



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of February 2021



Toronto West Submarket Report - February 2021



Toronto West		GTA
Active Projects	17	348
Total Units	3,464	91,626
Total Sales	2,810	76,833
Rem. Inv.	433	10,305
Avg. \$/SF	\$1,161	\$1,191
Project Avg. \$/SF	\$1,152	\$1,070
Avg. SF	980	972
Avg. \$	\$1,137,832	\$1,157,617
Current Month Sales (incl. active & sold out)	27	1,623

Development Applications

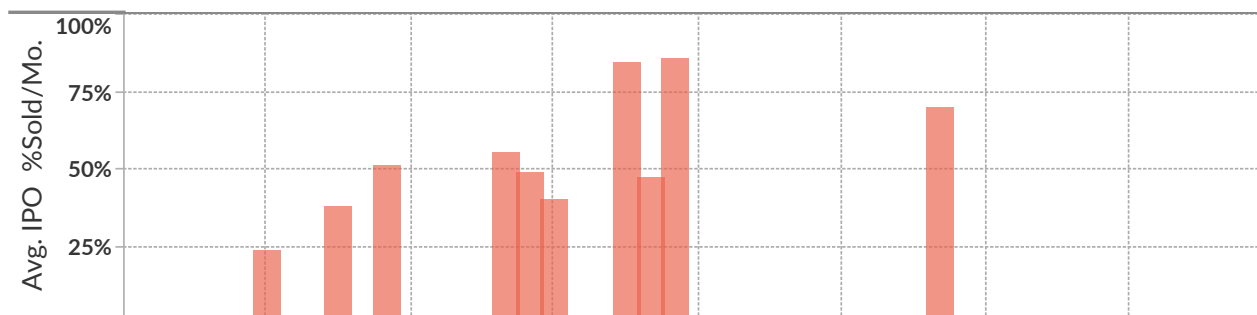
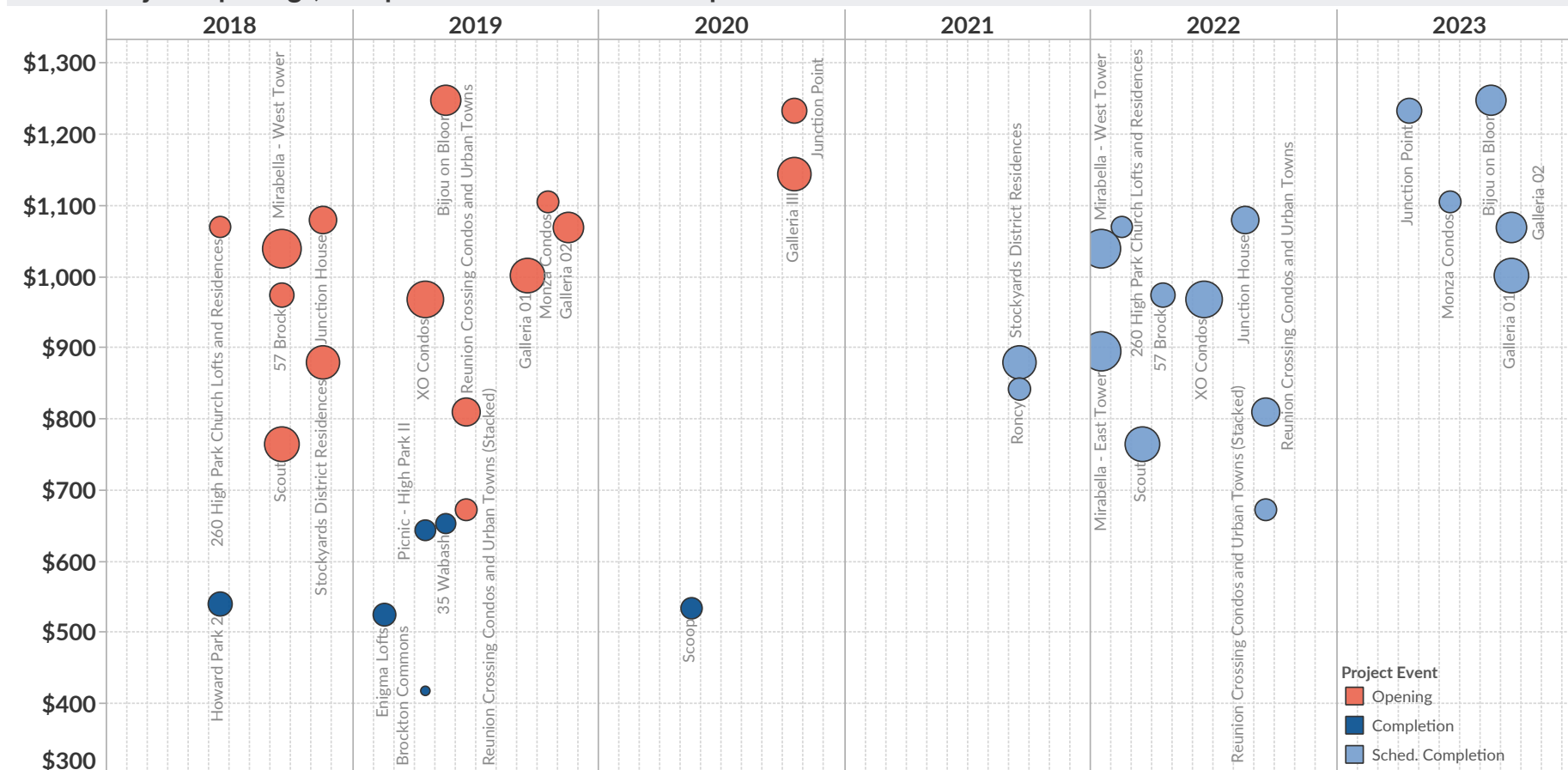
Toronto West		City of Toronto
Number of Dev. Apps.	33	489
Total Units	13,049	265,025
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	61.7
Avg. Floor Space Index	4.4	6.7

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.



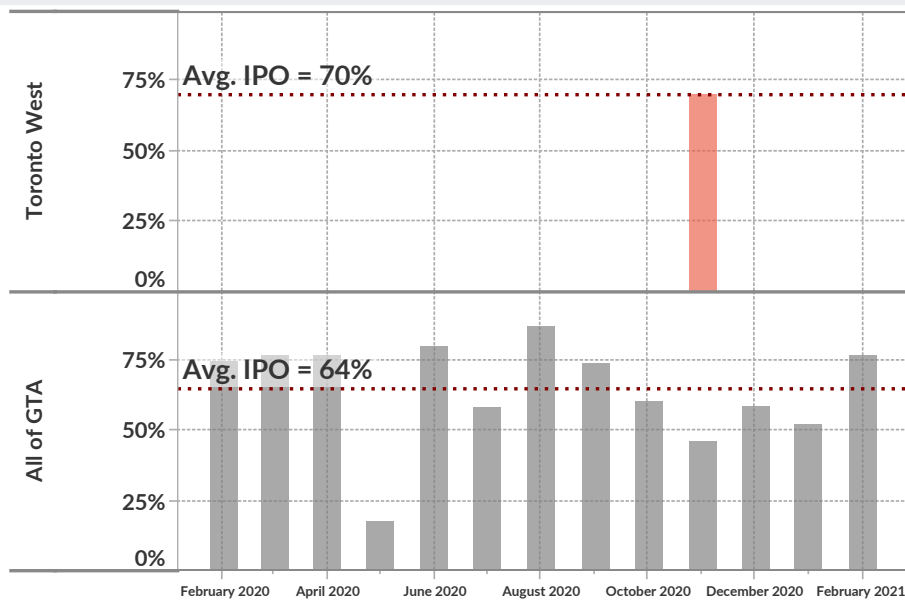
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Project Data by Unit Type

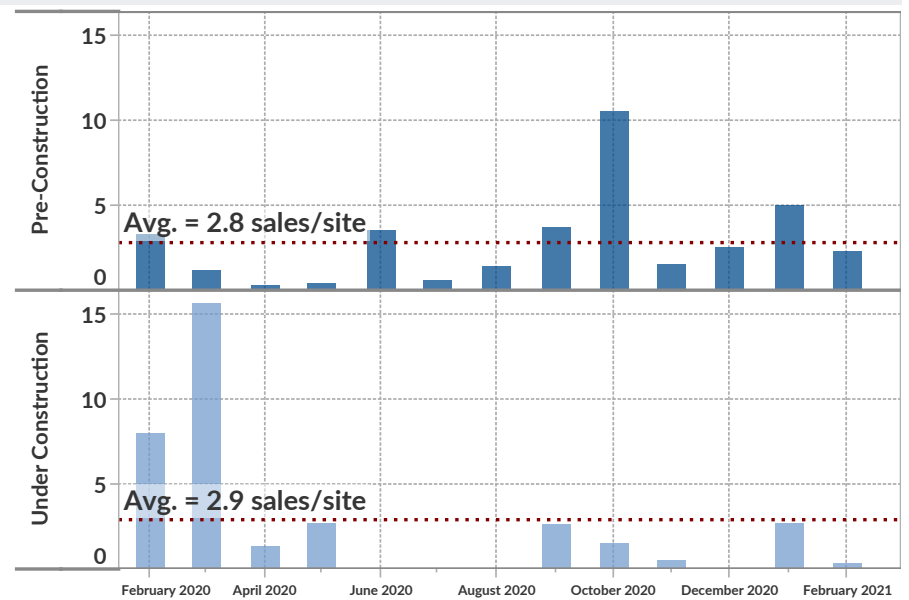
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	43	2	43	0
1 Bedroom	644	6	608	36
1 Bedroom + Den	868	4	834	34
2 Bedroom	887	9	770	117
2 Bedroom + Den	419	3	301	118
3 Bedroom & Up	306	1	206	100
Penthouse	4	0	0	4
Other	72	2	48	24

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,162	496	900	\$559,990	\$1,224,900
\$1,035	580	772	\$668,000	\$899,900
\$1,189	643	1,573	\$689,000	\$2,100,000
\$1,128	764	1,654	\$750,000	\$2,395,000
\$1,185	893	2,017	\$879,900	\$2,825,000
\$1,014	791	957	\$839,900	\$931,900
\$1,204	842	3,054	\$891,990	\$4,199,900

IPO Launch Performance (first 2 months)

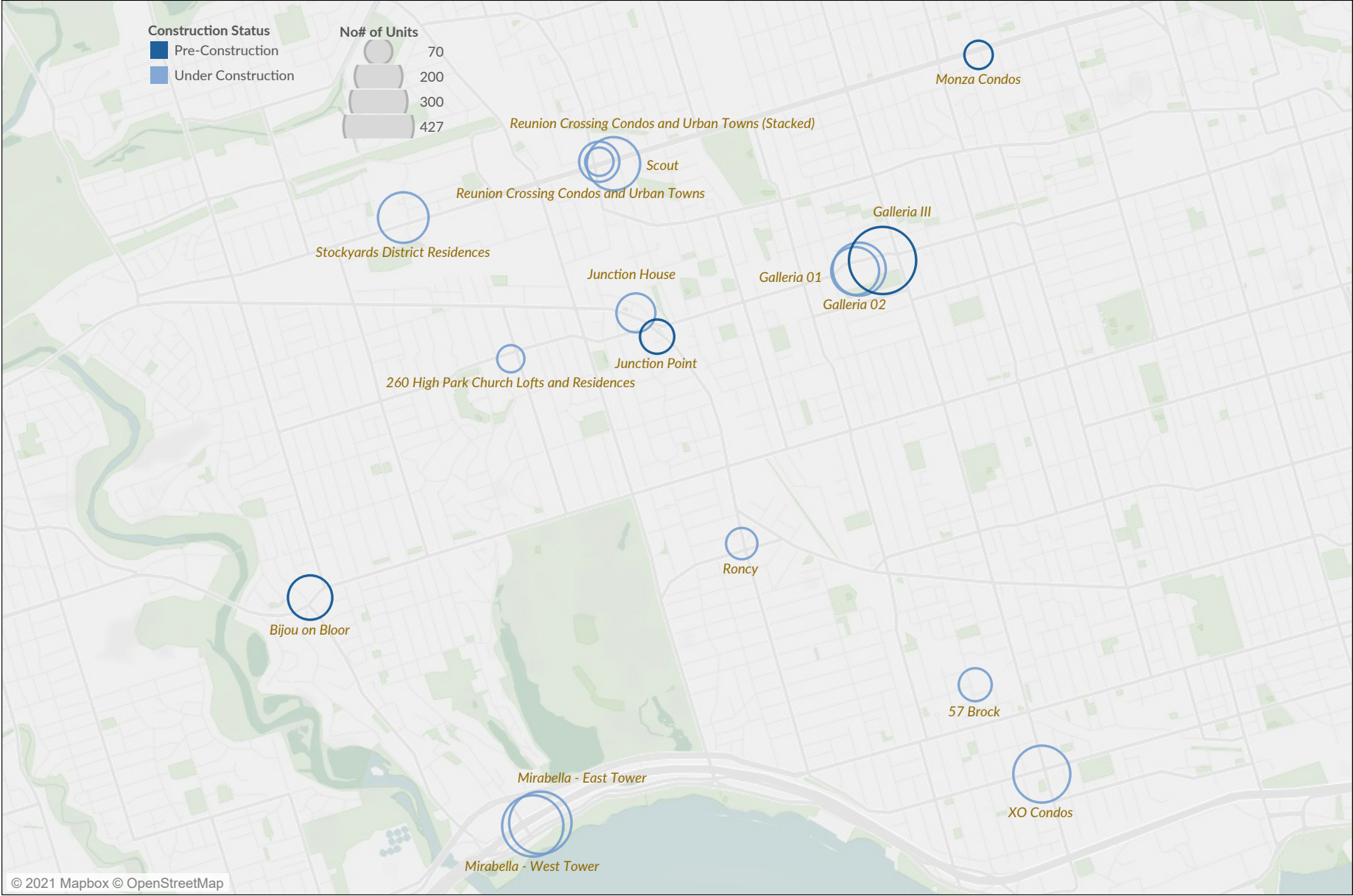


Post Launch Absorption: Toronto West



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Current Active Projects



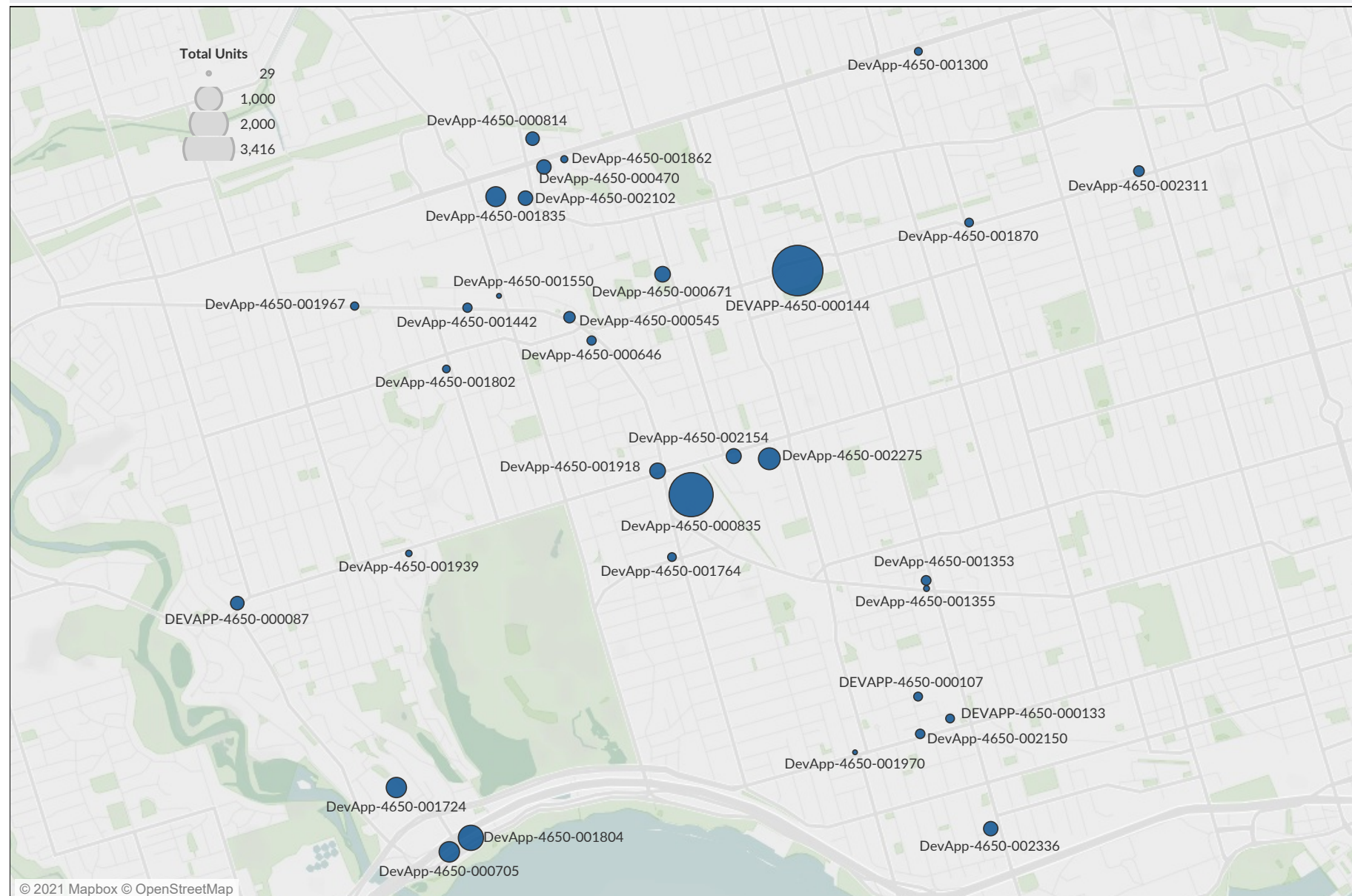
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
57 Brock - Block Developments	Apartment	April 2022	0	0	17	103	\$975	\$1,125
260 High Park Church Lofts and Residences - Medallion Capit..	Apartment	February 2022	0	3	13	70	\$1,071	\$1,380
Bijou on Bloor - Plaza	Apartment	August 2023	2	2	30	186	\$1,249	\$1,349
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	2	6	26	267	\$1,002	\$1,131
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	0	11	9	217	\$1,070	\$1,135
Galleria III - El-Ad Canada Inc.	Apartment	December 2025	5	18	51	427	\$1,145	\$1,106
Junction House - Globizen Group	Apartment	August 2022	5	6	25	144	\$1,081	\$1,140
Junction Point - Gairloch	Apartment	April 2023	2	9	24	111	\$1,234	\$1,264
Mirabella - East Tower - Diamante Development	Apartment	January 2022	0	0	53	368	\$896	\$1,129
Mirabella - West Tower - Diamante Development	Apartment	January 2022	1	1	83	355	\$1,040	\$1,203
Monza Condos - Benvenuto Group	Apartment	June 2023	0	0	16	76	\$1,106	\$1,247
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	0	1	7	76	\$673	\$863
Roncy - Worsley Urban	Apartment	September 2021	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	4	4	35	269	\$766	\$924
Stockyards District Residences - Marlin Spring	Apartment	September 2021	6	6	15	242	\$880	\$1,020
XO Condos - Lifetime Developments	Apartment	June 2022	0	0	17	307	\$969	\$1,202

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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	9.3	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	111
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-4650-001550	406 Keele Street	3.2	30
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	145	16	5,455	4,391	477	\$2,105	1,424	\$2,998,545	10,317
Central Waterfront	20	9	4,721	3,801	907	\$1,515	1,008	\$1,526,962	19,434
Don Mills - York Mills	19	12	3,683	3,228	247	\$1,022	1,041	\$1,063,344	10,655
Downtown Core	11	7	4,313	3,171	802	\$1,586	650	\$1,030,561	18,400
Downtown East	65	21	7,479	6,630	611	\$1,264	809	\$1,021,754	16,724
Downtown West	32	28	9,781	8,508	819	\$1,459	954	\$1,392,086	22,630
Etobicoke Waterfront	2	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	55	6	1,309	1,229	72	\$808	1,089	\$879,915	.
Mississauga City Centre	20	12	7,004	6,447	460	\$900	816	\$734,727	.
North Toronto	4	14	3,707	3,085	523	\$1,274	866	\$1,103,376	14,007
North Yonge Corridor	11	6	1,715	1,499	92	\$1,163	819	\$951,994	8,145
North York East	1	2	528	524	3	\$949	1,028	\$974,900	1,278
North York West	24	10	1,262	979	237	\$1,253	1,537	\$1,926,697	15,326
Not Applicable	1,128	151	29,897	24,520	3,663	\$830	972	\$806,246	95,013
Scarborough City Centre									2,245
Sheppard Corridor	26	11	2,792	2,435	353	\$1,127	965	\$1,087,705	8,256
Thornhill	26	6	1,720	1,469	241	\$1,084	1,194	\$1,294,158	.
Toronto East	5	12	1,533	1,135	183	\$1,106	852	\$942,498	3,290
Toronto West	27	17	3,464	2,810	433	\$1,161	980	\$1,137,832	13,049
Yonge - St. Clair	2	7	661	515	146	\$1,730	1,494	\$2,585,564	3,536

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