



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of January 2020



Toronto West Submarket Report - January 2020



Toronto West		GTA
Active Projects	16	348
Total Units	2,934	92,351
Total Sales	2,160	77,567
Rem. Inv.	660	11,632
Avg. \$/SF	\$1,069	\$1,058
Avg. SF	923	944
Avg. \$	\$987,041	\$998,477
Current Month Sales (incl. active & sold out)	22	1,100

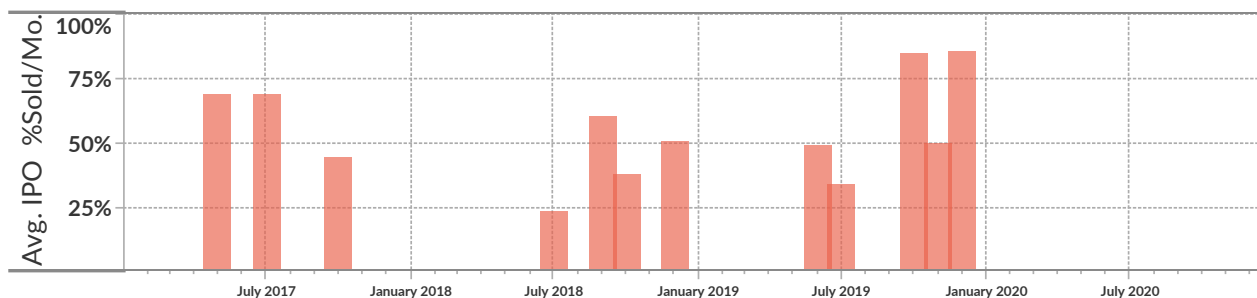
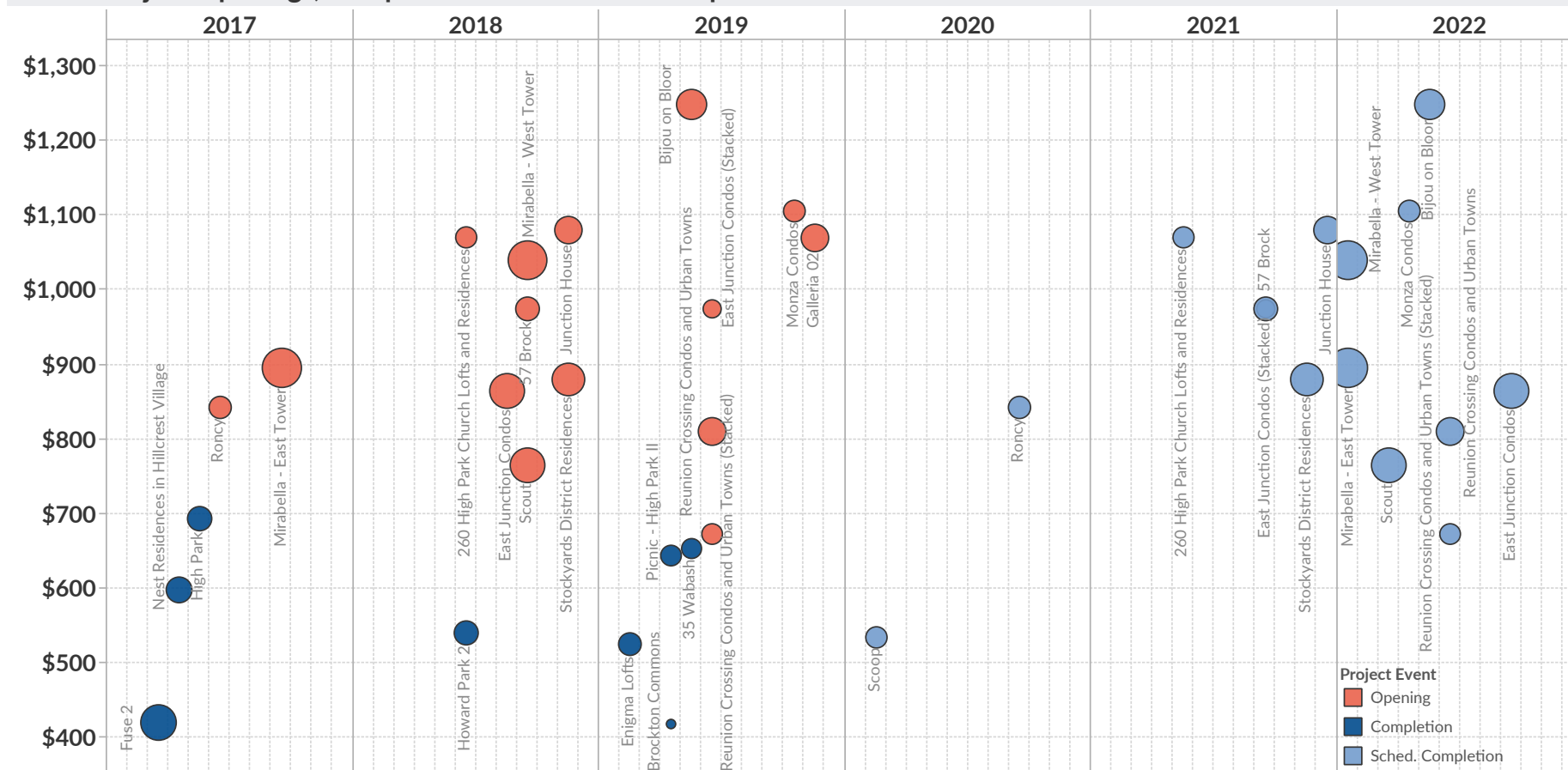
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	27	382
Total Units	11,194	209,320
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	44.5
Avg. Floor Space Index	4.3	6.3

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.



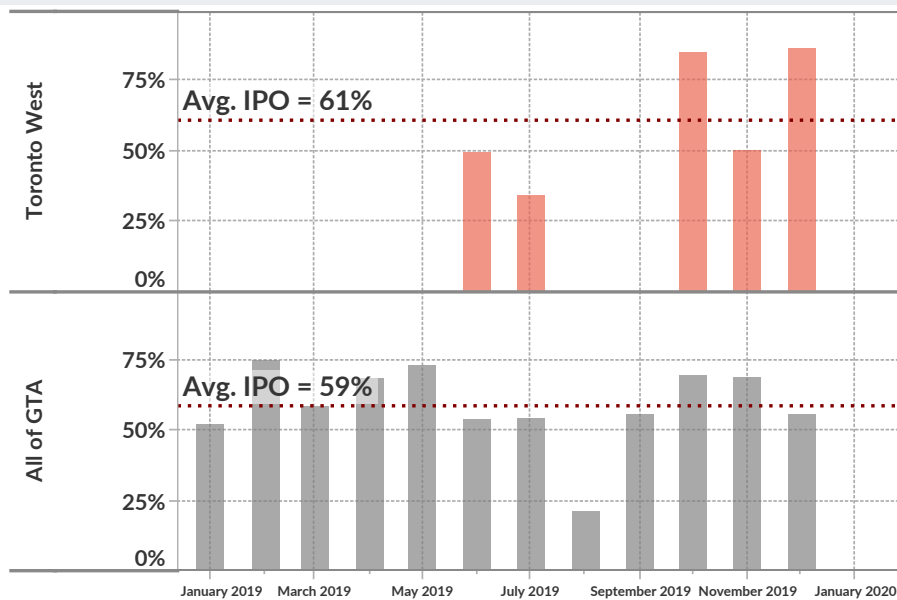
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Project Data by Unit Type

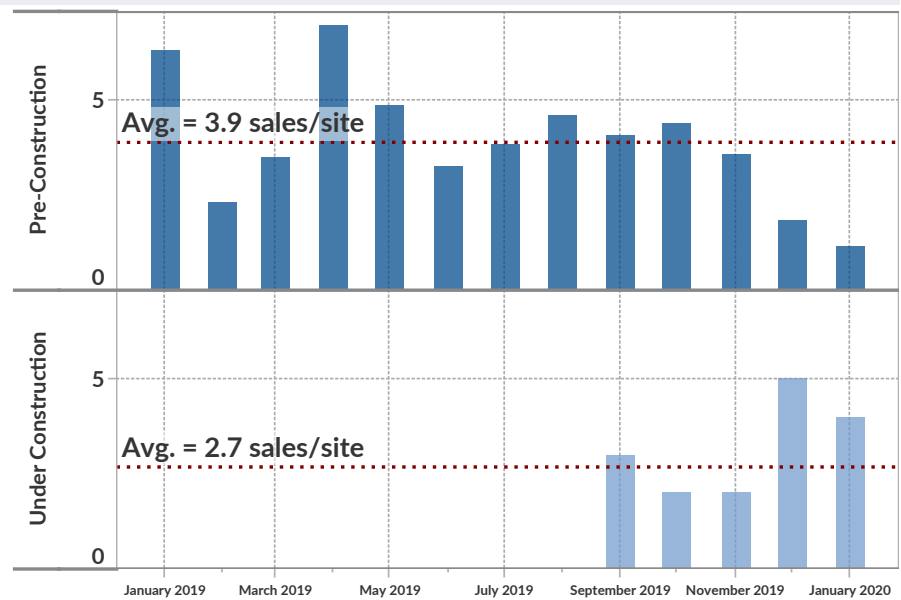
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	21	0	20	1
1 Bedroom	621	4	544	77
1 Bedroom + Den	683	7	605	78
2 Bedroom	805	7	601	204
2 Bedroom + Den	379	2	222	157
3 Bedroom & Up	244	2	135	109
Penthouse				
Other	67	0	33	34

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$940	500	500	\$469,900	\$469,900
\$1,002	500	900	\$470,000	\$879,900
\$1,073	526	794	\$525,000	\$899,900
\$1,056	630	1,573	\$545,000	\$1,998,000
\$1,085	764	1,654	\$652,000	\$2,314,000
\$1,021	835	2,017	\$749,900	\$2,759,000
\$1,243	842	3,054	\$875,000	\$4,199,900

IPO Launch Performance (first 2 months)

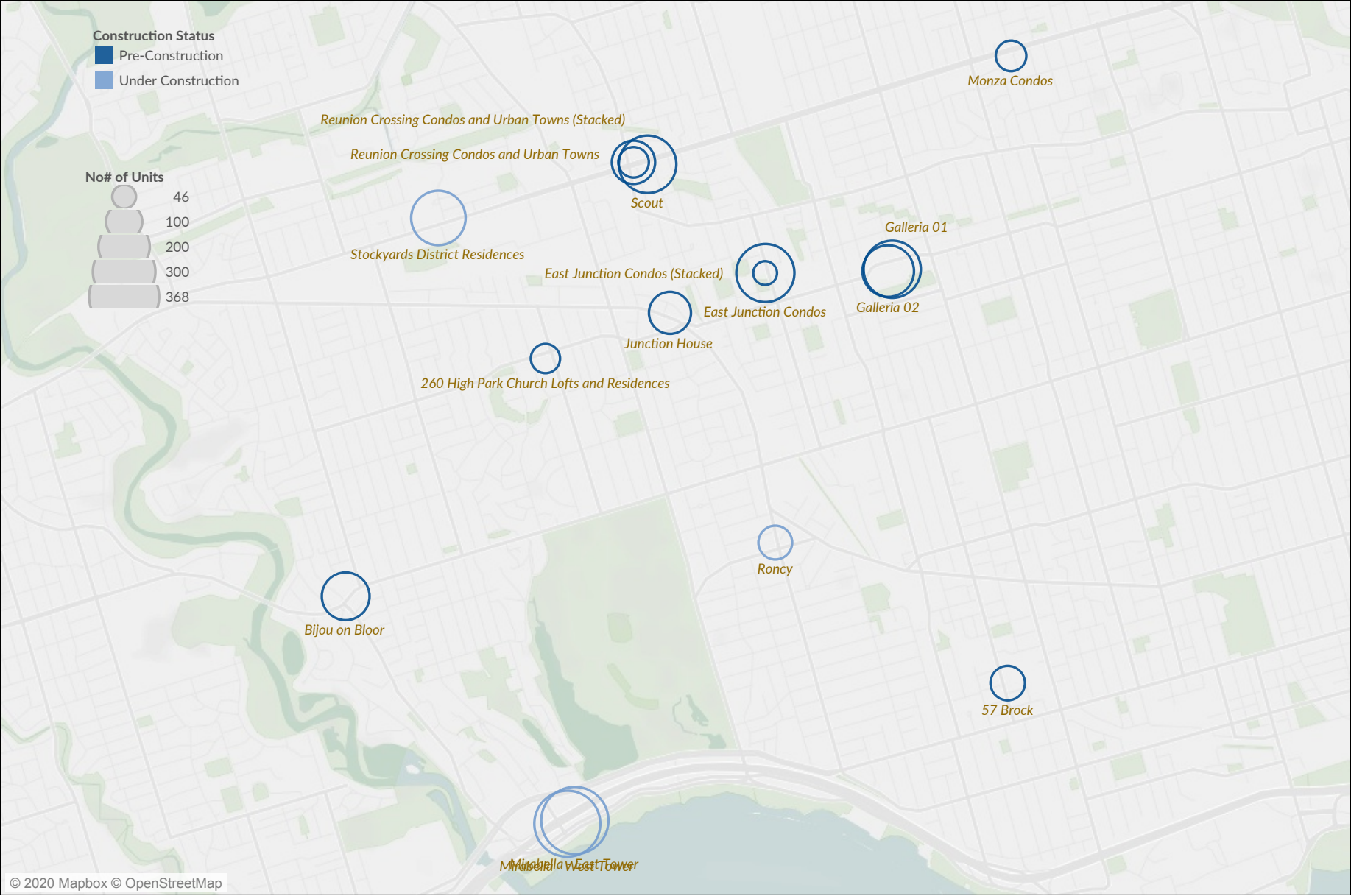


Post Launch Absorption: Toronto West



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Current Active Projects



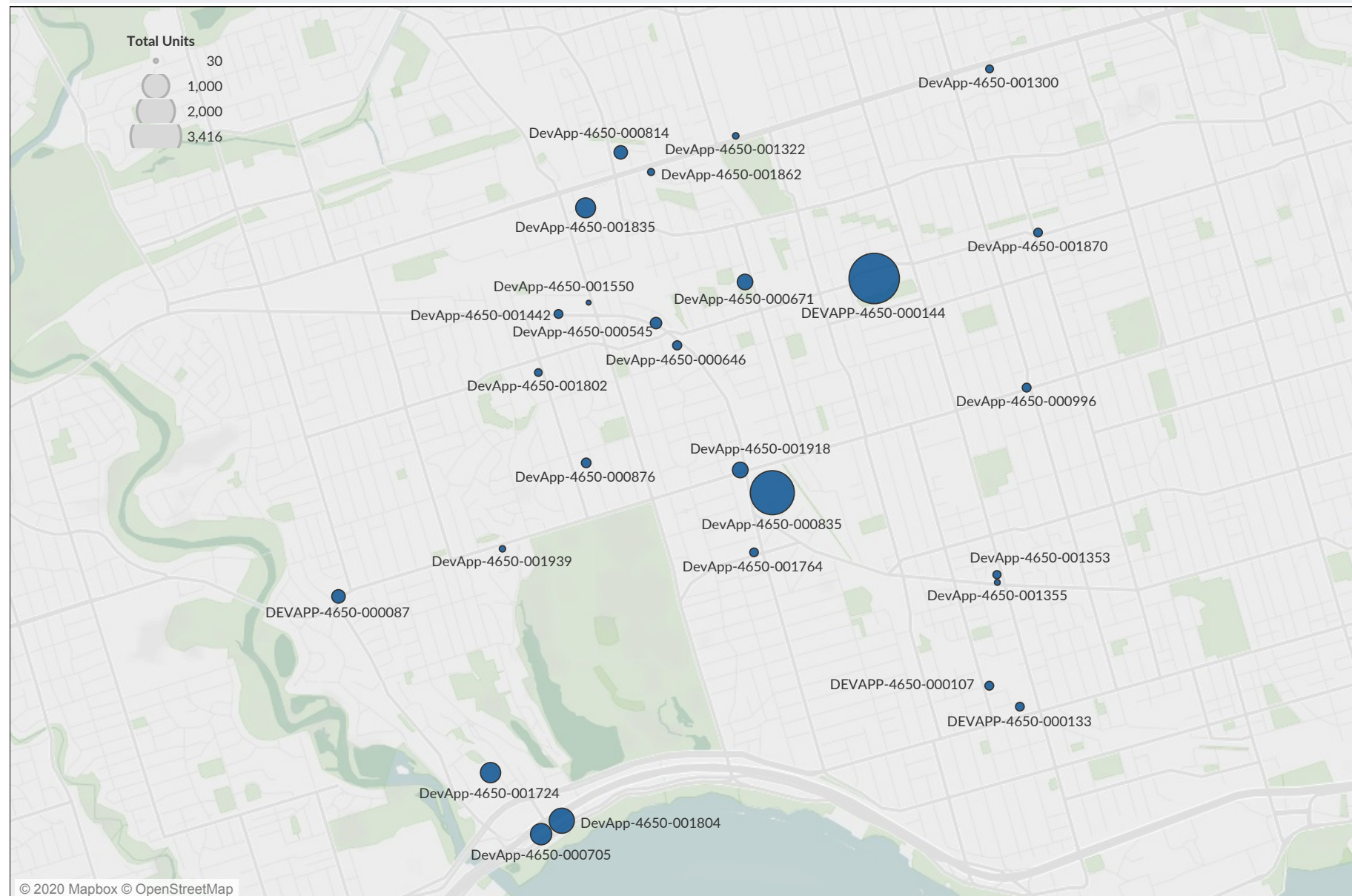
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Current Active Project List

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	3	13	97	\$975	\$1,121
260 High Park Church Lofts and Residences - Medallion Capit..	Apartment	May 2021	1	1	17	70	\$1,071	\$1,382
Bijou on Bloor - Plaza	Apartment	May 2022	0	0	68	186	\$1,249	\$1,245
East Junction Condos - Limen Group	Apartment	September 2022	0	0	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	0	41	267	\$0	\$1,002
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	0	0	21	217	\$1,070	\$1,080
Junction House - Globizen Group	Apartment	December 2021	0	0	36	144	\$1,081	\$1,097
Mirabella - East Tower - Diamante Development	Apartment	January 2022	0	0	23	368	\$896	\$1,101
Mirabella - West Tower - Diamante Development	Apartment	January 2022	8	8	129	355	\$1,040	\$1,168
Monza Condos - Benvenuto Group	Apartment	April 2022	1	1	35	76	\$1,106	\$1,164
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	June 2022	2	2	17	153	\$811	\$924
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	June 2022	2	2	16	76	\$673	\$755
Roncy - Worsley Urban	Apartment	September 2020	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	5	5	76	269	\$766	\$828
Stockyards District Residences - Marlin Spring	Apartment	November 2021	0	0	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-4650-000087	2442 - 2454 Bloor Street West; 1 - 9 Riverview Gardens	9.4	244
DEVAPP-4650-000107	57 - 65 Brock Avenue	4.5	103
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-4650-000646	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	3.8	87
DevApp-4650-001355	1494 Dundas Street West	5.3	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
DevApp-4650-001939	2115 Bloor Street West	3.5	54

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	19	15	5,708	5,080	329	\$2,302	1,318	\$3,032,510	8,068
Central Waterfront	160	13	6,642	5,645	985	\$1,434	954	\$1,367,210	17,952
Don Mills - York Mills	27	11	3,306	2,864	352	\$954	1,087	\$1,036,831	6,363
Downtown Core	35	8	4,457	3,627	646	\$1,549	673	\$1,042,551	17,688
Downtown East	65	18	6,168	5,344	658	\$1,190	807	\$960,885	13,836
Downtown West	68	30	10,291	8,920	993	\$1,431	907	\$1,297,816	17,698
Etobicoke Waterfront	1	4	2,121	1,928	65	\$1,153	873	\$1,006,728	8,726
Highway7 - Yonge	22	7	1,742	1,338	189	\$677	1,155	\$781,819	.
Mississauga City Centre	27	10	5,766	5,330	408	\$818	921	\$753,952	.
North Toronto	47	9	2,396	1,939	387	\$1,238	835	\$1,033,352	7,793
North Yonge Corridor	1	5	1,692	1,365	108	\$1,119	774	\$865,693	7,470
North York East	1	2	528	519	8	\$942	978	\$921,150	2,056
North York West	3	9	1,812	1,528	259	\$903	1,149	\$1,038,008	9,868
Not Applicable	538	154	29,452	23,795	4,484	\$751	974	\$730,763	70,473
Scarborough City Centre									2,245
Sheppard Corridor	20	14	4,015	3,384	631	\$1,074	849	\$911,847	8,157
Thornhill	17	3	949	760	189	\$831	769	\$638,654	.
Toronto East	12	12	1,395	1,166	179	\$1,030	926	\$953,791	3,735
Toronto West	22	16	2,934	2,160	660	\$1,069	923	\$987,041	11,194
Yonge - St. Clair	15	8	977	875	102	\$1,463	1,592	\$2,328,155	2,403

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