



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of May 2021



Toronto West Submarket Report - May 2021



Toronto West		GTA
Active Projects	20	338
Total Units	4,202	92,166
Total Sales	3,400	77,131
Rem. Inv.	690	10,836
Avg. \$/SF	\$1,205	\$1,201
Avg. Project \$/SF	\$1,177	\$1,088
Avg. SF	907	984
Avg. \$	\$1,093,153	\$1,181,327
Current Month Sales (incl. active & sold out)	164	2,396

Development Applications

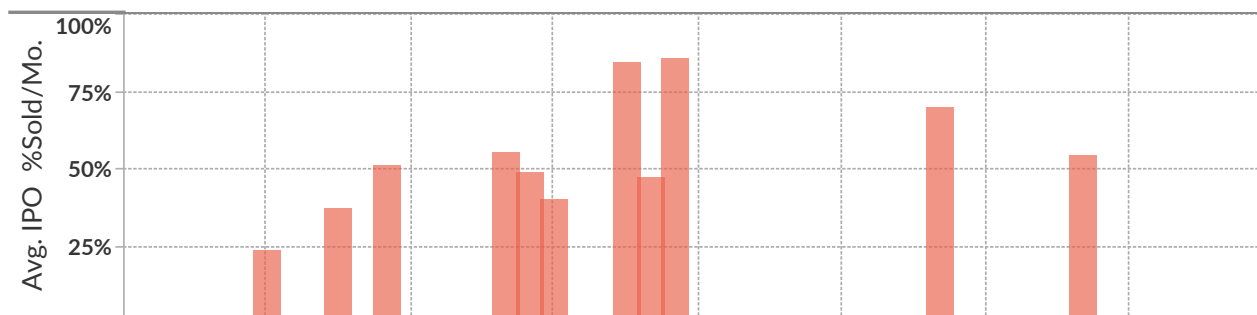
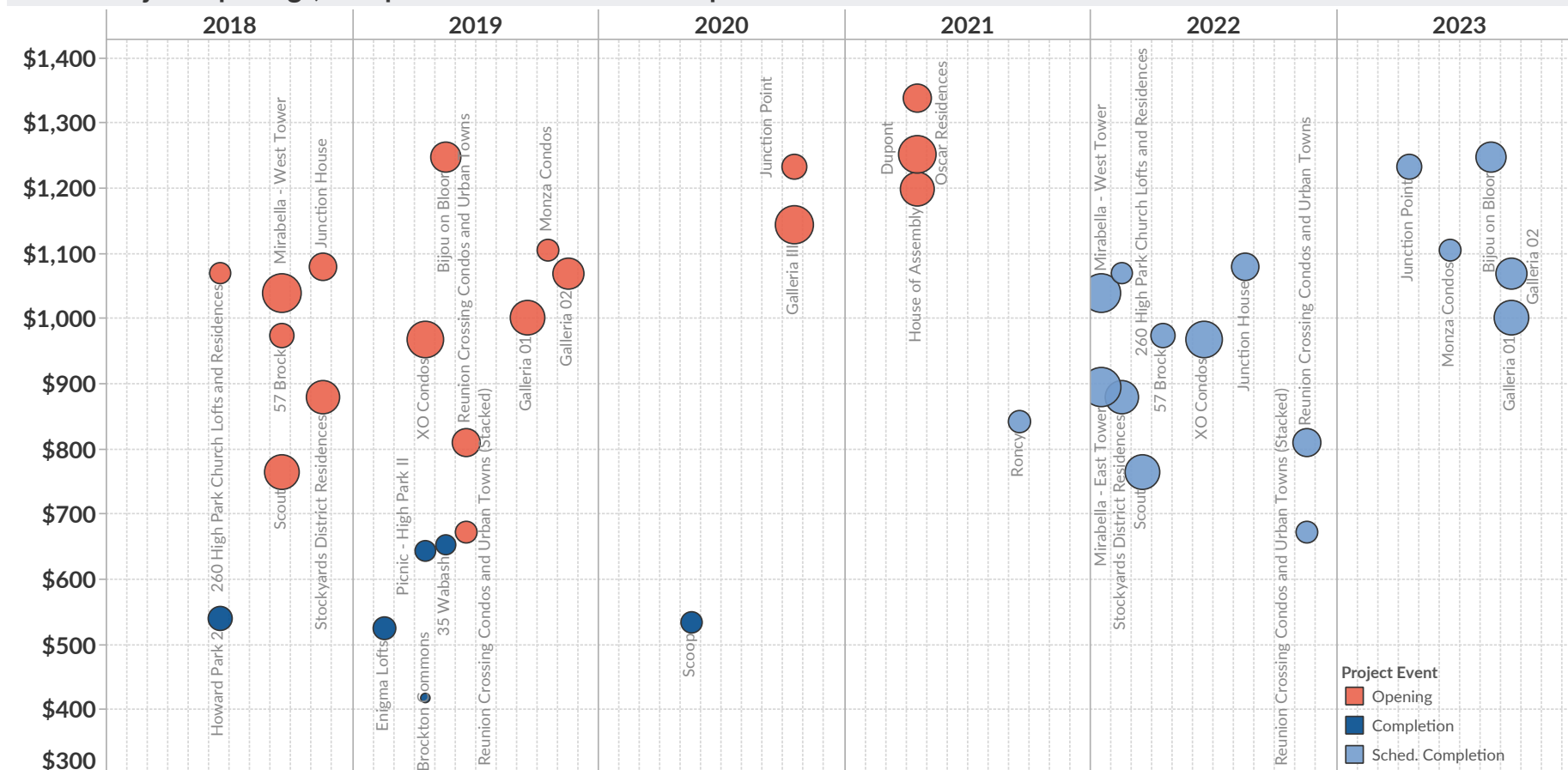
Toronto West		City of Toronto
Number of Dev. Apps.	40	484
Total Units	24,915	494,318
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	61.7
Avg. Floor Space Index	4.5	6.8

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.



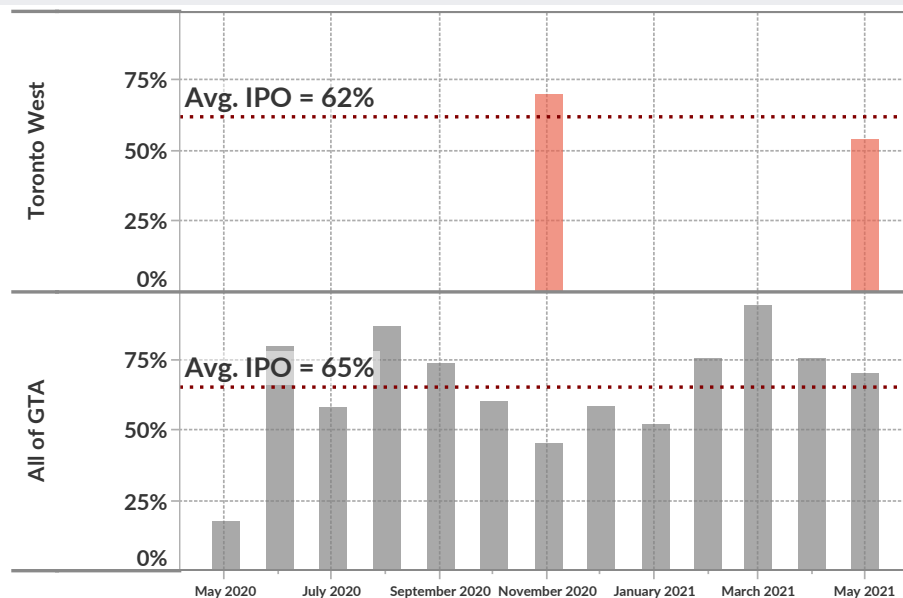
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Project Data by Unit Type

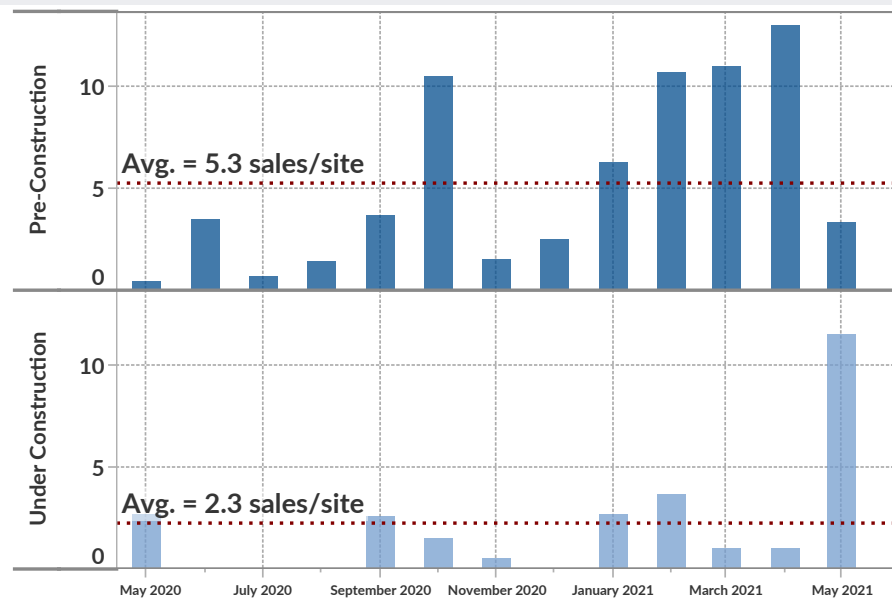
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	74	0	69	5
1 Bedroom	764	2	716	48
1 Bedroom + Den	1,198	55	1,026	172
2 Bedroom	1,062	53	929	133
2 Bedroom + Den	515	25	349	166
3 Bedroom & Up	392	29	259	133
Penthouse	4	0	0	4
Other	81	0	52	29

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,466	340	477	\$553,990	\$599,800
\$1,238	460	900	\$560,000	\$1,174,900
\$1,185	508	773	\$658,900	\$914,800
\$1,273	633	1,573	\$632,900	\$2,015,000
\$1,190	764	1,654	\$778,000	\$2,320,000
\$1,180	845	1,992	\$879,900	\$2,375,000
\$1,036	791	957	\$859,900	\$951,900
\$1,202	842	3,053	\$891,990	\$4,199,900

IPO Launch Performance (first 2 months)

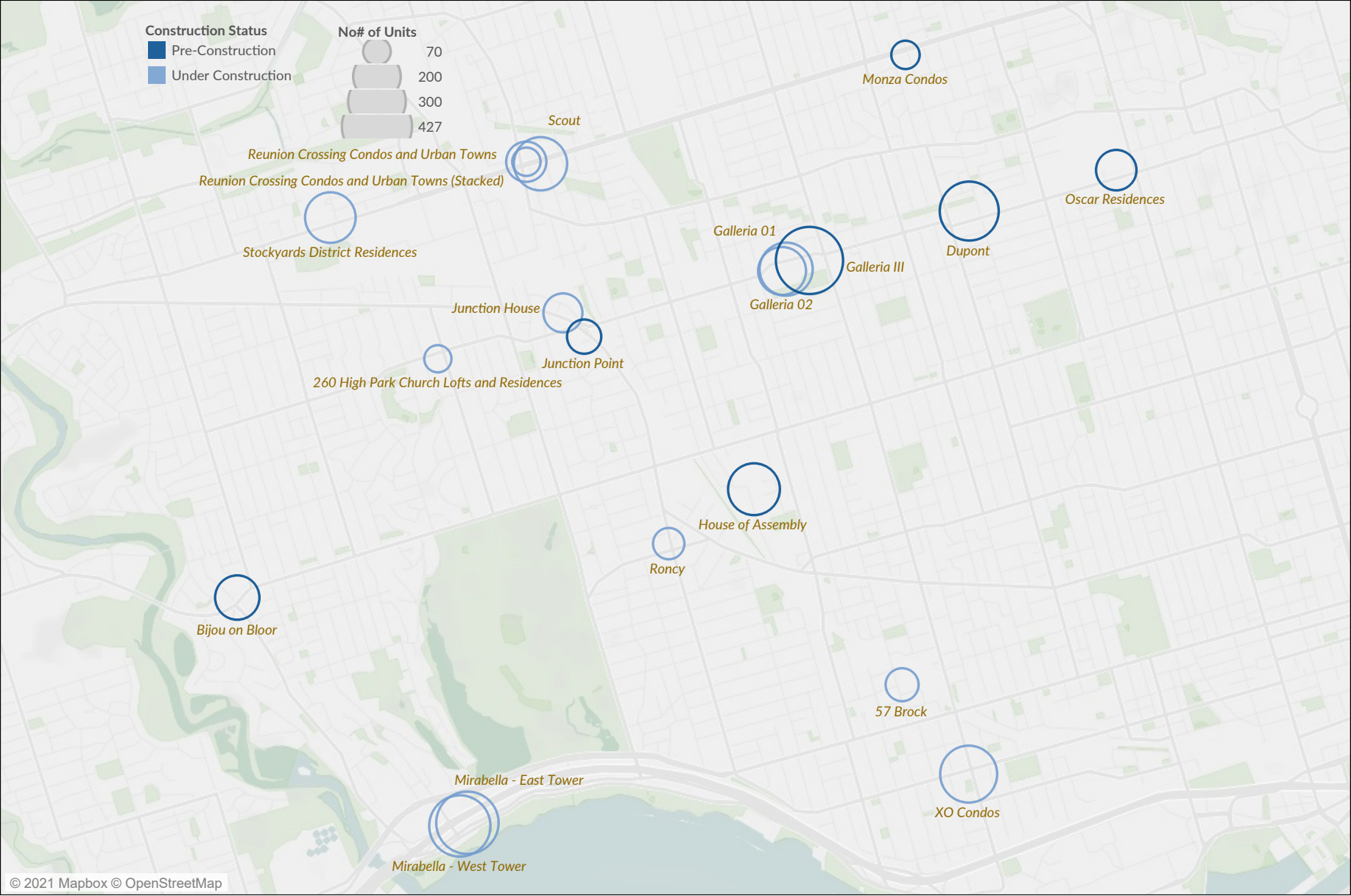


Post Launch Absorption: Toronto West



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Current Active Projects



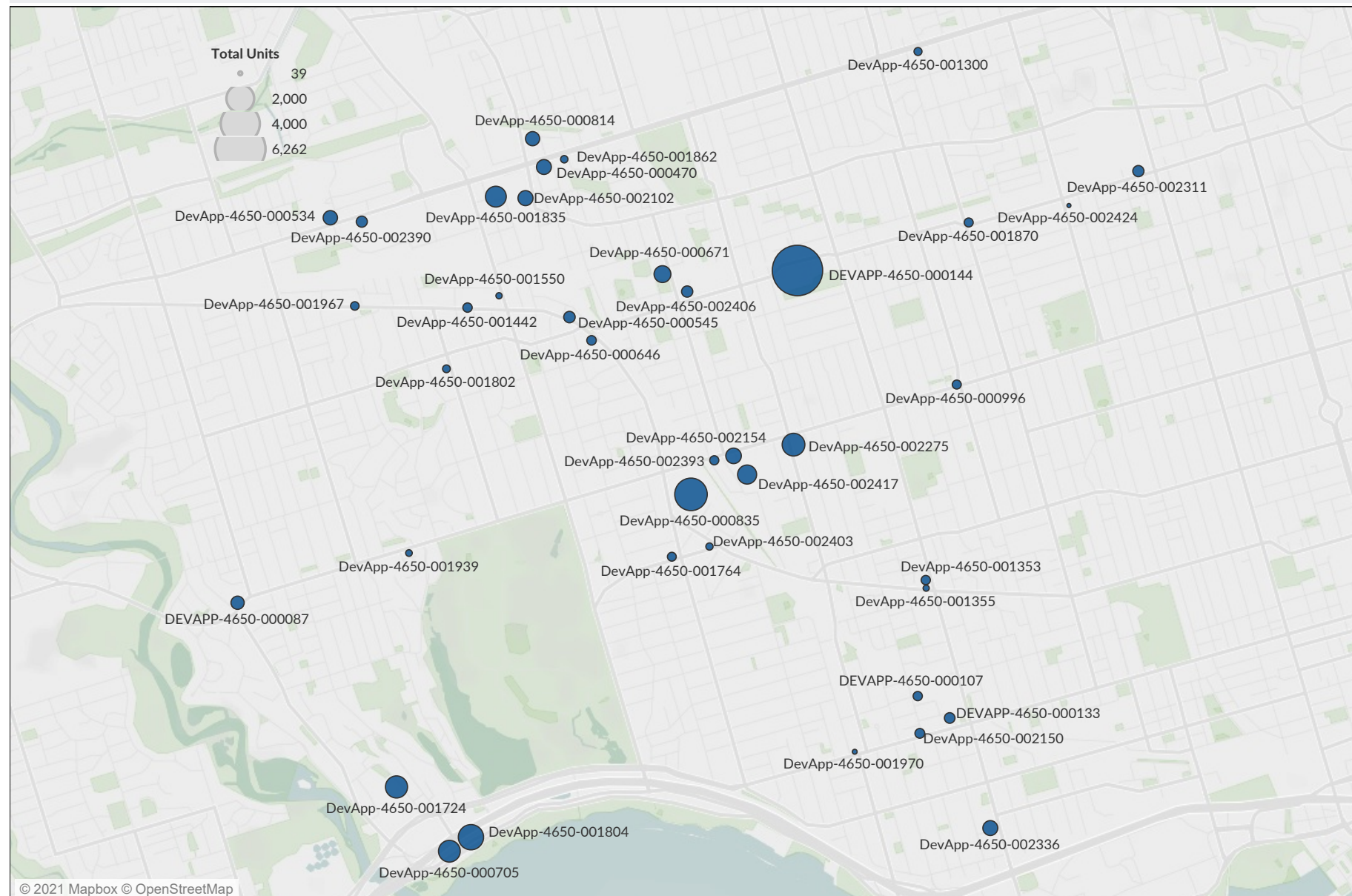
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Current Active Project List

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	1	3	18	103	\$975	\$1,212
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	1	6	26	186	\$1,249	\$1,323
Dupont - Tridel	Apartment	May 2025	20	120	209	329	\$1,253	\$1,253
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	0	15	17	267	\$1,002	\$1,150
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	0	26	5	217	\$1,070	\$1,160
Galleria III - El-Ad Canada Inc.	Apartment	December 2025	9	126	41	427	\$1,145	\$1,170
House of Assembly - Marlin Spring	Apartment	January 2024	29	140	114	254	\$1,200	\$1,185
Junction House - Globizen Group	Apartment	August 2022	2	15	16	144	\$1,081	\$1,136
Junction Point - Gairloch	Apartment	April 2023	1	13	20	111	\$1,234	\$1,365
Mirabella - East Tower - Diamante Development	Apartment	January 2022	46	50	3	368	\$896	\$1,252
Mirabella - West Tower - Diamante Development	Apartment	January 2022	0	1	107	355	\$1,040	\$1,190
Monza Condos - Benvenuto Group	Apartment	June 2023	0	0	16	76	\$1,106	\$1,247
Oscar Residences - Lifetime Developments	Apartment	June 2024	55	140	15	155	\$1,339	\$1,394
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	0	18	21	269	\$766	\$959
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	\$1,190

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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	430
DEVAPP-4650-000107	57 - 65 Brock Avenue	4.5	209
DEVAPP-4650-000133	6 Noble Street	8.3	275
DEVAPP-4650-000144	1245 Dupont Street	3.8	6,262
DevApp-4650-000470	1779 - 1791 St. Clair Avenue West	8.0	543
DevApp-4650-000534	2306 St. Clair Avenue West	7.0	503
DevApp-4650-000545	2706 - 2730 Dundas Street West	9.1	323
DevApp-4650-000646	2639 Dundas Street West	6.9	221
DevApp-4650-000671	386 - 394 Symington Avenue	5.2	695
DevApp-4650-000705	1978 Lake Shore Boulevard West	11.9	1,163
DevApp-4650-000814	423 Old Weston Road	7.0	491
DevApp-4650-000835	2280 Dundas Street West	5.0	2,606
DevApp-4650-000996	980 - 990 Bloor Street West; 756 Dovercourt Road	9.6	198
DevApp-4650-001300	861 St. Clair Avenue West	10.4	156
DevApp-4650-001353	646 Dufferin Street	4.2	209
DevApp-4650-001355	1494 Dundas Street West	5.3	93
DevApp-4650-001442	2946 Dundas Street West	3.8	214
DevApp-4650-001550	406 Keele Street	3.2	94
DevApp-4650-001724	34 Southport Street	3.9	1,204
DevApp-4650-001764	422 Roncesvalles Avenue	3.8	192
DevApp-4650-001802	248 High Park Avenue	2.4	147
DevApp-4650-001804	1926 Lake Shore Boulevard West	14.9	1,572
DevApp-4650-001835	6 Lloyd Avenue	5.3	1,064
DevApp-4650-001862	1745 St. Clair Avenue West	8.2	134
DevApp-4650-001870	888 Dupont Street	6.9	198
DevApp-4650-001939	2115 Bloor Street West	3.7	108
DevApp-4650-001967	3194 Dundas Street West	4.3	177
DevApp-4650-001970	1488 Queen Street West	4.3	58
DevApp-4650-002102	290 Old Weston Road	3.4	554
DevApp-4650-002150	1354 Queen Street West	5.2	234
DevApp-4650-002154	1405 Bloor Street West	5.3	592
DevApp-4650-002275	1319 Bloor Street West	5.9	1,268
DevApp-4650-002311	500 Dupont Street	4.0	307
DevApp-4650-002336	2 Temple Avenue	8.1	546
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
DevApp-4650-002417	221 Sterling Road	5.2	892
DevApp-4650-002424	287 Christie Street	3.9	39

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	42	16	5,476	4,494	396	\$2,197	1,600	\$3,515,593	17,336
Central Waterfront	18	9	4,721	3,926	782	\$1,520	1,057	\$1,606,676	36,410
Don Mills - York Mills	7	12	3,682	3,274	183	\$1,011	1,107	\$1,119,470	23,874
Downtown Core	26	8	4,931	4,302	289	\$1,814	839	\$1,522,007	35,133
Downtown East	109	20	7,141	6,397	653	\$1,270	813	\$1,032,085	30,116
Downtown West	127	27	9,568	8,213	973	\$1,484	901	\$1,337,162	36,221
Etobicoke Waterfront	10	1	602	473	20	\$1,342	831	\$1,114,875	14,950
Highway7 - Yonge	1	6	1,392	1,123	261	\$778	1,220	\$948,740	.
Mississauga City Centre	73	11	7,076	6,272	500	\$933	830	\$774,230	.
North Toronto	89	15	3,743	3,203	441	\$1,306	918	\$1,199,330	26,183
North Yonge Corridor	6	6	1,715	1,529	62	\$1,205	847	\$1,020,553	15,660
North York East	0	2	528	525	2	\$949	1,028	\$974,900	412
North York West	8	10	1,267	989	232	\$1,264	1,553	\$1,963,778	35,893
Not Applicable	1,308	138	29,223	23,197	4,401	\$869	929	\$807,860	172,168
Scarborough City Centre									5,284
Sheppard Corridor	35	10	2,434	2,140	280	\$1,118	1,006	\$1,124,871	13,768
Thornhill	111	8	1,977	1,712	255	\$1,074	1,116	\$1,198,538	.
Toronto East	31	11	1,442	1,211	121	\$1,119	985	\$1,103,177	6,330
Toronto West	164	20	4,202	3,400	690	\$1,205	907	\$1,093,153	24,915
Yonge - St. Clair	231	8	1,046	751	295	\$1,639	1,174	\$1,923,973	6,891

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