

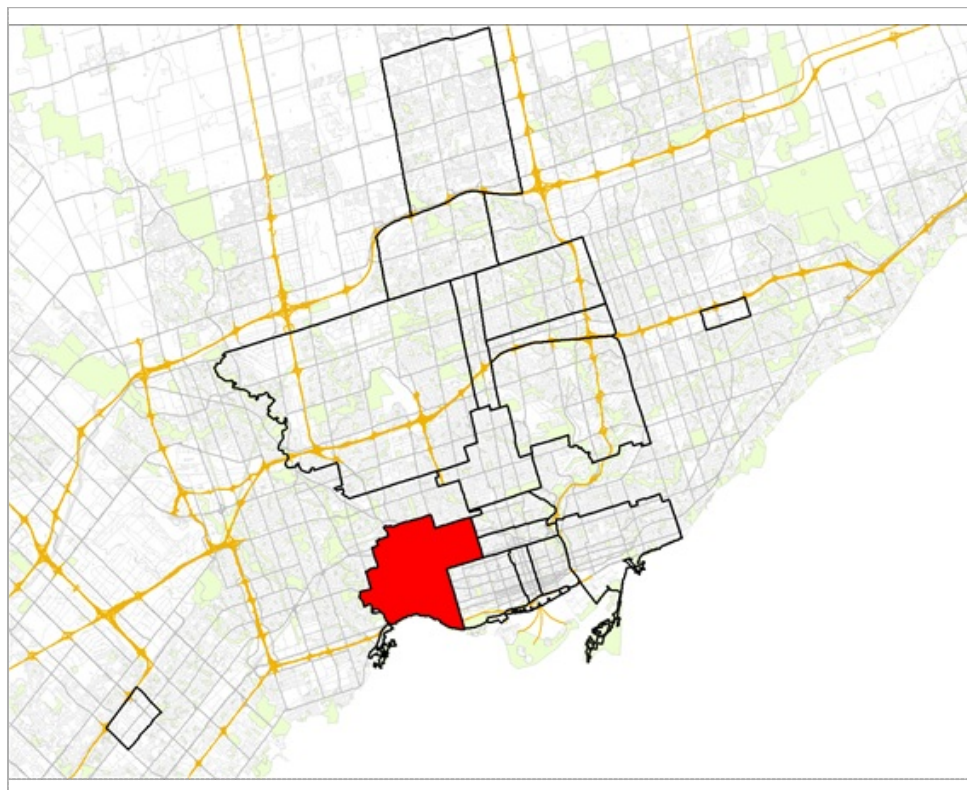


Greater Toronto Area | Toronto West New Homes High Rise Submarket Report

Data as of May 2024



Toronto West Submarket Report - May 2024



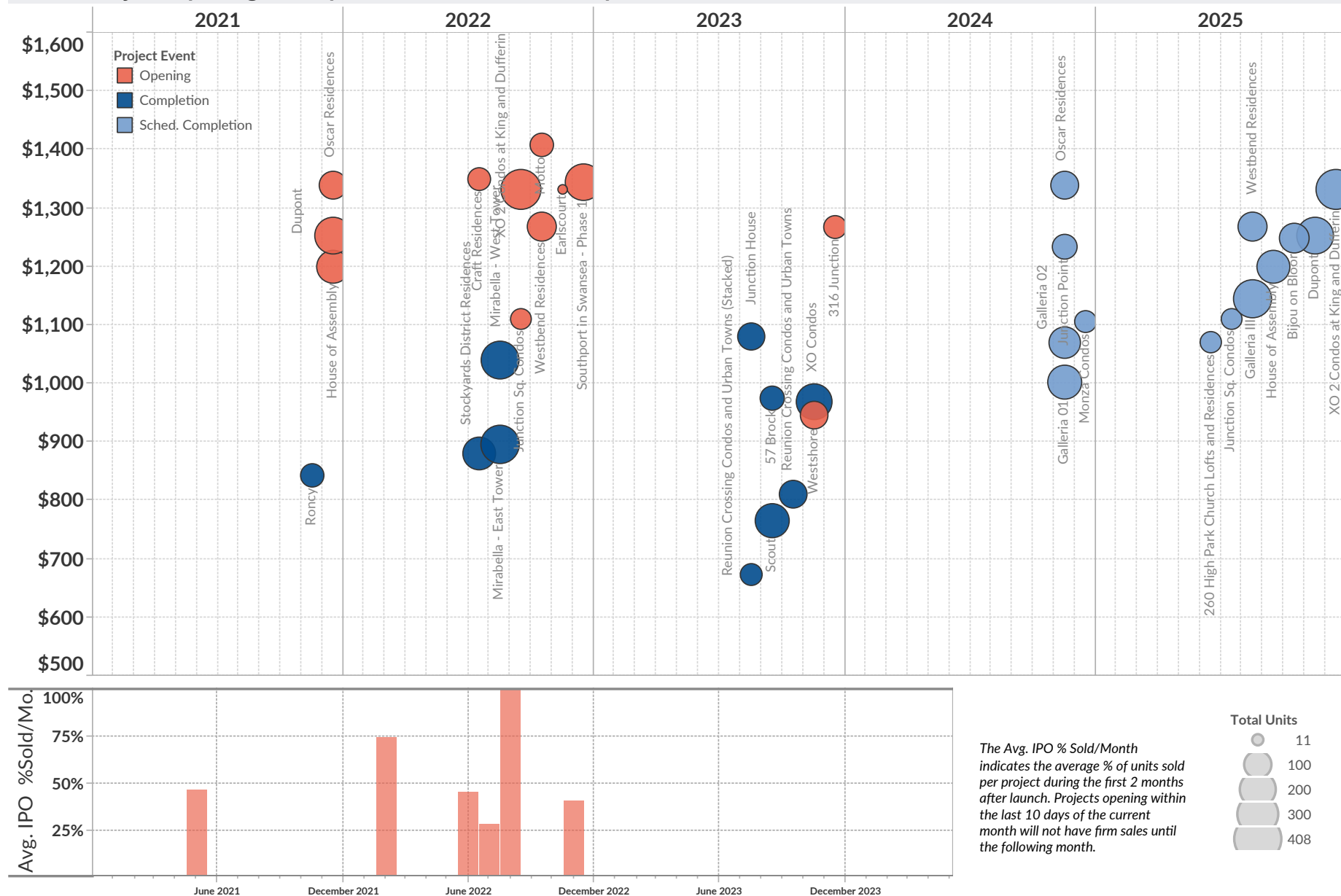
Toronto West		GTA
Distinct count of Site Name	19	354
No. of Units	3,641	91,110
Total Sales	3,236	74,265
Act Inv	405	16,845
Avg. \$/sf	\$1,268	\$1,415
Avg. Project \$/SF	\$1,299	\$1,318
Avg. SF	904	786
Avg. \$	\$1,146,005	\$1,113,220
Current Month Sales	12	539

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



Toronto West Submarket Report - May 2024

Recent Project Openings, Completions & Scheduled Completions



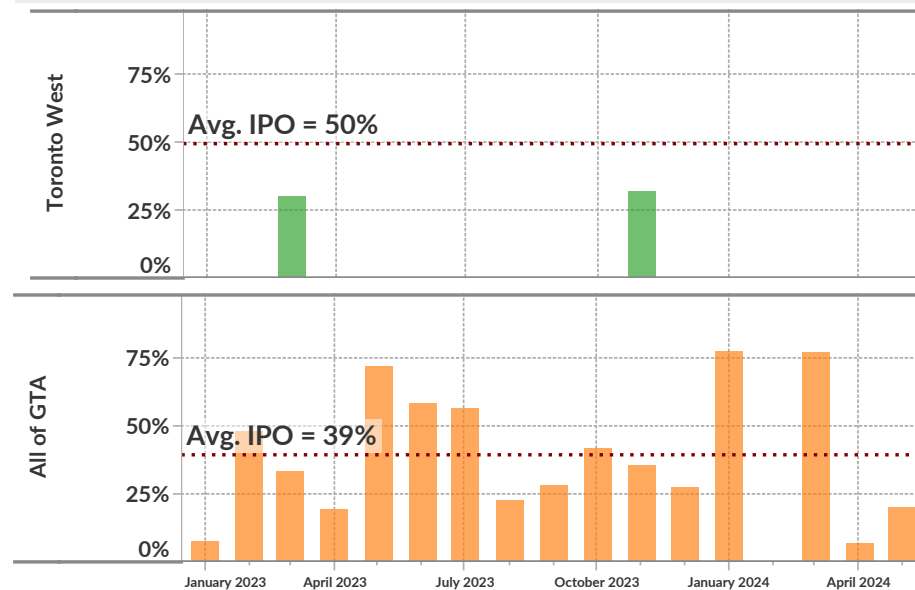
Toronto West Submarket Report - May 2024

Project Data by Unit Type

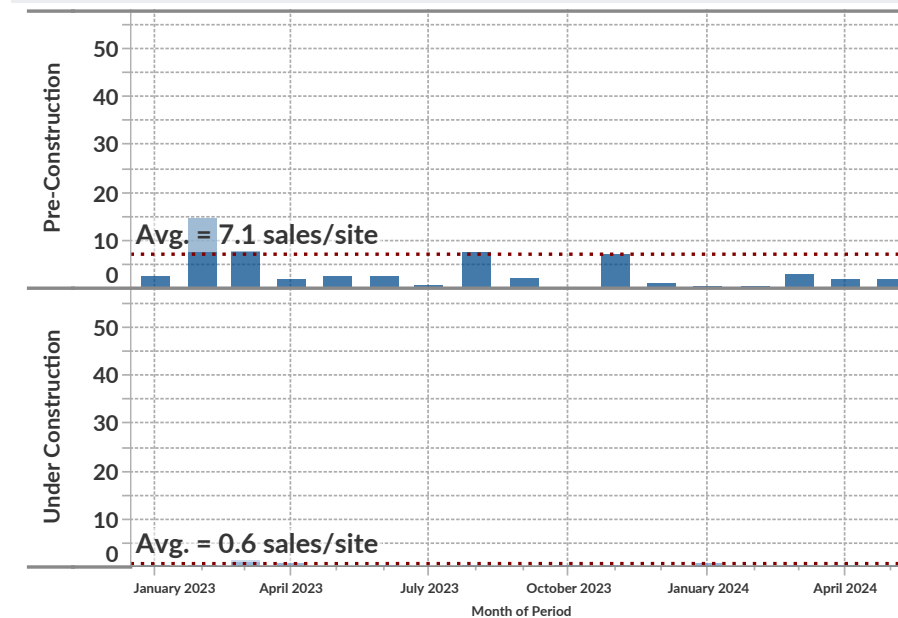
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	71	3
1 Bedroom	671	2	640	31
1 Bedroom + Den	1,063	2	1,013	50
2 Bedroom	906	4	807	99
2 Bedroom + Den	479	2	400	79
3 Bedroom & Up	388	1	256	132
Penthouse				
Other	60	1	49	11

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,461	340	477	\$569,990	\$664,990
\$1,448	472	749	\$529,900	\$899,800
\$1,345	489	772	\$619,900	\$1,004,900
\$1,412	615	1,573	\$694,900	\$2,550,000
\$1,275	711	1,654	\$799,900	\$2,845,000
\$1,157	769	1,992	\$989,900	\$2,800,000
\$1,115	894	1,533	\$894,990	\$1,745,900

IPO Launch Performance (first 2 months)

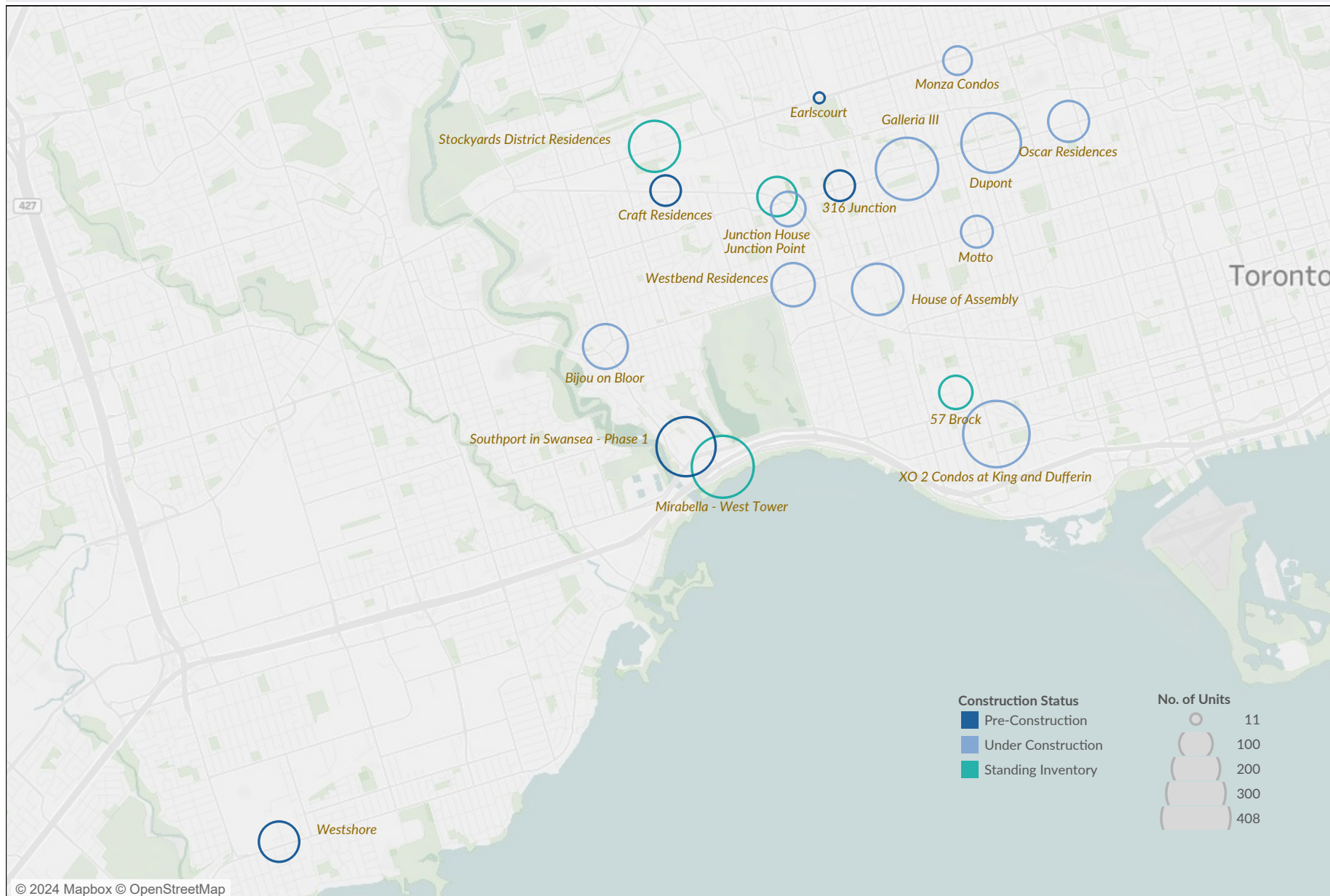


Post Launch Absorption: Toronto West



Toronto West Submarket Report - May 2024

Current Active Projects



Toronto West Submarket Report - May 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 \$/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	October 2025	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	November 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	2	3	8	144	\$1,081	\$1,190
Junction Point - Gairloch	Apartment	June 2024	1	2	16	111	\$1,234	\$1,367
Mirabella - West Tower - Diamante Development	Apartment	September 2022	0	5	22	355	\$1,040	\$1,058
Monza Condos - Benvenuto Group	Apartment	September 2024	0	3	10	76	\$1,106	\$1,483
Motto - Sierra Building Group	Apartment	April 2026	1	1	5	94	\$1,408	\$1,401
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	0	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	8	28	69	151	\$946	\$919
XO 2 Condos at King and Dufferin - Lifetime Developments a..	Apartment	March 2025	0	1	31	408	\$1,332	\$1,454

Toronto West Submarket Report - May 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 5	• 17
Central Waterfront	• 6	• 6
Don Mills - York Mills	• 5	• 10
Downtown Core	• 2	• 6
Downtown East	• 4	• 20
Downtown West	• 43	• 25
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 5
Mississauga City Centre	• 4	• 9
North Toronto	• 3	• 17
North Yonge Corridor	• 3	• 9
North York East		
North York West	• 0	• 9
Not Applicable	• 440	• 176
Scarborough City Centre		
Sheppard Corridor	• 7	• 9
Thornhill	• 0	• 2
Toronto East	• 4	• 6
Toronto West	• 12	• 19
Yonge - St. Clair	• 0	• 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 4,071	• 580	• \$2,402	• 1,088	• \$2,613,901
• 2,772	• 862	• \$1,678	• 883	• \$1,482,243
• 2,406	• 306	• \$1,191	• 836	• \$996,455
• 3,668	• 453	• \$1,869	• 783	• \$1,463,030
• 5,965	• 1,521	• \$1,451	• 691	• \$1,002,578
• 7,435	• 1,377	• \$1,814	• 869	• \$1,575,612
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 1,165	• 39	• \$1,100	• 1,012	• \$1,113,310
• 4,262	• 630	• \$1,234	• 660	• \$813,660
• 3,307	• 351	• \$1,579	• 931	• \$1,469,531
• 2,751	• 738	• \$1,657	• 697	• \$1,154,212
• 1,074	• 443	• \$1,377	• 821	• \$1,130,591
• 27,367	• 8,240	• \$1,166	• 756	• \$881,655
• 1,857	• 468	• \$1,422	• 813	• \$1,155,526
• 411	• 28	• \$1,361	• 1,690	• \$2,301,250
• 894	• 174	• \$1,259	• 648	• \$815,407
• 3,236	• 405	• \$1,268	• 904	• \$1,146,005
• 1,072	• 217	• \$2,051	• 912	• \$1,869,410



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