

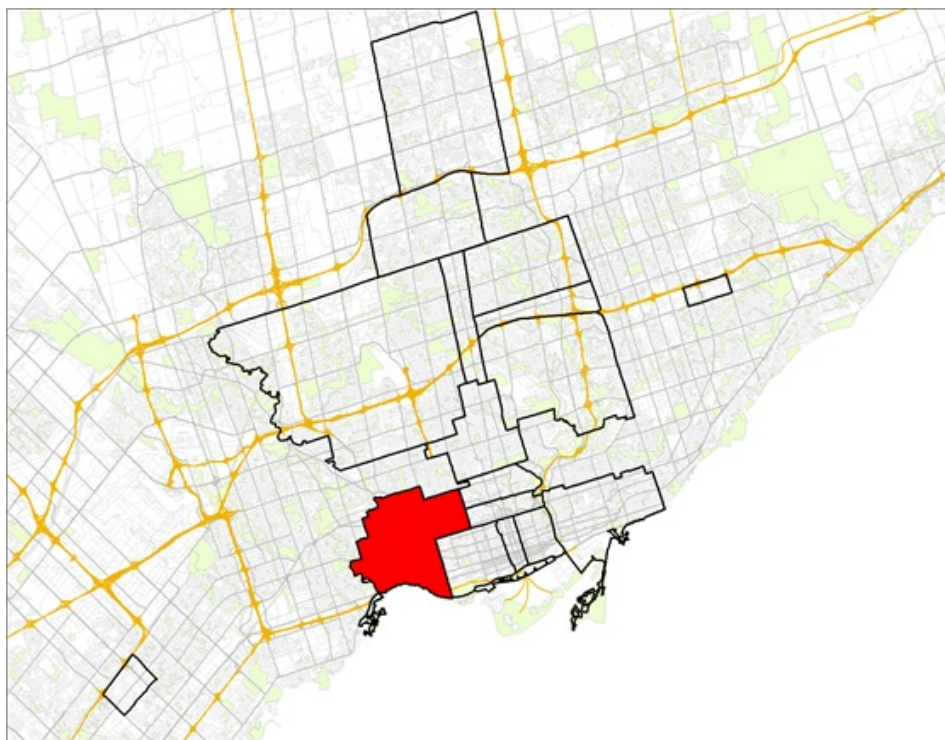


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of October 2023



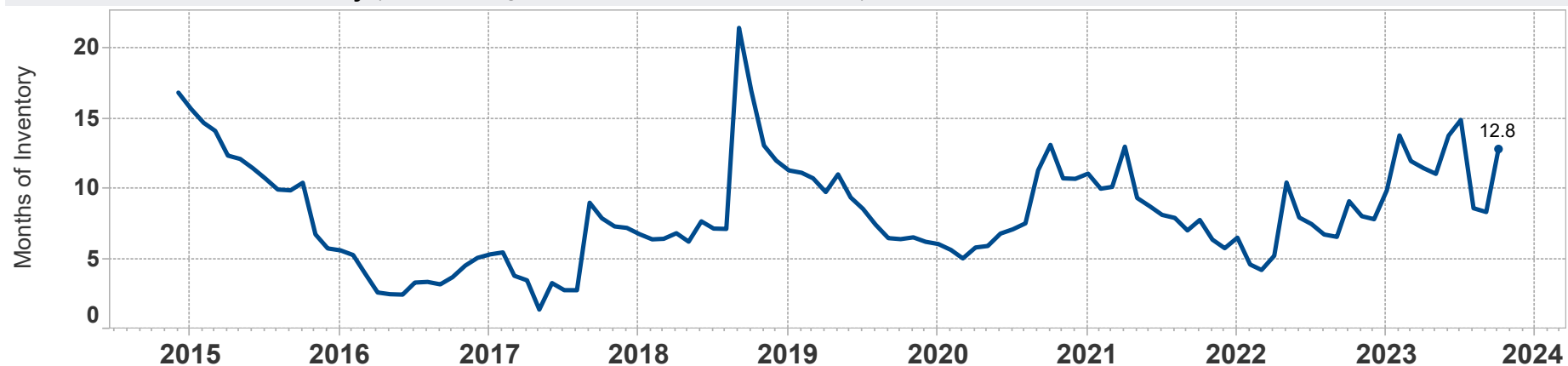
Toronto West Submarket Report - October 2023



Toronto West		GTA
Distinct count of Site Name	22	395
No. of Units	4,186	99,939
Total Sales	3,673	82,009
Act Inv	513	17,930
Avg. wt. \$/sf	\$1,257	\$1,406
Avg. Project \$/SF	\$1,324	\$1,292
Avg. SF	899	771
Avg. \$	\$1,130,130	\$1,084,633
Current Month Sales (incl. active & sold out)	7	1,304

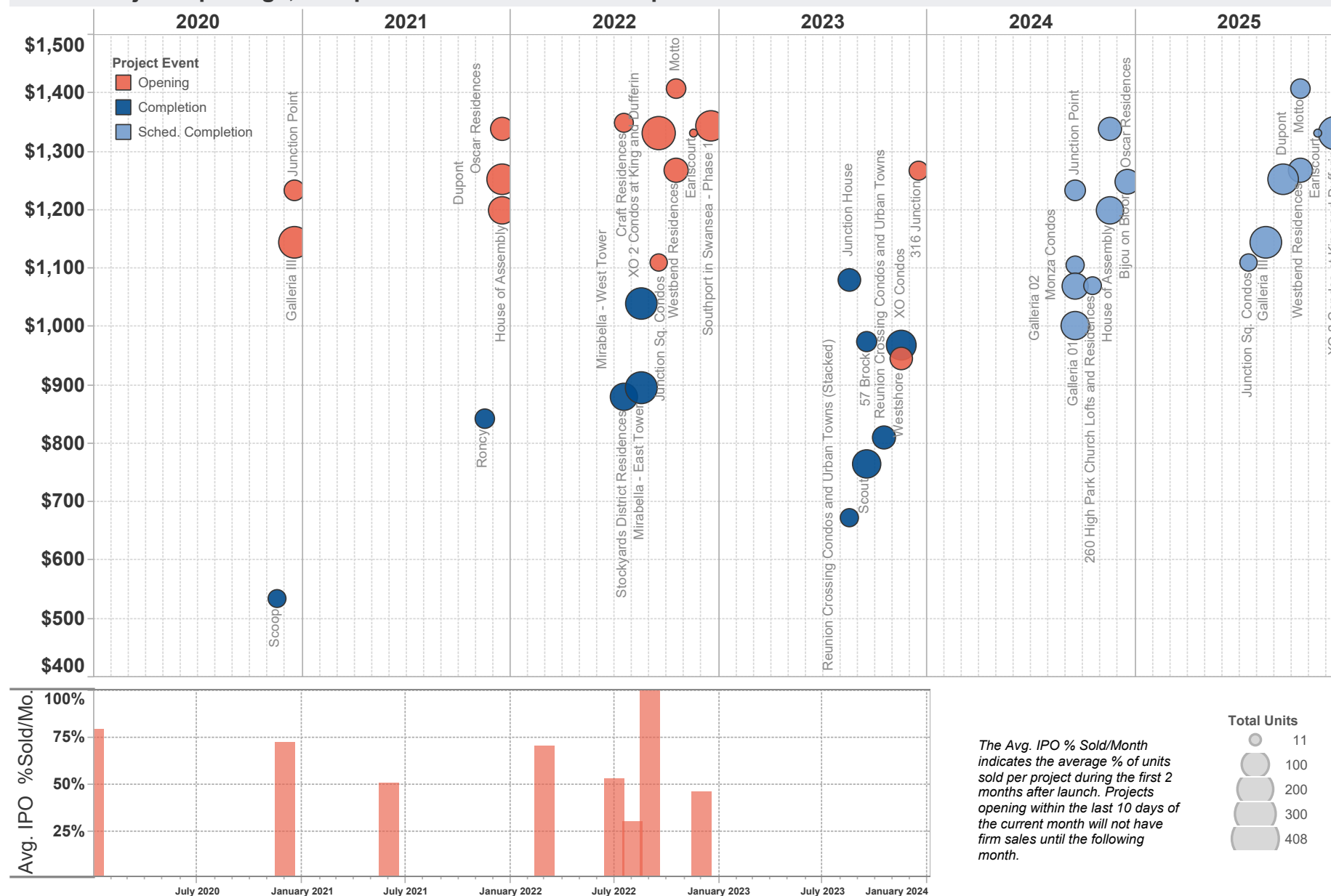
Development Applications		
Toronto West		City of Toronto
Count of Address	66	798
Total Units	31,232	464,779
Min. Density	0.6	0.0
Max. Density	15.1	61.7
Avg. Density	5.3	8.1

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



Toronto West Submarket Report - October 2023

Recent Project Openings, Completions & Scheduled Completions



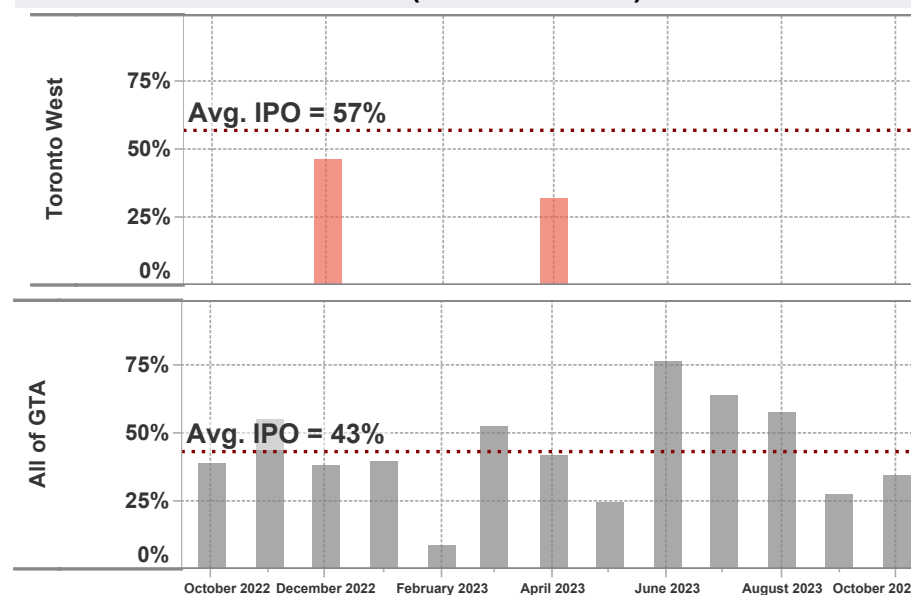
Toronto West Submarket Report - October 2023

Project Data by Unit Type

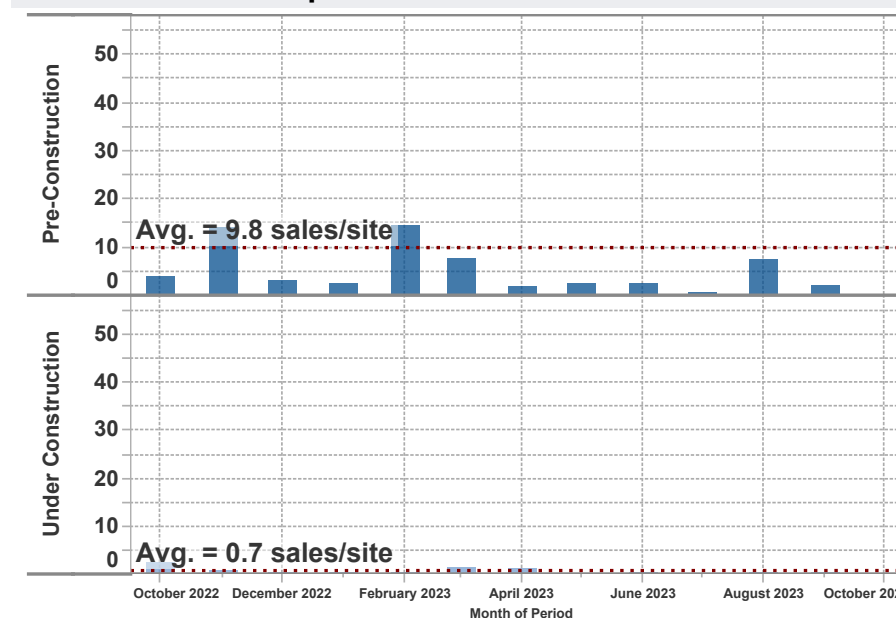
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	91	0	89	2
1 Bedroom	858	0	798	60
1 Bedroom + Den	1,147	1	1,081	66
2 Bedroom	1,083	0	960	123
2 Bedroom + Den	492	1	405	87
3 Bedroom & Up	435	0	276	159
Penthouse				
Other	80	0	64	16

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,381	439	477	\$599,800	\$664,990
\$1,325	470	748	\$529,900	\$899,800
\$1,334	516	772	\$619,900	\$1,024,000
\$1,357	615	1,573	\$694,900	\$2,550,000
\$1,290	711	1,654	\$799,900	\$2,845,000
\$1,141	769	1,992	\$989,900	\$2,800,000
\$1,344	894	3,030	\$894,990	\$4,999,900

IPO Launch Performance (first 2 months)

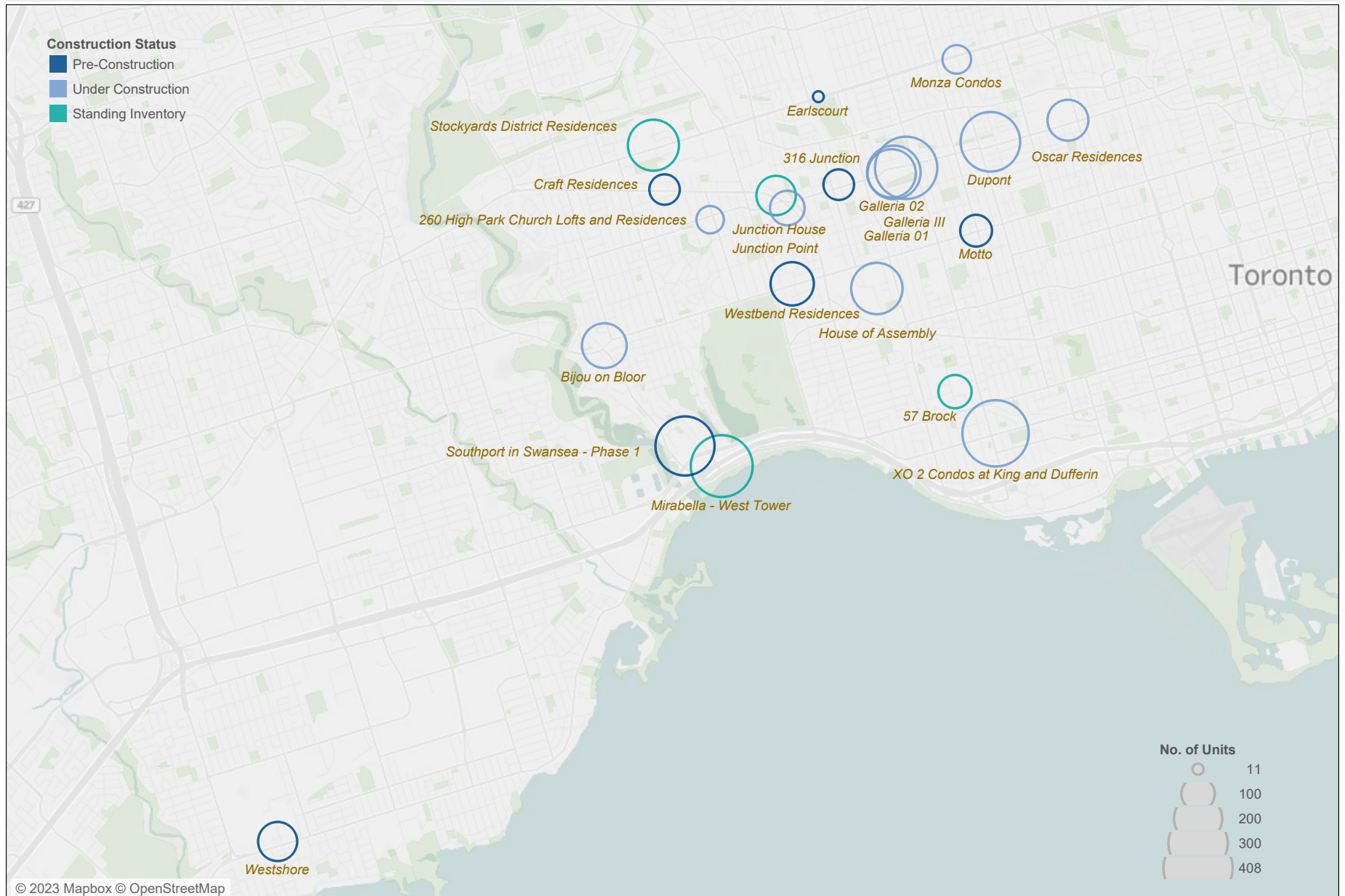


Post Launch Absorption: Toronto West



Toronto West Submarket Report - October 2023

Current Active Projects



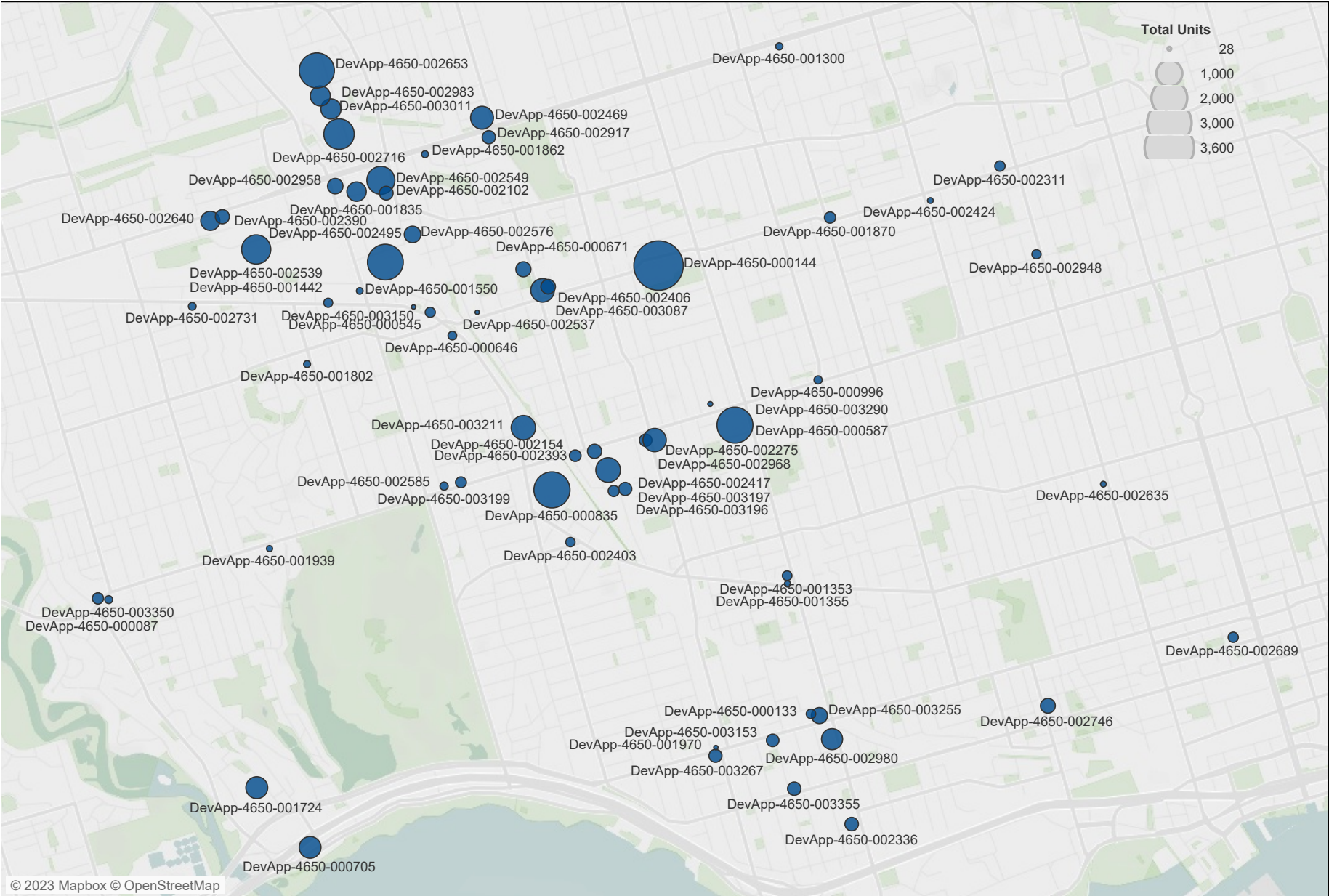
Toronto West Submarket Report - October 2023

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 - BAZ Group of Companies	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	1	17	40	86	\$1,350	\$1,425
Dupont - Tridel	Apartment	May 2025	1	5	34	329	\$1,253	\$1,268
Earls court - Format Group	Apartment	October 2025	0	0	0	11	\$1,332	\$1,331
Galleria 01 - Almadev	Apartment	April 2024	0	7	4	267	\$1,002	\$1,146
Galleria 02 - Almadev	Apartment	April 2024	0	9	6	217	\$1,070	\$1,099
Galleria III - Almadev	Apartment	December 2025	0	0	0	360	\$1,145	\$1,280
House of Assembly - BAZ Group of Companies	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	November 2025	0	59	6	94	\$1,408	\$1,403
Oscar Residences - Lifetime Developments	Apartment	June 2024	0	4	16	155	\$1,339	\$1,655
Southport in Swansea - Phase 1 - State Building Group	Apartment	January 2027	0	47	79	324	\$1,344	\$1,462
Stockyards District Residences - BAZ Group of Companies	Apartment	June 2022	0	0	14	242	\$880	\$982
Westbend Residences - Mattamy Homes	Apartment	November 2025	0	39	40	174	\$1,268	\$1,266
Westshore - Minto Developments	Stacked	October 2027	0	0	142	142	\$946	\$946
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 - October 2023

Current Development Applications



Toronto West Submarket Report - October 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-4650-003153	1313 Queen Street West	3.3	231
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
DevApp-4650-003350	2461 Bloor Street West	6.8	91
DevApp-4650-003355	1304 King Street West	10.1	263

Toronto West Submarket Report - October 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	● 36	● 17	● 4,396	● 623	● \$2,398	● 1,040	● \$2,494,961	● 17,259
Central Waterfront	● 0	● 7	● 2,544	● 1,330	● \$1,702	● 772	● \$1,313,568	● 17,168
Don Mills - York Mills	● 5	● 13	● 3,222	● 280	● \$1,174	● 855	● \$1,003,447	● 27,949
Downtown Core	● 33	● 7	● 4,164	● 480	● \$1,876	● 771	● \$1,446,416	● 30,787
Downtown East	● 108	● 21	● 6,352	● 1,637	● \$1,496	● 681	● \$1,018,238	● 25,508
Downtown West	● 99	● 26	● 7,932	● 963	● \$1,662	● 945	● \$1,571,343	● 17,335
Etobicoke Waterfront	● 1	● 1	● 547	● 18	● \$1,644	● 828	● \$1,361,206	● 3,135
Highway7 - Yonge	● 0	● 4	● 899	● 34	● \$1,112	● 1,145	● \$1,272,782	● 26,249
Mississauga City Centre	● 220	● 9	● 4,181	● 714	● \$1,242	● 608	● \$754,753	● 26,772
North Toronto	● 2	● 18	● 3,521	● 366	● \$1,565	● 933	● \$1,459,080	● 305
North Yonge Corridor	● 1	● 9	● 2,651	● 640	● \$1,557	● 674	● \$1,050,004	● 37,608
North York East								● 142,877
North York West	● 9	● 10	● 1,102	● 462	● \$1,386	● 857	● \$1,188,302	● 26,693
Not Applicable	● 757	● 200	● 31,817	● 8,342	● \$1,176	● 765	● \$899,729	● 14,960
Scarborough City Centre								● 13,225
Sheppard Corridor	● 9	● 12	● 2,415	● 456	● \$1,287	● 728	● \$936,687	● 31,232
Thornhill	● 0	● 2	● 411	● 28	● \$1,367	● 1,690	● \$2,310,536	● 5,717
Toronto East	● 17	● 9	● 1,315	● 210	● \$1,249	● 722	● \$901,652	
Toronto West	● 7	● 22	● 3,673	● 513	● \$1,257	● 899	● \$1,130,130	
Yonge - St. Clair	● 0	● 8	● 867	● 834	● \$1,759	● 589	● \$1,035,600	



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