

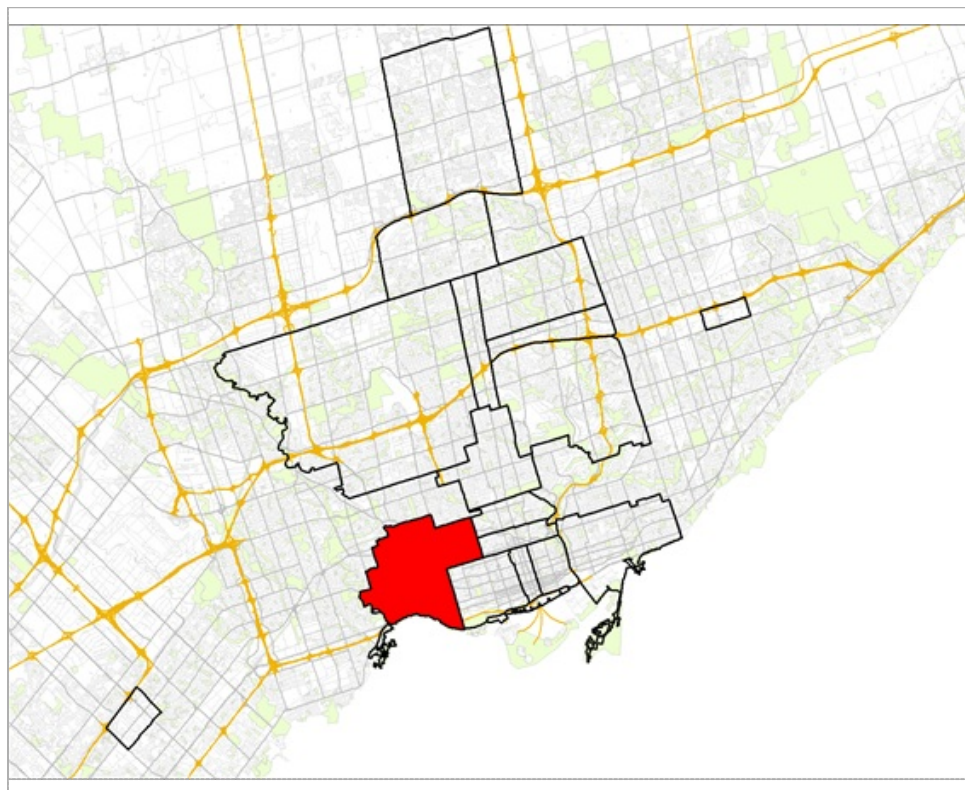


Greater Toronto Area | Toronto West New Homes High Rise Submarket Report

Data as of July 2025

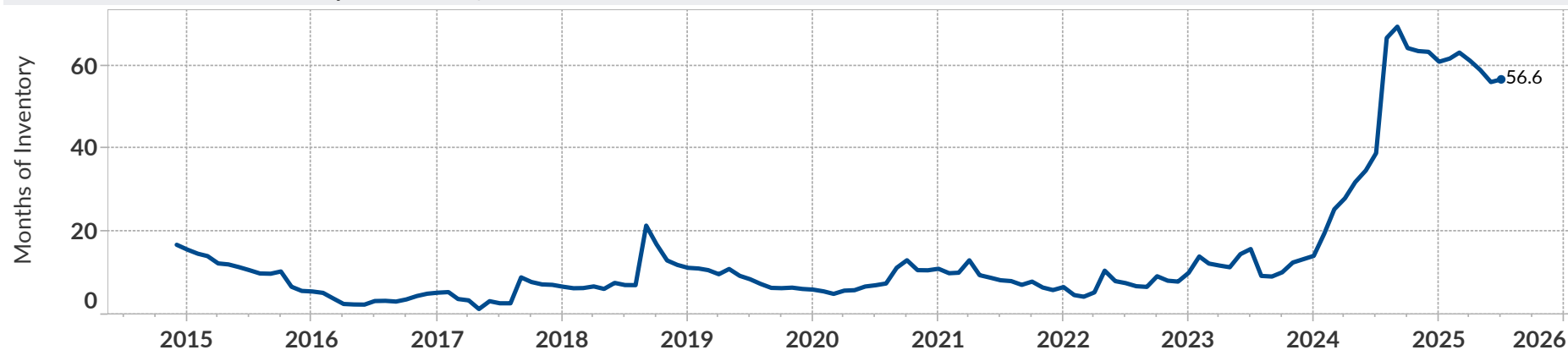


Toronto West Submarket Report - July 2025



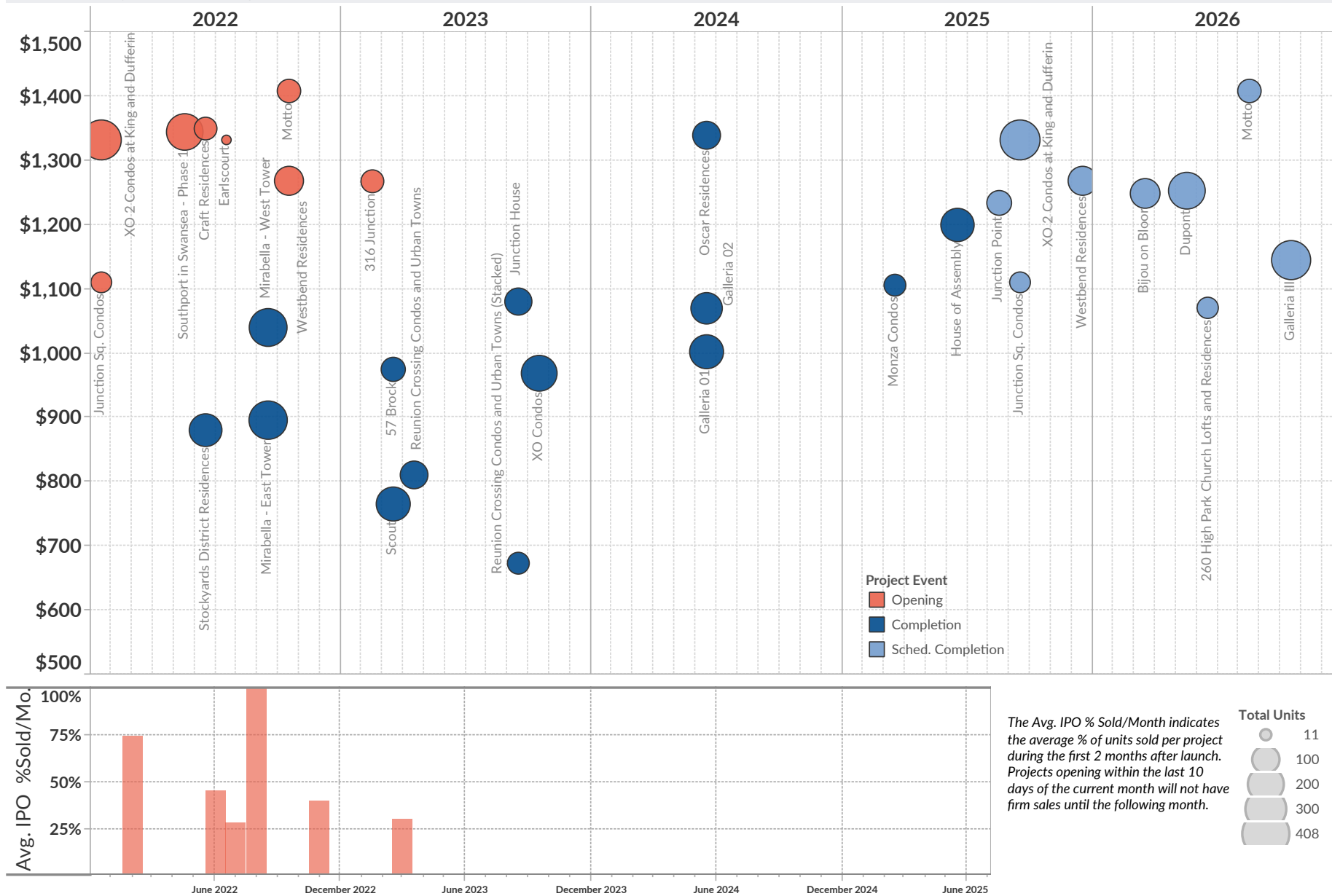
Toronto West		GTA
Distinct count of Site Name	16	330
No. of Units	2,928	84,272
Total Sales	2,607	67,602
Act Inv	321	16,670
Avg. \$/sf		\$1,386
Avg. Project \$/SF		\$1,309
Avg. SF		786
Avg. \$		\$1,089,142
Current Month Sales		150

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



Toronto West Submarket Report - July 2025

Recent Project Openings, Completions & Scheduled Completions



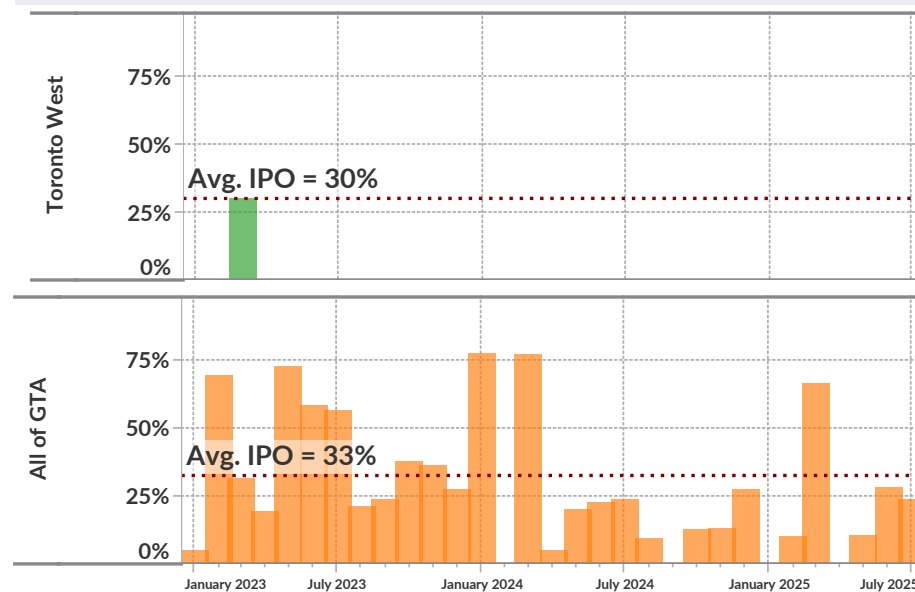
Toronto West Submarket Report - July 2025

Project Data by Unit Type

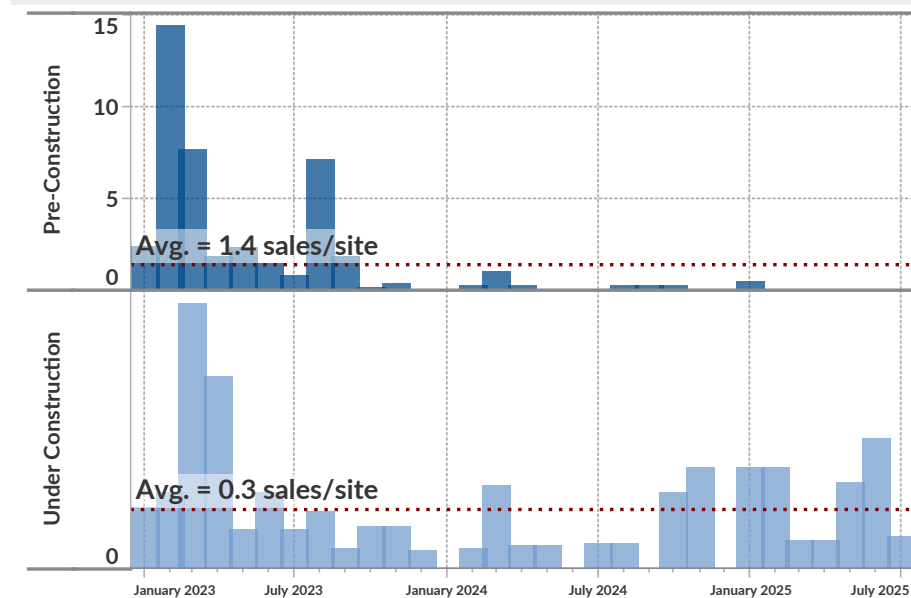
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	70	4
1 Bedroom	600	0	564	36
1 Bedroom + Den	817	0	770	47
2 Bedroom	767	0	672	95
2 Bedroom + Den	340	1	284	56
3 Bedroom & Up	281	0	204	77
Penthouse				
Other	49	0	43	6

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,340	350	507	\$350,990	\$799,000
\$1,382	362	749	\$489,900	\$849,900
\$1,334	489	699	\$500,990	\$996,900
\$1,393	606	1,573	\$600,990	\$2,550,000
\$1,339	711	1,654	\$885,990	\$2,845,000
\$1,290	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)

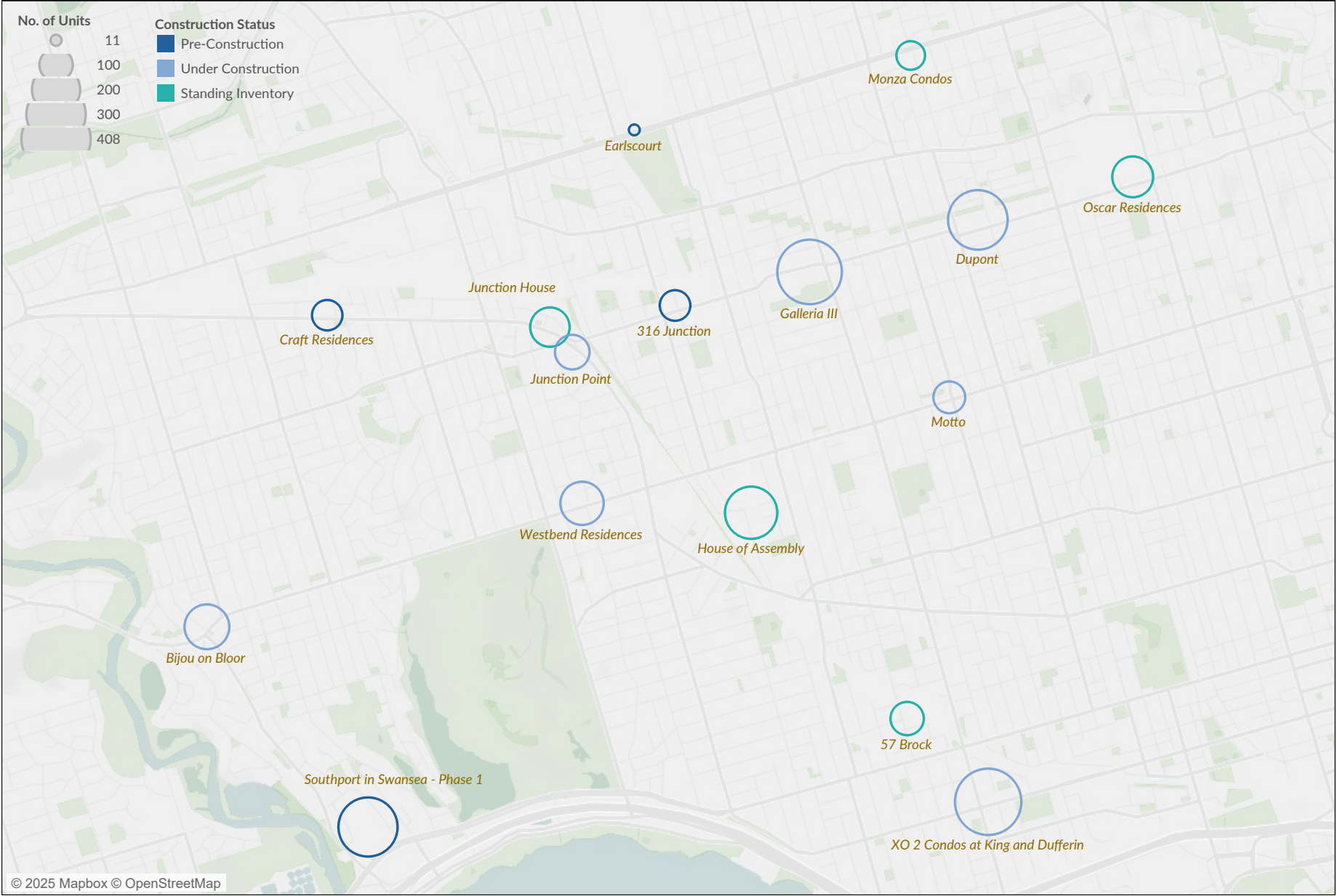


Post Launch Absorption: Toronto West



Toronto West Submarket Report - July 2025

Current Active Projects



Toronto West Submarket Report - July 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	October 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	2	22	386	\$1,145	\$1,221
House of Assembly - Marlin Spring Developments	Apartment	June 2025	0	4	5	254	\$1,200	\$1,196
Junction House - Globizen Group	Apartment	September 2023	0	0	7	144	\$1,081	\$1,158
Junction Point - Gairloch	Apartment	August 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	0	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	7	31	174	\$1,268	\$1,191
XO 2 Condos at King and Dufferin - Lifetime Developments a..	Apartment	September 2025	0	0	32	408	\$1,332	\$1,272

Toronto West Submarket Report - July 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 16
Central Waterfront	• 1	• 4
Don Mills - York Mills	• 1	• 9
Downtown Core	• 0	• 6
Downtown East	• 3	• 18
Downtown West	• 2	• 21
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 1	• 4
Mississauga City Centre	• 0	• 9
North Toronto	• 1	• 16
North Yonge Corridor	• 2	• 7
North York East		
North York West	• 0	• 10
Not Applicable	• 133	• 169
Scarborough City Centre		
Sheppard Corridor	• 1	• 9
Thornhill	• 1	• 2
Toronto East	• 0	• 6
Toronto West	• 1	• 16
Yonge - St. Clair	• 1	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,998	• 427	• \$2,349	• 996	• \$2,340,517
• 1,833	• 921	• \$1,642	• 903	• \$1,483,572
• 1,805	• 281	• \$1,594	• 1,008	• \$1,606,595
• 3,682	• 439	• \$1,866	• 788	• \$1,470,493
• 5,345	• 1,129	• \$1,375	• 713	• \$979,683
• 6,292	• 1,179	• \$1,880	• 937	• \$1,760,985
• 555	• 10	• \$1,649	• 759	• \$1,250,725
• 892	• 200	• \$1,055	• 800	• \$843,540
• 4,578	• 631	• \$1,221	• 661	• \$807,456
• 2,572	• 327	• \$1,589	• 936	• \$1,488,346
• 1,999	• 742	• \$1,629	• 677	• \$1,102,847
• 1,209	• 612	• \$1,328	• 762	• \$1,011,494
• 26,875	• 8,708	• \$1,150	• 747	• \$859,295
• 1,916	• 410	• \$1,400	• 812	• \$1,136,921
• 418	• 25	• \$1,552	• 1,663	• \$2,581,400
• 915	• 157	• \$1,243	• 668	• \$830,915
• 2,607	• 321	• \$1,339	• 851	• \$1,139,890
• 1,111	• 151	• \$2,155	• 1,241	• \$2,674,955



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