



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of October 2020



Toronto West Submarket Report - October 2020



Toronto West		GTA
Active Projects	16	356
Total Units	3,151	93,557
Total Sales	2,248	77,464
Rem. Inv.	700	11,643
Avg. \$/SF	\$1,137	\$1,134
Avg. SF	848	945
Avg. \$	\$964,291	\$1,071,265
Current Month Sales (incl. active & sold out)	101	2,340

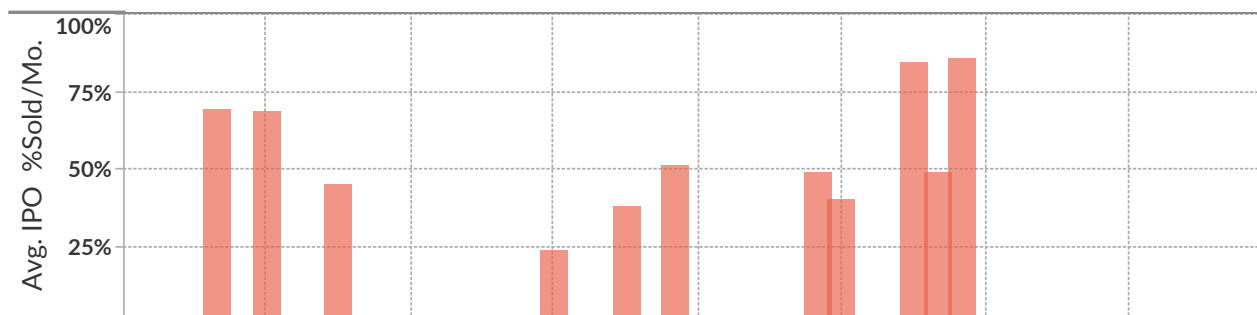
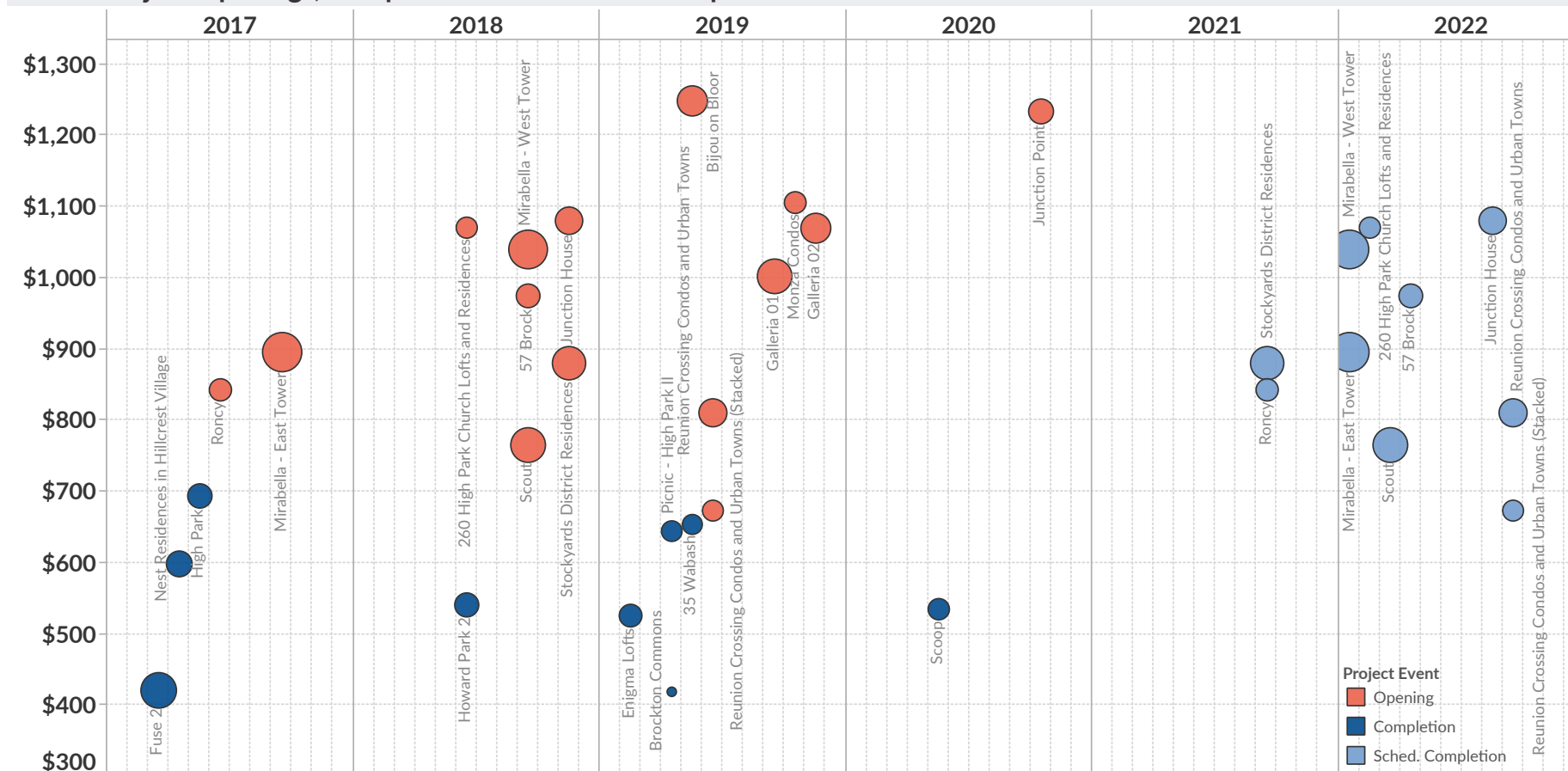
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	29	449
Total Units	11,904	252,224
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	61.7
Avg. Floor Space Index	4.3	6.6

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.



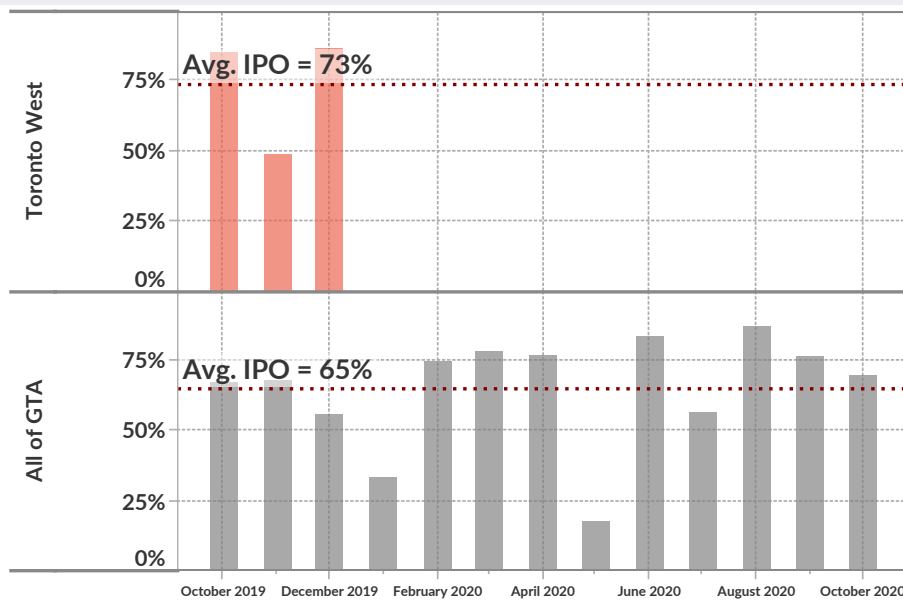
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Project Data by Unit Type

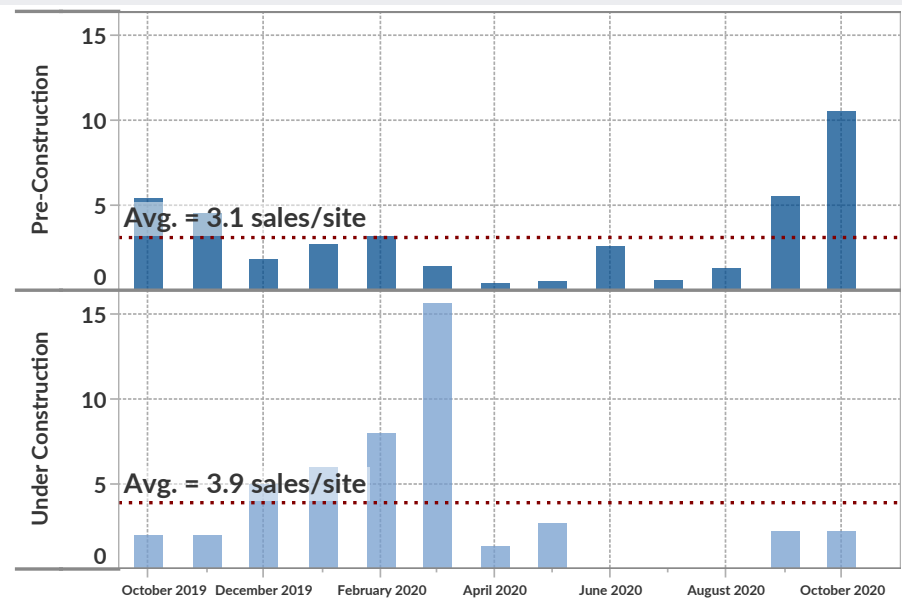
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	45	5	27	18
1 Bedroom	532	29	446	86
1 Bedroom + Den	751	24	666	85
2 Bedroom	863	16	625	238
2 Bedroom + Den	404	12	278	126
3 Bedroom & Up	277	11	164	113
Penthouse	4	0	0	4
Other	72	4	42	30

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,200	395	395	\$472,900	\$474,900
\$1,183	436	900	\$550,000	\$975,000
\$1,097	508	797	\$575,000	\$899,900
\$1,142	646	1,573	\$625,000	\$2,100,000
\$1,134	764	1,654	\$575,000	\$2,396,000
\$1,101	893	2,017	\$898,000	\$2,825,000
\$985	791	957	\$809,900	\$911,900
\$1,218	842	3,054	\$881,990	\$4,199,900

IPO Launch Performance (first 2 months)

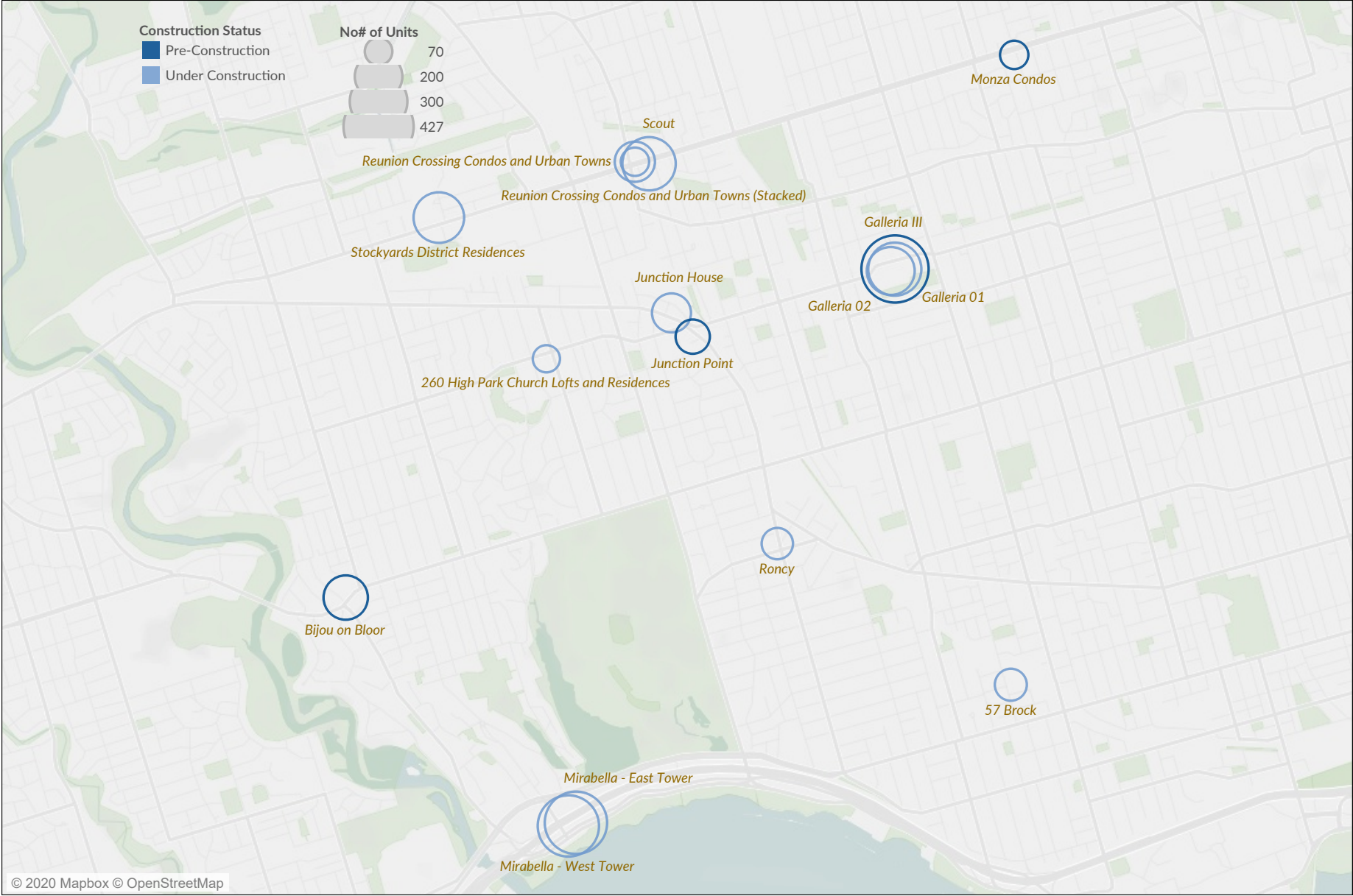


Post Launch Absorption: Toronto West



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Current Active Projects



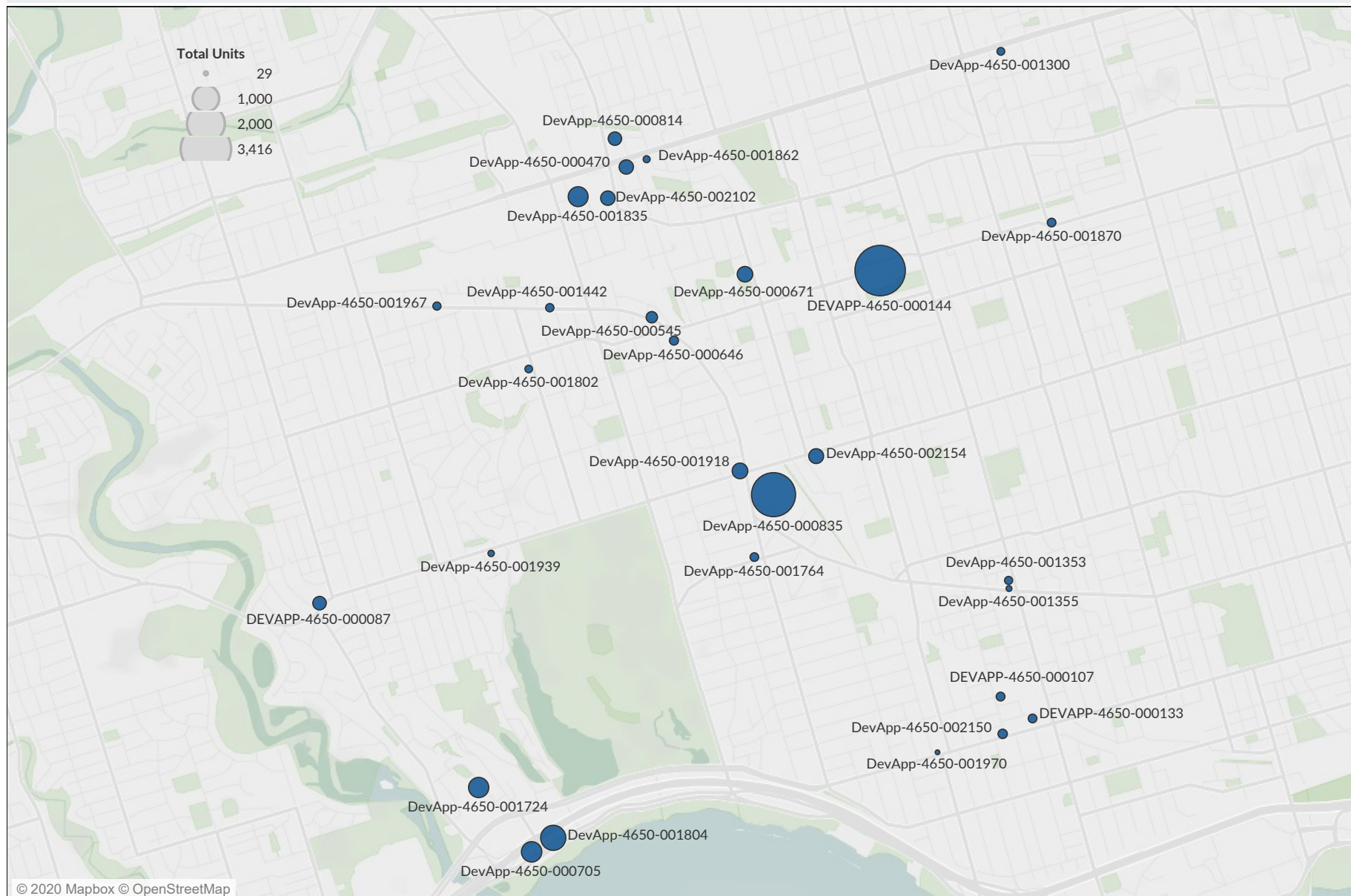
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Current Active Project List

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	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	August 2023	0	33	35	186	\$1,249	\$1,358
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	2	10	31	267	\$1,002	\$1,100
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	0	42	15	217	\$1,070	\$1,127
Galleria III - El-Ad Canada Inc.	Apartment	December 2025	0	0	279	427	\$1,090	\$1,090
Junction House - Globizen Group	Apartment	August 2022	0	6	34	144	\$1,081	\$1,114
Junction Point - Gairloch	Apartment	March 2023	58	58	53	111	\$1,234	\$1,258
Mirabella - East Tower - Diamante Development	Apartment	January 2022	1	1	54	368	\$896	\$1,096
Mirabella - West Tower - Diamante Development	Apartment	January 2022	0	51	86	355	\$1,040	\$1,165
Monza Condos - Benvenuto Group	Apartment	June 2023	21	22	15	76	\$1,106	\$1,134
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	September 2022	4	10	13	153	\$811	\$996
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	September 2022	5	18	2	76	\$673	\$744
Roncy - Worsley Urban	Apartment	September 2021	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	0	41	40	269	\$766	\$921
Stockyards District Residences - Marlin Spring	Apartment	September 2021	10	39	17	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	5.3	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	129	15	5,434	4,212	609	\$1,859	1,074	\$1,996,398	9,336
Central Waterfront	17	9	4,721	3,771	834	\$1,470	1,039	\$1,527,561	19,434
Don Mills - York Mills	174	12	3,683	3,137	324	\$1,013	971	\$983,530	14,212
Downtown Core	25	7	4,236	3,656	200	\$1,911	831	\$1,587,311	19,624
Downtown East	32	21	7,477	6,494	703	\$1,253	812	\$1,017,603	16,387
Downtown West	71	29	10,091	8,701	1,129	\$1,434	905	\$1,297,400	18,515
Etobicoke Waterfront	5	1	602	453	40	\$1,326	848	\$1,125,069	8,726
Highway7 - Yonge	5	6	1,553	1,453	92	\$719	1,200	\$862,586	.
Mississauga City Centre	61	12	6,998	6,380	599	\$926	787	\$729,033	.
North Toronto	5	12	3,194	2,581	512	\$1,271	820	\$1,041,684	10,499
North Yonge Corridor	4	6	1,715	1,482	88	\$1,166	814	\$948,855	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	29	9	1,040	831	163	\$1,305	1,864	\$2,431,451	12,314
Not Applicable	1,347	159	31,358	25,198	4,445	\$819	939	\$769,197	91,558
Scarborough City Centre									2,245
Sheppard Corridor	10	14	3,833	3,386	443	\$1,121	931	\$1,042,948	7,614
Thornhill	165	6	1,720	1,326	384	\$1,053	1,030	\$1,084,787	.
Toronto East	145	13	1,562	1,142	203	\$1,101	835	\$918,775	3,120
Toronto West	101	16	3,151	2,248	700	\$1,137	848	\$964,291	11,904
Yonge - St. Clair	15	7	661	494	167	\$1,756	1,467	\$2,575,956	3,153

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