

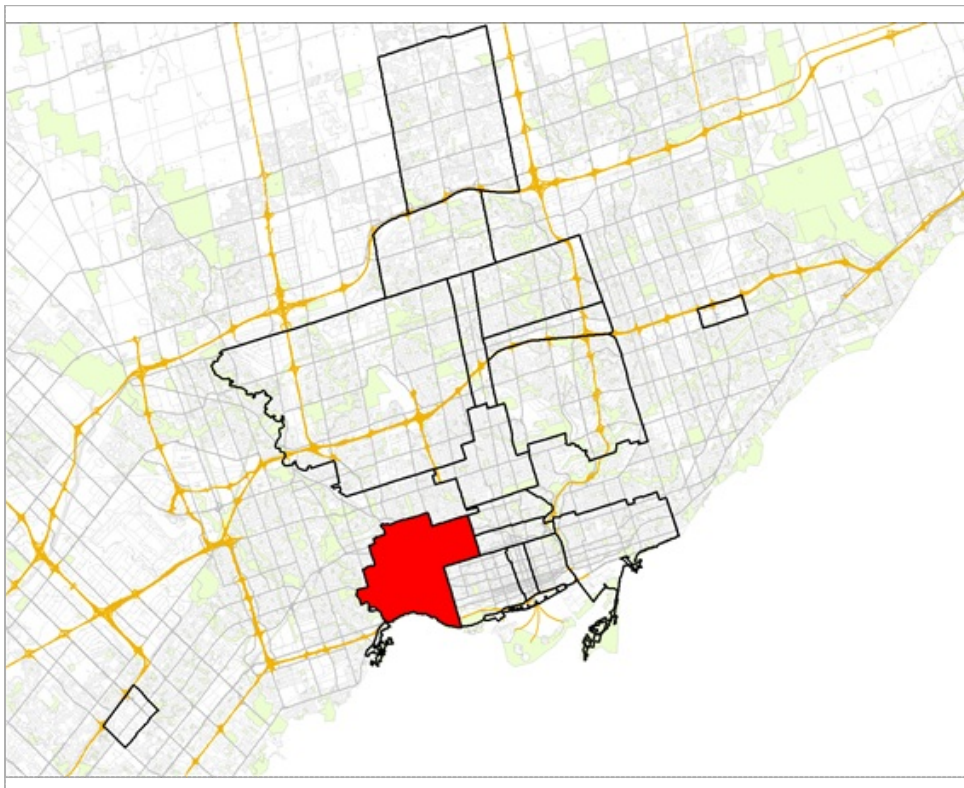


Greater Toronto Area | Toronto West New Homes High Rise Submarket Report

Data as of February 2025

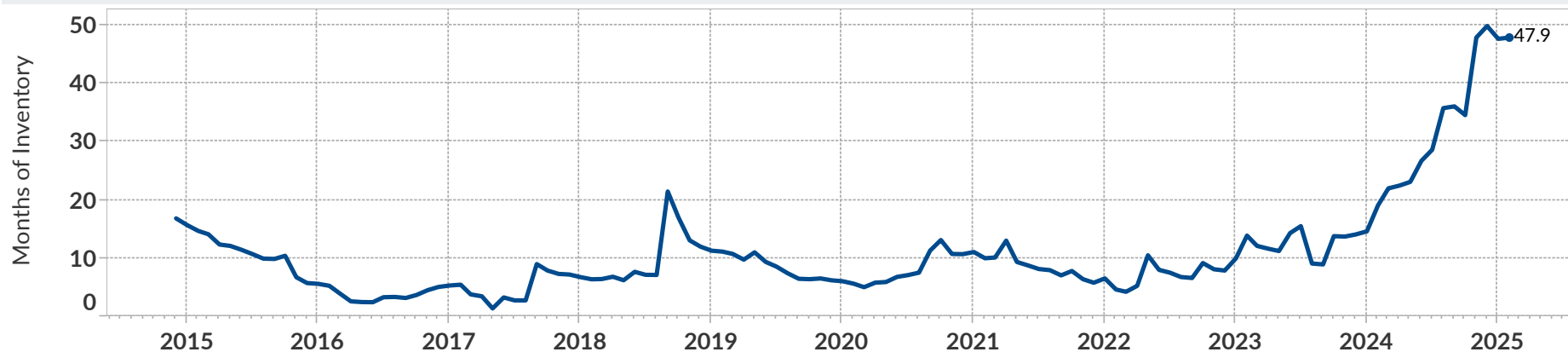


Toronto West Submarket Report - February 2025



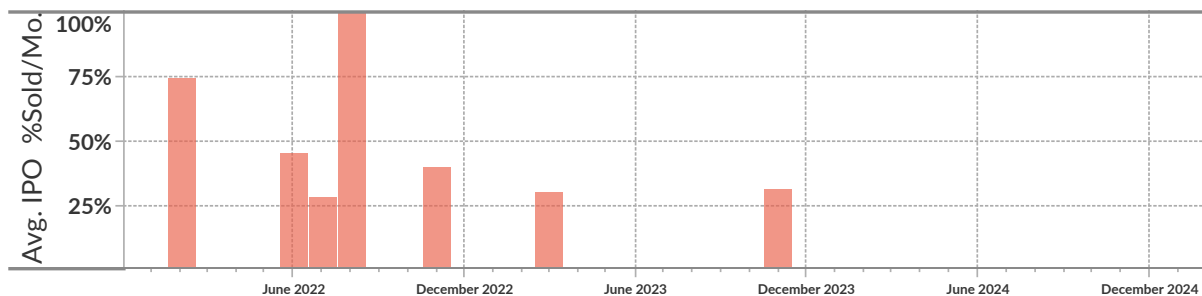
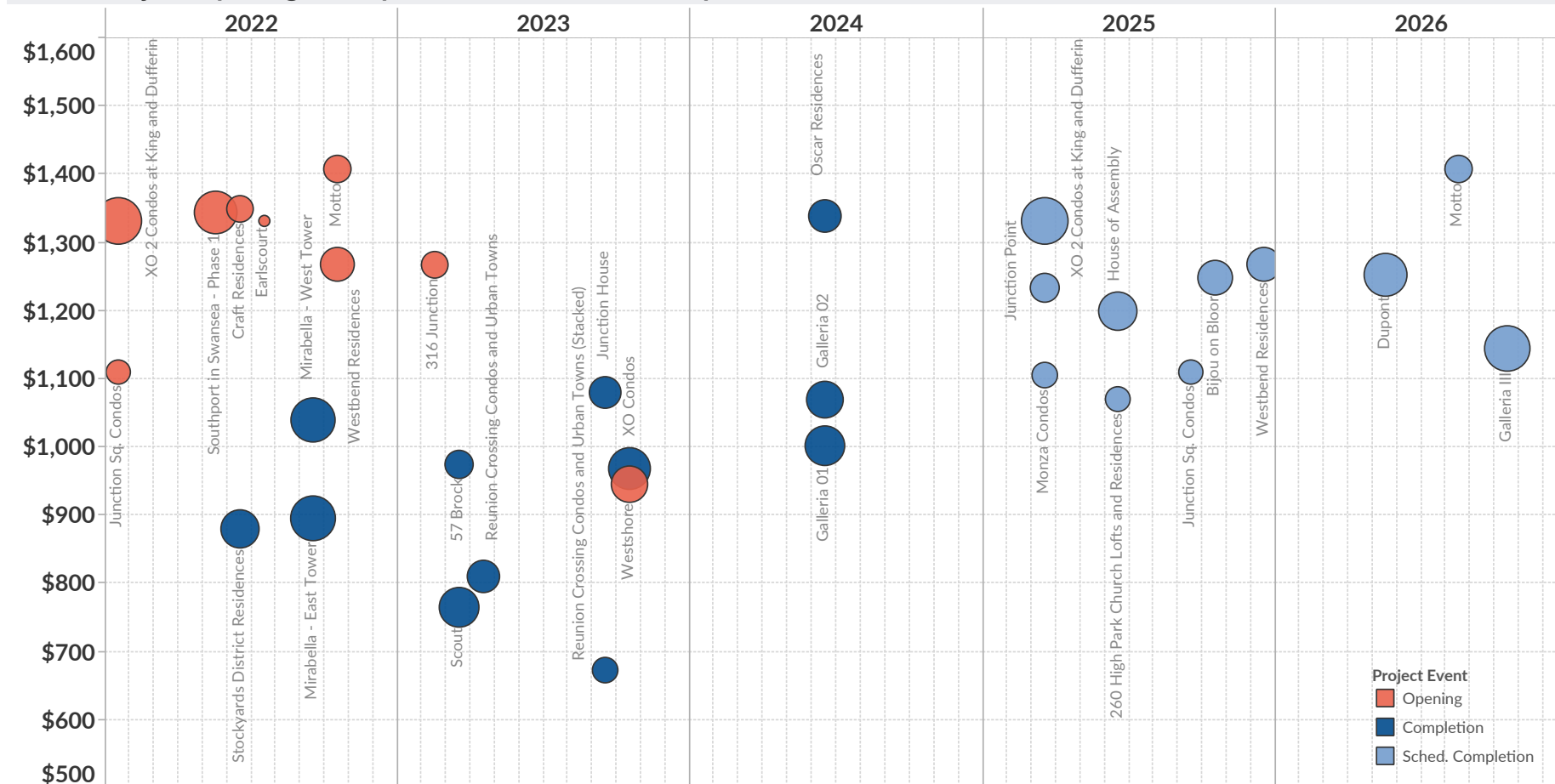
Toronto West		GTA
Distinct count of Site Name	18	337
No. of Units	3,482	86,773
Total Sales	3,047	69,778
Act Inv	435	16,995
Avg. \$/sf	\$1,220	\$1,404
Avg. Project \$/SF	\$1,289	\$1,313
Avg. SF	930	779
Avg. \$	\$1,135,614	\$1,093,395
Current Month Sales	6	152

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

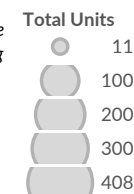


Toronto West Submarket Report - February 2025

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



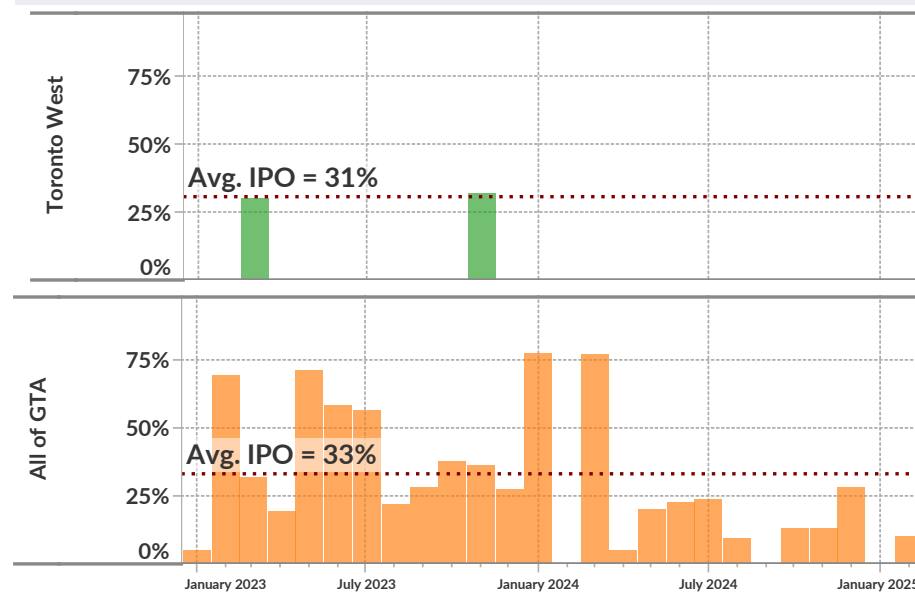
Toronto West Submarket Report - February 2025

Project Data by Unit Type

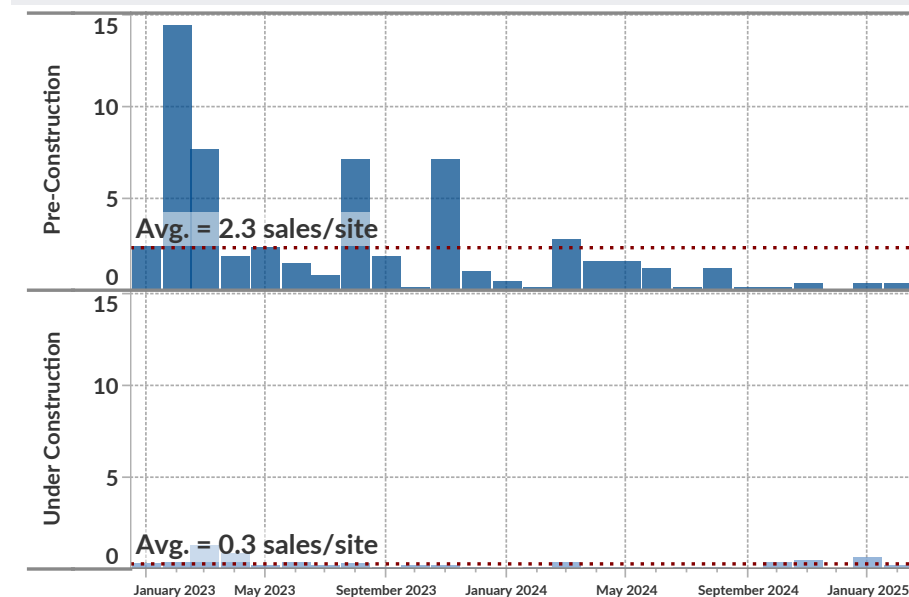
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	71	3
1 Bedroom	656	0	616	40
1 Bedroom + Den	954	2	909	45
2 Bedroom	883	0	771	112
2 Bedroom + Den	444	0	375	69
3 Bedroom & Up	422	4	262	160
Penthouse				
Other	49	0	43	6

*				
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
\$1,394	489	699	\$660,900	\$996,900
\$1,316	612	1,573	\$763,900	\$2,550,000
\$1,301	711	1,654	\$893,900	\$2,845,000
\$1,092	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)

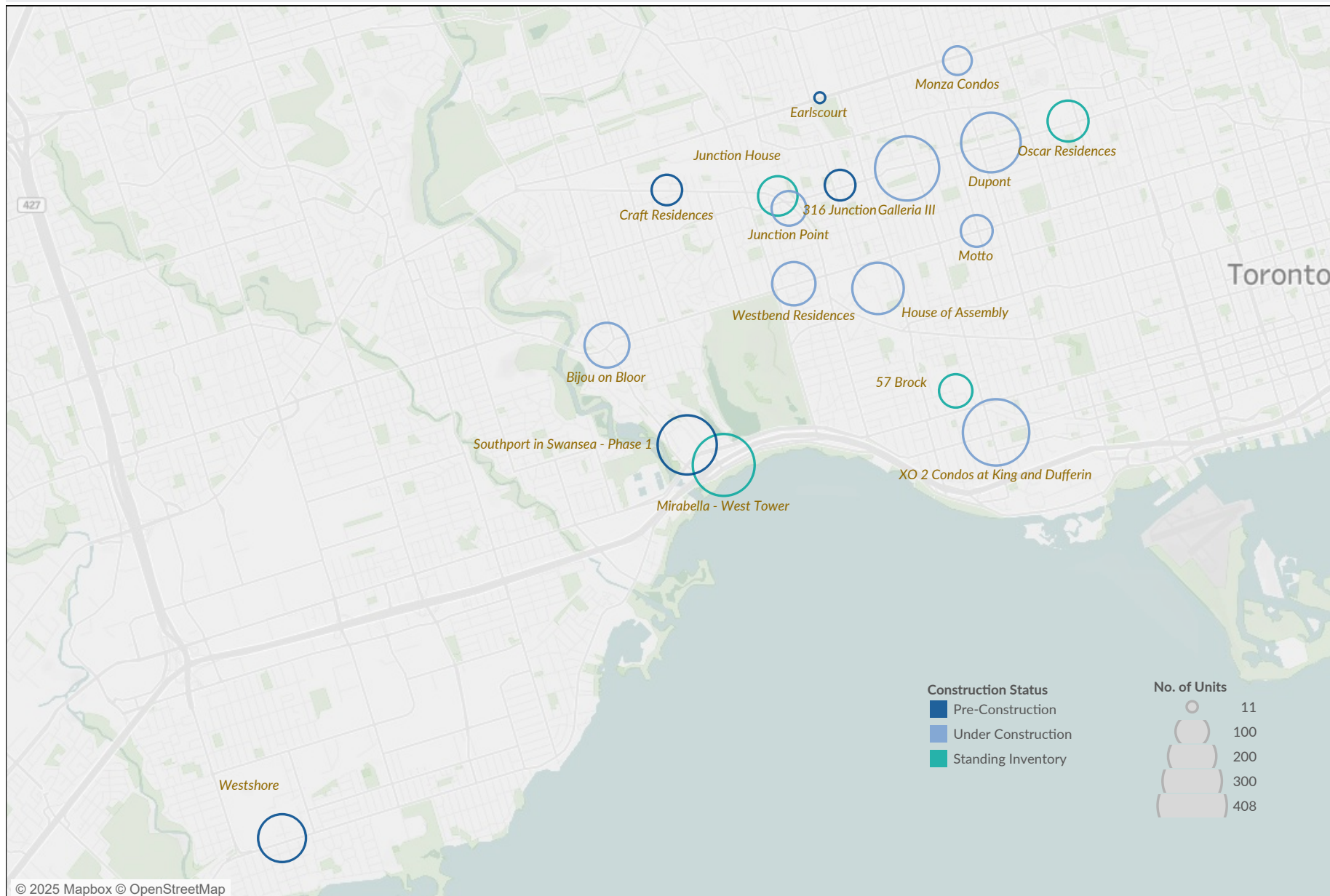


Post Launch Absorption: Toronto West



Toronto West Submarket Report - February 2025

Current Active Projects



Toronto West Submarket Report - February 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	0	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	\$1,158
Junction Point - Gairloch	Apartment	March 2025	2	5	9	111	\$1,234	\$1,162
Mirabella - West Tower - Diamante Development	Apartment	September 2022	2	4	7	355	\$1,040	\$1,327
Monza Condos - Benvenuto Group	Apartment	March 2025	0	0	13	76	\$1,106	\$1,264
Motto - Sierra Building Group	Apartment	August 2026	0	1	15	94	\$1,408	\$1,310
Oscar Residences - Lifetime Developments	Apartment	June 2024	0	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	2	36	174	\$1,268	\$1,294
Westshore - Minto Developments	Stacked	October 2027	2	2	114	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 - February 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	15
Central Waterfront	2	4
Don Mills - York Mills	0	8
Downtown Core	2	6
Downtown East	3	18
Downtown West	13	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	4	16
North Yonge Corridor	3	9
North York East		
North York West	3	10
Not Applicable	106	171
Scarborough City Centre		
Sheppard Corridor	3	9
Thornhill	0	2
Toronto East	1	6
Toronto West	6	18
Yonge - St. Clair	2	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,970	510	\$2,490	1,110	\$2,763,736
1,821	820	\$1,709	896	\$1,531,229
1,797	282	\$1,221	791	\$966,545
3,677	444	\$1,866	785	\$1,464,427
5,330	1,144	\$1,422	710	\$1,010,262
7,142	1,246	\$1,867	930	\$1,737,522
553	12	\$1,649	782	\$1,289,608
889	203	\$1,055	799	\$842,676
4,799	650	\$1,230	662	\$814,614
2,561	338	\$1,599	932	\$1,490,740
2,720	784	\$1,620	677	\$1,097,777
1,200	627	\$1,323	764	\$1,010,069
26,935	8,734	\$1,159	730	\$846,290
1,913	413	\$1,395	810	\$1,129,161
416	27	\$1,553	1,661	\$2,580,278
902	170	\$1,258	660	\$829,998
3,047	435	\$1,220	930	\$1,135,614
1,106	156	\$2,152	1,232	\$2,650,066



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