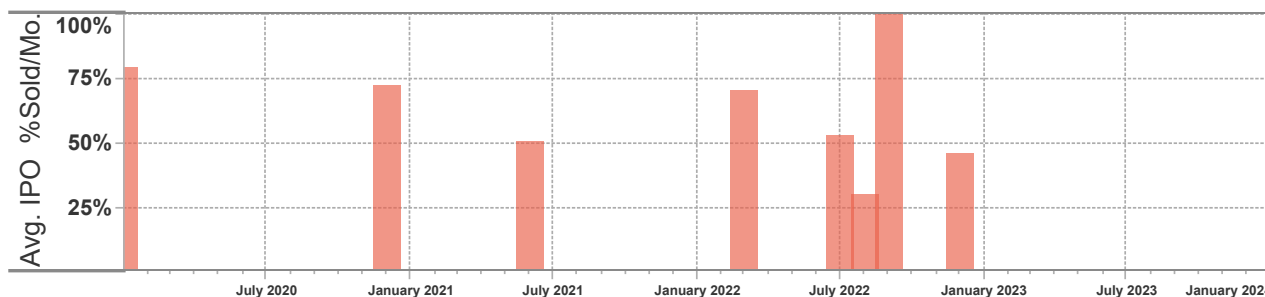
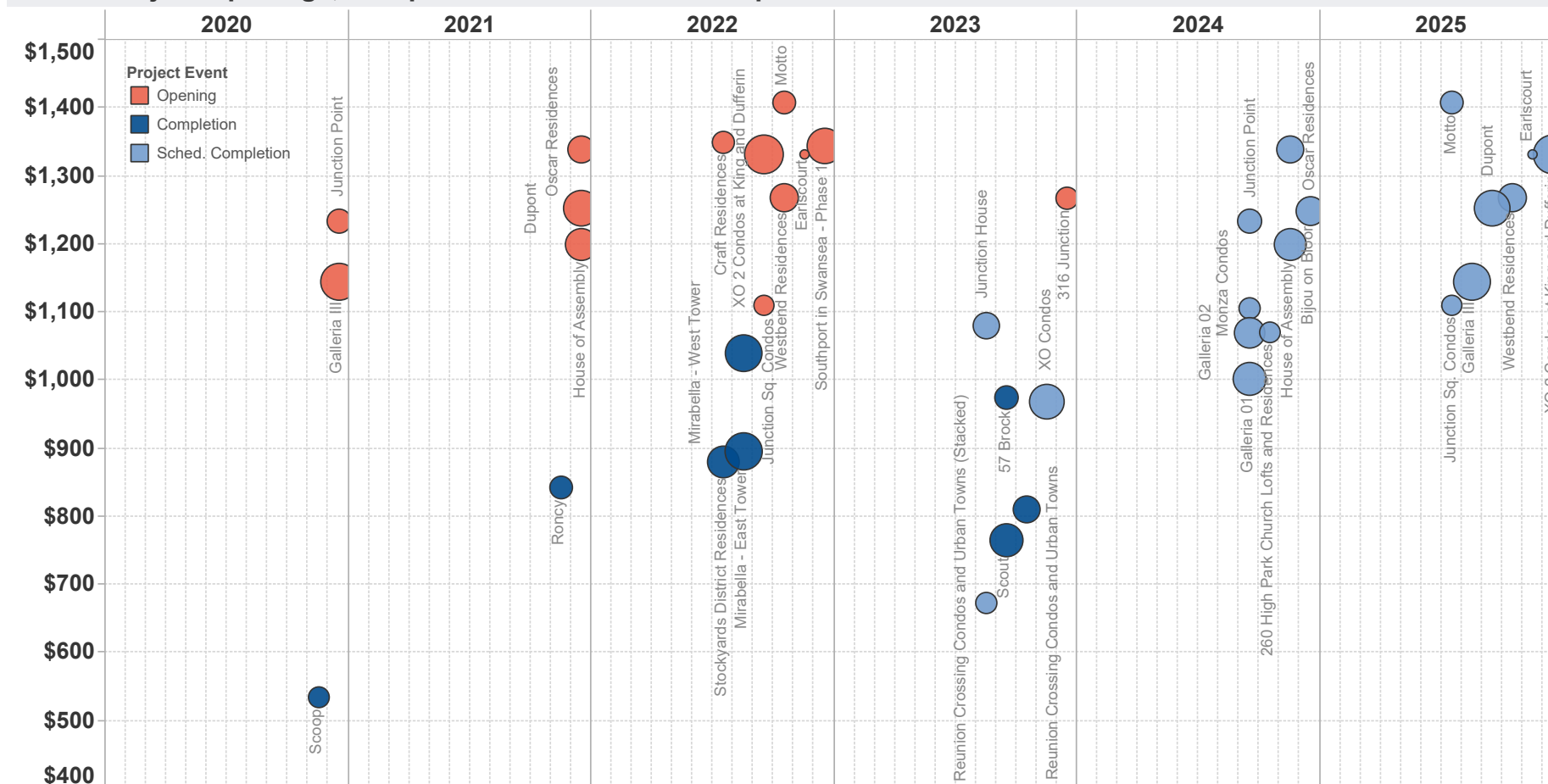
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| Toronto West             |        | City of Toronto |
| Count of Address         | 64     | 794             |
| Total Units              | 30,819 | 462,476         |
| Min. Density             | 0.6    | 0.0             |
| Max. Density             | 15.1   | 61.7            |
| Avg. Density             | 5.3    | 8.1             |

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

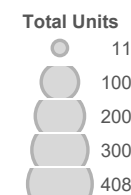


# Toronto West Submarket Report - August 2023

## 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.



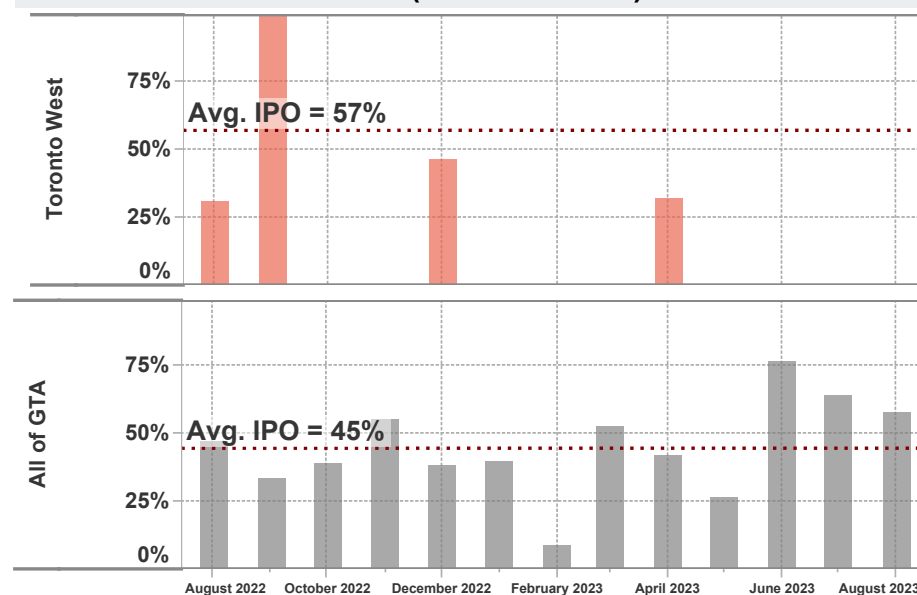
# Toronto West Submarket Report - August 2023

## Project Data by Unit Type

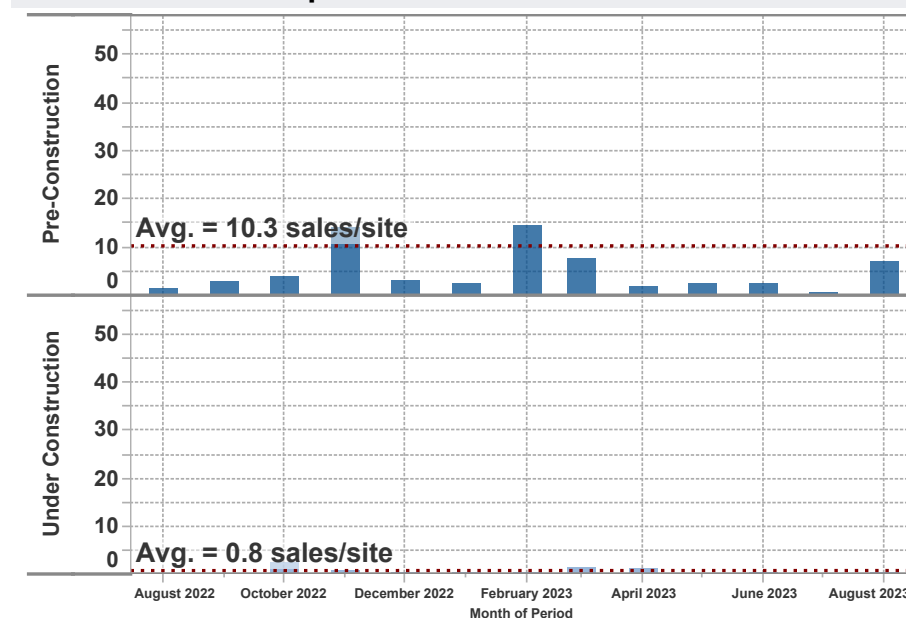
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 91           | 0                   | 89          | 2       |
| 1 Bedroom       | 862          | 7                   | 827         | 35      |
| 1 Bedroom + Den | 1,154        | 1                   | 1,097       | 57      |
| 2 Bedroom       | 1,150        | 20                  | 1,045       | 105     |
| 2 Bedroom + Den | 493          | 22                  | 408         | 85      |
| 3 Bedroom & Up  | 363          | 1                   | 271         | 92      |
| Penthouse       | 4            | 2                   | 2           | 2       |
| 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         |
| \$1,496        | 470             | 748              | \$580,000        | \$899,800         |
| \$1,388        | 516             | 772              | \$657,990        | \$1,024,000       |
| \$1,440        | 615             | 1,573            | \$779,990        | \$2,550,000       |
| \$1,319        | 711             | 1,654            | \$879,990        | \$2,845,000       |
| \$1,381        | 769             | 1,992            | \$1,075,000      | \$2,800,000       |
| \$1,064        | 791             | 957              | \$883,900        | \$975,900         |
| \$1,344        | 894             | 3,030            | \$894,990        | \$4,999,900       |

## IPO Launch Performance (first 2 months)

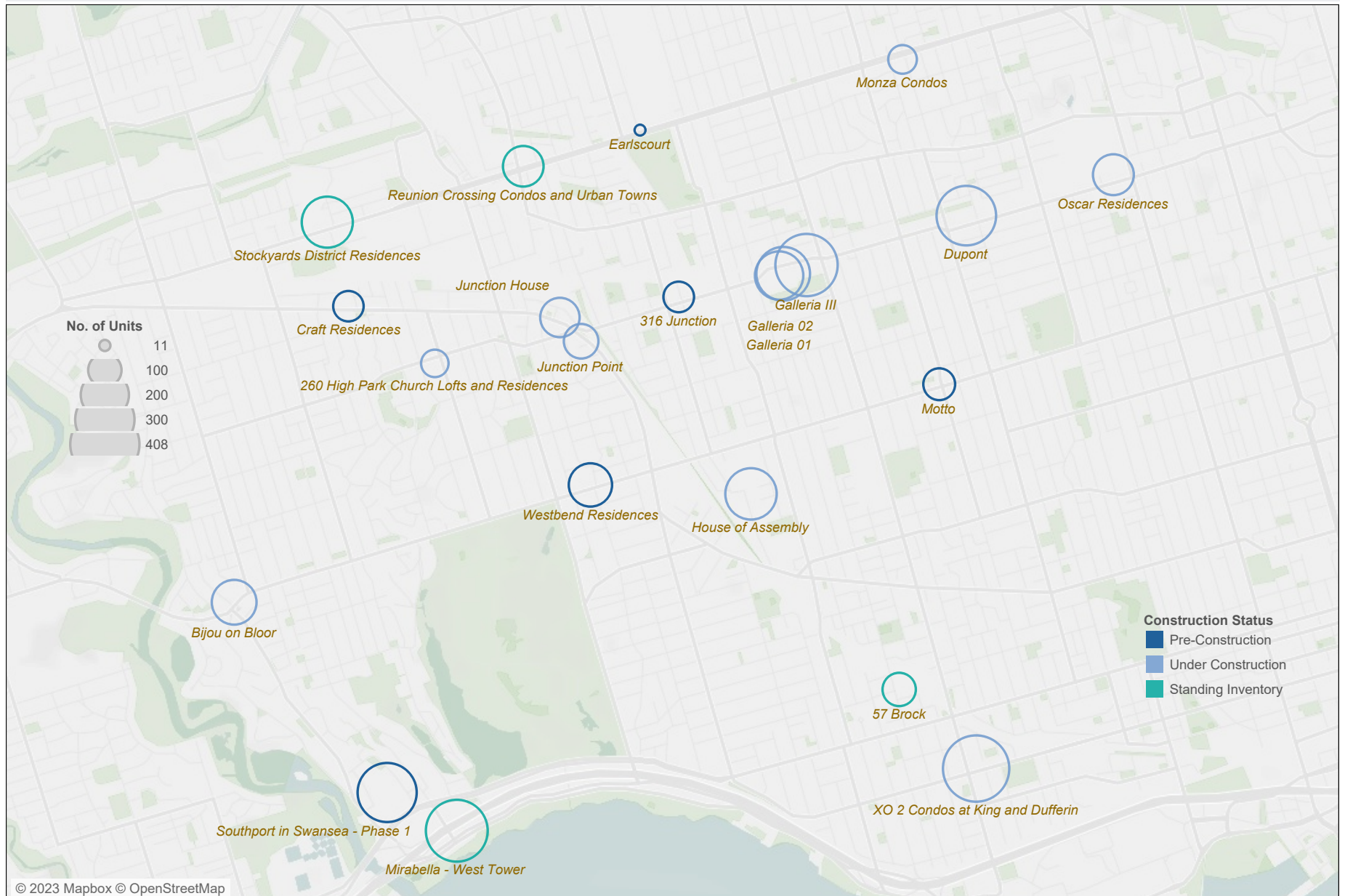


## Post Launch Absorption: Toronto West



# Toronto West Submarket Report - August 2023

## Current Active Projects



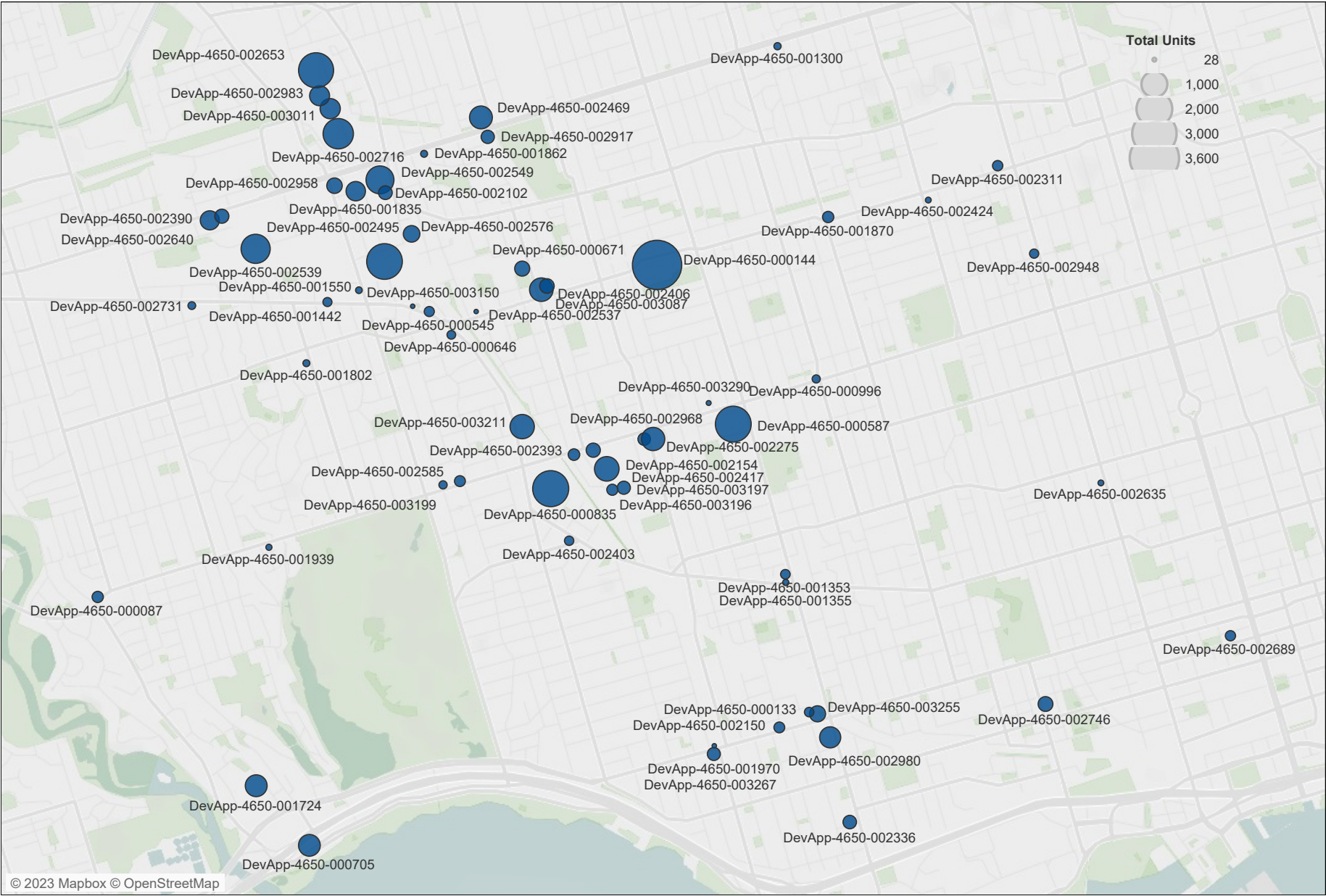
# Toronto West Submarket Report - August 2023

## 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  | 0       | 87           | \$1,268             | \$1,281                        |
| Bijou on Bloor - Plaza                                       | Apartment    | August 2024             | 0                   | 0   | 20      | 186          | \$1,249             | \$1,601                        |
| Craft Residences - Gairloch                                  | Apartment    | March 2026              | 8                   | 14  | 43      | 86           | \$1,350             | \$1,425                        |
| Dupont - Tridel                                              | Apartment    | May 2025                | 2                   | 4   | 35      | 329          | \$1,253             | \$1,269                        |
| Earlscourt - Format Group                                    | Apartment    | October 2025            | 0                   | 0   | 0       | 11           | \$1,332             | \$1,331                        |
| Galleria 01 - Almadev                                        | Apartment    | April 2024              | 1                   | 6   | 5       | 267          | \$1,002             | \$1,274                        |
| Galleria 02 - Almadev                                        | Apartment    | April 2024              | 0                   | 9   | 6       | 217          | \$1,070             | \$1,282                        |
| 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    | September 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          | 0                   | 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          | 4                   | 51  | 14      | 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              | 7                   | 7   | 5       | 153          | \$811               | \$997                          |
| Southport in Swansea - Phase 1 - State Building Group        | Apartment    | January 2027            | 31                  | 45  | 81      | 324          | \$1,344             | \$1,462                        |
| Stockyards District Residences - Marlin Spring               | Apartment    | June 2022               | 0                   | 0   | 14      | 242          | \$880               | \$982                          |
| Westbend Residences - Mattamy Homes                          | Apartment    | August 2025             | 0                   | 37  | 42      | 174          | \$1,268             | \$1,287                        |
| XO 2 Condos at King and Dufferin - Lifetime Developments a.. | Apartment    | March 2025              | 0                   | 22  | 32      | 408          | \$1,332             | \$1,455                        |

# Toronto West Submarket Report - August 2023

## Current Development Applications



# Toronto West Submarket Report - August 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-4650-000133 | 6 Noble Street                                         | 2.0          | 132         |
| DevApp-4650-000144 | 1245 Dupont Street                                     | 0.6          | 3,600       |
| DevApp-4650-000545 | 2706 - 2730 Dundas Street West                         | 2.5          | 150         |
| DevApp-4650-000587 | 90 Croatia Street                                      | 3.0          | 1,900       |
| DevApp-4650-000646 | 2639 Dundas Street West                                | 2.5          | 111         |
| 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          | 704         |
| 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          | 187         |
| DevApp-4650-001939 | 2115 Bloor Street West                                 | 3.7          | 54          |
| 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                                 | 6.0          | 172         |
| 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                                        | 8.0          | 268         |
| DevApp-4650-002390 | 2231 St. Clair Avenue West                             | 5.0          | 293         |
| 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                                    | 4.1          | 49          |
| DevApp-4650-002469 | 1500 St. Clair Avenue West                             | 4.3          | 770         |
| DevApp-4650-002495 | 43 Junction Road                                       | 6.1          | 1,882       |
| 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          | 405         |
| 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                              | 4.7          | 537         |
| 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          | 322         |
| DevApp-4650-002917 | 1613 St Clair Avenue West                              | 5.5          | 258         |
| 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          |
| DevApp-4650-003196 | 150 Sterling Road                                      | 4.8          | 181         |
| DevApp-4650-003197 | 150 Sterling Road - Block 4B                           | 8.4          | 254         |
| DevApp-4650-003199 | 1728 Bloor Street West                                 | 15.1         | 99          |
| DevApp-4650-003211 | 2440 Dundas Street West                                | 5.3          | 873         |
| DevApp-4650-003255 | 1266 Queen Street West                                 | 11.6         | 381         |
| DevApp-4650-003267 | 1437 Queen Street West                                 | 5.5          | 249         |
| DevApp-4650-003290 | 12 Pauline Avenue                                      | 2.1          | 35          |

# Toronto West Submarket Report - August 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       | 11                  | 16                      | 4,247                       | 470     | \$2,512        | 1,108   | \$2,783,935 | 16,439      |
| Central Waterfront      | 3                   | 6                       | 2,544                       | 484     | \$1,710        | 1,130   | \$1,932,586 | 17,168      |
| Don Mills - York Mills  | 1                   | 14                      | 3,850                       | 104     | \$1,138        | 1,170   | \$1,331,442 | 28,216      |
| Downtown Core           | 3                   | 8                       | 4,815                       | 523     | \$1,877        | 760     | \$1,427,423 | 31,600      |
| Downtown East           | 18                  | 20                      | 6,218                       | 1,383   | \$1,513        | 694     | \$1,050,669 | 25,705      |
| Downtown West           | 4                   | 23                      | 7,668                       | 746     | \$1,789        | 1,056   | \$1,888,873 | 17,279      |
| Etobicoke Waterfront    | 1                   | 1                       | 545                         | 20      | \$1,647        | 811     | \$1,335,505 | 9,281       |
| Highway7 - Yonge        | 0                   | 4                       | 899                         | 34      | \$1,117        | 1,140   | \$1,273,121 | 25,237      |
| Mississauga City Centre | 5                   | 8                       | 3,961                       | 109     | \$1,244        | 769     | \$957,260   | 26,058      |
| North Toronto           | 14                  | 18                      | 3,520                       | 367     | \$1,560        | 924     | \$1,441,857 | 305         |
| North Yonge Corridor    | 9                   | 8                       | 2,636                       | 604     | \$1,558        | 673     | \$1,048,874 | 32,789      |
| North York East         | 0                   | 1                       | 497                         | 0       | .              | .       | .           | 143,340     |
| North York West         | 22                  | 11                      | 1,113                       | 586     | \$1,331        | 867     | \$1,154,406 | 24,358      |
| Not Applicable          | 288                 | 194                     | 30,613                      | 7,545   | \$1,168        | 779     | \$909,976   | 14,963      |
| Scarborough City Centre |                     |                         |                             |         |                |         |             | 13,202      |
| Sheppard Corridor       | 0                   | 12                      | 2,619                       | 280     | \$1,407        | 830     | \$1,168,501 | 30,819      |
| Thornhill               | 0                   | 2                       | 411                         | 28      | \$1,367        | 1,690   | \$2,310,536 | 5,717       |
| Toronto East            | 8                   | 10                      | 1,493                       | 318     | \$1,249        | 707     | \$882,844   |             |
| Toronto West            | 53                  | 22                      | 3,803                       | 394     | \$1,384        | 879     | \$1,216,180 |             |
| Yonge - St. Clair       | 3                   | 7                       | 874                         | 247     | \$1,910        | 957     | \$1,827,520 |             |



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