

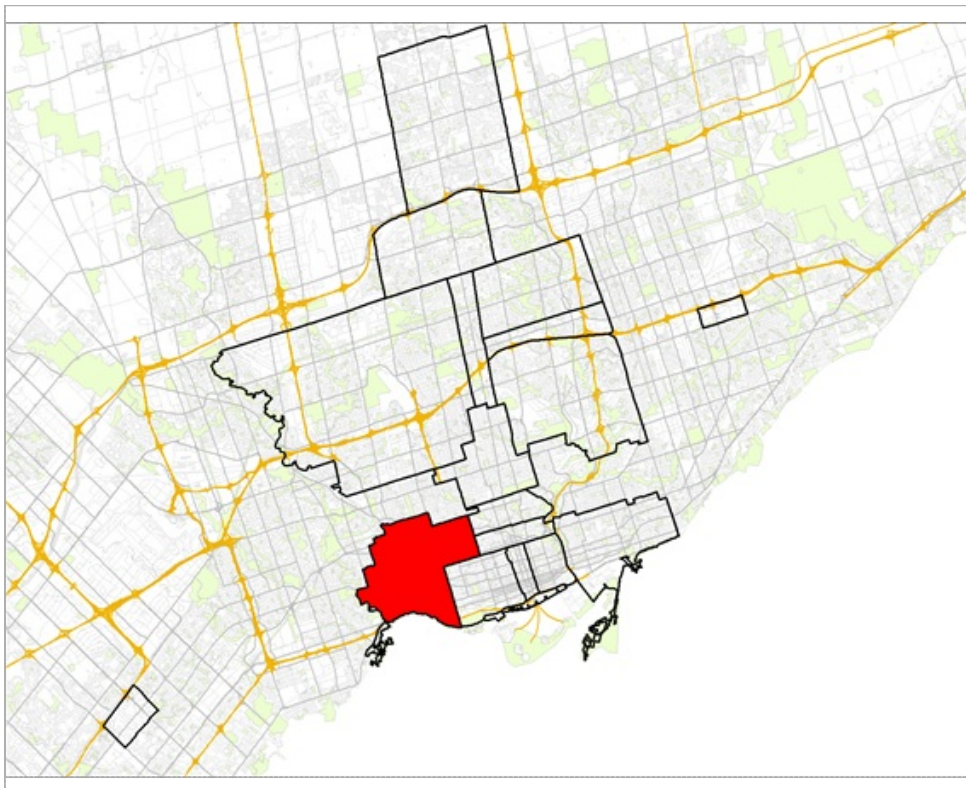


Greater Toronto Area | Toronto West New Homes High Rise Submarket Report

Data as of October 2024



Toronto West Submarket Report - October 2024



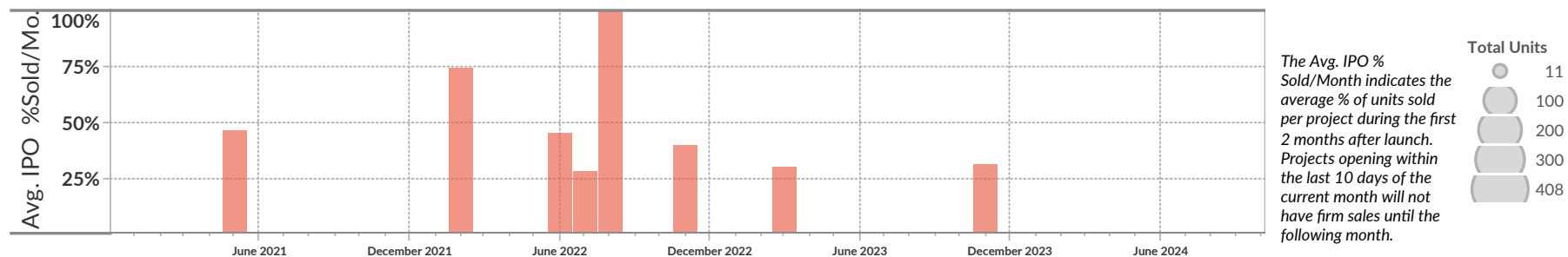
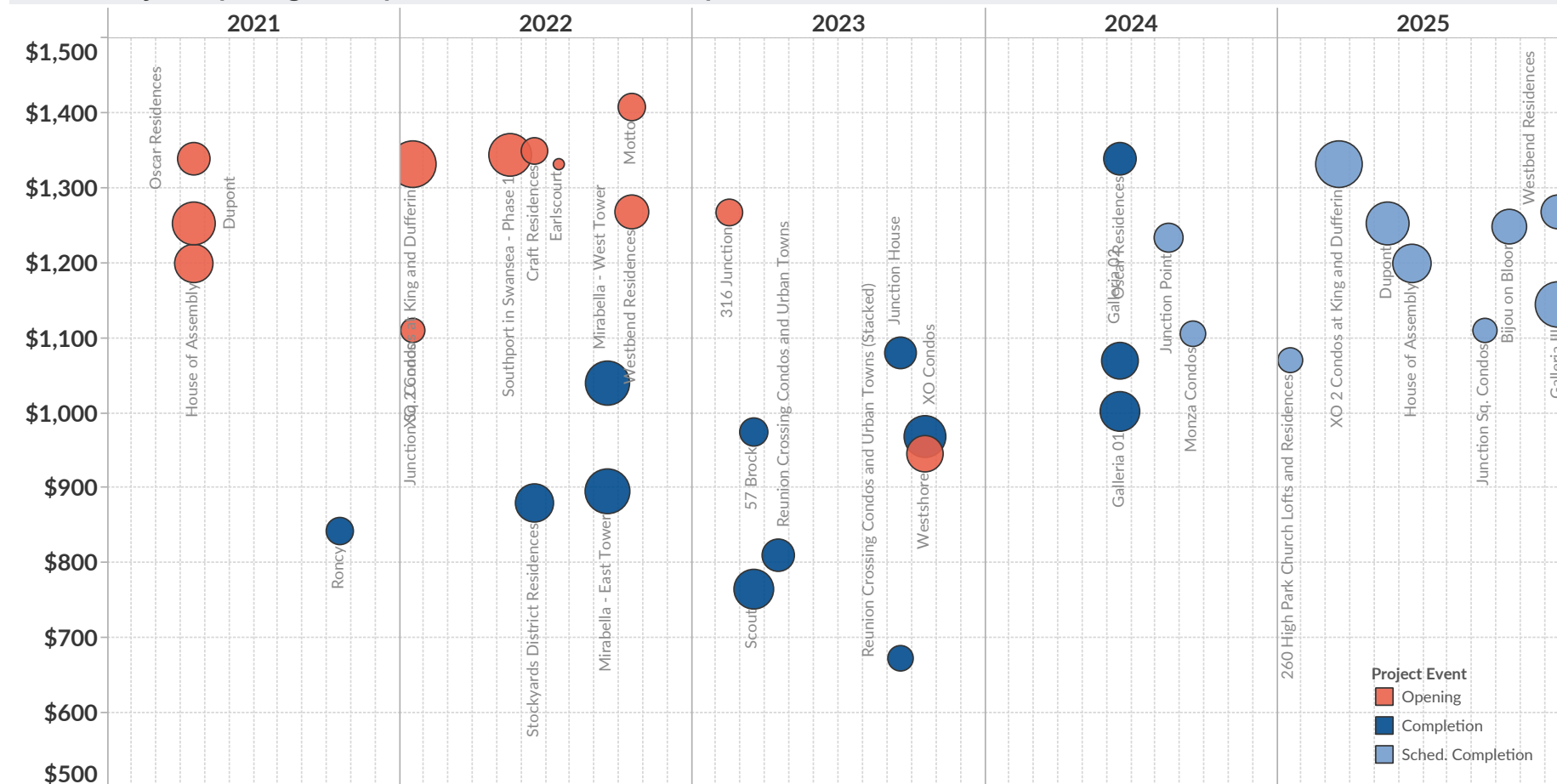
Toronto West		GTA
Distinct count of Site Name	18	338
No. of Units	3,482	87,750
Total Sales	3,020	70,068
Act Inv	462	17,682
Avg. \$/sf		\$1,393
Avg. Project \$/SF		\$1,309
Avg. SF		776
Avg. \$		\$1,081,599
Current Month Sales		210

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



Toronto West Submarket Report - October 2024

Recent Project Openings, Completions & Scheduled Completions



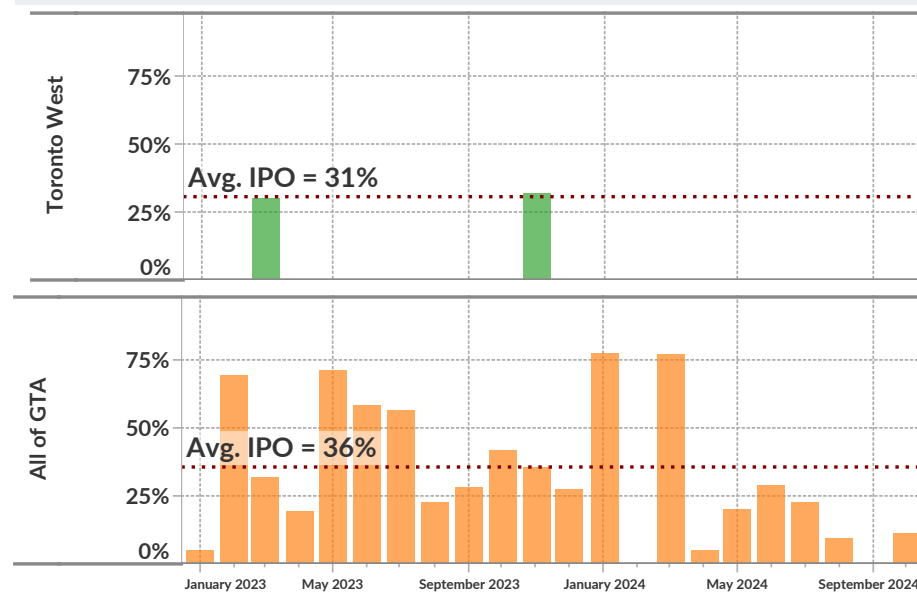
Toronto West Submarket Report - October 2024

Project Data by Unit Type

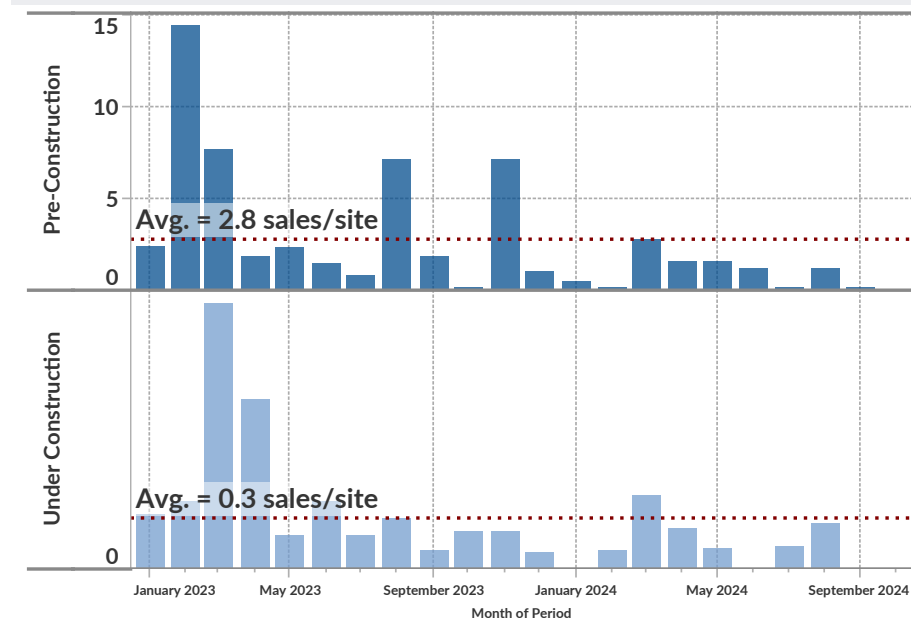
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	71	3
1 Bedroom	656	0	615	41
1 Bedroom + Den	954	1	908	46
2 Bedroom	883	0	762	121
2 Bedroom + Den	444	7	370	74
3 Bedroom & Up	422	0	251	171
Penthouse				
Other	49	0	43	6

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,501	340	477	\$569,990	\$664,990
\$1,394	362	749	\$489,900	\$949,800
\$1,366	537	772	\$600,000	\$996,900
\$1,358	615	1,573	\$799,900	\$2,550,000
\$1,289	711	1,654	\$915,000	\$2,845,000
\$1,115	769	1,992	\$971,900	\$2,800,000
\$1,245	1,031	1,444	\$1,369,800	\$1,745,900

IPO Launch Performance (first 2 months)

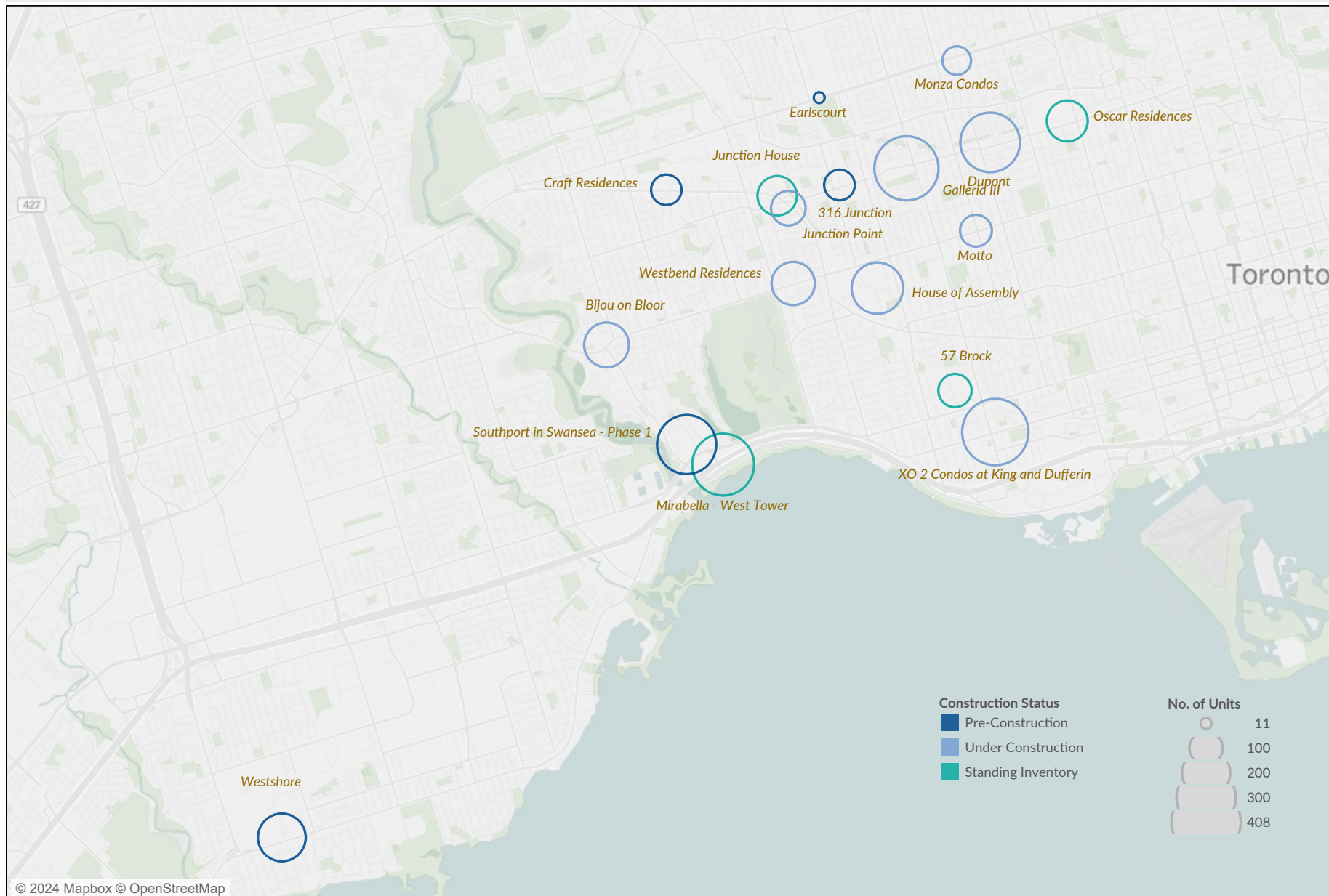


Post Launch Absorption: Toronto West



Toronto West Submarket Report - October 2024

Current Active Projects



Toronto West Submarket Report - October 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	January 2027	1	6	33	86	\$1,350	\$1,457
Dupont - Tridel	Apartment	May 2025	0	1	33	329	\$1,253	\$1,269
Earlscourt - Format Group	Apartment	April 2027	0	0	0	11	\$1,332	\$1,331
Galleria III - Almadev	Apartment	December 2025	0	2	20	382	\$1,145	\$1,224
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	November 2024	0	0	19	111	\$1,234	\$1,448
Mirabella - West Tower - Diamante Development	Apartment	September 2022	7	16	11	355	\$1,040	\$1,105
Monza Condos - Benvenuto Group	Apartment	January 2025	0	1	13	76	\$1,106	\$1,264
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 2028	0	3	76	324	\$1,344	\$1,465
Westbend Residences - Mattamy Homes	Apartment	December 2025	0	0	38	174	\$1,268	\$1,293
Westshore - Minto Developments	Stacked	October 2027	0	40	118	212	\$946	\$913
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 - October 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	15
Central Waterfront	12	6
Don Mills - York Mills	2	8
Downtown Core	3	6
Downtown East	7	18
Downtown West	33	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	3	15
North Yonge Corridor	5	9
North York East		
North York West	12	10
Not Applicable	115	170
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	18
Yonge - St. Clair	2	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,941	539	\$2,419	1,102	\$2,667,085
2,792	842	\$1,697	891	\$1,512,683
1,796	283	\$1,221	791	\$966,161
3,674	447	\$1,866	787	\$1,467,683
5,303	1,171	\$1,419	717	\$1,017,908
7,510	1,211	\$1,865	959	\$1,788,630
552	13	\$1,640	854	\$1,400,746
881	211	\$1,069	798	\$852,767
4,786	663	\$1,218	669	\$814,845
2,560	310	\$1,576	939	\$1,480,579
2,703	786	\$1,636	672	\$1,099,752
1,173	728	\$1,287	751	\$966,116
26,088	9,122	\$1,159	728	\$843,365
1,878	532	\$1,383	816	\$1,127,719
414	25	\$1,361	1,683	\$2,289,400
900	172	\$1,262	657	\$829,501
3,020	462	\$1,238	923	\$1,142,788
1,097	165	\$2,122	984	\$2,088,813



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