



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of June 2019



Toronto West Submarket Report - June 2019



Toronto West		GTA
Active Projects	13	352
Total Units	2,368	93,358
Total Sales	1,489	75,759
Rem. Inv.	854	14,377
Avg. \$/SF	\$985	\$981
Avg. SF	904	884
Avg. \$	\$890,391	\$867,169
Current Month Sales (incl. active & sold out)	176	2,420

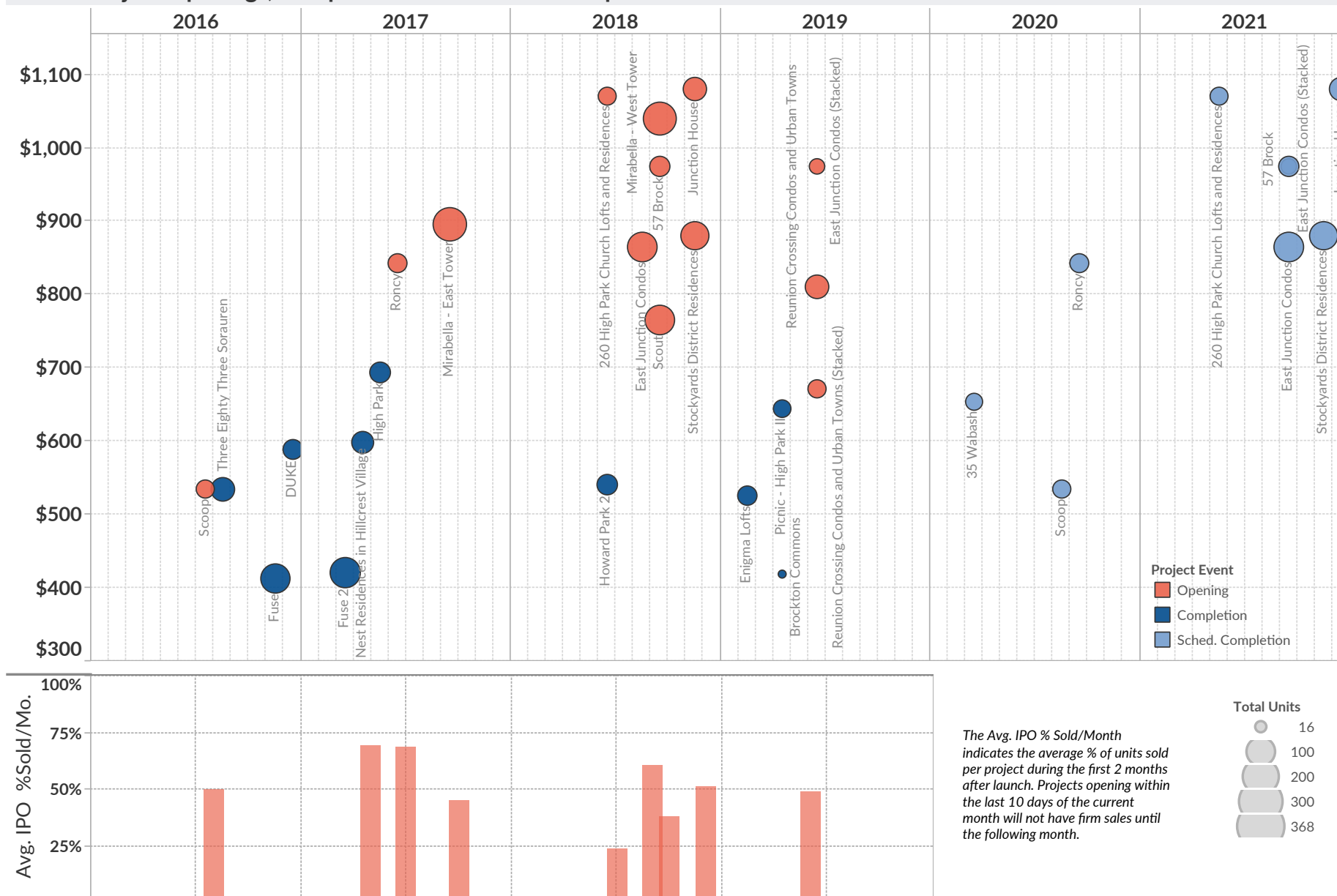
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	20	318
Total Units	11,066	165,515
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	10.8	32.2
Avg. Floor Space Index	4.1	5.8

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



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Recent Project Openings, Completions & Scheduled Completions



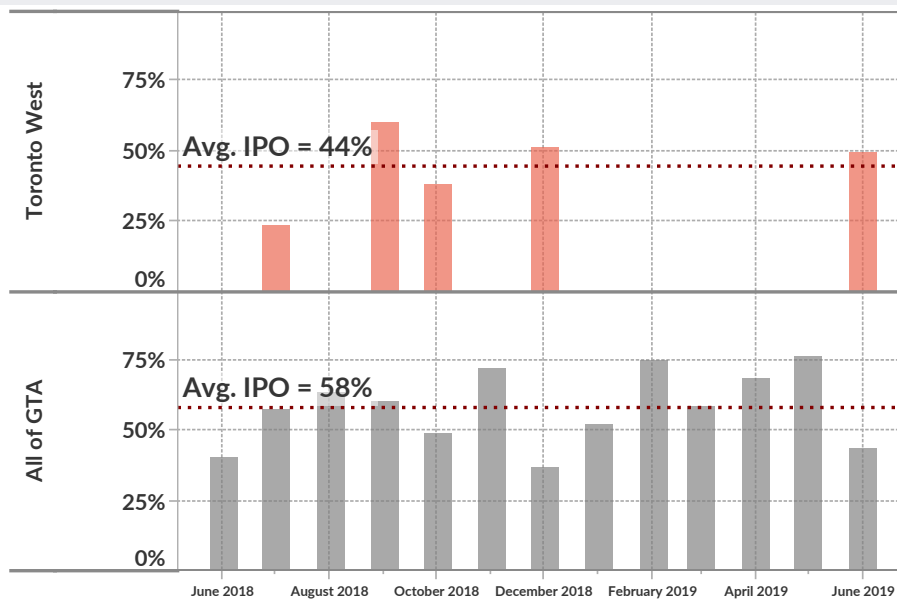
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Project Data by Unit Type

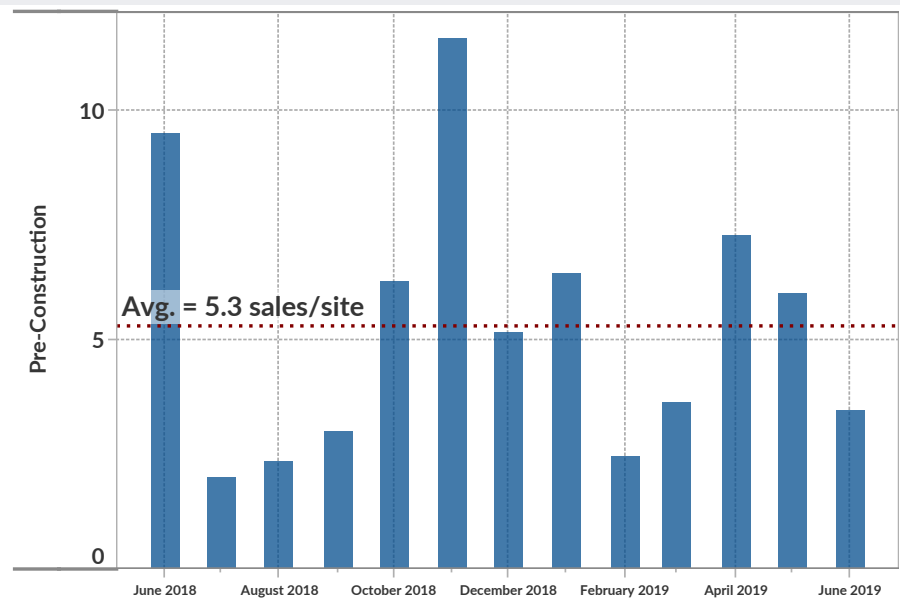
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	5	0	5	0
1 Bedroom	435	25	334	101
1 Bedroom + Den	626	44	495	131
2 Bedroom	638	59	355	283
2 Bedroom + Den	357	20	192	165
3 Bedroom & Up	214	26	79	135
Penthouse				
Other	68	2	29	39

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$953	435	900	\$384,900	\$872,800
\$1,023	538	1,124	\$461,900	\$1,239,900
\$990	665	1,573	\$515,900	\$1,998,000
\$1,000	764	1,654	\$645,900	\$2,114,000
\$907	835	2,144	\$699,900	\$2,759,000
\$1,107	837	3,081	\$785,990	\$3,999,900

IPO Launch Performance (first 2 months)

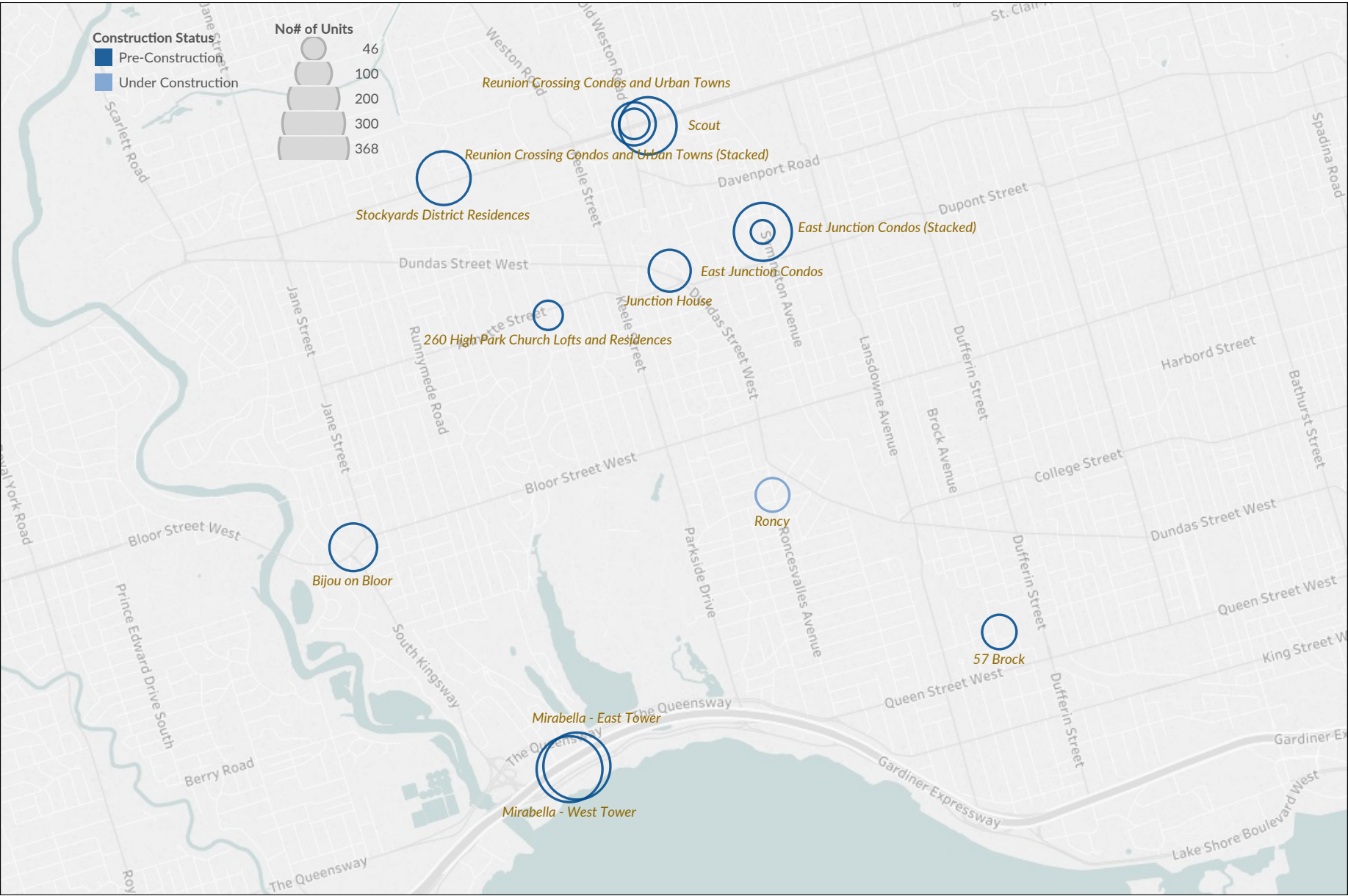


Post Launch Absorption: Toronto West



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Current Active Projects



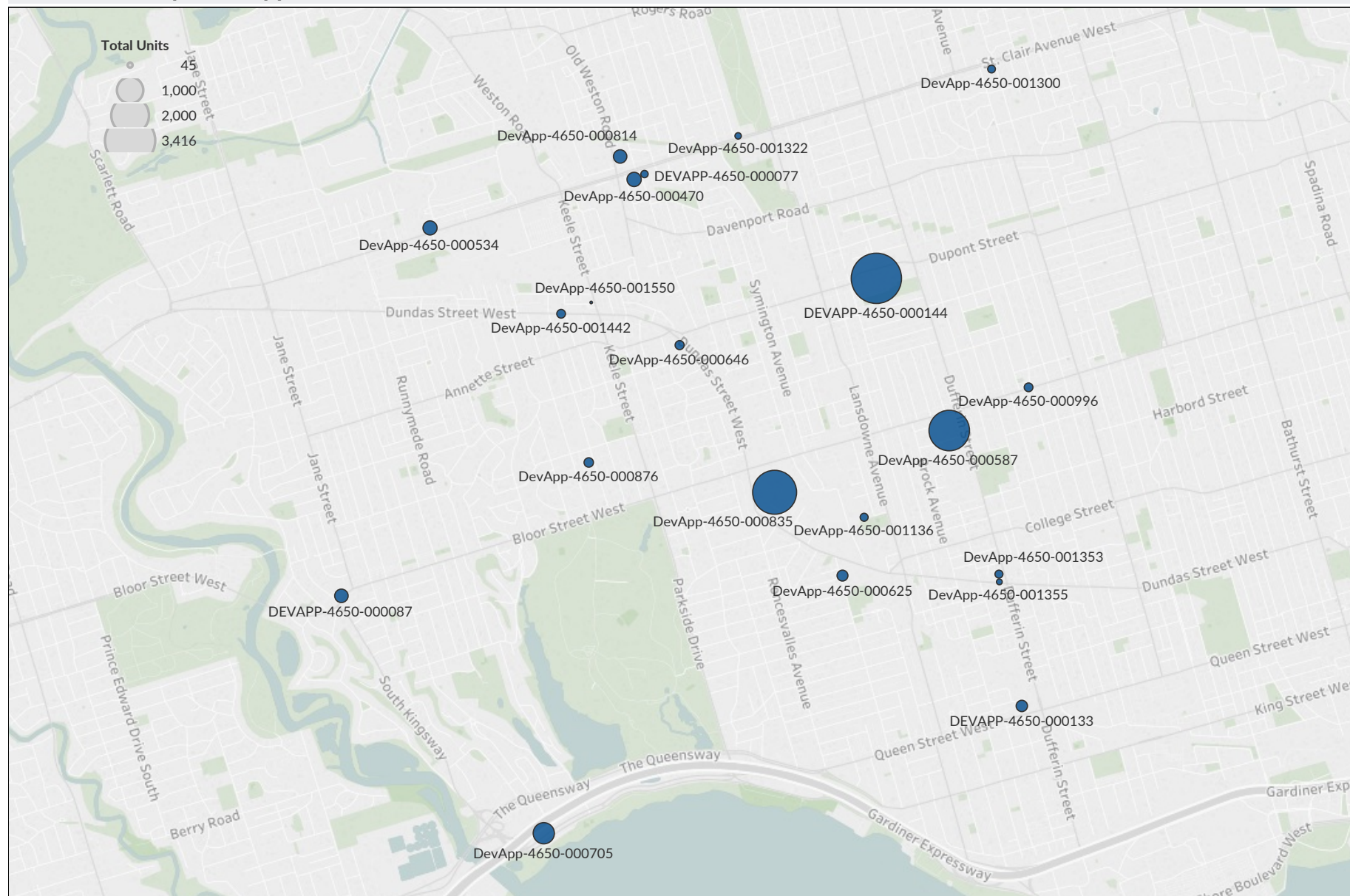
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Current Active Project List

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	7	27	28	97	\$975	\$1,023
260 High Park Church Lofts and Residences - TRAC Developm..	Apartment	May 2021	0	12	21	70	\$1,071	\$1,261
Bijou on Bloor - Plaza	Apartment	May 2022	91	91	95	186	\$1,249	\$1,225
East Junction Condos - Limen Group	Apartment	September 2021	0	49	82	275	\$865	\$1,039
East Junction Condos (Stacked) - Limen Group	Stacked	September 2021	0	0	46	46	\$975	\$975
Junction House - Globizen Group	Apartment	December 2021	10	32	55	144	\$1,081	\$1,058
Mirabella - East Tower - Diamante Development	Apartment	January 2022	4	20	28	368	\$896	\$1,074
Mirabella - West Tower - Diamante Development	Apartment	January 2022	6	48	164	355	\$1,040	\$1,071
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	June 2022	46	46	102	153	\$811	\$811
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	June 2022	11	11	61	76	\$672	\$671
Roncy - Worsley Urban	Apartment	September 2020	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	0	5	129	269	\$766	\$815
Stockyards District Residences - Marlin Spring	Apartment	November 2021	1	50	43	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
DevApp-4650-001550	406 Keele Street		

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	15	5,235	4,736	196	\$2,282	2,048	\$4,674,624	5,337
Central Waterfront	20	13	6,100	5,500	521	\$1,387	1,056	\$1,464,610	17,979
Don Mills - York Mills	97	11	3,265	2,379	763	\$960	890	\$854,081	6,429
Downtown Core	239	9	5,207	3,883	751	\$1,484	643	\$954,613	16,430
Downtown East	145	17	5,774	5,051	695	\$1,040	740	\$769,368	16,835
Downtown West	53	29	10,566	8,590	1,667	\$1,347	832	\$1,121,361	14,338
Etobicoke Waterfront	0	6	2,808	2,537	133	\$1,109	840	\$931,850	1,280
Highway7 - Yonge	21	6	1,535	1,073	394	\$654	922	\$602,545	.
Mississauga City Centre	319	11	6,132	5,397	709	\$819	817	\$669,123	.
North Toronto	24	10	3,160	2,824	264	\$1,160	775	\$898,534	6,578
North Yonge Corridor	55	7	2,612	2,278	206	\$1,020	803	\$818,417	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	29	9	2,073	1,764	278	\$1,034	974	\$1,006,289	9,444
Not Applicable	1,069	156	28,681	21,458	5,945	\$704	902	\$634,889	48,534
Scarborough City Centre									2,245
Sheppard Corridor	106	15	4,132	3,379	753	\$1,036	817	\$846,280	5,581
Thornhill	45	1	389	374	15	\$758	960	\$727,433	.
Toronto East	18	15	1,770	1,590	148	\$1,025	1,001	\$1,026,041	2,068
Toronto West	176	13	2,368	1,489	854	\$985	904	\$890,391	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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