



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of February 2020



Toronto West Submarket Report - February 2020



Toronto West		GTA
Active Projects	14	356
Total Units	2,613	94,976
Total Sales	2,022	78,256
Rem. Inv.	481	12,909
Avg. \$/SF	\$1,099	\$1,084
Avg. SF	940	951
Avg. \$	\$1,033,531	\$1,031,390
Current Month Sales (incl. active & sold out)	50	2,418

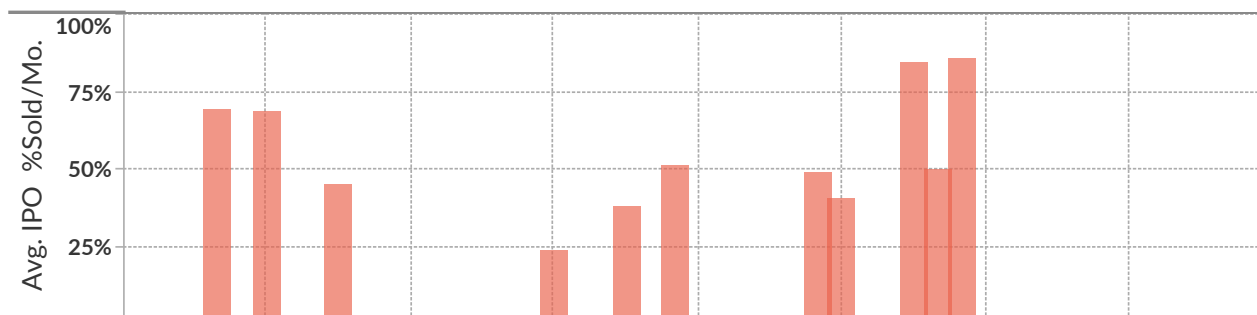
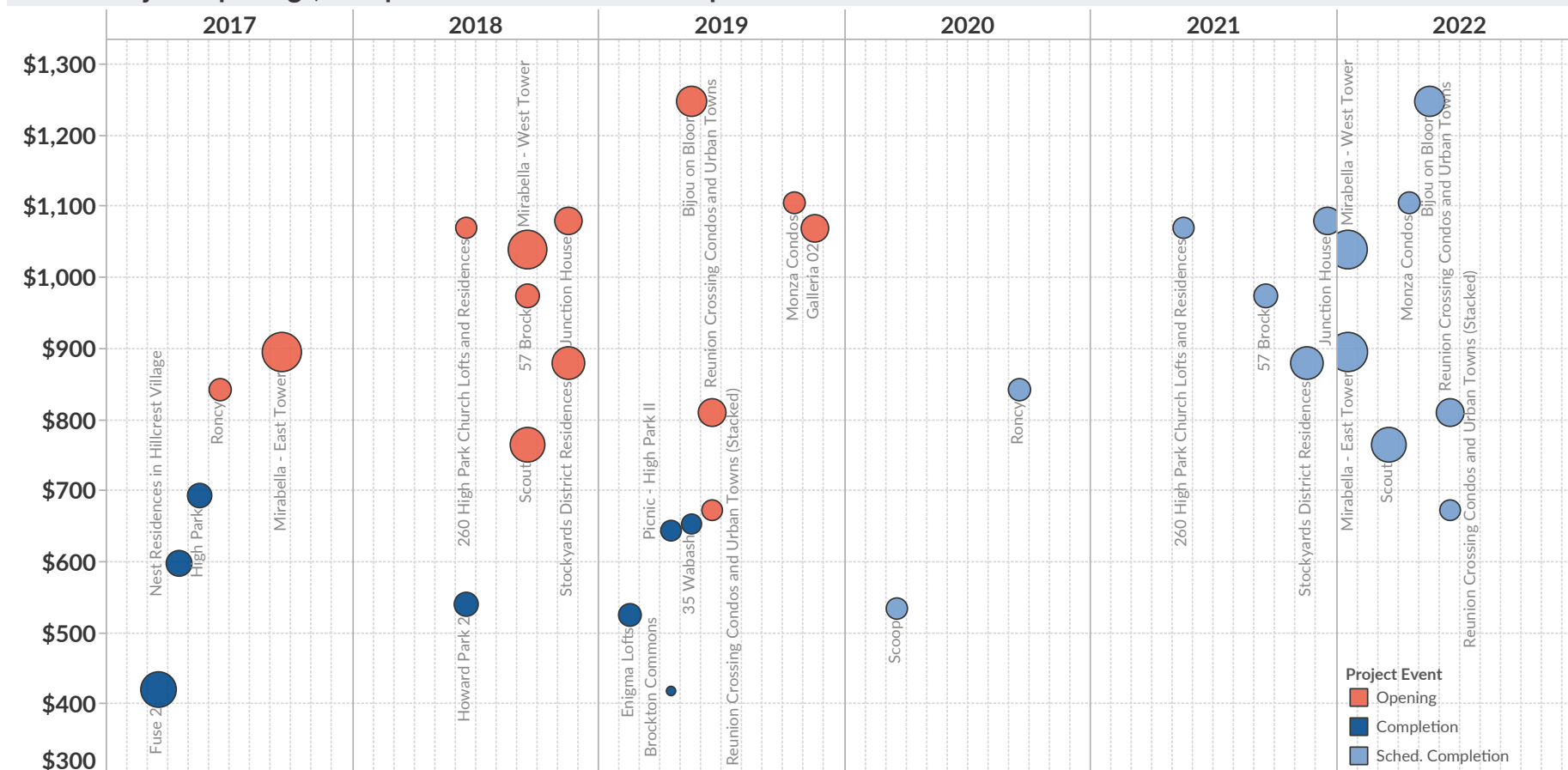
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	29	395
Total Units	11,311	219,390
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	44.5
Avg. Floor Space Index	4.3	6.4

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.



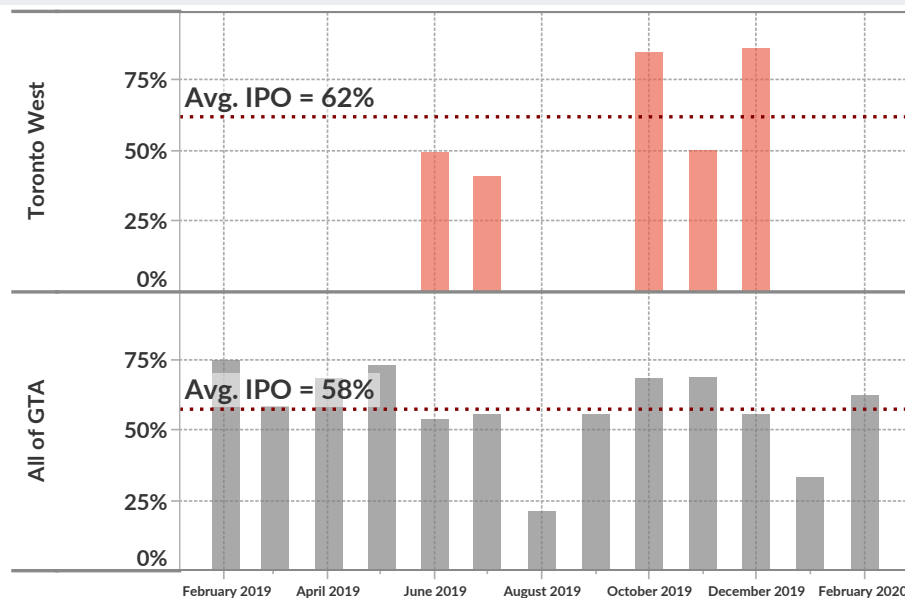
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Project Data by Unit Type

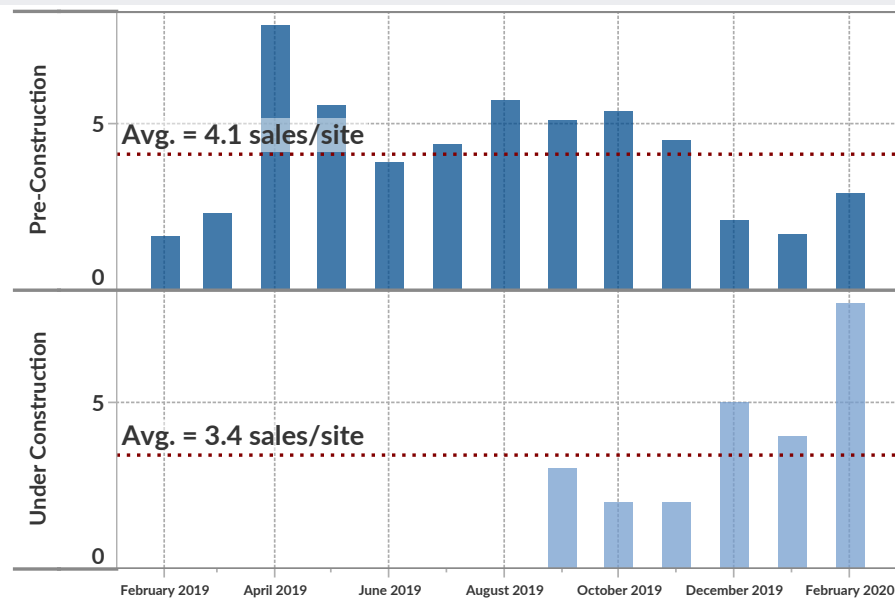
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	21	0	20	1
1 Bedroom	447	3	407	40
1 Bedroom + Den	683	15	621	62
2 Bedroom	687	15	563	124
2 Bedroom + Den	379	14	236	143
3 Bedroom & Up	219	3	142	77
Penthouse				
Other	67	0	33	34

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$940	500	500	\$469,900	\$469,900
\$1,010	435	900	\$384,900	\$879,900
\$1,107	526	794	\$510,900	\$899,900
\$1,094	630	1,573	\$619,900	\$2,058,000
\$1,092	764	1,654	\$704,990	\$2,374,000
\$1,054	835	2,017	\$749,900	\$2,819,000
\$1,238	842	3,054	\$925,000	\$4,199,900

IPO Launch Performance (first 2 months)

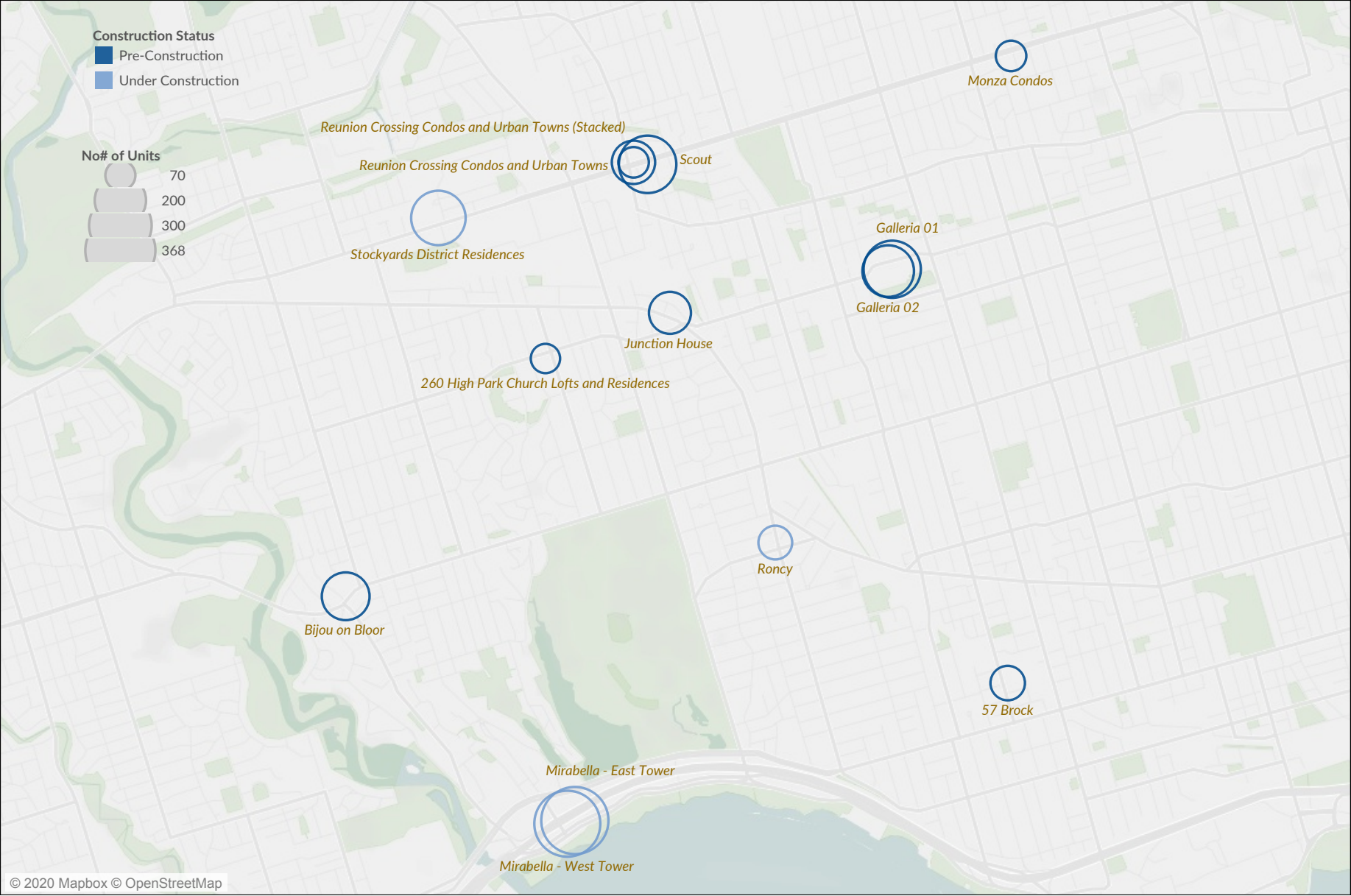


Post Launch Absorption: Toronto West



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Current Active Projects



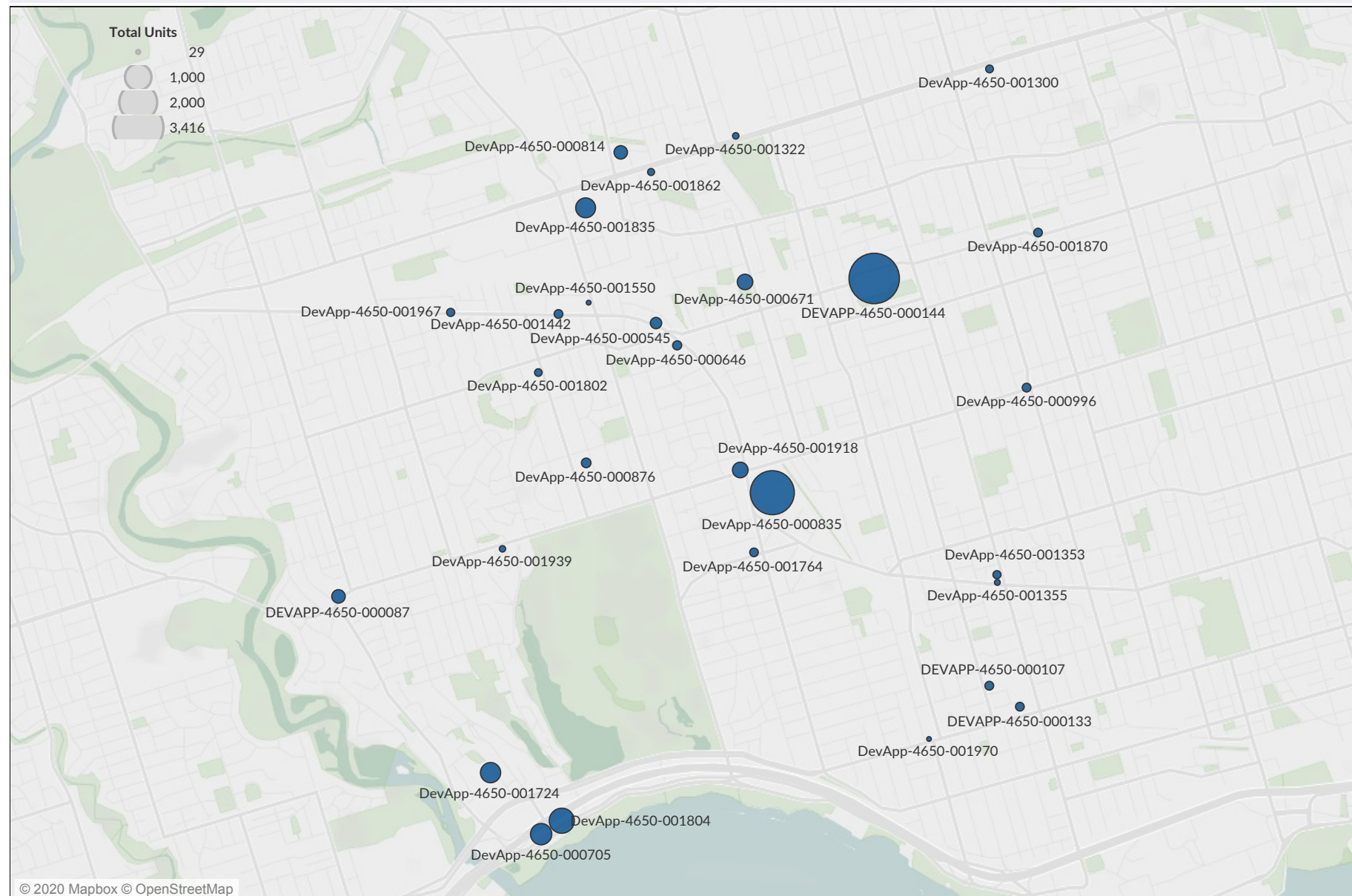
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Current Active Project List

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	4	12	97	\$975	\$1,030
260 High Park Church Lofts and Residences - Medallion Capit..	Apartment	May 2021	0	1	17	70	\$1,071	\$1,382
Bijou on Bloor - Plaza	Apartment	May 2022	12	12	56	186	\$1,249	\$1,296
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	0	0	41	267	\$0	\$1,050
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	1	5	16	217	\$1,070	\$1,100
Junction House - Globizen Group	Apartment	December 2021	1	1	35	144	\$1,081	\$1,099
Mirabella - East Tower - Diamante Development	Apartment	January 2022	5	5	18	368	\$896	\$1,099
Mirabella - West Tower - Diamante Development	Apartment	January 2022	9	17	120	355	\$1,040	\$1,169
Monza Condos - Benvenuto Group	Apartment	April 2022	0	1	35	76	\$1,106	\$1,164
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	June 2022	2	2	17	153	\$811	\$918
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	June 2022	2	5	13	76	\$673	\$761
Roncy - Worsley Urban	Apartment	September 2020	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	10	15	66	269	\$766	\$889
Stockyards District Residences - Marlin Spring	Apartment	November 2021	7	7	35	242	\$880	\$909

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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
DevApp-4650-001967	3194 Dundas Street West	4.5	88
DevApp-4650-001970	1488 Queen Street West	4.2	29

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	13	15	5,708	5,122	325	\$2,280	1,400	\$3,191,265	8,168
Central Waterfront	97	13	6,642	5,807	889	\$1,432	982	\$1,406,550	17,952
Don Mills - York Mills	20	11	3,306	2,884	332	\$950	1,092	\$1,038,279	11,337
Downtown Core	11	8	4,457	3,638	635	\$1,553	675	\$1,048,330	18,916
Downtown East	524	19	6,738	5,866	671	\$1,224	795	\$973,125	14,947
Downtown West	61	31	10,639	8,504	1,674	\$1,410	768	\$1,082,975	18,736
Etobicoke Waterfront	6	3	1,632	1,449	63	\$1,155	856	\$988,625	8,726
Highway7 - Yonge	50	7	1,957	1,388	354	\$682	1,049	\$715,531	.
Mississauga City Centre	336	11	6,383	5,666	493	\$869	838	\$728,538	.
North Toronto	367	11	3,148	2,305	667	\$1,224	1,059	\$1,296,877	8,331
North Yonge Corridor	8	5	1,692	1,373	100	\$1,160	766	\$887,988	7,470
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	8	9	1,812	1,536	251	\$905	1,165	\$1,054,562	10,525
Not Applicable	807	158	29,890	23,934	4,428	\$754	1,004	\$757,025	70,780
Scarborough City Centre									2,245
Sheppard Corridor	10	14	4,015	3,394	621	\$1,075	852	\$916,347	8,157
Thornhill	40	5	1,444	800	644	\$1,047	1,064	\$1,114,343	.
Toronto East	5	12	1,395	1,169	176	\$1,029	931	\$957,708	3,735
Toronto West	50	14	2,613	2,022	481	\$1,099	940	\$1,033,531	11,311
Yonge - St. Clair	5	8	977	880	97	\$1,470	1,631	\$2,398,297	2,403

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