



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of September 2019



Toronto West Submarket Report - September 2019



Toronto West		GTA
Active Projects	13	349
Total Units	2,368	92,732
Total Sales	1,664	75,071
Rem. Inv.	684	13,715
Avg. \$/SF	\$1,020	\$1,011
Avg. SF	928	903
Avg. \$	\$946,548	\$913,157
Current Month Sales (incl. active & sold out)	64	2,107

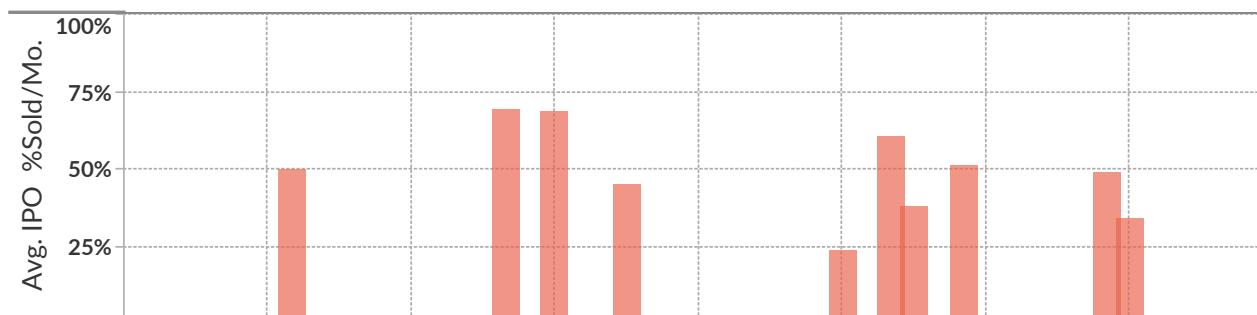
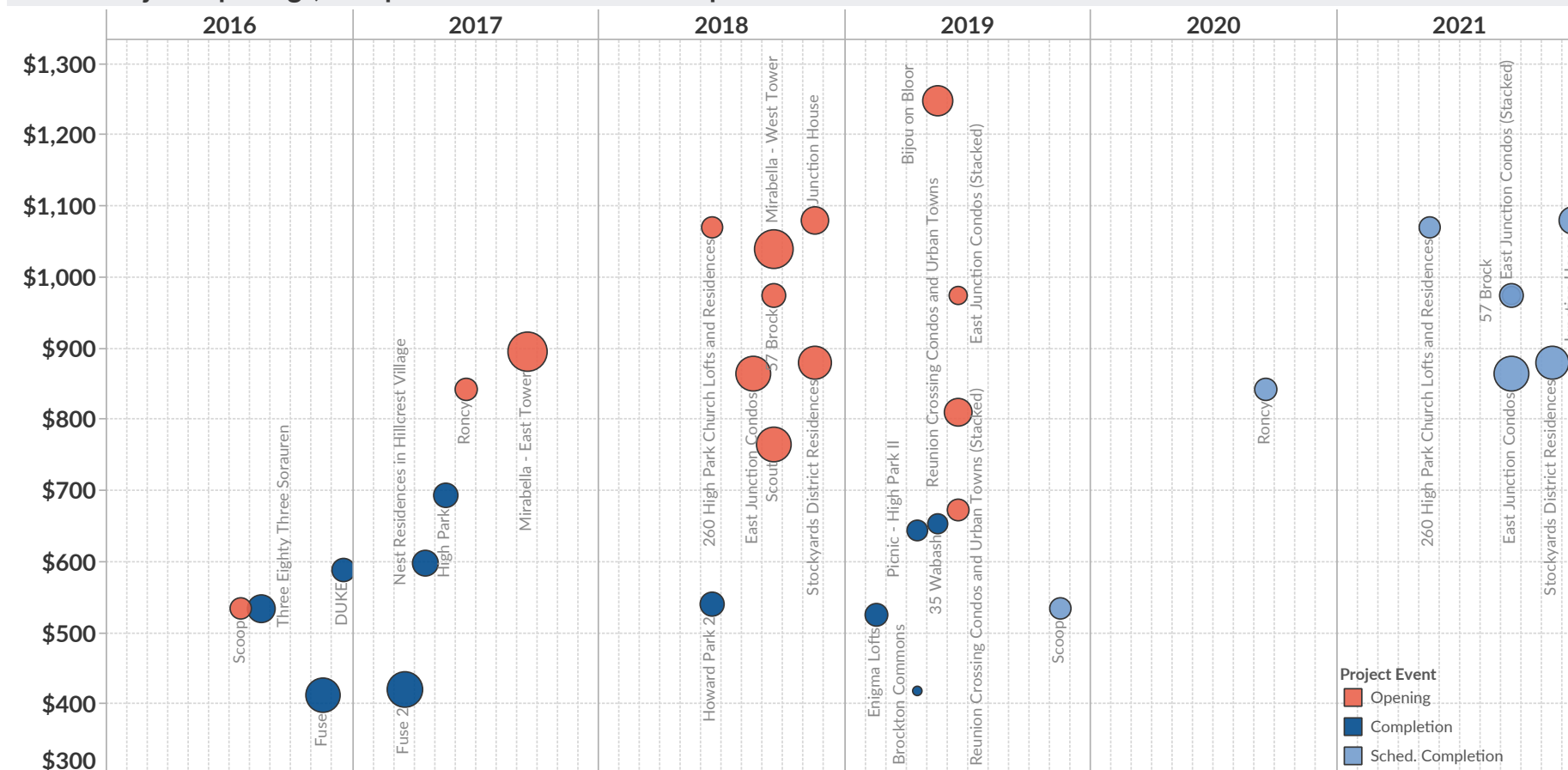
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	24	368
Total Units	12,077	192,605
Min. Floor Space Index	0.6	0.0
Max. Floor Space Index	12.9	34.1
Avg. Floor Space Index	4.0	6.2

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.



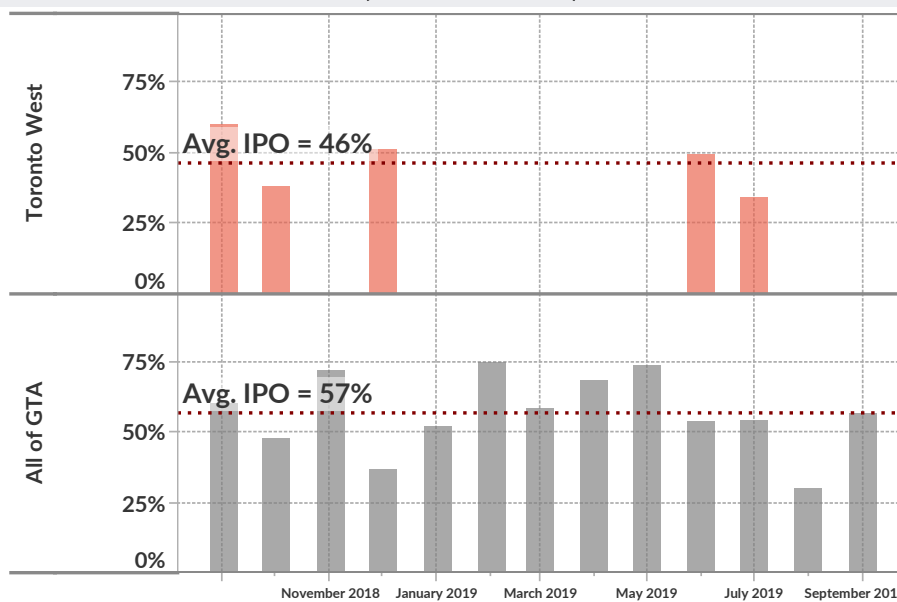
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Project Data by Unit Type

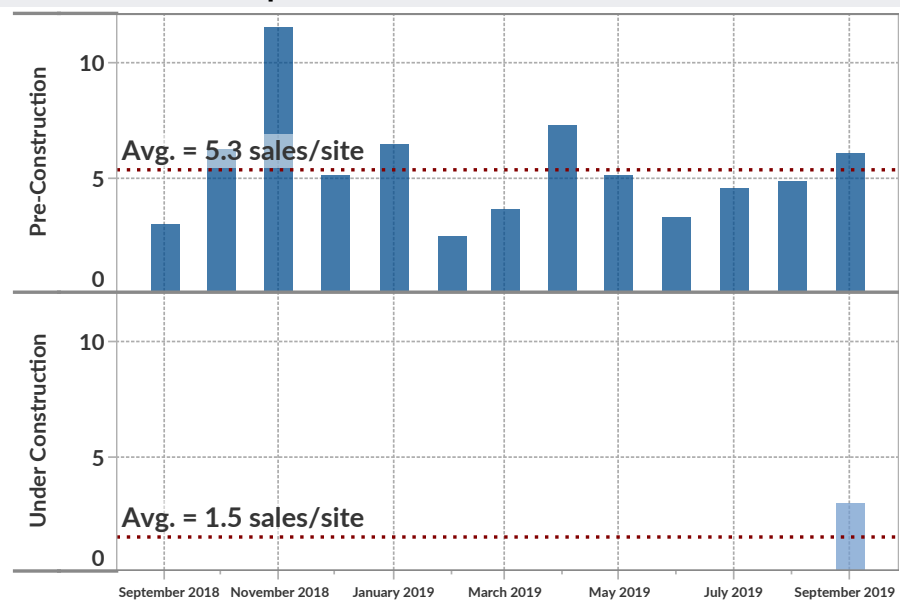
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	5	0	5	0
1 Bedroom	435	7	369	66
1 Bedroom + Den	626	12	529	97
2 Bedroom	642	25	422	220
2 Bedroom + Den	356	11	208	148
3 Bedroom & Up	216	8	98	118
Penthouse				
Other	68	1	33	35

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$997	460	900	\$469,990	\$872,800
\$1,056	523	1,125	\$472,990	\$1,239,900
\$1,031	665	1,573	\$545,000	\$1,998,000
\$1,036	764	1,654	\$652,000	\$2,314,000
\$927	835	2,017	\$699,900	\$2,759,000
\$1,155	842	3,054	\$785,990	\$4,099,900

IPO Launch Performance (first 2 months)

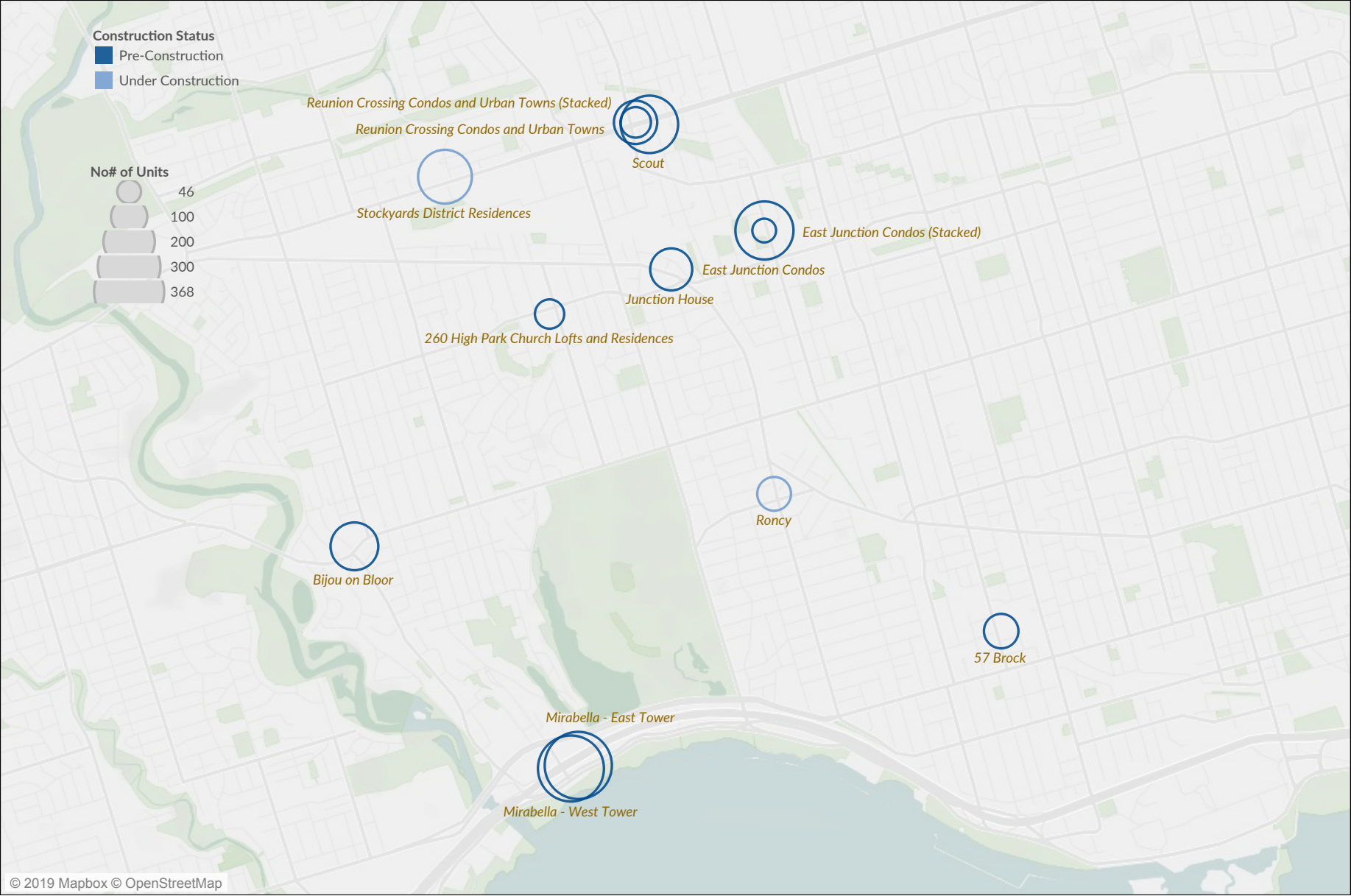


Post Launch Absorption: Toronto West



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Current Active Projects



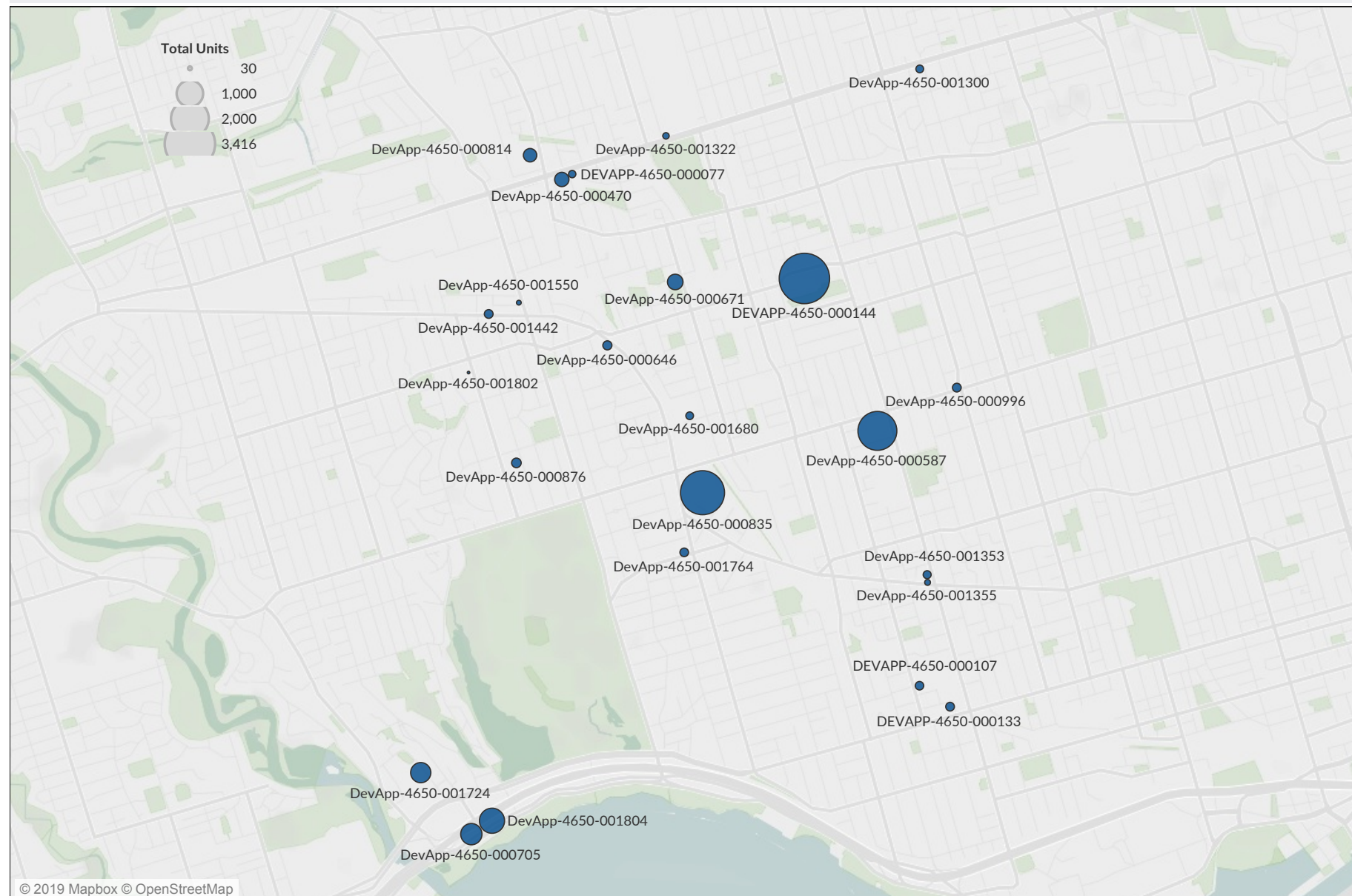
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Current Active Project List

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	3	36	19	97	\$975	\$1,020
260 High Park Church Lofts and Residences - TRAC Developm..	Apartment	May 2021	0	15	18	70	\$1,071	\$1,315
Bijou on Bloor - Plaza	Apartment	May 2022	1	107	79	186	\$1,249	\$1,218
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	1	43	44	144	\$1,081	\$1,095
Mirabella - East Tower - Diamante Development	Apartment	January 2022	0	20	28	368	\$896	\$1,079
Mirabella - West Tower - Diamante Development	Apartment	January 2022	7	57	155	355	\$1,040	\$1,117
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	June 2022	25	117	32	153	\$811	\$885
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	June 2022	9	30	46	76	\$673	\$674
Roncy - Worsley Urban	Apartment	September 2020	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	15	46	88	269	\$766	\$829
Stockyards District Residences - Marlin Spring	Apartment	November 2021	3	46	47	236	\$880	\$884

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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-4650-000107	57 - 65 Brock Avenue	4.5	97
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-4650-000587	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
DevApp-4650-001724	34 Southport Street	3.9	548
DevApp-4650-001764	422 Roncesvalles Avenue	3.8	99
DevApp-4650-001802	248 High Park Avenue		
DevApp-4650-001804	1926 Lake Shore Boulevard West	14.9	847

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	176	16	5,951	4,916	703	\$1,918	997	\$1,913,050	7,593
Central Waterfront	83	13	6,093	5,529	485	\$1,405	1,061	\$1,490,316	18,503
Don Mills - York Mills	19	11	3,254	2,714	424	\$929	1,034	\$960,159	6,805
Downtown Core	85	9	5,445	4,041	941	\$1,559	652	\$1,016,661	13,414
Downtown East	60	17	5,682	4,998	424	\$1,011	863	\$872,667	17,386
Downtown West	225	29	10,443	8,981	1,144	\$1,392	897	\$1,248,290	18,804
Etobicoke Waterfront	10	3	1,370	1,152	80	\$1,160	812	\$941,264	2,841
Highway7 - Yonge	1	6	1,535	1,121	346	\$652	916	\$597,307	.
Mississauga City Centre	72	12	6,555	5,635	631	\$819	839	\$687,102	.
North Toronto	59	10	2,858	2,083	689	\$1,199	770	\$923,043	8,590
North Yonge Corridor	3	6	2,057	1,793	160	\$1,022	820	\$838,490	3,872
North York East	1	2	528	502	25	\$942	1,023	\$964,400	2,056
North York West	36	11	2,268	1,865	371	\$876	1,069	\$936,610	9,645
Not Applicable	880	153	28,872	21,945	5,370	\$729	935	\$681,881	64,686
Scarborough City Centre									2,245
Sheppard Corridor	15	14	4,020	3,265	755	\$1,032	819	\$845,671	6,347
Thornhill	3								.
Toronto East	204	16	2,141	1,791	294	\$965	895	\$863,106	2,460
Toronto West	64	13	2,368	1,664	684	\$1,020	928	\$946,548	12,077
Yonge - St. Clair	111	8	1,292	1,076	189	\$1,405	1,668	\$2,343,763	2,190

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