



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of April 2020



Toronto West Submarket Report - April 2020



Toronto West		GTA
Active Projects	14	358
Total Units	2,613	94,800
Total Sales	2,105	80,443
Rem. Inv.	424	9,931
Avg. \$/SF	\$1,125	\$1,080
Avg. SF	942	979
Avg. \$	\$1,059,985	\$1,057,613
Current Month Sales (incl. active & sold out)	7	470

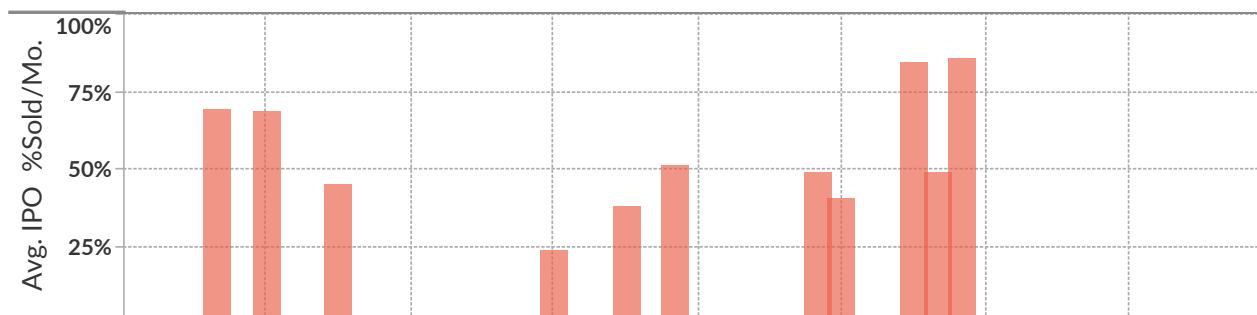
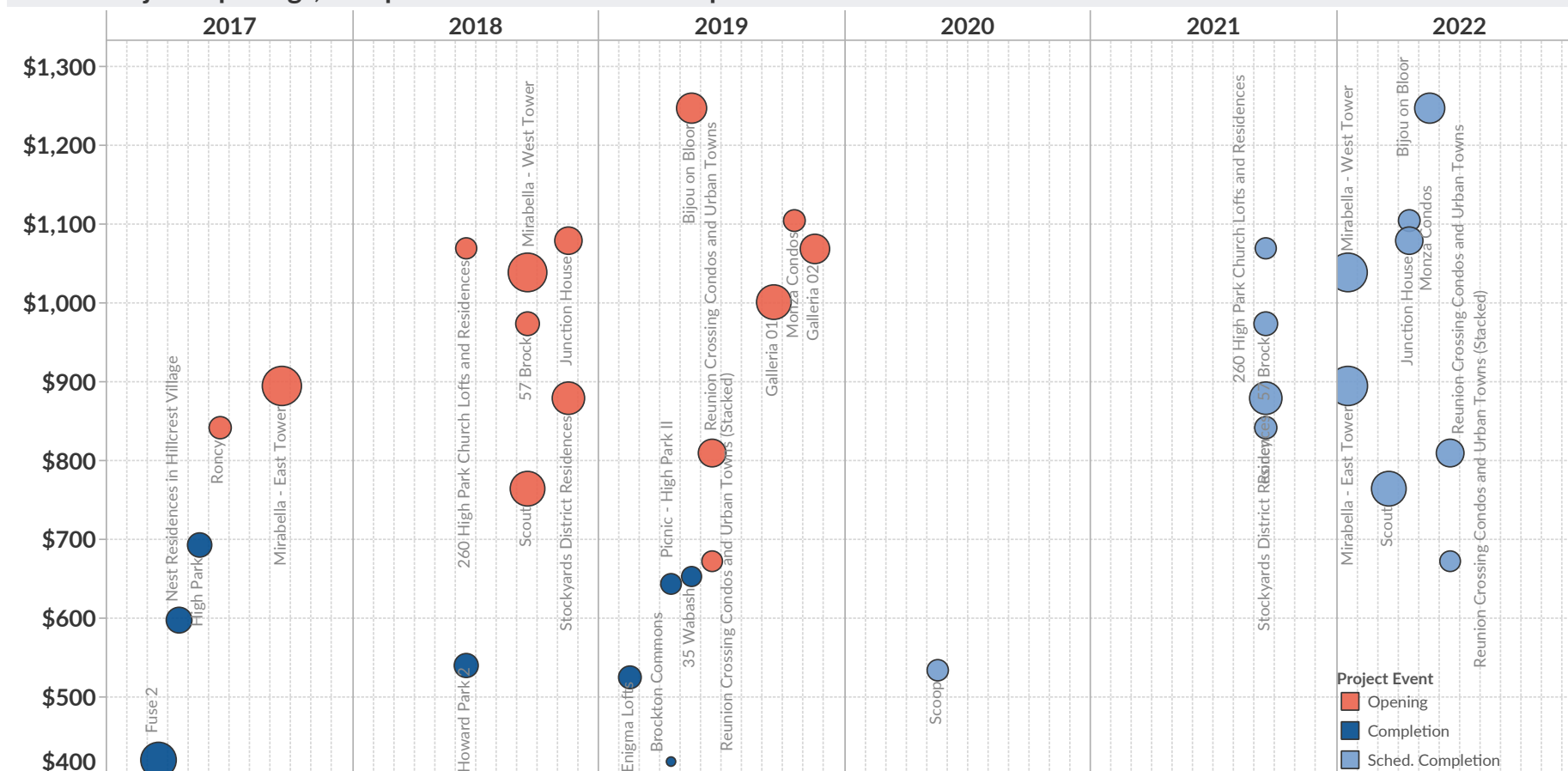
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	25	383
Total Units	11,001	214,454
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	44.5
Avg. Floor Space Index	4.3	6.5

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.



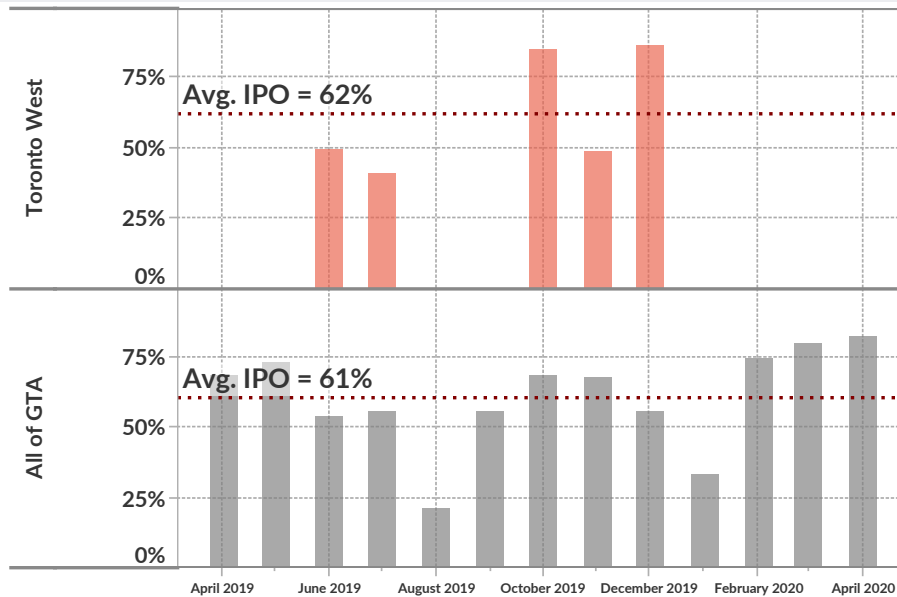
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Project Data by Unit Type

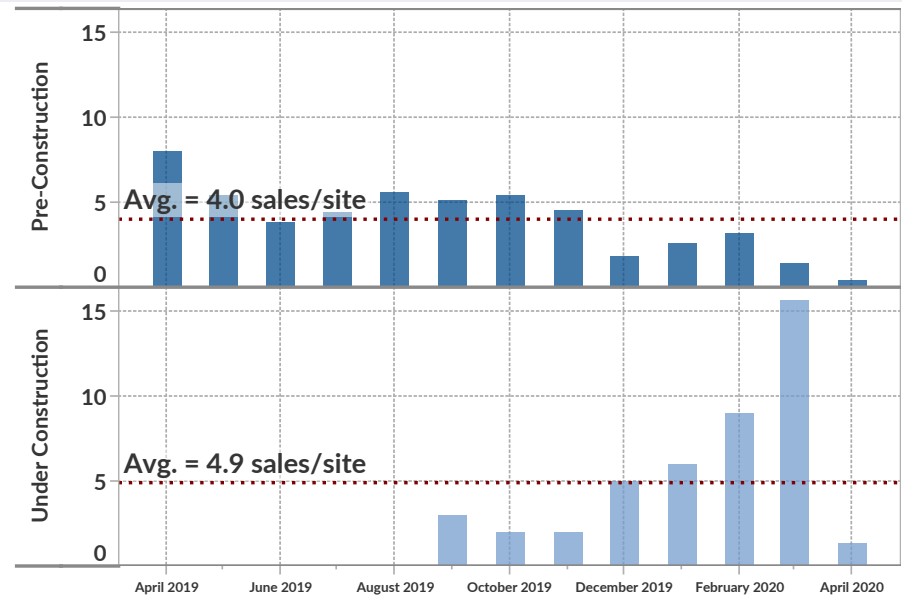
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22	0	21	1
1 Bedroom	456	0	406	50
1 Bedroom + Den	678	1	633	45
2 Bedroom	702	1	589	113
2 Bedroom + Den	380	2	266	114
3 Bedroom & Up	224	1	156	68
Penthouse				
Other	67	2	34	33

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$953	493	493	\$469,900	\$469,900
\$1,063	435	900	\$384,900	\$887,800
\$1,135	550	797	\$510,900	\$899,900
\$1,110	630	1,573	\$619,900	\$2,058,000
\$1,129	764	1,654	\$730,000	\$2,374,000
\$1,078	835	2,017	\$749,900	\$2,819,000
\$1,243	842	3,054	\$785,990	\$4,199,900

IPO Launch Performance (first 2 months)

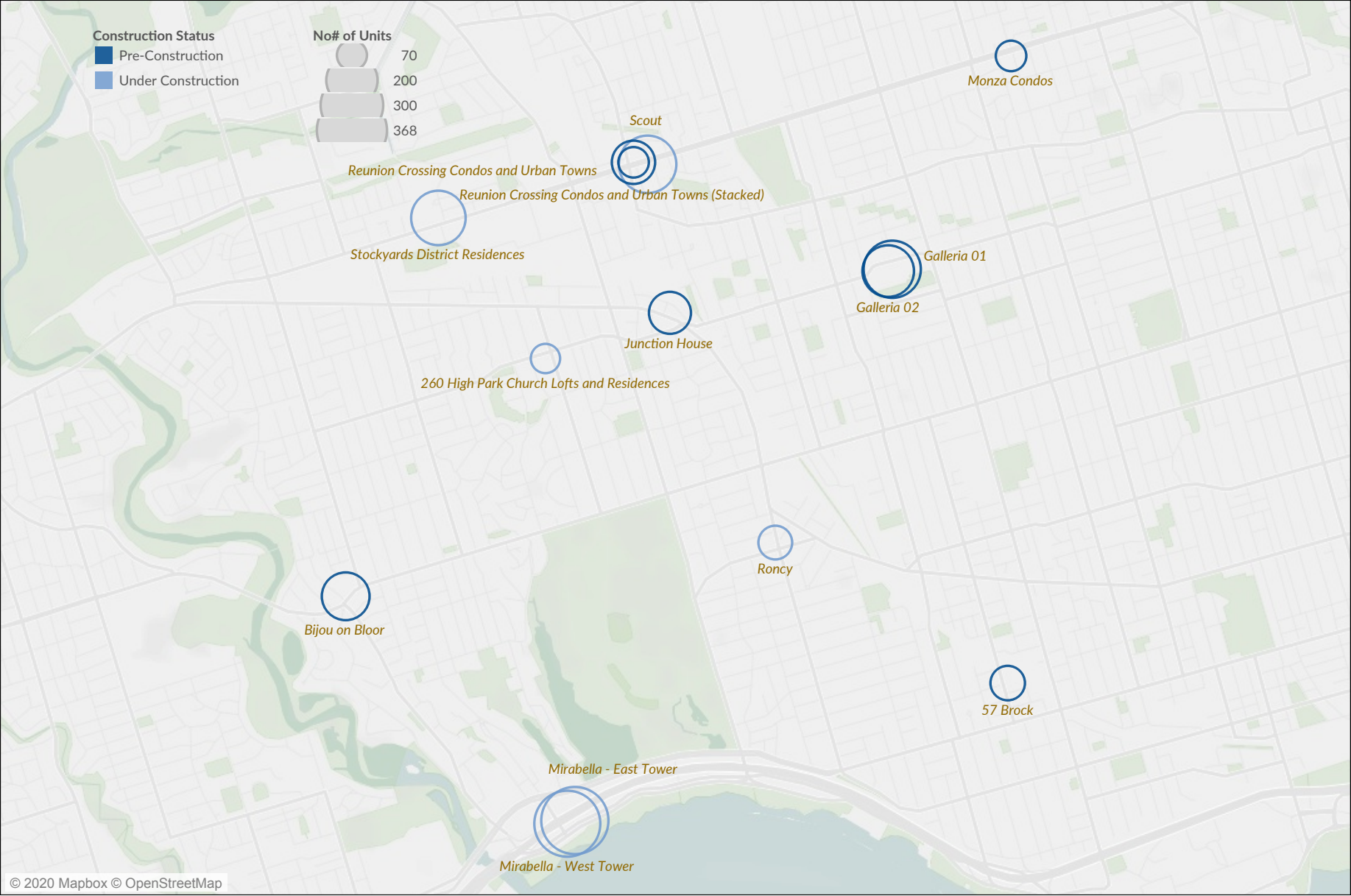


Post Launch Absorption: Toronto West



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Current Active Projects



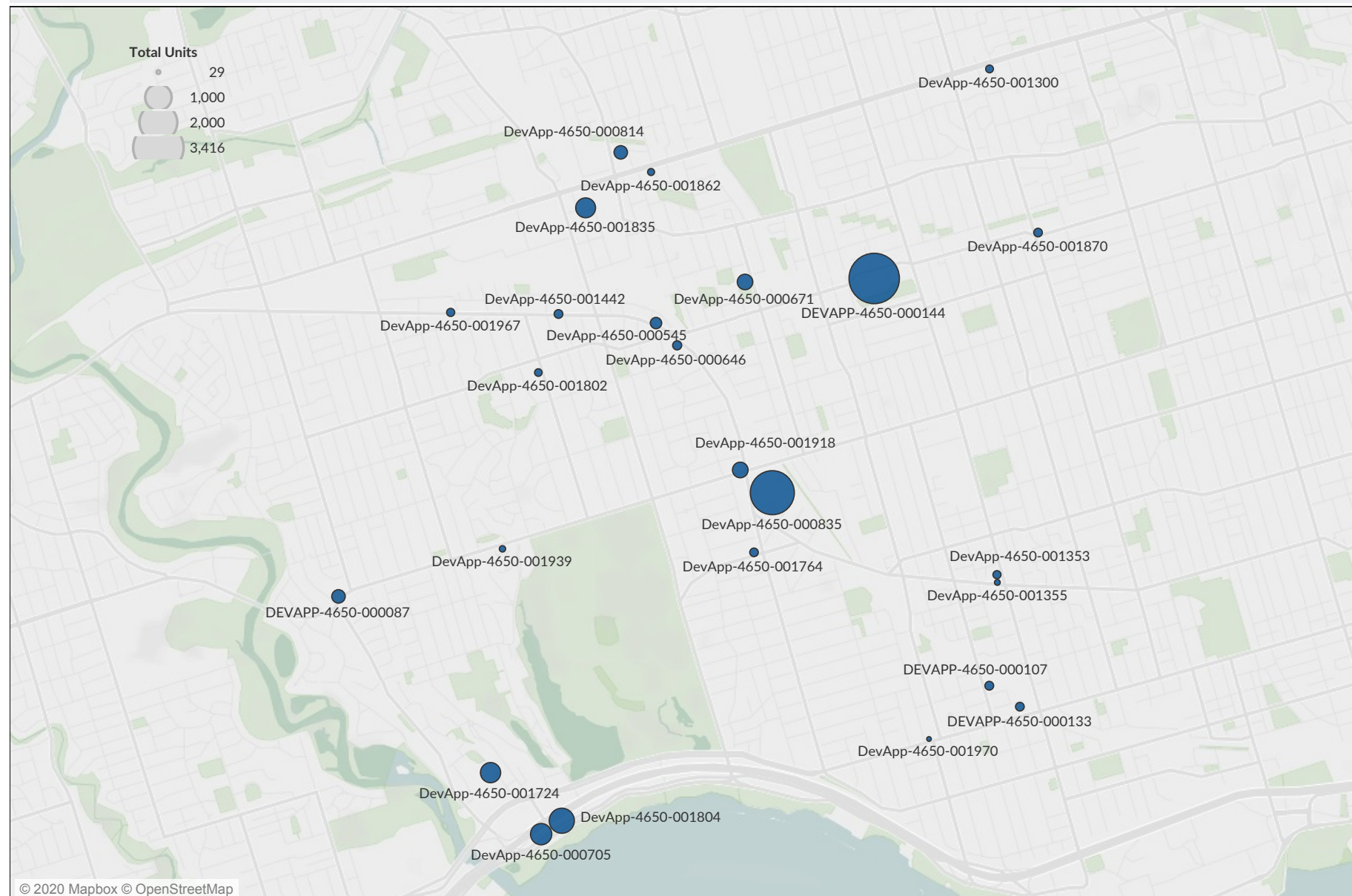
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Current Active Project List

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	0	5	11	97	\$975	\$1,122
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	\$1,055
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	1	23	27	217	\$1,070	\$1,100
Junction House - Globizen Group	Apartment	April 2022	2	3	37	144	\$1,081	\$1,105
Mirabella - East Tower - Diamante Development	Apartment	January 2022	0	11	12	368	\$896	\$1,118
Mirabella - West Tower - Diamante Development	Apartment	January 2022	2	32	105	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	0	11	7	76	\$673	\$754
Roncy - Worsley Urban	Apartment	September 2021	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	0	34	47	269	\$766	\$877
Stockyards District Residences - Marlin Spring	Apartment	September 2021	2	30	10	242	\$880	\$950

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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-4650-001300	861 St. Clair Avenue West	10.1	80
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	• 4	• 16	• 6,218	• 5,414	• 178	• \$2,457	• 1,844	• \$4,531,312	• 8,278
Central Waterfront	• 8	• 13	• 6,642	• 5,786	• 842	• \$1,444	• 992	• \$1,432,421	• 17,952
Don Mills - York Mills	• 0	• 11	• 3,306	• 2,914	• 257	• \$935	• 1,196	• \$1,119,192	• 11,337
Downtown Core	• 11	• 8	• 4,525	• 4,087	• 254	• \$1,625	• 735	• \$1,194,228	• 18,490
Downtown East	• 19	• 19	• 6,444	• 5,623	• 623	• \$1,235	• 832	• \$1,027,745	• 14,710
Downtown West	• 64	• 32	• 11,055	• 9,560	• 1,012	• \$1,440	• 893	• \$1,286,361	• 18,622
Etobicoke Waterfront	• 2	• 3	• 1,632	• 1,468	• 71	• \$1,229	• 758	• \$931,751	• 8,726
Highway7 - Yonge	• 4	• 7	• 1,742	• 1,422	• 320	• \$705	• 1,088	• \$766,886	•
Mississauga City Centre	• 5	• 11	• 6,441	• 5,840	• 377	• \$830	• 882	• \$731,642	•
North Toronto	• 24	• 11	• 3,150	• 2,526	• 446	• \$1,247	• 822	• \$1,024,840	• 7,829
North Yonge Corridor	• 2	• 6	• 1,721	• 1,402	• 100	• \$1,163	• 776	• \$902,142	• 7,142
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 2,056
North York West	• 8	• 9	• 1,375	• 1,136	• 217	• \$926	• 1,197	• \$1,108,770	• 9,016
Not Applicable	• 222	• 159	• 29,938	• 24,319	• 3,789	• \$788	• 975	• \$768,755	• 70,188
Scarborough City Centre									• 2,245
Sheppard Corridor	• 6	• 14	• 4,020	• 3,474	• 462	• \$1,101	• 919	• \$1,011,983	• 7,370
Thornhill	• 68	• 5	• 1,443	• 1,136	• 307	• \$1,078	• 1,194	• \$1,286,375	•
Toronto East	• 16	• 11	• 1,279	• 1,085	• 144	• \$1,007	• 925	• \$931,160	• 3,051
Toronto West	• 7	• 14	• 2,613	• 2,105	• 424	• \$1,125	• 942	• \$1,059,985	• 11,001
Yonge - St. Clair	• 0	• 7	• 728	• 627	• 100	• \$1,488	• 1,629	• \$2,424,006	• 2,403

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