



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of May 2019



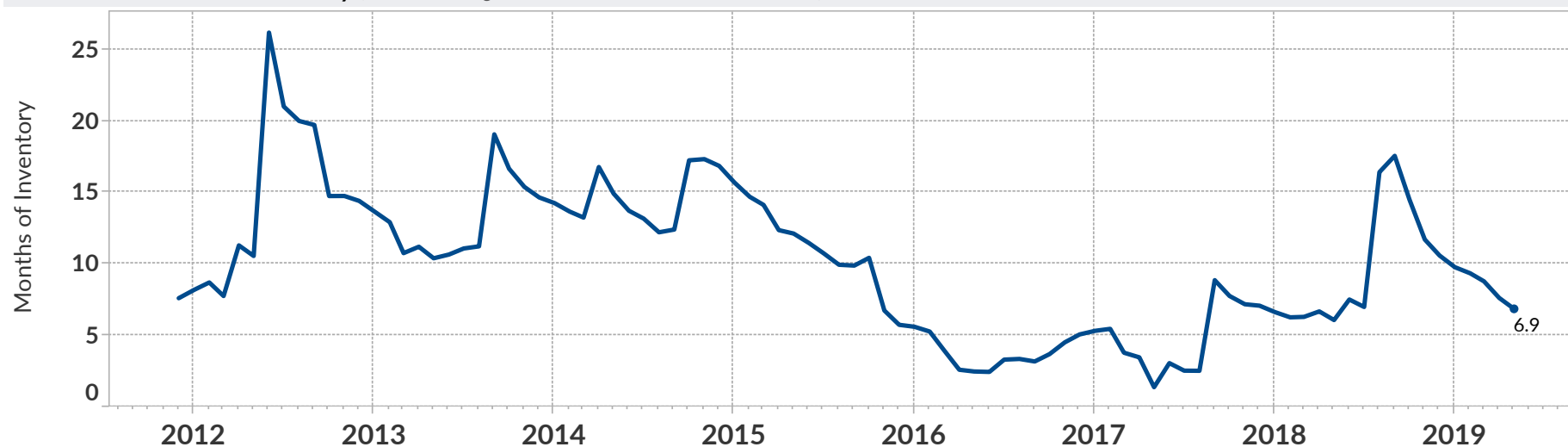
Toronto West Submarket Report - May 2019



Toronto West		GTA
Active Projects	10	344
Total Units	1,907	90,927
Total Sales	1,312	75,278
Rem. Inv.	579	12,537
Avg. \$/SF	\$1,010	\$961
Avg. SF	896	891
Avg. \$	\$904,992	\$855,970
Current Month Sales (incl. active & sold out)	47	3,790

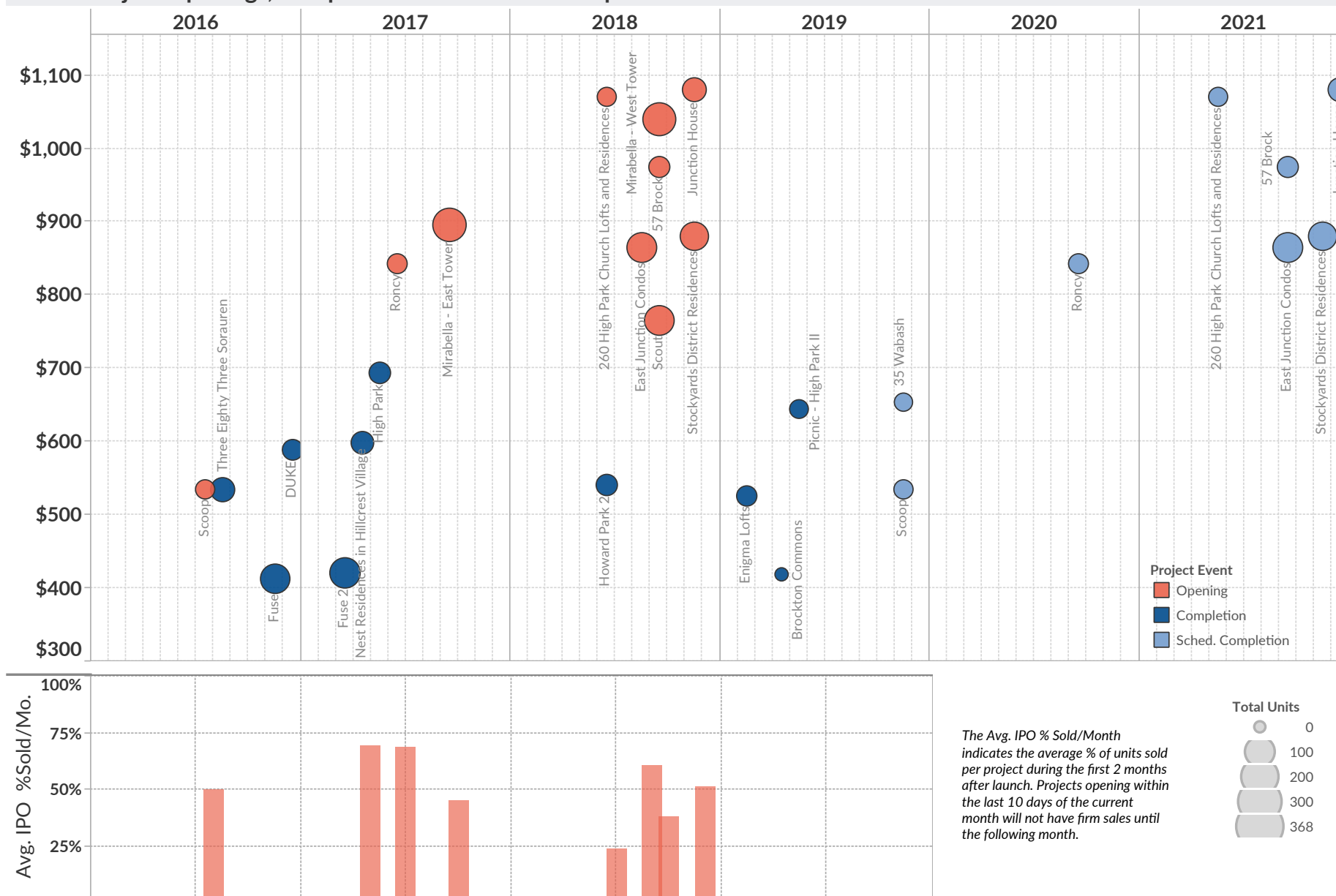
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	20	321
Total Units	11,066	166,507
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	10.8	32.2
Avg. Floor Space Index	4.1	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



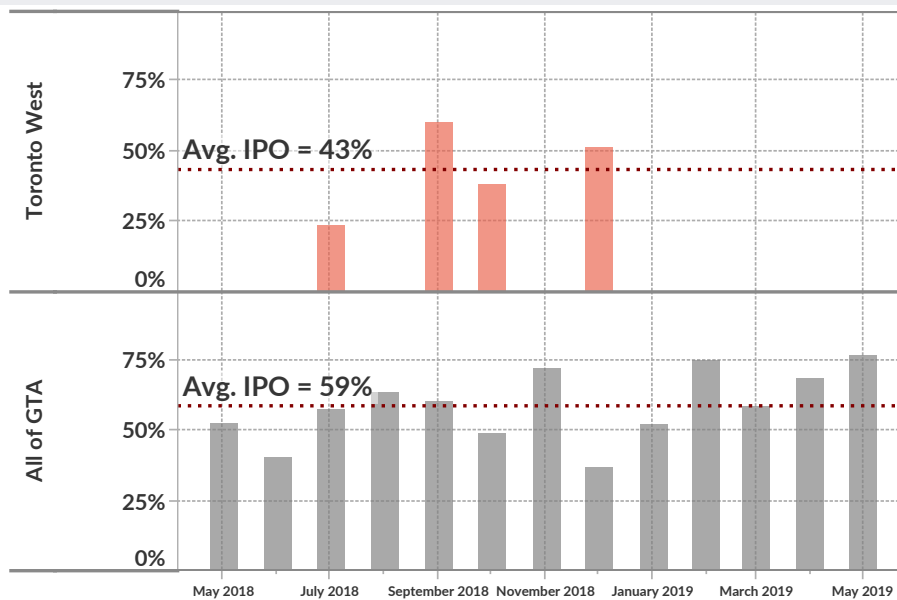
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Project Data by Unit Type

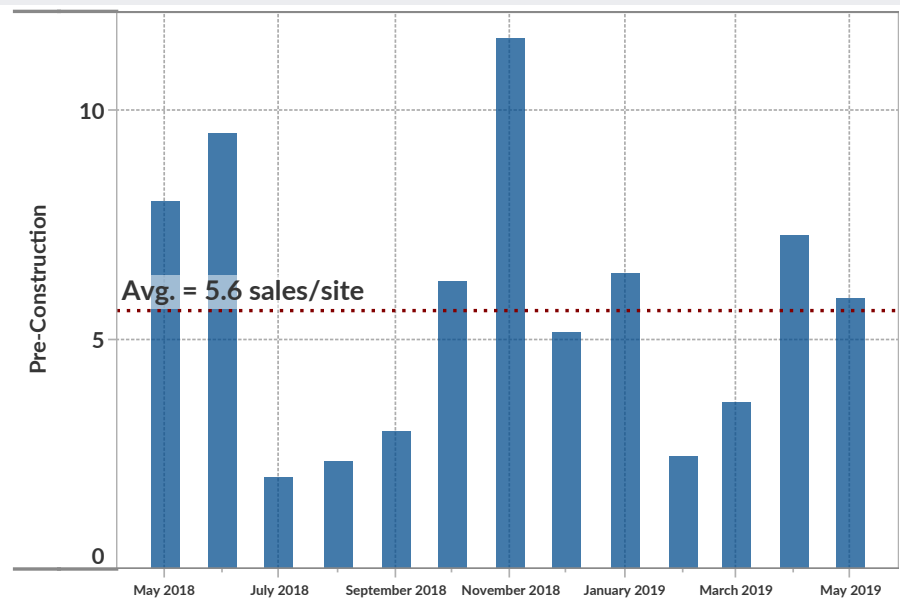
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	5	0	5	0
1 Bedroom	394	8	309	85
1 Bedroom + Den	538	11	451	87
2 Bedroom	454	7	296	158
2 Bedroom + Den	326	10	171	155
3 Bedroom & Up	106	5	53	53
Penthouse				
Other	68	6	27	41

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$982	452	900	\$446,000	\$872,800
\$980	550	1,124	\$475,000	\$1,239,900
\$993	692	1,223	\$535,000	\$1,499,990
\$994	764	1,329	\$647,990	\$1,372,900
\$1,045	974	2,144	\$880,000	\$2,238,900
\$1,102	837	3,081	\$784,990	\$3,999,900

IPO Launch Performance (first 2 months)

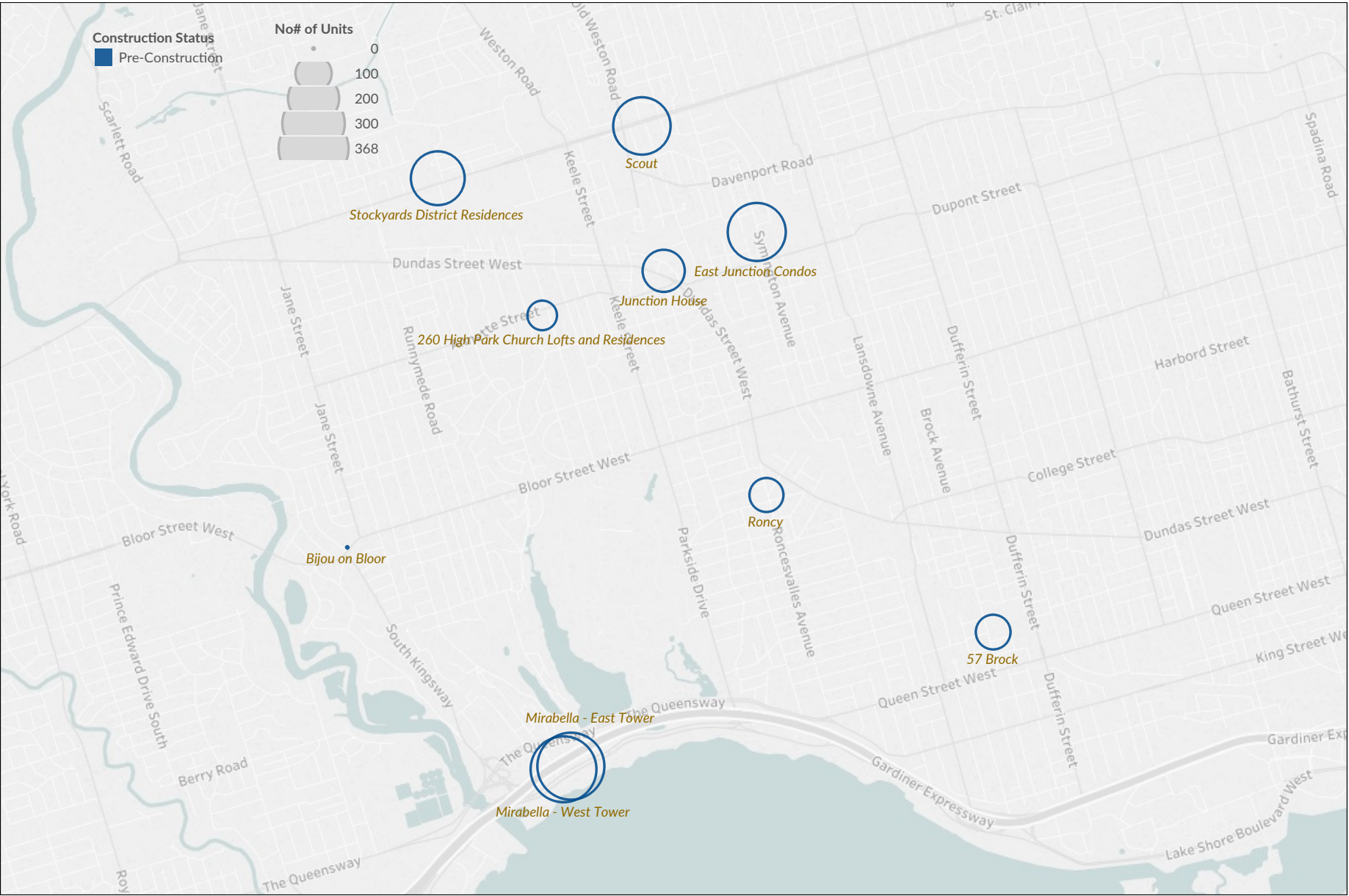


Post Launch Absorption: Toronto West



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Current Active Projects



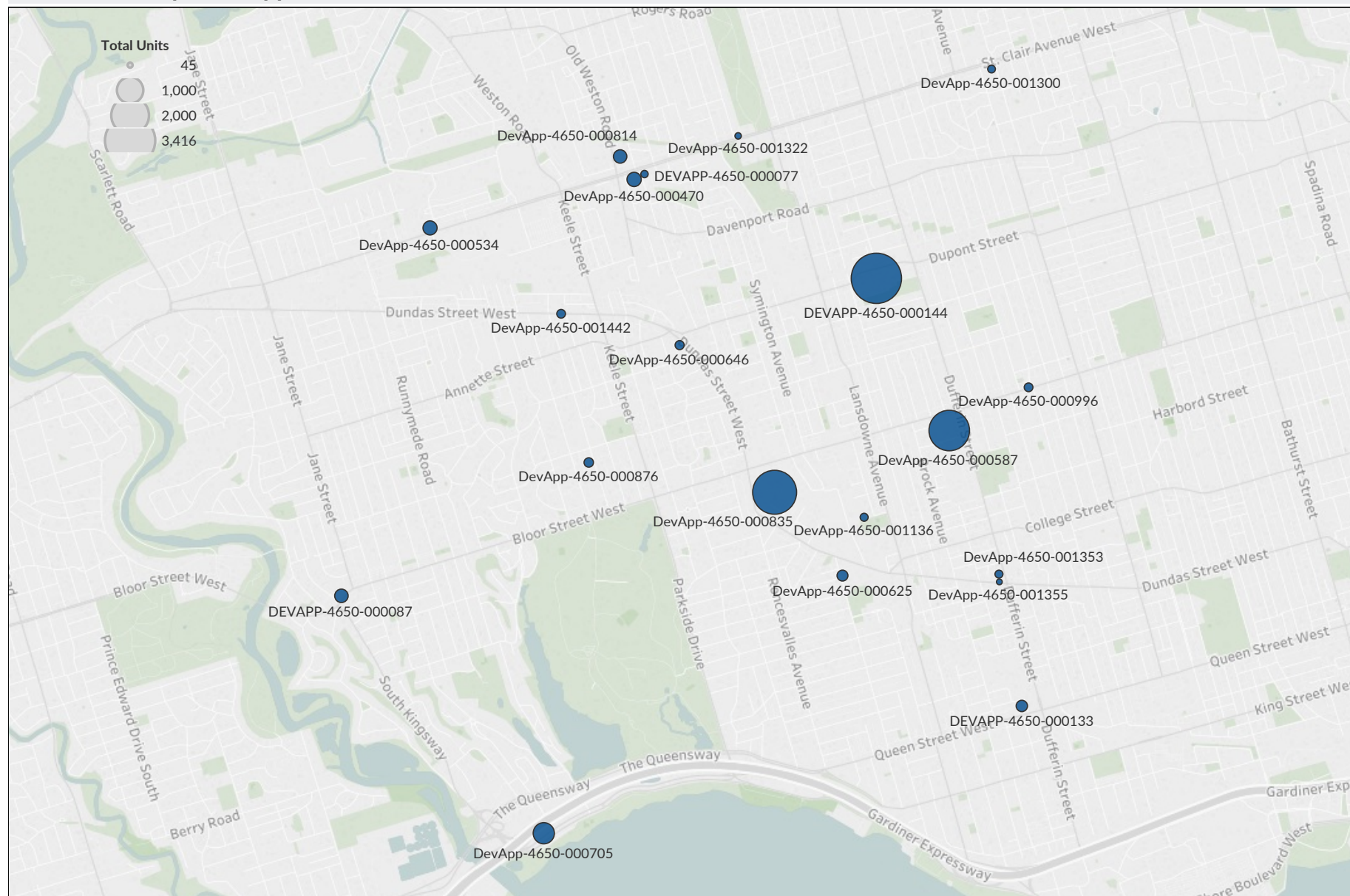
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Current Active Project List

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	2	20	35	97	\$975	\$1,022
260 High Park Church Lofts and Residences - TRAC Developm..	Apartment	May 2021	1	12	21	70	\$1,071	\$1,261
Bijou on Bloor - Plaza	Apartment	May 2022		0	0	0	\$0	\$0
East Junction Condos - Limen Group	Apartment	September 2021	0	49	82	275	\$865	\$1,039
Junction House - Globizen Group	Apartment	December 2021	13	22	65	144	\$1,081	\$1,061
Mirabella - East Tower - Diamante Development	Apartment	January 2022	1	16	32	368	\$896	\$1,072
Mirabella - West Tower - Diamante Development	Apartment	January 2022	9	42	170	355	\$1,040	\$1,071
Roncy - Worsley Urban	Apartment	September 2020	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	2	5	129	269	\$766	\$812
Stockyards District Residences - Marlin Spring	Apartment	November 2021	19	48	45	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	4	16	5,436	4,937	196	\$2,278	2,050	\$4,671,101	5,337
Central Waterfront	36	15	6,871	6,250	542	\$1,377	1,058	\$1,457,587	17,979
Don Mills - York Mills	144	9	2,578	2,264	254	\$929	1,317	\$1,223,770	6,429
Downtown Core	80	8	4,656	3,645	523	\$1,524	620	\$945,340	16,880
Downtown East	17	16	5,194	4,906	260	\$1,002	885	\$886,118	17,086
Downtown West	66	27	10,058	8,547	1,182	\$1,308	758	\$991,479	14,202
Etobicoke Waterfront	21	6	2,808	2,537	133	\$1,107	840	\$929,970	1,280
Highway7 - Yonge	5	6	1,535	1,052	415	\$653	926	\$604,938	.
Mississauga City Centre	663	11	6,064	5,081	979	\$822	758	\$623,431	.
North Toronto	14	10	3,160	2,793	295	\$1,156	753	\$870,843	6,578
North Yonge Corridor	89	7	2,612	2,223	261	\$997	810	\$807,199	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	313	10	2,604	2,270	256	\$777	761	\$591,293	9,444
Not Applicable	2,150	154	27,700	20,844	5,578	\$714	912	\$651,694	48,961
Scarborough City Centre									2,245
Sheppard Corridor	118	15	4,167	3,383	784	\$1,015	802	\$814,359	5,581
Thornhill	4	1	389	329	60	\$753	913	\$687,754	.
Toronto East	19	14	1,637	1,448	155	\$947	1,050	\$994,157	2,068
Toronto West	47	10	1,907	1,312	579	\$1,010	896	\$904,992	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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