



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of March 2021



Toronto West Submarket Report - March 2021



Toronto West		GTA
Active Projects	17	336
Total Units	3,461	90,168
Total Sales	2,891	76,104
Rem. Inv.	382	9,799
Avg. \$/SF	\$1,174	\$1,210
Avg. Project \$/SF	\$1,141	\$1,072
Avg. SF	1,000	983
Avg. \$	\$1,174,628	\$1,188,980
Current Month Sales (incl. active & sold out)	31	3,297

Development Applications

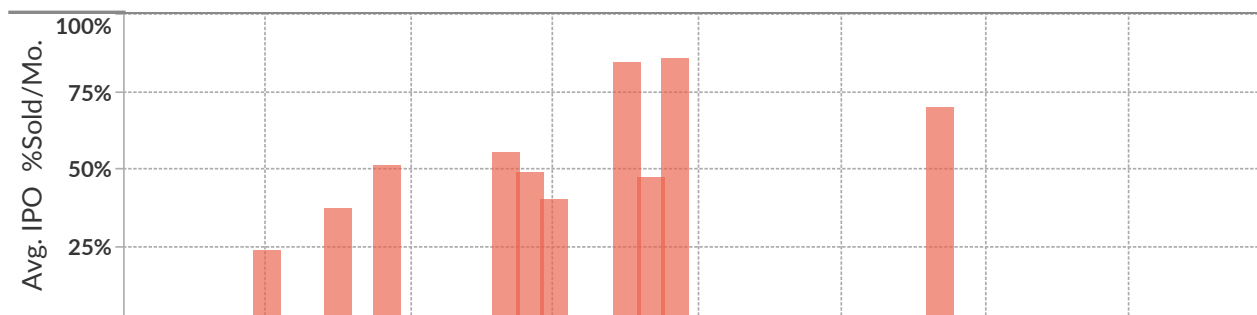
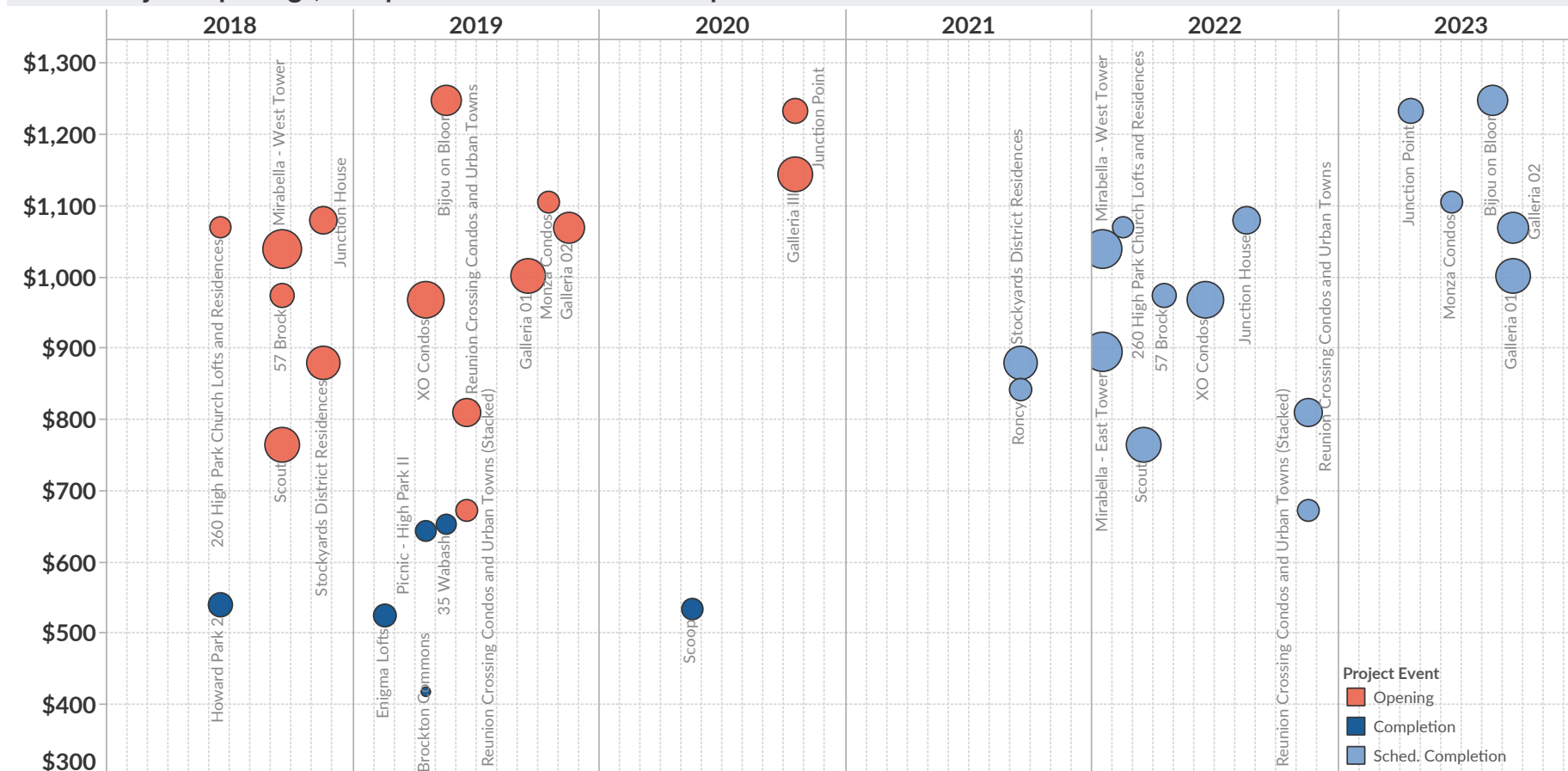
Toronto West		City of Toronto
Number of Dev. Apps.	35	480
Total Units	13,544	265,957
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	61.7
Avg. Floor Space Index	4.4	6.8

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.



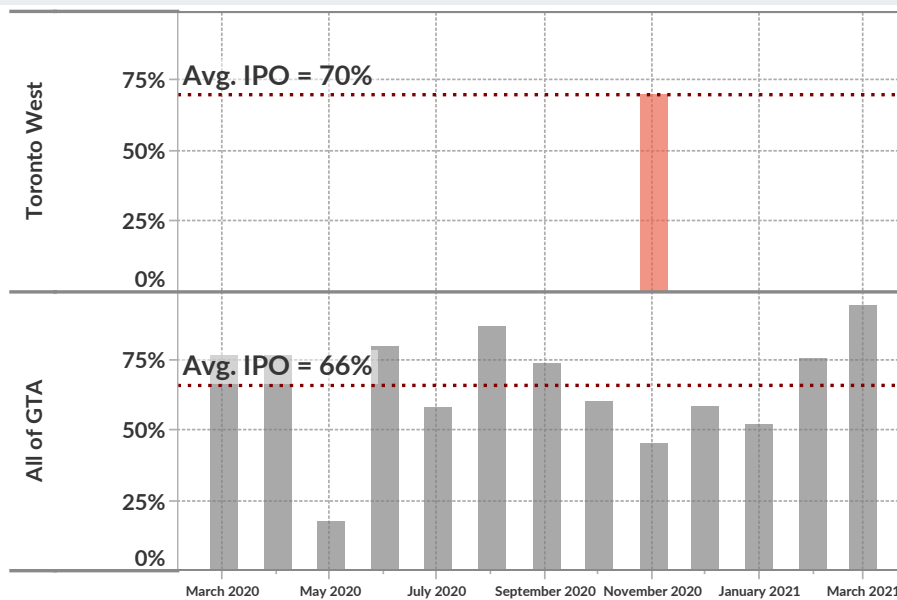
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Project Data by Unit Type

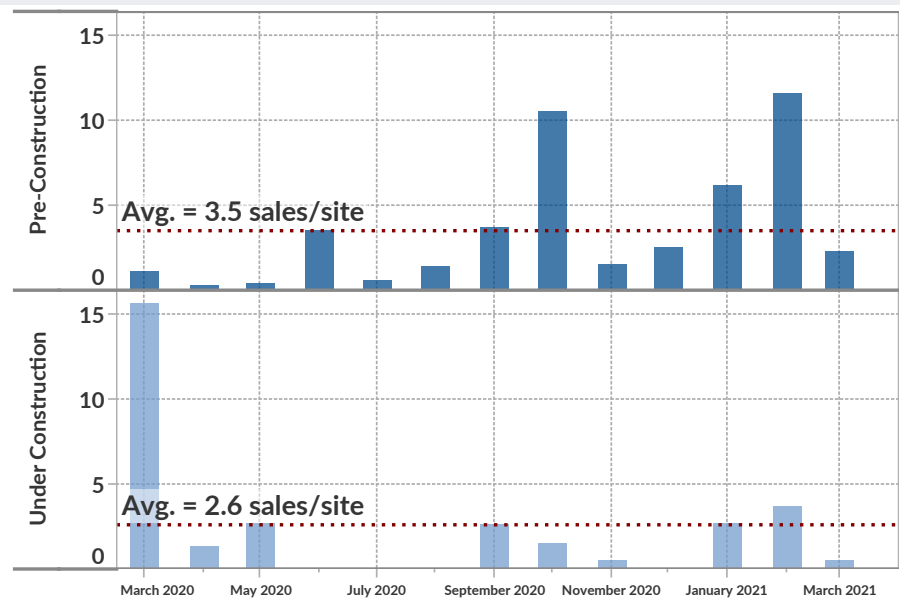
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	48	0	48	0
1 Bedroom	655	6	636	19
1 Bedroom + Den	880	1	844	36
2 Bedroom	893	21	799	94
2 Bedroom + Den	413	0	301	112
3 Bedroom & Up	299	0	210	89
Penthouse	4	0	0	4
Other	81	3	53	28

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,194	496	900	\$629,900	\$1,174,900
\$1,047	526	772	\$667,900	\$914,800
\$1,238	643	1,573	\$689,000	\$2,100,000
\$1,130	764	1,654	\$750,000	\$2,395,000
\$1,187	893	2,017	\$879,900	\$2,825,000
\$1,036	791	957	\$859,900	\$951,900
\$1,214	842	3,053	\$965,000	\$4,199,900

IPO Launch Performance (first 2 months)

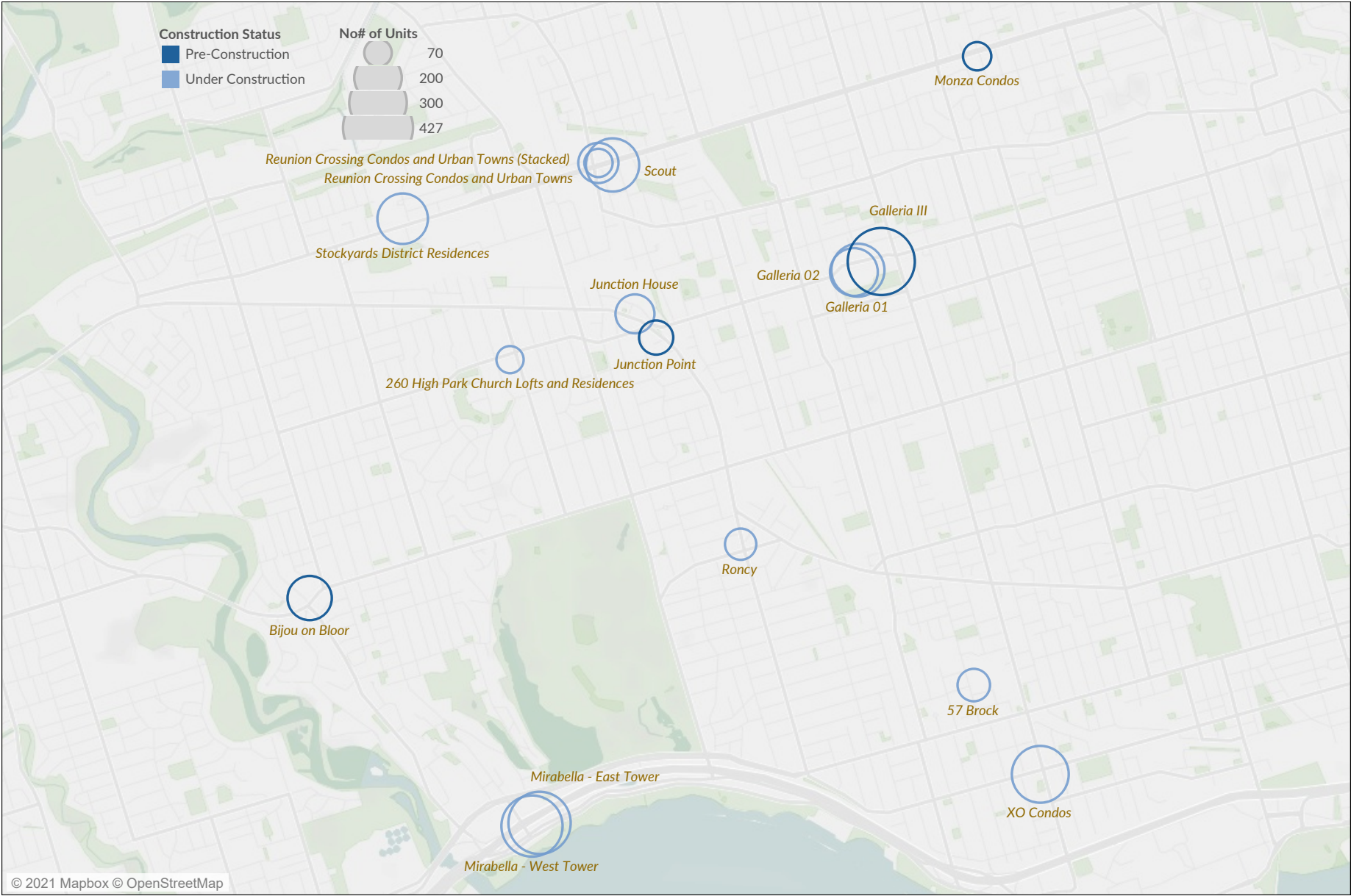


Post Launch Absorption: Toronto West



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Current Active Projects



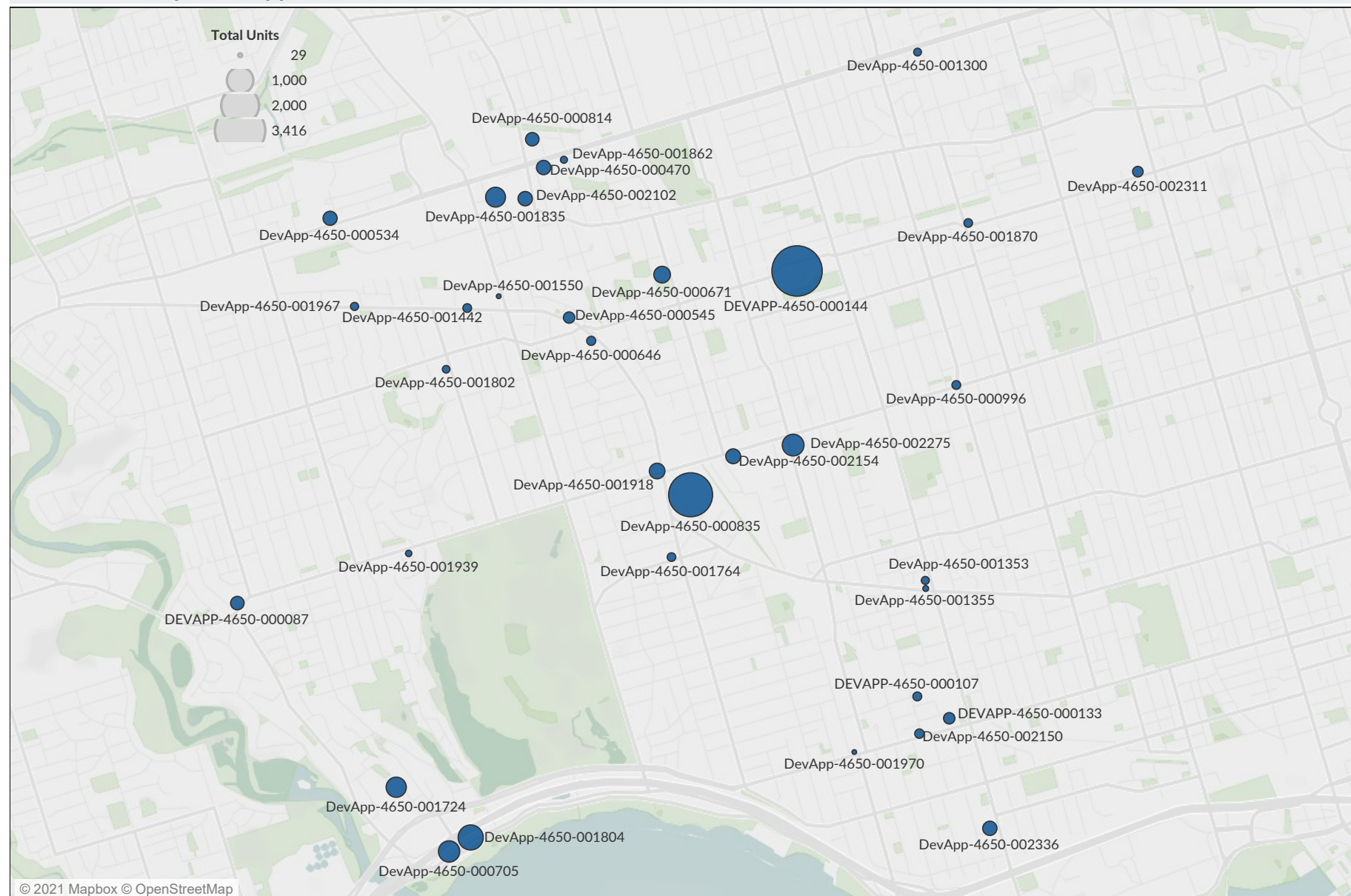
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Current Active Project List

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	2	17	100	\$975	\$1,123
260 High Park Church Lofts and Residences - Medallion Capit..	Apartment	February 2022	1	4	12	70	\$1,071	\$1,377
Bijou on Bloor - Plaza	Apartment	August 2023	0	2	30	186	\$1,249	\$1,349
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	1	16	16	267	\$1,002	\$1,140
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	1	23	5	217	\$1,070	\$1,120
Galleria III - El-Ad Canada Inc.	Apartment	December 2025	5	57	37	427	\$1,145	\$1,150
Junction House - Globizen Group	Apartment	August 2022	6	12	19	144	\$1,081	\$1,167
Junction Point - Gairloch	Apartment	April 2023	2	10	23	111	\$1,234	\$1,333
Mirabella - East Tower - Diamante Development	Apartment	January 2022	0	0	53	368	\$896	\$1,129
Mirabella - West Tower - Diamante Development	Apartment	January 2022	0	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	November 2022	0	0	12	153	\$811	\$1,014
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	November 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	13	17	22	269	\$766	\$888
Stockyards District Residences - Marlin Spring	Apartment	September 2021	2	8	13	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	106
DEVAPP-4650-000133	6 Noble Street	8.3	174
DEVAPP-4650-000144	1245 Dupont Street	3.8	3,416
DevApp-4650-000470	1779 - 1791 St. Clair Avenue West	8.0	274
DevApp-4650-000534	2306 St. Clair Avenue West	7.0	267
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	372
DevApp-4650-000705	1978 Lake Shore Boulevard West	11.9	607
DevApp-4650-000814	423 Old Weston Road	7.0	242
DevApp-4650-000835	2280 Dundas Street West	5.0	2,606
DevApp-4650-000996	980 - 990 Bloor Street West; 756 Dovercourt Road	9.6	102
DevApp-4650-001300	861 St. Clair Avenue West	10.4	80
DevApp-4650-001353	646 Dufferin Street	4.2	85
DevApp-4650-001355	1494 Dundas Street West	5.3	45
DevApp-4650-001442	2946 Dundas Street West	3.8	102
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	54	16	5,477	4,445	445	\$2,156	1,507	\$3,249,723	9,998
Central Waterfront	76	9	4,721	3,876	832	\$1,517	1,033	\$1,566,060	19,434
Don Mills - York Mills	15	12	3,664	3,252	204	\$1,016	1,088	\$1,105,791	13,974
Downtown Core	989	7	4,237	3,561	336	\$1,765	782	\$1,380,371	19,143
Downtown East	285	21	7,347	6,428	682	\$1,269	808	\$1,025,017	15,953
Downtown West	509	29	10,543	8,998	1,118	\$1,459	903	\$1,316,907	21,954
Etobicoke Waterfront	0	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	12	5	1,187	1,118	61	\$814	1,129	\$918,189	.
Mississauga City Centre	24	12	7,004	6,473	434	\$908	828	\$752,150	.
North Toronto	24	14	3,707	3,109	499	\$1,272	852	\$1,084,258	13,988
North Yonge Corridor	17	6	1,715	1,518	73	\$1,186	851	\$1,009,796	8,173
North York East	1	2	528	525	2	\$949	1,028	\$974,900	1,240
North York West	23	9	1,220	960	214	\$1,286	1,601	\$2,059,515	15,241
Not Applicable	1,037	141	28,404	23,324	3,541	\$842	957	\$806,225	92,760
Scarborough City Centre									2,245
Sheppard Corridor	165	10	2,437	2,016	404	\$1,141	912	\$1,040,689	8,665
Thornhill	31	6	1,720	1,500	210	\$1,089	1,234	\$1,344,323	.
Toronto East	2	12	1,533	1,136	182	\$1,148	864	\$991,982	3,308
Toronto West	31	17	3,461	2,891	382	\$1,174	1,000	\$1,174,628	13,544
Yonge - St. Clair	2	7	661	517	144	\$1,766	1,444	\$2,550,694	3,536

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