



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of November 2019



Toronto West Submarket Report - November 2019



Toronto West		GTA
Active Projects	16	368
Total Units	2,927	95,673
Total Sales	2,108	78,197
Rem. Inv.	722	14,396
Avg. \$/SF	\$1,046	\$1,029
Avg. SF	915	901
Avg. \$	\$956,929	\$927,150
Current Month Sales (incl. active & sold out)	167	3,564

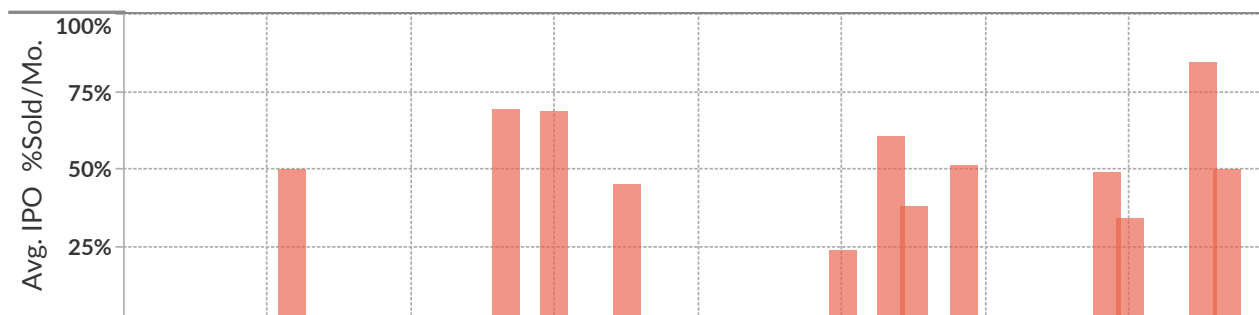
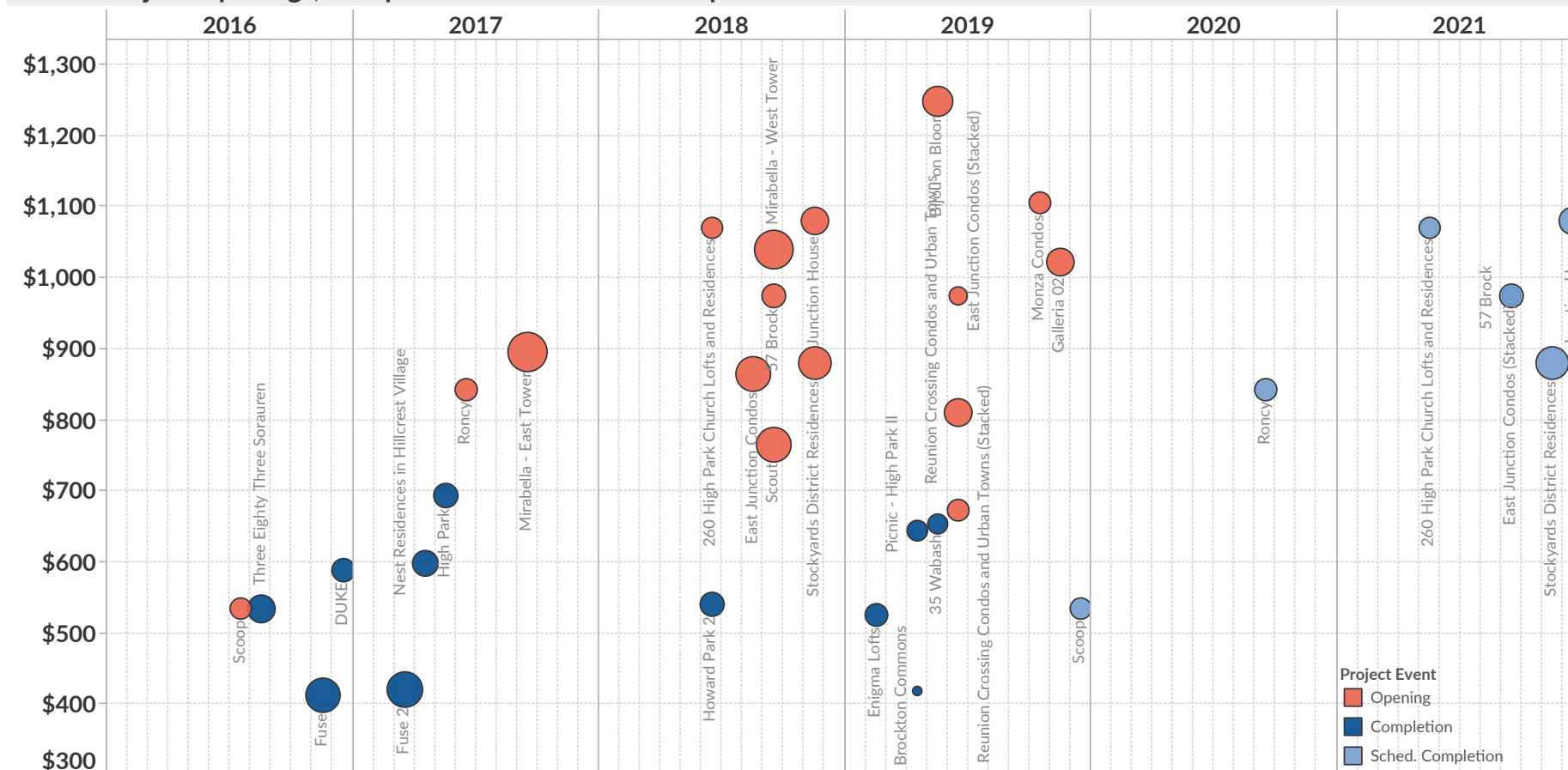
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	28	396
Total Units	13,091	213,970
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	44.5
Avg. Floor Space Index	4.0	6.2

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.



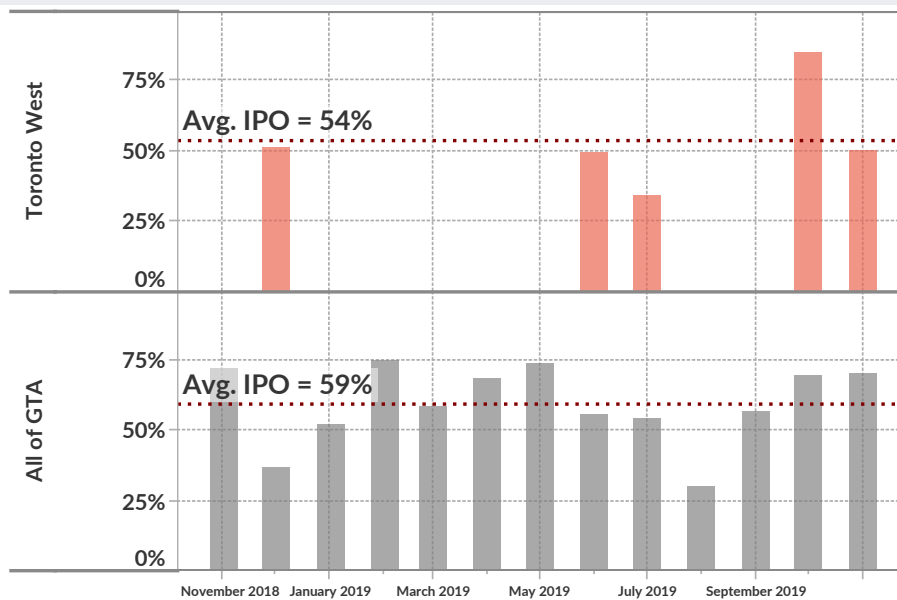
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Project Data by Unit Type

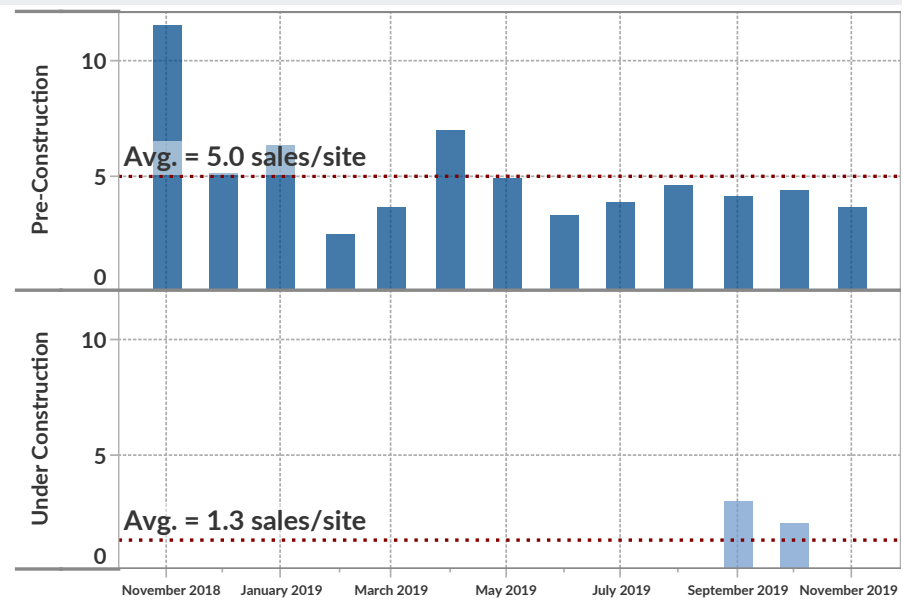
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	21	3	20	1
1 Bedroom	621	31	533	88
1 Bedroom + Den	683	53	591	92
2 Bedroom	805	56	584	221
2 Bedroom + Den	379	7	215	164
3 Bedroom & Up	254	17	132	122
Penthouse				
Other	67	0	33	34

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$940	500	500	\$469,900	\$469,900
\$1,002	435	900	\$384,900	\$879,900
\$1,068	526	794	\$510,900	\$899,900
\$1,050	630	1,573	\$545,000	\$1,998,000
\$1,040	764	1,654	\$652,000	\$2,314,000
\$980	835	2,017	\$749,900	\$2,759,000
\$1,241	842	3,054	\$875,000	\$4,199,900

IPO Launch Performance (first 2 months)

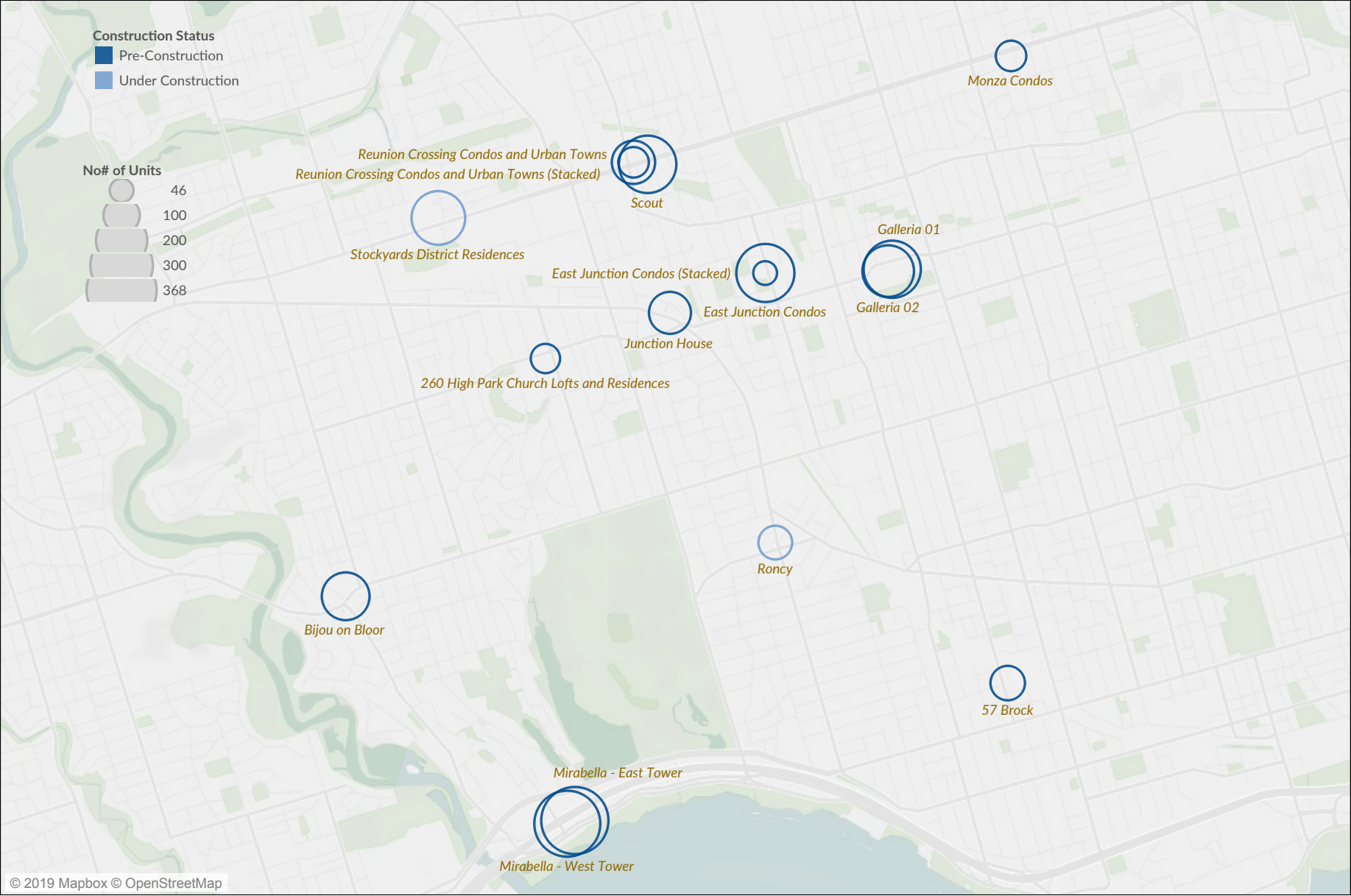


Post Launch Absorption: Toronto West



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Current Active Projects



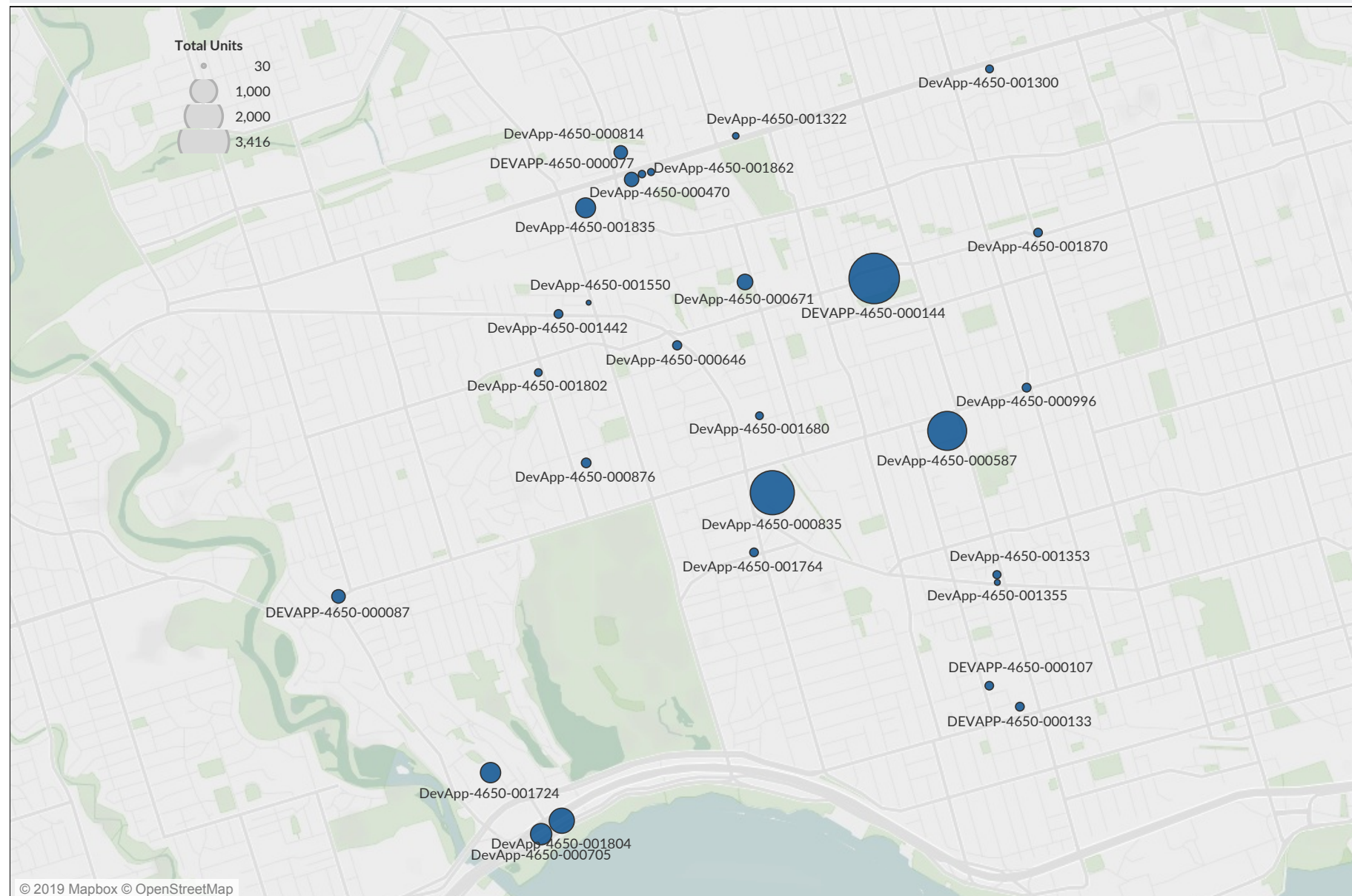
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Current Active Project List

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	39	16	97	\$975	\$1,032
260 High Park Church Lofts and Residences - Medallion Capit..	Apartment	May 2021	1	16	17	70	\$1,071	\$1,383
Bijou on Bloor - Plaza	Apartment	May 2022	5	114	72	186	\$1,249	\$1,238
East Junction Condos - Limen Group	Apartment	September 2022	0	50	81	275	\$865	\$1,040
East Junction Condos (Stacked) - Limen Group	Stacked	September 2021	0	0	46	46	\$975	\$975
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	0	226	41	267	\$0	\$1,002
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	125	125	21	217	\$1,023	\$1,034
Junction House - Globizen Group	Apartment	December 2021	3	48	39	144	\$1,081	\$1,096
Mirabella - East Tower - Diamante Development	Apartment	January 2022	1	21	27	368	\$896	\$1,075
Mirabella - West Tower - Diamante Development	Apartment	January 2022	4	65	147	355	\$1,040	\$1,117
Monza Condos - Benvenuto Group	Apartment	April 2022	1	38	38	76	\$1,106	\$1,107
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	June 2022	8	124	25	153	\$811	\$904
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	June 2022	15	48	28	76	\$673	\$734
Roncy - Worsley Urban	Apartment	September 2020	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	3	52	82	269	\$766	\$830
Stockyards District Residences - Marlin Spring	Apartment	November 2021	0	44	42	235	\$880	\$908

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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	10.1	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
DevApp-4650-001870	888 Dupont Street	6.9	99

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	• 54	• 14	• 5,086	• 4,446	• 345	• \$2,109	• 1,303	• \$2,746,965	• 9,129
Central Waterfront	• 35	• 13	• 6,642	• 5,228	• 1,402	• \$1,409	• 996	• \$1,403,588	• 18,503
Don Mills - York Mills	• 36	• 11	• 3,366	• 2,814	• 419	• \$959	• 1,049	• \$1,005,825	• 7,441
Downtown Core	• 74	• 8	• 4,457	• 3,556	• 717	• \$1,540	• 665	• \$1,024,439	• 15,193
Downtown East	• 374	• 19	• 6,559	• 5,436	• 941	• \$1,204	• 739	• \$889,725	• 17,959
Downtown West	• 109	• 31	• 10,473	• 8,751	• 1,392	• \$1,393	• 843	• \$1,174,333	• 18,595
Etobicoke Waterfront	• 2	• 4	• 2,121	• 1,901	• 82	• \$1,160	• 821	• \$951,809	• 10,287
Highway7 - Yonge	• 108	• 8	• 1,862	• 1,295	• 352	• \$654	• 1,128	• \$738,172	•
Mississauga City Centre	• 80	• 12	• 6,571	• 6,044	• 461	• \$806	• 901	• \$725,832	•
North Toronto	• 123	• 9	• 2,412	• 1,871	• 455	• \$1,213	• 815	• \$988,984	• 9,738
North Yonge Corridor	• 6	• 5	• 1,622	• 1,366	• 152	• \$1,118	• 773	• \$864,489	• 5,372
North York East	• 4	• 2	• 528	• 508	• 19	• \$945	• 1,027	• \$970,295	• 2,056
North York West	• 138	• 11	• 2,327	• 2,016	• 279	• \$899	• 1,137	• \$1,022,957	• 8,858
Not Applicable	• 1,891	• 166	• 31,043	• 24,499	• 5,423	• \$753	• 907	• \$683,698	• 68,414
Scarborough City Centre									• 2,245
Sheppard Corridor	• 34	• 14	• 4,020	• 3,312	• 708	• \$1,073	• 827	• \$887,957	• 8,352
Thornhill	• 233	• 2	• 736	• 554	• 182	• \$814	• 729	• \$593,314	•
Toronto East	• 49	• 14	• 1,763	• 1,482	• 223	• \$988	• 921	• \$909,908	• 3,456
Toronto West	• 167	• 16	• 2,927	• 2,108	• 722	• \$1,046	• 915	• \$956,929	• 13,091
Yonge - St. Clair	• 47	• 9	• 1,158	• 1,010	• 122	• \$1,458	• 1,576	• \$2,297,672	• 2,190

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