

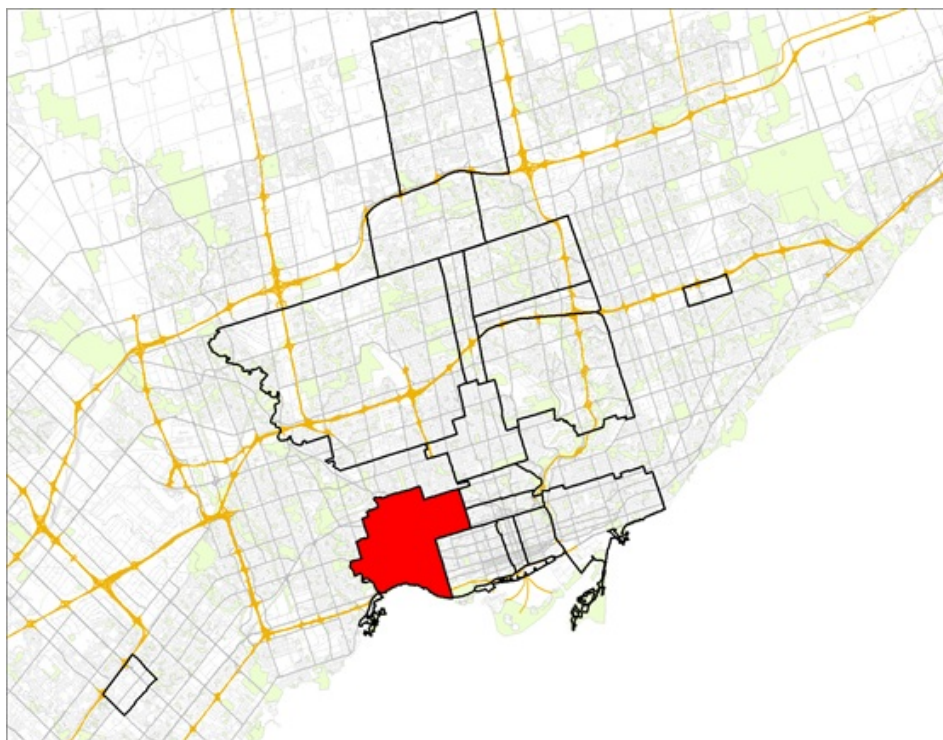


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of September 2023



Toronto West Submarket Report - September 2023



Toronto West		GTA
Distinct count of Site Name	22	390
No. of Units	4,197	99,243
Total Sales	3,819	82,881
Act Inv	378	16,362
Avg. wt. \$/sf	\$1,386	\$1,400
Avg. Project \$/SF	\$1,341	\$1,289
Avg. SF	879	786
Avg. \$	\$1,218,272	\$1,100,373
Current Month Sales (incl. active & sold out)	15	1,290

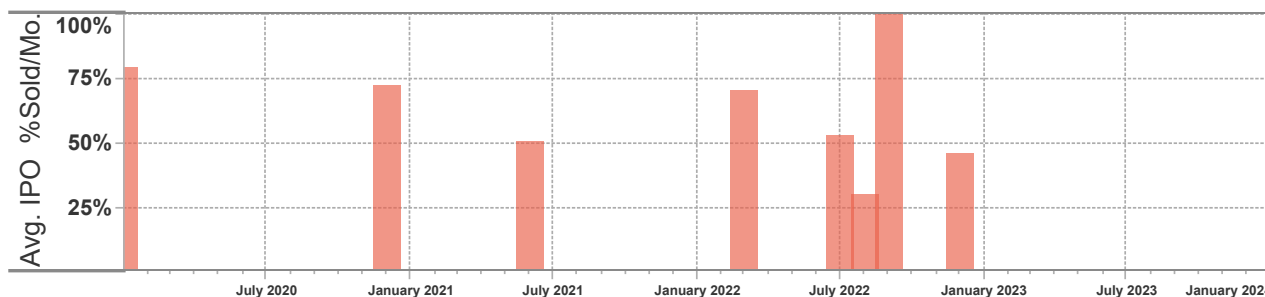
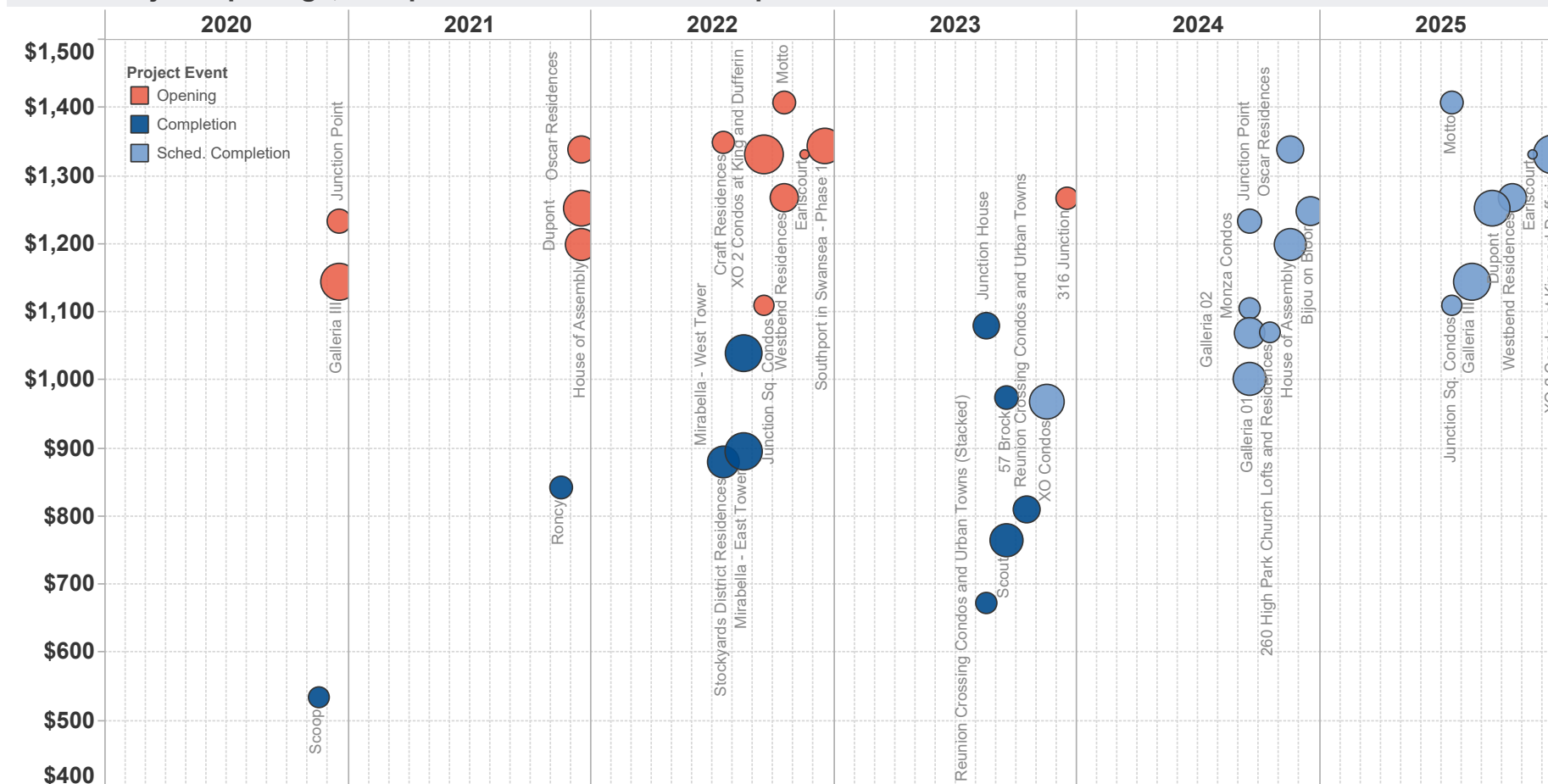
Development Applications		
Toronto West		City of Toronto
Count of Address	63	792
Total Units	30,647	462,470
Min. Density	0.6	0.0
Max. Density	15.1	61.7
Avg. Density	5.3	8.1

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

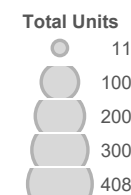


Toronto West Submarket Report - September 2023

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.



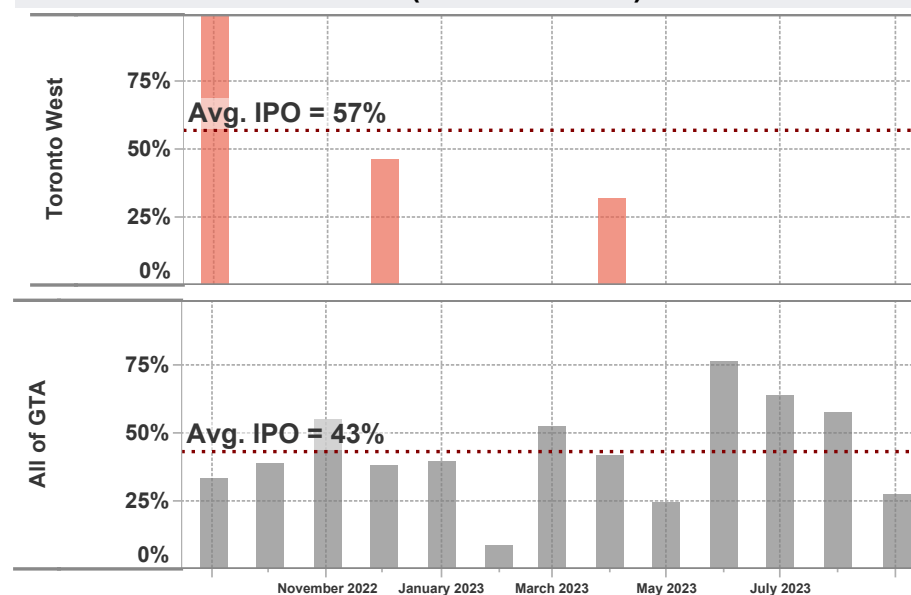
Toronto West Submarket Report - September 2023

Project Data by Unit Type

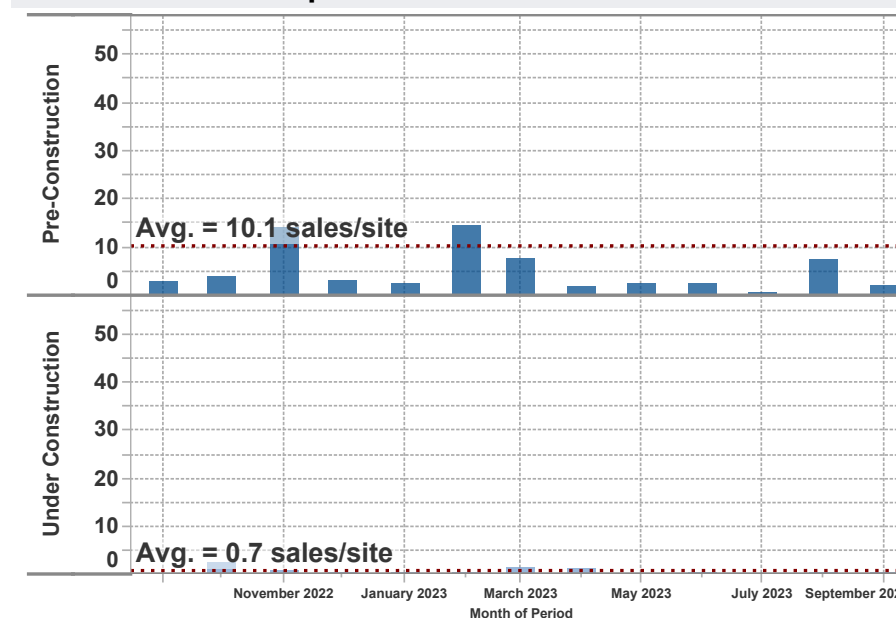
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	91	0	89	2
1 Bedroom	862	2	829	33
1 Bedroom + Den	1,154	2	1,099	55
2 Bedroom	1,150	4	1,049	101
2 Bedroom + Den	493	2	411	82
3 Bedroom & Up	363	5	276	87
Penthouse	4	0	2	2
Other	80	0	64	16

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,381	439	477	\$599,800	\$664,990
\$1,502	470	748	\$580,000	\$899,800
\$1,409	516	772	\$657,990	\$1,024,000
\$1,443	615	1,573	\$779,990	\$2,550,000
\$1,321	711	1,654	\$879,990	\$2,845,000
\$1,375	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)

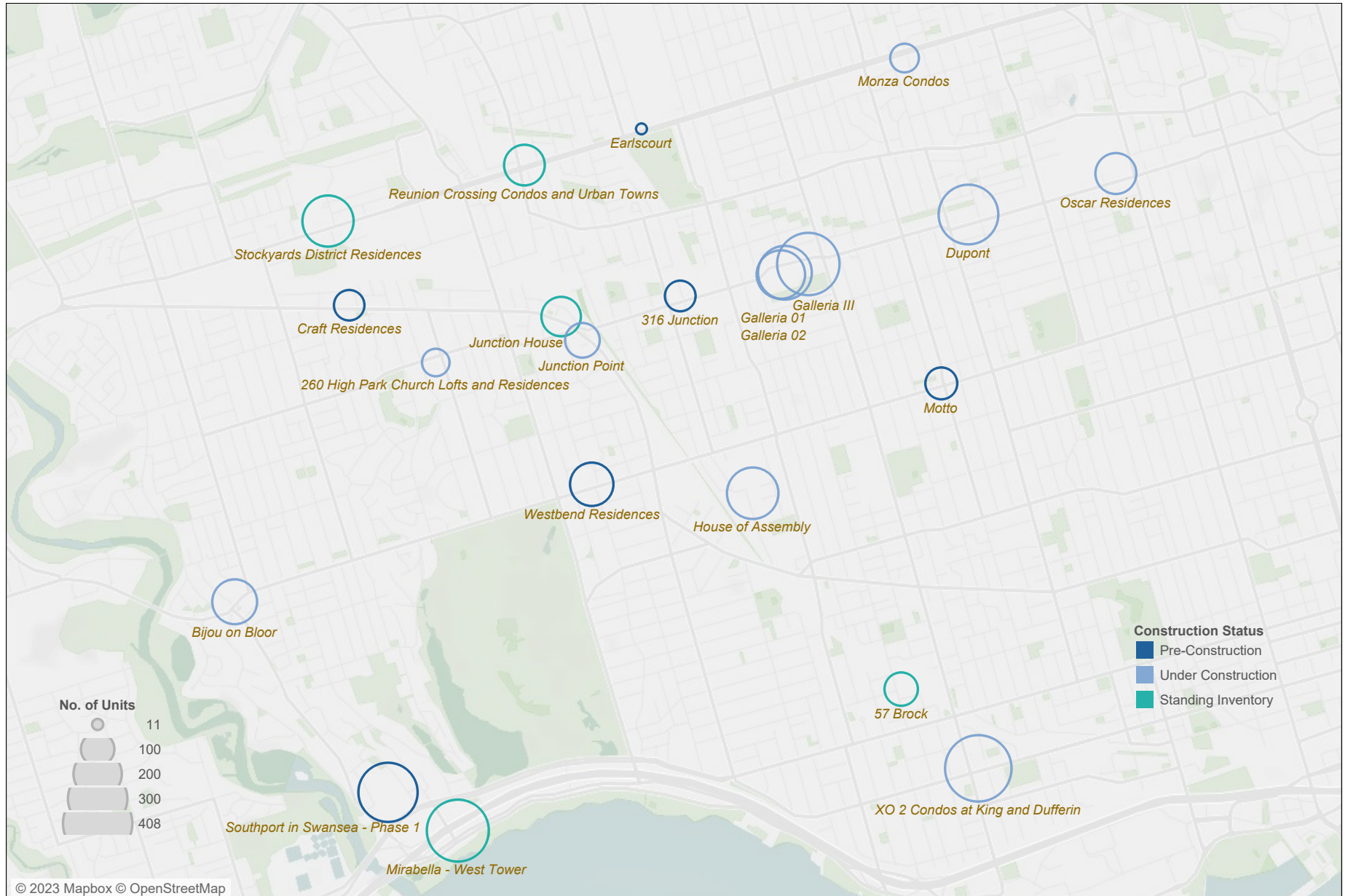


Post Launch Absorption: Toronto West



Toronto West Submarket Report - September 2023

Current Active Projects



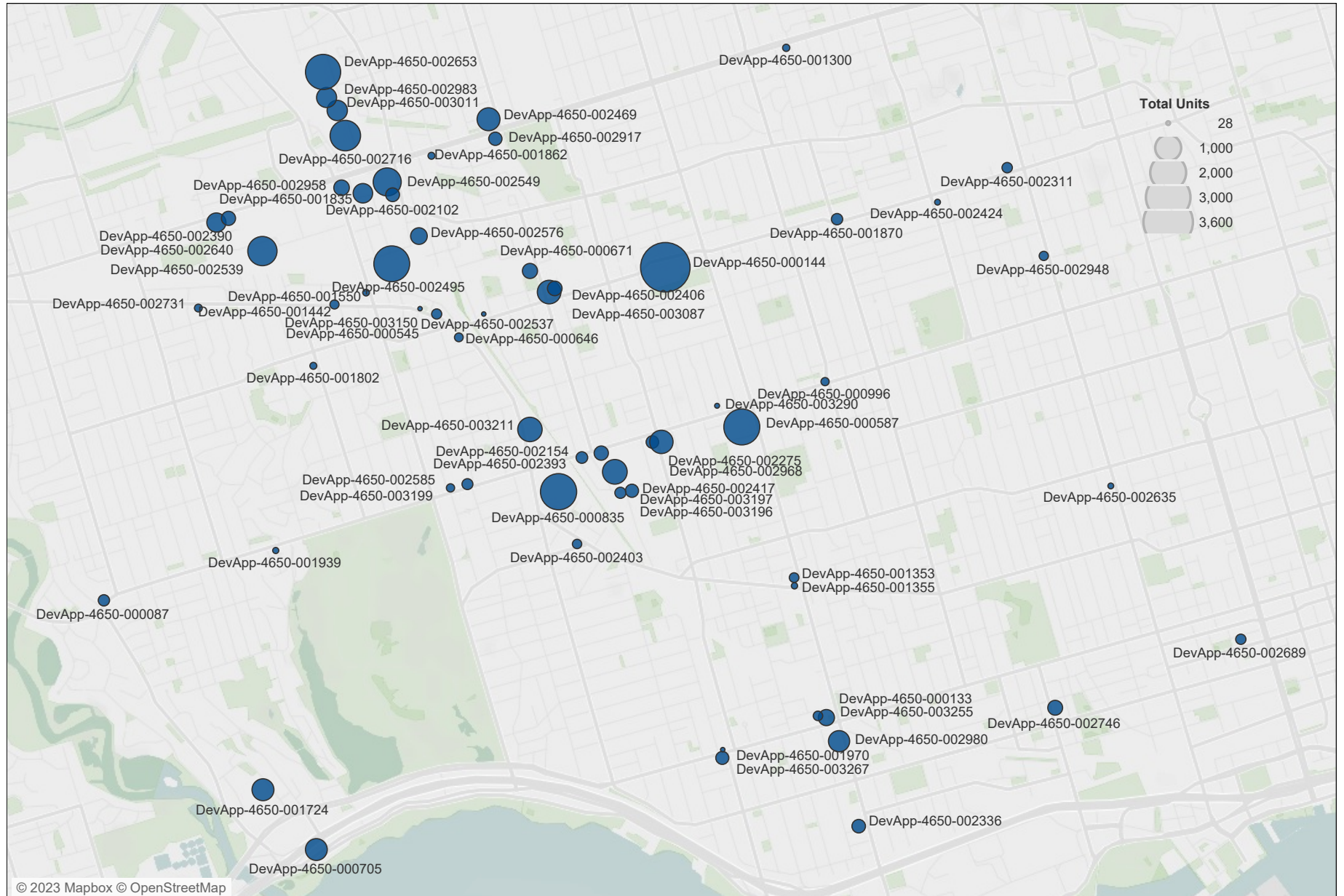
Toronto West Submarket Report - September 2023

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	2	16	41	86	\$1,350	\$1,428
Dupont - Tridel	Apartment	May 2025	0	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	7	4	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	8	59	6	94	\$1,408	\$1,403
Oscar Residences - Lifetime Developments	Apartment	June 2024	1	4	16	155	\$1,339	\$1,655
Reunion Crossing Condos and Urban Towns - Diamond Kilm..	Apartment	April 2023	0	7	5	153	\$811	\$997
Southport in Swansea - Phase 1 - State Building Group	Apartment	January 2027	2	47	79	324	\$1,344	\$1,462
Stockyards District Residences - Marlin Spring	Apartment	June 2022	0	0	14	242	\$880	\$982
Westbend Residences - Mattamy Homes	Apartment	November 2025	1	39	40	174	\$1,268	\$1,289
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 - September 2023

Current Development Applications



Toronto West Submarket Report - September 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-4650-002154	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 - September 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	130	17	4,374	645	\$2,364	993	\$2,347,311	16,534
Central Waterfront	0	6	2,544	484	\$1,710	1,130	\$1,932,586	17,168
Don Mills - York Mills	5	13	3,531	100	\$1,141	1,173	\$1,338,302	27,949
Downtown Core	5	8	4,820	518	\$1,872	760	\$1,421,931	31,614
Downtown East	14	21	6,232	1,757	\$1,495	668	\$998,899	25,506
Downtown West	130	24	7,798	832	\$1,776	1,019	\$1,809,473	17,279
Etobicoke Waterfront	1	1	546	19	\$1,647	811	\$1,335,505	8,698
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	26,252
Mississauga City Centre	0	9	3,961	934	\$1,244	578	\$718,713	25,804
North Toronto	1	18	3,519	368	\$1,565	930	\$1,455,739	305
North Yonge Corridor	14	8	2,650	590	\$1,563	672	\$1,049,549	32,858
North York East	0	1	497	0	.	.	.	143,616
North York West	38	10	1,093	484	\$1,385	854	\$1,183,788	24,358
Not Applicable	809	198	31,367	8,474	\$1,167	757	\$883,833	14,963
Scarborough City Centre								13,202
Sheppard Corridor	36	11	2,361	244	\$1,404	836	\$1,174,095	30,647
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,717
Toronto East	91	10	1,584	227	\$1,256	730	\$916,542	
Toronto West	15	22	3,819	378	\$1,386	879	\$1,218,272	
Yonge - St. Clair	1	7	875	246	\$1,917	951	\$1,823,364	



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