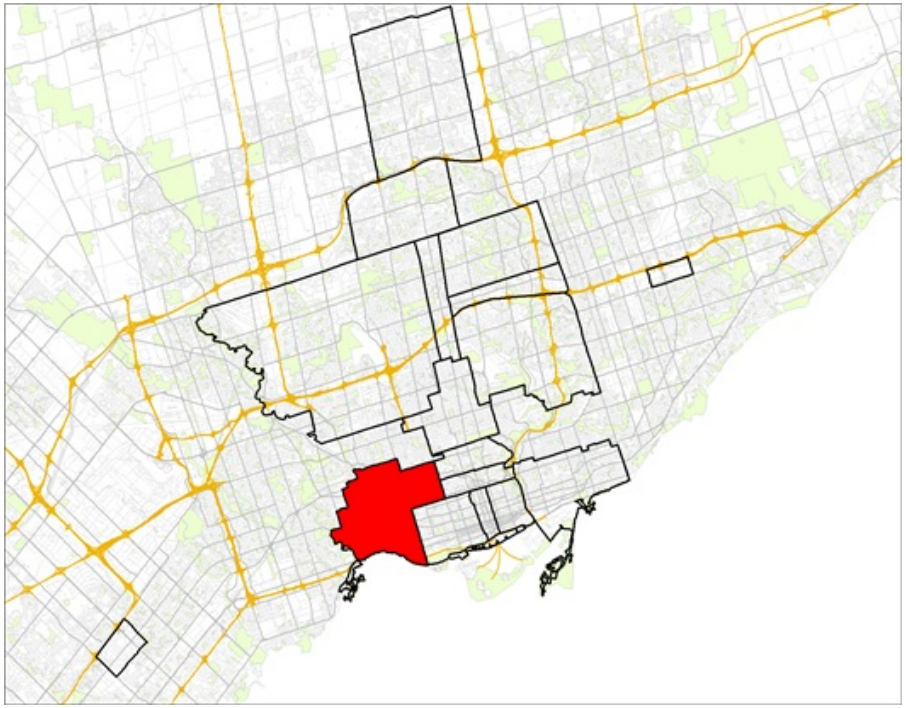
Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report

Data as of January 2021

Altus Group

Toronto West Submarket Report - January 2021



Toronto West		GTA
Active Projects	17	355
Total Units	3,523	93,173
Total Sales	2,784	77,679
Rem. Inv.	453	10,651
Avg. $/SF	$1,158	$1,159
Project Avg. $/SF	$1,151	$1,063
Avg. SF	967	977
Avg. $	$1,119,974	$1,131,783
Current Month Sales (incl. active & sold out)	40	665

Development Applications

Toronto West		City of Toronto
Number of Dev. Apps.	32	491
Total Units	13,018	265,998
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	61.7
Avg. Floor Space Index	4.4	6.7

Submarket - Months of Inventory *(calculated using current rem. inv. and last 12 month sales)*

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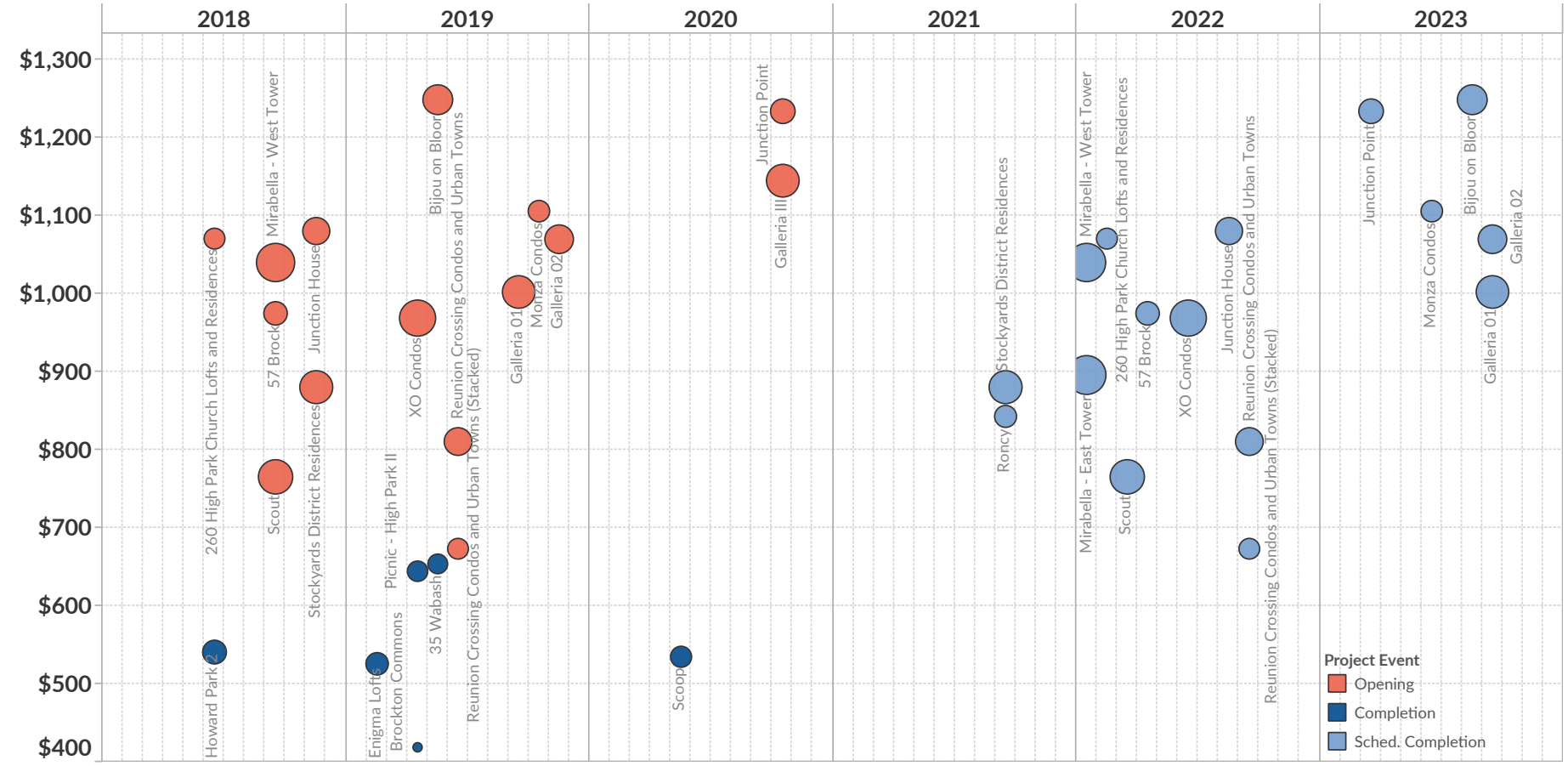
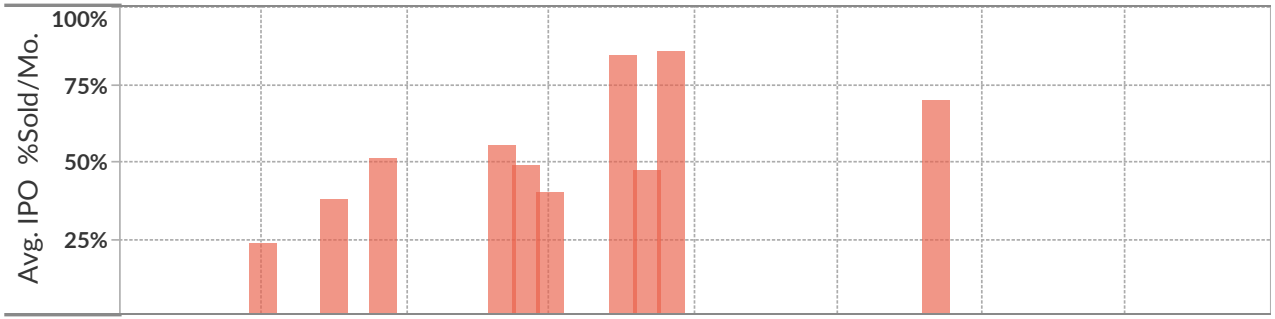
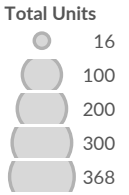
Recent Project Openings, Completions & Scheduled Completions





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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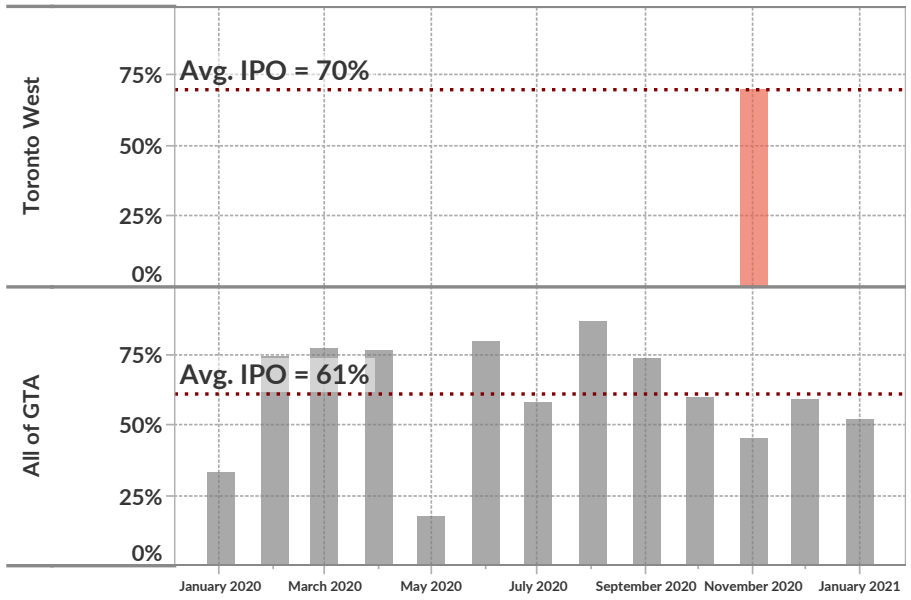
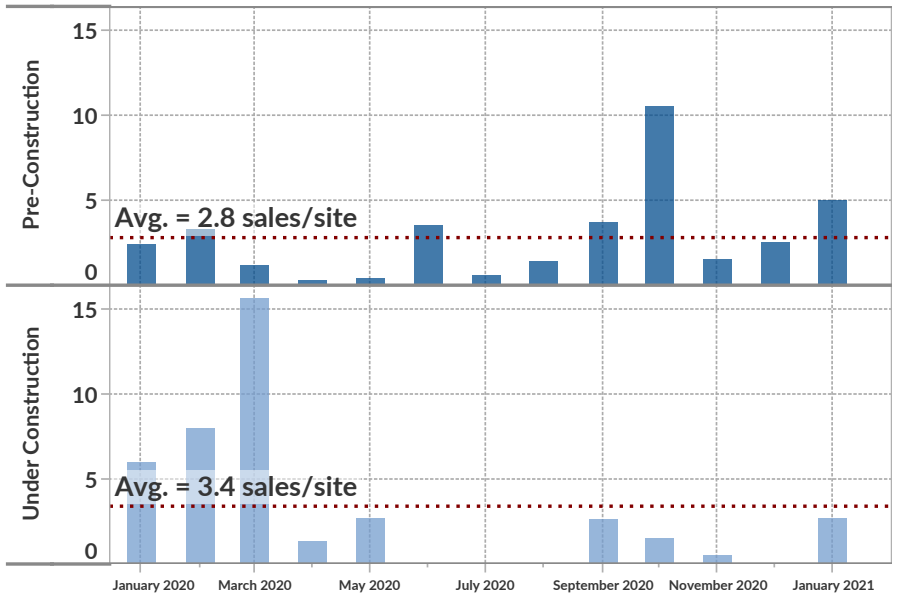
Project Data by Unit Type

Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.	Avg. $/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	42	2	40	2	$1,317	430	440	$546,800	$598,800
1 Bedroom	637	13	603	34	$1,154	496	900	$549,990	$954,800
1 Bedroom + Den	868	5	830	38	$1,075	550	797	$665,000	$899,900
2 Bedroom	886	11	762	124	$1,172	643	1,573	$674,000	$2,100,000
2 Bedroom + Den	423	1	298	125	$1,133	764	1,654	$750,000	$2,396,000
3 Bedroom & Up	305	4	205	100	$1,179	893	2,017	$789,900	$2,825,000
Penthouse	4	0	0	4	$1,014	791	957	$839,900	$931,900
Other	72	4	46	26	$1,197	842	3,054	$881,990	$4,199,900

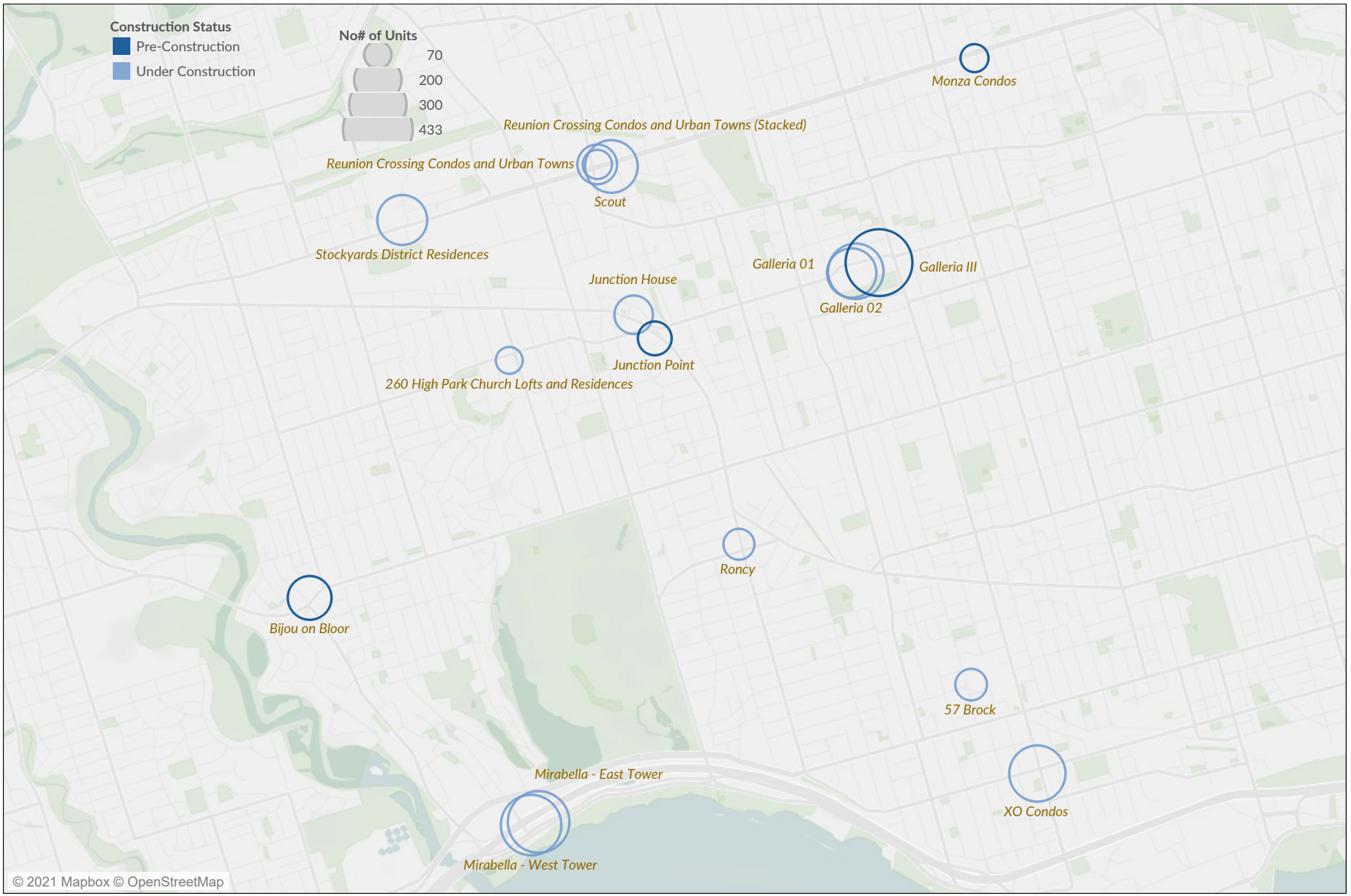
IPO Launch Performance (first 2 months)



Post Launch Absorption: Toronto West



Current Active Projects



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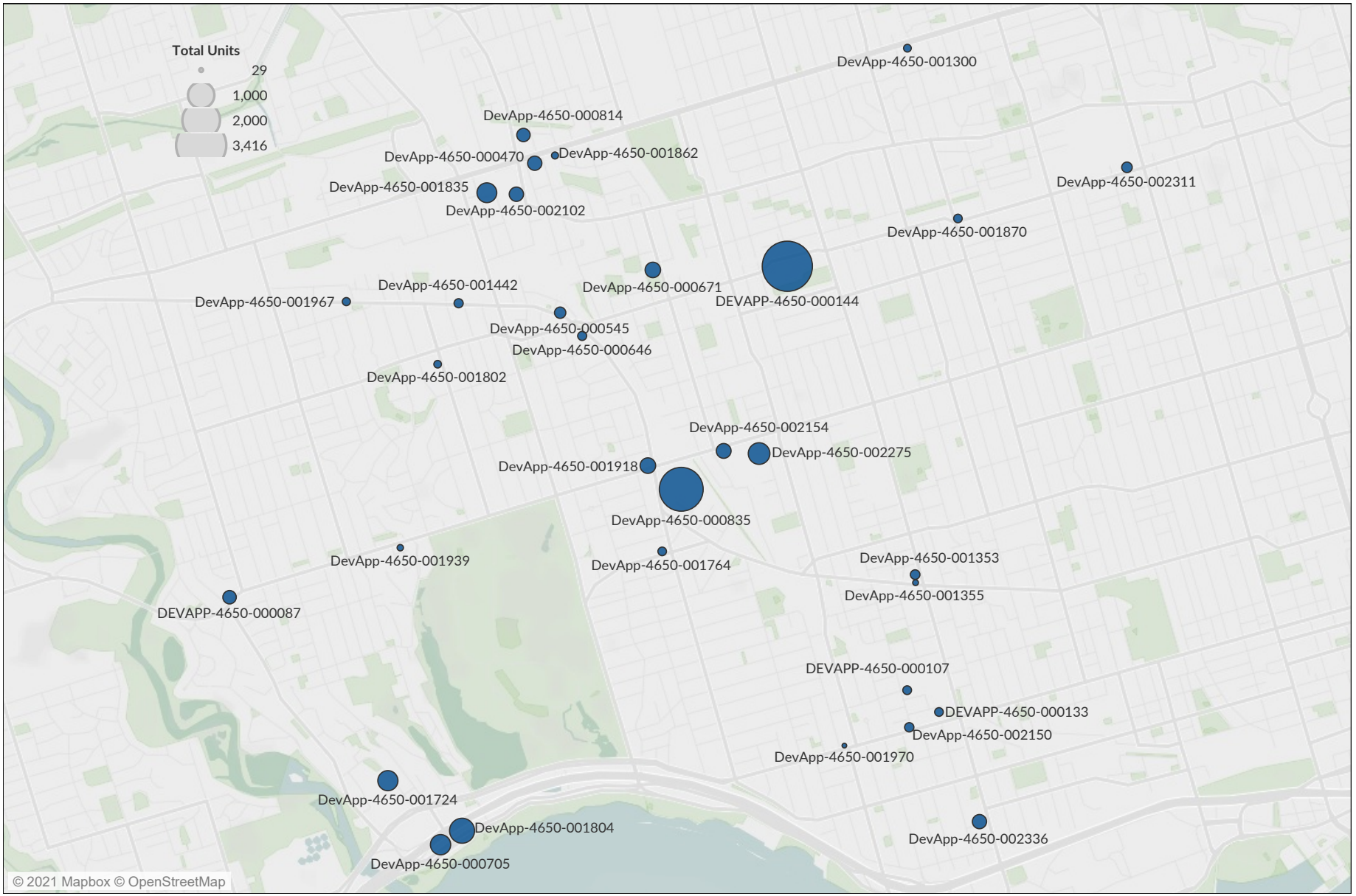
Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original $/SF	Project Avg. $/SF
57 Brock - Block Developments	Apartment	April 2022	0	0	11	97	$975	$1,122
260 High Park Church Lofts and Residences - Medallion Capit..	Apartment	February 2022	3	3	12	70	$1,071	$1,380
Bijou on Bloor - Plaza	Apartment	August 2023	0	0	32	186	$1,249	$1,358
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	4	4	28	299	$1,002	$1,135
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	11	11	9	237	$1,070	$1,135
Galleria III - El-Ad Canada Inc.	Apartment	December 2025	13	13	56	433	$1,145	$1,155
Junction House - Globizen Group	Apartment	August 2022	1	1	30	144	$1,081	$1,130
Junction Point - Gairloch	Apartment	April 2023	7	7	26	111	$1,234	$1,266
Mirabella - East Tower - Diamante Development	Apartment	January 2022	0	0	53	368	$896	$1,129
Mirabella - West Tower - Diamante Development	Apartment	January 2022	0	0	84	355	$1,040	$1,215
Monza Condos - Benvenuto Group	Apartment	June 2023	0	0	16	76	$1,106	$1,192
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	September 2022	0	0	12	153	$811	$1,002
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	September 2022	1	1	7	83	$673	$816
Roncy - Worsley Urban	Apartment	September 2021	0	0	0	93	$843	$1,079
Scout - Graywood Developments	Apartment	March 2022	0	0	39	269	$766	$922
Stockyards District Residences - Marlin Spring	Apartment	September 2021	0	0	21	242	$880	$1,013
XO Condos - Lifetime Developments	Apartment	June 2022	0	0	17	307	$969	$1,202

Current Development Applications



Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000087	2442 - 2454 Bloor Street West; 1 - 9 Riverview Gardens	9.3	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	10.4	80
DevApp-4650-001353	646 Dufferin Street	4.2	124
DevApp-4650-001355	1494 Dundas Street West	5.3	45
DevApp-4650-001442	2946 Dundas Street West	3.8	112
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	4.4	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
DevApp-4650-002275	1319 Bloor Street West	5.9	634
DevApp-4650-002311	500 Dupont Street	4.0	150
DevApp-4650-002336	2 Temple Avenue	8.1	273

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	14	17	5,495	4,291	622	$2,001	1,231	$2,463,528	9,636
Central Waterfront	8	9	4,824	3,782	926	$1,515	1,005	$1,522,904	19,434
Don Mills - York Mills	14	12	3,697	3,209	266	$1,024	1,027	$1,052,029	10,895
Downtown Core	15	6	3,735	3,160	214	$1,903	857	$1,630,290	19,032
Downtown East	17	21	7,499	6,563	679	$1,264	806	$1,019,484	17,186
Downtown West	26	28	9,781	8,476	854	$1,458	950	$1,385,473	22,630
Etobicoke Waterfront	0	1	602	454	39	$1,325	847	$1,121,541	8,726
Highway7 - Yonge	8	5	1,399	1,319	72	$726	1,153	$837,527	
Mississauga City Centre	15	12	7,004	6,435	472	$900	814	$732,396	
North Toronto	17	13	3,679	3,081	499	$1,276	816	$1,041,295	13,863
North Yonge Corridor	3	6	1,736	1,489	102	$1,160	808	$937,668	8,776
North York East	0	2	528	524	3	$940	862	$809,900	1,367
North York West	18	10	1,260	970	244	$1,247	1,526	$1,902,388	13,615
Not Applicable	410	158	31,054	25,005	4,215	$810	958	$776,330	95,882
Scarborough City Centre									2,245
Sheppard Corridor	12	13	3,443	3,060	379	$1,124	957	$1,076,200	8,256
Thornhill	38	6	1,720	1,442	268	$1,080	1,153	$1,245,724	
Toronto East	8	12	1,533	1,122	196	$1,110	839	$930,944	3,381
Toronto West	40	17	3,523	2,784	453	$1,158	967	$1,119,974	13,018
Yonge - St. Clair	2	7	661	513	148	$1,765	1,421	$2,507,407	3,576

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