

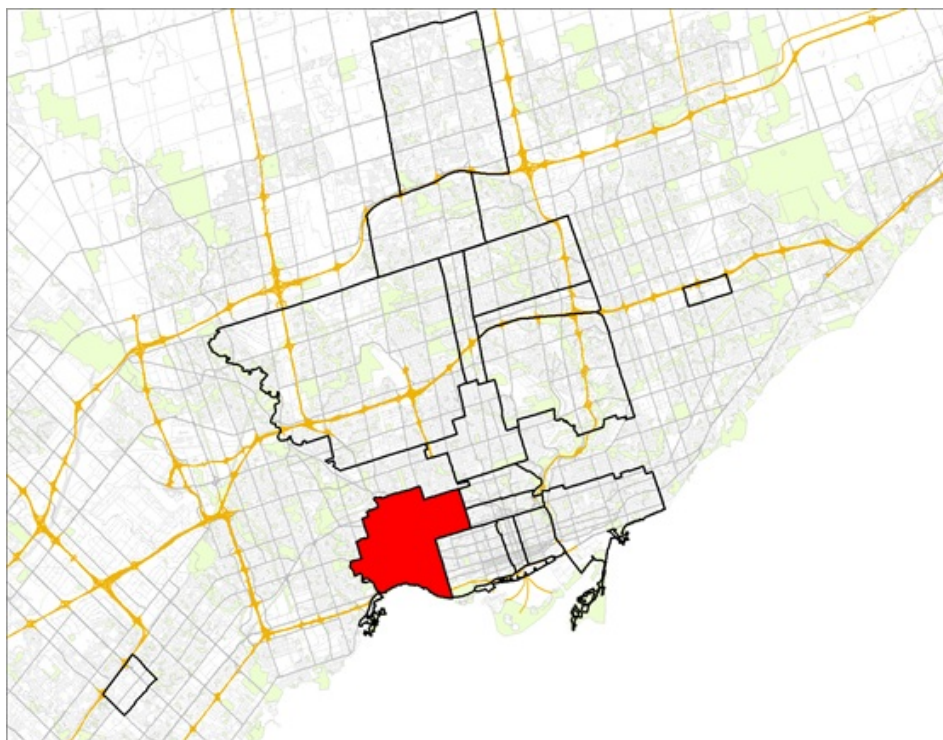


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of December 2023



Toronto West Submarket Report - December 2023



Toronto West		GTA
Distinct count of Site Name	22	395
No. of Units	4,195	99,738
Total Sales	3,733	82,888
Act Inv	462	16,850
Avg. wt. \$/sf	\$1,279	\$1,405
Avg. Project \$/SF	\$1,335	\$1,295
Avg. SF	913	790
Avg. \$	\$1,167,714	\$1,110,103
Current Month Sales (incl. active & sold out)	7	400

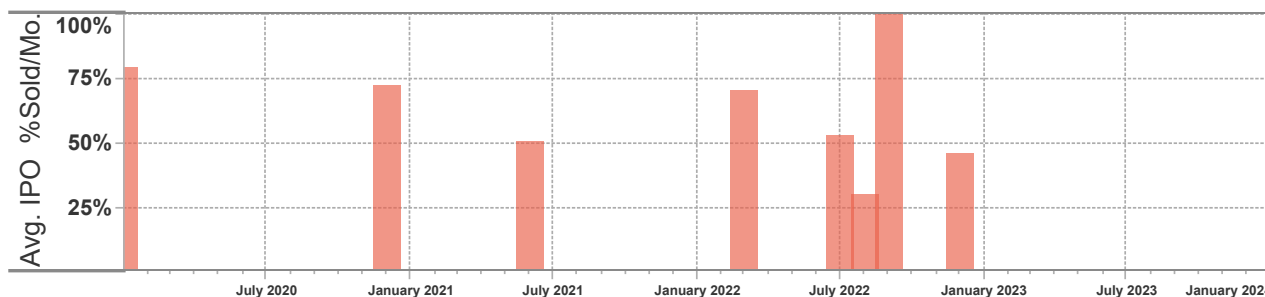
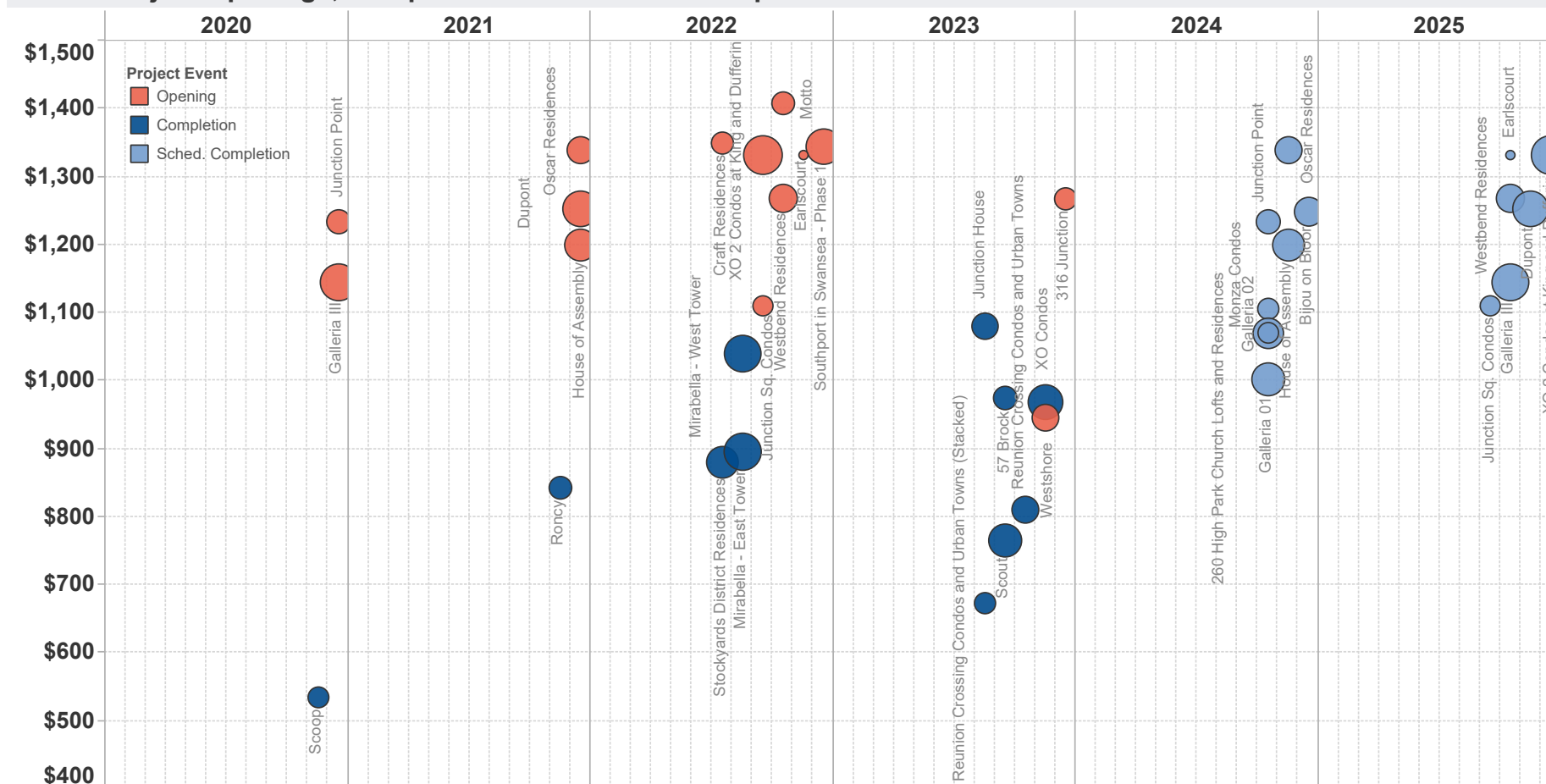
Development Applications		
Toronto West		City of Toronto
Count of Address	64	801
Total Units	30,915	464,789
Min. Density	0.6	0.0
Max. Density	15.1	61.7
Avg. Density	5.4	8.0

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

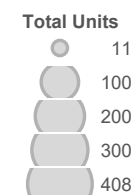


Toronto West Submarket Report - December 2023

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.



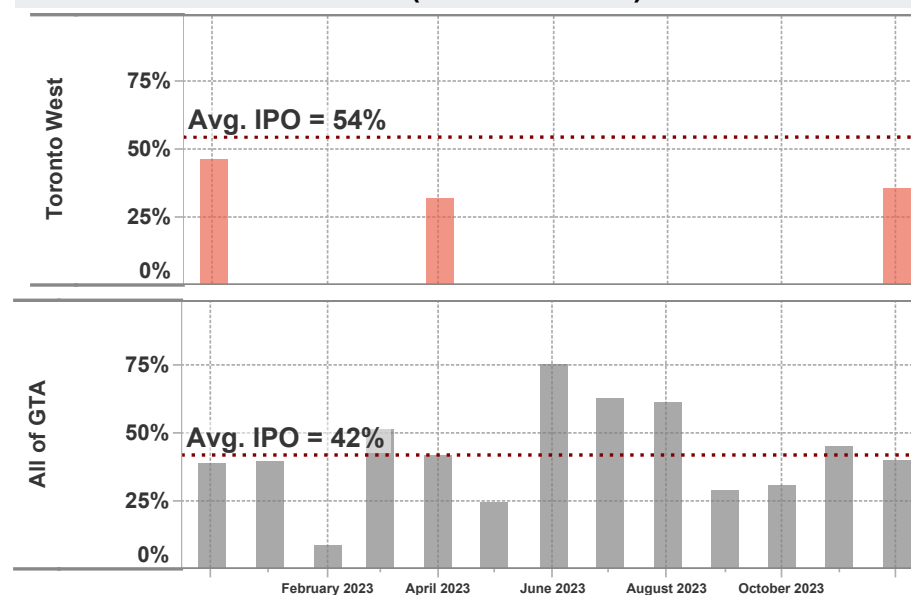
Toronto West Submarket Report - December 2023

Project Data by Unit Type

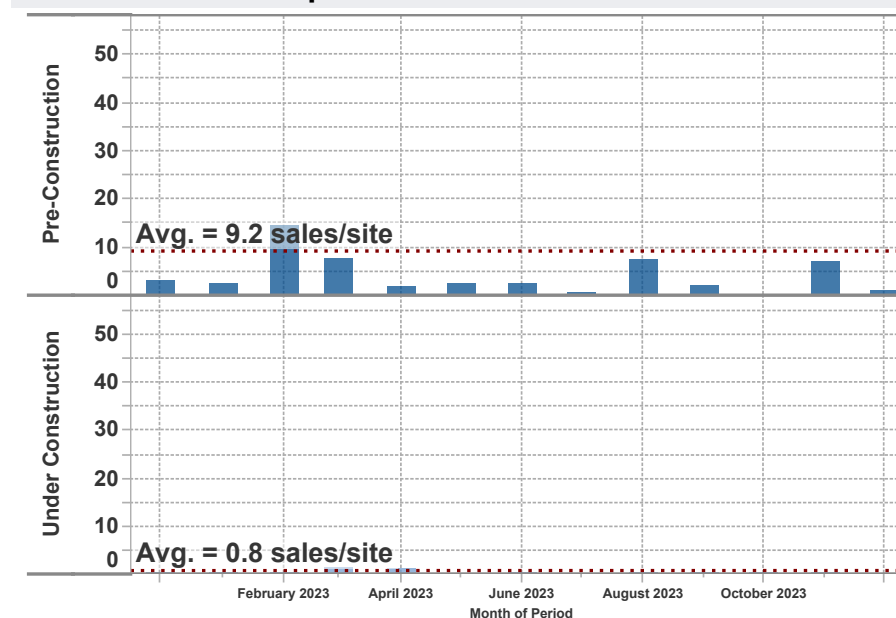
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	91	0	89	2
1 Bedroom	858	2	816	42
1 Bedroom + Den	1,150	3	1,094	56
2 Bedroom	1,083	1	970	113
2 Bedroom + Den	495	1	409	86
3 Bedroom & Up	438	0	291	147
Penthouse				
Other	80	0	64	16

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,381	439	477	\$599,800	\$664,990
\$1,421	470	748	\$529,900	\$899,800
\$1,368	516	772	\$619,900	\$1,024,000
\$1,392	615	1,573	\$694,900	\$2,550,000
\$1,293	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)

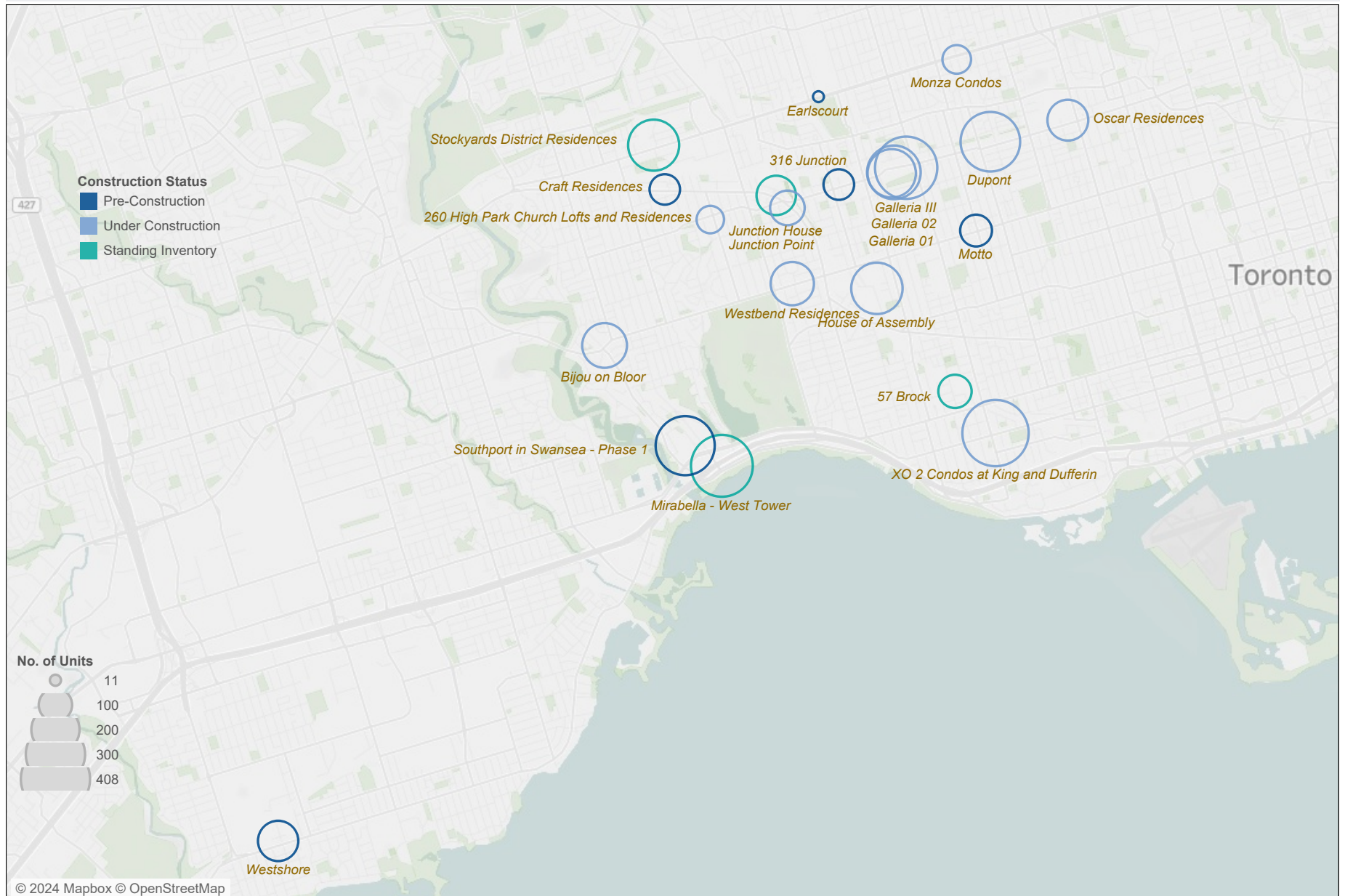


Post Launch Absorption: Toronto West



Toronto West Submarket Report - December 2023

Current Active Projects



Toronto West Submarket Report - December 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	April 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	0	18	39	86	\$1,350	\$1,424
Dupont - Tridel	Apartment	May 2025	0	5	34	329	\$1,253	\$1,268
Earlscourt - Format Group	Apartment	December 2025	0	0	0	11	\$1,332	\$1,331
Galleria 01 - Almadev	Apartment	April 2024	0	8	3	267	\$1,002	\$1,248
Galleria 02 - Almadev	Apartment	April 2024	0	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	March 2026	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	41	38	174	\$1,268	\$1,269
Westshore - Minto Developments	Stacked	October 2027	6	54	97	151	\$946	\$929
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 - December 2023

Current Development Applications



Toronto West Submarket Report - December 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-4650-000587	90 Croatia Street	3.0	1,900
DevApp-4650-000646	2639 Dundas Street West	2.5	111
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	1,411
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	9.5	847
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	10.3	329
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 - December 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	4,409	584	\$2,391	1,061	\$2,536,680	16,212
Central Waterfront	62	7	2,970	904	\$1,700	889	\$1,512,146	17,238
Don Mills - York Mills	4	13	3,232	308	\$1,178	854	\$1,006,229	27,928
Downtown Core	5	6	3,653	468	\$1,879	777	\$1,459,680	29,602
Downtown East	10	21	6,405	1,585	\$1,499	685	\$1,026,205	25,329
Downtown West	19	26	8,047	848	\$1,688	984	\$1,661,322	17,710
Etobicoke Waterfront	0	1	548	17	\$1,643	849	\$1,395,518	3,135
Highway7 - Yonge	0	4	918	15	\$1,110	849	\$941,833	26,939
Mississauga City Centre	7	9	4,230	636	\$1,241	629	\$779,924	28,193
North Toronto	0	18	3,513	375	\$1,578	936	\$1,475,978	305
North Yonge Corridor	13	9	2,730	757	\$1,541	704	\$1,085,447	30,147
North York East								149,420
North York West	0	10	1,118	447	\$1,375	827	\$1,137,476	26,693
Not Applicable	180	200	32,041	8,012	\$1,175	776	\$911,246	15,865
Scarborough City Centre								13,225
Sheppard Corridor	68	13	2,582	526	\$1,369	778	\$1,065,239	30,915
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,933
Toronto East	0	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	7	22	3,733	462	\$1,279	913	\$1,167,714	
Yonge - St. Clair	20	8	1,032	669	\$1,799	631	\$1,134,574	



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