



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of April 2019



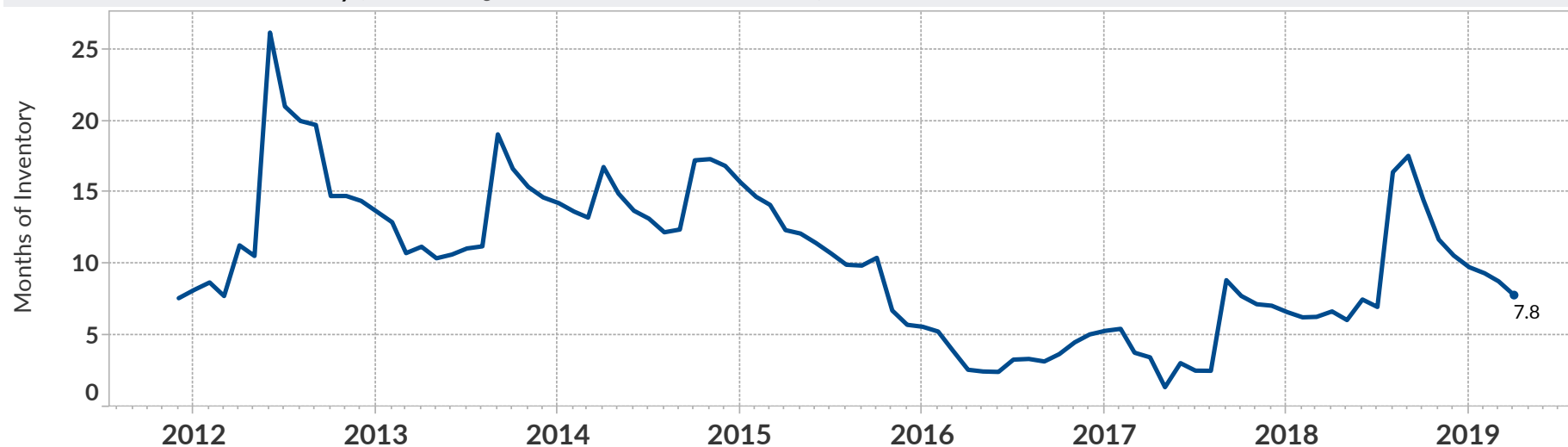
Toronto West Submarket Report - April 2019



Toronto West			GTA	
Active Projects	9		341	
Total Units	1,907		90,749	
Total Sales	1,255		73,661	
Rem. Inv.	636		13,707	
Avg. \$/SF	\$998		\$949	
Avg. SF	884		872	
Avg. \$	\$882,882		\$827,892	
Current Month Sales (incl. active & sold out)		49	3,053	

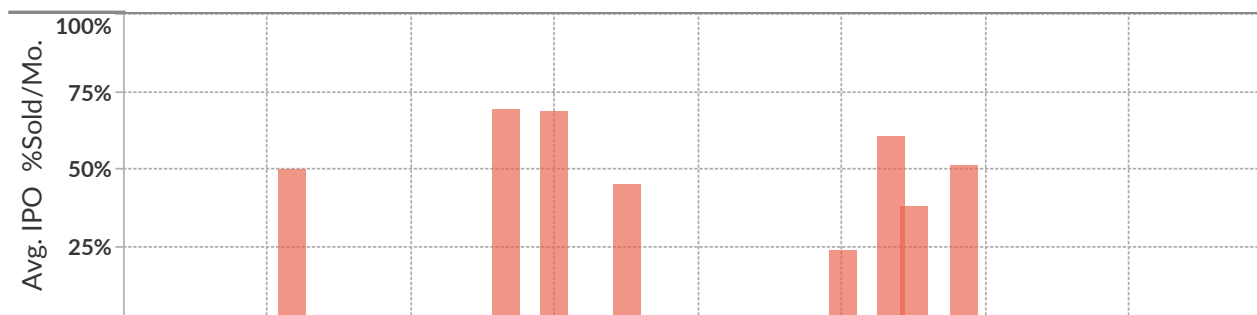
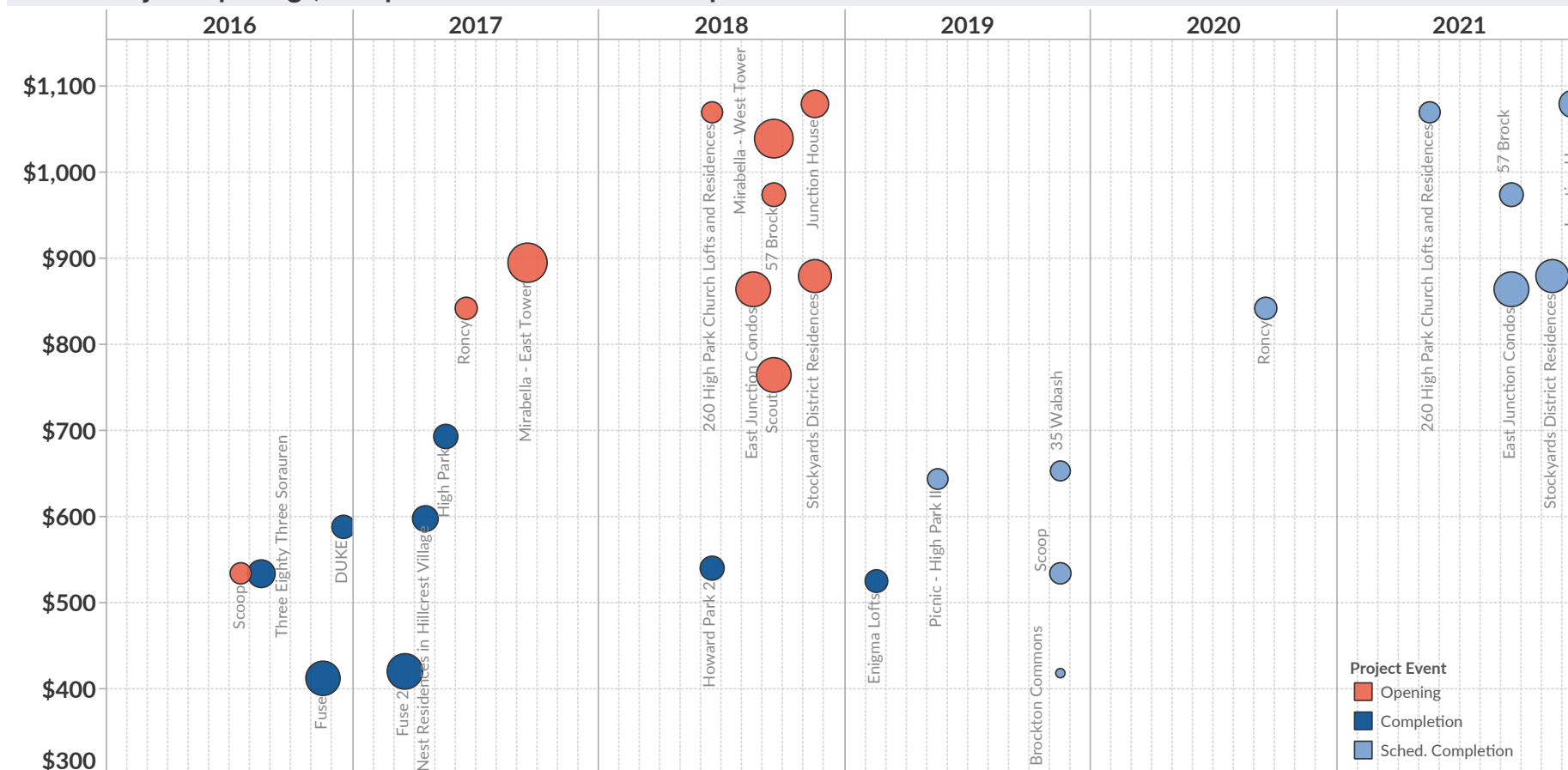
Development Applications			
Toronto West		City of Toronto	
Number of Dev. Apps.	5	319	
Total Units	1,553	167,601	
Min. Floor Space Index	2.6	0.1	
Max. Floor Space Index	10.2	32.2	
Avg. Floor Space Index	5.8	5.9	

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



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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.



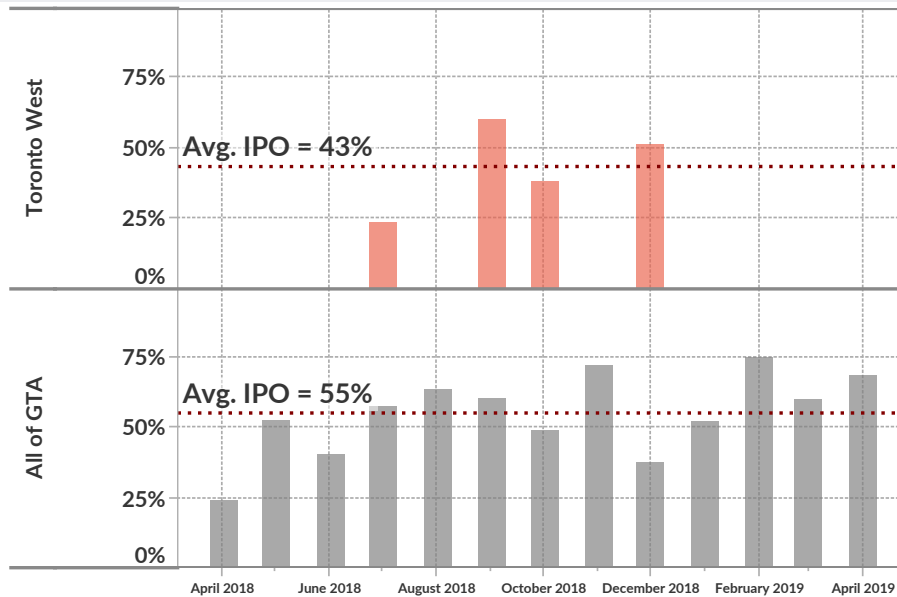
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Project Data by Unit Type

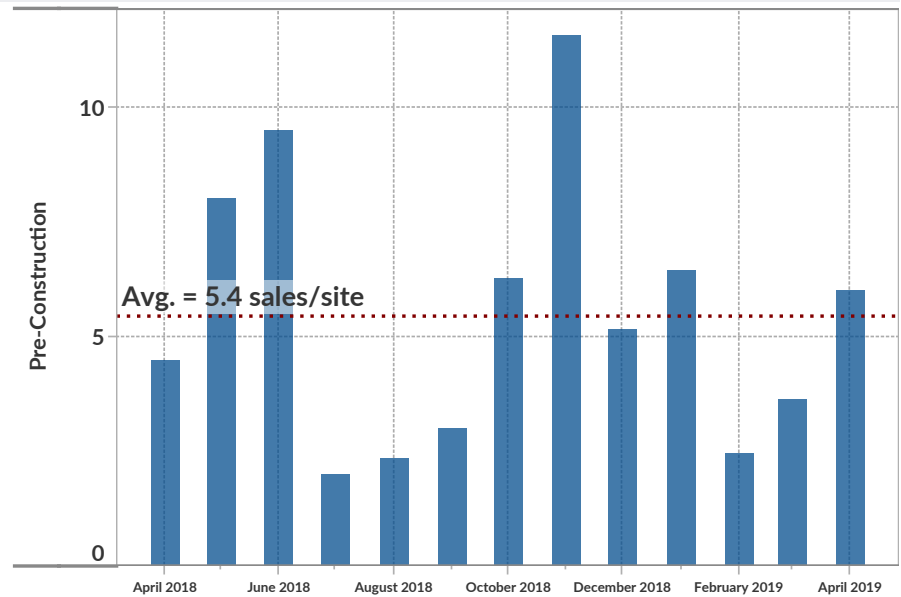
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	5	0	5	0
1 Bedroom	394	6	301	93
1 Bedroom + Den	538	17	437	101
2 Bedroom	454	7	286	168
2 Bedroom + Den	326	10	158	168
3 Bedroom & Up	106	5	47	59
Penthouse				
Other	68	3	21	47

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$972	452	900	\$446,000	\$887,800
\$985	550	1,124	\$475,000	\$1,239,900
\$967	689	1,120	\$535,000	\$1,499,990
\$988	764	1,374	\$652,000	\$1,410,900
\$1,024	974	2,144	\$880,000	\$2,238,900
\$1,091	837	3,081	\$784,990	\$3,999,900

IPO Launch Performance (first 2 months)

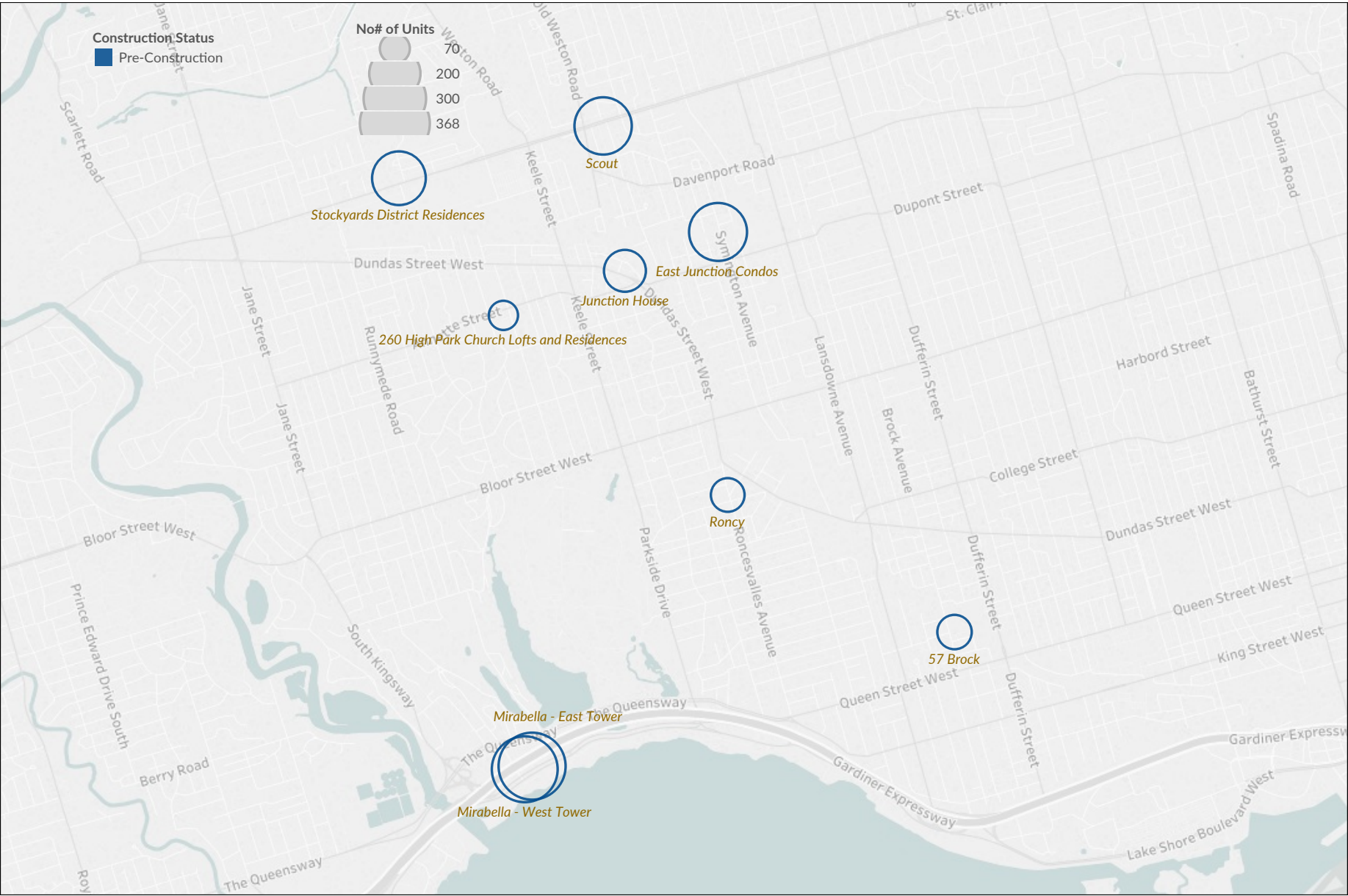


Post Launch Absorption: Toronto West



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Current Active Projects



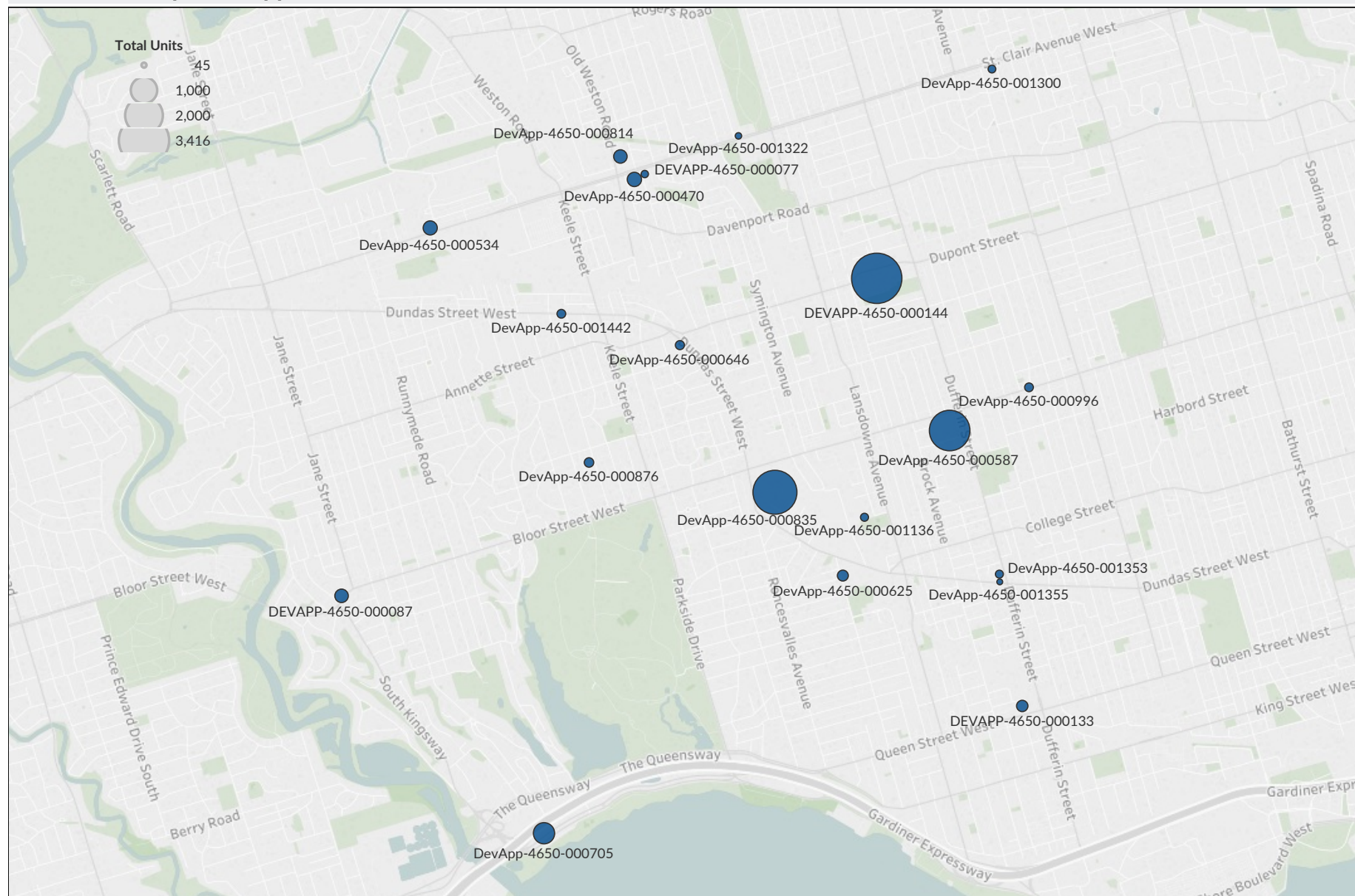
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
57 Brock - Block Developments	Apartment	September 2021	0	16	39	97	\$975	\$1,022
260 High Park Church Lofts and Residences - TRAC Developm..	Apartment	May 2021	3	10	23	70	\$1,071	\$1,261
East Junction Condos - Limen Group	Apartment	September 2021	0	49	82	275	\$865	\$965
Junction House - Globizen Group	Apartment	December 2021	0	9	78	144	\$1,081	\$1,061
Mirabella - East Tower - Diamante Development	Apartment	January 2022	5	15	33	368	\$896	\$1,072
Mirabella - West Tower - Diamante Development	Apartment	January 2022	32	33	179	355	\$1,040	\$1,071
Roncy - Worsley Urban	Apartment	September 2020	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	3	3	131	269	\$766	\$815
Stockyards District Residences - Marlin Spring	Apartment	November 2021	5	22	71	236	\$880	\$891

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000077	1771 St. Clair Avenue West; 367 - 375 Osler Street	5.7	72
DEVAPP-4650-000087	2442 - 2454 Bloor Street West; 1 - 9 Riverview Gardens	9.4	244
DEVAPP-4650-000133	6 Noble Street	8.2	174
DEVAPP-4650-000144	1245 Dupont Street	3.8	3,416
DevApp-4650-000470	1779 - 1791 St. Clair Avenue West	7.8	274
DevApp-4650-000534	2306 St. Clair Avenue West	7.0	267
DevApp-4650-000587	90 Croatia Street, 1141 Bloor Street West & 980 Dufferin Street	8.8	2,219
DevApp-4650-000625	383 Sorauren Avenue	4.3	160
DevApp-4650-000646	2639 Dundas Street West	6.9	110
DevApp-4650-000705	1978 Lake Shore Boulevard West	12.8	607
DevApp-4650-000814	423 Old Weston Road	7.0	242
DevApp-4650-000835	2280 Dundas Street West	5.0	2,606
DevApp-4650-000876	299 Glenlake Avenue	6.1	120
DevApp-4650-000996	980 - 990 Bloor Street West; 756 Dovercourt Road	9.6	102
DevApp-4650-001136	138 St. Helens Avenue	2.5	86
DevApp-4650-001300	861 St. Clair Avenue West	10.3	80
DevApp-4650-001322	1474 St. Clair Avenue West	5.0	55
DevApp-4650-001353	646 Dufferin Street	4.1	85
DevApp-4650-001355	1494 Dundas Street West	5.7	45
DevApp-4650-001442	2946 Dundas Street West	4.6	102

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

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Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	1	16	5,446	4,932	211	\$2,266	1,973	\$4,472,193	5,379
Central Waterfront	48	15	6,871	6,228	564	\$1,371	1,054	\$1,445,624	17,979
Don Mills - York Mills	12	8	2,327	2,108	159	\$879	1,163	\$1,022,876	7,028
Downtown Core	28	9	4,687	3,571	600	\$1,489	606	\$902,740	16,880
Downtown East	9	16	5,192	4,907	257	\$990	898	\$889,208	17,160
Downtown West	221	27	10,124	8,508	1,287	\$1,295	760	\$983,368	15,288
Etobicoke Waterfront	13	7	3,177	2,883	156	\$1,078	868	\$935,518	1,439
Highway7 - Yonge	32	7	1,704	1,216	420	\$654	927	\$605,759	.
Mississauga City Centre	569	10	5,691	4,421	1,001	\$800	712	\$569,645	.
North Toronto	73	10	3,192	2,792	328	\$1,129	844	\$952,799	6,499
North Yonge Corridor	317	7	2,612	2,076	434	\$943	783	\$738,412	4,807
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	126	11	2,820	2,147	624	\$800	744	\$595,283	10,413
Not Applicable	1,488	149	26,952	19,795	5,849	\$713	893	\$636,454	45,995
Scarborough City Centre									2,245
Sheppard Corridor	49	16	4,374	3,473	901	\$990	828	\$820,104	5,557
Thornhill	10	1	389	325	64	\$753	951	\$715,967	.
Toronto East	6	14	1,733	1,568	130	\$964	971	\$936,220	2,179
Toronto West	49	9	1,907	1,255	636	\$998	884	\$882,882	11,066
Yonge - St. Clair	2	7	1,023	957	58	\$1,331	1,310	\$1,742,672	1,553

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