



Greater Toronto Area  
Toronto West

New Homes High Rise Submarket Report  
Data as of December 2019



# Toronto West Submarket Report - December 2019



| Toronto West                                  |           | GTA       |
|-----------------------------------------------|-----------|-----------|
| Active Projects                               | 16        | 355       |
| Total Units                                   | 2,924     | 93,377    |
| Total Sales                                   | 2,141     | 77,895    |
| Rem. Inv.                                     | 679       | 12,280    |
| Avg. \$/SF                                    | \$1,068   | \$1,055   |
| Avg. SF                                       | 919       | 930       |
| Avg. \$                                       | \$981,074 | \$980,872 |
| Current Month Sales (incl. active & sold out) | 34        | 1,871     |

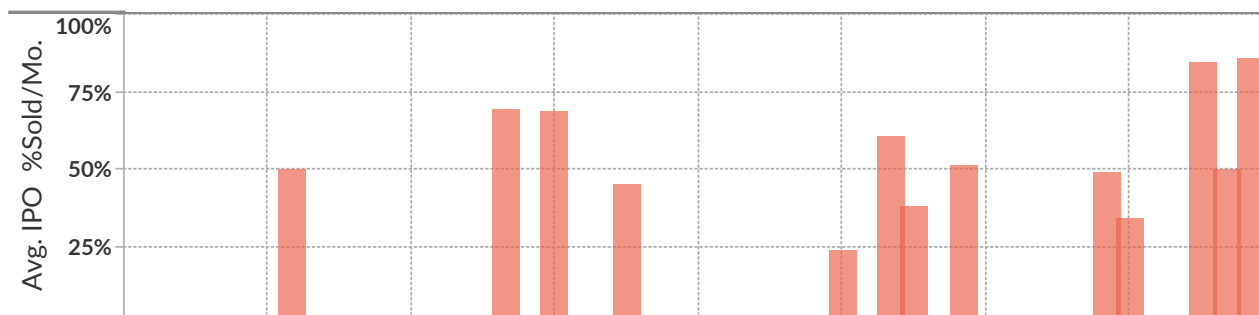
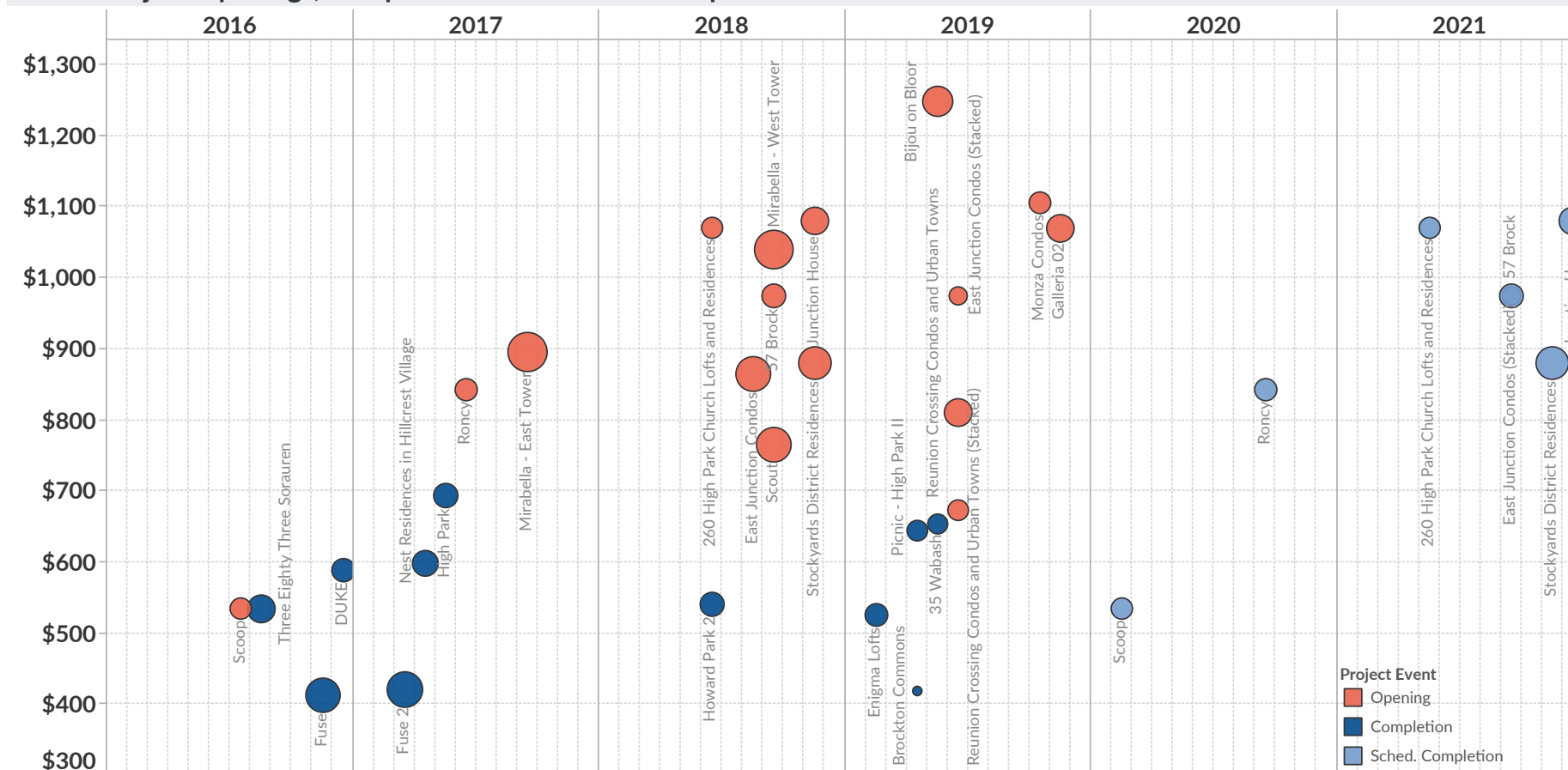
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| Toronto West             |        | City of Toronto |
| Number of Dev. Apps.     | 28     | 375             |
| Total Units              | 13,238 | 202,805         |
| Min. Floor Space Index   | 0.6    | 0.1             |
| Max. Floor Space Index   | 12.9   | 44.5            |
| Avg. Floor Space Index   | 4.2    | 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.



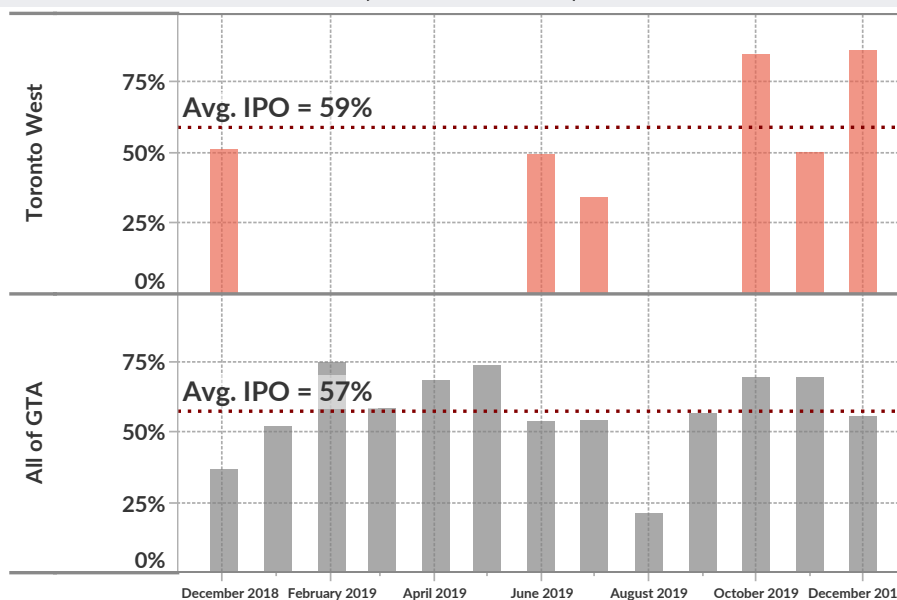
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## Project Data by Unit Type

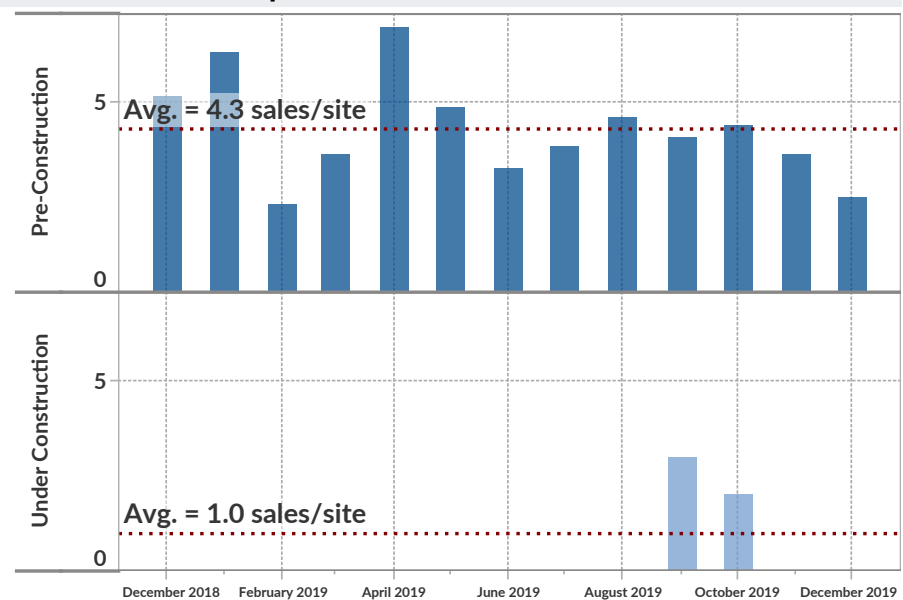
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 21          | 0                   | 20          | 1         |
| 1 Bedroom       | 621         | 7                   | 540         | 81        |
| 1 Bedroom + Den | 683         | 10                  | 600         | 83        |
| 2 Bedroom       | 805         | 11                  | 595         | 210       |
| 2 Bedroom + Den | 379         | 5                   | 220         | 159       |
| 3 Bedroom & Up  | 244         | 1                   | 133         | 111       |
| 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         |
| \$1,001    | 435             | 900              | \$384,900        | \$879,900         |
| \$1,073    | 526             | 794              | \$510,900        | \$899,900         |
| \$1,053    | 630             | 1,573            | \$545,000        | \$1,998,000       |
| \$1,087    | 764             | 1,654            | \$652,000        | \$2,314,000       |
| \$1,019    | 835             | 2,017            | \$749,900        | \$2,759,000       |
|            |                 |                  |                  |                   |
| \$1,243    | 842             | 3,054            | \$875,000        | \$4,199,900       |

## IPO Launch Performance (first 2 months)

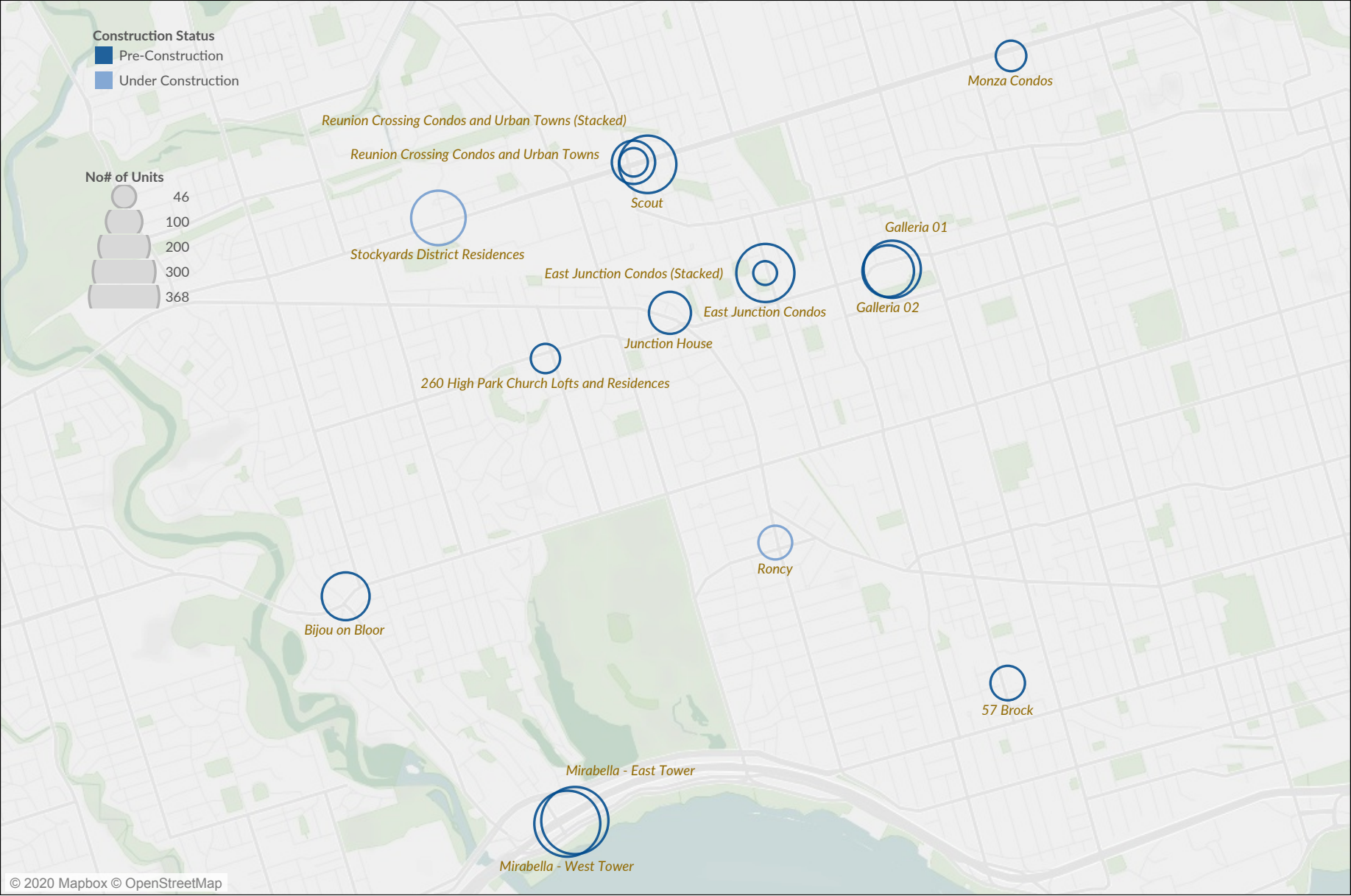


## Post Launch Absorption: Toronto West



# Toronto West Submarket Report - December 2019

## Current Active Projects



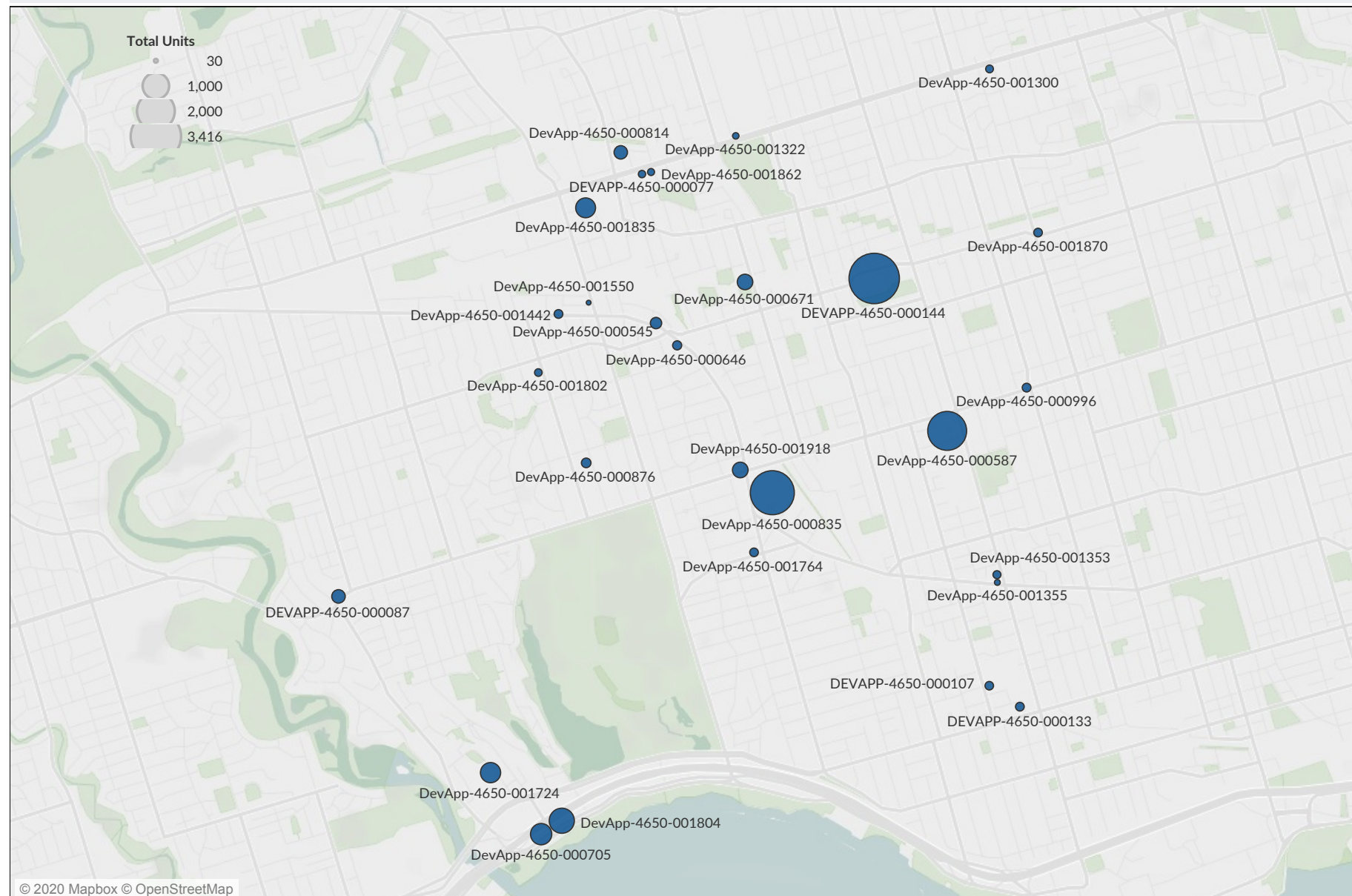
# Toronto West Submarket Report - December 2019

## 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          | 3                   | 42  | 13        | 97          | \$975          | \$1,030     |
| 260 High Park Church Lofts and Residences - Medallion Capit.. | Apartment    | May 2021                | 0                   | 15  | 18        | 70          | \$1,071        | \$1,381     |
| Bijou on Bloor - Plaza                                        | Apartment    | May 2022                | 4                   | 118 | 68        | 186         | \$1,249        | \$1,245     |
| East Junction Condos - Limen Group                            | Apartment    | September 2022          | 1                   | 51  | 80        | 275         | \$865          | \$1,039     |
| 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          | 0                   | 125 | 21        | 217         | \$1,070        | \$1,080     |
| Junction House - Globizen Group                               | Apartment    | December 2021           | 3                   | 51  | 36        | 144         | \$1,081        | \$1,097     |
| Mirabella - East Tower - Diamante Development                 | Apartment    | January 2022            | 4                   | 25  | 23        | 368         | \$896          | \$1,101     |
| Mirabella - West Tower - Diamante Development                 | Apartment    | January 2022            | 10                  | 75  | 137       | 355         | \$1,040        | \$1,167     |
| Monza Condos - Benvenuto Group                                | Apartment    | April 2022              | 2                   | 40  | 36        | 76          | \$1,106        | \$1,166     |
| Reunion Crossing Condos and Urban Towns - Diamond Kilmer..    | Apartment    | June 2022               | 6                   | 130 | 19        | 153         | \$811          | \$914       |
| Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..   | Stacked      | June 2022               | 0                   | 48  | 18        | 66          | \$673          | \$754       |
| Roncy - Worsley Urban                                         | Apartment    | September 2020          | 0                   | 0   | 0         | 93          | \$843          | \$1,079     |
| Scout - Graywood Developments                                 | Apartment    | March 2022              | 1                   | 53  | 81        | 269         | \$766          | \$830       |
| Stockyards District Residences - Marlin Spring                | Apartment    | November 2021           | 0                   | 44  | 42        | 242         | \$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-4650-000545 | 2706 - 2730 Dundas Street West                         | 9.1               | 173         |
| 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       | 9.8               | 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-4650-001724 | 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          |
| DevApp-4650-001918 | 1540 Bloor Street West                                 | 11.4              | 327         |

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       | 5                   | 15                          | 5,704       | 5,061       | 348       | \$2,111    | 1,285   | \$2,712,126 | 8,068       |
| Central Waterfront      | 222                 | 13                          | 6,642       | 5,448       | 1,182     | \$1,418    | 912     | \$1,292,723 | 17,952      |
| Don Mills - York Mills  | 17                  | 11                          | 3,289       | 2,837       | 379       | \$945      | 1,080   | \$1,020,388 | 7,471       |
| Downtown Core           | 39                  | 8                           | 4,457       | 3,592       | 681       | \$1,543    | 668     | \$1,031,118 | 15,031      |
| Downtown East           | 184                 | 19                          | 6,513       | 5,624       | 691       | \$1,186    | 791     | \$937,883   | 13,408      |
| Downtown West           | 127                 | 30                          | 10,279      | 8,815       | 1,137     | \$1,403    | 872     | \$1,223,880 | 17,553      |
| Etobicoke Waterfront    | 12                  | 4                           | 2,126       | 1,927       | 66        | \$1,158    | 862     | \$998,967   | 7,446       |
| Highway7 - Yonge        | 70                  | 8                           | 1,862       | 1,365       | 282       | \$652      | 1,164   | \$758,821   | .           |
| Mississauga City Centre | 66                  | 11                          | 6,227       | 5,764       | 397       | \$798      | 917     | \$731,659   | .           |
| North Toronto           | 21                  | 9                           | 2,396       | 1,892       | 434       | \$1,214    | 821     | \$996,561   | 8,137       |
| North Yonge Corridor    | 1                   | 5                           | 1,692       | 1,367       | 106       | \$1,105    | 775     | \$855,995   | 5,372       |
| North York East         | 11                  | 2                           | 528         | 519         | 8         | \$965      | 986     | \$951,150   | 2,056       |
| North York West         | 17                  | 9                           | 1,812       | 1,525       | 262       | \$901      | 1,147   | \$1,033,818 | 9,050       |
| Not Applicable          | 959                 | 159                         | 29,797      | 24,092      | 4,491     | \$755      | 962     | \$726,568   | 67,193      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 2,245       |
| Sheppard Corridor       | 9                   | 14                          | 4,020       | 3,338       | 677       | \$1,080    | 830     | \$896,967   | 8,157       |
| Thornhill               | 21                  | 2                           | 736         | 574         | 162       | \$822      | 739     | \$607,524   | .           |
| Toronto East            | 39                  | 12                          | 1,395       | 1,154       | 191       | \$1,011    | 915     | \$924,465   | 3,735       |
| Toronto West            | 34                  | 16                          | 2,924       | 2,141       | 679       | \$1,068    | 919     | \$981,074   | 13,238      |
| Yonge - St. Clair       | 17                  | 8                           | 978         | 860         | 107       | \$1,474    | 1,700   | \$2,506,240 | 2,383       |

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