

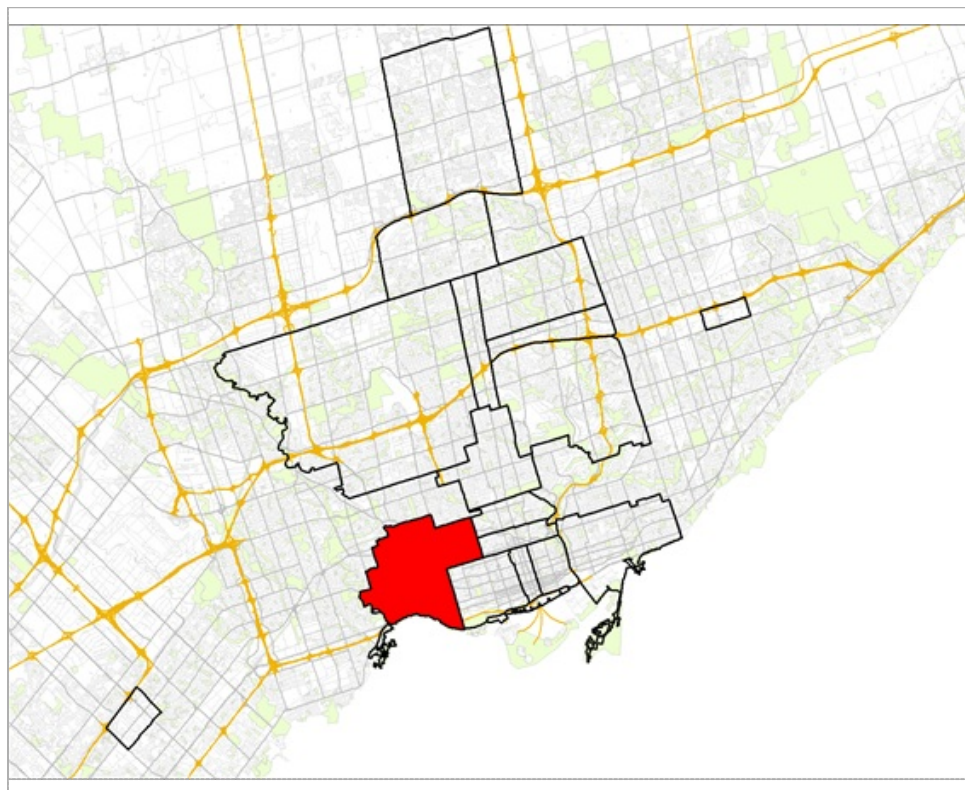


Greater Toronto Area | Toronto West New Homes High Rise Submarket Report

Data as of April 2025

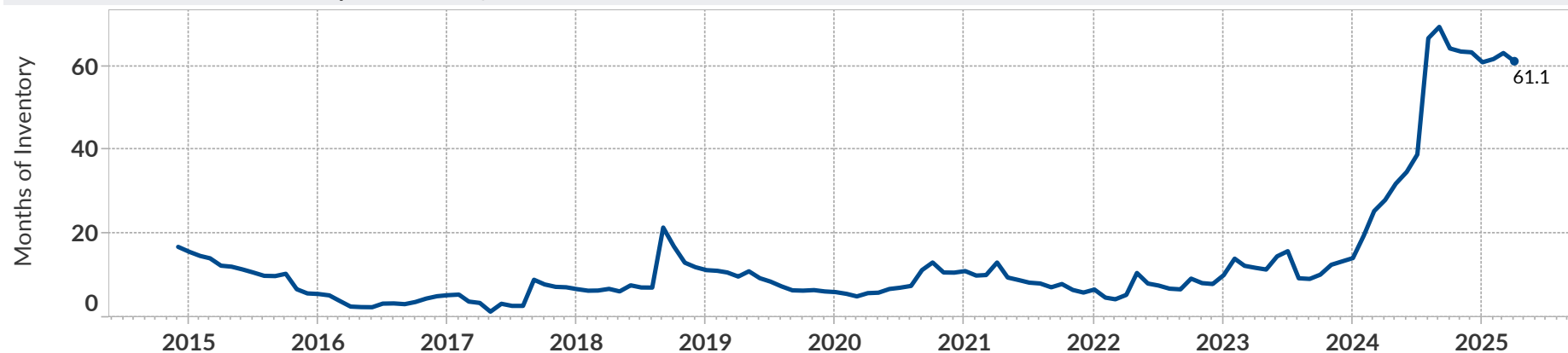


Toronto West Submarket Report - April 2025



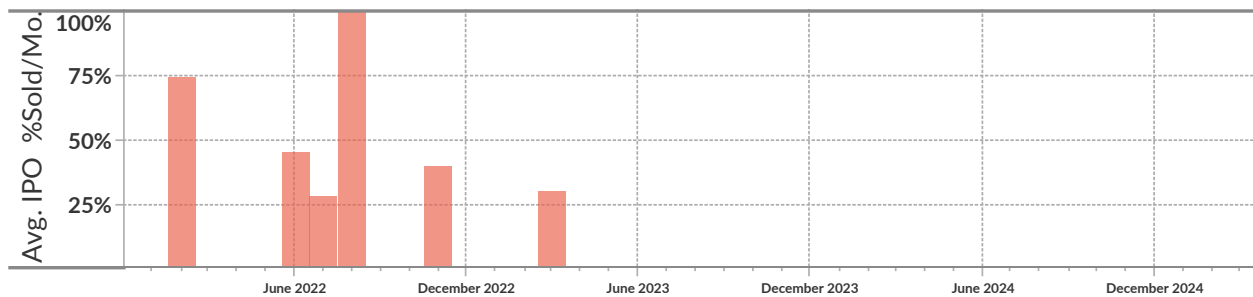
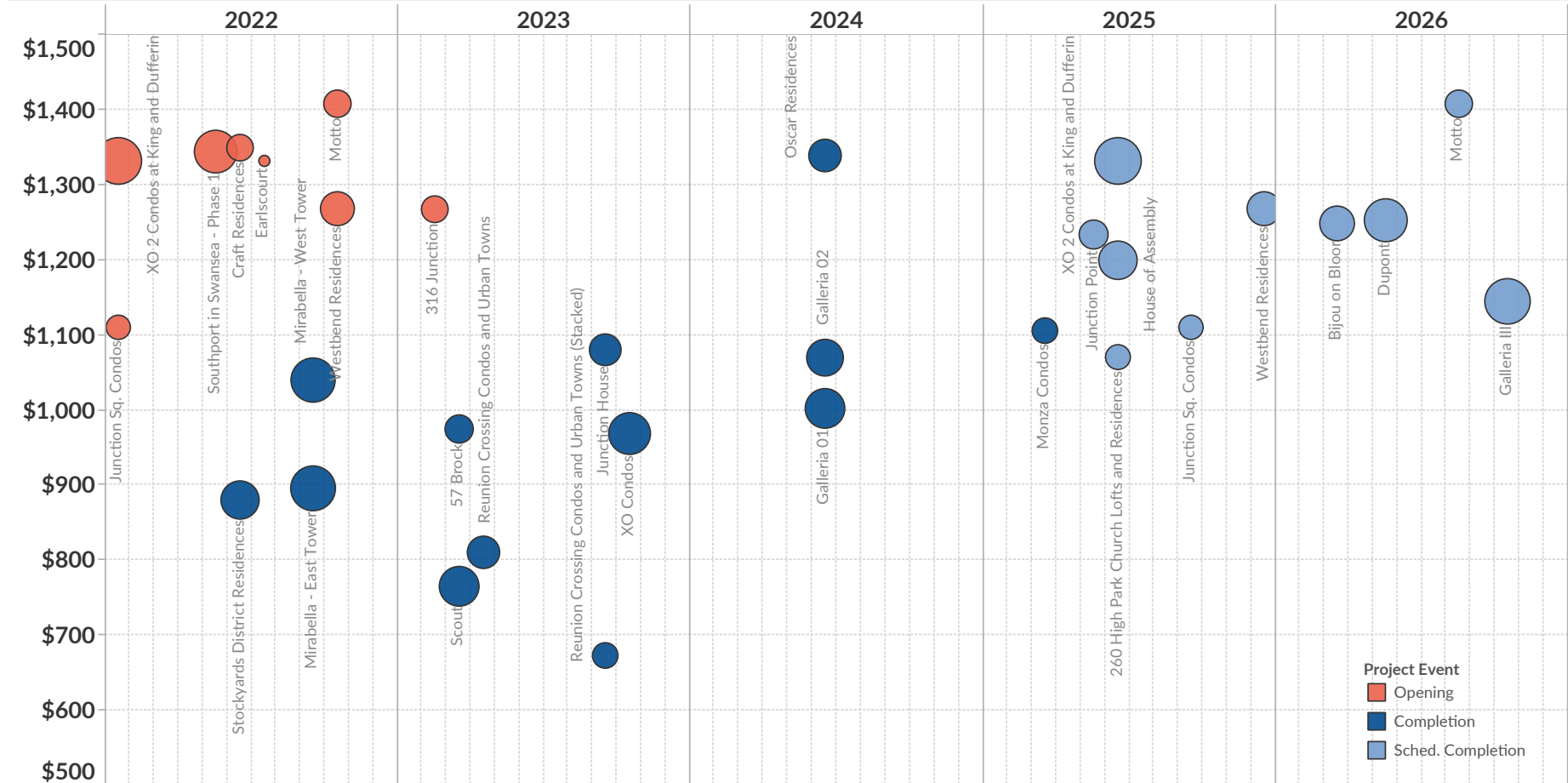
Toronto West		GTA
Distinct count of Site Name	16	331
No. of Units	2,915	84,902
Total Sales	2,594	68,347
Act Inv	321	16,555
Avg. \$/sf	\$1,361	\$1,385
Avg. Project \$/SF	\$1,312	\$1,311
Avg. SF	849	779
Avg. \$	\$1,156,173	\$1,079,548
Current Month Sales	5	105

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

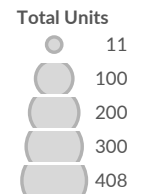


Toronto West Submarket Report - April 2025

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.



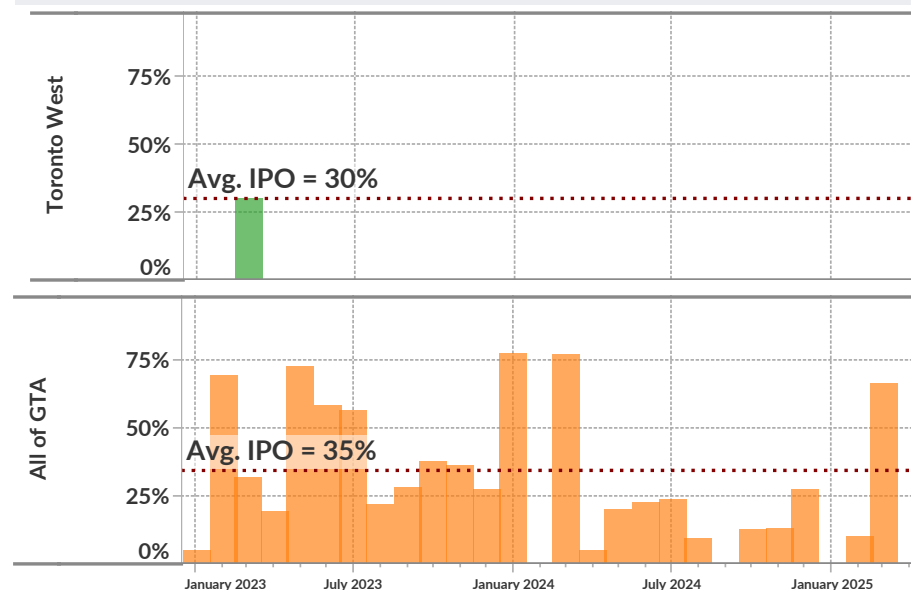
Toronto West Submarket Report - April 2025

Project Data by Unit Type

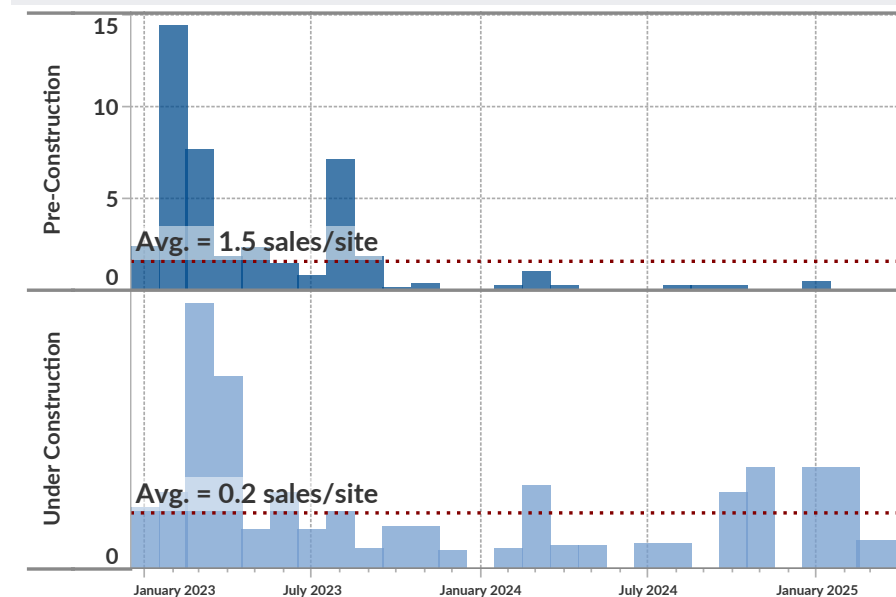
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	69	5
1 Bedroom	596	1	564	32
1 Bedroom + Den	808	4	766	42
2 Bedroom	767	0	668	99
2 Bedroom + Den	340	0	283	57
3 Bedroom & Up	281	0	201	80
Penthouse				
Other	49	0	43	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,441	340	507	\$451,087	\$799,000
\$1,425	362	749	\$489,900	\$849,900
\$1,380	489	699	\$660,900	\$996,900
\$1,431	606	1,573	\$763,900	\$2,550,000
\$1,336	711	1,654	\$885,990	\$2,845,000
\$1,300	802	1,992	\$999,900	\$2,800,000
\$1,245	1,031	1,444	\$1,369,800	\$1,745,900

IPO Launch Performance (first 2 months)

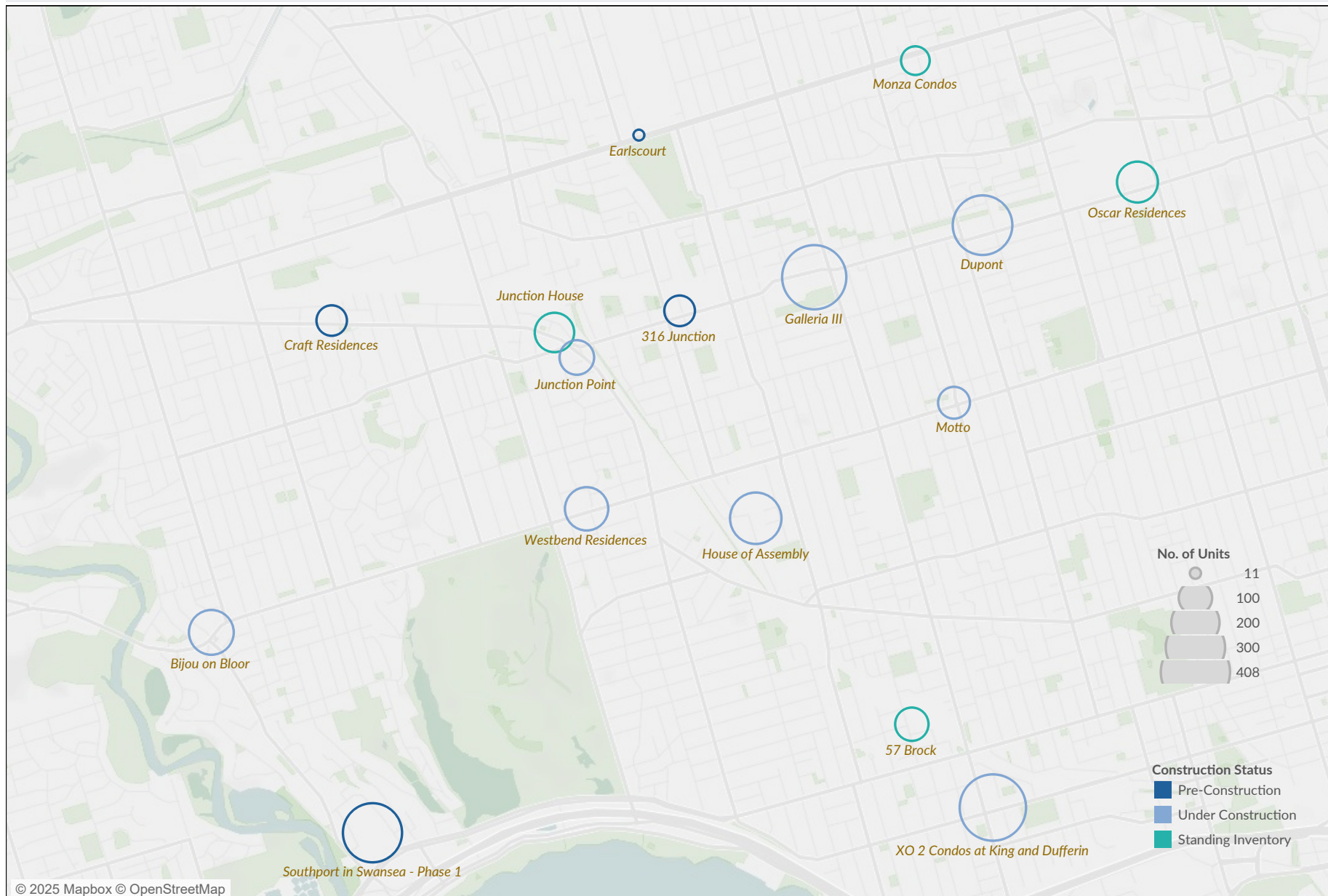


Post Launch Absorption: Toronto West



Toronto West Submarket Report - April 2025

Current Active Projects



Toronto West Submarket Report - April 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	March 2026	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	\$1,246
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	May 2025	0	6	8	111	\$1,234	\$1,155
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	4	4	24	155	\$1,339	\$1,420
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	1	3	35	174	\$1,268	\$1,203
XO 2 Condos at King and Dufferin - Lifetime Developments a..	Apartment	June 2025	0	0	32	408	\$1,332	\$1,272

Toronto West Submarket Report - April 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 15
Central Waterfront	• 0	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 2	• 6
Downtown East	• 1	• 18
Downtown West	• 6	• 22
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 1	• 10
North Toronto	• 1	• 16
North Yonge Corridor	• 0	• 9
North York East		
North York West	• 2	• 10
Not Applicable	• 80	• 168
Scarborough City Centre		
Sheppard Corridor	• 1	• 9
Thornhill	• 1	• 2
Toronto East	• 0	• 6
Toronto West	• 5	• 16
Yonge - St. Clair	• 1	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,981	• 428	• \$2,341	• 994	• \$2,326,159
• 1,823	• 818	• \$1,698	• 908	• \$1,541,892
• 1,797	• 282	• \$1,221	• 791	• \$966,545
• 3,681	• 440	• \$1,867	• 787	• \$1,468,986
• 5,336	• 1,138	• \$1,368	• 713	• \$975,168
• 6,502	• 1,227	• \$1,865	• 935	• \$1,744,057
• 554	• 11	• \$1,652	• 770	• \$1,271,832
• 889	• 203	• \$1,055	• 799	• \$842,676
• 4,802	• 668	• \$1,212	• 678	• \$821,629
• 2,558	• 341	• \$1,591	• 940	• \$1,495,846
• 2,723	• 790	• \$1,620	• 677	• \$1,097,034
• 1,205	• 622	• \$1,326	• 763	• \$1,012,178
• 26,558	• 8,507	• \$1,152	• 742	• \$854,296
• 1,916	• 410	• \$1,397	• 809	• \$1,130,552
• 417	• 26	• \$1,550	• 1,673	• \$2,593,365
• 903	• 169	• \$1,259	• 661	• \$831,439
• 2,594	• 321	• \$1,361	• 849	• \$1,156,173
• 1,108	• 154	• \$2,155	• 1,240	• \$2,672,197



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