



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of June 2020



Toronto West Submarket Report - June 2020



Toronto West		GTA
Active Projects	14	360
Total Units	2,613	95,384
Total Sales	2,133	80,981
Rem. Inv.	396	9,679
Avg. \$/SF	\$1,132	\$1,092
Avg. SF	952	984
Avg. \$	\$1,077,841	\$1,073,753
Current Month Sales (incl. active & sold out)	32	744

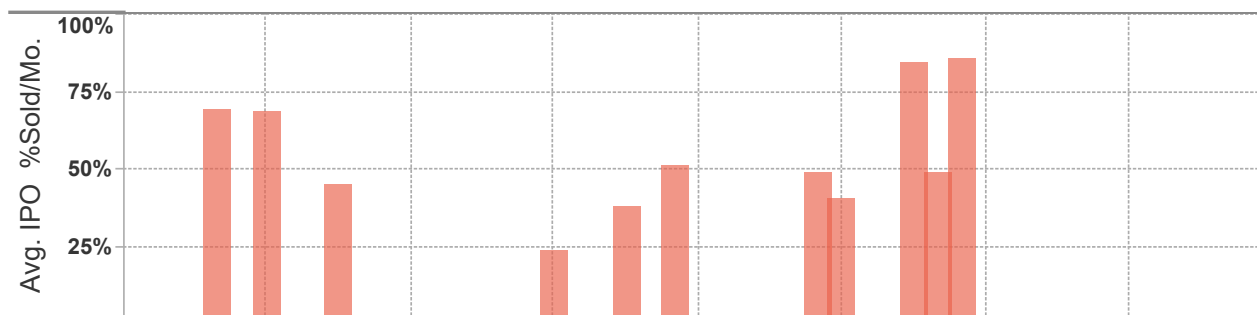
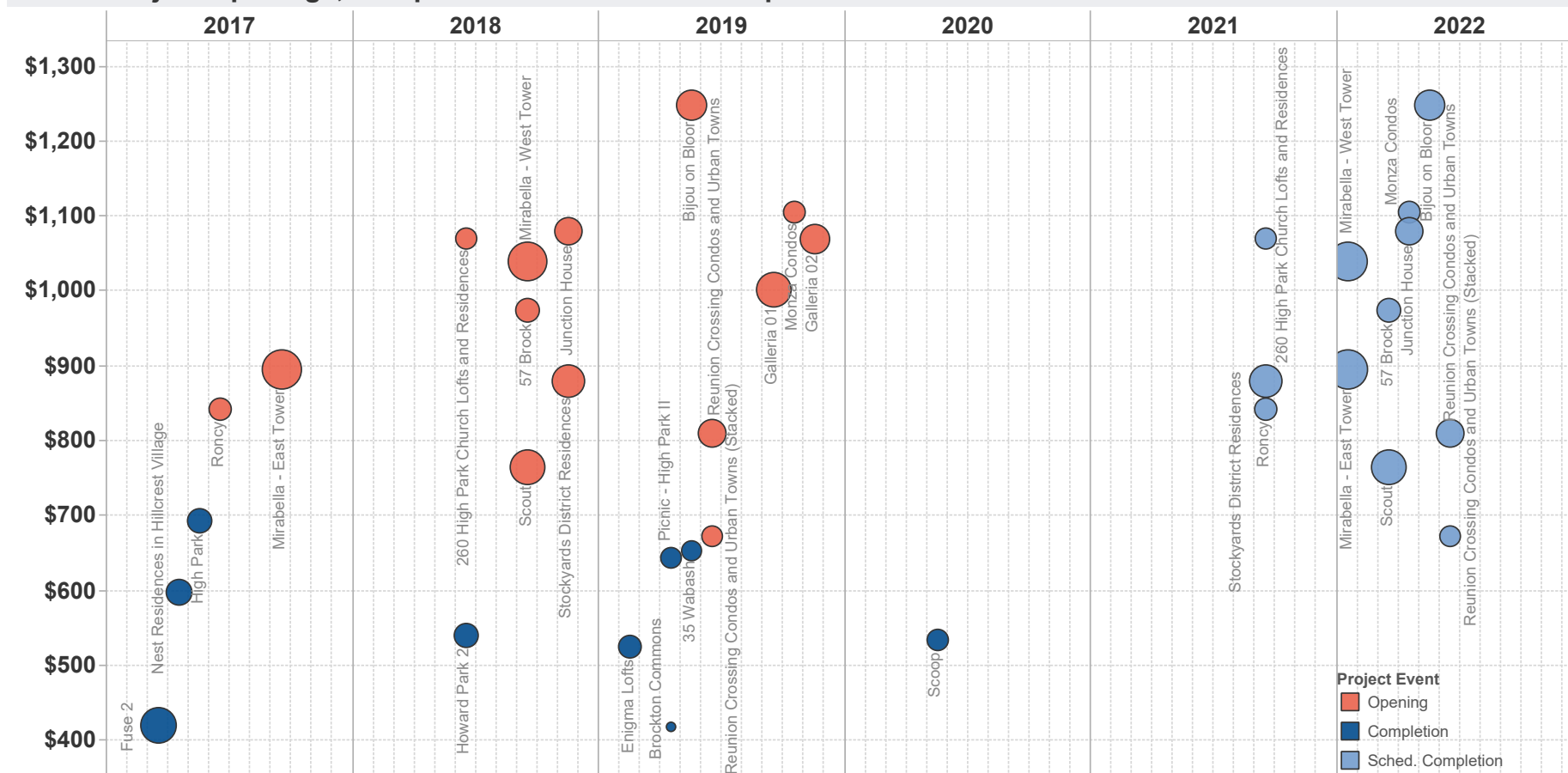
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	25	400
Total Units	10,940	226,181
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	61.7
Avg. Floor Space Index	4.3	6.6

Submarket - Months of Inventory (calculated using current rem. inv. and last 12 month sales)

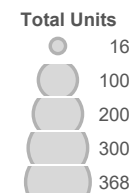


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



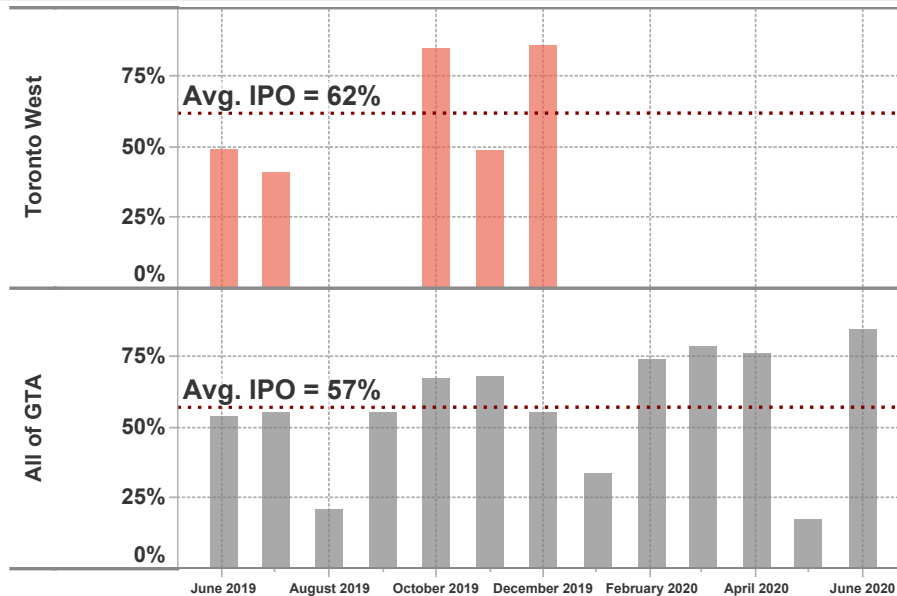
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Project Data by Unit Type

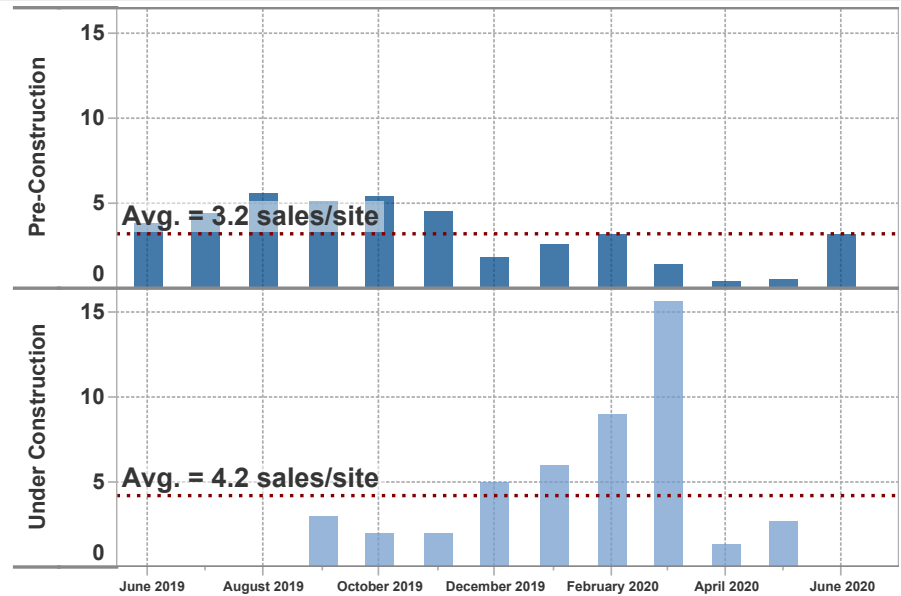
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22	1	22	0
1 Bedroom	456	2	409	47
1 Bedroom + Den	678	9	638	40
2 Bedroom	702	10	605	97
2 Bedroom + Den	380	9	272	108
3 Bedroom & Up	224	1	151	73
Penthouse				
Other	67	0	36	31

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,109	449	900	\$435,900	\$899,900
\$1,122	550	797	\$510,900	\$899,900
\$1,104	630	1,573	\$619,900	\$2,058,000
\$1,137	764	1,654	\$718,000	\$2,374,000
\$1,091	835	2,017	\$749,900	\$2,819,000
\$1,258	842	3,054	\$925,000	\$4,199,900

IPO Launch Performance (first 2 months)

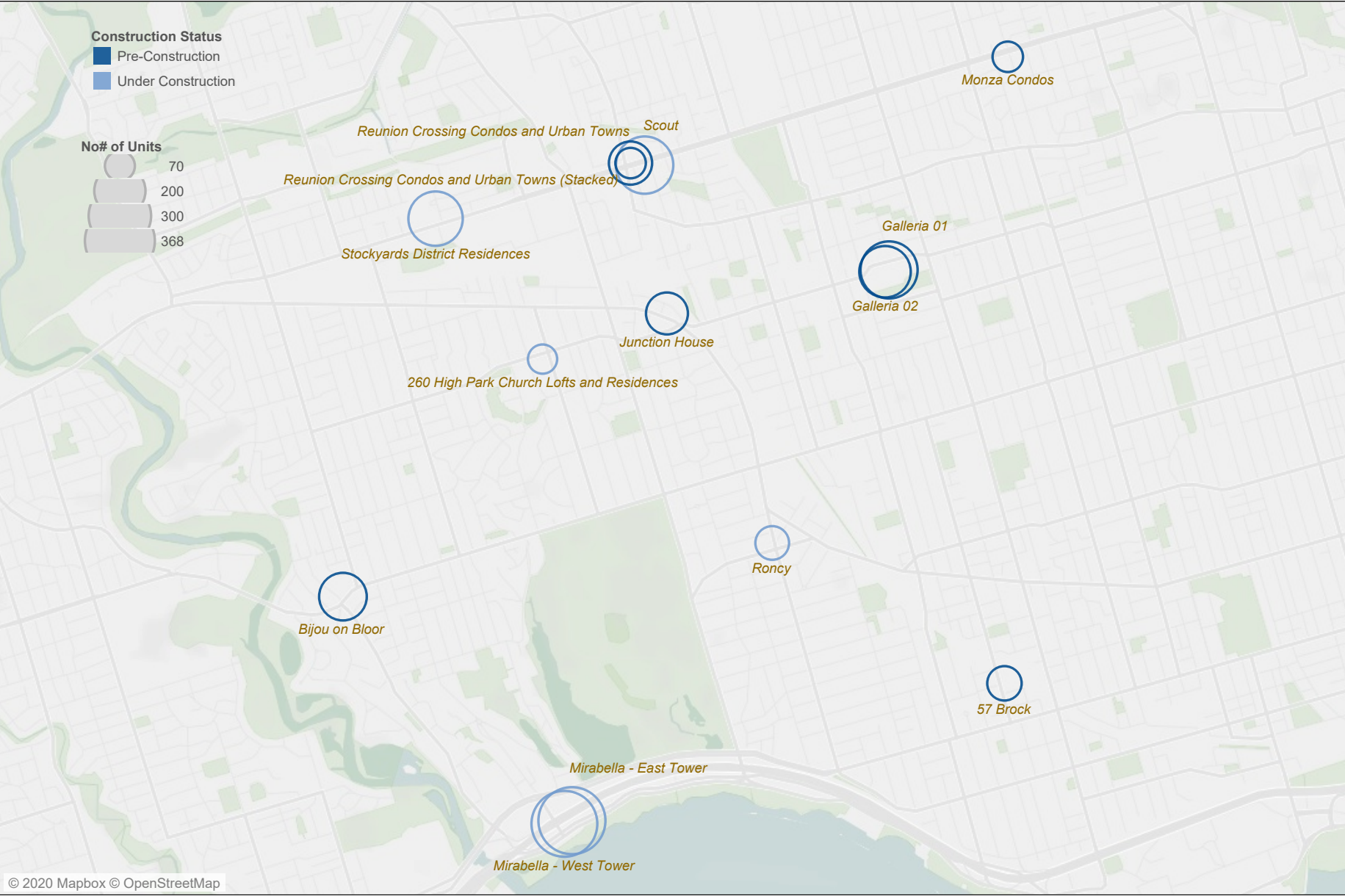


Post Launch Absorption: Toronto West



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Current Active Projects



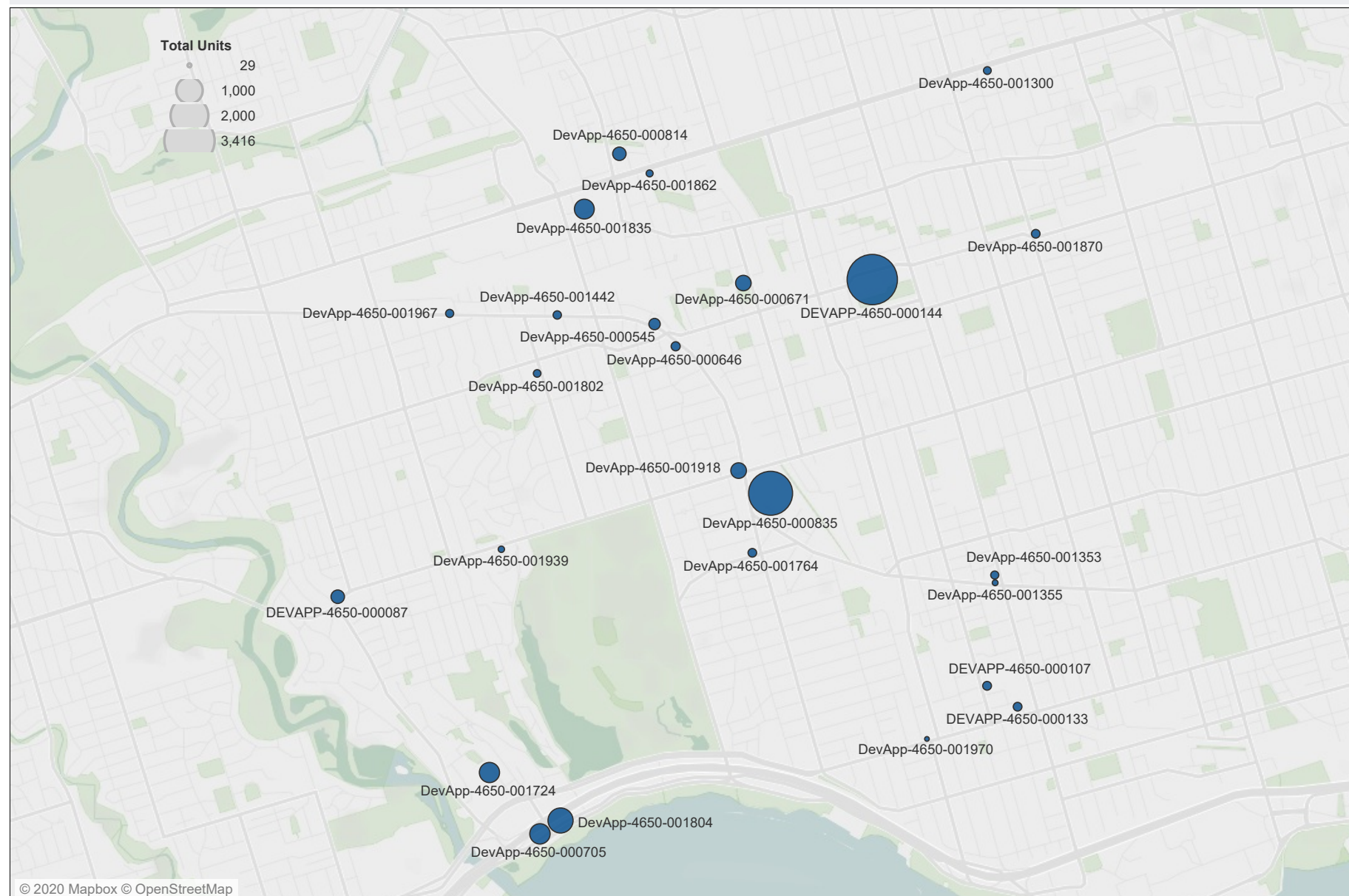
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Current Active Project List

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	March 2022	0	5	11	97	\$975	\$1,122
260 High Park Church Lofts and Residences - Medallion Capi..	Apartment	September 2021	0	1	17	70	\$1,071	\$1,382
Bijou on Bloor - Plaza	Apartment	May 2022	11	23	45	186	\$1,249	\$1,309
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	1	1	40	267	\$1,002	\$1,055
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	2	28	22	217	\$1,070	\$1,100
Junction House - Globizen Group	Apartment	April 2022	1	5	35	144	\$1,081	\$1,112
Mirabella - East Tower - Diamante Development	Apartment	January 2022	0	0	28	368	\$896	\$1,116
Mirabella - West Tower - Diamante Development	Apartment	January 2022	10	43	94	355	\$1,040	\$1,168
Monza Condos - Benvenuto Group	Apartment	April 2022	7	7	30	76	\$1,106	\$1,167
Reunion Crossing Condos and Urban Towns - Diamond Kilm..	Apartment	June 2022	0	2	17	153	\$811	\$918
Reunion Crossing Condos and Urban Towns (Stacked) - Dia..	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	41	40	269	\$766	\$874
Stockyards District Residences - Marlin Spring	Apartment	September 2021	0	30	10	242	\$880	\$982

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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	9.2	244
DEVAPP-4650-000107	57 - 65 Brock Avenue	4.5	103
DEVAPP-4650-000133	6 Noble Street	8.3	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	11.9	556
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	4.0	92
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	2	15	5,973	5,172	176	\$2,412	1,894	\$4,568,809	8,932
Central Waterfront	10	13	6,642	5,810	818	\$1,459	1,087	\$1,586,790	19,434
Don Mills - York Mills	4	11	3,306	2,927	244	\$935	1,187	\$1,110,394	11,337
Downtown Core	17	8	4,759	4,103	238	\$1,632	737	\$1,203,027	18,136
Downtown East	26	19	6,450	5,661	506	\$1,246	837	\$1,042,982	15,970
Downtown West	14	32	11,097	9,572	987	\$1,445	885	\$1,278,789	17,851
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	37	6	1,553	1,383	170	\$692	1,240	\$857,927	.
Mississauga City Centre	53	11	6,645	5,898	514	\$898	782	\$701,954	.
North Toronto	16	12	3,194	2,520	496	\$1,263	842	\$1,063,407	10,333
North Yonge Corridor	30	6	1,715	1,434	150	\$1,146	811	\$928,813	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	35	9	1,168	1,026	94	\$1,102	1,344	\$1,481,165	9,485
Not Applicable	414	161	30,938	25,184	3,880	\$779	977	\$760,940	74,928
Scarborough City Centre									2,245
Sheppard Corridor	15	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	38	5	1,443	1,188	255	\$1,102	1,277	\$1,407,853	.
Toronto East	1	13	1,352	1,140	171	\$990	925	\$915,535	3,051
Toronto West	32	14	2,613	2,133	396	\$1,132	952	\$1,077,841	10,940
Yonge - St. Clair	0	7	728	632	93	\$1,474	1,591	\$2,345,544	3,047

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