



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of March 2020



Toronto West Submarket Report - March 2020



Toronto West		GTA
Active Projects	14	356
Total Units	2,613	94,959
Total Sales	2,072	80,698
Rem. Inv.	431	10,083
Avg. \$/SF	\$1,112	\$1,080
Avg. SF	966	981
Avg. \$	\$1,074,237	\$1,059,142
Current Month Sales (incl. active & sold out)	56	2,840

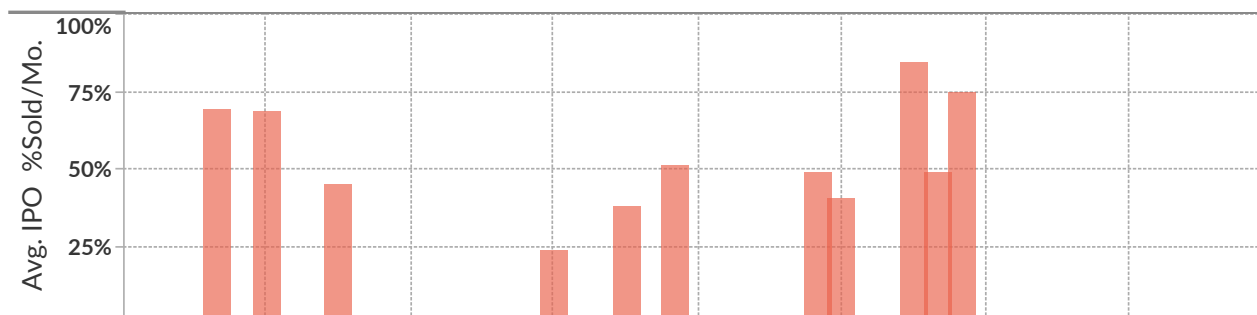
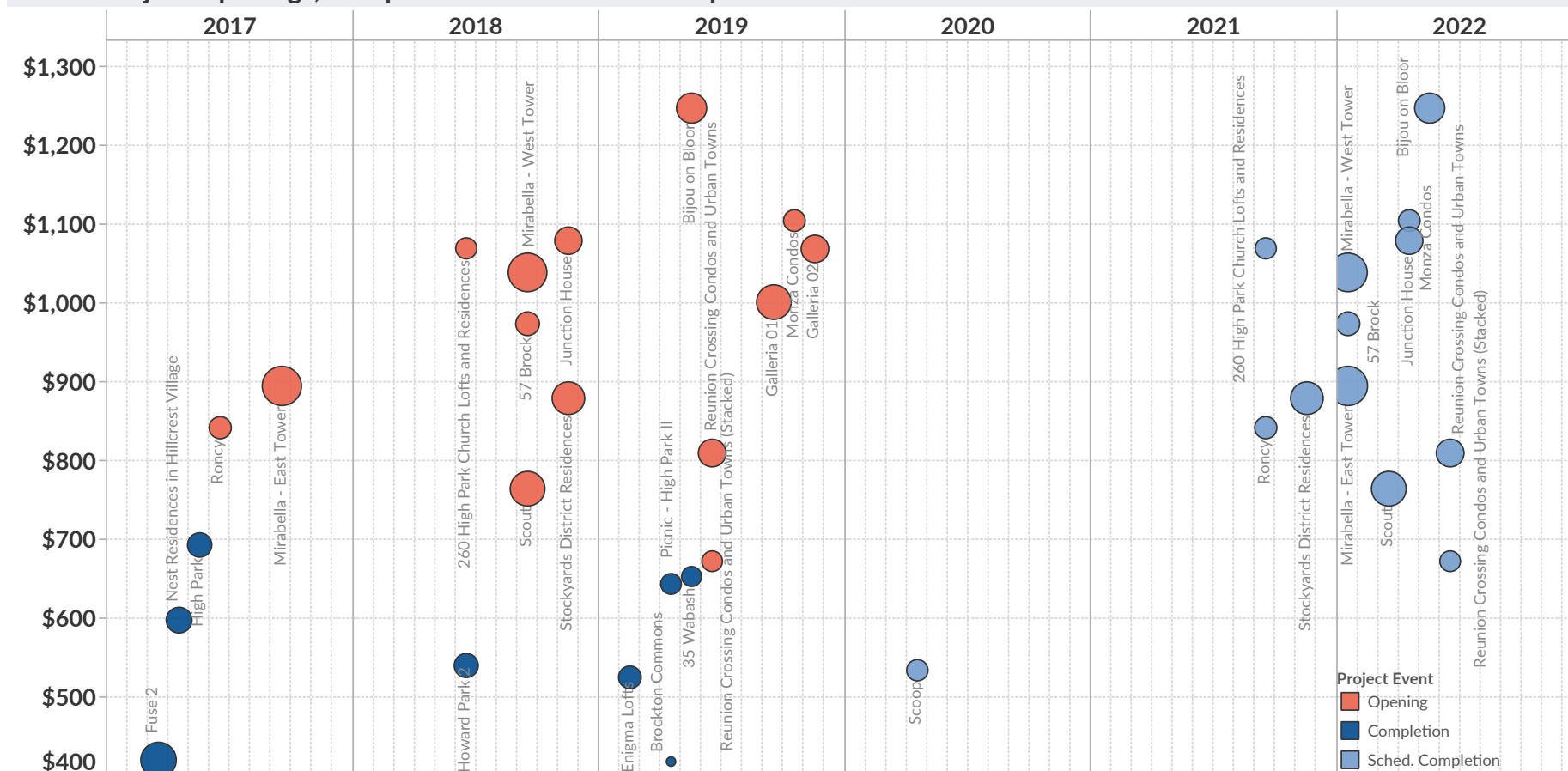
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	27	387
Total Units	11,179	215,812
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	44.5
Avg. Floor Space Index	4.3	6.5

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.



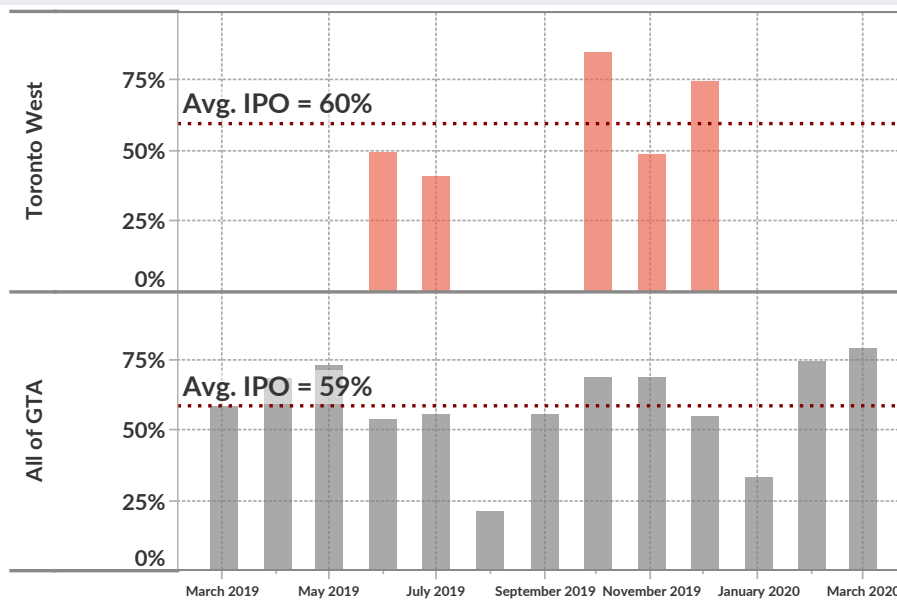
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Project Data by Unit Type

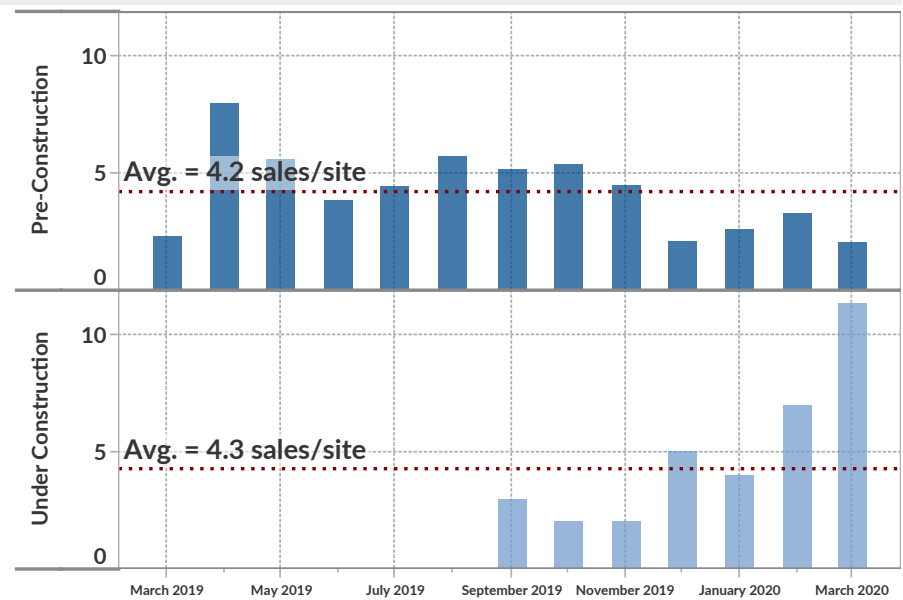
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	21	0	20	1
1 Bedroom	447	4	410	37
1 Bedroom + Den	683	14	635	48
2 Bedroom	687	16	577	110
2 Bedroom + Den	379	11	244	135
3 Bedroom & Up	219	11	153	66
Penthouse				
Other	67	0	33	34

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$953	493	493	\$469,900	\$469,900
\$1,045	435	900	\$384,900	\$879,900
\$1,128	526	794	\$510,900	\$899,900
\$1,113	630	1,573	\$619,900	\$2,058,000
\$1,088	764	1,654	\$730,000	\$2,374,000
\$1,076	835	2,017	\$749,900	\$2,819,000
\$1,238	842	3,054	\$925,000	\$4,199,900

IPO Launch Performance (first 2 months)

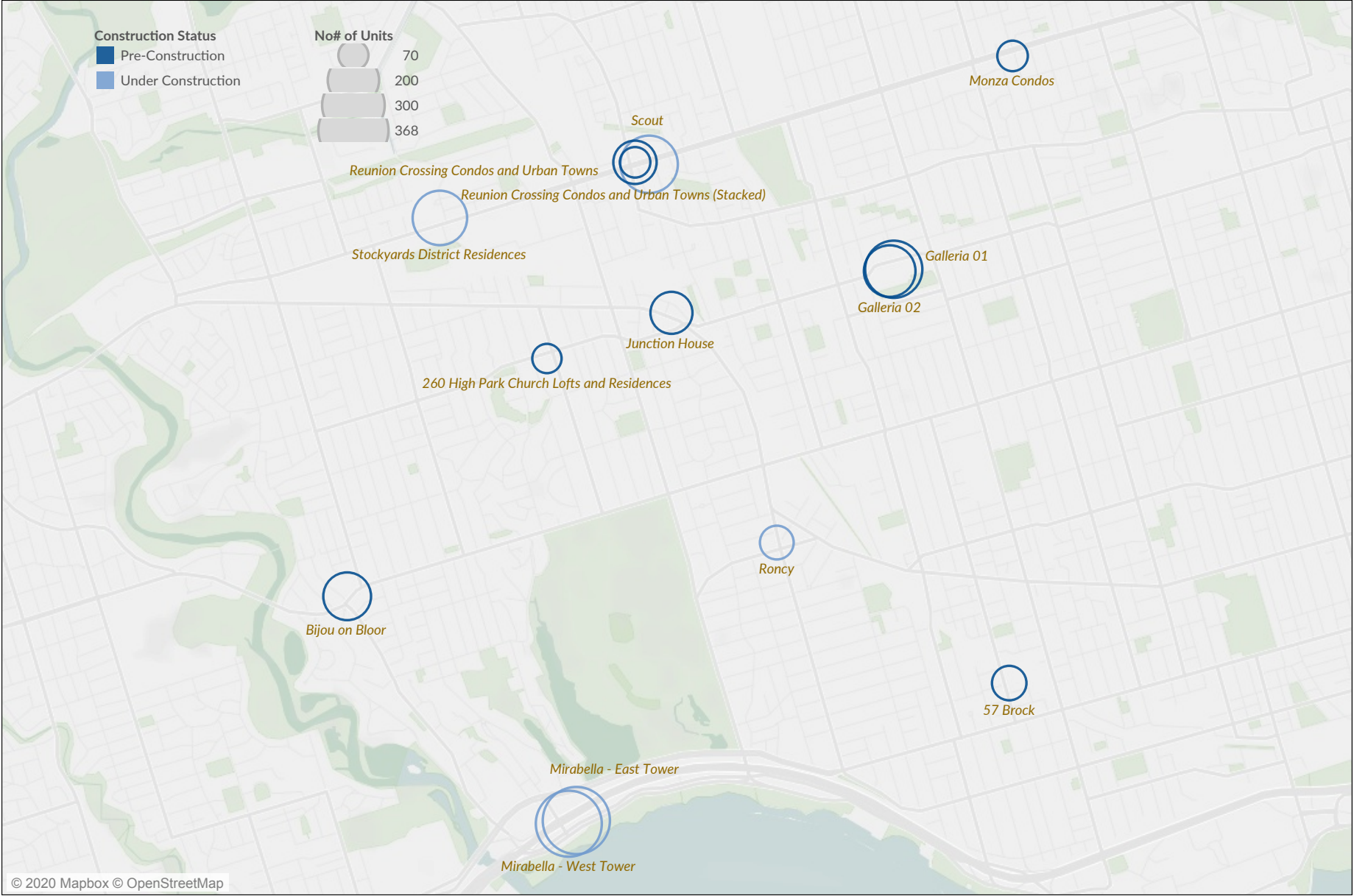


Post Launch Absorption: Toronto West



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Current Active Projects



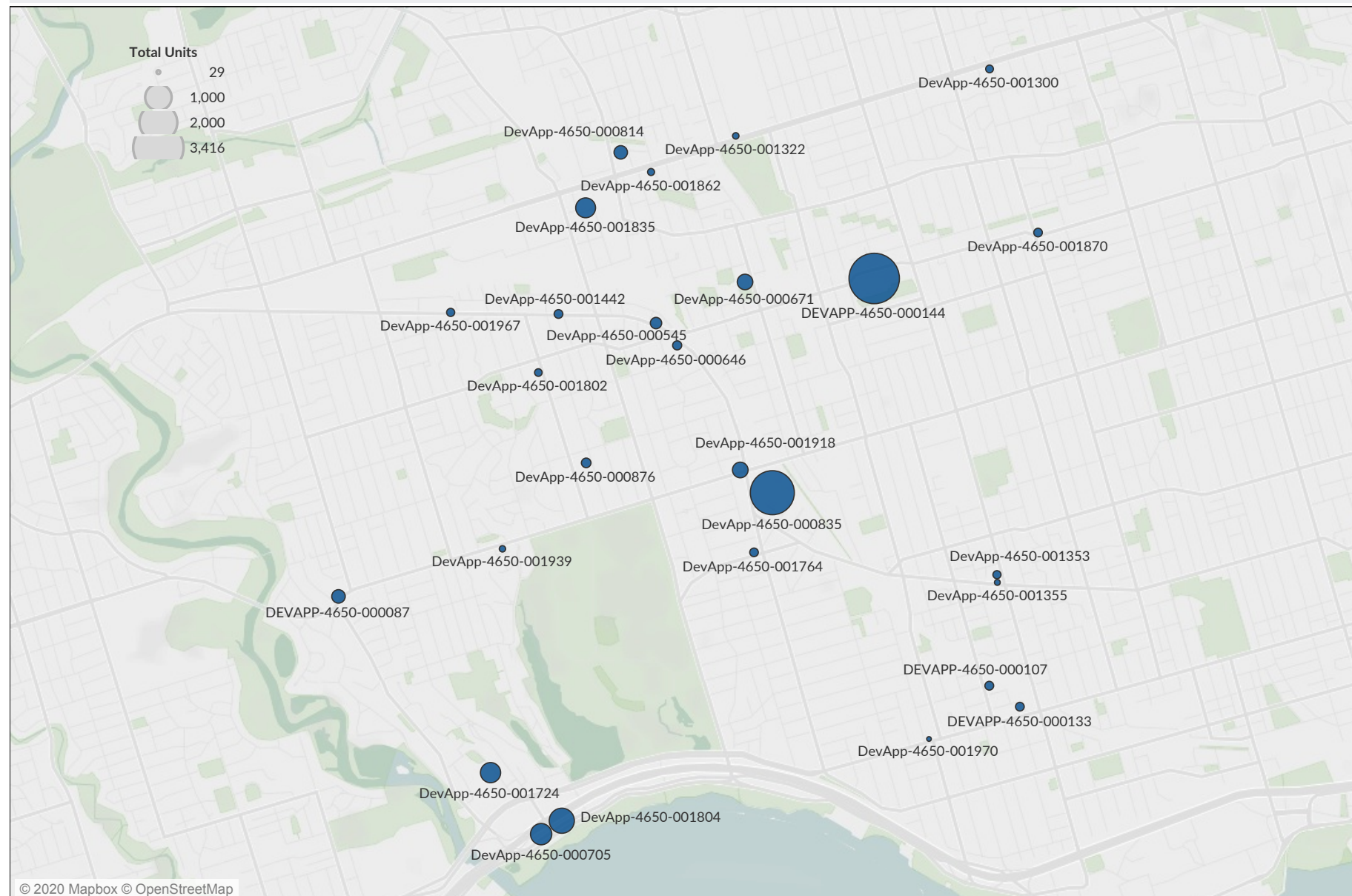
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Current Active Project List

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	January 2022	0	4	12	97	\$975	\$1,030
260 High Park Church Lofts and Residences - Medallion Capit..	Apartment	September 2021	0	1	17	70	\$1,071	\$1,382
Bijou on Bloor - Plaza	Apartment	May 2022	0	12	56	186	\$1,249	\$1,296
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	0	0	41	267	\$1,002	\$1,050
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	3	22	15	217	\$1,070	\$1,100
Junction House - Globizen Group	Apartment	April 2022	7	8	28	144	\$1,081	\$1,111
Mirabella - East Tower - Diamante Development	Apartment	January 2022	6	11	12	368	\$896	\$1,118
Mirabella - West Tower - Diamante Development	Apartment	January 2022	13	30	107	355	\$1,040	\$1,170
Monza Condos - Benvenuto Group	Apartment	April 2022	0	0	37	76	\$1,106	\$1,166
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	June 2022	0	2	17	153	\$811	\$918
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	June 2022	6	11	7	76	\$673	\$754
Roncy - Worsley Urban	Apartment	September 2021	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	19	34	47	269	\$766	\$877
Stockyards District Residences - Marlin Spring	Apartment	November 2021	2	7	35	242	\$880	\$944

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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-4650-001300	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-4650-001724	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	82	16	6,184	5,410	241	\$2,359	1,553	\$3,662,910	8,252
Central Waterfront	41	13	6,642	5,780	850	\$1,444	994	\$1,435,507	17,952
Don Mills - York Mills	35	11	3,261	2,914	257	\$935	1,196	\$1,119,192	11,337
Downtown Core	152	8	4,748	4,076	488	\$1,506	672	\$1,012,221	18,916
Downtown East	67	18	6,423	5,604	619	\$1,235	805	\$994,215	14,710
Downtown West	965	32	10,985	9,478	1,046	\$1,440	884	\$1,273,142	18,650
Etobicoke Waterfront	13	3	1,632	1,464	48	\$1,145	883	\$1,011,008	8,726
Highway7 - Yonge	34	7	1,742	1,422	320	\$685	1,047	\$717,071	.
Mississauga City Centre	142	11	6,383	5,808	351	\$826	912	\$753,150	.
North Toronto	197	11	3,148	2,502	470	\$1,242	820	\$1,018,570	7,829
North Yonge Corridor	7	5	1,692	1,380	93	\$1,154	773	\$891,477	7,142
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	25	9	1,815	1,554	236	\$908	1,165	\$1,058,078	9,016
Not Applicable	734	158	29,577	24,399	3,494	\$762	1,020	\$776,920	70,256
Scarborough City Centre									2,245
Sheppard Corridor	27	14	4,015	3,452	480	\$1,095	919	\$1,005,529	7,370
Thornhill	254	5	1,444	1,059	384	\$1,042	1,092	\$1,137,198	.
Toronto East	8	12	1,395	1,177	168	\$1,027	940	\$965,332	3,735
Toronto West	56	14	2,613	2,072	431	\$1,112	966	\$1,074,237	11,179
Yonge - St. Clair	1	7	732	628	99	\$1,487	1,632	\$2,427,313	2,403

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