

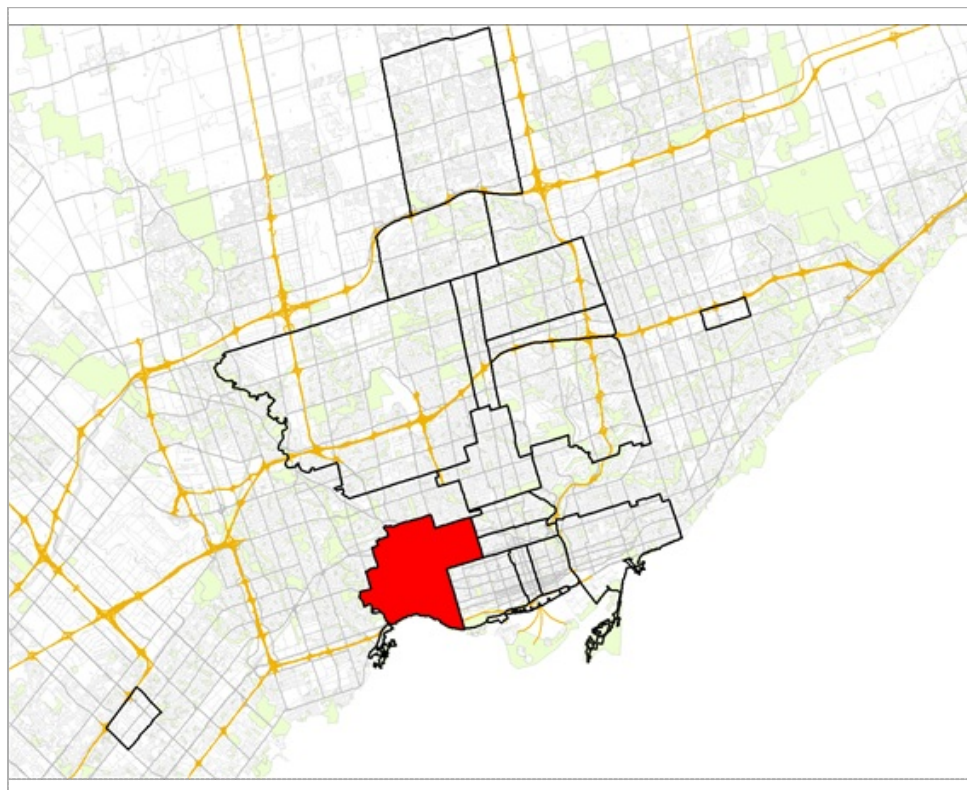


Greater Toronto Area | Toronto West New Homes High Rise Submarket Report

Data as of January 2025

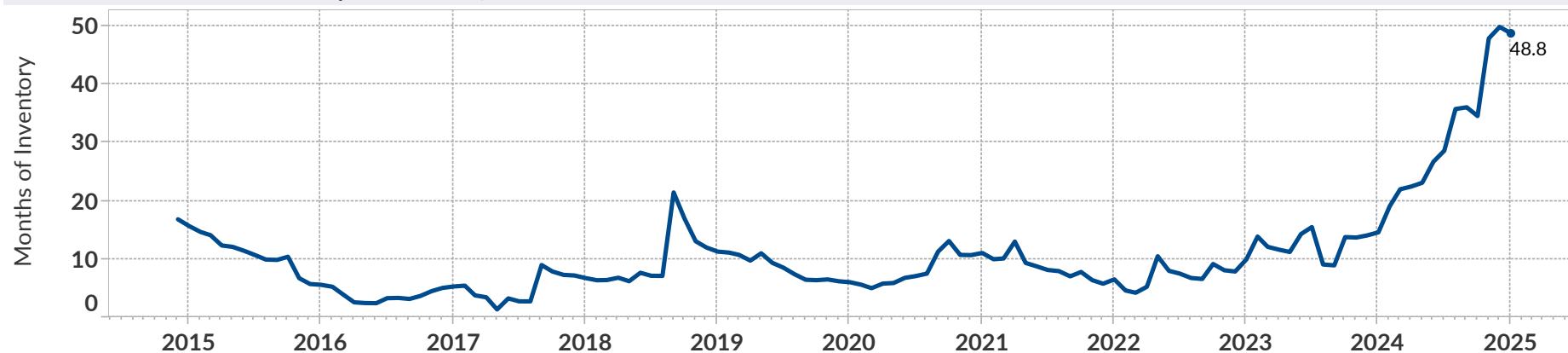


Toronto West Submarket Report - January 2025



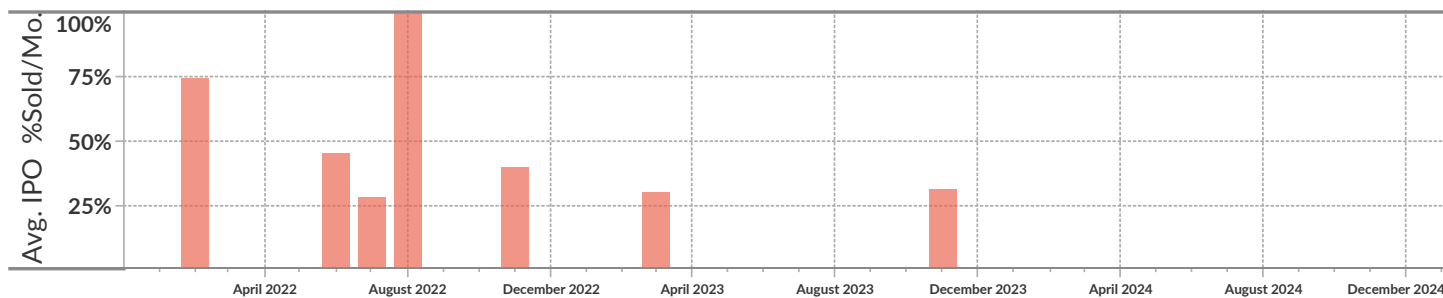
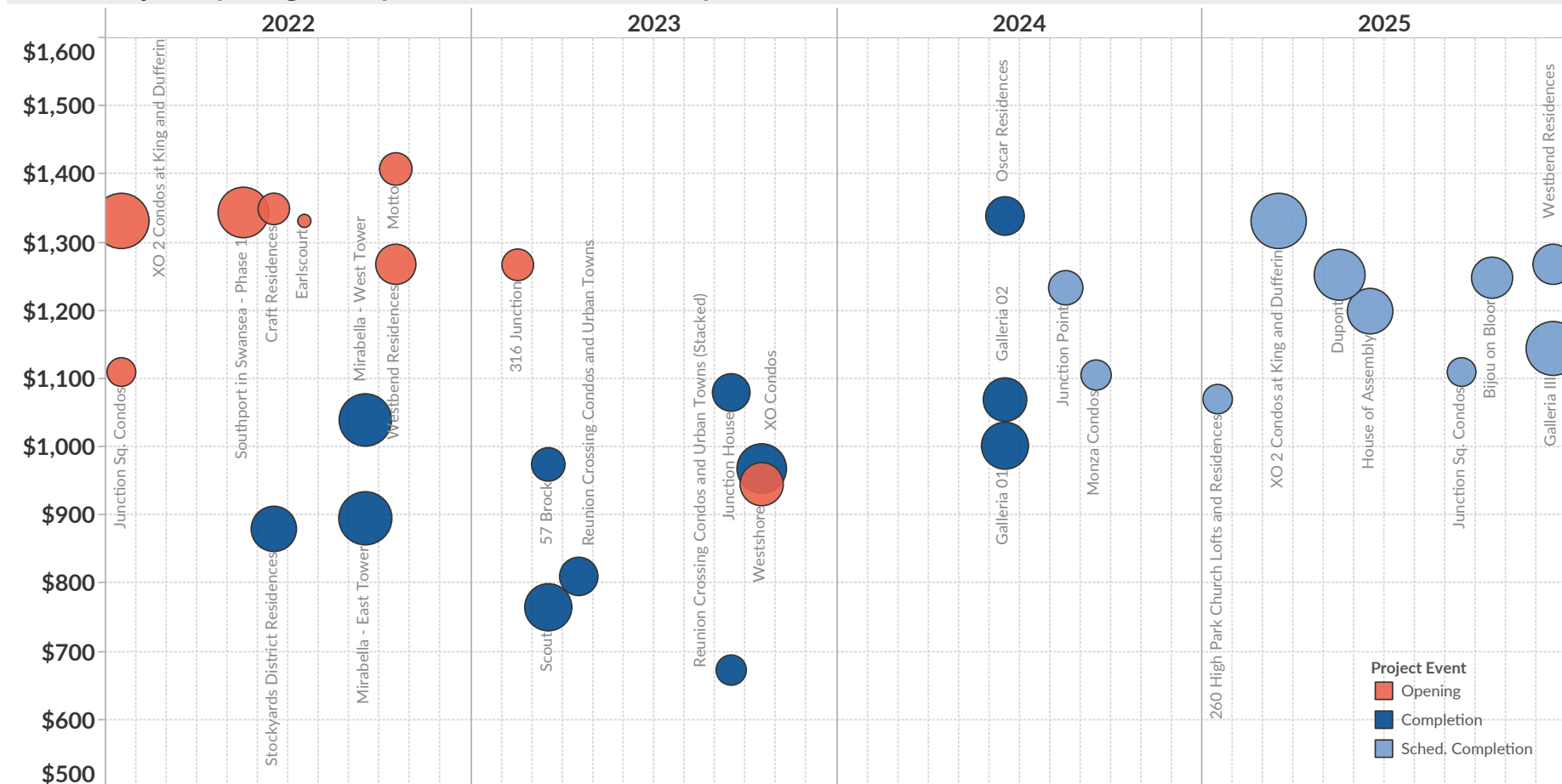
Toronto West		GTA
Distinct count of Site Name	18	335
No. of Units	3,482	86,474
Total Sales	3,039	69,568
Act Inv	443	16,906
Avg. \$/sf	\$1,214	\$1,405
Avg. Project \$/SF	\$1,277	\$1,311
Avg. SF	925	779
Avg. \$	\$1,122,811	\$1,094,003
Current Month Sales	10	101

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

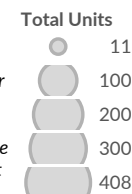


Toronto West Submarket Report - January 2025

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



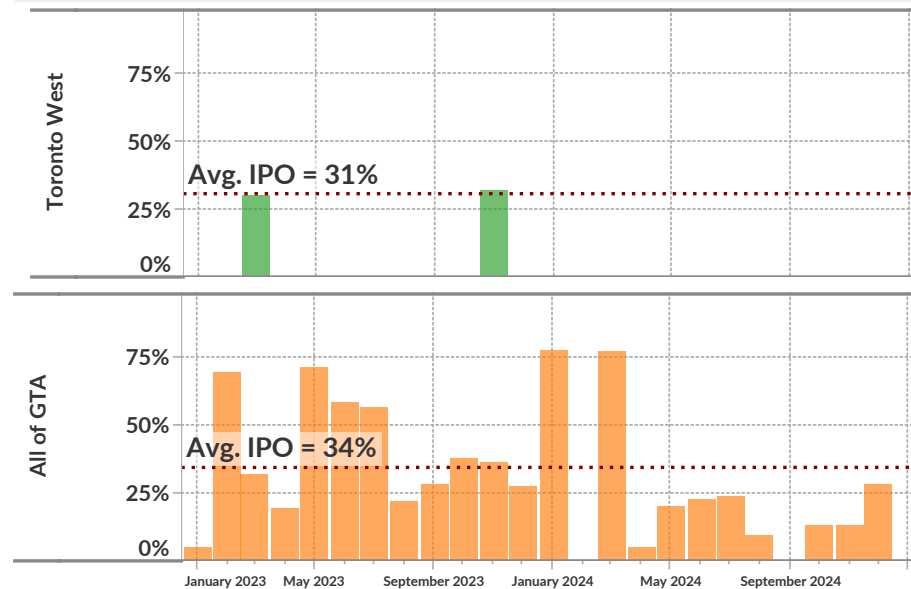
Toronto West Submarket Report - January 2025

Project Data by Unit Type

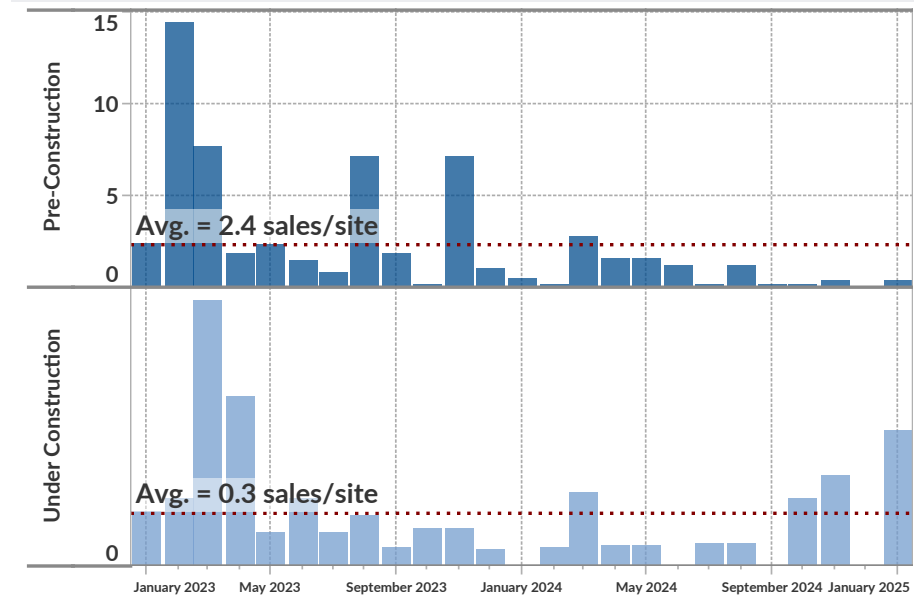
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	71	3
1 Bedroom	656	0	616	40
1 Bedroom + Den	954	1	904	50
2 Bedroom	883	4	770	113
2 Bedroom + Den	444	2	375	69
3 Bedroom & Up	422	3	260	162
Penthouse				
Other	49	0	43	6

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,485	439	507	\$649,800	\$799,000
\$1,361	362	749	\$489,900	\$849,900
\$1,359	489	772	\$600,000	\$996,900
\$1,316	612	1,573	\$763,900	\$2,550,000
\$1,280	711	1,654	\$893,900	\$2,845,000
\$1,090	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)

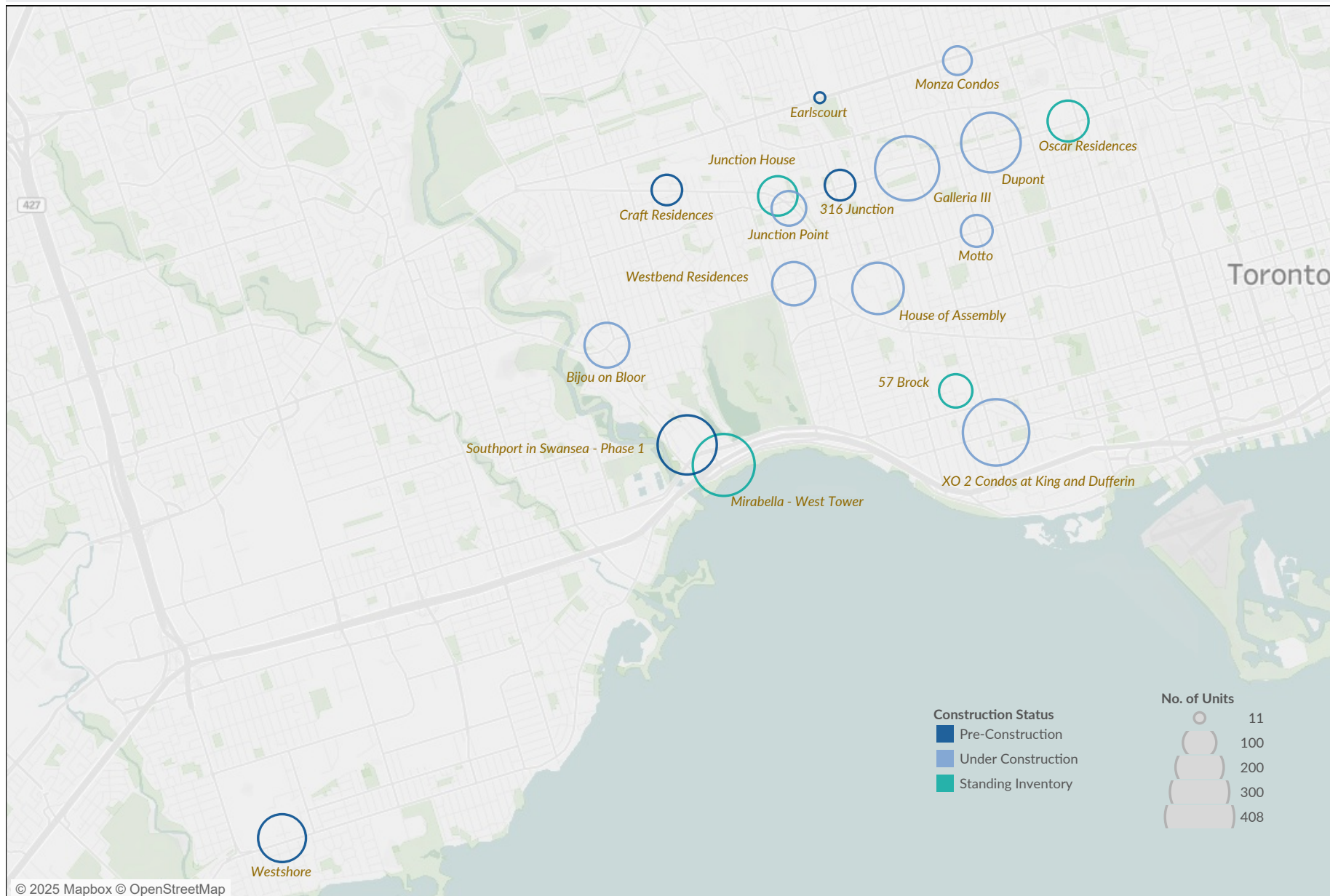


Post Launch Absorption: Toronto West



Toronto West Submarket Report - January 2025

Current Active Projects



Toronto West Submarket Report - January 2025

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 - 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	2	2	31	86	\$1,350	\$1,515
Dupont - Tridel	Apartment	May 2026	0	0	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	0	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	0	0	7	144	\$1,081	\$1,154
Junction Point - Gairloch	Apartment	March 2025	5	5	9	111	\$1,234	\$1,162
Mirabella - West Tower - Diamante Development	Apartment	September 2022	0	0	11	355	\$1,040	\$1,105
Monza Condos - Benvenuto Group	Apartment	March 2025	0	0	13	76	\$1,106	\$1,264
Motto - Sierra Building Group	Apartment	August 2026	1	1	15	94	\$1,408	\$1,310
Oscar Residences - Lifetime Developments	Apartment	June 2024	2	2	15	155	\$1,339	\$1,292
Southport in Swansea - Phase 1 - State Building Group	Apartment	January 2028	0	0	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	0	116	212	\$946	\$911
XO 2 Condos at King and Dufferin - Lifetime Developments a..	Apartment	March 2025	0	0	32	408	\$1,332	\$1,272

Toronto West Submarket Report - January 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	4	15
Central Waterfront	8	4
Don Mills - York Mills	0	8
Downtown Core	0	6
Downtown East	5	18
Downtown West	15	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	2	4
Mississauga City Centre	1	10
North Toronto	2	16
North Yonge Corridor	0	9
North York East		
North York West	1	10
Not Applicable	50	169
Scarborough City Centre		
Sheppard Corridor	3	9
Thornhill	0	2
Toronto East	0	6
Toronto West	10	18
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,965	515	\$2,486	1,107	\$2,752,763
1,818	823	\$1,697	902	\$1,531,085
1,797	282	\$1,221	791	\$966,545
3,675	446	\$1,866	784	\$1,462,216
5,317	1,157	\$1,425	710	\$1,012,109
7,121	1,267	\$1,861	927	\$1,724,439
553	12	\$1,649	782	\$1,289,608
889	203	\$1,055	799	\$842,676
4,798	651	\$1,231	662	\$815,241
2,551	348	\$1,581	957	\$1,513,598
2,716	788	\$1,618	679	\$1,099,491
1,196	631	\$1,322	761	\$1,006,390
26,815	8,578	\$1,162	732	\$851,235
1,901	402	\$1,413	808	\$1,141,978
416	27	\$1,553	1,661	\$2,580,278
901	171	\$1,262	657	\$829,004
3,039	443	\$1,214	925	\$1,122,811
1,100	162	\$2,117	987	\$2,088,585



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