

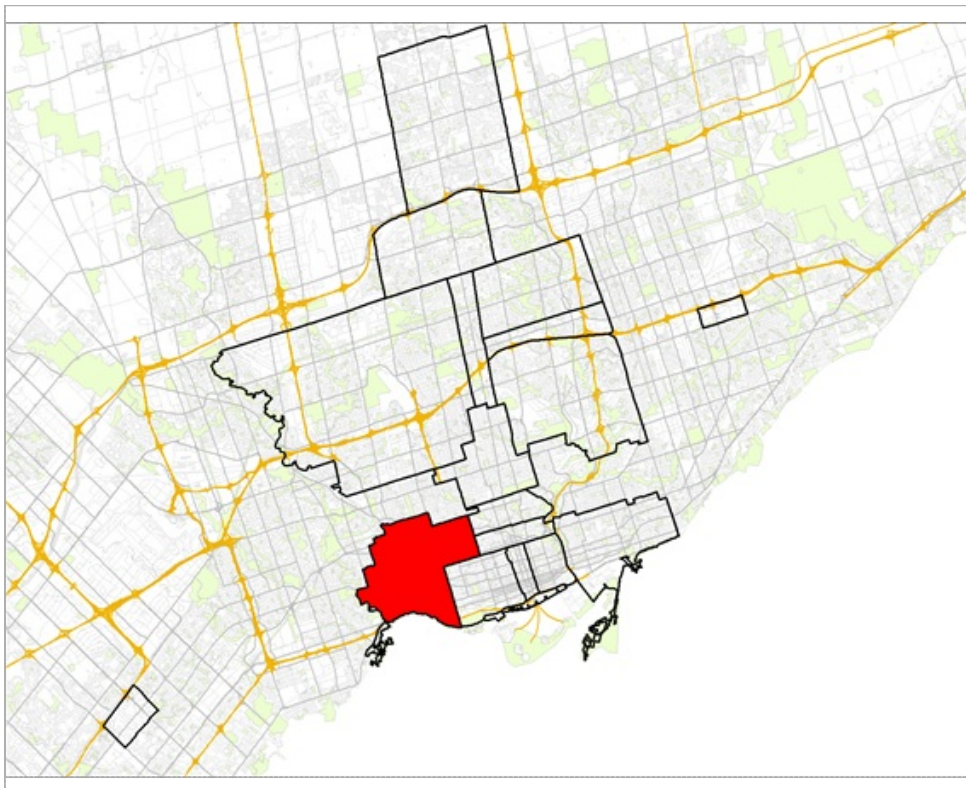


Greater Toronto Area | Toronto West New Homes High Rise Submarket Report

Data as of December 2024

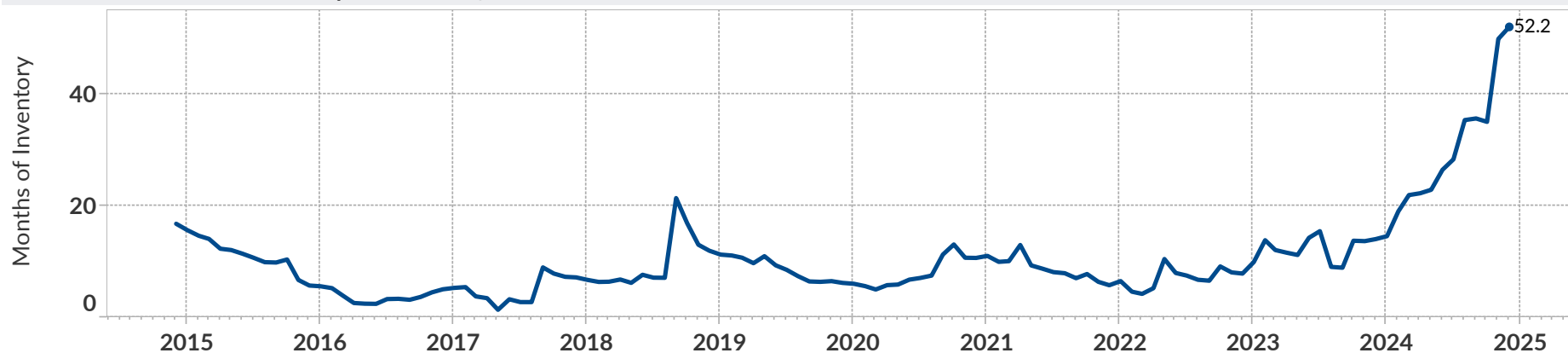


Toronto West Submarket Report - December 2024



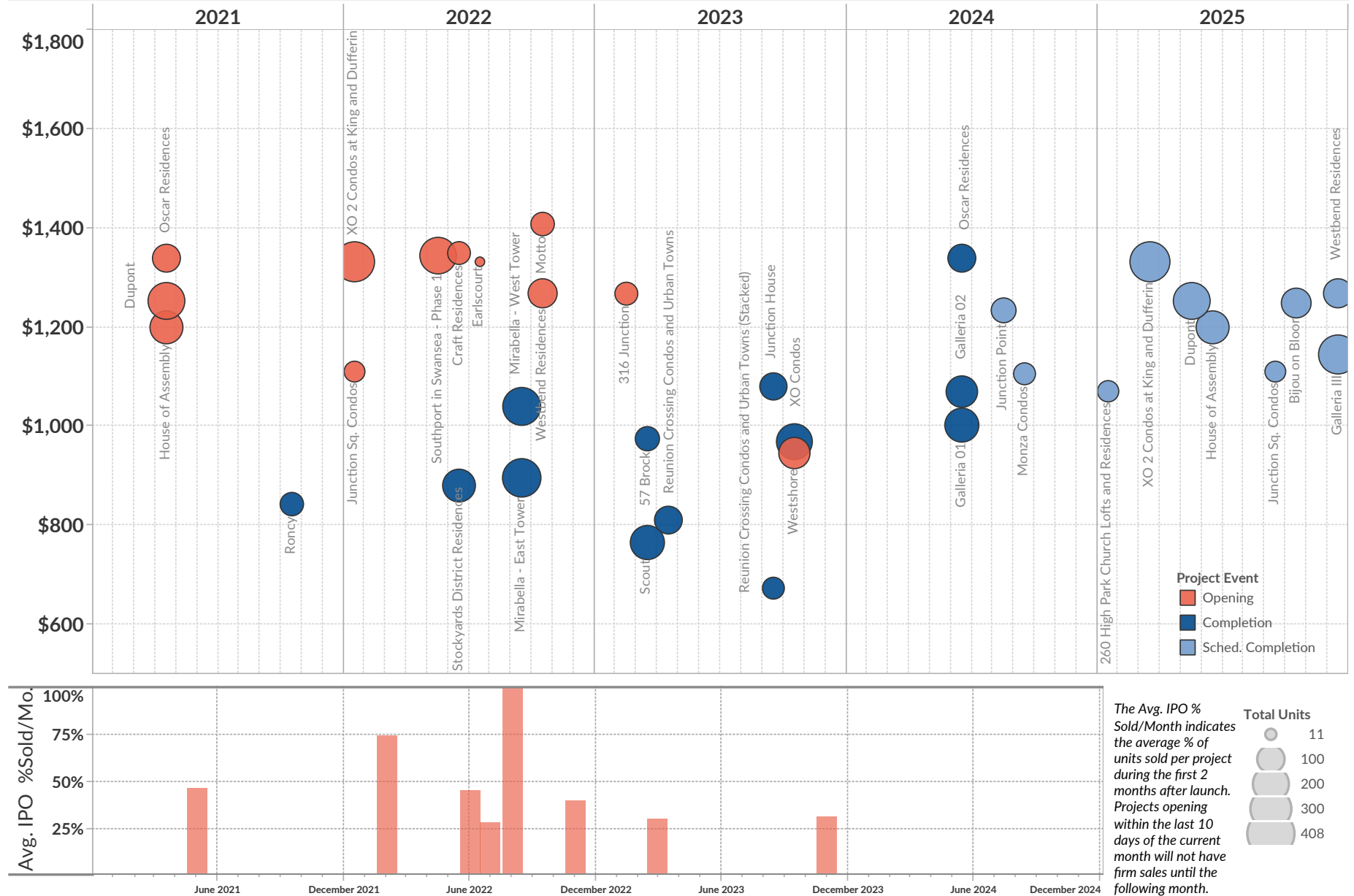
Toronto West		GTA
Distinct count of Site Name	18	335
No. of Units	3,482	86,795
Total Sales	3,025	69,828
Act Inv	457	16,967
Avg. \$/sf	\$1,239	\$1,406
Avg. Project \$/SF	\$1,305	\$1,309
Avg. SF	924	779
Avg. \$	\$1,145,298	\$1,095,629
Current Month Sales	2	150

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



Toronto West Submarket Report - December 2024

Recent Project Openings, Completions & Scheduled Completions



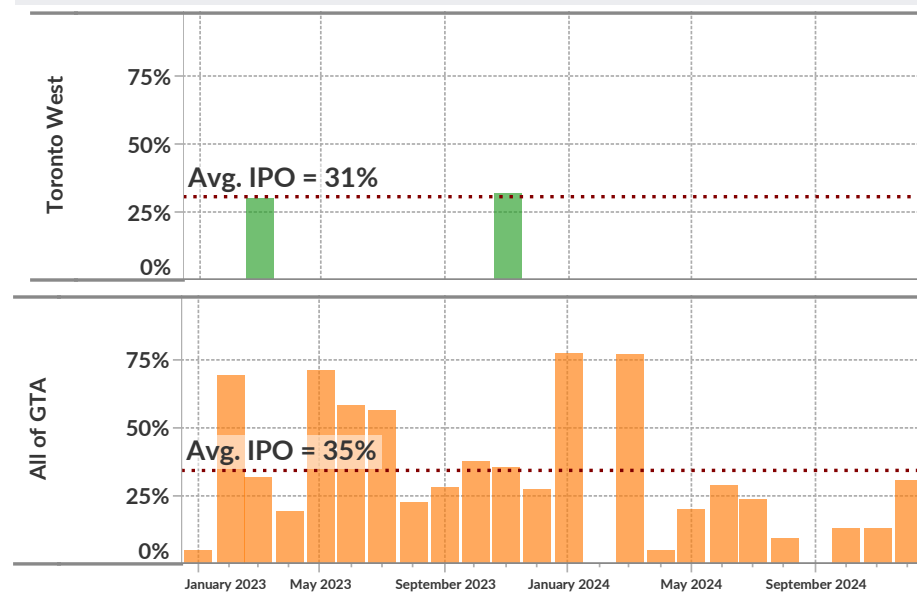
Toronto West Submarket Report - December 2024

Project Data by Unit Type

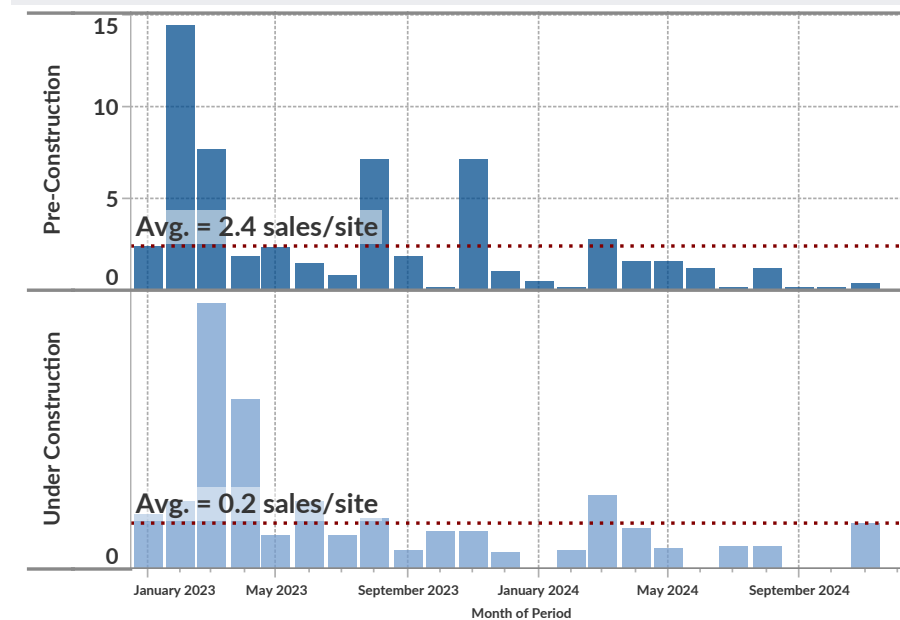
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	1	72	2
1 Bedroom	656	0	615	41
1 Bedroom + Den	954	0	908	46
2 Bedroom	883	0	763	120
2 Bedroom + Den	444	0	373	71
3 Bedroom & Up	422	1	251	171
Penthouse				
Other	49	0	43	6

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,435	439	477	\$649,800	\$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
\$1,114	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)

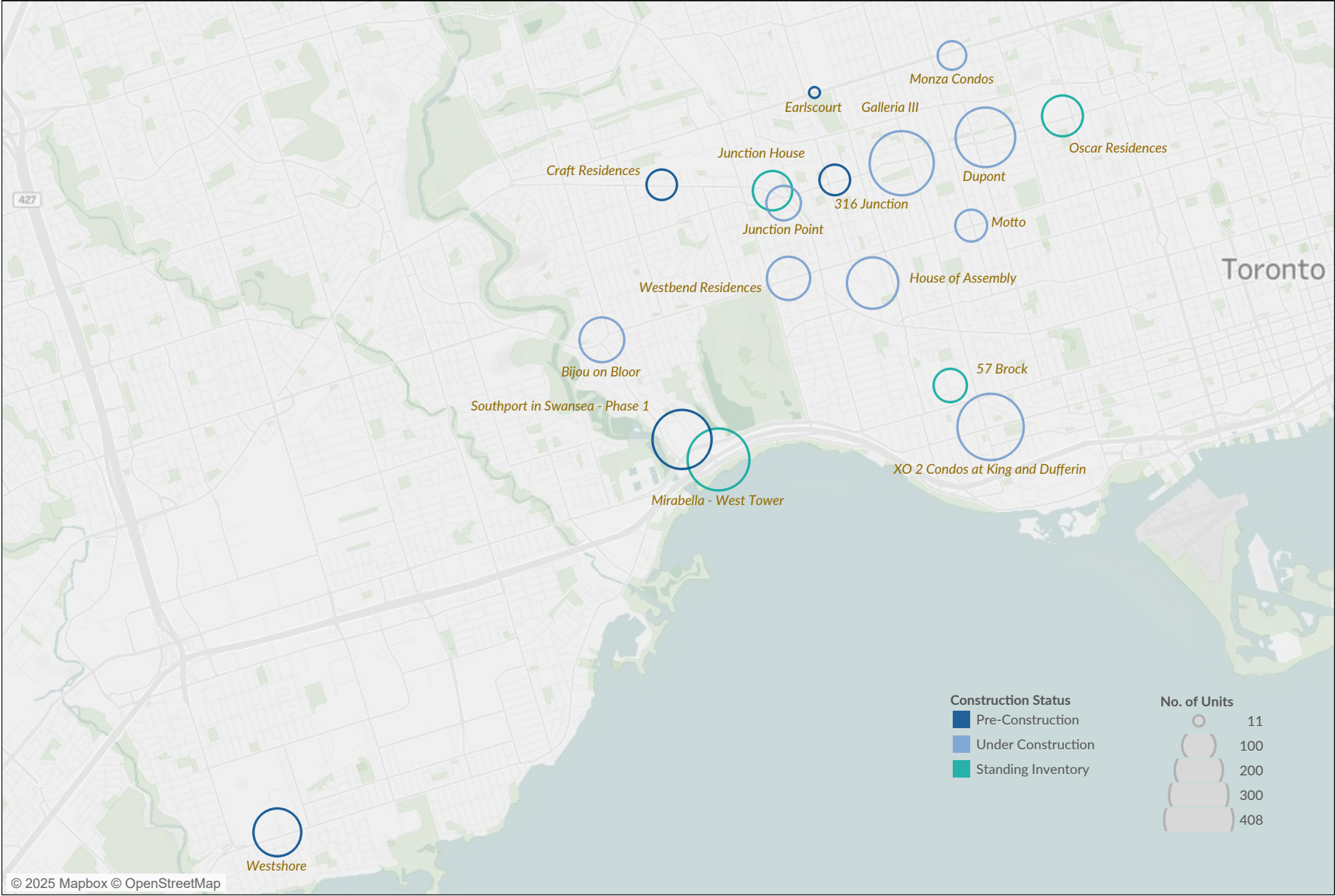


Post Launch Absorption: Toronto West



Toronto West Submarket Report - December 2024

Current Active Projects



Toronto West Submarket Report - December 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	0	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	0	2	20	382	\$1,145	\$1,243
House of Assembly - Marlin Spring Developments	Apartment	June 2025	0	0	0	245	\$1,200	\$1,196
Junction House - Globizen Group	Apartment	September 2023	1	4	7	144	\$1,081	\$1,154
Junction Point - Gairloch	Apartment	January 2025	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	1	2	17	155	\$1,339	\$1,385
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	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 - December 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	0	15
Central Waterfront	0	4
Don Mills - York Mills	1	8
Downtown Core	1	6
Downtown East	5	18
Downtown West	15	24
Etobicoke Waterfront	1	1
Highway7 - Yonge	1	4
Mississauga City Centre	4	10
North Toronto	0	15
North Yonge Corridor	17	9
North York East		
North York West	0	10
Not Applicable	85	169
Scarborough City Centre		
Sheppard Corridor	16	9
Thornhill	0	2
Toronto East	1	6
Toronto West	2	18
Yonge - St. Clair	1	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
1,797	282	\$1,221	791	\$966,545
3,675	446	\$1,866	784	\$1,462,216
5,312	1,162	\$1,420	718	\$1,019,602
7,446	1,275	\$1,862	931	\$1,732,613
553	12	\$1,649	782	\$1,289,608
884	208	\$1,069	799	\$853,756
4,792	657	\$1,239	659	\$815,997
2,549	321	\$1,583	958	\$1,515,814
2,716	773	\$1,634	674	\$1,101,621
1,195	632	\$1,322	761	\$1,005,801
26,823	8,602	\$1,165	733	\$853,574
1,898	405	\$1,413	809	\$1,142,370
416	27	\$1,553	1,661	\$2,580,278
902	170	\$1,261	655	\$826,204
3,025	457	\$1,239	924	\$1,145,298
1,100	162	\$2,117	987	\$2,088,585



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