

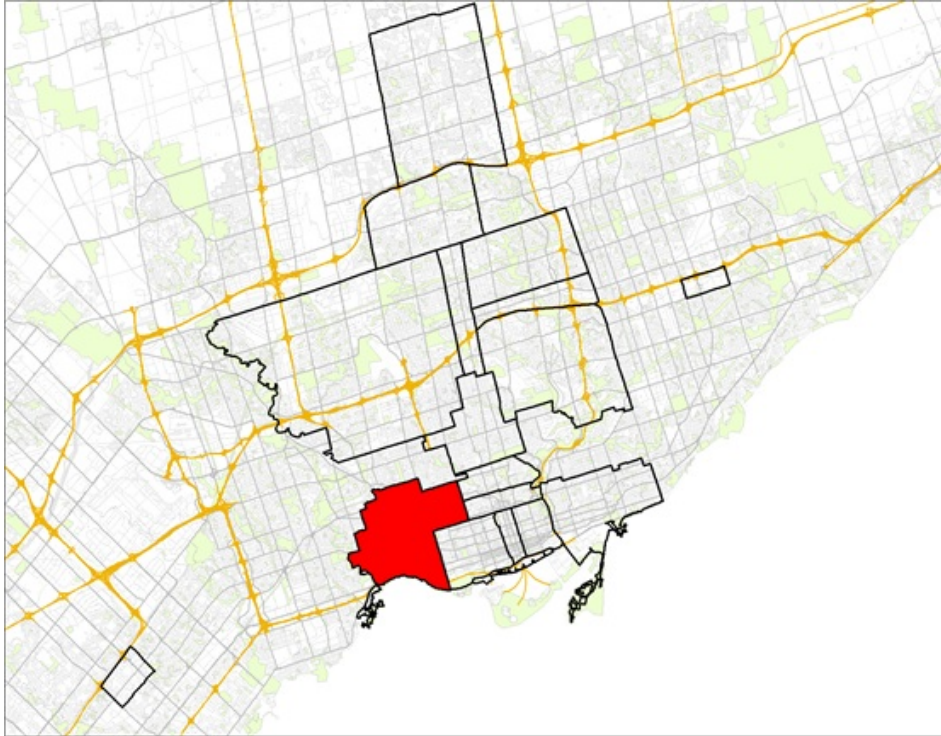


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of January 2024

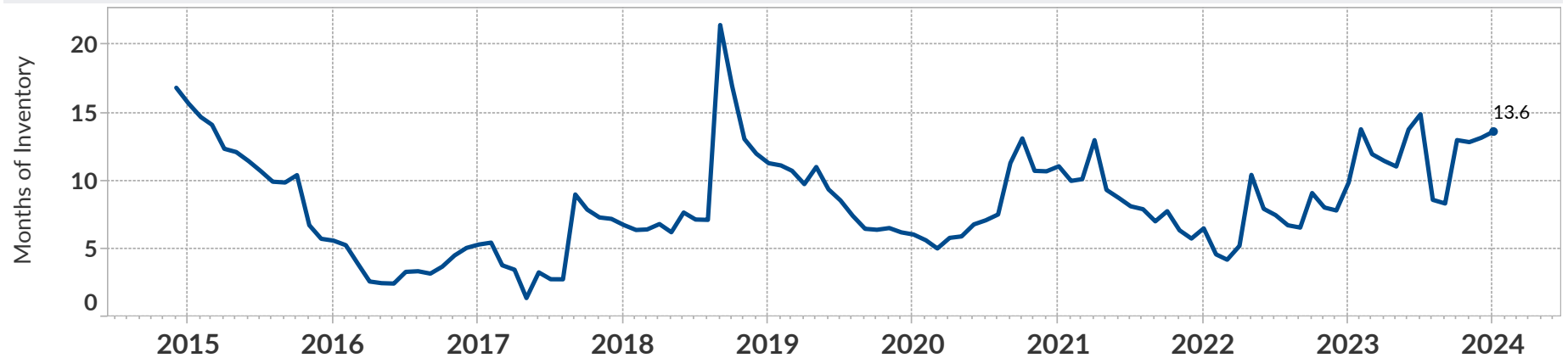


Toronto West Submarket Report - January 2024



Toronto West		GTA
Distinct count of Site Name	20	387
No. of Units	3,711	97,879
Total Sales	3,259	81,202
Act Inv	452	16,677
Avg. wt. \$/sf	\$1,286	\$1,412
Avg. Project \$/SF	\$1,344	\$1,301
Avg. SF	912	790
Avg. \$	\$1,172,522	\$1,115,800
Current Month Sales (incl. active & sold out)	10	233

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



Toronto West Submarket Report - January 2024

Recent Project Openings, Completions & Scheduled Completions



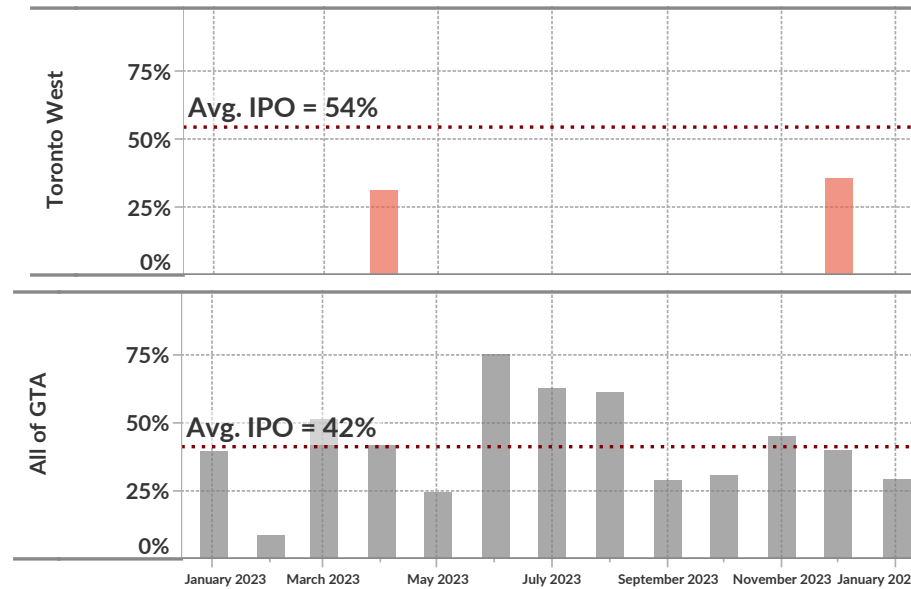
Toronto West Submarket Report - January 2024

Project Data by Unit Type

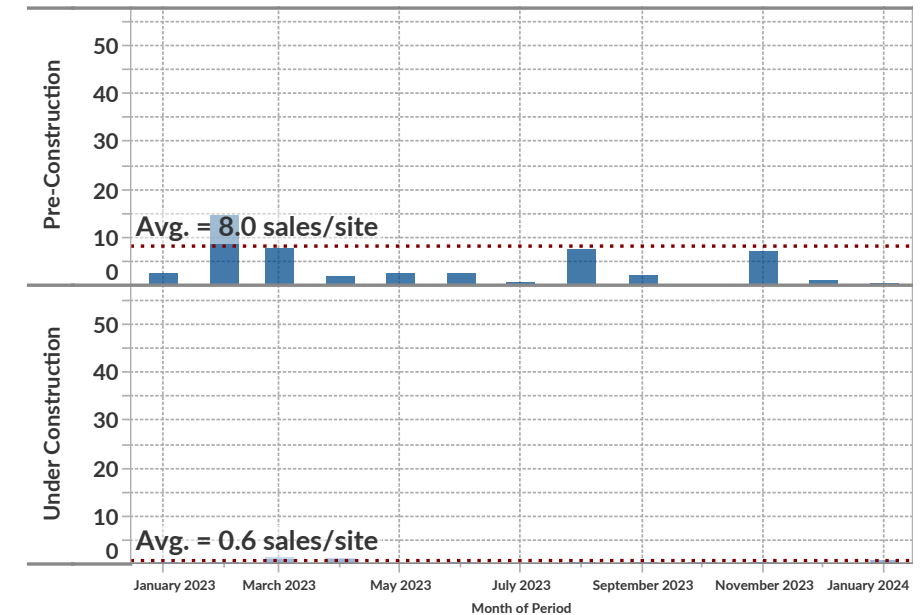
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	72	2
1 Bedroom	677	1	637	40
1 Bedroom + Den	1,082	0	1,027	55
2 Bedroom	921	0	809	112
2 Bedroom + Den	486	0	401	85
3 Bedroom & Up	391	2	249	142
Penthouse				
Other	80	0	64	16

*				
Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,381	439	477	\$599,800	\$664,990
\$1,434	470	748	\$529,900	\$899,800
\$1,370	516	772	\$619,900	\$1,024,000
\$1,393	615	1,573	\$694,900	\$2,550,000
\$1,295	711	1,654	\$799,900	\$2,845,000
\$1,169	769	1,992	\$989,900	\$2,800,000
\$1,344	894	3,030	\$894,990	\$4,999,900

IPO Launch Performance (first 2 months)

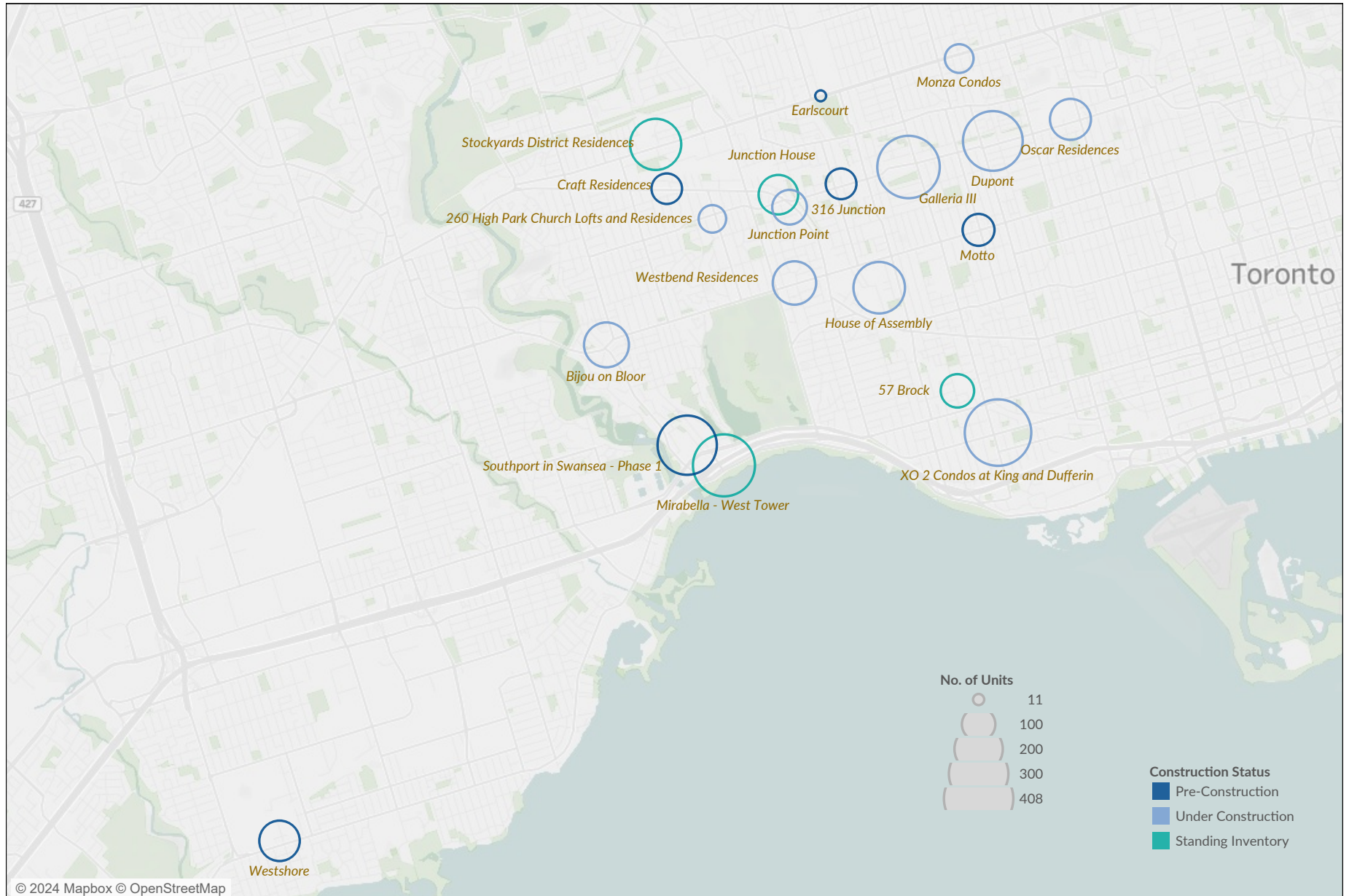


Post Launch Absorption: Toronto West



Toronto West Submarket Report - January 2024

Current Active Projects



Toronto West Submarket Report - January 2024

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 Foot
57 Brock - Block Developments	Apartment	March 2023	0	0	8	103	\$975	\$1,314
260 High Park Church Lofts and Residences - Medallion Capit..	Apartment	April 2024	0	0	4	70	\$1,071	\$1,666
316 Junction - BAZ Group of Companies	Apartment	September 2026	0	0	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	0	39	86	\$1,350	\$1,424
Dupont - Tridel	Apartment	May 2025	0	0	34	329	\$1,253	\$1,268
Earls court - Format Group	Apartment	December 2025	0	0	0	11	\$1,332	\$1,331
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	0	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	0	27	355	\$1,040	\$1,313
Monza Condos - Benvenuto Group	Apartment	September 2024	0	0	13	76	\$1,106	\$1,320
Motto - Sierra Building Group	Apartment	March 2026	0	0	6	94	\$1,408	\$1,403
Oscar Residences - Lifetime Developments	Apartment	June 2024	0	0	16	155	\$1,339	\$1,655
Southport in Swansea - Phase 1 - State Building Group	Apartment	January 2027	0	0	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	0	0	38	174	\$1,268	\$1,293
Westshore - Minto Developments	Stacked	October 2027	3	3	94	151	\$946	\$929
XO 2 Condos at King and Dufferin - Lifetime Developments a..	Apartment	March 2025	0	0	32	408	\$1,332	\$1,455

Toronto West Submarket Report - January 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	17
Central Waterfront	6	7
Don Mills - York Mills	2	13
Downtown Core	2	6
Downtown East	20	20
Downtown West	12	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	7	9
North Toronto	11	18
North Yonge Corridor	12	9
North York East		
North York West	0	10
Not Applicable	119	196
Scarborough City Centre		
Sheppard Corridor	17	13
Thornhill	0	2
Toronto East	7	9
Toronto West	10	20
Yonge - St. Clair	5	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$
4,411	582	\$2,387	1,067	\$2,547,183
2,976	898	\$1,700	892	\$1,516,226
3,234	306	\$1,179	855	\$1,007,688
3,655	466	\$1,878	778	\$1,462,157
5,920	1,566	\$1,483	696	\$1,031,248
7,938	836	\$1,692	985	\$1,667,384
548	17	\$1,643	849	\$1,395,518
918	15	\$1,110	849	\$942,000
4,237	629	\$1,241	629	\$780,886
3,524	364	\$1,579	937	\$1,479,273
2,733	756	\$1,652	697	\$1,151,473
1,118	447	\$1,375	827	\$1,137,476
31,371	7,913	\$1,177	772	\$908,981
2,589	534	\$1,402	796	\$1,115,799
411	28	\$1,367	1,690	\$2,310,536
1,323	204	\$1,258	708	\$891,022
3,259	452	\$1,286	912	\$1,172,522
1,037	664	\$1,800	632	\$1,137,687



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