



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of October 2019



Toronto West Submarket Report - October 2019



Toronto West		GTA
Active Projects	14	362
Total Units	2,444	94,645
Total Sales	1,719	76,566
Rem. Inv.	705	14,323
Avg. \$/SF	\$1,031	\$992
Avg. SF	934	907
Avg. \$	\$962,665	\$900,552
Current Month Sales (incl. active & sold out)	70	3,424

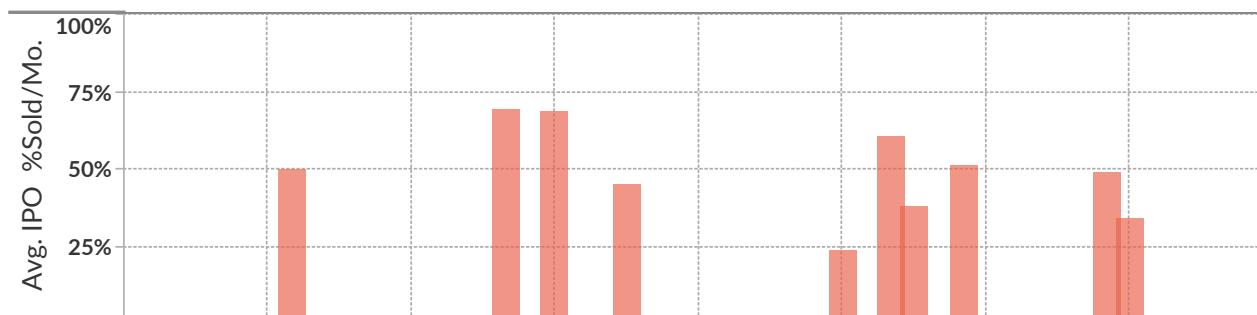
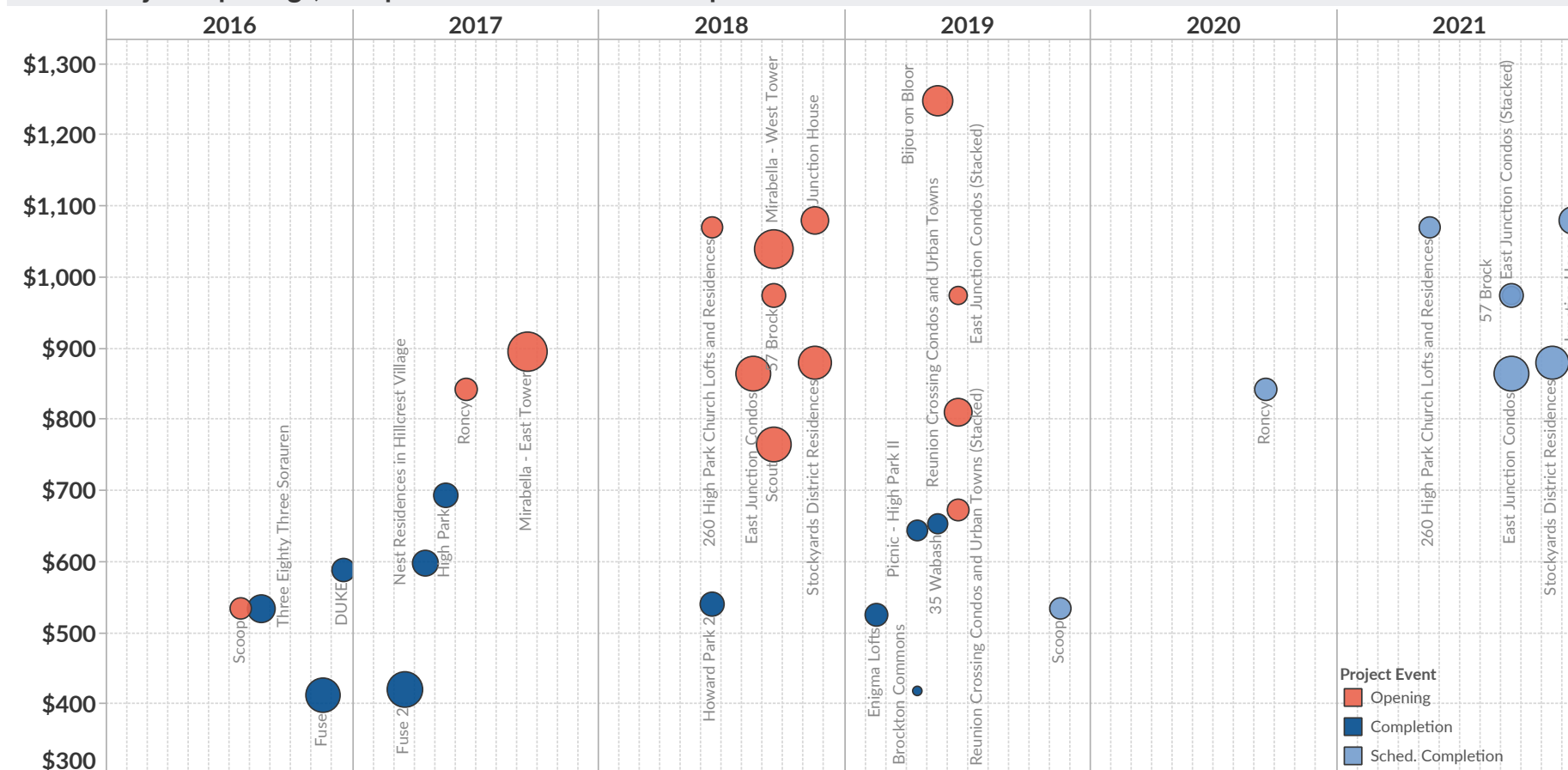
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	27	387
Total Units	12,992	211,227
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	44.5
Avg. Floor Space Index	3.9	6.2

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.



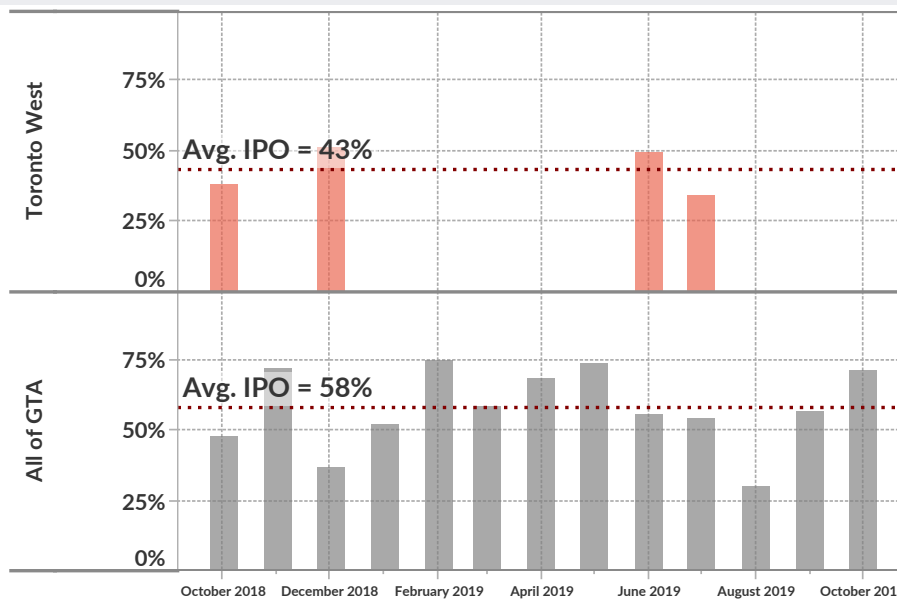
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Project Data by Unit Type

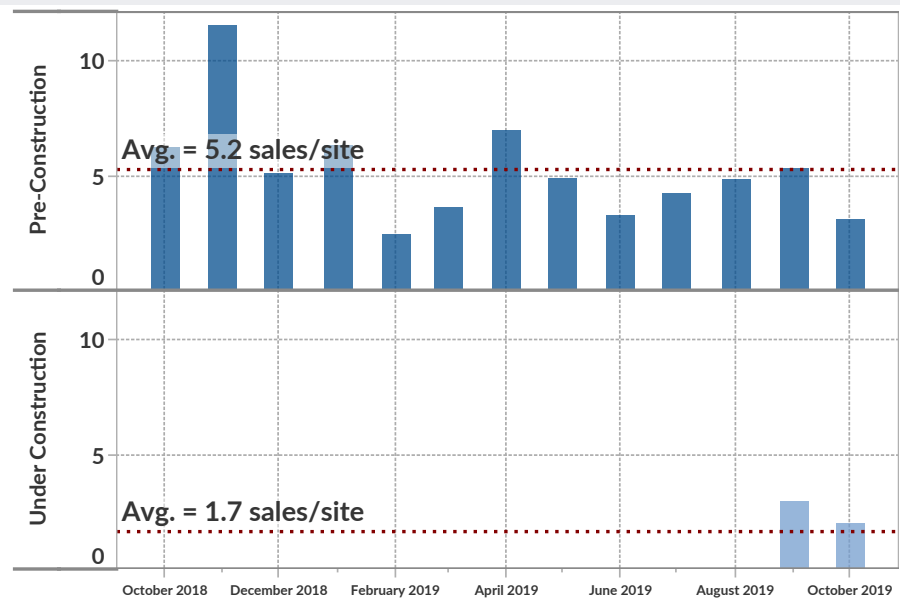
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	5	0	5	0
1 Bedroom	457	24	393	64
1 Bedroom + Den	628	13	541	87
2 Bedroom	667	19	434	233
2 Bedroom + Den	375	8	214	161
3 Bedroom & Up	218	3	98	120
Penthouse				
Other	74	3	34	40

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,007	460	900	\$470,000	\$872,800
\$1,067	523	794	\$477,990	\$889,900
\$1,033	665	1,573	\$545,000	\$1,998,000
\$1,044	754	1,654	\$652,000	\$2,314,000
\$943	835	2,017	\$739,900	\$2,759,000
\$1,170	842	3,054	\$785,990	\$4,099,900

IPO Launch Performance (first 2 months)

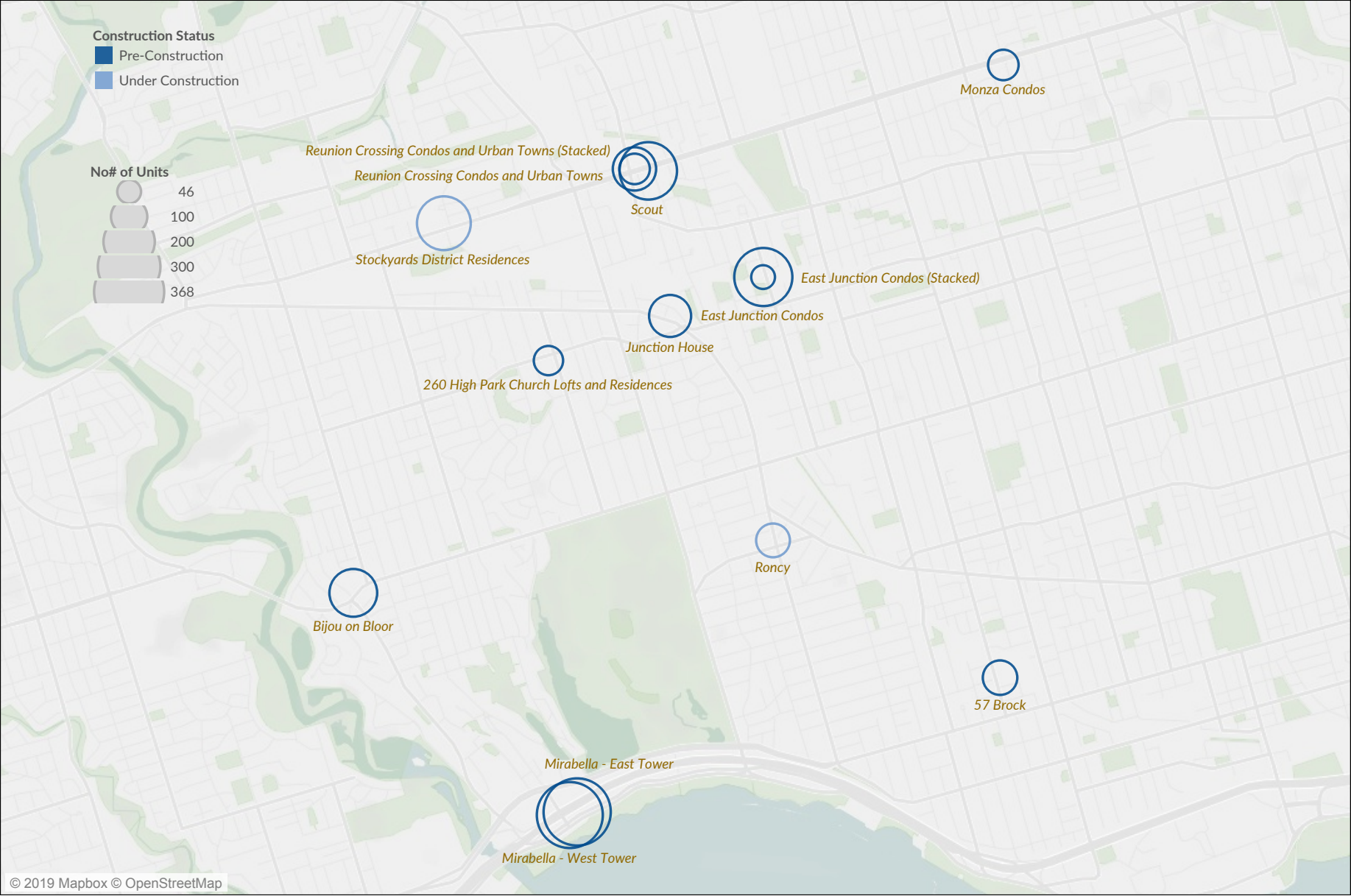


Post Launch Absorption: Toronto West



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Current Active Projects



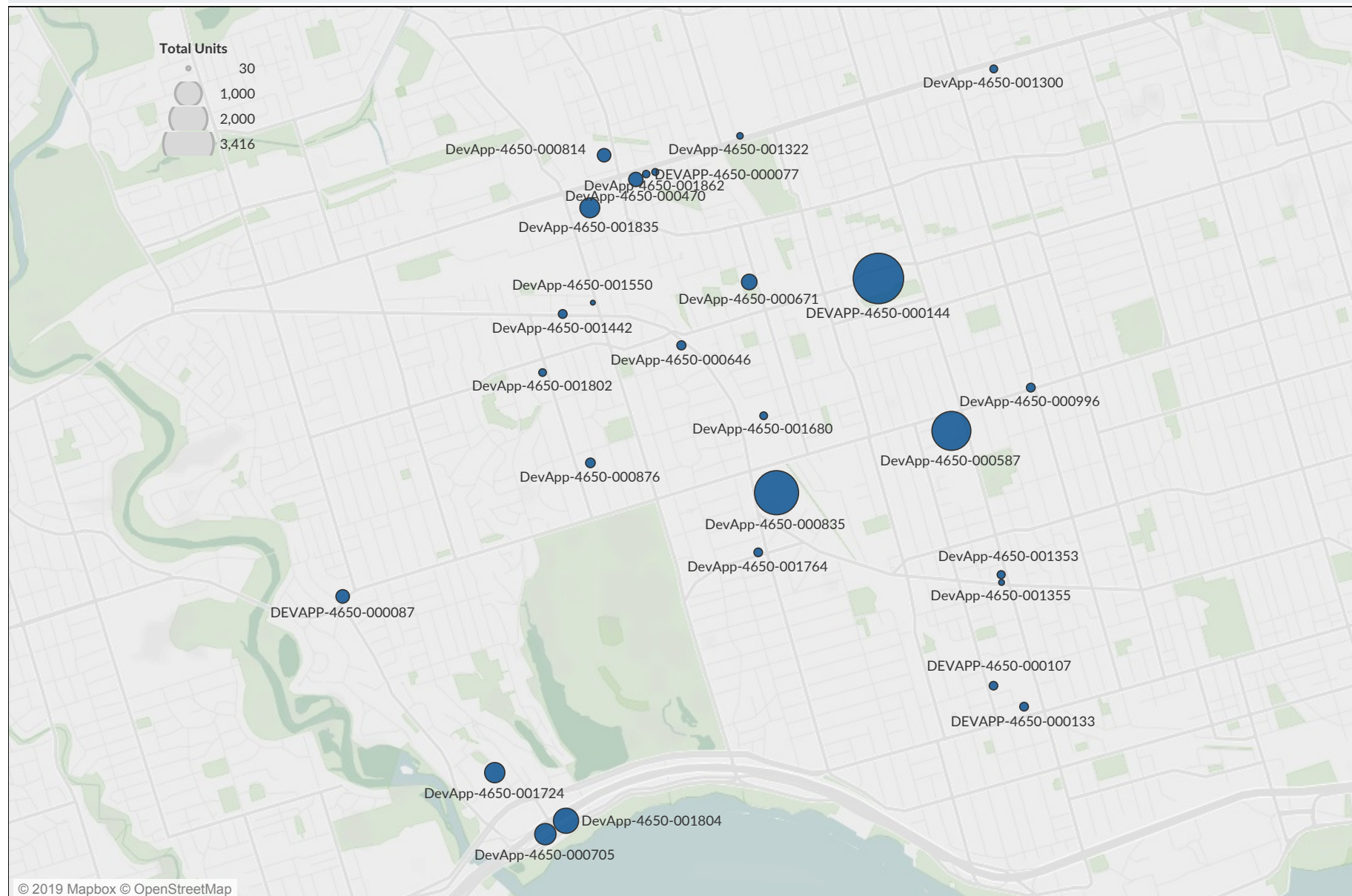
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Current Active Project List

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	2	38	17	97	\$975	\$1,029
260 High Park Church Lofts and Residences - TRAC Developm..	Apartment	May 2021	3	15	18	70	\$1,071	\$1,330
Bijou on Bloor - Plaza	Apartment	May 2022	2	109	77	186	\$1,249	\$1,220
East Junction Condos - Limen Group	Apartment	September 2022	1	50	81	275	\$865	\$1,040
East Junction Condos (Stacked) - Limen Group	Stacked	September 2021	0	0	46	46	\$975	\$975
Junction House - Globizen Group	Apartment	December 2021	2	45	42	144	\$1,081	\$1,094
Mirabella - East Tower - Diamante Development	Apartment	January 2022	0	20	28	368	\$896	\$1,079
Mirabella - West Tower - Diamante Development	Apartment	January 2022	4	61	151	355	\$1,040	\$1,117
Monza Condos - Benvenuto Group	Apartment	April 2022	37	37	39	76	\$1,106	\$1,098
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	June 2022	2	114	35	153	\$811	\$893
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	June 2022	1	28	48	76	\$673	\$720
Roncy - Worsley Urban	Apartment	September 2020	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	14	60	74	269	\$766	\$829
Stockyards District Residences - Marlin Spring	Apartment	November 2021	2	44	49	236	\$880	\$888

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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-4650-000107	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	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	2.4	77
DevApp-4650-001804	1926 Lake Shore Boulevard West	14.9	847
DevApp-4650-001835	6 Lloyd Avenue	4.9	529
DevApp-4650-001862	1745 St. Clair Avenue West	8.1	65

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	 317	 14	 5,086	 4,396	 395	 \$2,140	 1,272	 \$2,721,039	 9,129
Central Waterfront	 26	 12	 5,883	 5,193	 597	 \$1,403	 980	 \$1,374,783	 18,503
Don Mills - York Mills	 26	 11	 3,306	 2,778	 395	 \$953	 1,050	 \$1,000,417	 7,441
Downtown Core	 143	 9	 5,148	 4,183	 790	 \$1,537	 657	 \$1,010,315	 15,193
Downtown East	 73	 17	 5,706	 5,062	 411	 \$1,010	 863	 \$871,618	 18,202
Downtown West	 125	 30	 10,173	 8,643	 1,188	 \$1,402	 903	 \$1,266,200	 19,055
Etobicoke Waterfront	 0	 4	 2,121	 1,898	 85	 \$1,156	 818	 \$945,135	 10,287
Highway7 - Yonge	 66	 8	 1,715	 1,187	 455	 \$673	 1,083	 \$728,525	 .
Mississauga City Centre	 365	 12	 6,548	 5,999	 495	 \$813	 882	 \$717,233	 .
North Toronto	 85	 9	 2,413	 1,711	 607	 \$1,197	 780	 \$934,309	 9,773
North Yonge Corridor	 12	 6	 2,057	 1,807	 146	 \$1,028	 826	 \$848,881	 4,393
North York East	 2	 2	 528	 504	 23	 \$941	 1,022	 \$961,965	 2,056
North York West	 353	 12	 2,697	 2,216	 342	 \$879	 1,084	 \$952,932	 9,738
Not Applicable	 1,280	 162	 30,626	 22,549	 6,296	 \$741	 907	 \$672,811	 66,556
Scarborough City Centre									 2,245
Sheppard Corridor	 23	 14	 4,020	 3,278	 742	 \$1,067	 819	 \$874,136	 8,352
Thornhill	 401	 2	 736	 401	 335	 \$826	 797	 \$658,314	 .
Toronto East	 26	 16	 2,141	 1,817	 268	 \$969	 912	 \$883,298	 2,031
Toronto West	 70	 14	 2,444	 1,719	 705	 \$1,031	 934	 \$962,665	 12,992
Yonge - St. Clair	 31	 8	 1,297	 1,225	 48	 \$1,370	 1,355	 \$1,855,441	 2,190

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