



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of July 2020



Toronto West Submarket Report - July 2020



Toronto West		GTA
Active Projects	14	367
Total Units	2,613	96,937
Total Sales	2,135	82,550
Rem. Inv.	394	9,829
Avg. \$/SF	\$1,140	\$1,108
Avg. SF	953	961
Avg. \$	\$1,085,653	\$1,065,426
Current Month Sales (incl. active & sold out)		9
		1,991

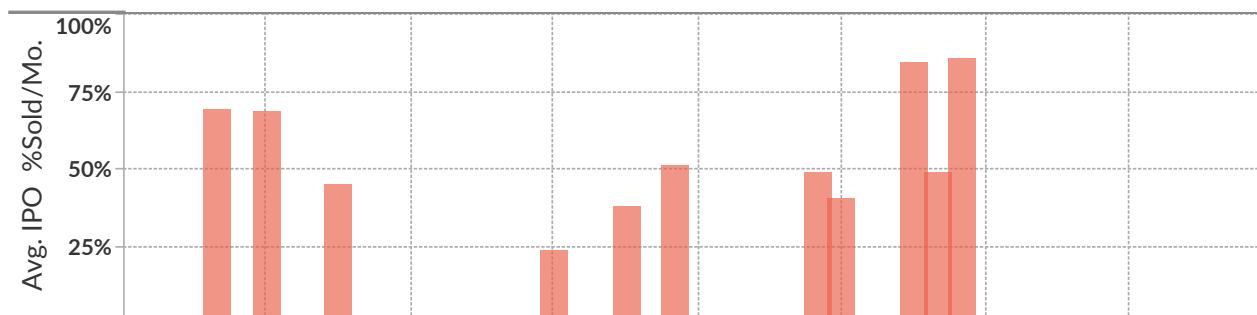
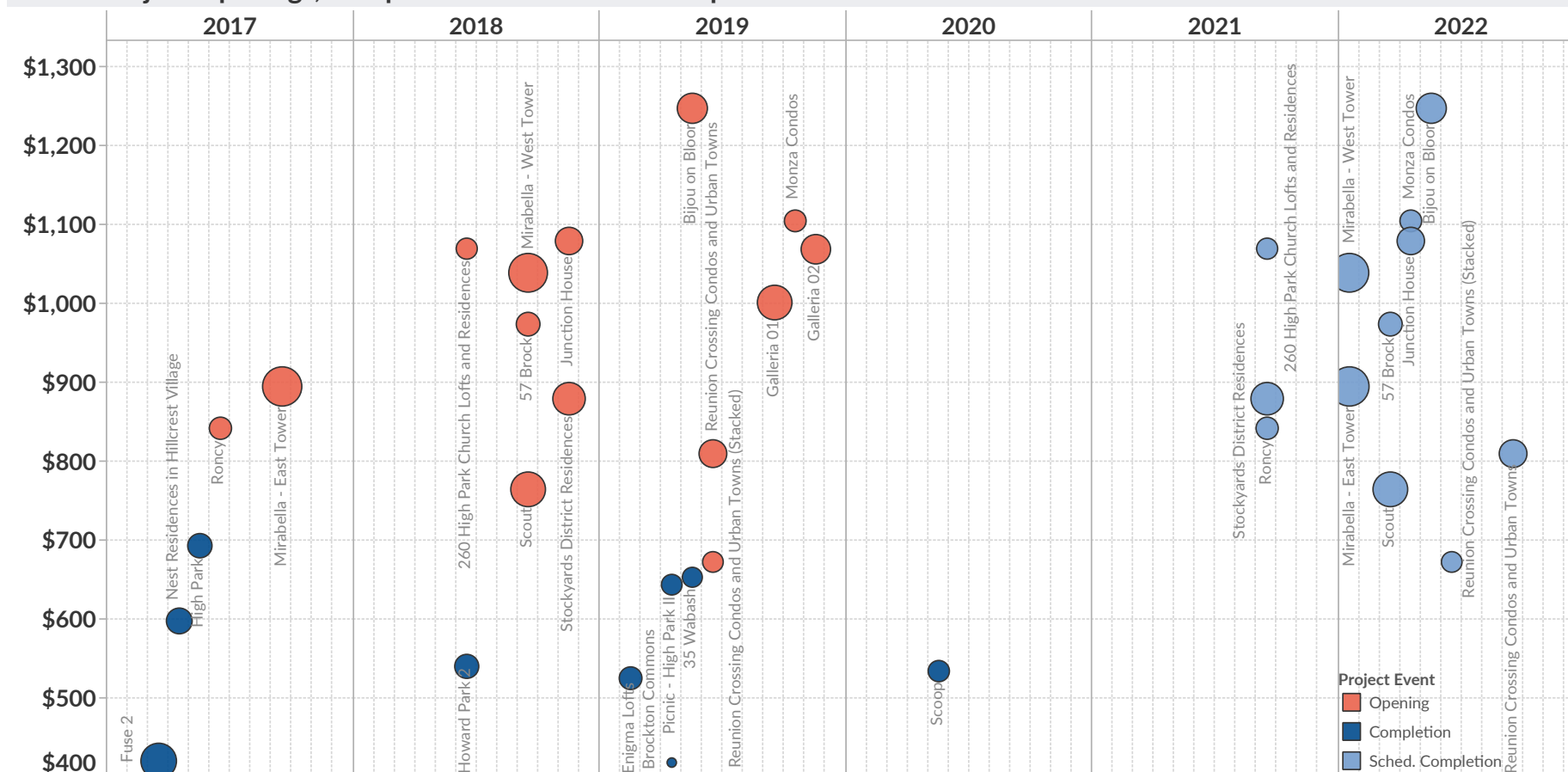
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	26	410
Total Units	11,214	234,134
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	61.7
Avg. Floor Space Index	4.3	6.6

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/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.



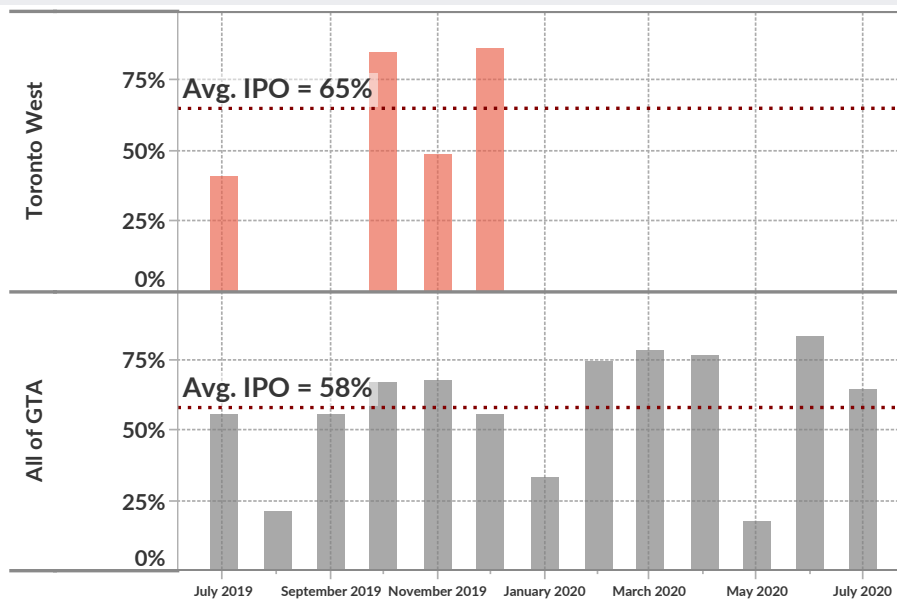
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Project Data by Unit Type

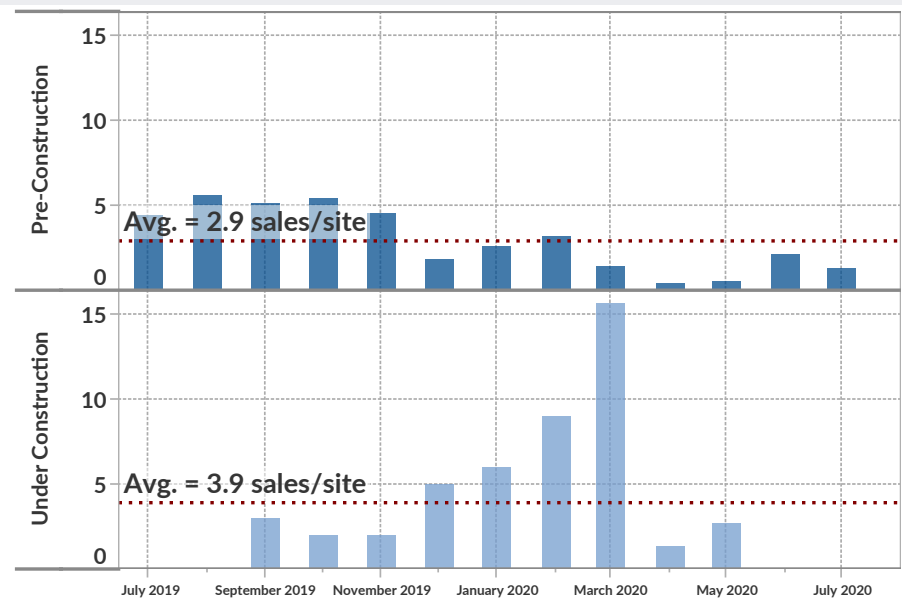
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22	0	22	0
1 Bedroom	456	0	408	48
1 Bedroom + Den	678	1	639	39
2 Bedroom	702	7	609	93
2 Bedroom + Den	380	1	270	110
3 Bedroom & Up	224	0	151	73
Penthouse				
Other	67	0	36	31

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,116	449	900	\$529,900	\$899,900
\$1,134	550	797	\$615,000	\$899,900
\$1,120	630	1,573	\$615,900	\$2,058,000
\$1,145	764	1,654	\$730,000	\$2,374,000
\$1,091	835	2,017	\$749,900	\$2,819,000
\$1,259	842	3,054	\$925,000	\$4,199,900

IPO Launch Performance (first 2 months)

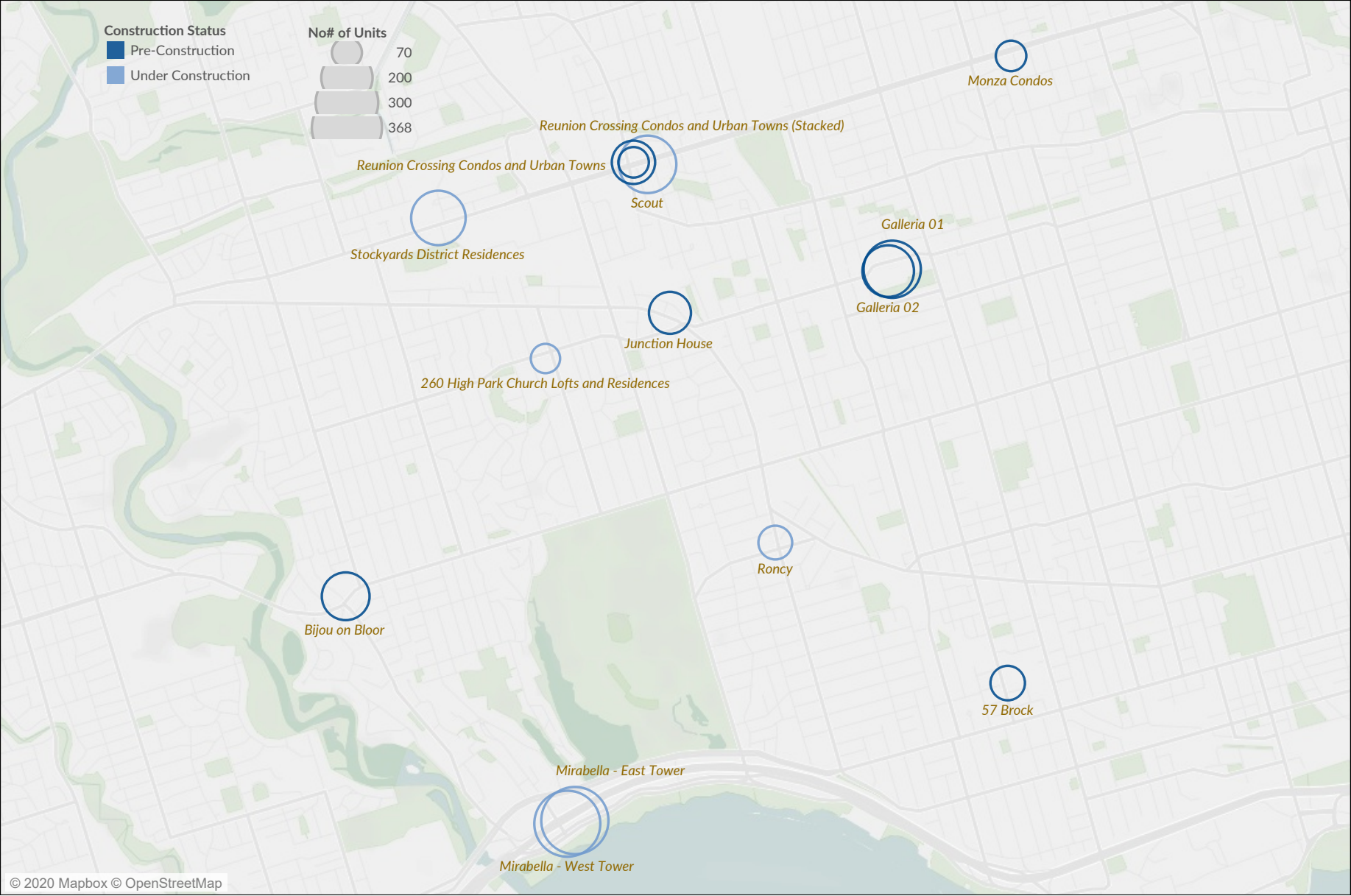


Post Launch Absorption: Toronto West



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Current Active Projects



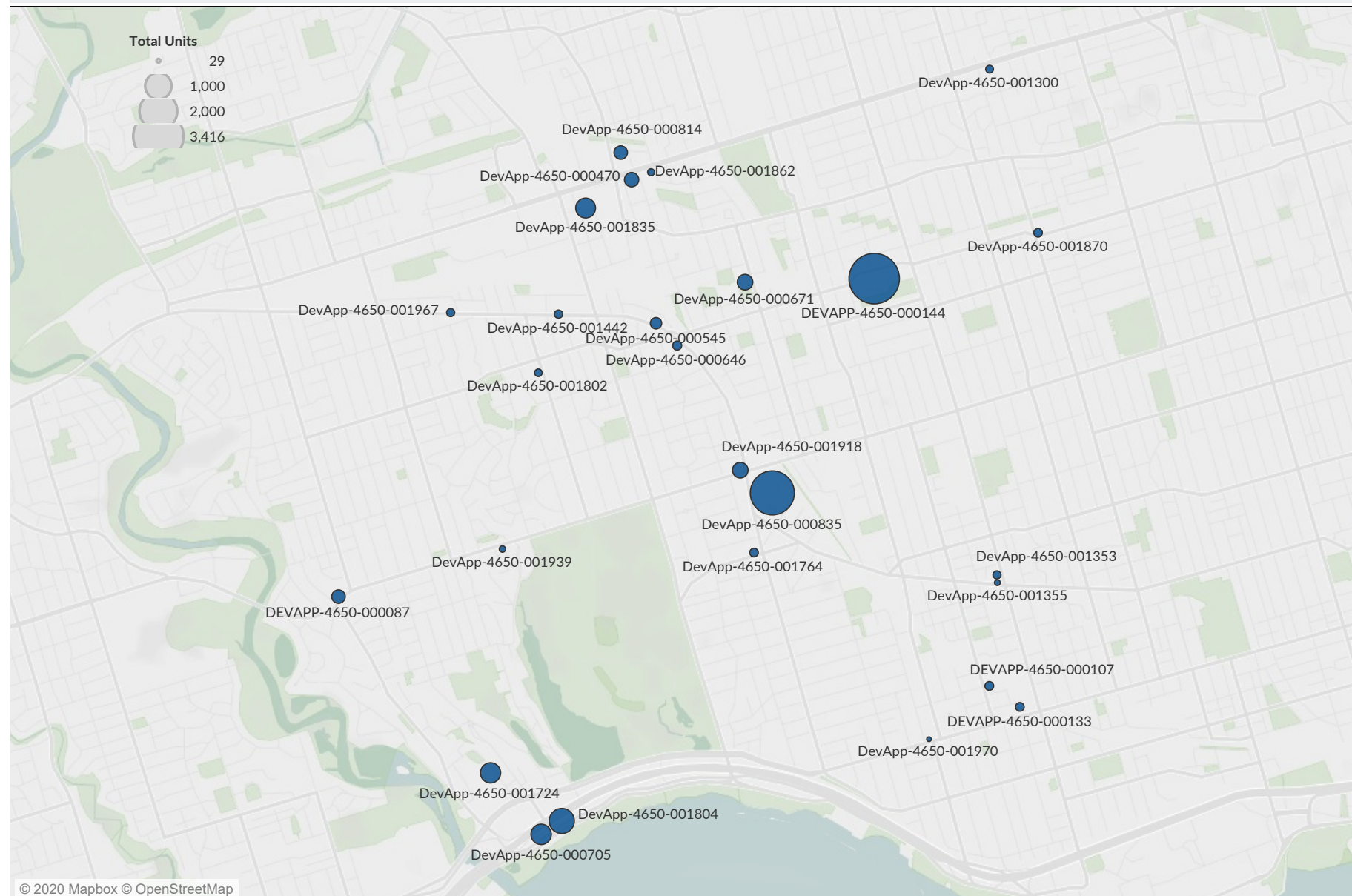
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Current Active Project List

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 Capit..	Apartment	September 2021	0	1	17	70	\$1,071	\$1,382
Bijou on Bloor - Plaza	Apartment	May 2022	0	23	45	186	\$1,249	\$1,309
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	0	1	40	267	\$1,002	\$1,055
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	0	28	22	217	\$1,070	\$1,100
Junction House - Globizen Group	Apartment	April 2022	0	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	0	43	94	355	\$1,040	\$1,168
Monza Condos - Benvenuto Group	Apartment	April 2022	0	0	37	76	\$1,106	\$1,166
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	September 2022	9	11	8	153	\$811	\$970
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	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-4650-000470	1779 - 1791 St. Clair Avenue West	8.0	274
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	8.2	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	3.7	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	5,974	5,146	177	\$2,442	1,856	\$4,532,010	8,932
Central Waterfront	20	13	6,642	5,823	803	\$1,454	1,093	\$1,589,498	19,434
Don Mills - York Mills	23	11	3,306	2,950	199	\$968	1,197	\$1,158,263	11,337
Downtown Core	2	8	4,759	4,105	236	\$1,640	746	\$1,224,474	18,038
Downtown East	486	22	7,386	6,154	928	\$1,288	681	\$876,906	16,000
Downtown West	6	32	10,996	9,627	986	\$1,449	887	\$1,284,867	18,144
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	11	6	1,553	1,394	159	\$691	1,250	\$863,410	.
Mississauga City Centre	32	11	6,459	5,932	480	\$895	781	\$699,106	.
North Toronto	14	12	3,194	2,529	487	\$1,268	846	\$1,073,216	10,341
North Yonge Corridor	21	6	1,709	1,455	123	\$1,152	818	\$943,006	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	9	9	1,167	1,034	86	\$1,111	1,411	\$1,566,719	9,619
Not Applicable	1,174	164	31,640	25,928	3,733	\$788	975	\$768,306	82,240
Scarborough City Centre									2,245
Sheppard Corridor	0	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	163	6	1,651	1,351	300	\$1,069	1,178	\$1,259,349	.
Toronto East	14	13	1,352	1,152	159	\$990	918	\$908,475	3,051
Toronto West	9	14	2,613	2,135	394	\$1,140	953	\$1,085,653	11,214
Yonge - St. Clair	5	7	728	637	88	\$1,468	1,649	\$2,420,121	3,047

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