

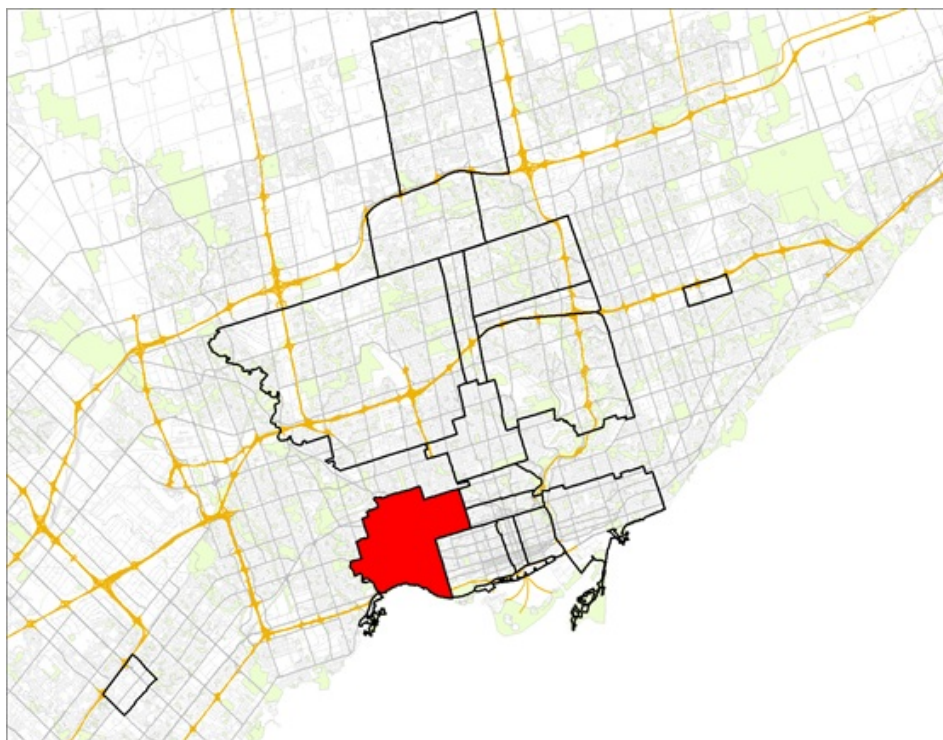


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of November 2023



Toronto West Submarket Report - November 2023



Toronto West		GTA
Distinct count of Site Name	22	396
No. of Units	4,195	100,264
Total Sales	3,726	82,981
Act Inv	469	17,283
Avg. wt. \$/sf	\$1,276	\$1,404
Avg. Project \$/SF	\$1,335	\$1,296
Avg. SF	910	785
Avg. \$	\$1,161,564	\$1,102,213
Current Month Sales (incl. active & sold out)	52	1,310

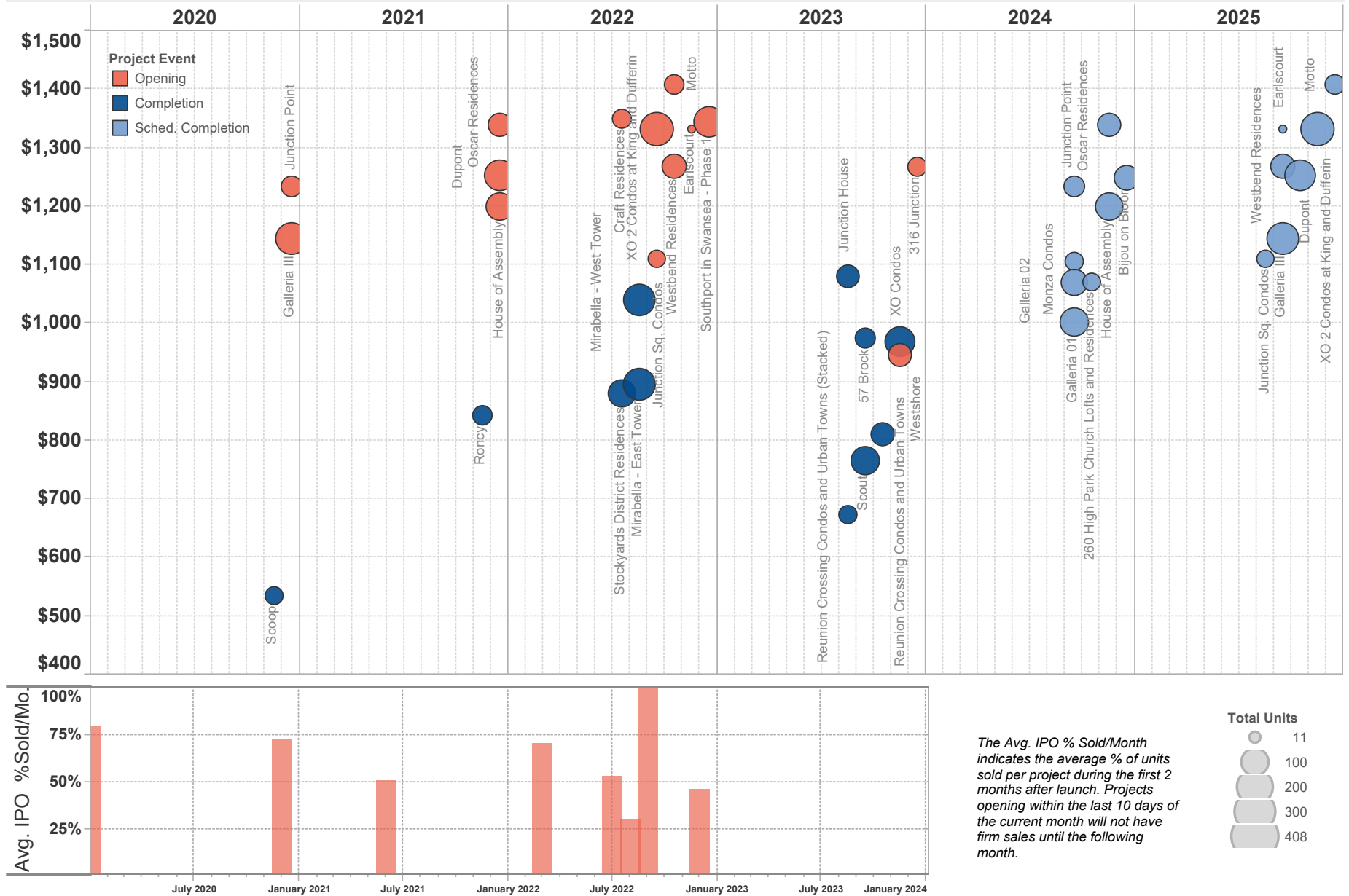
Development Applications		
Toronto West		City of Toronto
Count of Address	66	806
Total Units	31,263	466,957
Min. Density	0.6	0.0
Max. Density	15.1	61.7
Avg. Density	5.3	8.0

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



Toronto West Submarket Report - November 2023

Recent Project Openings, Completions & Scheduled Completions



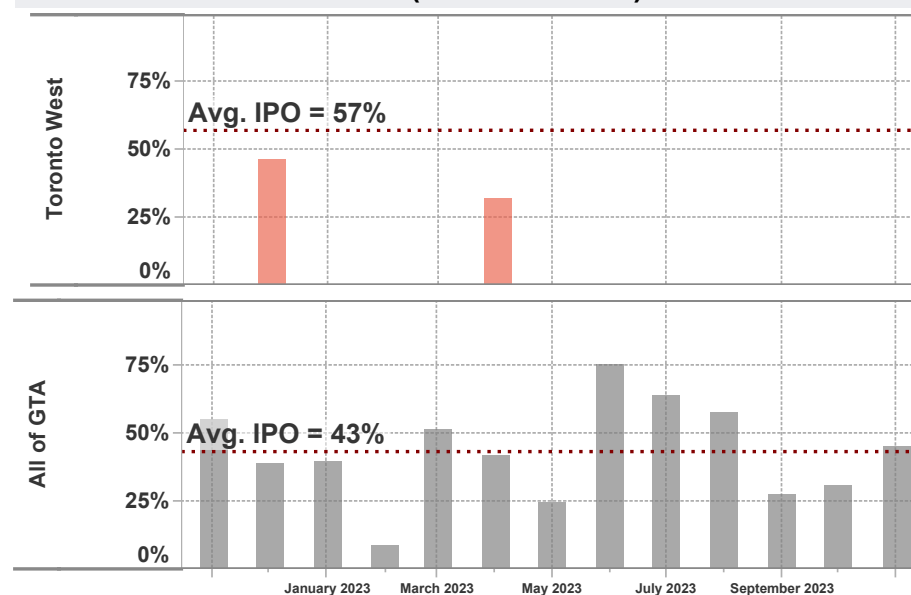
Toronto West Submarket Report - November 2023

Project Data by Unit Type

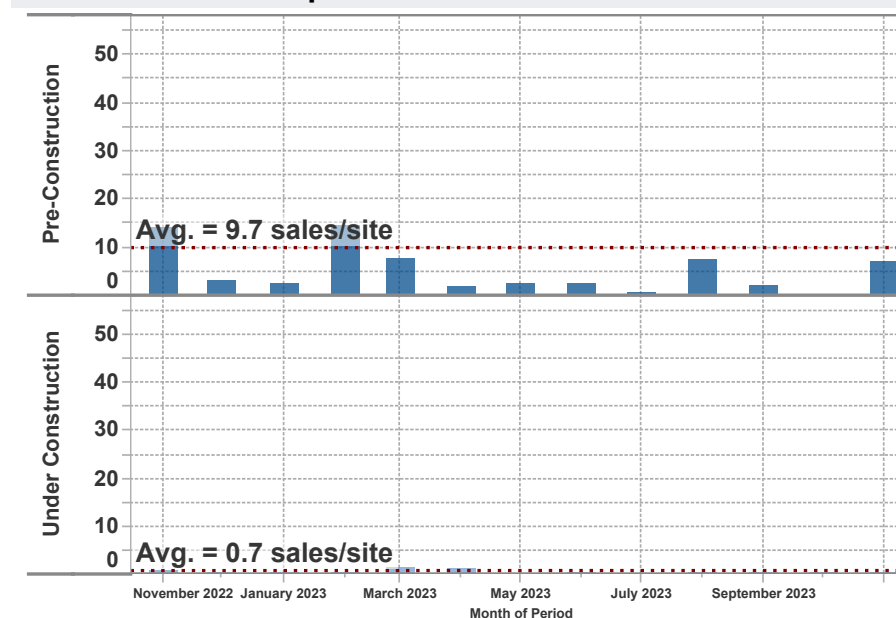
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	91	0	89	2
1 Bedroom	858	18	816	42
1 Bedroom + Den	1,150	7	1,089	61
2 Bedroom	1,083	9	969	114
2 Bedroom + Den	495	3	408	87
3 Bedroom & Up	438	15	291	147
Penthouse				
Other	80	0	64	16

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,381	439	477	\$599,800	\$664,990
\$1,406	470	748	\$529,900	\$899,800
\$1,356	516	772	\$619,900	\$1,024,000
\$1,388	615	1,573	\$694,900	\$2,550,000
\$1,289	711	1,654	\$799,900	\$2,845,000
\$1,159	769	1,992	\$989,900	\$2,800,000
\$1,344	894	3,030	\$894,990	\$4,999,900

IPO Launch Performance (first 2 months)

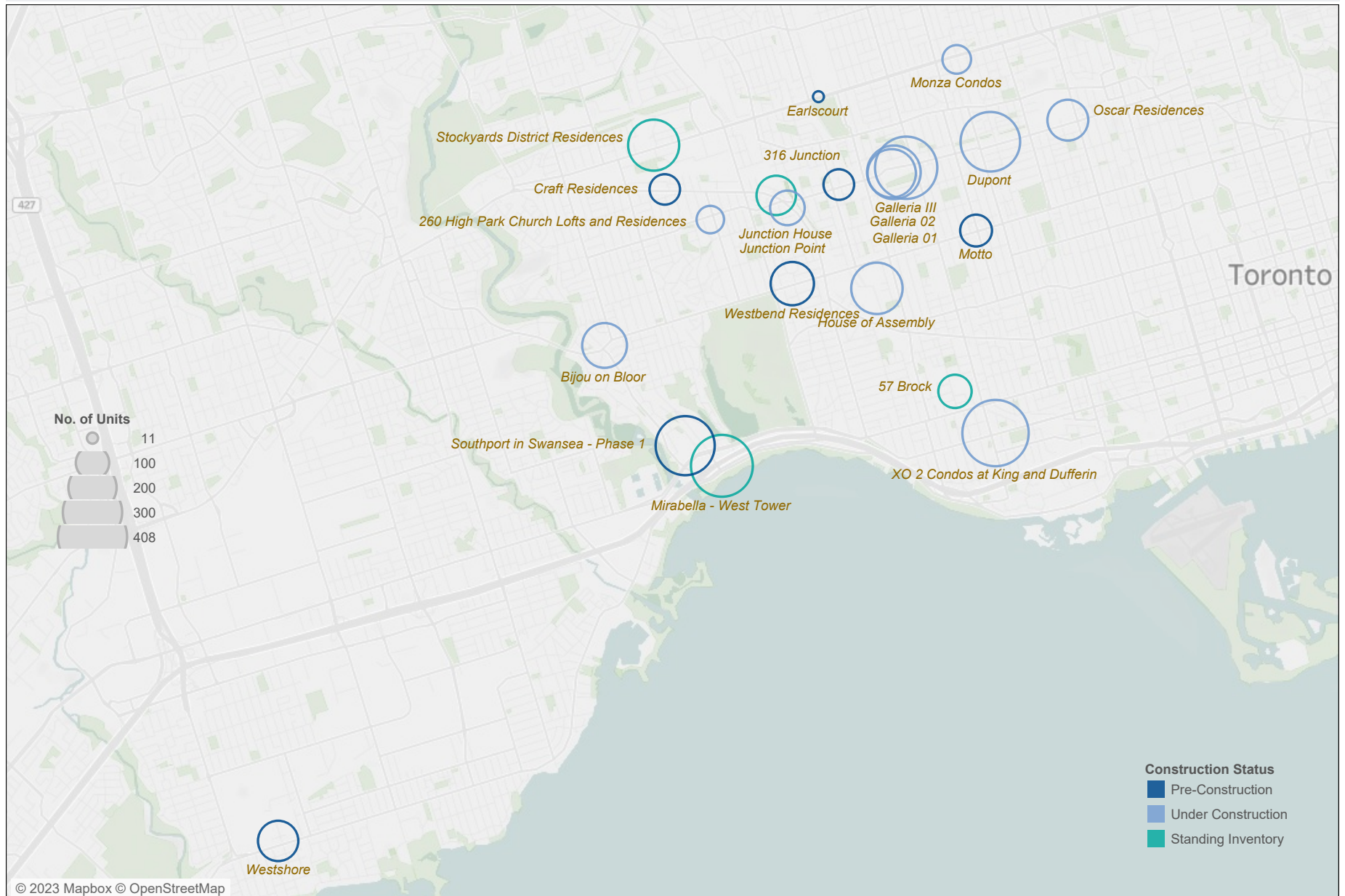


Post Launch Absorption: Toronto West



Toronto West Submarket Report - November 2023

Current Active Projects



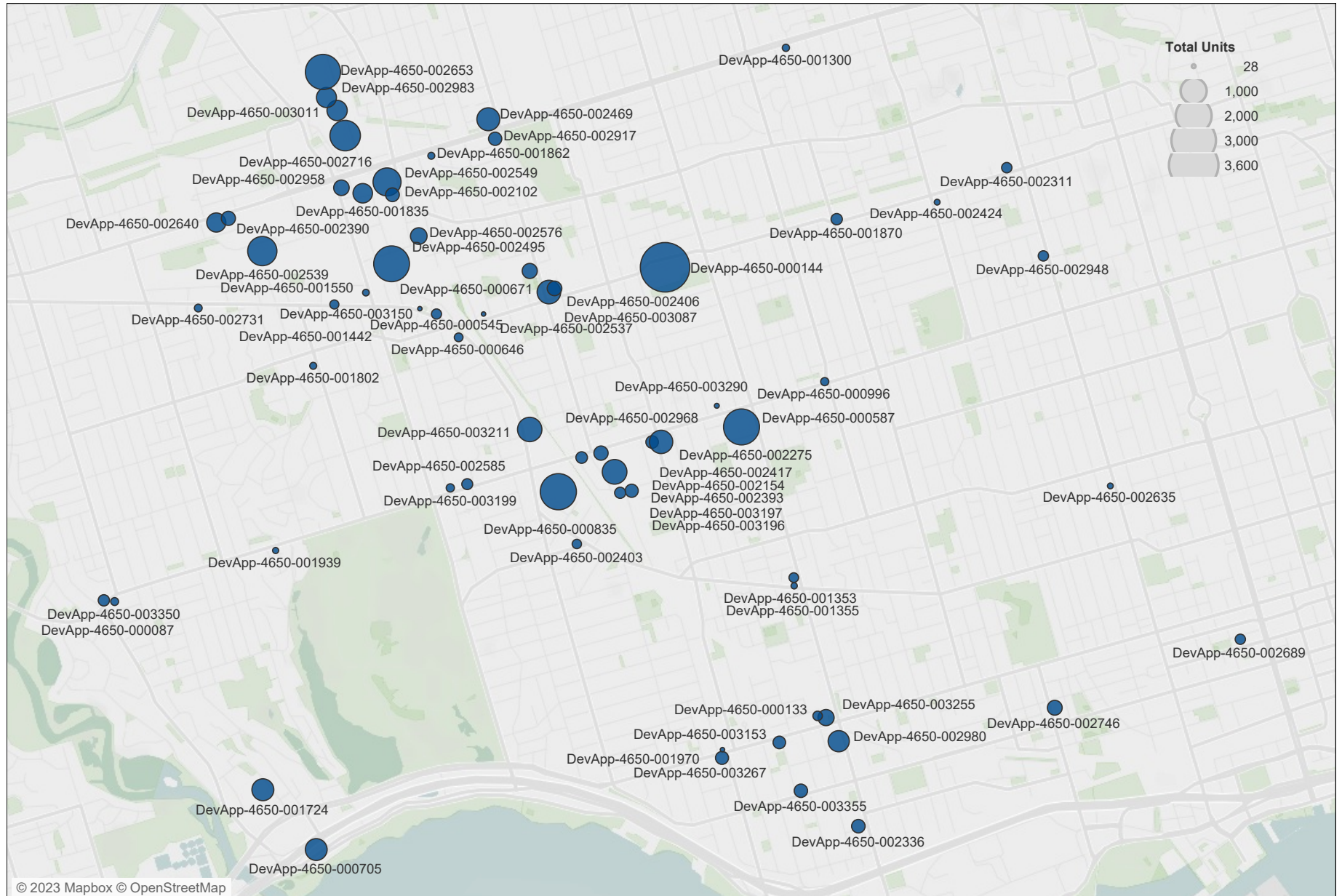
Toronto West Submarket Report - November 2023

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	18	39	86	\$1,350	\$1,424
Dupont - Tridel	Apartment	May 2025	0	5	34	329	\$1,253	\$1,268
Earls court - Format Group	Apartment	December 2025	0	0	0	11	\$1,332	\$1,331
Galleria 01 - Almadev	Apartment	April 2024	1	8	3	267	\$1,002	\$1,248
Galleria 02 - Almadev	Apartment	April 2024	1	11	4	217	\$1,070	\$1,253
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	December 2025	1	40	39	174	\$1,268	\$1,269
Westshore - Minto Developments	Stacked	October 2027	48	48	103	151	\$946	\$932
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 - November 2023

Current Development Applications



Toronto West Submarket Report - November 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	7.3	155
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 - November 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	5	17	4,392	601	\$2,404	1,042	\$2,505,147	16,205
Central Waterfront	364	7	2,908	966	\$1,704	864	\$1,471,594	17,168
Don Mills - York Mills	7	13	3,228	312	\$1,179	852	\$1,003,895	27,949
Downtown Core	5	7	4,169	475	\$1,877	773	\$1,451,417	30,040
Downtown East	33	21	6,385	1,605	\$1,498	684	\$1,024,665	25,732
Downtown West	116	26	8,024	871	\$1,690	977	\$1,651,666	17,335
Etobicoke Waterfront	0	1	547	18	\$1,644	828	\$1,361,206	3,135
Highway7 - Yonge	0	4	898	35	\$1,090	1,137	\$1,239,200	26,334
Mississauga City Centre	42	9	4,223	643	\$1,240	628	\$778,770	28,180
North Toronto	1	18	3,514	373	\$1,578	937	\$1,478,881	305
North Yonge Corridor	65	9	2,710	777	\$1,551	709	\$1,098,765	37,631
North York East								144,225
North York West	13	10	1,118	447	\$1,371	827	\$1,133,902	26,693
Not Applicable	357	200	31,882	8,204	\$1,173	770	\$902,770	15,600
Scarborough City Centre								13,225
Sheppard Corridor	104	13	2,518	561	\$1,361	766	\$1,043,205	31,263
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,937
Toronto East	1	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	52	22	3,726	469	\$1,276	910	\$1,161,564	
Yonge - St. Clair	145	8	1,012	689	\$1,789	623	\$1,114,910	



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