



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of August 2020



Toronto West Submarket Report - August 2020



Toronto West		GTA
Active Projects	14	376
Total Units	2,613	99,527
Total Sales	2,149	84,332
Rem. Inv.	390	10,776
Avg. \$/SF	\$1,133	\$1,114
Avg. SF	945	943
Avg. \$	\$1,070,592	\$1,049,976
Current Month Sales (incl. active & sold out)	17	2,609

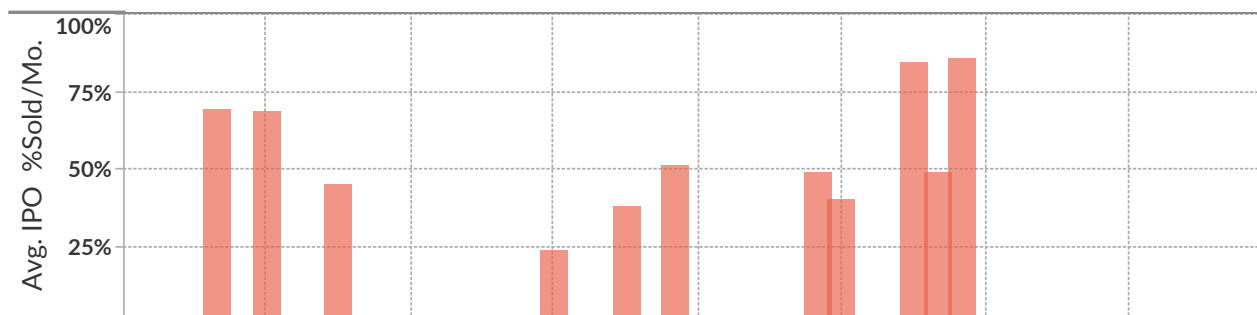
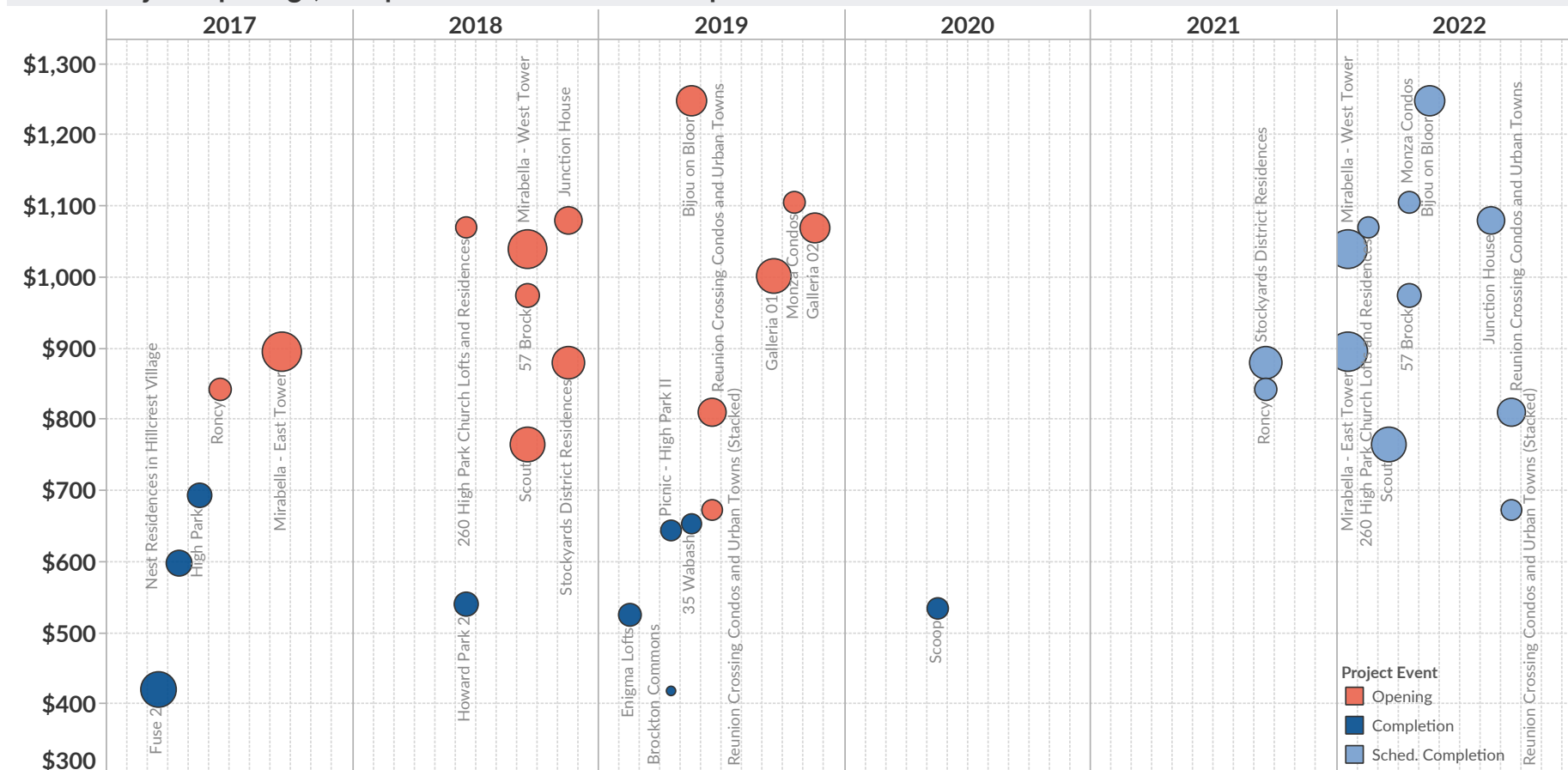
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	27	419
Total Units	11,491	235,756
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	61.7
Avg. Floor Space Index	4.3	6.6

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.



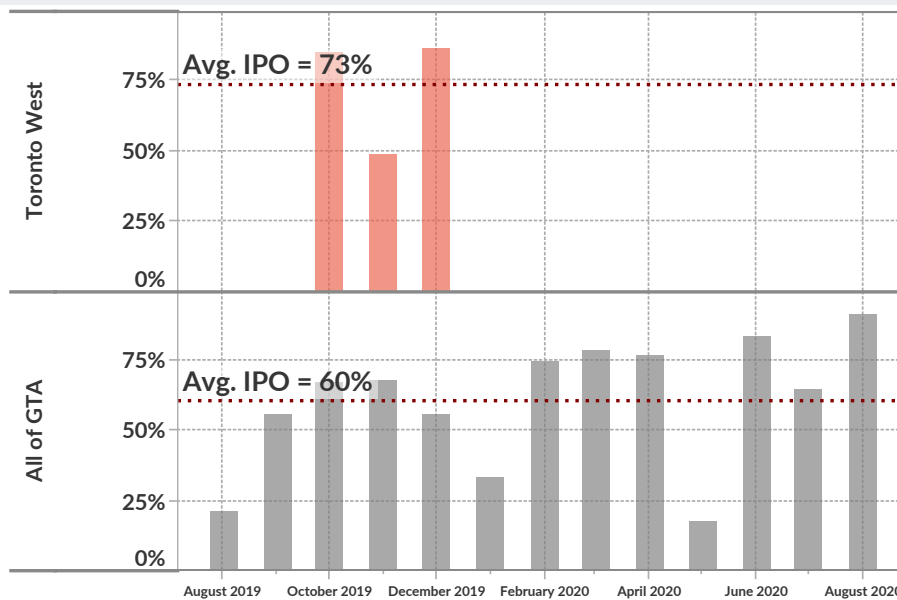
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Project Data by Unit Type

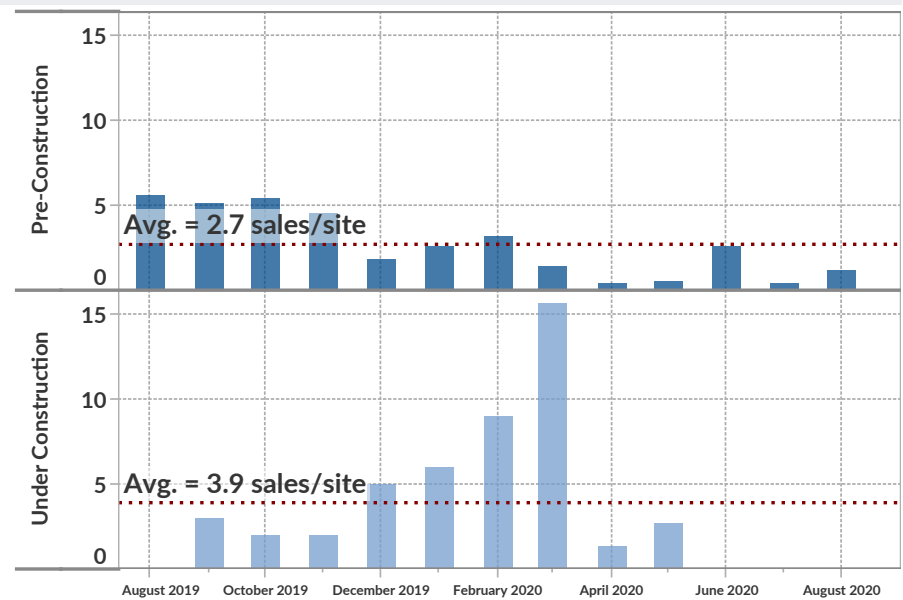
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22	0	22	0
1 Bedroom	456	1	410	46
1 Bedroom + Den	684	3	645	39
2 Bedroom	702	3	606	96
2 Bedroom + Den	380	6	274	106
3 Bedroom & Up	224	2	154	70
Penthouse	4	0	0	4
Other	67	2	38	29

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,118	449	900	\$529,900	\$899,900
\$1,124	550	797	\$510,900	\$899,900
\$1,108	630	1,573	\$625,000	\$2,058,000
\$1,137	764	1,654	\$730,000	\$2,374,000
\$1,097	835	2,017	\$769,900	\$2,819,000
\$1,249	842	3,054	\$925,000	\$4,199,900

IPO Launch Performance (first 2 months)

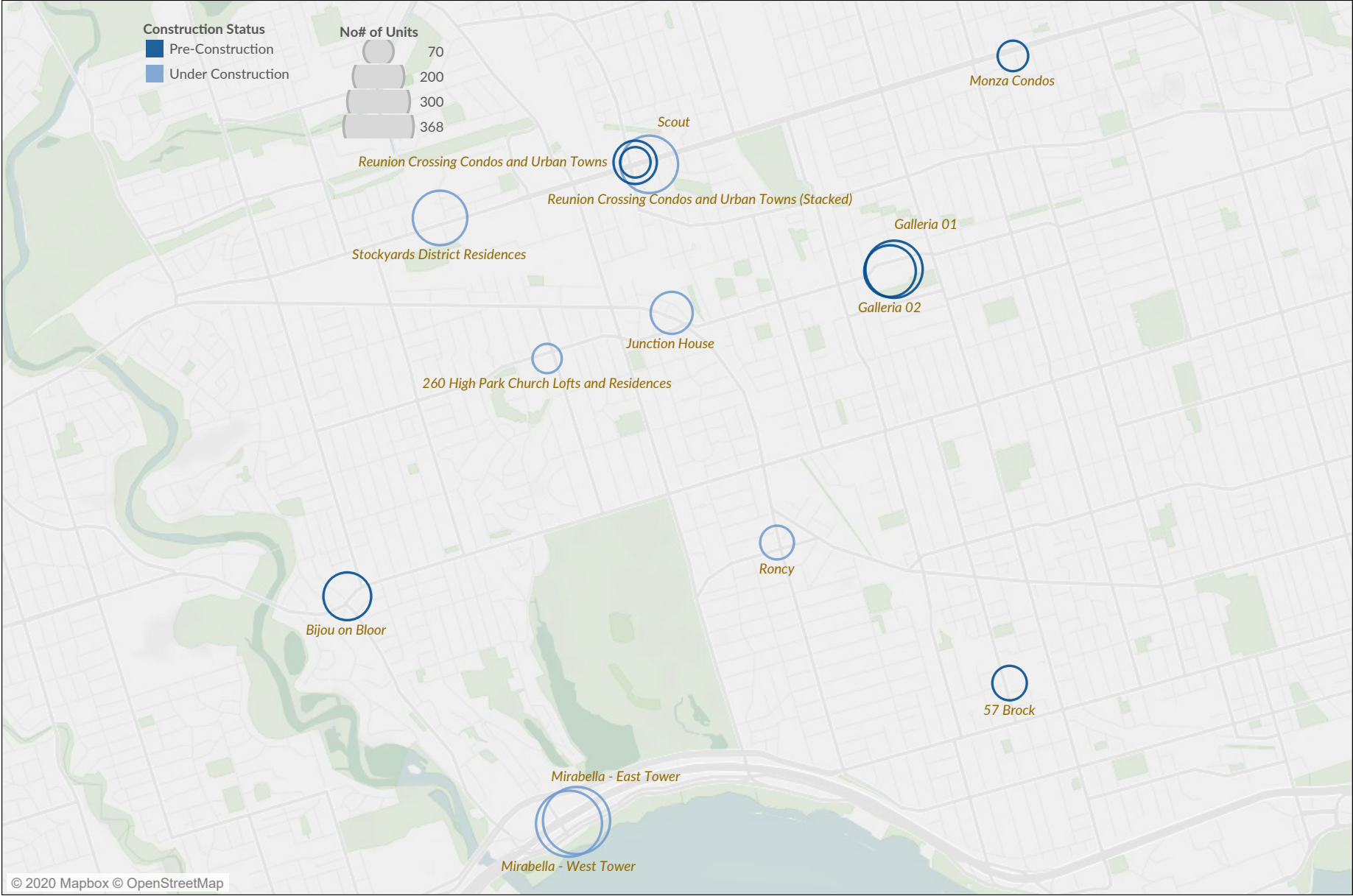


Post Launch Absorption: Toronto West



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Current Active Projects



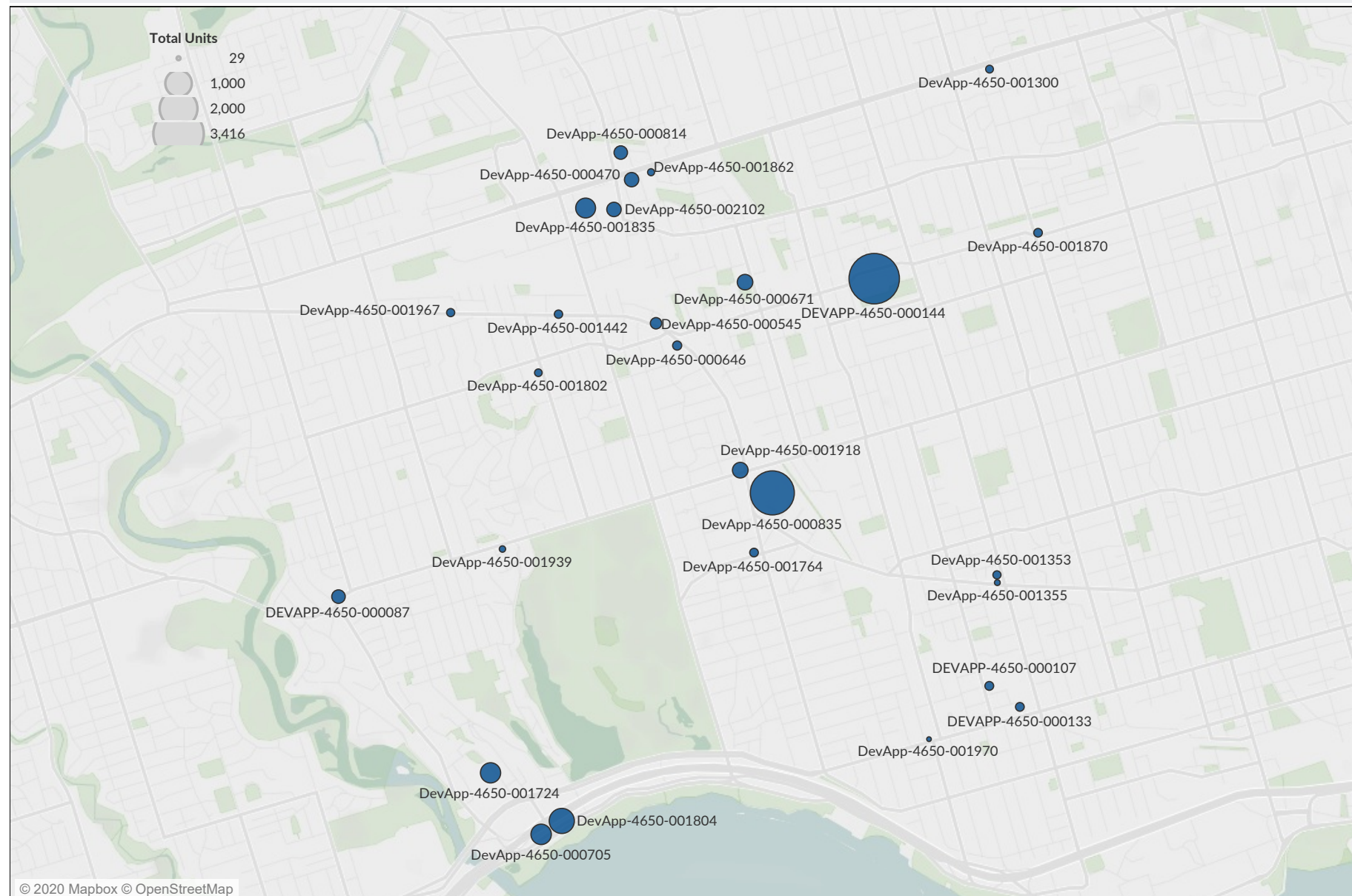
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Current Active Project List

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	April 2022	0	5	11	97	\$975	\$1,122
260 High Park Church Lofts and Residences - Medallion Capit..	Apartment	February 2022	2	3	15	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	1	3	38	267	\$1,002	\$1,075
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	4	37	19	217	\$1,070	\$1,100
Junction House - Globizen Group	Apartment	August 2022	0	5	35	144	\$1,081	\$1,113
Mirabella - East Tower - Diamante Development	Apartment	January 2022	0	0	28	368	\$896	\$1,114
Mirabella - West Tower - Diamante Development	Apartment	January 2022	8	51	86	355	\$1,040	\$1,164
Monza Condos - Benvenuto Group	Apartment	April 2022	0	0	37	76	\$1,106	\$1,148
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	September 2022	1	3	20	153	\$811	\$964
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	September 2022	1	12	6	76	\$673	\$768
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
DevApp-4650-002102	290 Old Weston Road	3.4	277

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	3	15	5,973	5,149	174	\$2,518	1,855	\$4,670,222	8,932
Central Waterfront	269	14	7,103	6,093	996	\$1,433	996	\$1,428,003	19,434
Don Mills - York Mills	11	11	3,267	2,961	149	\$960	1,283	\$1,231,624	11,337
Downtown Core	6	8	4,786	4,128	240	\$1,989	811	\$1,613,706	18,038
Downtown East	706	22	7,643	6,527	772	\$1,265	793	\$1,003,836	16,000
Downtown West	42	33	11,123	9,672	1,073	\$1,455	895	\$1,302,716	18,134
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	19	6	1,545	1,435	110	\$688	1,203	\$828,478	.
Mississauga City Centre	28	11	6,459	5,968	472	\$920	797	\$732,747	.
North Toronto	52	12	3,270	2,559	534	\$1,269	814	\$1,032,449	10,342
North Yonge Corridor	17	6	1,715	1,472	106	\$1,153	822	\$948,460	7,943
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	15	8	921	807	68	\$1,106	1,409	\$1,557,875	10,270
Not Applicable	1,234	171	33,377	26,912	4,626	\$805	922	\$742,134	83,024
Scarborough City Centre									2,245
Sheppard Corridor	149	14	3,833	3,360	469	\$1,119	917	\$1,026,098	7,376
Thornhill	37	6	1,651	1,368	283	\$1,069	1,199	\$1,281,510	.
Toronto East	1	13	1,360	1,148	171	\$991	929	\$920,472	3,051
Toronto West	17	14	2,613	2,149	390	\$1,133	945	\$1,070,592	11,491
Yonge - St. Clair	3	7	728	636	89	\$1,473	1,670	\$2,459,783	3,113

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