



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of July 2019



Toronto West Submarket Report - July 2019



Toronto West		GTA
Active Projects	13	352
Total Units	2,347	92,985
Total Sales	1,619	76,495
Rem. Inv.	728	12,873
Avg. \$/SF	\$1,006	\$984
Avg. SF	917	914
Avg. \$	\$922,600	\$899,216
Current Month Sales (incl. active & sold out)	130	2,297

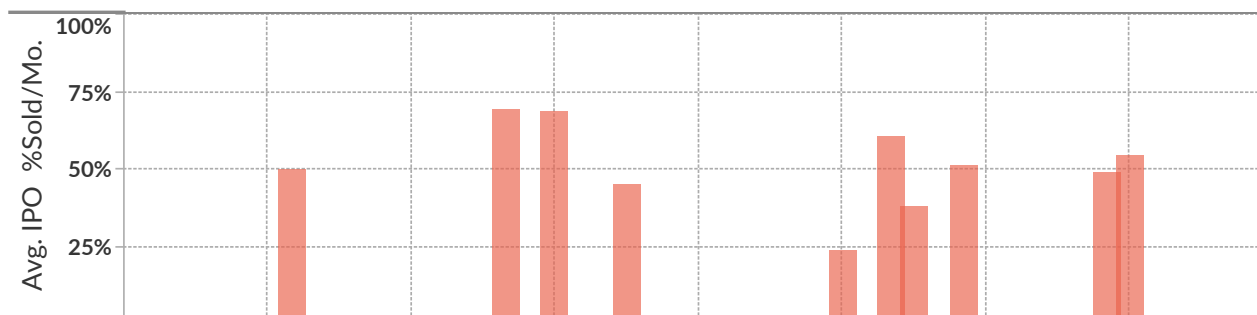
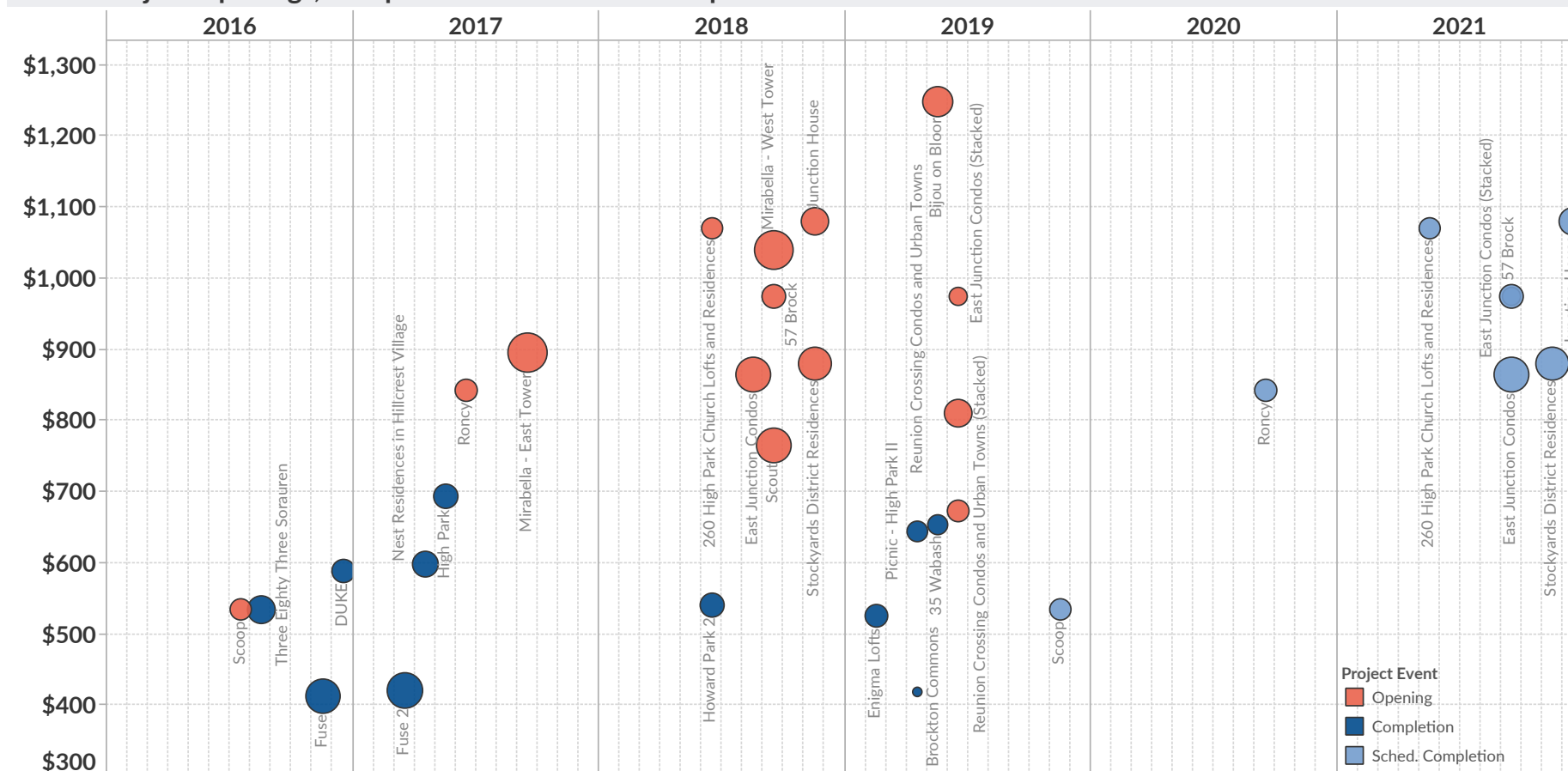
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	25	385
Total Units	11,183	184,667
Min. Floor Space Index	0.6	0.0
Max. Floor Space Index	10.8	32.2
Avg. Floor Space Index	3.7	5.9

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.



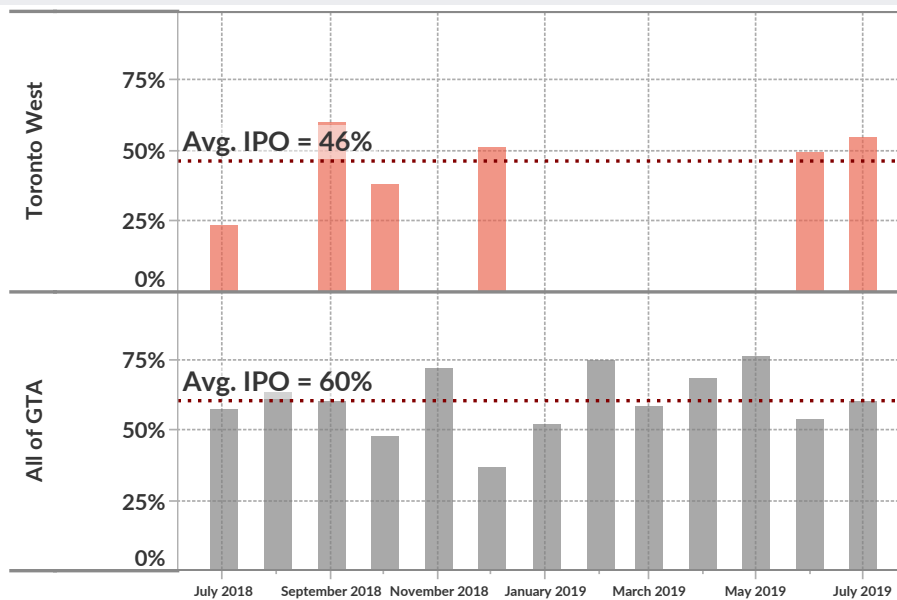
Toronto West Submarket Report - July 2019

Project Data by Unit Type

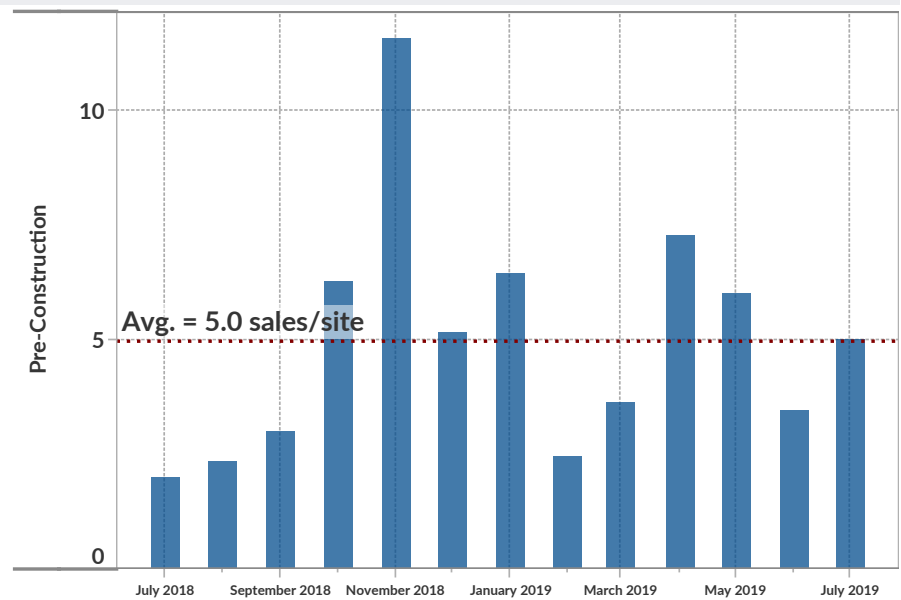
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	5	0	5	0
1 Bedroom	435	26	360	75
1 Bedroom + Den	626	17	512	114
2 Bedroom	641	58	413	228
2 Bedroom + Den	357	6	198	159
3 Bedroom & Up	215	18	97	118
Penthouse				
Other	68	5	34	34

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$981	460	900	\$445,000	\$872,800
\$1,020	538	1,125	\$466,000	\$1,239,900
\$1,018	672	1,573	\$559,000	\$1,998,000
\$1,008	708	1,654	\$652,000	\$2,314,000
\$934	835	2,144	\$699,900	\$2,759,000
\$1,148	842	3,054	\$785,990	\$4,099,900

IPO Launch Performance (first 2 months)

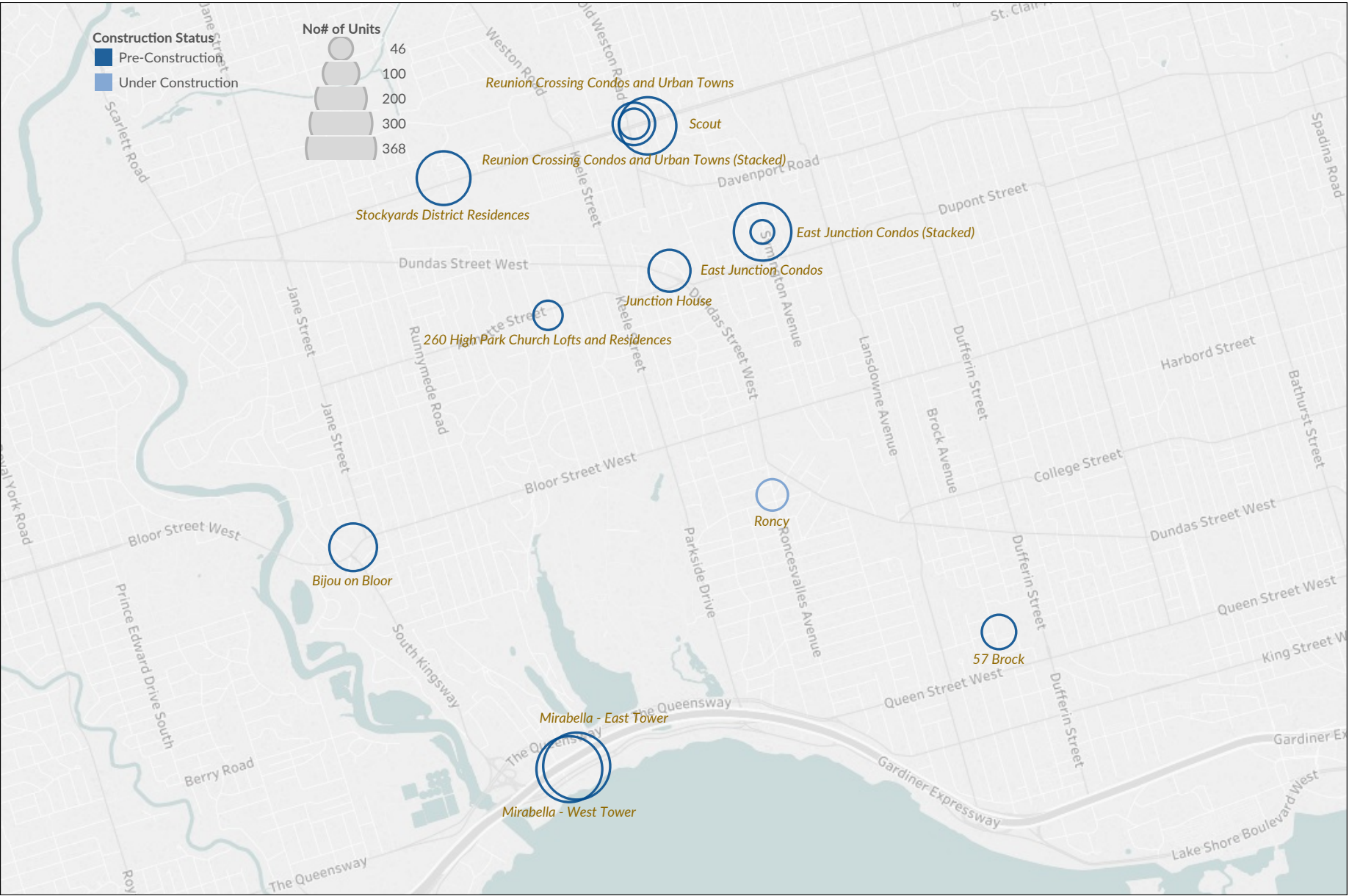


Post Launch Absorption: Toronto West



Toronto West Submarket Report - July 2019

Current Active Projects



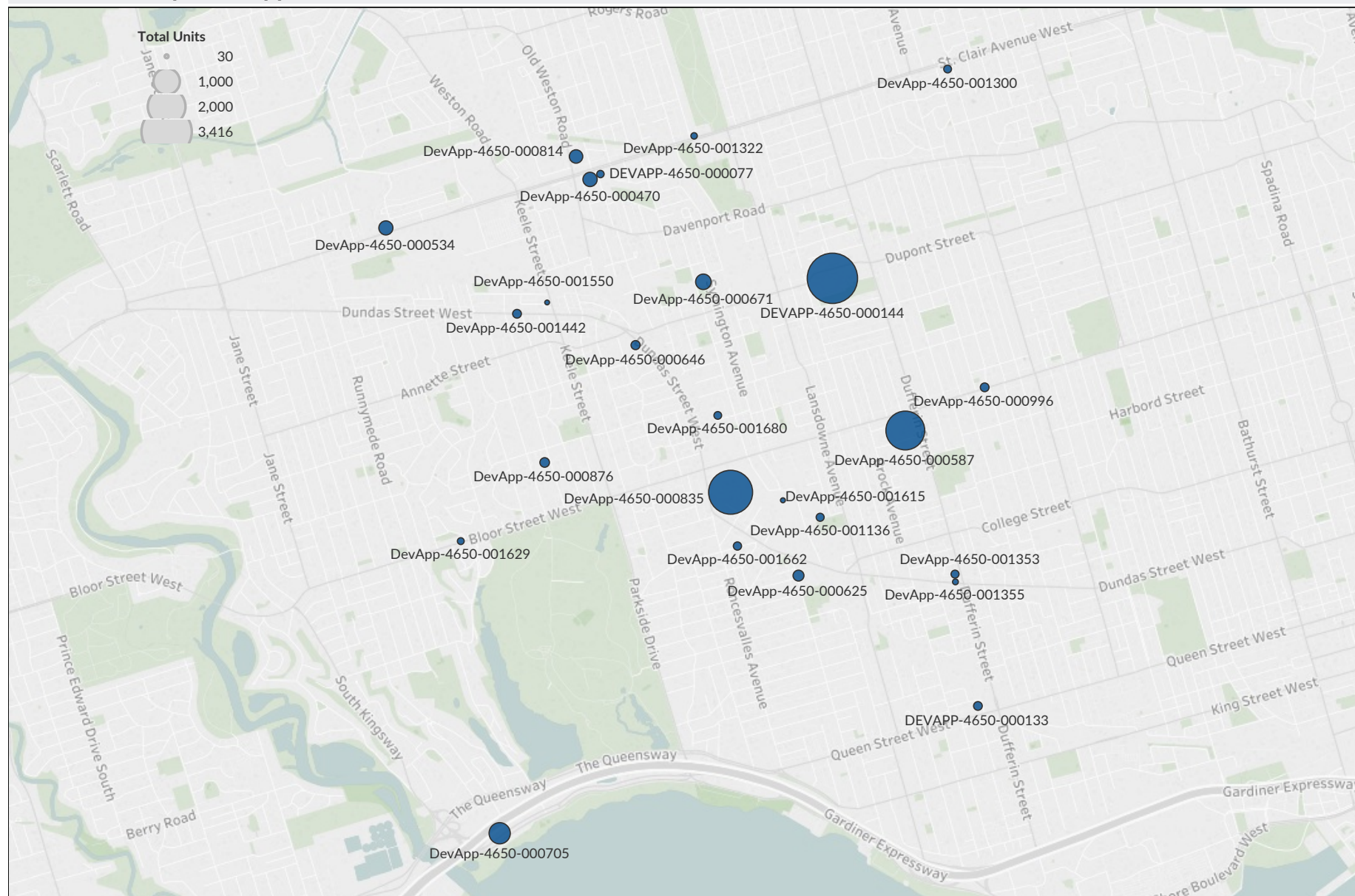
Toronto West Submarket Report - July 2019

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	29	26	97	\$975	\$1,004
260 High Park Church Lofts and Residences - TRAC Developm..	Apartment	May 2021	5	17	16	70	\$1,071	\$1,317
Bijou on Bloor - Plaza	Apartment	May 2022	15	106	80	186	\$1,249	\$1,225
East Junction Condos - Limen Group	Apartment	September 2021	0	49	82	271	\$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	4	36	51	144	\$1,081	\$1,091
Mirabella - East Tower - Diamante Development	Apartment	January 2022	0	20	28	368	\$896	\$1,074
Mirabella - West Tower - Diamante Development	Apartment	January 2022	0	48	164	355	\$1,040	\$1,071
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	June 2022	69	115	33	148	\$811	\$847
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	June 2022	21	32	44	76	\$673	\$674
Roncy - Worsley Urban	Apartment	September 2020	0	0	0	81	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	12	17	117	269	\$766	\$822
Stockyards District Residences - Marlin Spring	Apartment	November 2021	2	52	41	236	\$880	\$887

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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-4650-000133	6 Noble Street	8.2	101
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	8.4	2,034
DevApp-4650-000625	383 Sorauren Avenue	4.3	160
DevApp-4650-000646	2639 Dundas Street West	6.9	110
DevApp-4650-000671	386 - 394 Symington Avenue	5.2	323
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	123
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	10.0	80
DevApp-4650-001322	1474 St. Clair Avenue West	4.9	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	3.0	30
DevApp-4650-001615	158 Sterling Road	1.3	32
DevApp-4650-001629	2114-2130 Bloor Street West		62
DevApp-4650-001662	66 Howard Park Avenue	2.3	90
DevApp-4650-001680	26 Ernest Avenue	1.7	79

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	• 21	• 15	• 4,991	• 4,751	• 240	• \$2,173	• 1,659	• \$3,603,965	• 6,093
Central Waterfront	• 18	• 13	• 5,943	• 5,426	• 517	• \$1,398	• 1,068	• \$1,492,241	• 18,503
Don Mills - York Mills	• 55	• 11	• 3,142	• 2,662	• 480	• \$956	• 1,046	• \$999,964	• 6,397
Downtown Core	• 59	• 9	• 4,638	• 3,942	• 696	• \$1,478	• 657	• \$970,357	• 15,855
Downtown East	• 61	• 16	• 5,169	• 4,775	• 394	• \$1,019	• 817	• \$831,958	• 17,905
Downtown West	• 434	• 29	• 10,233	• 9,024	• 1,209	• \$1,380	• 870	• \$1,201,218	• 16,359
Etobicoke Waterfront	• 16	• 5	• 2,147	• 2,031	• 116	• \$1,114	• 793	• \$882,935	• 2,841
Highway7 - Yonge	• 10	• 6	• 1,467	• 1,083	• 384	• \$653	• 924	• \$603,399	•
Mississauga City Centre	• 121	• 11	• 6,106	• 5,563	• 543	• \$815	• 853	• \$695,484	•
North Toronto	• 21	• 11	• 3,456	• 2,836	• 620	• \$1,155	• 740	• \$854,506	• 9,542
North Yonge Corridor	• 14	• 6	• 1,953	• 1,761	• 192	• \$1,020	• 815	• \$831,096	• 3,872
North York East	• 0	• 2	• 527	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,233
North York West	• 28	• 10	• 2,192	• 1,792	• 400	• \$826	• 1,084	• \$896,013	• 11,307
Not Applicable	• 1,280	• 158	• 27,912	• 22,563	• 5,349	• \$732	• 930	• \$680,777	• 55,383
Scarborough City Centre									• 2,245
Sheppard Corridor	• 15	• 14	• 4,020	• 3,246	• 774	• \$1,029	• 820	• \$843,638	• 6,474
Thornhill	• 9	• 1	• 389	• 382	• 7	• \$766	• 923	• \$706,579	•
Toronto East	• 2	• 15	• 1,741	• 1,579	• 162	• \$1,011	• 999	• \$1,009,519	• 2,950
Toronto West	• 130	• 13	• 2,347	• 1,619	• 728	• \$1,006	• 917	• \$922,600	• 11,183
Yonge - St. Clair	• 3	• 7	• 995	• 961	• 34	• \$1,343	• 1,560	• \$2,095,059	• 2,114

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