



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of August 2019



Toronto West Submarket Report - August 2019



Toronto West		GTA
Active Projects	13	345
Total Units	2,298	87,891
Total Sales	1,607	75,812
Rem. Inv.	691	12,079
Avg. \$/SF	\$1,035	\$991
Avg. SF	903	916
Avg. \$	\$933,772	\$907,368
Current Month Sales (incl. active & sold out)	46	961

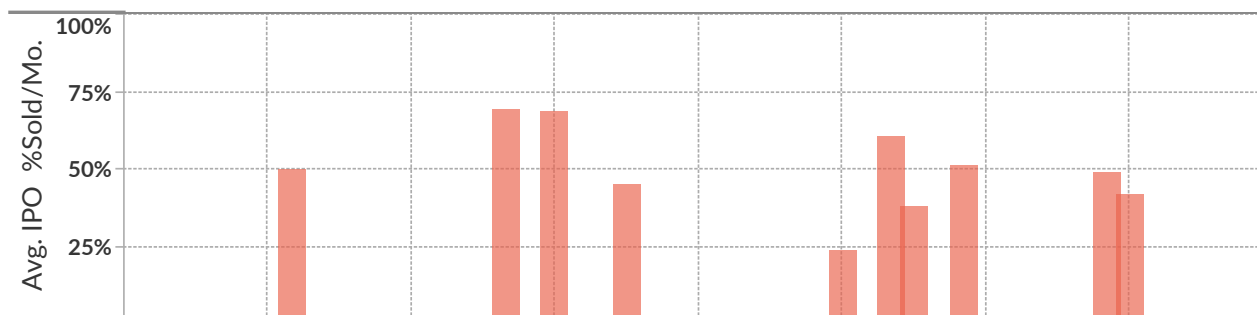
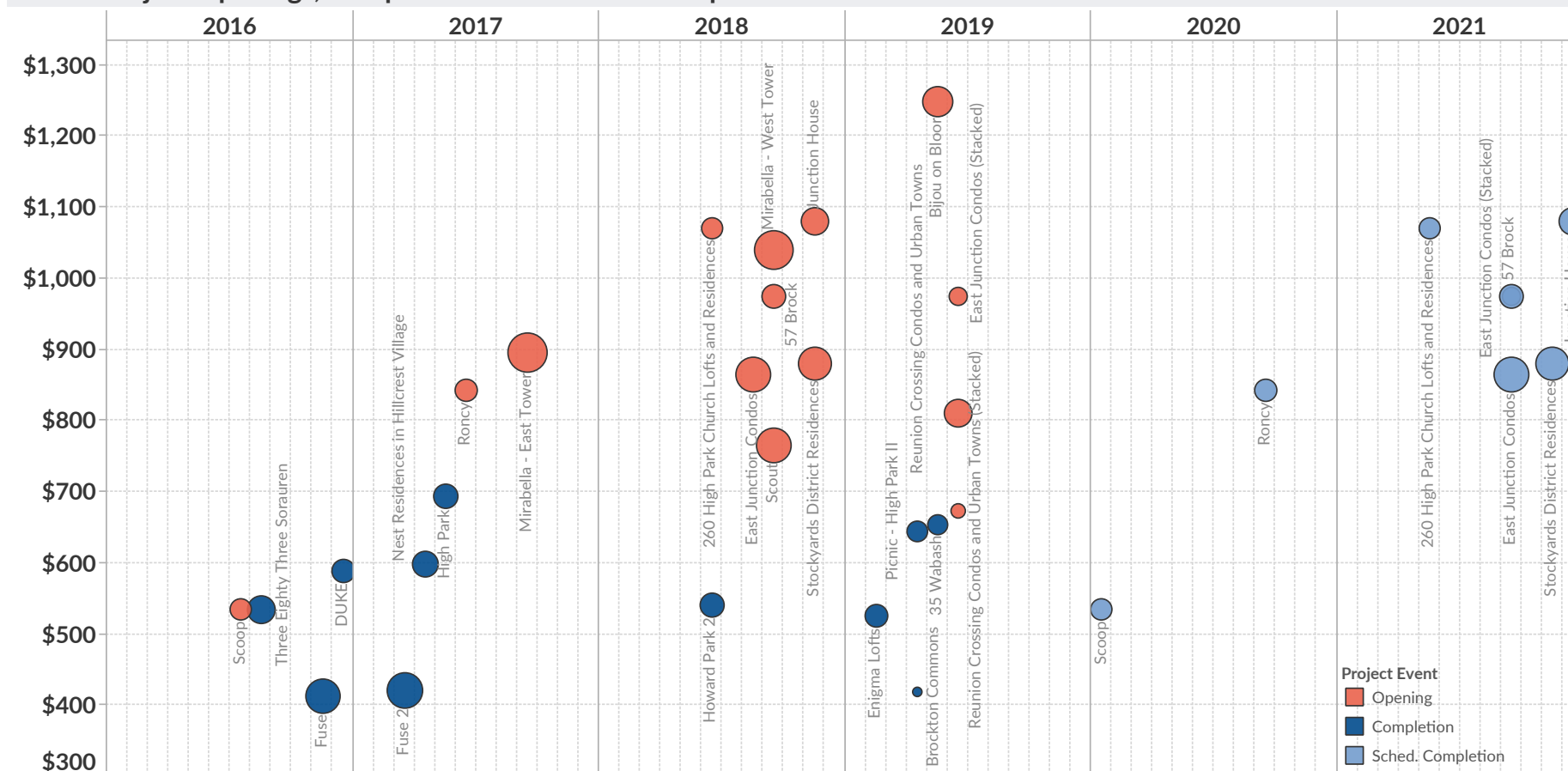
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	20	339
Total Units	10,753	179,893
Min. Floor Space Index	0.6	0.0
Max. Floor Space Index	10.8	34.1
Avg. Floor Space Index	3.9	5.9

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.



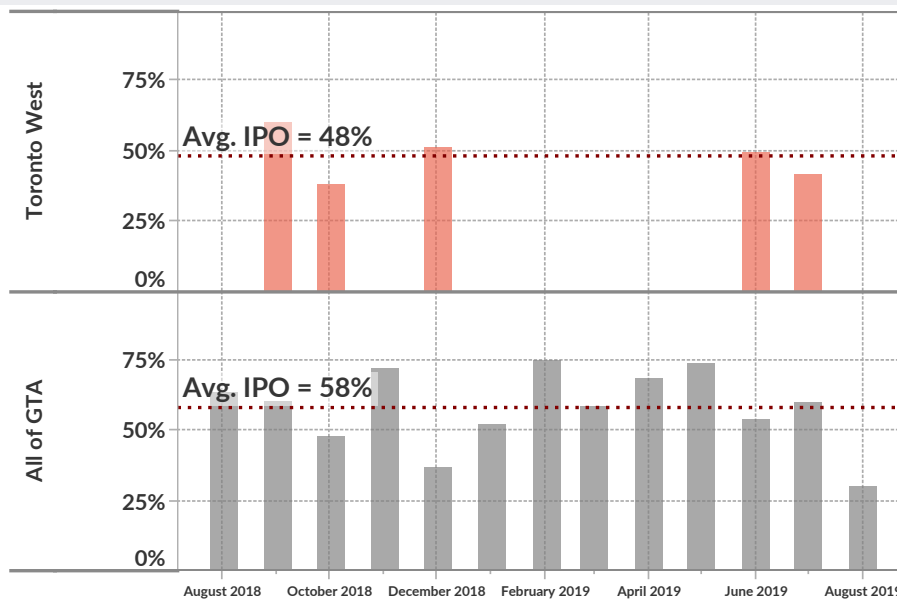
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Project Data by Unit Type

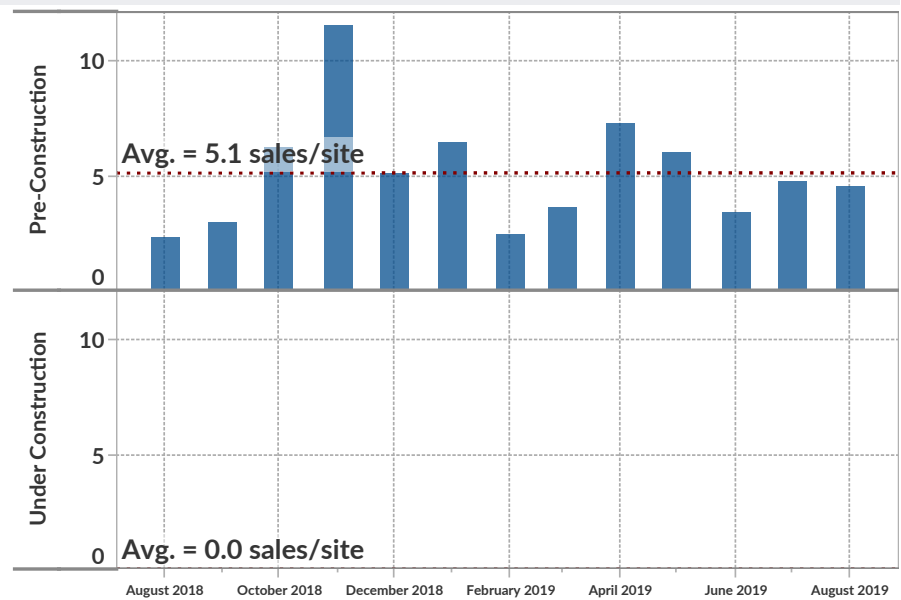
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	5	0	5	0
1 Bedroom	435	5	362	73
1 Bedroom + Den	626	8	518	108
2 Bedroom	632	25	396	236
2 Bedroom + Den	356	5	201	155
3 Bedroom & Up	176	3	92	84
Penthouse				
Other	68	0	33	35

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$986	435	900	\$384,900	\$872,800
\$1,037	538	1,125	\$466,000	\$1,239,900
\$1,017	672	1,573	\$535,000	\$1,998,000
\$1,033	708	1,654	\$652,000	\$2,314,000
\$1,036	835	2,144	\$699,900	\$2,759,000
\$1,147	842	3,054	\$785,990	\$4,099,900

IPO Launch Performance (first 2 months)

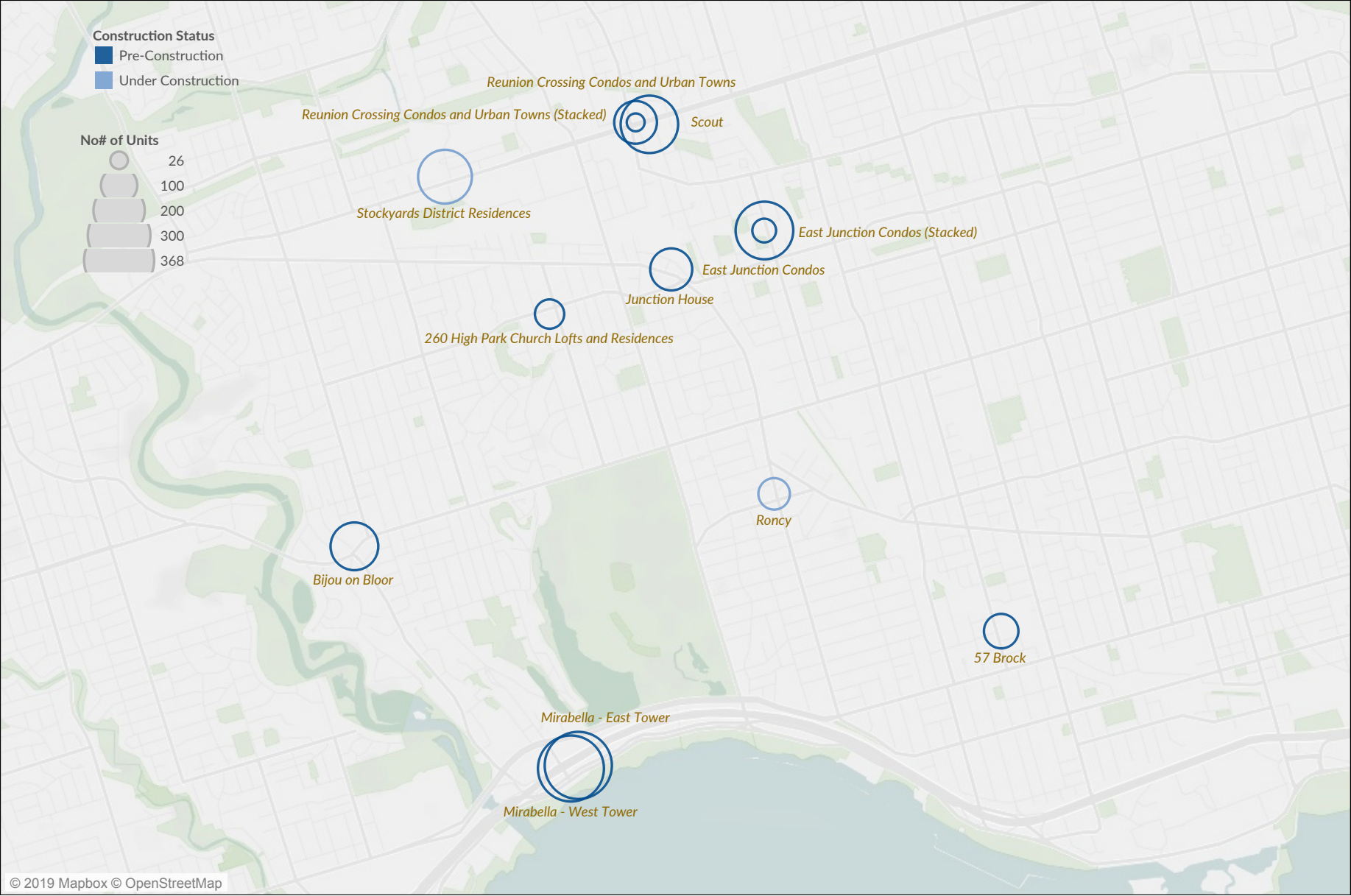


Post Launch Absorption: Toronto West



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Current Active Projects



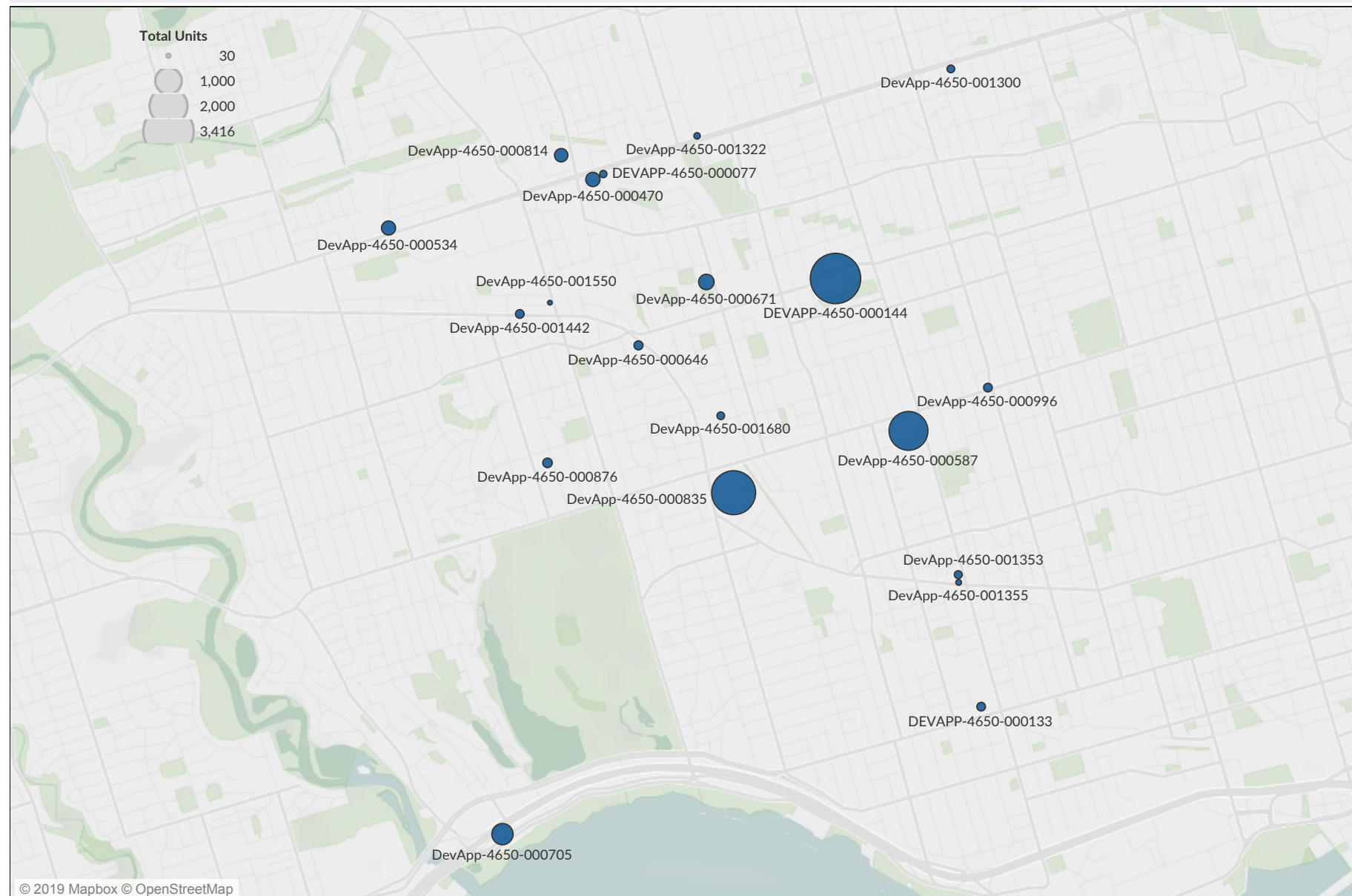
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Current Active Project List

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	1	30	25	97	\$975	\$1,004
260 High Park Church Lofts and Residences - TRAC Developm..	Apartment	May 2021	0	17	16	70	\$1,071	\$1,317
Bijou on Bloor - Plaza	Apartment	May 2022	0	106	80	186	\$1,249	\$1,227
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	7	42	45	144	\$1,081	\$1,091
Mirabella - East Tower - Diamante Development	Apartment	January 2022	1	20	28	368	\$896	\$1,079
Mirabella - West Tower - Diamante Development	Apartment	January 2022	2	50	162	355	\$1,040	\$1,117
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	June 2022	20	92	57	149	\$811	\$844
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	June 2022	1	21	5	26	\$673	\$678
Roncy - Worsley Urban	Apartment	September 2020	0	0	0	81	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	14	31	103	269	\$766	\$815
Stockyards District Residences - Marlin Spring	Apartment	November 2021	0	51	42	236	\$880	\$882

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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-4650-000646	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-4650-001300	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-4650-001680	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	10	15	4,989	4,759	230	\$2,228	1,726	\$3,846,448	6,419
Central Waterfront	19	13	5,943	5,445	498	\$1,403	1,068	\$1,498,387	18,503
Don Mills - York Mills	34	11	3,149	2,691	458	\$937	1,047	\$981,060	6,357
Downtown Core	27	9	4,638	3,968	670	\$1,476	661	\$975,972	12,541
Downtown East	61	17	5,395	4,938	457	\$1,012	842	\$852,502	16,345
Downtown West	116	28	9,864	8,750	1,114	\$1,377	862	\$1,186,883	16,163
Etobicoke Waterfront	3	4	1,985	1,893	92	\$1,110	817	\$907,259	2,841
Highway7 - Yonge	8	6	1,467	1,120	347	\$653	919	\$600,406	-
Mississauga City Centre	64	11	6,105	5,562	543	\$814	852	\$694,210	-
North Toronto	91	10	3,036	2,507	529	\$1,158	749	\$867,213	9,287
North Yonge Corridor	31	6	1,953	1,791	162	\$1,012	816	\$826,042	3,872
North York East	2	2	527	501	26	\$941	1,021	\$960,092	2,080
North York West	37	10	2,191	1,829	362	\$830	1,075	\$891,870	9,698
Not Applicable	382	153	27,207	22,258	4,949	\$732	932	\$681,769	59,789
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,252	768	\$1,033	814	\$841,074	5,334
Thornhill	4	1	389	386	3	\$780	958	\$747,567	-
Toronto East	13	15	1,740	1,590	150	\$1,018	998	\$1,016,139	2,287
Toronto West	46	13	2,298	1,607	691	\$1,035	903	\$933,772	10,753
Yonge - St. Clair	4	7	995	965	30	\$1,386	1,612	\$2,234,330	1,840

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