

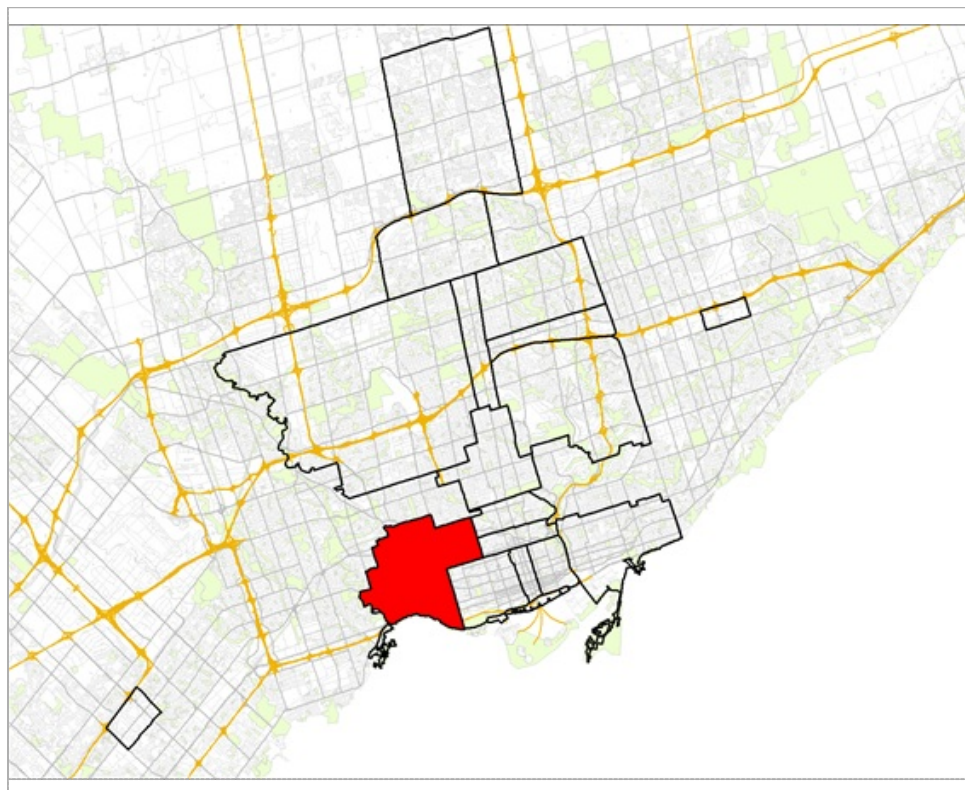


Greater Toronto Area | Toronto West New Homes High Rise Submarket Report

Data as of May 2025

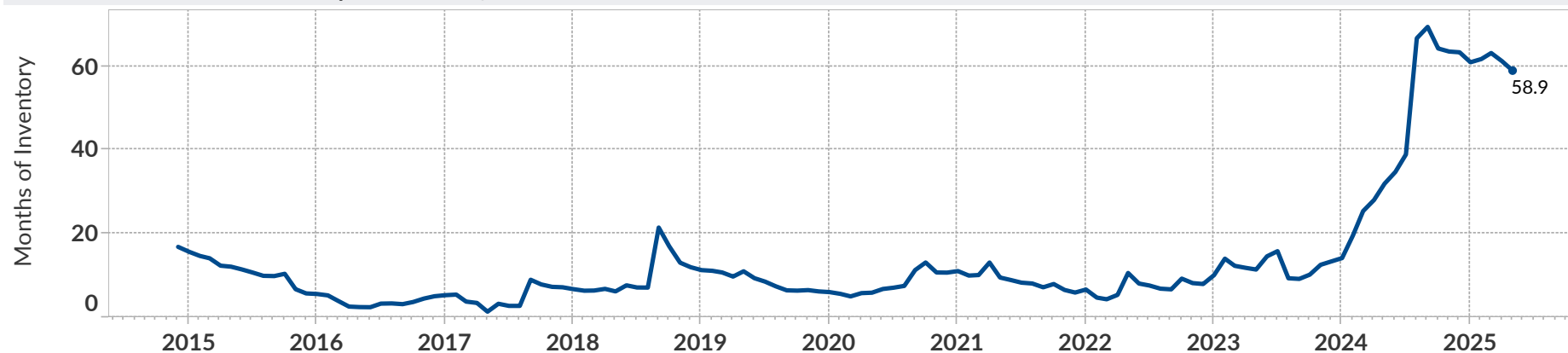


Toronto West Submarket Report - May 2025



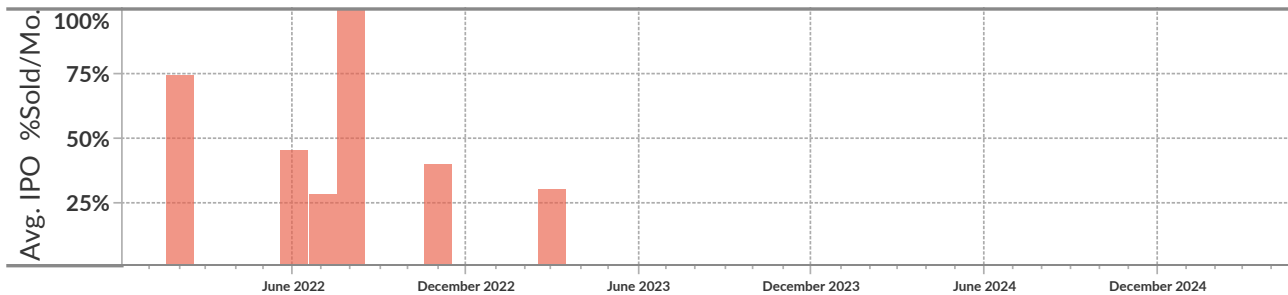
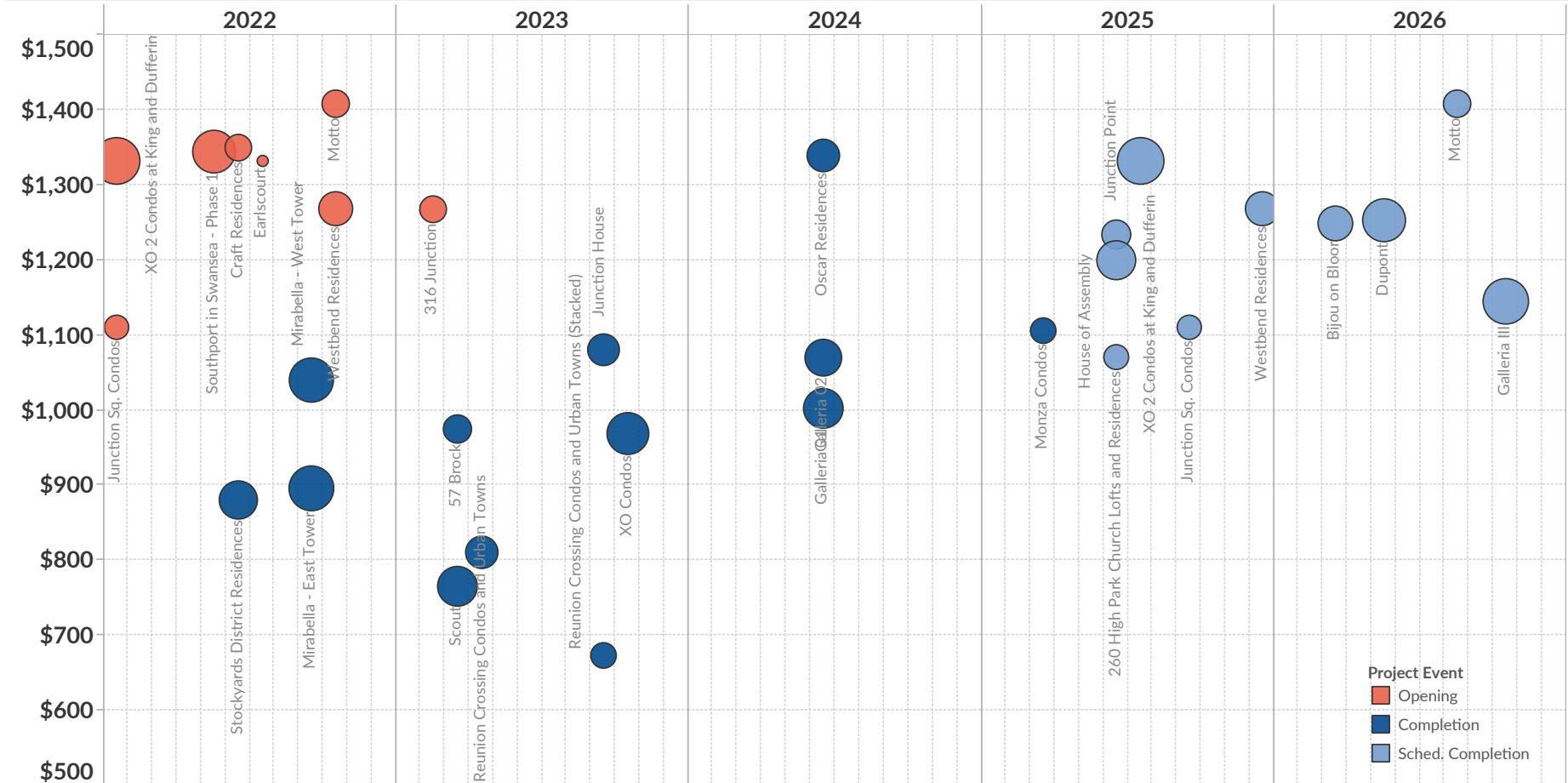
Toronto West		GTA
Distinct count of Site Name	16	329
No. of Units	2,924	84,006
Total Sales	2,600	67,622
Act Inv	324	16,384
Avg. \$/sf		\$1,388
Avg. Project \$/SF		\$1,310
Avg. SF		780
Avg. \$		\$1,082,883
Current Month Sales		137

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

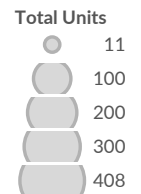


Toronto West Submarket Report - May 2025

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.



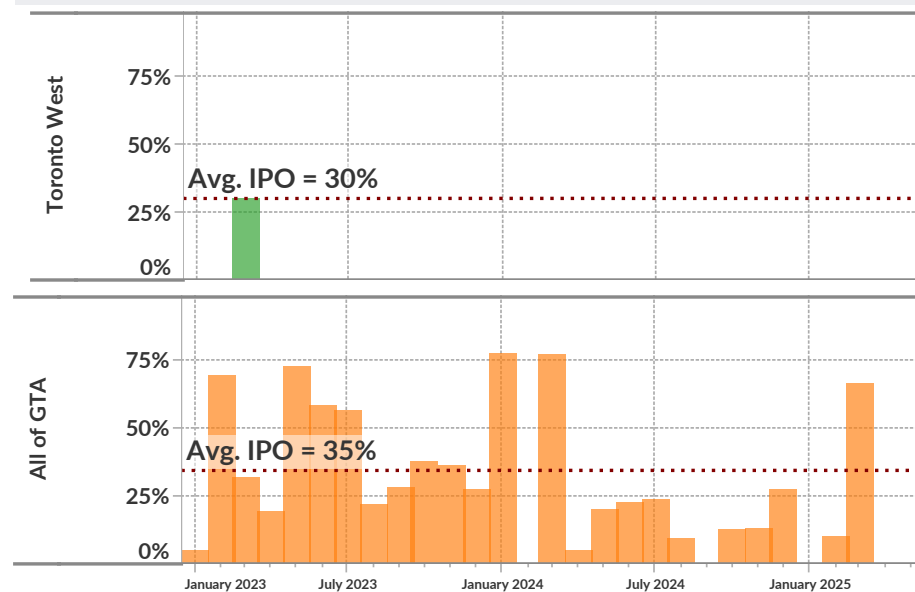
Toronto West Submarket Report - May 2025

Project Data by Unit Type

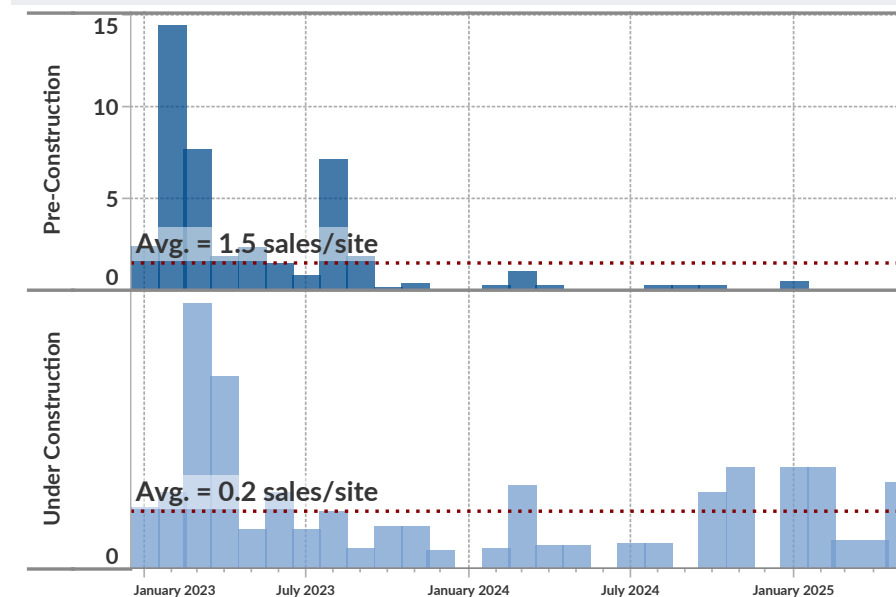
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	1	70	4
1 Bedroom	596	0	562	34
1 Bedroom + Den	817	3	767	50
2 Bedroom	767	0	672	95
2 Bedroom + Den	340	0	283	57
3 Bedroom & Up	281	2	203	78
Penthouse				
Other	49	0	43	6

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,340	350	507	\$350,990	\$799,000
\$1,391	362	749	\$489,900	\$849,900
\$1,326	489	699	\$500,990	\$996,900
\$1,392	606	1,573	\$600,990	\$2,550,000
\$1,336	711	1,654	\$885,990	\$2,845,000
\$1,293	802	1,992	\$999,000	\$2,800,000
\$1,245	1,031	1,444	\$1,369,800	\$1,745,900

IPO Launch Performance (first 2 months)

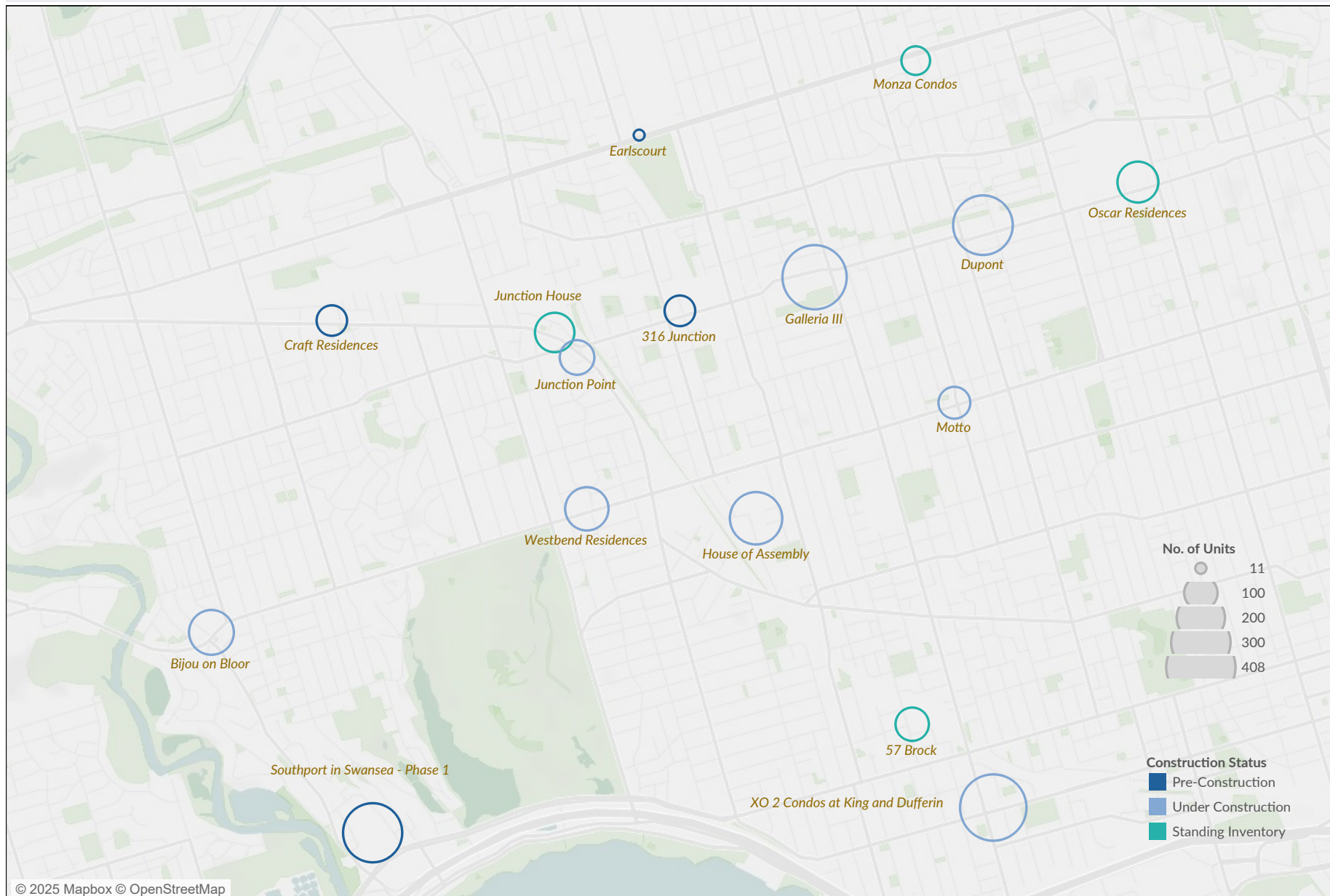


Post Launch Absorption: Toronto West



Toronto West Submarket Report - May 2025

Current Active Projects



Toronto West Submarket Report - May 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	April 2028	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	2	2	7	254	\$1,200	\$1,196
Junction House - Globizen Group	Apartment	September 2023	0	0	7	144	\$1,081	\$1,158
Junction Point - Gairloch	Apartment	June 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	3	7	21	155	\$1,339	\$1,050
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	4	34	174	\$1,268	\$1,186
XO 2 Condos at King and Dufferin - Lifetime Developments a..	Apartment	July 2025	0	0	32	408	\$1,332	\$1,272

Toronto West Submarket Report - May 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	16
Central Waterfront	2	4
Don Mills - York Mills	0	8
Downtown Core	0	6
Downtown East	4	18
Downtown West	3	22
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	0	9
North Toronto	1	16
North Yonge Corridor	0	7
North York East		
North York West	2	10
Not Applicable	111	168
Scarborough City Centre		
Sheppard Corridor	0	9
Thornhill	0	2
Toronto East	2	6
Toronto West	6	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,987	436	\$2,348	999	\$2,347,045
1,832	809	\$1,697	914	\$1,551,898
1,797	233	\$1,308	765	\$1,000,872
3,681	440	\$1,867	787	\$1,468,986
5,339	1,135	\$1,368	713	\$975,664
6,516	1,213	\$1,869	938	\$1,753,501
554	11	\$1,652	770	\$1,271,832
889	203	\$1,055	799	\$842,676
4,576	654	\$1,205	677	\$816,191
2,559	340	\$1,591	942	\$1,498,452
1,965	776	\$1,632	672	\$1,097,489
1,208	619	\$1,328	763	\$1,012,970
26,776	8,431	\$1,152	743	\$855,963
1,913	413	\$1,392	811	\$1,128,514
417	26	\$1,550	1,673	\$2,593,365
905	167	\$1,258	663	\$833,339
2,600	324	\$1,339	846	\$1,132,645
1,108	154	\$2,155	1,240	\$2,672,197



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