



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of November 2020



Toronto West Submarket Report - November 2020



Toronto West		GTA
Active Projects	17	360
Total Units	3,371	94,905
Total Sales	2,738	79,034
Rem. Inv.	430	11,493
Avg. \$/SF	\$1,157	\$1,151
Avg. SF	960	964
Avg. \$	\$1,111,178	\$1,109,229
Current Month Sales (incl. active & sold out)	101	1,836

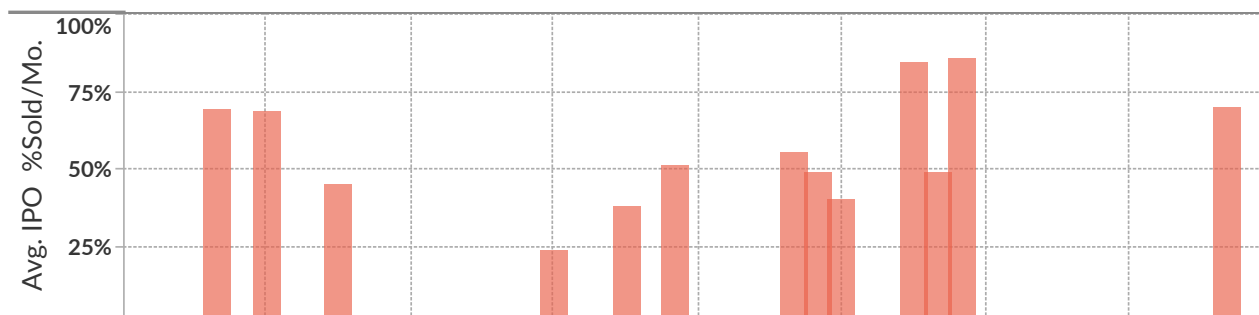
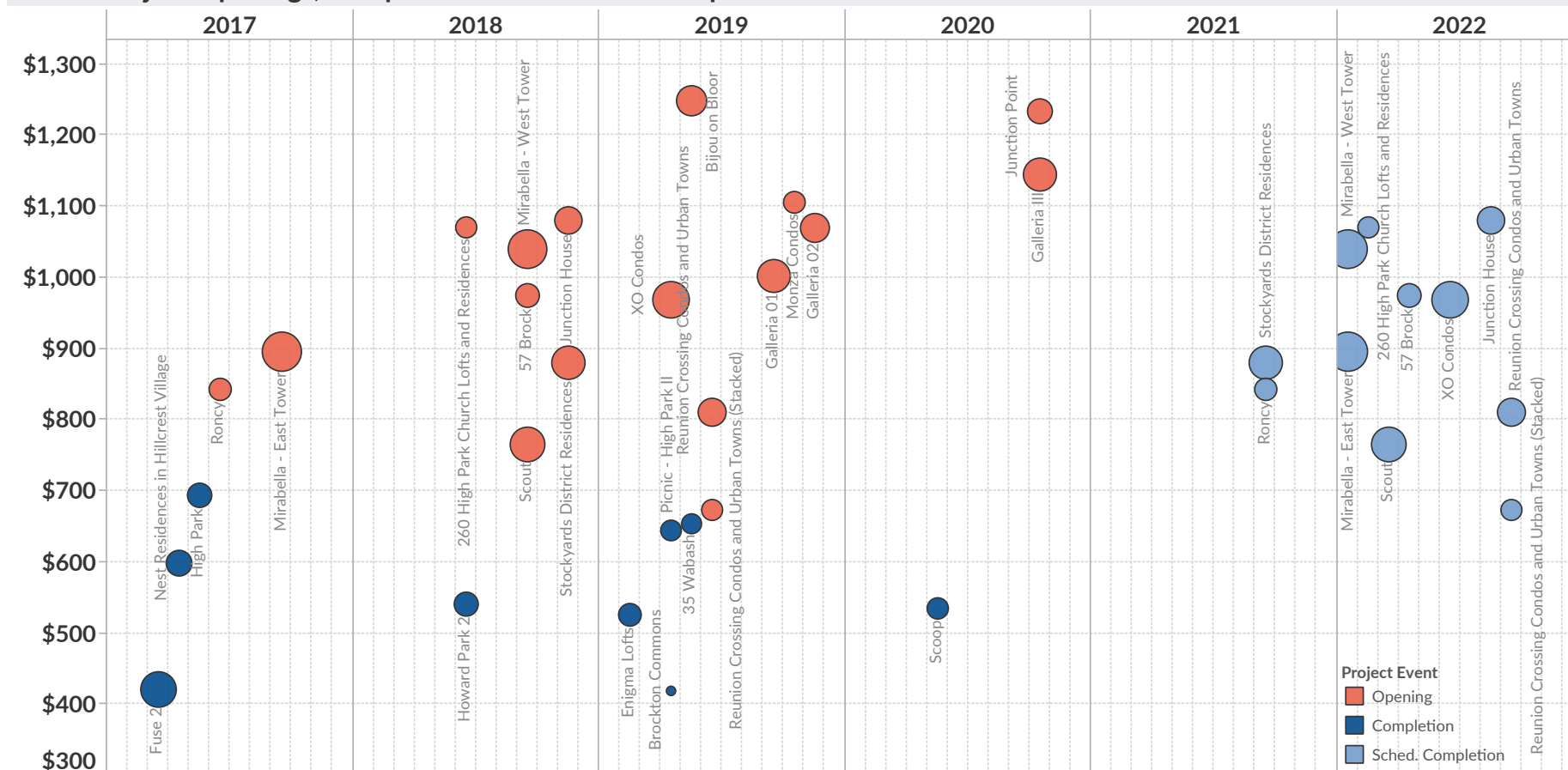
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	29	464
Total Units	11,904	256,111
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	61.7
Avg. Floor Space Index	4.3	6.6

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.



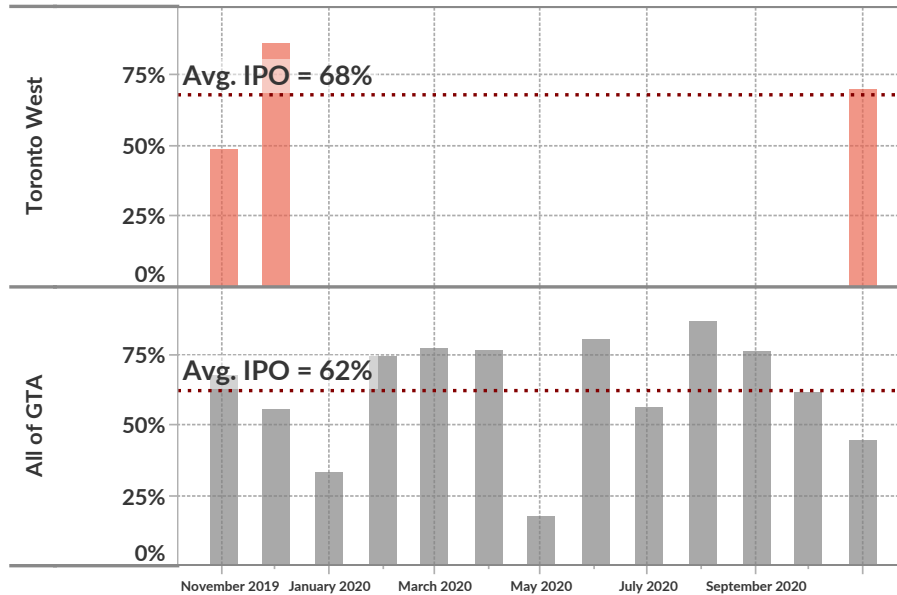
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Project Data by Unit Type

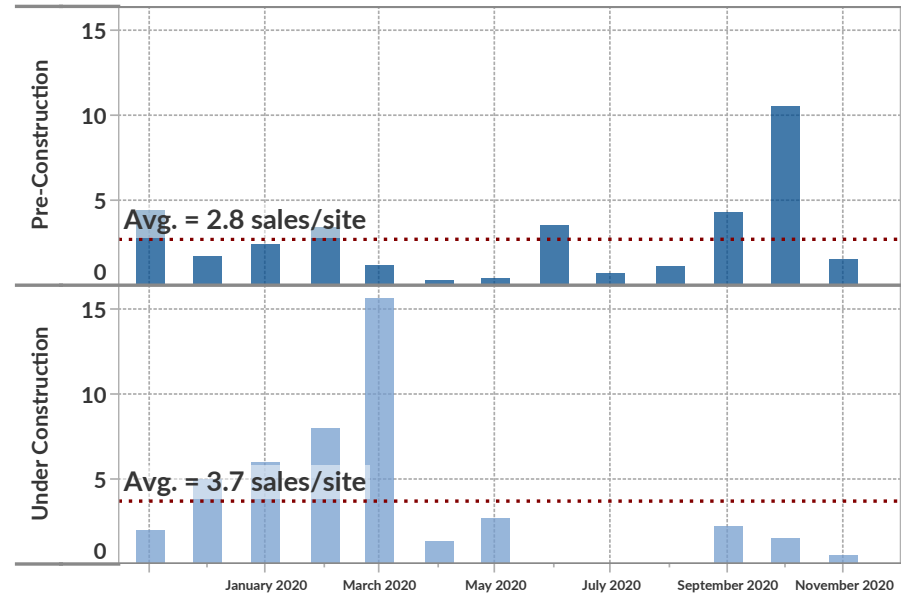
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	42	5	38	4
1 Bedroom	609	20	589	20
1 Bedroom + Den	862	28	819	43
2 Bedroom	877	28	745	132
2 Bedroom + Den	420	7	299	121
3 Bedroom & Up	282	12	205	77
Penthouse	4	0	0	4
Other	72	1	43	29

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,221	379	477	\$475,000	\$550,000
\$1,106	420	900	\$550,000	\$975,000
\$1,061	508	797	\$609,900	\$899,900
\$1,174	643	1,573	\$670,000	\$2,100,000
\$1,146	764	1,654	\$730,000	\$2,396,000
\$1,162	941	2,017	\$898,000	\$2,825,000
\$985	791	957	\$809,900	\$911,900
\$1,221	842	3,054	\$881,990	\$4,199,900

IPO Launch Performance (first 2 months)

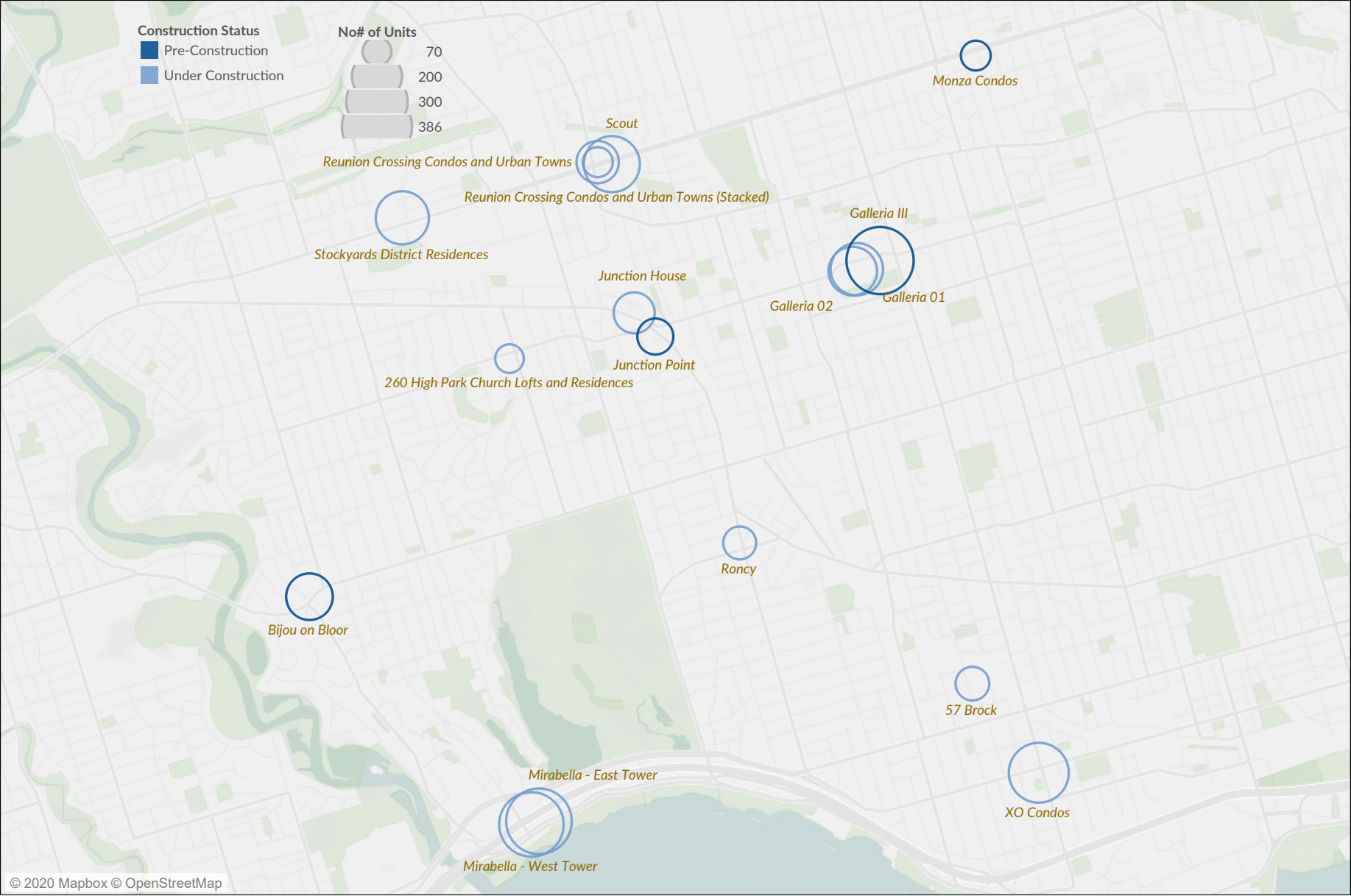


Post Launch Absorption: Toronto West



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Current Active Projects



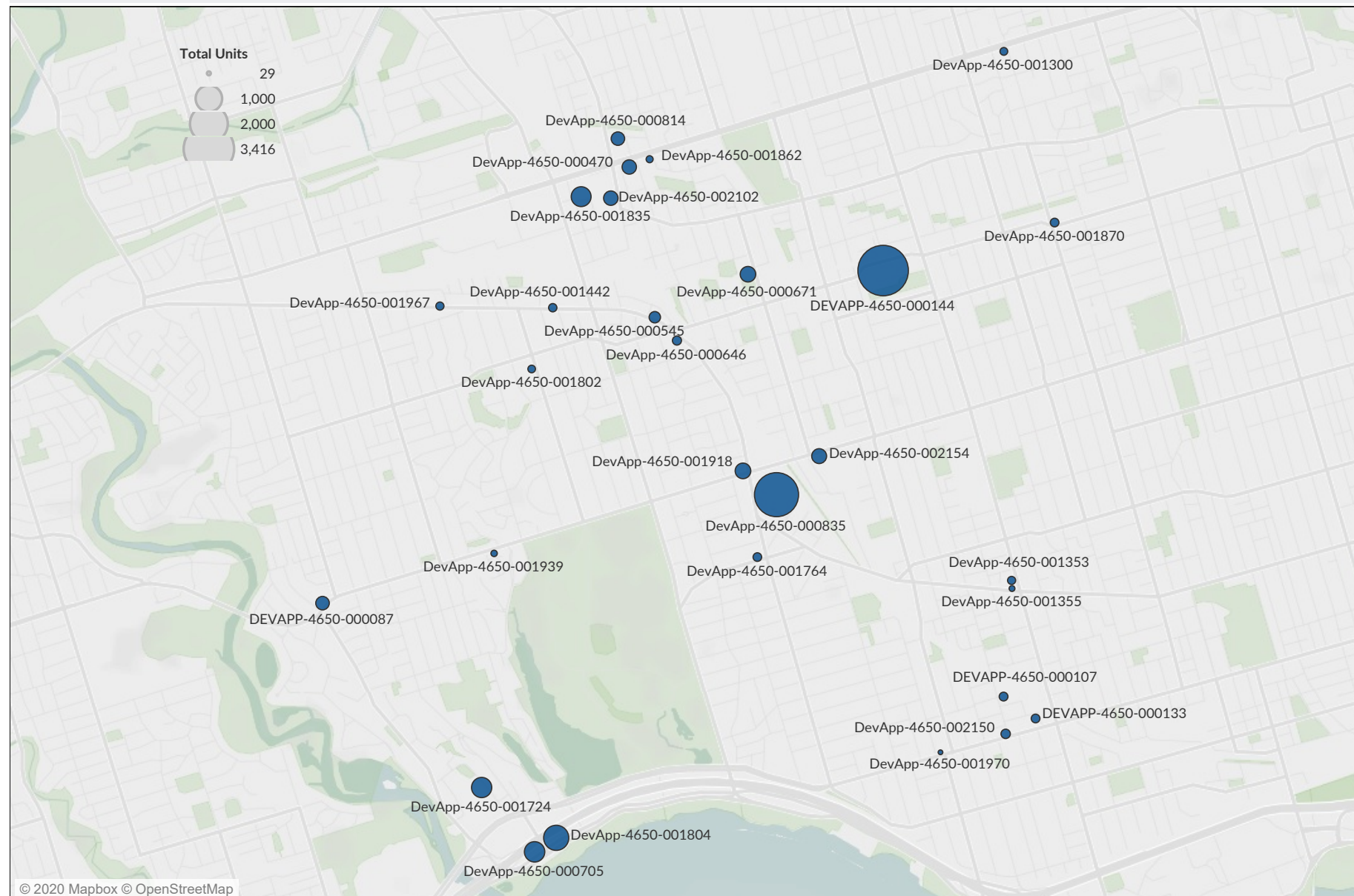
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Current Active Project List

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	3	36	32	186	\$1,249	\$1,358
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	0	9	0	235	\$1,002	\$1,145
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	0	42	0	202	\$1,070	\$1,127
Galleria III - El-Ad Canada Inc.	Apartment	December 2025	70	165	73	386	\$1,145	\$1,150
Junction House - Globizen Group	Apartment	August 2022	3	9	31	144	\$1,081	\$1,122
Junction Point - Gairloch	Apartment	March 2023	20	78	33	111	\$1,234	\$1,271
Mirabella - East Tower - Diamante Development	Apartment	January 2022	1	2	53	368	\$896	\$1,099
Mirabella - West Tower - Diamante Development	Apartment	January 2022	1	52	85	355	\$1,040	\$1,164
Monza Condos - Benvenuto Group	Apartment	June 2023	0	22	15	76	\$1,106	\$1,134
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	September 2022	1	11	12	153	\$811	\$989
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	September 2022	2	20	1	77	\$673	\$779
Roncy - Worsley Urban	Apartment	September 2021	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	0	41	40	269	\$766	\$936
Stockyards District Residences - Marlin Spring	Apartment	September 2021	0	39	17	242	\$880	\$981
XO Condos - Lifetime Developments	Apartment	June 2022	0	19	12	307	\$969	\$1,199

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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	• 41	• 17	• 5,543	• 4,256	• 662	• \$1,954	• 1,203	• \$2,351,534	• 9,636
Central Waterfront	• 1	• 9	• 4,721	• 3,770	• 835	• \$1,510	• 1,070	• \$1,616,118	• 19,434
Don Mills - York Mills	• 37	• 12	• 3,683	• 3,174	• 287	• \$1,007	• 1,007	• \$1,013,169	• 14,212
Downtown Core	• 1	• 7	• 4,236	• 3,657	• 199	• \$1,919	• 826	• \$1,584,250	• 19,624
Downtown East	• 18	• 21	• 7,481	• 6,512	• 689	• \$1,252	• 815	• \$1,019,805	• 16,999
Downtown West	• 32	• 28	• 9,703	• 8,438	• 1,004	• \$1,438	• 928	• \$1,334,007	• 19,595
Etobicoke Waterfront	• 0	• 1	• 602	• 453	• 40	• \$1,326	• 848	• \$1,125,069	• 8,726
Highway7 - Yonge	• 13	• 5	• 1,399	• 1,309	• 82	• \$720	• 1,189	• \$855,908	•
Mississauga City Centre	• 15	• 12	• 6,998	• 6,395	• 584	• \$925	• 790	• \$730,344	•
North Toronto	• 19	• 13	• 3,707	• 3,061	• 519	• \$1,280	• 814	• \$1,041,814	• 10,499
North Yonge Corridor	• 4	• 6	• 1,715	• 1,486	• 84	• \$1,162	• 826	• \$960,338	• 8,097
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 1,367
North York West	• 111	• 10	• 1,258	• 942	• 270	• \$1,236	• 1,467	• \$1,813,413	• 13,464
Not Applicable	• 1,380	• 161	• 32,213	• 25,948	• 4,660	• \$824	• 935	• \$770,782	• 93,735
Scarborough City Centre									• 2,245
Sheppard Corridor	• 14	• 14	• 3,833	• 3,400	• 429	• \$1,123	• 934	• \$1,049,025	• 7,811
Thornhill	• 40	• 6	• 1,720	• 1,365	• 345	• \$1,062	• 1,066	• \$1,132,690	•
Toronto East	• 5	• 12	• 1,533	• 1,113	• 203	• \$1,099	• 835	• \$917,682	• 3,374
Toronto West	• 101	• 17	• 3,371	• 2,738	• 430	• \$1,157	• 960	• \$1,111,178	• 11,904
Yonge - St. Clair	• 4	• 7	• 661	• 498	• 163	• \$1,783	• 1,468	• \$2,617,636	• 3,576

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