

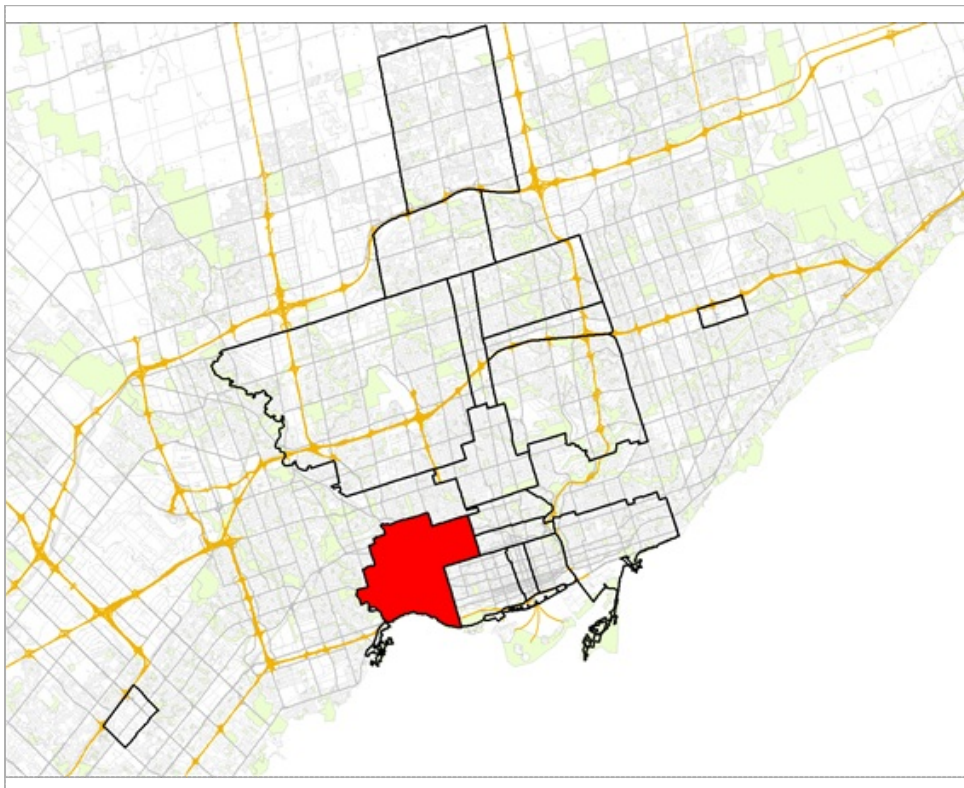


Greater Toronto Area | Toronto West New Homes High Rise Submarket Report

Data as of August 2025

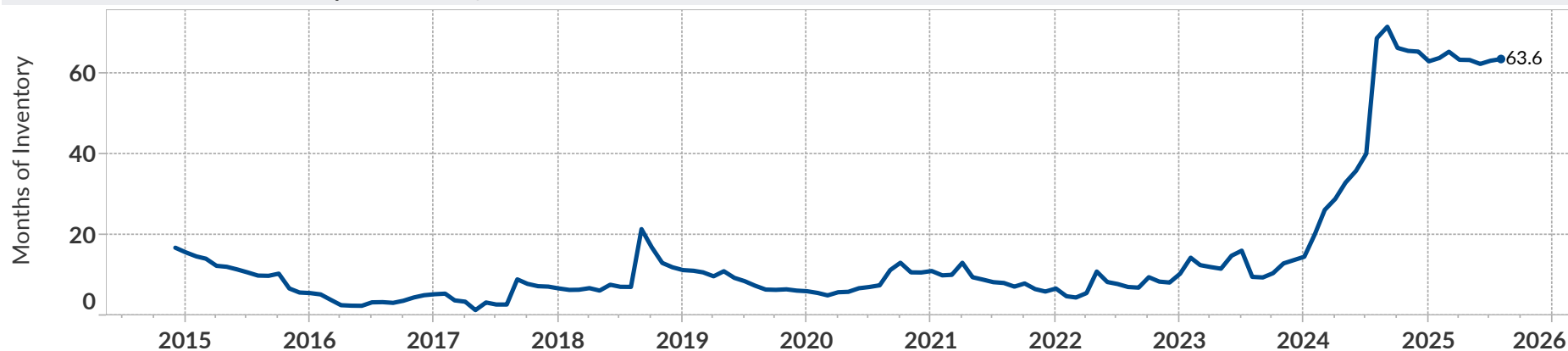


Toronto West Submarket Report - August 2025



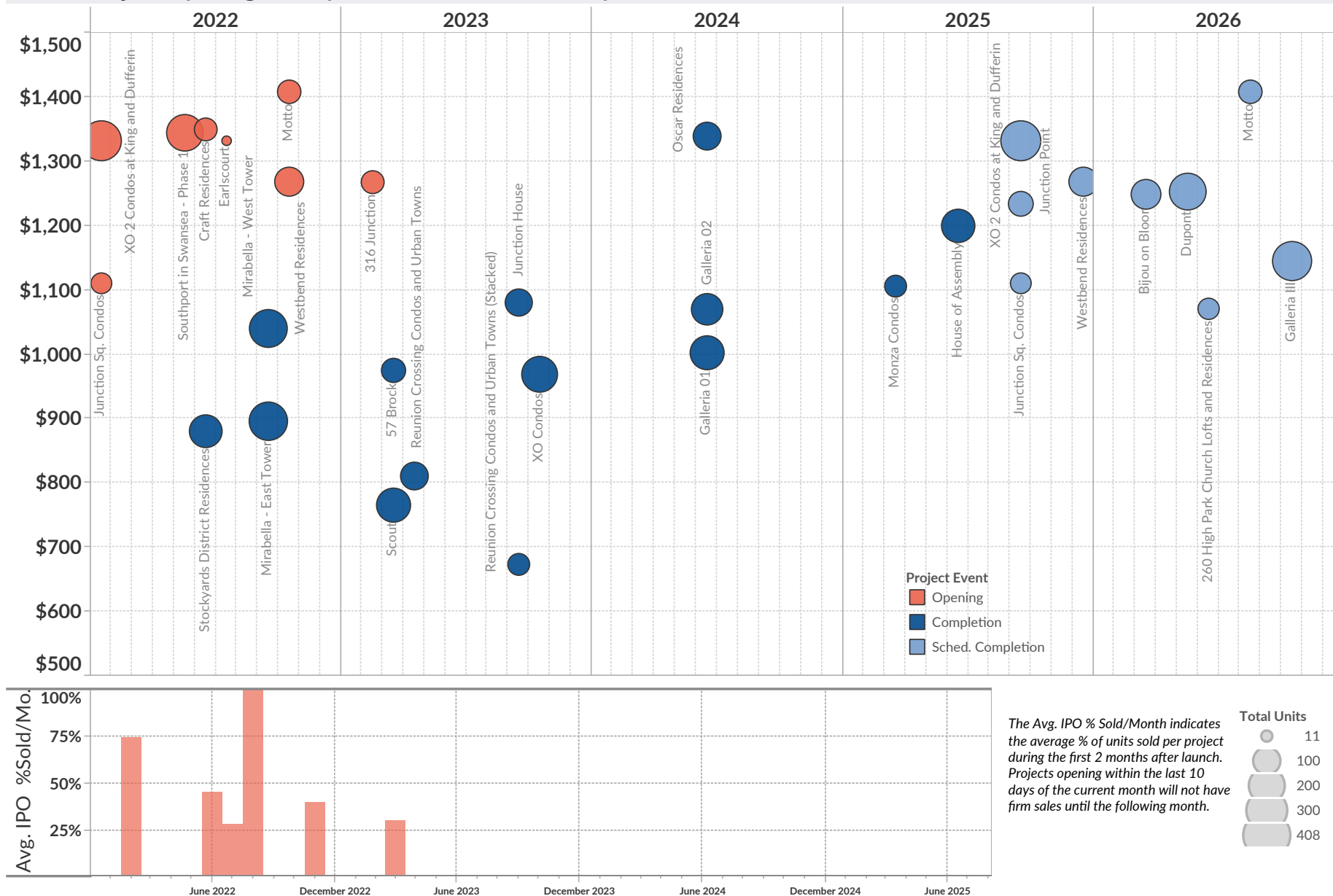
Toronto West		GTA
Distinct count of Site Name	16	330
No. of Units	2,928	84,491
Total Sales	2,594	68,044
Act Inv	334	16,447
Avg. \$/sf		\$1,385
Avg. Project \$/SF		\$1,305
Avg. SF		787
Avg. \$		\$1,090,094
Current Month Sales		118

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



Toronto West Submarket Report - August 2025

Recent Project Openings, Completions & Scheduled Completions



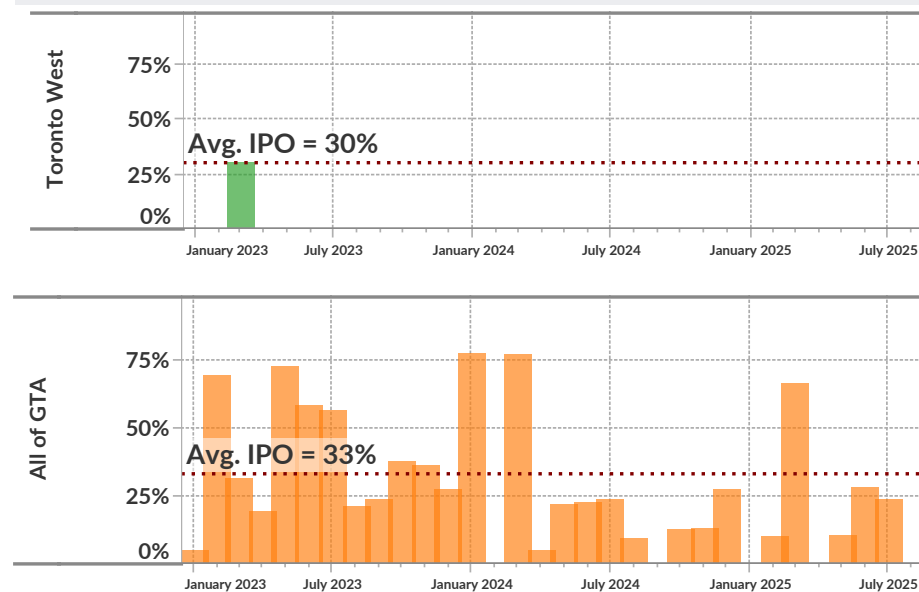
Toronto West Submarket Report - August 2025

Project Data by Unit Type

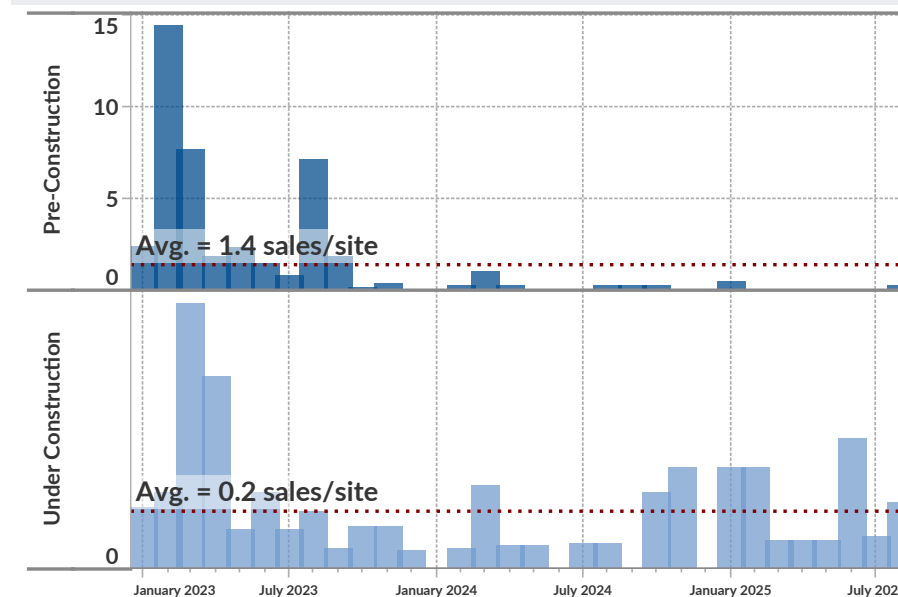
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	70	4
1 Bedroom	600	0	562	38
1 Bedroom + Den	817	1	763	54
2 Bedroom	767	1	672	95
2 Bedroom + Den	340	0	284	56
3 Bedroom & Up	281	1	200	81
Penthouse				
Other	49	0	43	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,340	350	507	\$350,990	\$799,000
\$1,383	362	749	\$489,900	\$849,900
\$1,290	489	699	\$500,990	\$996,900
\$1,395	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)

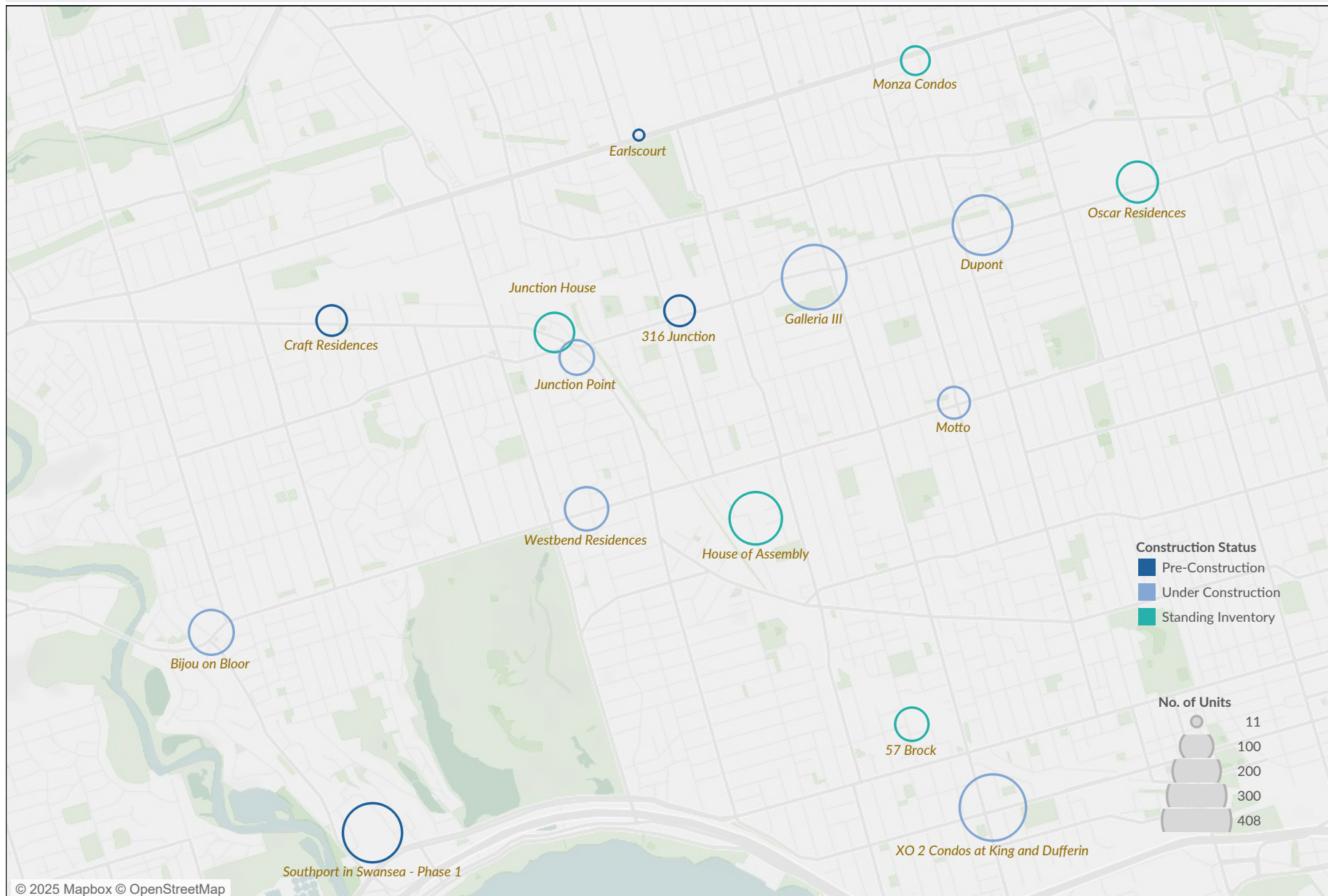


Post Launch Absorption: Toronto West



Toronto West Submarket Report - August 2025

Current Active Projects



Toronto West Submarket Report - August 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	0	21	254	\$1,200	\$1,229
Junction House - Globizen Group	Apartment	September 2023	0	0	7	144	\$1,081	\$1,158
Junction Point - Gairloch	Apartment	September 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	1	1	75	324	\$1,344	\$1,464
Westbend Residences - Mattamy Homes	Apartment	December 2025	2	9	29	174	\$1,268	\$1,173
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 - August 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	16
Central Waterfront	0	4
Don Mills - York Mills	1	9
Downtown Core	2	6
Downtown East	12	18
Downtown West	6	21
Etobicoke Waterfront	2	1
Highway7 - Yonge	2	4
Mississauga City Centre	3	9
North Toronto	1	16
North Yonge Corridor	0	8
North York East		
North York West	3	10
Not Applicable	77	169
Scarborough City Centre		
Sheppard Corridor	3	9
Thornhill	1	2
Toronto East	0	5
Toronto West	3	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,000	425	\$2,349	999	\$2,347,350
1,833	921	\$1,642	903	\$1,483,572
1,806	280	\$1,593	1,005	\$1,601,440
3,684	437	\$1,867	789	\$1,472,037
5,354	1,120	\$1,377	712	\$981,350
6,340	1,131	\$1,876	958	\$1,797,659
557	8	\$1,642	827	\$1,357,056
894	198	\$1,056	798	\$842,726
4,573	636	\$1,222	662	\$808,725
2,573	326	\$1,588	938	\$1,488,856
2,352	749	\$1,625	679	\$1,103,015
1,213	608	\$1,328	759	\$1,008,283
26,943	8,525	\$1,145	748	\$855,541
1,919	407	\$1,398	814	\$1,138,459
418	25	\$1,547	1,686	\$2,607,500
880	166	\$1,256	663	\$833,110
2,594	334	\$1,334	847	\$1,130,155
1,111	151	\$2,155	1,241	\$2,674,955



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