

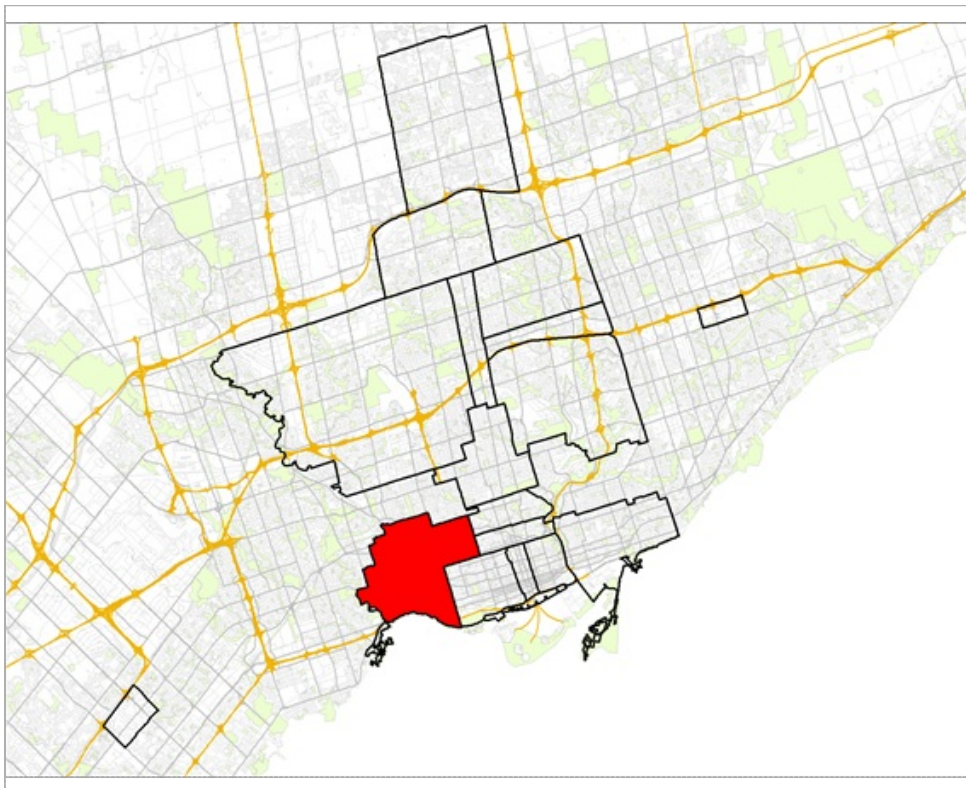


Greater Toronto Area | Toronto West New Homes High Rise Submarket Report

Data as of November 2024

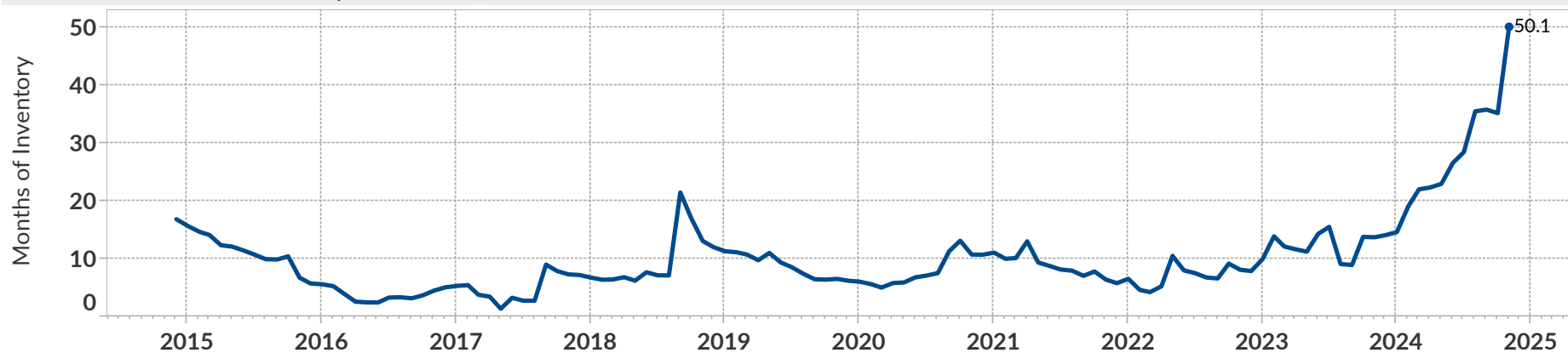


Toronto West Submarket Report - November 2024



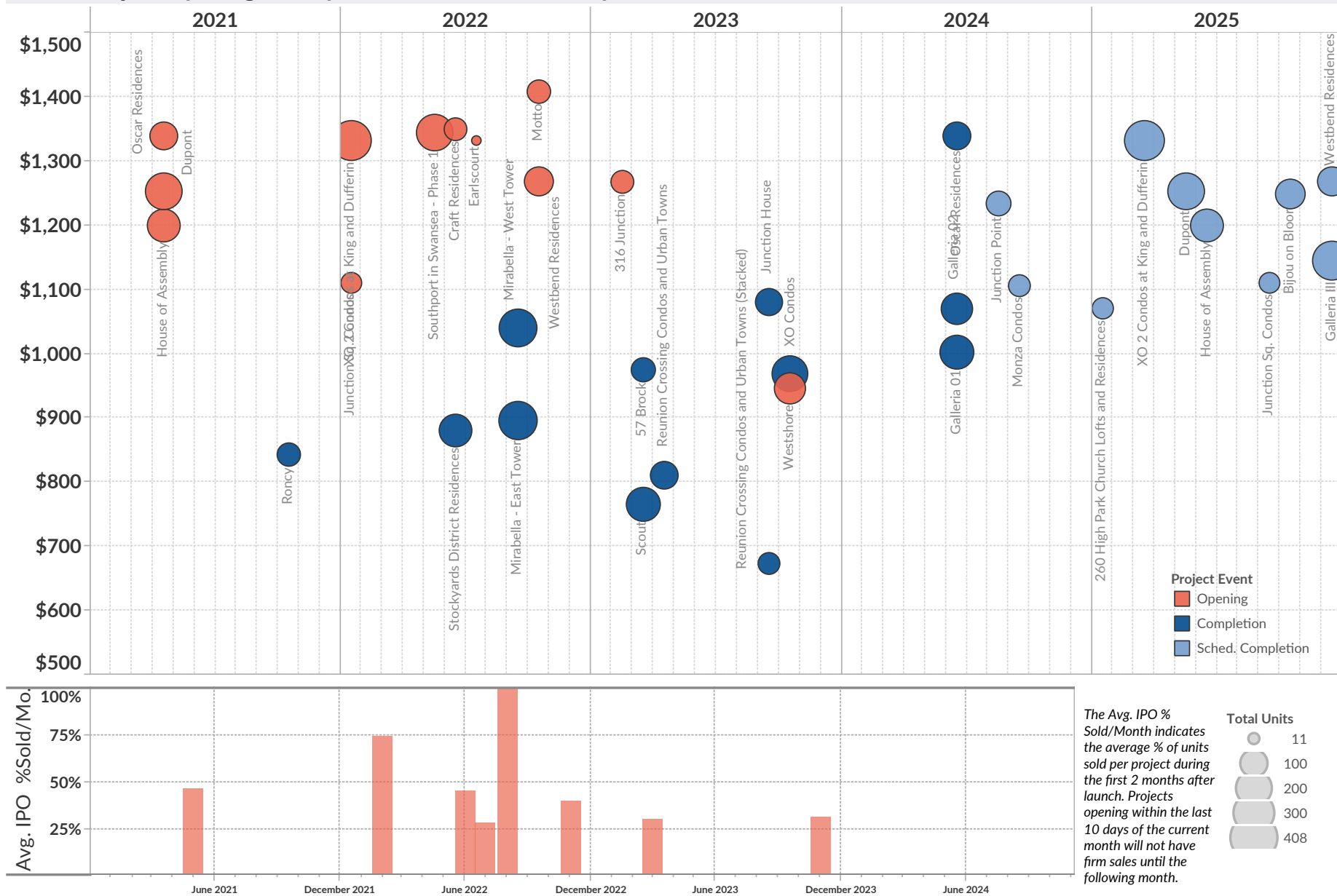
Toronto West		GTA
Distinct count of Site Name	18	335
No. of Units	3,482	86,904
Total Sales	3,023	69,736
Act Inv	459	17,168
Avg. \$/sf		\$1,402
Avg. Project \$/SF		\$1,310
Avg. SF		780
Avg. \$		\$1,094,226
Current Month Sales		249

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



Toronto West Submarket Report - November 2024

Recent Project Openings, Completions & Scheduled Completions



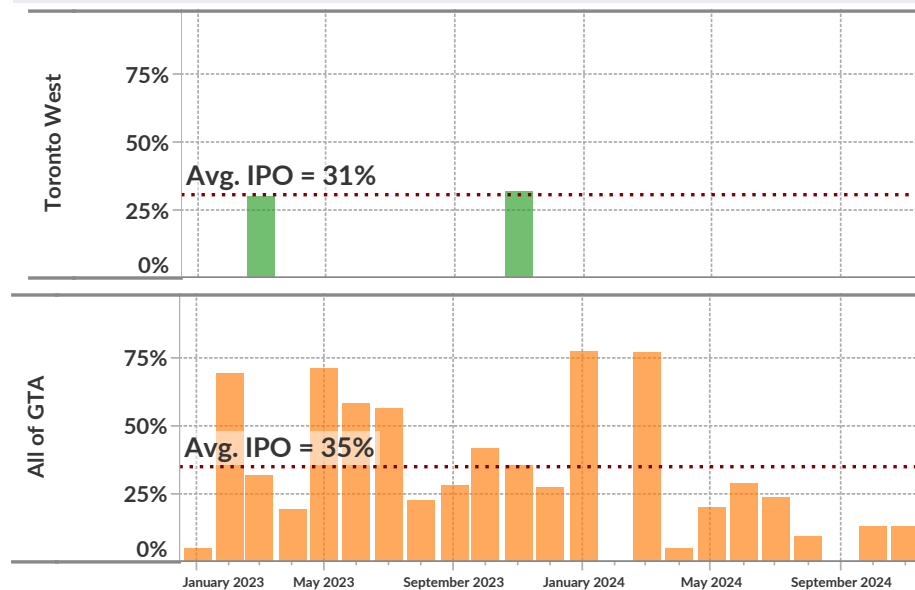
Toronto West Submarket Report - November 2024

Project Data by Unit Type

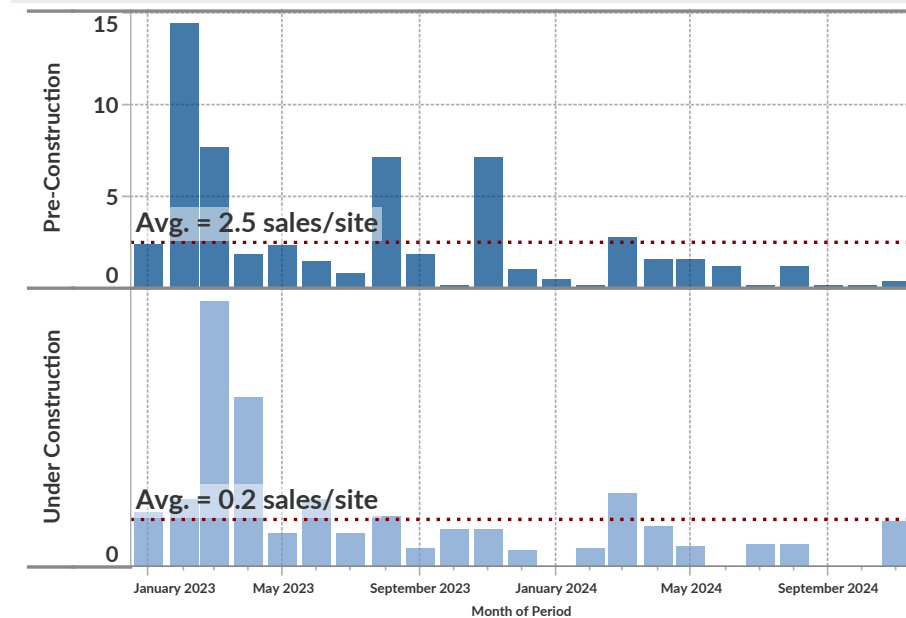
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	71	3
1 Bedroom	656	0	615	41
1 Bedroom + Den	954	0	908	46
2 Bedroom	883	1	763	120
2 Bedroom + Den	444	3	373	71
3 Bedroom & Up	422	0	250	172
Penthouse				
Other	49	0	43	6

*				
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
\$1,359	615	1,573	\$799,900	\$2,550,000
\$1,301	711	1,654	\$915,000	\$2,845,000
\$1,116	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)

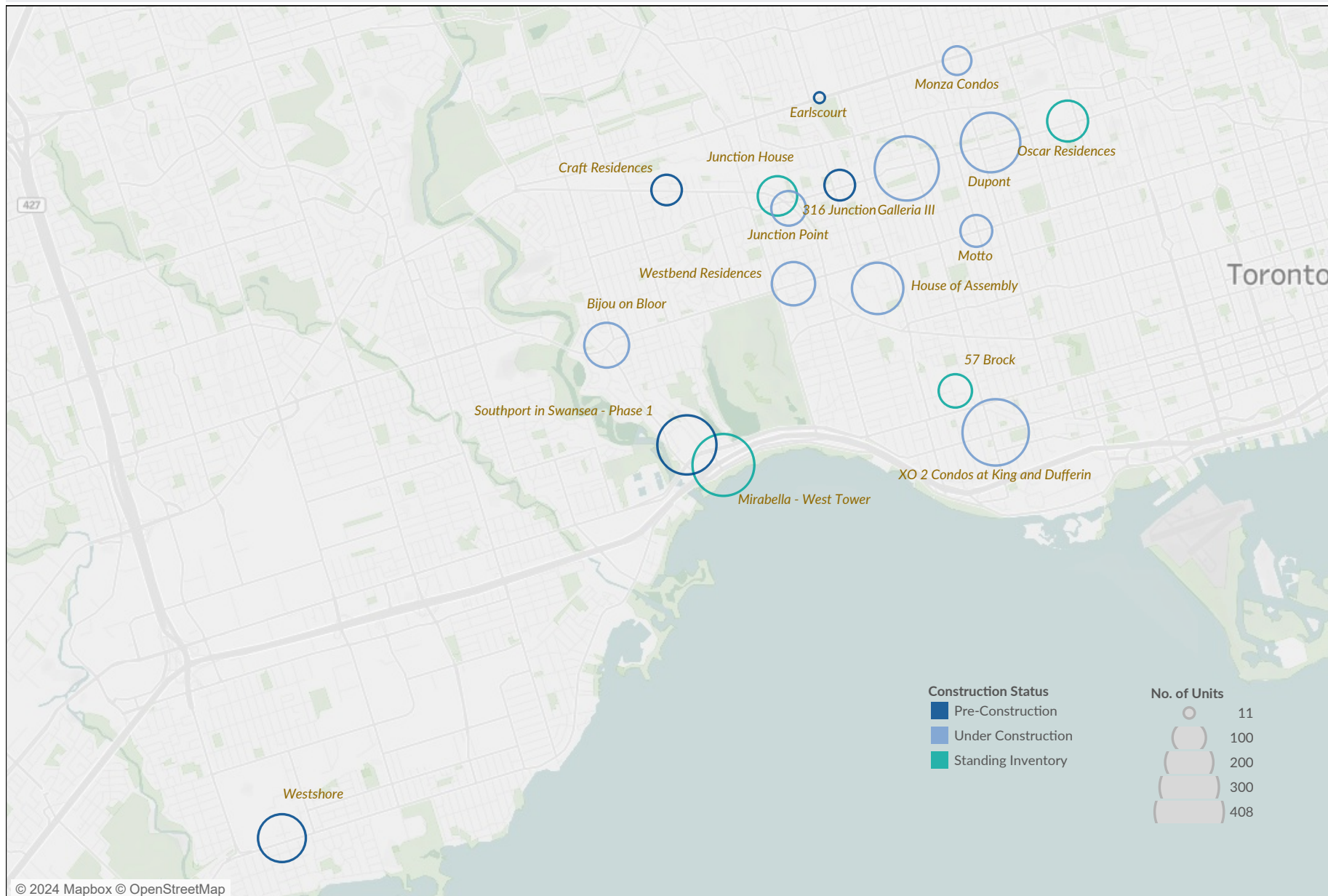


Post Launch Absorption: Toronto West



Toronto West Submarket Report - November 2024

Current Active Projects



Toronto West Submarket Report - November 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	0	6	33	86	\$1,350	\$1,457
Dupont - Tridel	Apartment	May 2026	1	2	32	329	\$1,253	\$1,268
Earlscourt - Format Group	Apartment	April 2027	0	0	0	11	\$1,332	\$1,331
Galleria III - Almadev	Apartment	October 2026	1	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	December 2024	0	0	19	111	\$1,234	\$1,448
Mirabella - West Tower - Diamante Development	Apartment	September 2022	0	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	2	42	116	212	\$946	\$912
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 - November 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 3	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 0	• 6
Downtown East	• 3	• 18
Downtown West	• 23	• 24
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 2	• 4
Mississauga City Centre	• 2	• 10
North Toronto	• 0	• 15
North Yonge Corridor	• 4	• 9
North York East		
North York West	• 22	• 10
Not Applicable	• 177	• 169
Scarborough City Centre		
Sheppard Corridor	• 3	• 9
Thornhill	• 1	• 2
Toronto East	• 1	• 6
Toronto West	• 4	• 18
Yonge - St. Clair	• 2	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,943	• 537	• \$2,419	• 1,098	• \$2,655,658
• 1,802	• 839	• \$1,697	• 893	• \$1,515,112
• 1,796	• 283	• \$1,221	• 791	• \$966,161
• 3,674	• 447	• \$1,863	• 787	• \$1,466,253
• 5,307	• 1,167	• \$1,420	• 718	• \$1,019,462
• 7,568	• 1,153	• \$1,887	• 970	• \$1,830,460
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 883	• 209	• \$1,074	• 799	• \$858,402
• 4,788	• 661	• \$1,218	• 669	• \$814,484
• 2,549	• 321	• \$1,584	• 956	• \$1,513,903
• 2,708	• 781	• \$1,637	• 673	• \$1,101,150
• 1,195	• 632	• \$1,322	• 761	• \$1,005,801
• 26,651	• 8,776	• \$1,164	• 732	• \$851,252
• 1,881	• 529	• \$1,382	• 816	• \$1,128,216
• 416	• 27	• \$1,553	• 1,661	• \$2,580,278
• 901	• 171	• \$1,263	• 658	• \$830,922
• 3,023	• 459	• \$1,240	• 924	• \$1,145,471
• 1,099	• 163	• \$2,125	• 989	• \$2,102,718



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.