



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of April 2021



Toronto West Submarket Report - April 2021



Toronto West		GTA
Active Projects	20	340
Total Units	4,206	92,806
Total Sales	3,266	78,055
Rem. Inv.	824	10,715
Avg. \$/SF	\$1,203	\$1,222
Avg. Project \$/SF	\$1,160	\$1,076
Avg. SF	877	964
Avg. \$	\$1,054,333	\$1,178,878
Current Month Sales (incl. active & sold out)	346	3,619

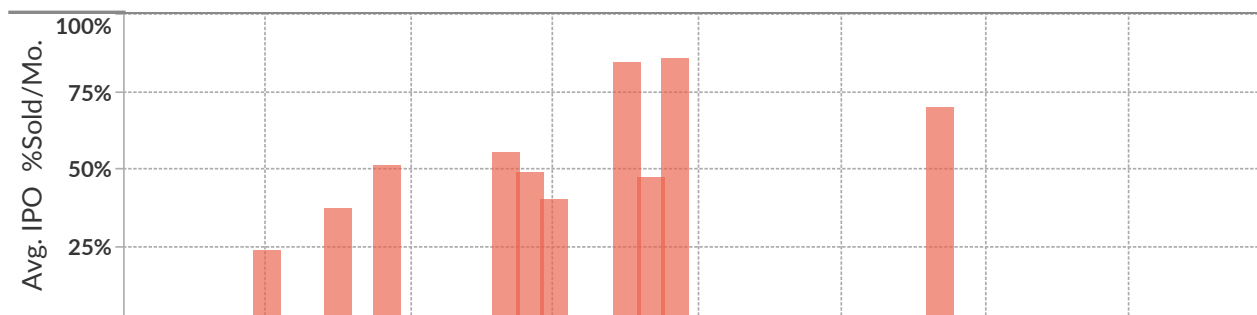
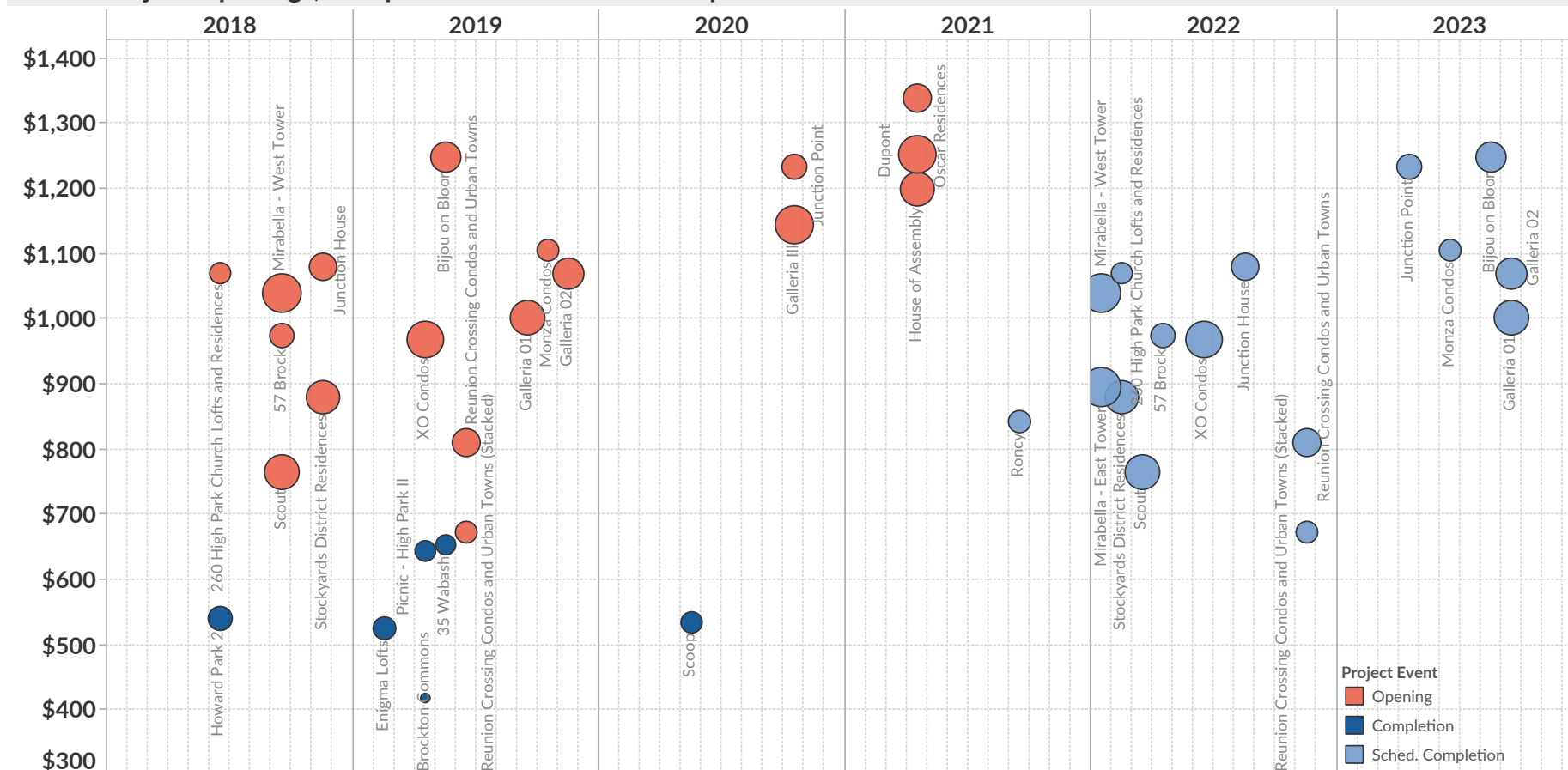
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	39	480
Total Units	14,488	259,614
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	61.7
Avg. Floor Space Index	4.6	6.8

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.



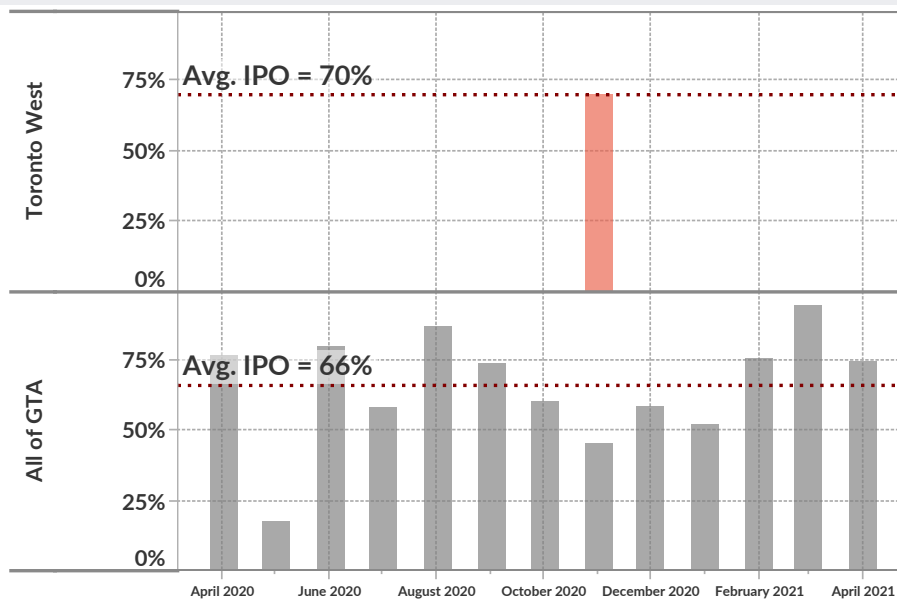
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Project Data by Unit Type

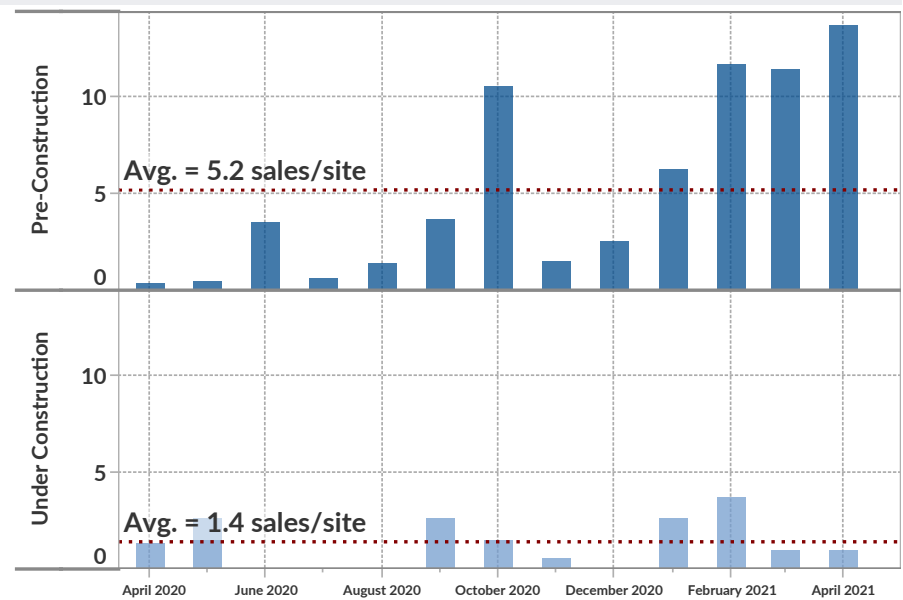
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	74	26	74	0
1 Bedroom	764	83	714	50
1 Bedroom + Den	1,198	123	977	221
2 Bedroom	1,062	69	883	179
2 Bedroom + Den	515	35	335	180
3 Bedroom & Up	392	10	231	161
Penthouse	4	0	0	4
Other	81	0	52	29

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,230	460	900	\$560,000	\$1,174,900
\$1,183	508	773	\$658,900	\$914,800
\$1,279	615	1,573	\$674,900	\$2,015,000
\$1,188	764	1,654	\$762,000	\$2,320,000
\$1,178	845	1,992	\$874,900	\$2,375,000
\$1,036	791	957	\$859,900	\$951,900
\$1,173	842	3,053	\$891,990	\$4,199,900

IPO Launch Performance (first 2 months)

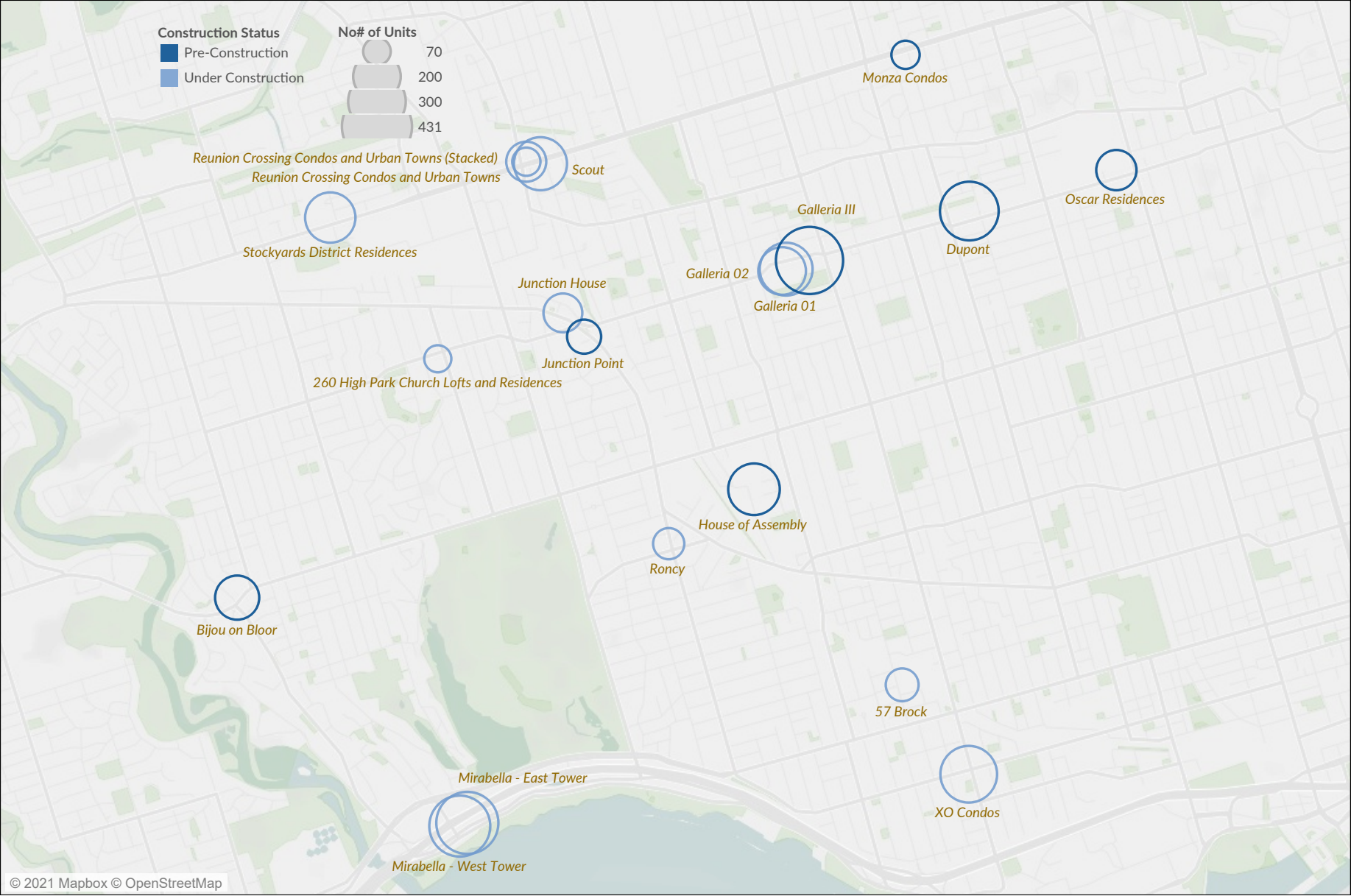


Post Launch Absorption: Toronto West



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Current Active Projects



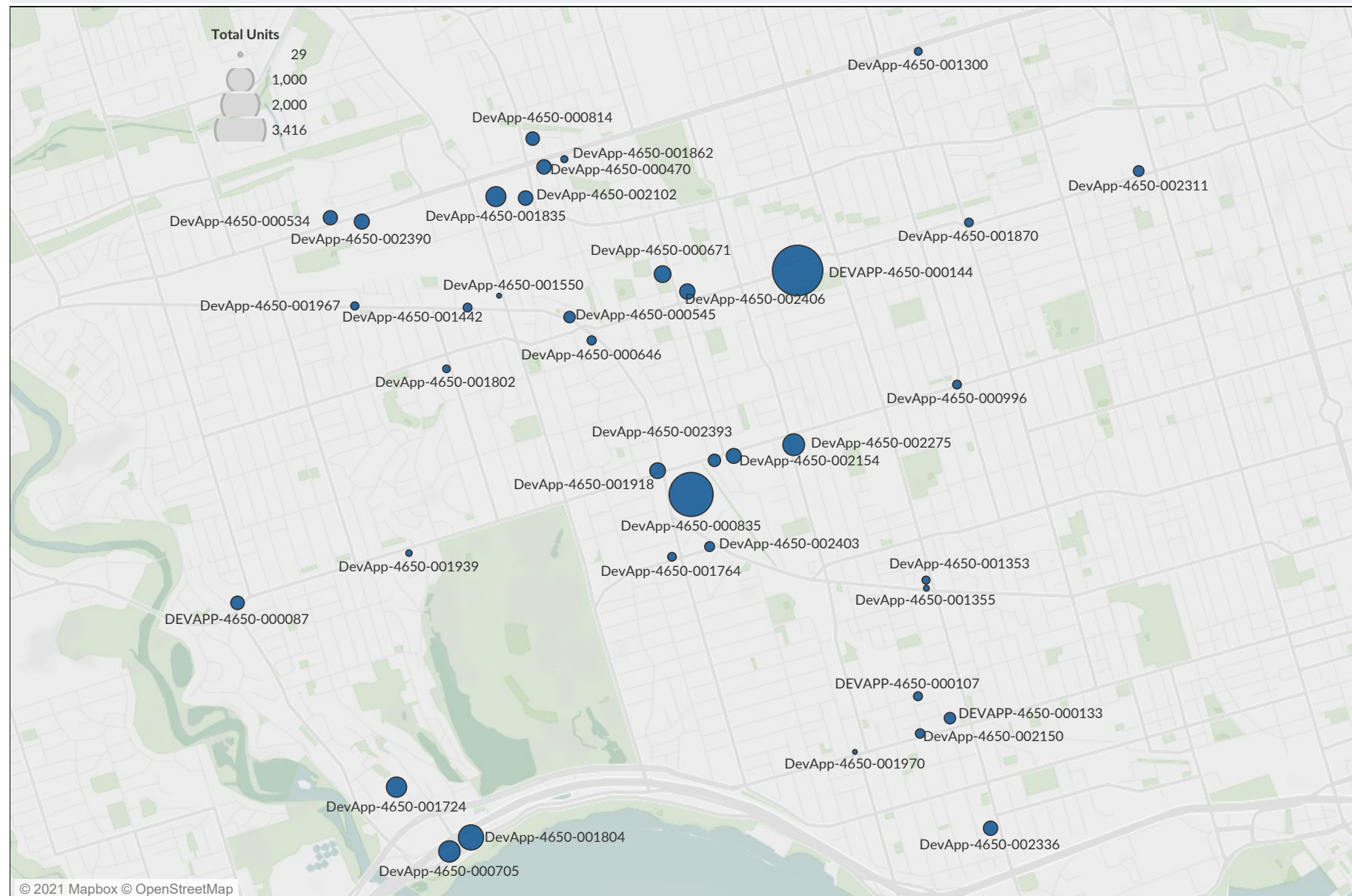
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Current Active Project List

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	2	19	103	\$975	\$1,123
260 High Park Church Lofts and Residences - Medallion Capit..	Apartment	February 2022	0	4	12	70	\$1,071	\$1,377
Bijou on Bloor - Plaza	Apartment	August 2023	3	5	27	186	\$1,249	\$1,324
Dupont - Tridel	Apartment	May 2025	100	100	229	329	\$1,253	\$1,252
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	0	15	17	267	\$1,002	\$1,140
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	0	26	5	217	\$1,070	\$1,127
Galleria III - El-Ad Canada Inc.	Apartment	December 2025	38	122	45	431	\$1,145	\$1,175
House of Assembly - Marlin Spring	Apartment	January 2024	111	111	143	254	\$1,200	\$1,187
Junction House - Globizen Group	Apartment	August 2022	1	13	18	144	\$1,081	\$1,167
Junction Point - Gairloch	Apartment	April 2023	3	13	20	111	\$1,234	\$1,365
Mirabella - East Tower - Diamante Development	Apartment	January 2022	4	4	49	368	\$896	\$1,112
Mirabella - West Tower - Diamante Development	Apartment	January 2022	0	1	83	355	\$1,040	\$1,192
Monza Condos - Benvenuto Group	Apartment	June 2023	0	0	16	76	\$1,106	\$1,247
Oscar Residences - Lifetime Developments	Apartment	June 2024	85	85	70	155	\$1,339	\$1,346
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	1	18	21	269	\$766	\$885
Stockyards District Residences - Marlin Spring	Apartment	February 2022	0	7	14	242	\$880	\$1,018
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	4.3	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
DevApp-4650-002390	2231 St. Clair Avenue West	5.5	302
DevApp-4650-002393	1423 Bloor Street West	7.4	204
DevApp-4650-002403	6 Howard Park Avenue	7.9	128
DevApp-4650-002406	316 Campbell Avenue	9.5	310

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	8	16	5,476	4,453	437	\$2,158	1,518	\$3,276,546	8,832
Central Waterfront	33	9	4,721	3,908	800	\$1,519	1,049	\$1,594,374	19,434
Don Mills - York Mills	13	12	3,683	3,265	191	\$1,014	1,096	\$1,111,746	13,974
Downtown Core	30	7	4,237	3,591	306	\$1,779	805	\$1,431,852	18,616
Downtown East	111	22	7,795	6,507	1,198	\$1,311	668	\$875,828	14,922
Downtown West	72	29	10,538	9,071	1,071	\$1,461	911	\$1,330,784	19,053
Etobicoke Waterfront	3	1	602	463	30	\$1,341	842	\$1,129,067	7,446
Highway7 - Yonge	4	5	1,187	1,122	57	\$816	1,134	\$925,433	.
Mississauga City Centre	732	13	7,939	7,215	417	\$913	856	\$781,515	.
North Toronto	5	14	3,707	3,114	494	\$1,271	849	\$1,079,214	13,529
North Yonge Corridor	5	6	1,715	1,523	68	\$1,187	858	\$1,018,376	8,127
North York East	0	2	528	525	2	\$949	1,028	\$974,900	206
North York West	28	9	1,220	983	191	\$1,298	1,685	\$2,186,518	15,556
Not Applicable	2,015	138	28,647	23,512	3,695	\$840	986	\$828,230	92,402
Scarborough City Centre									2,245
Sheppard Corridor	92	10	2,434	2,108	312	\$1,116	981	\$1,094,137	7,745
Thornhill	100	8	1,977	1,601	366	\$1,054	1,019	\$1,073,961	.
Toronto East	18	12	1,533	1,307	116	\$1,109	964	\$1,069,418	3,237
Toronto West	346	20	4,206	3,266	824	\$1,203	877	\$1,054,333	14,488
Yonge - St. Clair	4	7	661	521	140	\$1,767	1,451	\$2,565,247	3,539

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