



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of September 2020



Toronto West Submarket Report - September 2020



Toronto West		GTA
Active Projects	14	348
Total Units	2,613	91,264
Total Sales	2,141	76,516
Rem. Inv.	398	10,768
Avg. \$/SF	\$1,125	\$1,148
Avg. SF	948	965
Avg. \$	\$1,066,020	\$1,108,137
Current Month Sales (incl. active & sold out)	17	2,603

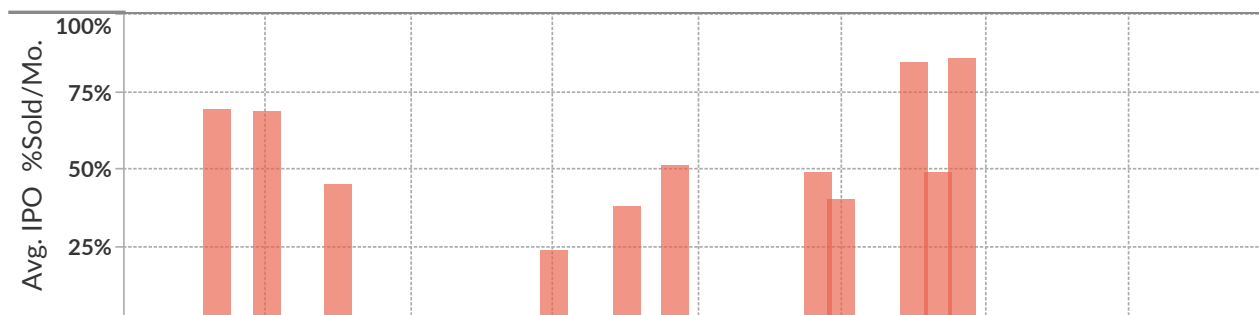
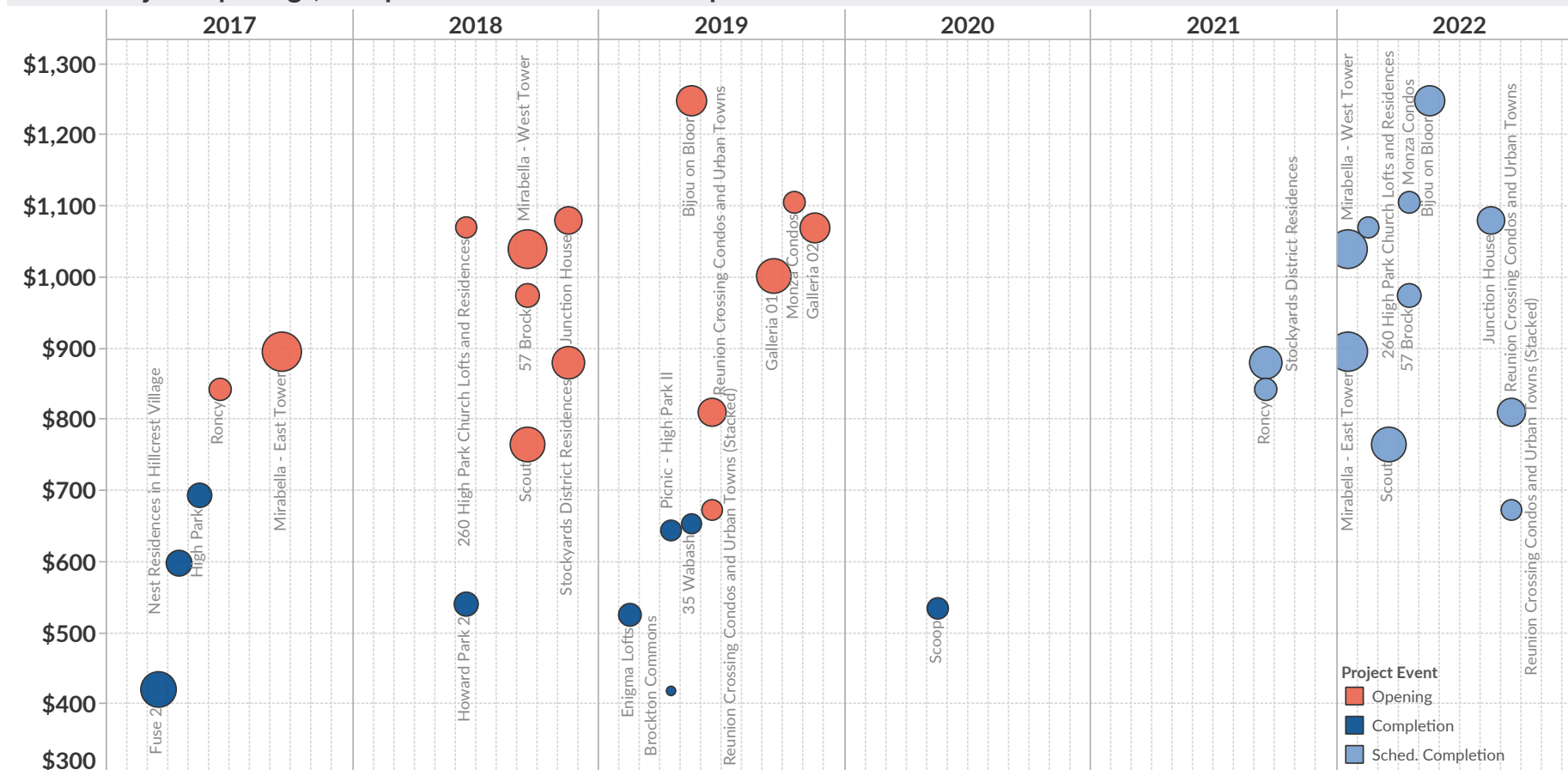
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	29	427
Total Units	11,904	240,396
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	61.7
Avg. Floor Space Index	4.3	6.5

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.



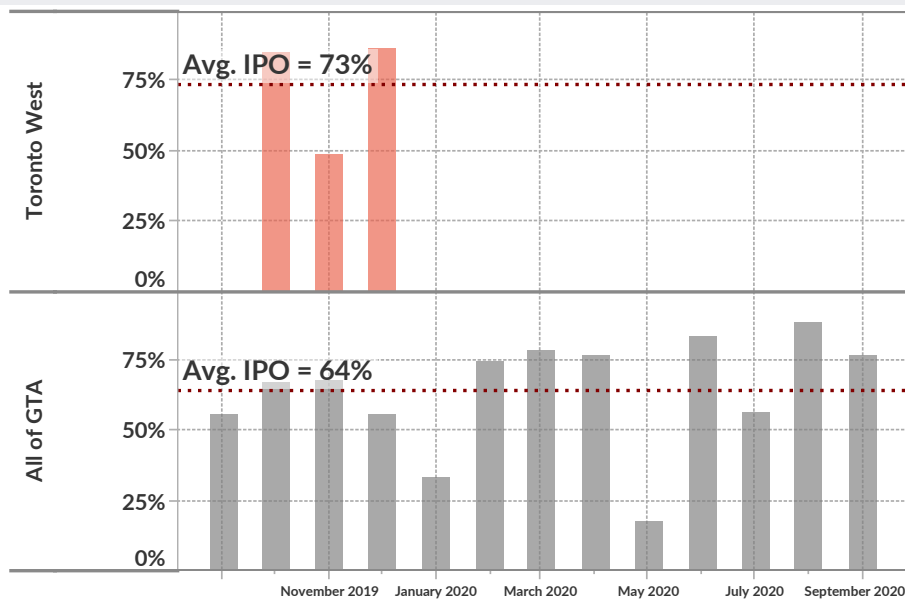
Toronto West Submarket Report - September 2020

Project Data by Unit Type

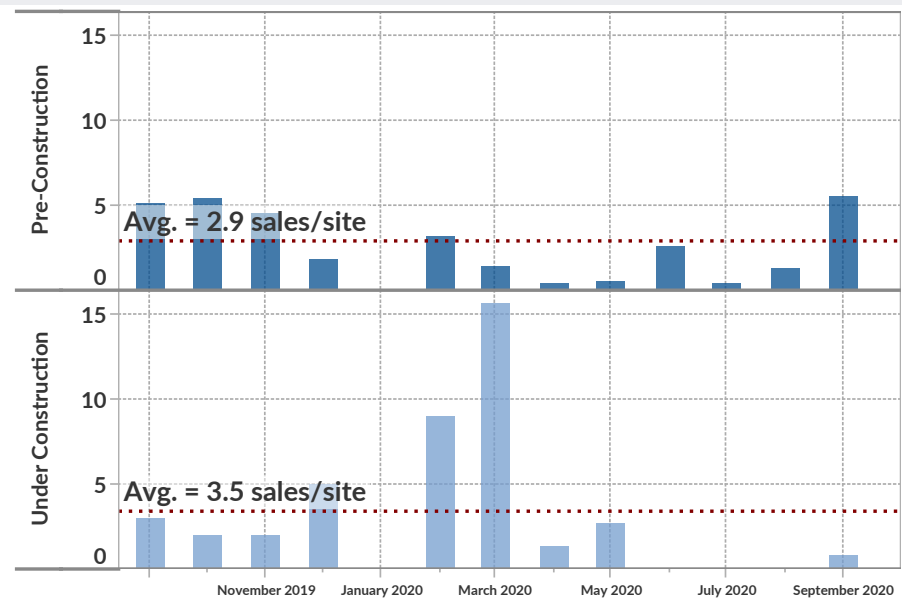
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22	0	22	0
1 Bedroom	456	5	415	41
1 Bedroom + Den	684	8	641	43
2 Bedroom	702	2	599	103
2 Bedroom + Den	380	0	270	110
3 Bedroom & Up	224	2	156	68
Penthouse	4	0	0	4
Other	67	0	38	29

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,116	449	900	\$529,900	\$899,900
\$1,082	550	797	\$635,000	\$899,900
\$1,089	630	1,573	\$625,000	\$2,058,000
\$1,139	764	1,654	\$730,000	\$2,374,000
\$1,100	835	2,017	\$769,900	\$2,819,000
\$985	791	957	\$809,900	\$911,900
\$1,249	842	3,054	\$925,000	\$4,199,900

IPO Launch Performance (first 2 months)

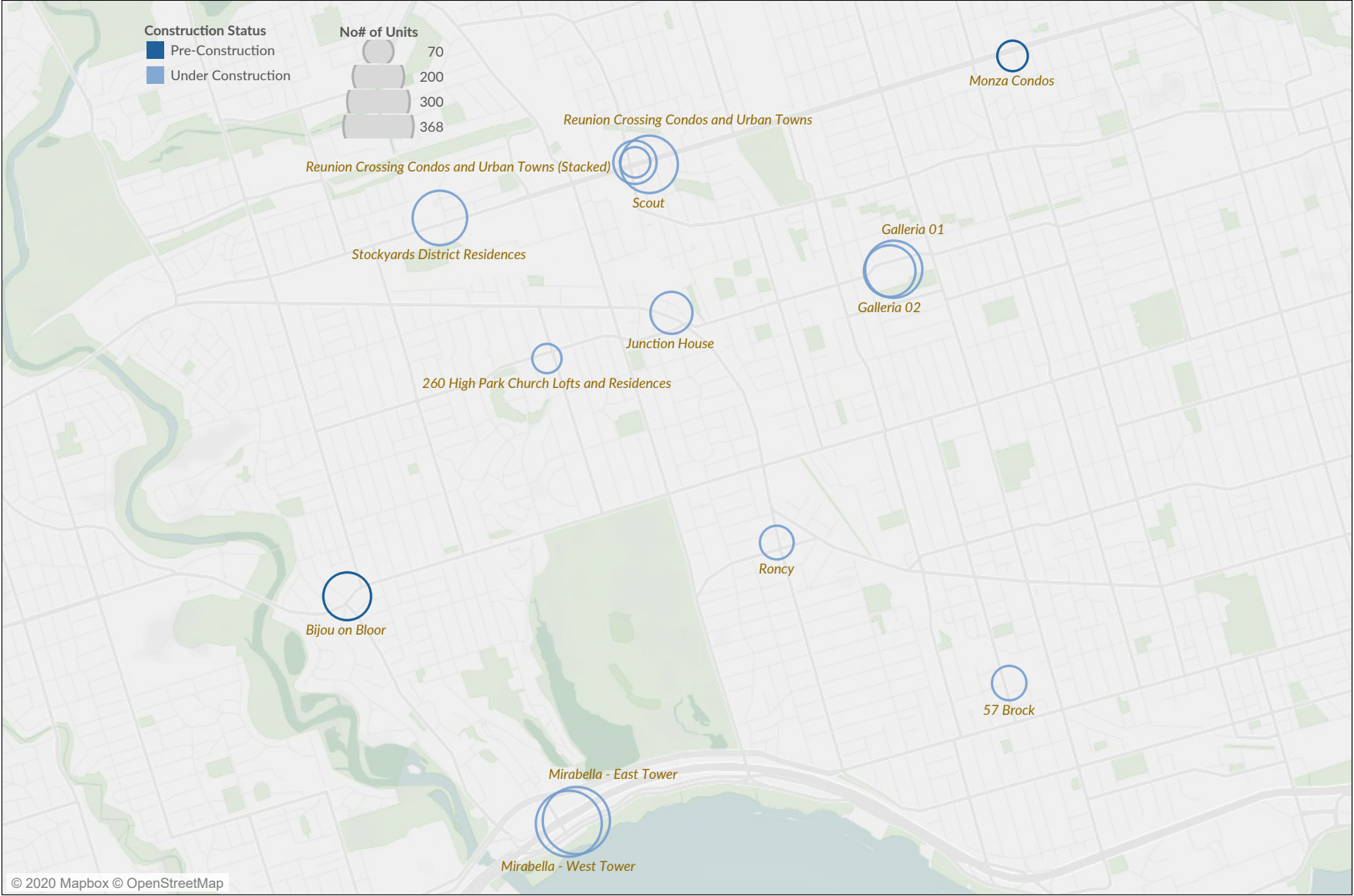


Post Launch Absorption: Toronto West



Toronto West Submarket Report - September 2020

Current Active Projects



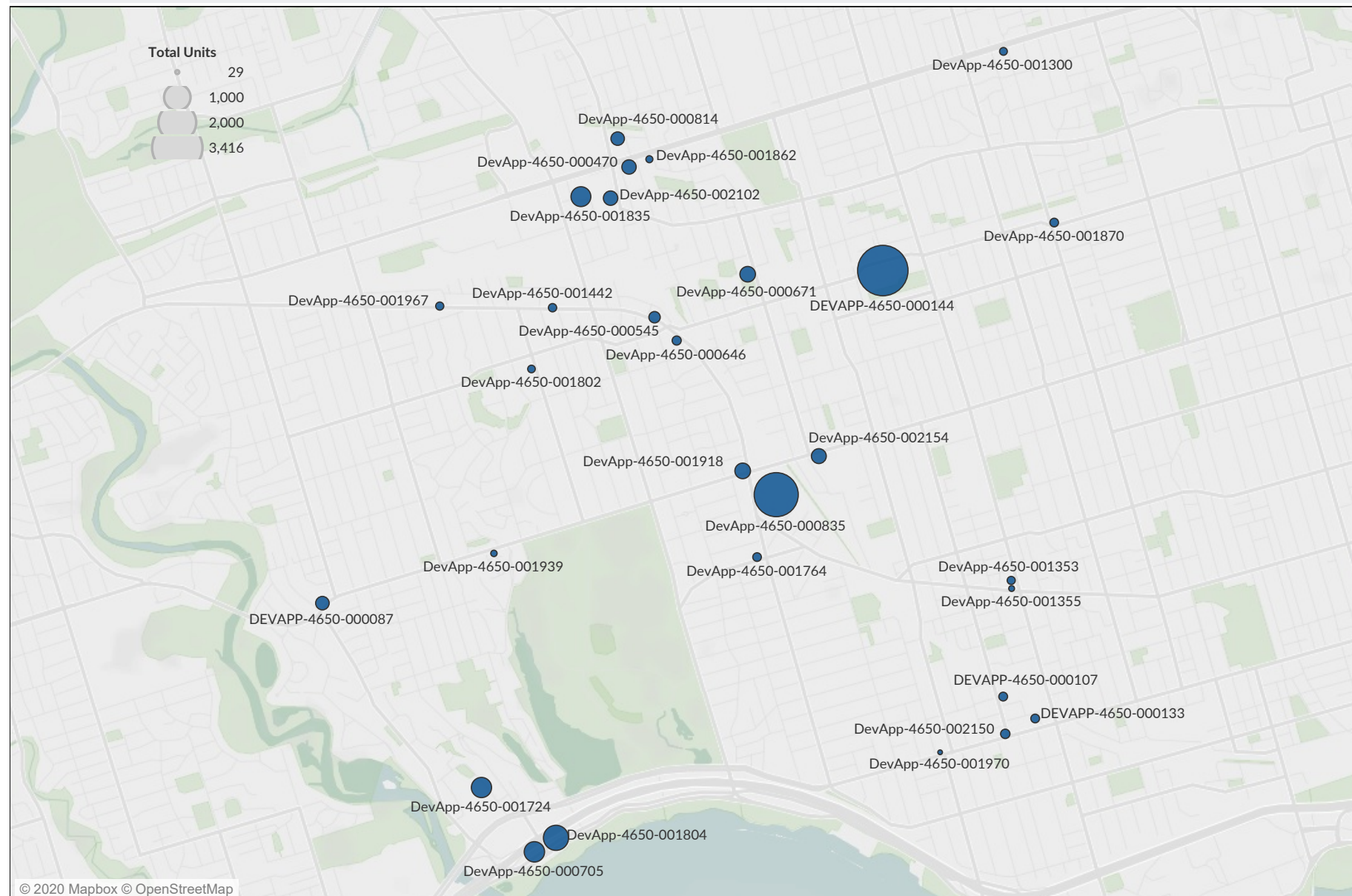
Toronto West Submarket Report - September 2020

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	0	3	15	70	\$1,071	\$1,382
Bijou on Bloor - Plaza	Apartment	May 2022	10	33	35	186	\$1,249	\$1,316
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	1	4	37	267	\$1,002	\$1,069
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	1	38	18	217	\$1,070	\$1,093
Junction House - Globizen Group	Apartment	August 2022	1	6	34	144	\$1,081	\$1,114
Mirabella - East Tower - Diamante Development	Apartment	January 2022	0	0	55	368	\$896	\$1,087
Mirabella - West Tower - Diamante Development	Apartment	January 2022	0	51	86	355	\$1,040	\$1,164
Monza Condos - Benvenuto Group	Apartment	April 2022	1	1	36	76	\$1,106	\$1,146
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	September 2022	1	6	17	153	\$811	\$933
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	September 2022	1	13	5	76	\$673	\$753
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	1	31	9	242	\$880	\$981

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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
DevApp-4650-002150	1354 Queen Street West	5.2	117
DevApp-4650-002154	1405 Bloor Street West	5.3	296

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	0	13	4,898	4,083	165	\$2,581	1,856	\$4,788,810	9,336
Central Waterfront	39	9	4,618	3,760	845	\$1,503	1,094	\$1,645,056	19,434
Don Mills - York Mills	2	12	3,683	2,963	496	\$1,024	861	\$881,188	14,212
Downtown Core	23	7	4,236	3,631	214	\$2,045	782	\$1,599,521	17,615
Downtown East	64	21	7,475	6,458	722	\$1,258	806	\$1,013,215	16,000
Downtown West	43	29	9,950	8,663	1,025	\$1,455	901	\$1,311,827	18,569
Etobicoke Waterfront	8	1	602	448	44	\$1,321	847	\$1,118,605	8,726
Highway7 - Yonge	14	6	1,553	1,448	97	\$716	1,185	\$848,595	.
Mississauga City Centre	416	12	6,998	6,384	595	\$929	791	\$735,372	.
North Toronto	24	12	3,194	2,581	512	\$1,272	818	\$1,040,488	10,177
North Yonge Corridor	10	6	1,715	1,482	96	\$1,155	811	\$936,872	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	2	9	1,044	802	189	\$1,316	1,844	\$2,427,617	10,938
Not Applicable	1,896	156	30,884	24,910	4,368	\$821	940	\$772,269	83,408
Scarborough City Centre									2,245
Sheppard Corridor	12	14	3,833	3,374	455	\$1,118	927	\$1,036,029	7,384
Thornhill	28	6	1,651	1,391	260	\$1,077	1,183	\$1,273,175	.
Toronto East	4	12	1,128	999	97	\$1,016	1,029	\$1,045,627	2,938
Toronto West	17	14	2,613	2,141	398	\$1,125	948	\$1,066,020	11,904
Yonge - St. Clair	1	7	661	479	182	\$1,773	1,441	\$2,555,685	3,113

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