

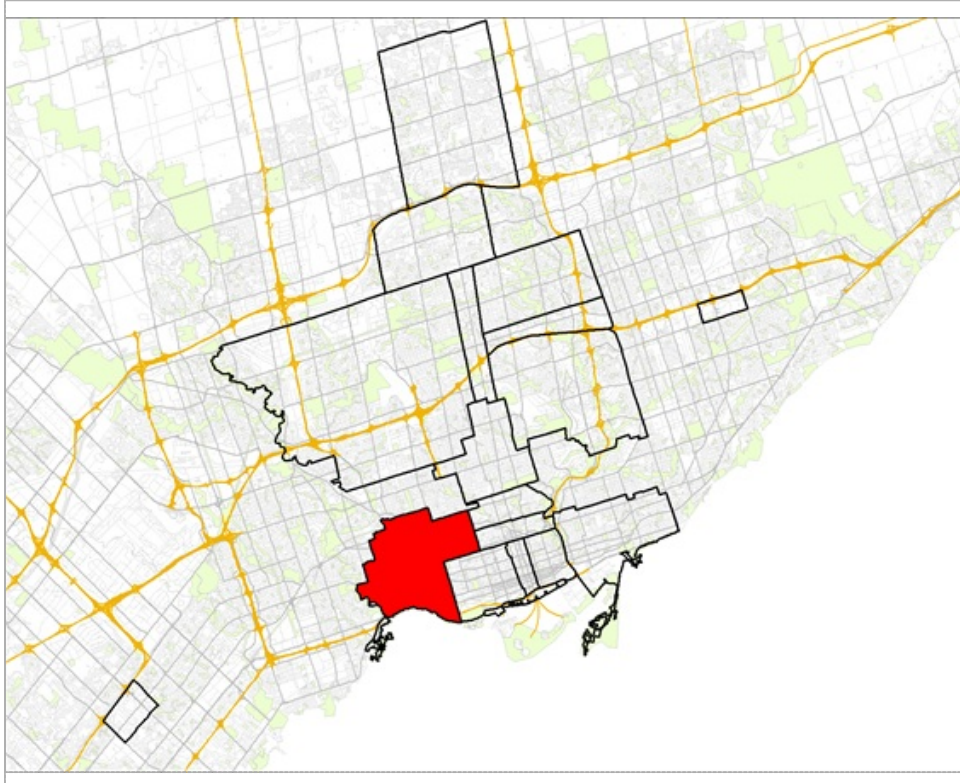


Greater Toronto Area | Toronto West New Homes High Rise Submarket Report

Data as of April 2024



Toronto West Submarket Report - April 2024



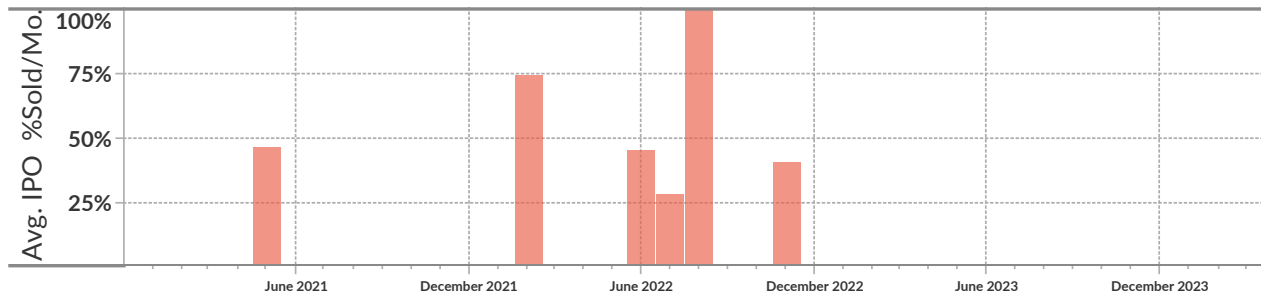
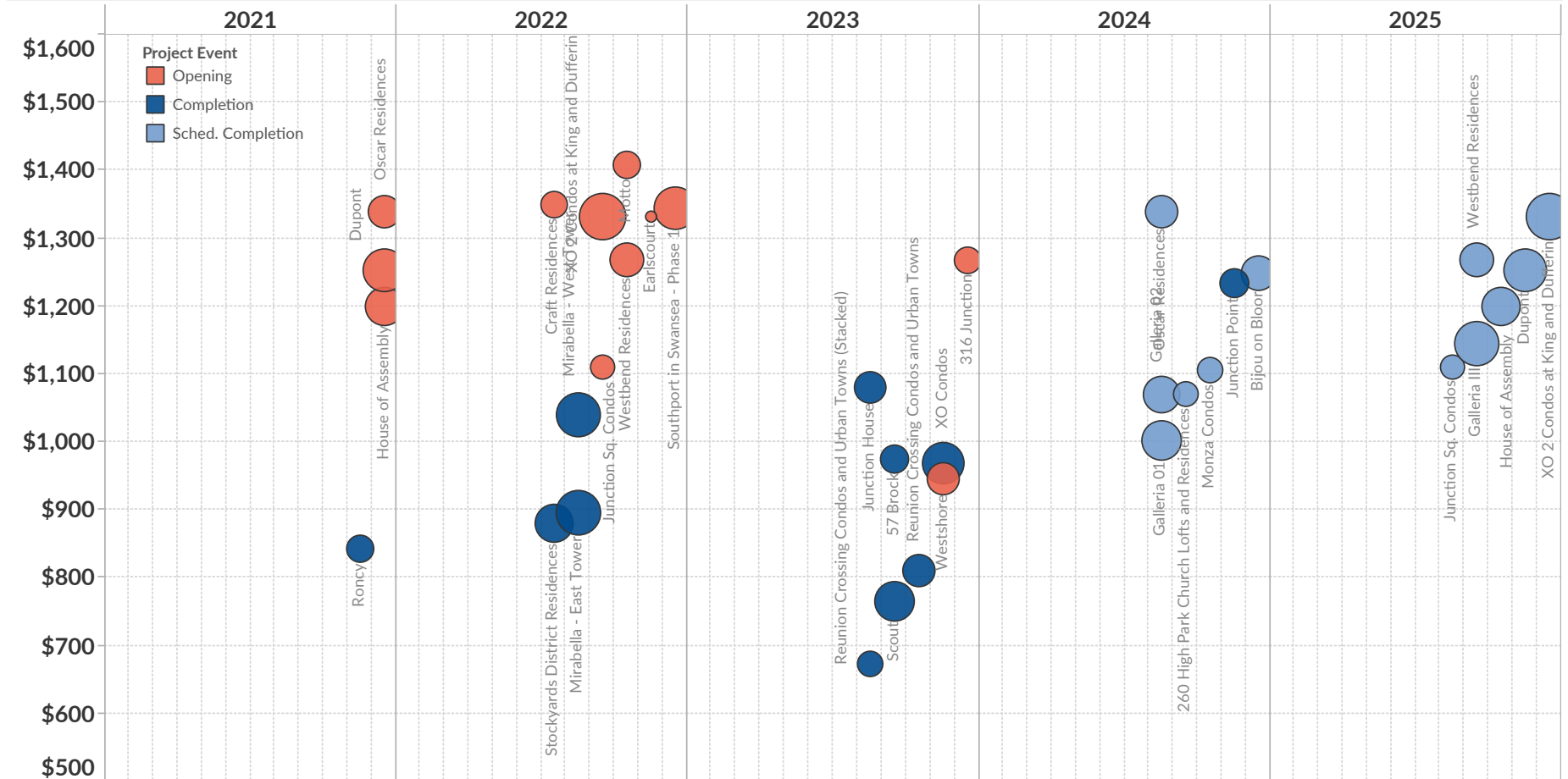
Toronto West		GTA
Distinct count of Site Name	19	353
No. of Units	3,641	90,746
Total Sales	3,225	74,268
Act Inv	416	16,478
Avg. \$/sf	\$1,267	\$1,420
Avg. Project \$/SF	\$1,307	\$1,318
Avg. SF	903	794
Avg. \$	\$1,144,027	\$1,127,454
Current Month Sales	13	518

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

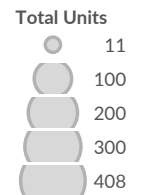


Toronto West Submarket Report - April 2024

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



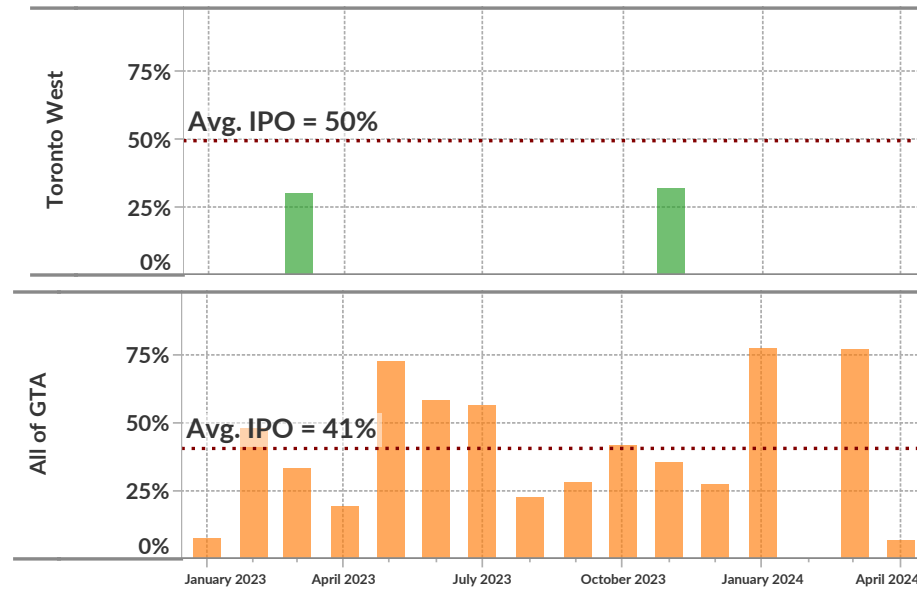
Toronto West Submarket Report - April 2024

Project Data by Unit Type

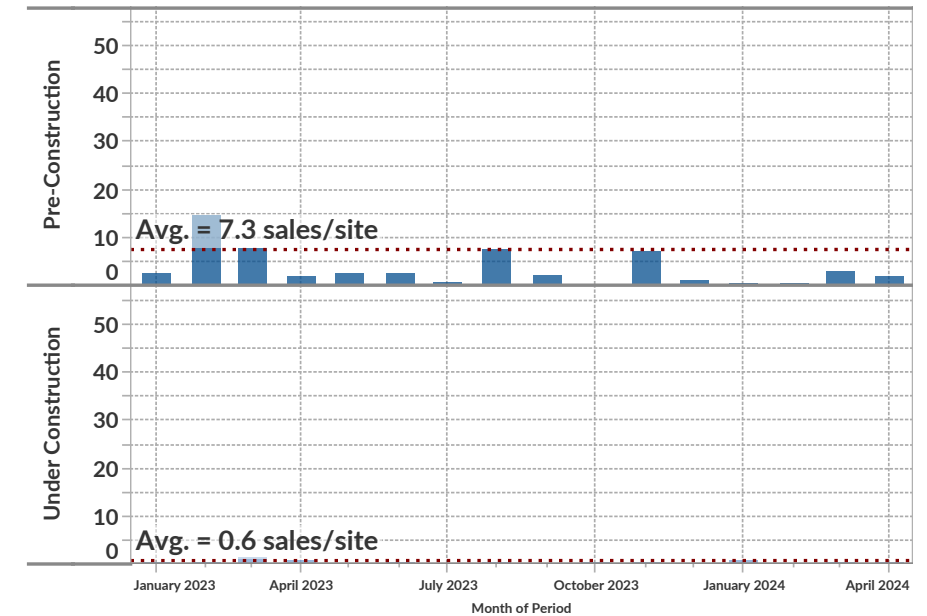
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	71	3
1 Bedroom	671	2	639	32
1 Bedroom + Den	1,063	0	1,011	52
2 Bedroom	906	7	803	103
2 Bedroom + Den	479	0	398	81
3 Bedroom & Up	388	4	255	133
Penthouse				
Other	60	0	48	12

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,461	340	477	\$569,990	\$664,990
\$1,454	472	748	\$529,900	\$899,800
\$1,333	489	772	\$619,900	\$1,004,900
\$1,409	615	1,573	\$694,900	\$2,550,000
\$1,268	711	1,654	\$799,900	\$2,845,000
\$1,156	769	1,992	\$989,900	\$2,800,000
\$1,150	894	1,533	\$894,990	\$1,789,800

IPO Launch Performance (first 2 months)

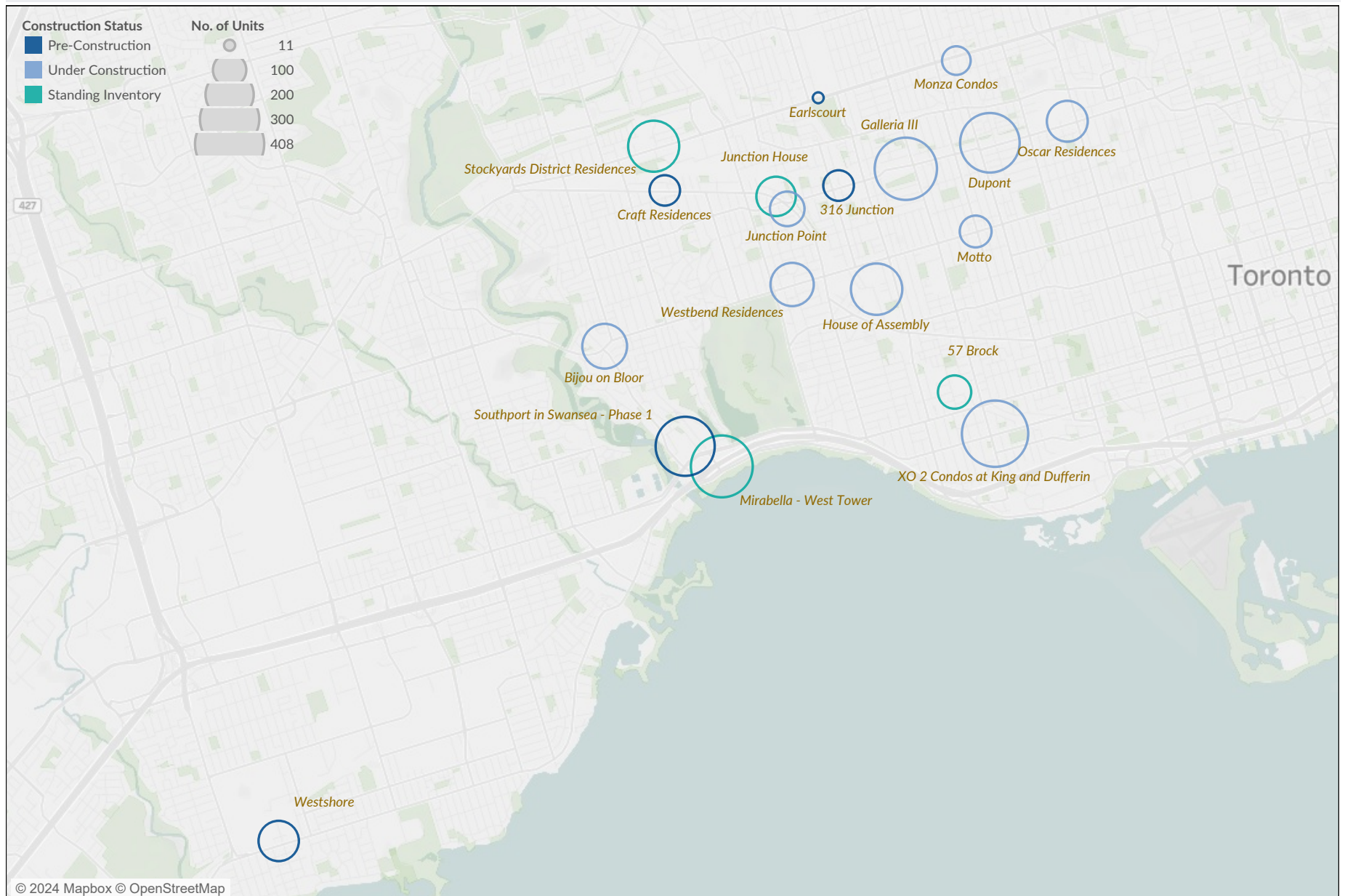


Post Launch Absorption: Toronto West



Toronto West Submarket Report - April 2024

Current Active Projects



Toronto West Submarket Report - April 2024

Current Active Project List

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 \$/SF
57 Brock - Block Developments	Apartment	March 2023	0	0	8	103	\$975	\$1,314
316 Junction - BAZ Group of Companies	Apartment	September 2027	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	June 2026	0	3	36	86	\$1,350	\$1,398
Dupont - Tridel	Apartment	May 2025	0	0	34	329	\$1,253	\$1,268
Earlscourt - Format Group	Apartment	May 2026	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 2025	0	0	0	245	\$1,200	\$1,196
Junction House - Globizen Group	Apartment	September 2023	0	1	9	144	\$1,081	\$1,325
Junction Point - Gairloch	Apartment	May 2024	1	1	17	111	\$1,234	\$1,379
Mirabella - West Tower - Diamante Development	Apartment	September 2022	0	5	22	355	\$1,040	\$1,058
Monza Condos - Benvenuto Group	Apartment	September 2024	3	3	10	76	\$1,106	\$1,483
Motto - Sierra Building Group	Apartment	April 2026	0	0	6	94	\$1,408	\$1,403
Oscar Residences - Lifetime Developments	Apartment	June 2024	0	1	18	155	\$1,339	\$1,397
Southport in Swansea - Phase 1 - State Building Group	Apartment	January 2027	1	3	76	324	\$1,344	\$1,468
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	7	20	77	151	\$946	\$924
XO 2 Condos at King and Dufferin - Lifetime Developments a..	Apartment	March 2025	1	1	31	408	\$1,332	\$1,454

Toronto West Submarket Report - April 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	 7	 17
Central Waterfront	 24	 6
Don Mills - York Mills	 9	 10
Downtown Core	 5	 6
Downtown East	 8	 20
Downtown West	 162	 25
Etobicoke Waterfront	 0	 1
Highway7 - Yonge	 13	 5
Mississauga City Centre	 4	 9
North Toronto	 3	 17
North Yonge Corridor	 2	 9
North York East		
North York West	 2	 9
Not Applicable	 227	 175
Scarborough City Centre		
Sheppard Corridor	 13	 9
Thornhill	 0	 2
Toronto East	 0	 6
Toronto West	 13	 19
Yonge - St. Clair	 26	 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
 4,066	 585	 \$2,400	 1,085	 \$2,602,961
 2,766	 868	 \$1,678	 881	 \$1,478,693
 2,401	 311	 \$1,192	 838	 \$999,002
 3,666	 455	 \$1,869	 782	 \$1,462,632
 5,951	 1,535	 \$1,456	 690	 \$1,004,278
 7,391	 1,421	 \$1,817	 868	 \$1,578,028
 551	 14	 \$1,644	 860	 \$1,414,329
 1,165	 39	 \$1,100	 1,012	 \$1,113,310
 4,256	 636	 \$1,234	 658	 \$811,624
 3,304	 354	 \$1,578	 937	 \$1,477,917
 2,748	 741	 \$1,656	 697	 \$1,154,309
 1,074	 443	 \$1,377	 821	 \$1,130,591
 27,481	 7,762	 \$1,162	 770	 \$894,594
 1,850	 475	 \$1,420	 812	 \$1,153,054
 411	 28	 \$1,361	 1,690	 \$2,301,250
 890	 178	 \$1,264	 647	 \$817,465
 3,225	 416	 \$1,267	 903	 \$1,144,027
 1,072	 217	 \$2,059	 912	 \$1,876,784



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