

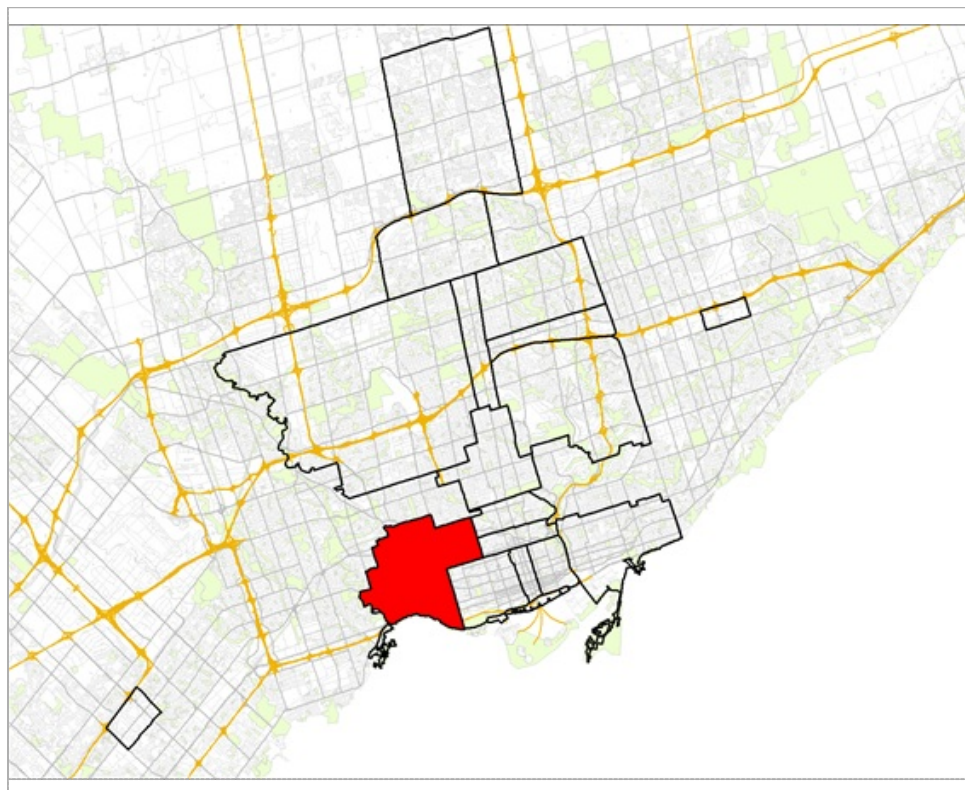


Greater Toronto Area | Toronto West New Homes High Rise Submarket Report

Data as of July 2024

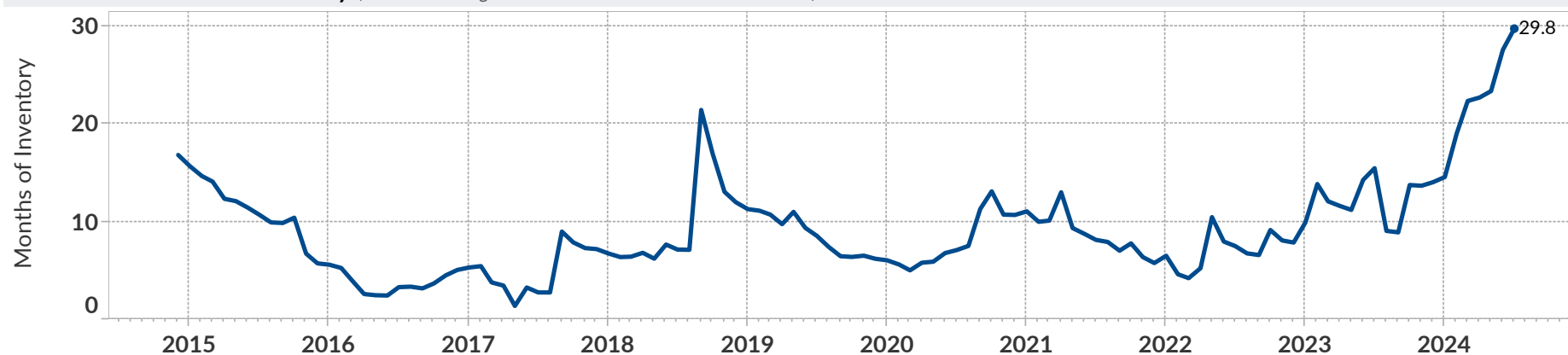


Toronto West Submarket Report - July 2024



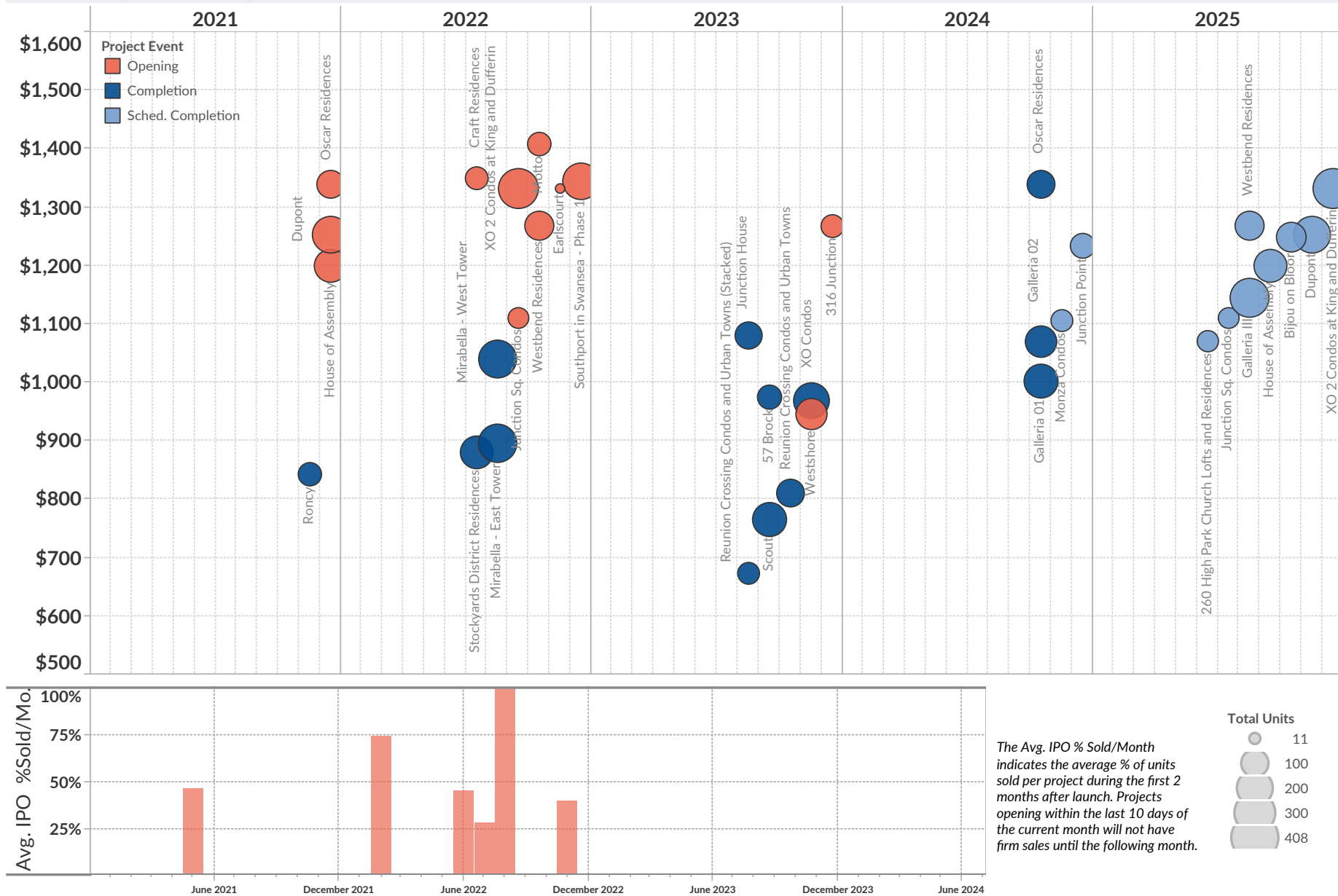
Toronto West		GTA
Distinct count of Site Name	19	353
No. of Units	3,724	91,585
Total Sales	3,230	74,140
Act Inv	494	17,445
Avg. \$/sf	\$1,223	\$1,403
Avg. Project \$/SF	\$1,295	\$1,312
Avg. SF	923	777
Avg. \$	\$1,128,721	\$1,090,371
Current Month Sales	2	287

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



Toronto West Submarket Report - July 2024

Recent Project Openings, Completions & Scheduled Completions



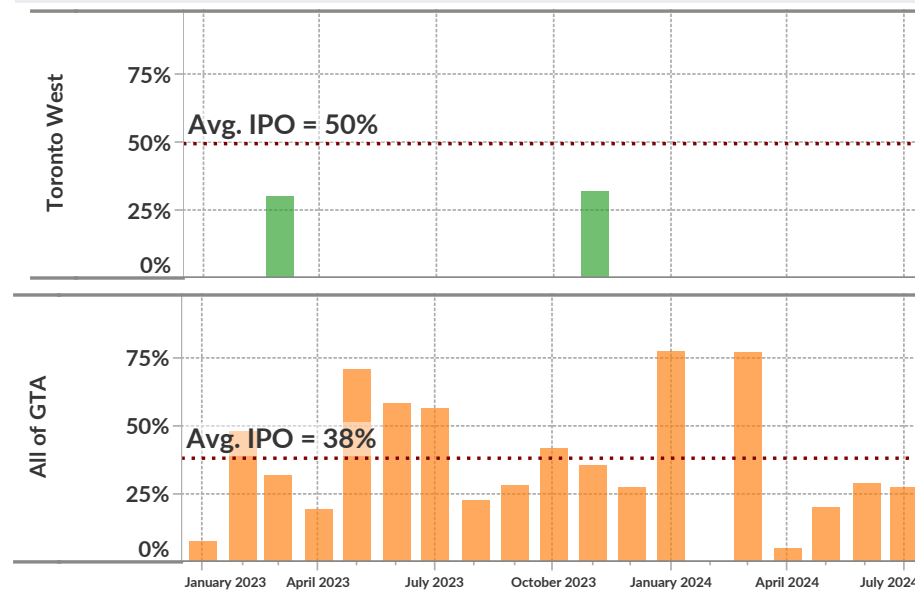
Toronto West Submarket Report - July 2024

Project Data by Unit Type

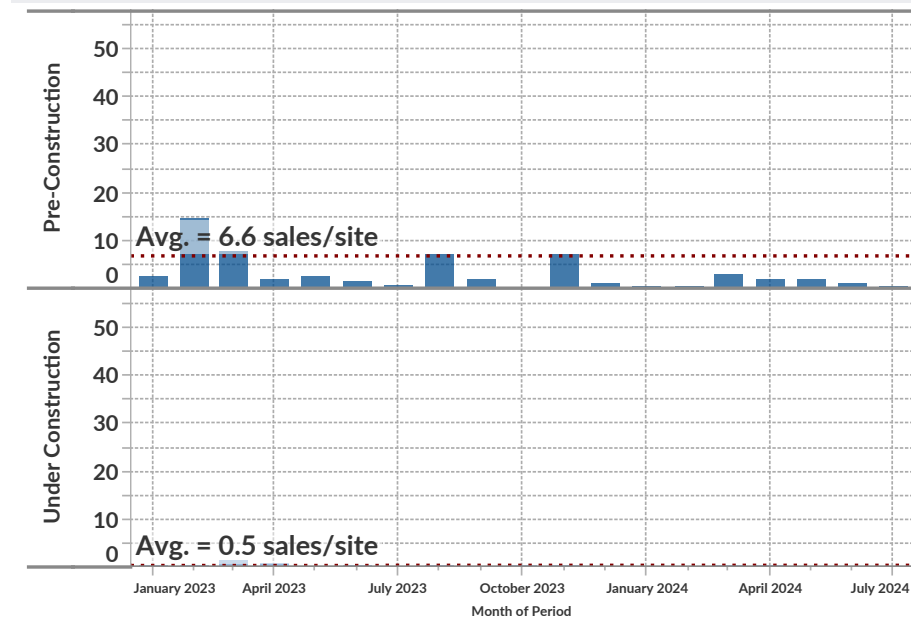
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	71	3
1 Bedroom	680	0	635	45
1 Bedroom + Den	1,068	1	1,019	49
2 Bedroom	921	0	801	120
2 Bedroom + Den	486	0	398	88
3 Bedroom & Up	435	1	257	178
Penthouse				
Other	60	0	49	11

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,501	340	477	\$569,990	\$664,990
\$1,375	362	749	\$489,900	\$949,800
\$1,353	537	772	\$657,990	\$1,004,900
\$1,350	615	1,573	\$779,990	\$2,550,000
\$1,250	711	1,654	\$879,990	\$2,845,000
\$1,113	769	1,992	\$971,900	\$2,800,000
\$1,128	894	1,533	\$894,990	\$1,745,900

IPO Launch Performance (first 2 months)

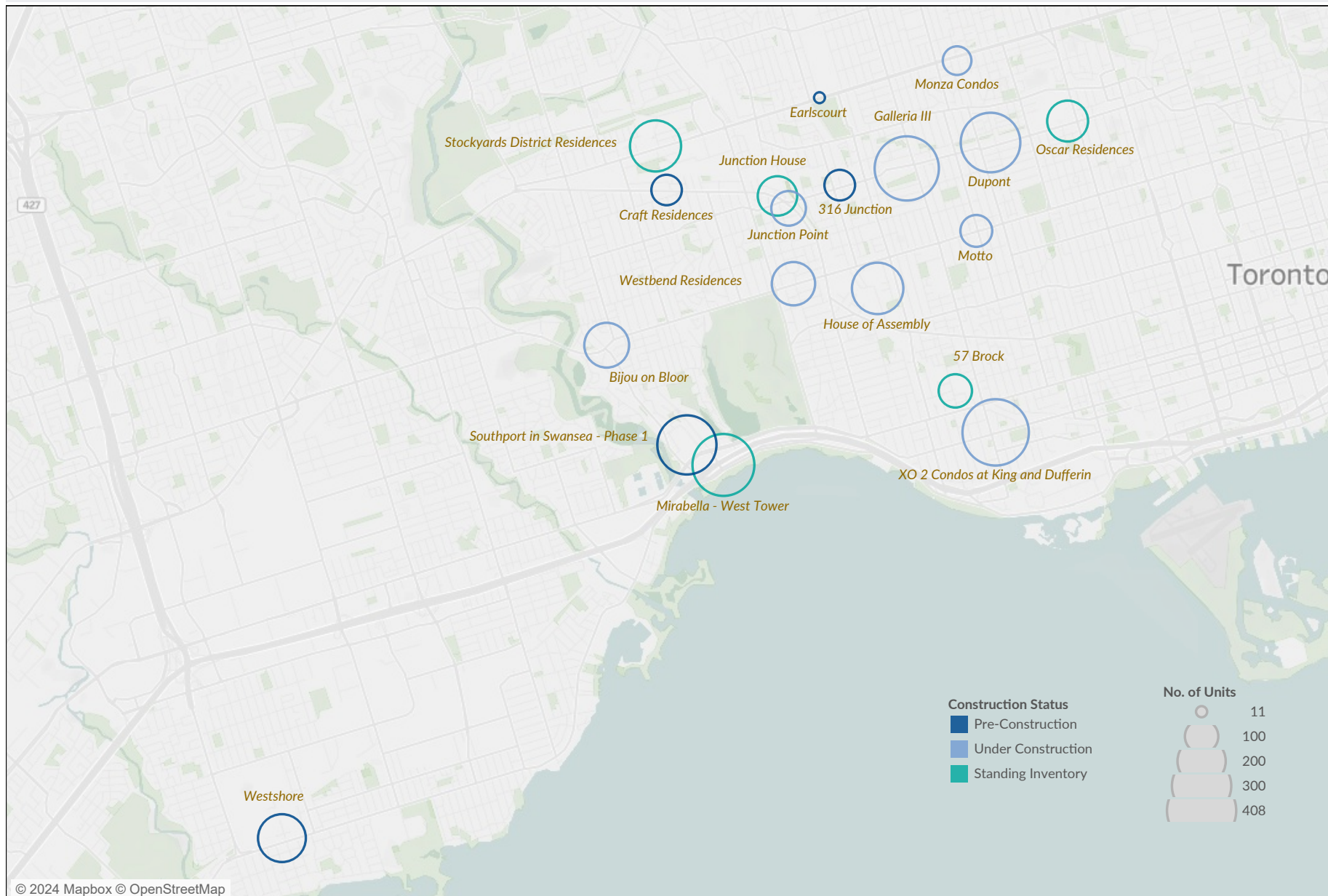


Post Launch Absorption: Toronto West



Toronto West Submarket Report - July 2024

Current Active Projects



Toronto West Submarket Report - July 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 SqFoot
57 Brock - Block Developments	Apartment	March 2023	0	0	8	103	\$975	\$1,314
316 Junction - Marlin Spring Developments	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	August 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	1	1	21	382	\$1,145	\$1,232
House of Assembly - Marlin Spring Developments	Apartment	June 2025	0	0	0	245	\$1,200	\$1,196
Junction House - Globizen Group	Apartment	September 2023	0	3	8	144	\$1,081	\$1,190
Junction Point - Gairloch	Apartment	August 2024	0	0	19	111	\$1,234	\$1,448
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	August 2026	0	1	16	94	\$1,408	\$1,310
Oscar Residences - Lifetime Developments	Apartment	June 2024	0	1	18	155	\$1,339	\$1,392
Southport in Swansea - Phase 1 - State Building Group	Apartment	January 2027	0	3	76	324	\$1,344	\$1,468
Stockyards District Residences - Marlin Spring Developments	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	1	35	123	212	\$946	\$915
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 - July 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	● 16	● 16
Central Waterfront	● 2	● 6
Don Mills - York Mills	● 5	● 10
Downtown Core	● 2	● 6
Downtown East	● 9	● 20
Downtown West	● 22	● 25
Etobicoke Waterfront	● 0	● 1
Highway7 - Yonge	● 14	● 6
Mississauga City Centre	● 2	● 9
North Toronto	● 0	● 16
North Yonge Corridor	● 2	● 9
North York East		
North York West	● 5	● 9
Not Applicable	● 202	● 177
Scarborough City Centre		
Sheppard Corridor	● 4	● 9
Thornhill	● 0	● 2
Toronto East	● 0	● 6
Toronto West	● 2	● 19
Yonge - St. Clair	● 0	● 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
● 3,541	● 555	● \$2,408	● 1,092	● \$2,628,717
● 2,776	● 858	● \$1,686	● 884	● \$1,490,227
● 2,415	● 304	● \$1,195	● 829	● \$990,246
● 3,670	● 451	● \$1,869	● 784	● \$1,465,210
● 5,948	● 1,538	● \$1,440	● 694	● \$998,656
● 7,555	● 1,257	● \$1,818	● 872	● \$1,584,962
● 552	● 13	● \$1,640	● 854	● \$1,400,746
● 1,324	● 234	● \$1,063	● 797	● \$847,099
● 4,265	● 627	● \$1,234	● 660	● \$814,171
● 3,036	● 313	● \$1,583	● 950	● \$1,503,615
● 2,692	● 797	● \$1,649	● 680	● \$1,121,700
● 1,079	● 438	● \$1,376	● 824	● \$1,133,661
● 27,832	● 8,693	● \$1,168	● 740	● \$864,881
● 1,869	● 456	● \$1,429	● 812	● \$1,160,510
● 412	● 27	● \$1,361	● 1,703	● \$2,317,778
● 898	● 174	● \$1,263	● 658	● \$831,684
● 3,230	● 494	● \$1,223	● 923	● \$1,128,721
● 1,046	● 216	● \$2,061	● 902	● \$1,858,227



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.