

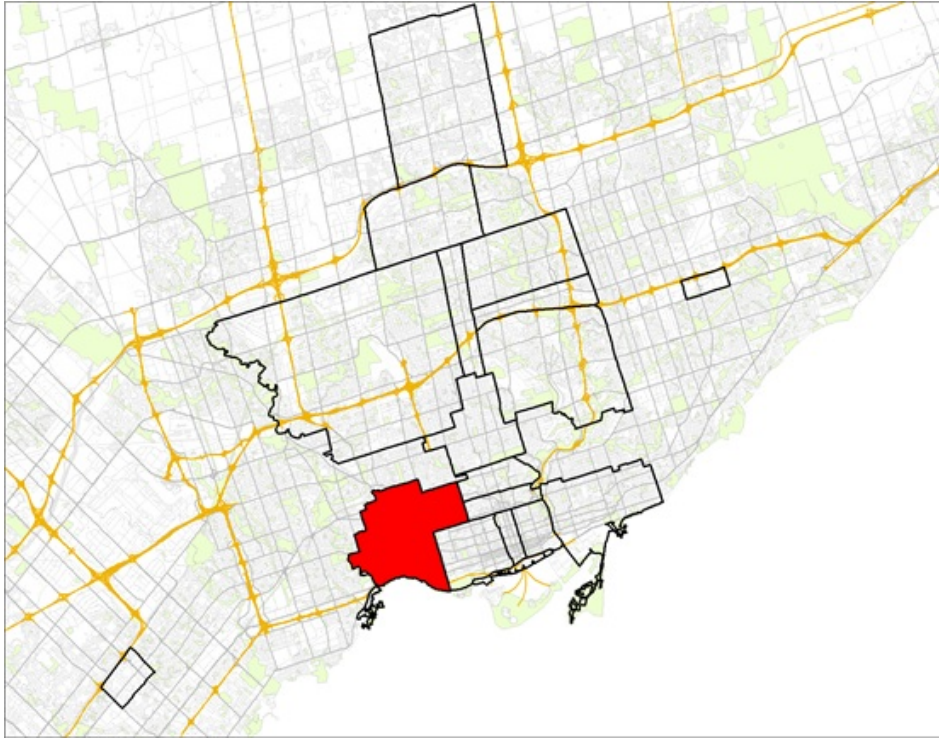


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of July 2021



Toronto West Submarket Report - July 2021



Toronto West		GTA
Active Projects	19	335
Total Units	3,724	86,584
Total Sales	3,042	77,101
Rem. Inv.	682	9,483
Avg. \$/SF	\$1,208	\$1,237
Avg. Project \$/SF	\$1,177	\$1,113
Avg. SF	911	983
Avg. \$	\$1,099,937	\$1,215,603
Current Month Sales (incl. active & sold out)	14	1,478

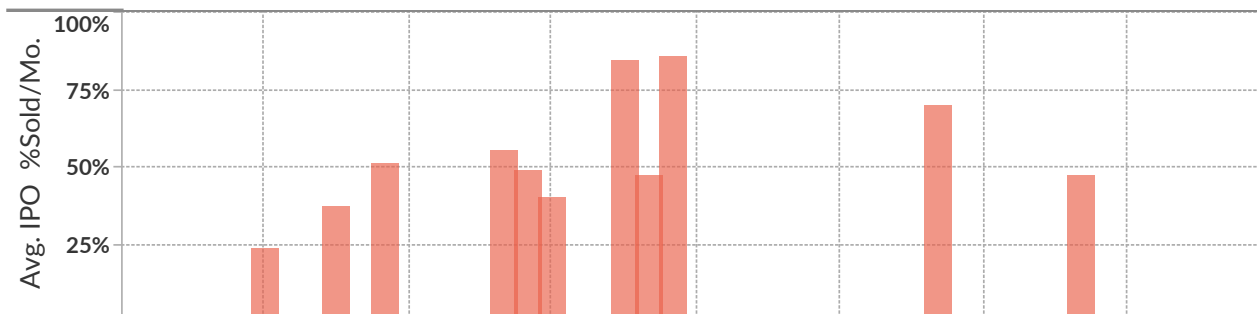
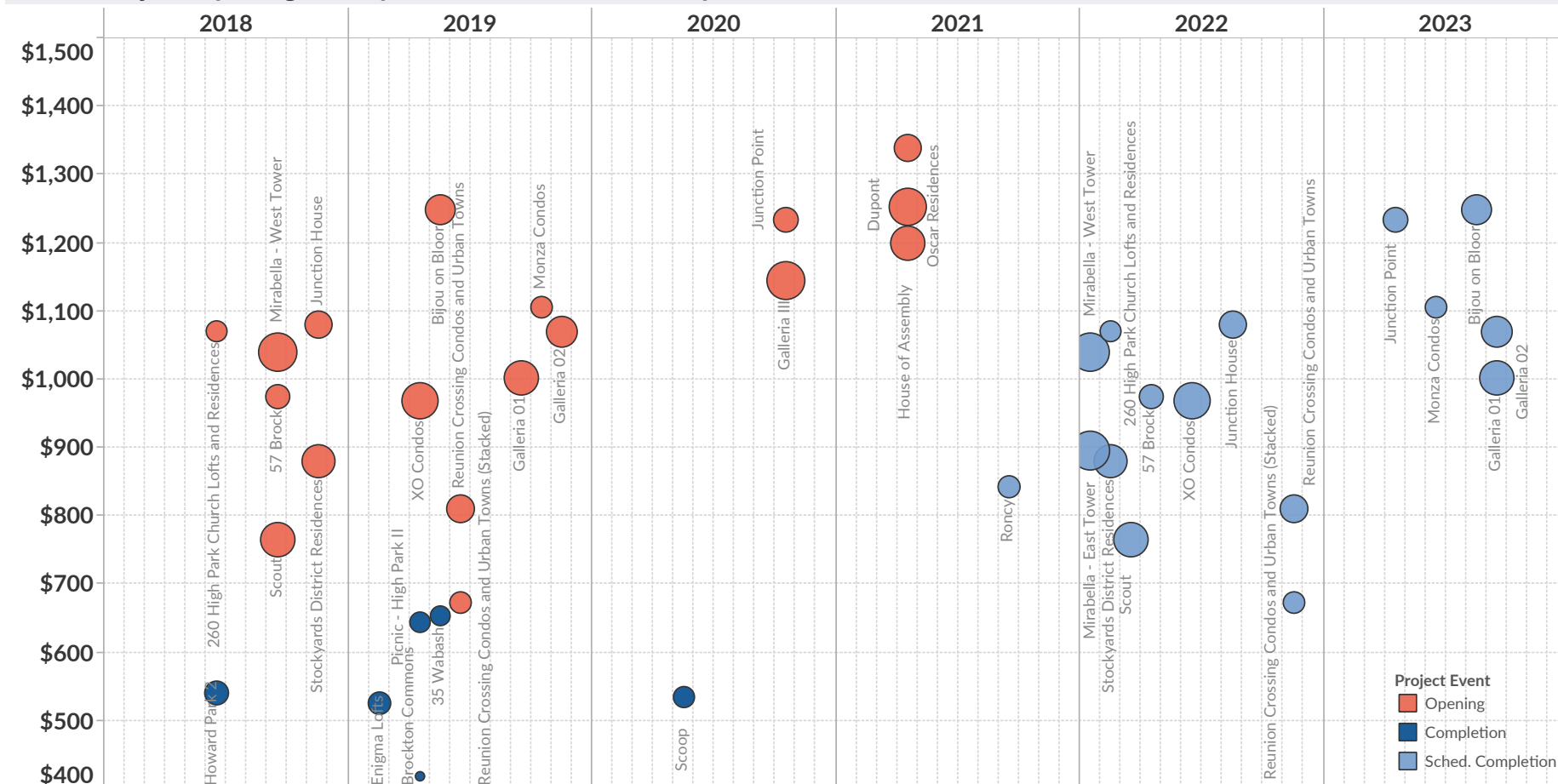
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	42	503
Total Units	16,997	275,909
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	61.7
Avg. Floor Space Index	4.5	6.8

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

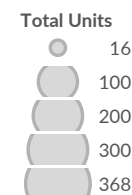


Toronto West Submarket Report - July 2021

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.



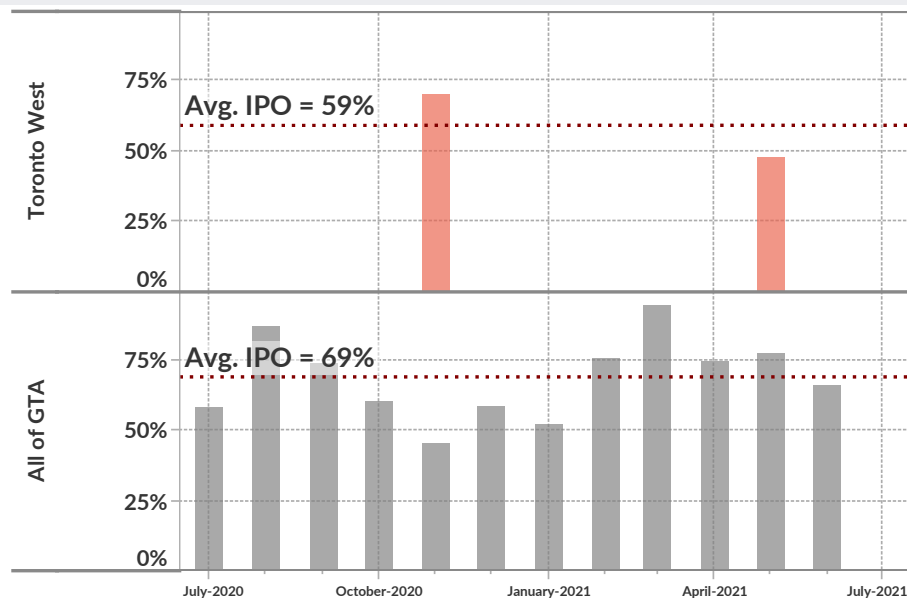
Toronto West Submarket Report - July 2021

Project Data by Unit Type

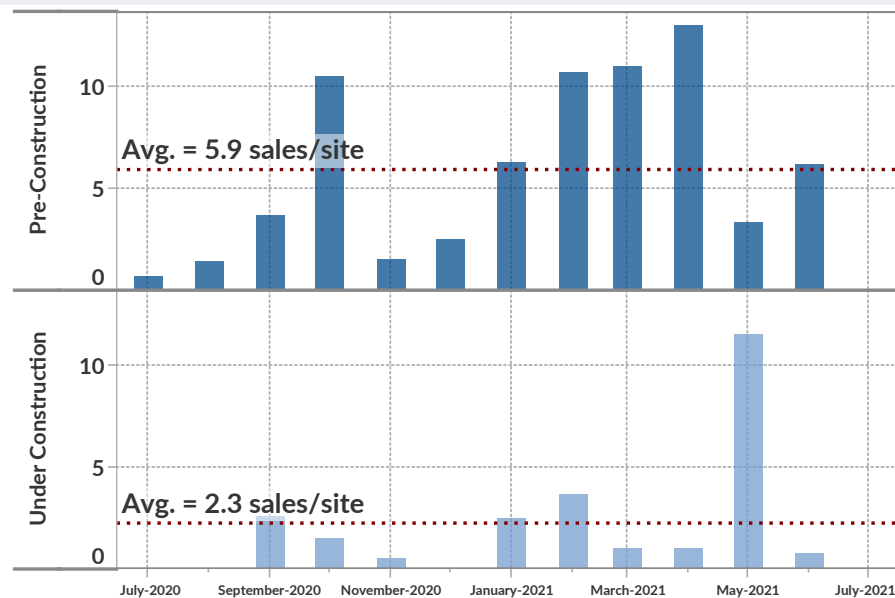
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	74	1	73	1
1 Bedroom	728	0	687	41
1 Bedroom + Den	1,063	11	854	209
2 Bedroom	983	1	886	97
2 Bedroom + Den	459	1	270	189
3 Bedroom & Up	332	0	220	112
Penthouse	4	0	0	4
Other	81	0	52	29

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,257	477	477	\$599,800	\$599,800
\$1,246	487	900	\$580,000	\$1,249,900
\$1,196	508	773	\$667,900	\$914,800
\$1,294	643	1,573	\$765,900	\$2,015,000
\$1,185	764	1,654	\$781,000	\$2,320,000
\$1,183	874	1,992	\$839,900	\$2,375,000
\$1,059	791	957	\$879,900	\$971,900
\$1,236	842	3,030	\$891,990	\$4,249,900

IPO Launch Performance (first 2 months)

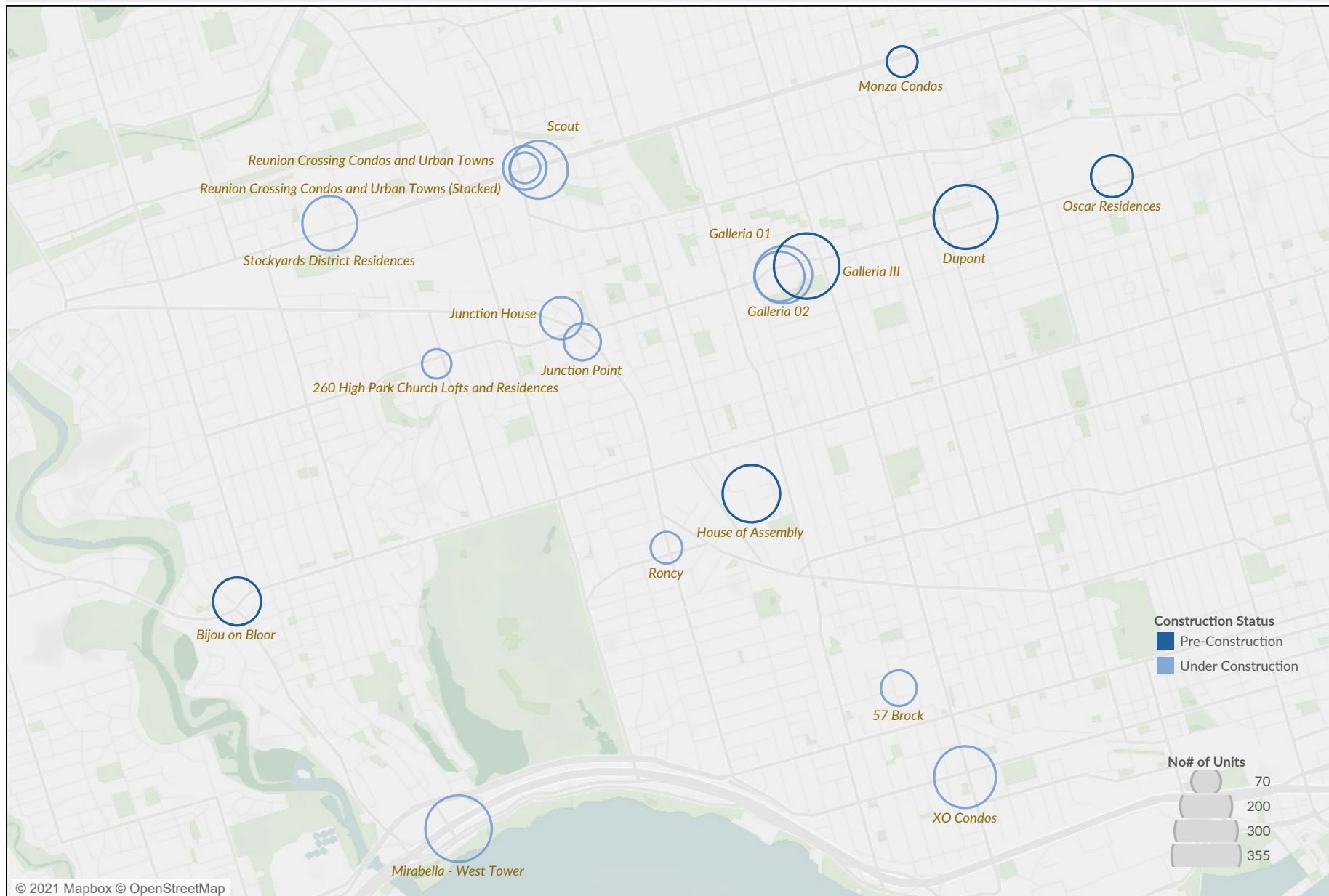


Post Launch Absorption: Toronto West



Toronto West Submarket Report - July 2021

Current Active Projects



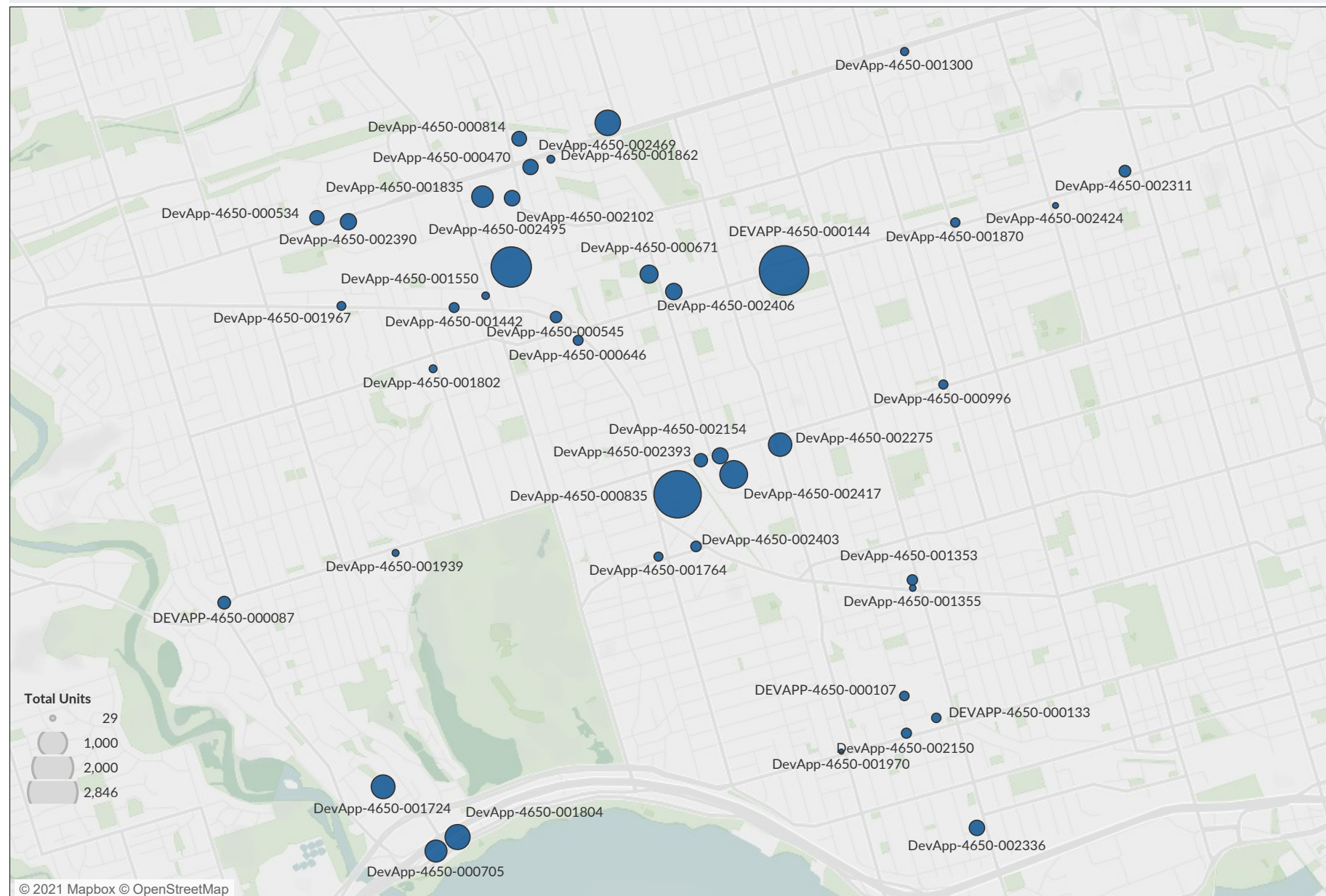
Toronto West Submarket Report - July 2021

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	4	17	103	\$975	\$1,212
260 High Park Church Lofts and Residences - Medallion Capit..	Apartment	February-2022	1	4	12	70	\$1,071	\$1,419
Bijou on Bloor - Plaza	Apartment	August-2023	0	9	23	186	\$1,249	\$1,323
Dupont - Tridel	Apartment	May-2025	5	139	190	329	\$1,253	\$1,254
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	202	\$1,070	\$1,160
Galleria III - El-Ad Canada Inc.	Apartment	December-2025	2	132	38	345	\$1,145	\$1,185
House of Assembly - Marlin Spring	Apartment	January-2024	5	112	154	266	\$1,200	\$1,184
Junction House - Globizen Group	Apartment	August-2022	0	14	18	144	\$1,081	\$1,158
Junction Point - Gairloch	Apartment	April-2023	0	13	20	111	\$1,234	\$1,383
Mirabella - West Tower - Diamante Development	Apartment	January-2022	0	6	102	355	\$1,040	\$1,212
Monza Condos - Benvenuto Group	Apartment	June-2023	0	1	15	76	\$1,106	\$1,241
Oscar Residences - Lifetime Developments	Apartment	June-2024	1	142	0	142	\$1,339	\$1,388
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	November-2022	0	0	12	153	\$811	\$984
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	November-2022	0	0	8	76	\$673	\$864
Roncy - Worsley Urban	Apartment	September-2021	0	0	0	81	\$843	\$1,079
Scout - Graywood Developments	Apartment	March-2022	0	19	20	269	\$766	\$954
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	\$1,189

Toronto West Submarket Report - July 2021

Current Development Applications



Toronto West Submarket Report - July 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000087	2442 - 2454 Bloor Street West; 1 - 9 Riverview Gardens	9.2	186
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	2,846
DevApp-4650-000470	1779 - 1791 St. Clair Avenue West	8.0	269
DevApp-4650-000534	2306 St. Clair Avenue West	7.0	236
DevApp-4650-000545	2706 - 2730 Dundas Street West	9.1	150
DevApp-4650-000646	2639 Dundas Street West	6.9	111
DevApp-4650-000671	386 - 394 Symington Avenue	6.0	375
DevApp-4650-000705	1978 Lake Shore Boulevard West	11.9	556
DevApp-4650-000814	423 Old Weston Road	7.0	249
DevApp-4650-000835	2280 Dundas Street West	5.0	2,606
DevApp-4650-000996	980 - 990 Bloor Street West; 756 Dovercourt Road	9.6	96
DevApp-4650-001300	861 St. Clair Avenue West	10.4	76
DevApp-4650-001353	646 Dufferin Street	4.2	124
DevApp-4650-001355	1494 Dundas Street West	5.3	48
DevApp-4650-001442	2946 Dundas Street West	3.8	112
DevApp-4650-001550	406 Keele Street	3.2	64
DevApp-4650-001724	34 Southport Street	3.9	656
DevApp-4650-001764	422 Roncesvalles Avenue	3.9	93
DevApp-4650-001802	248 High Park Avenue	2.4	70
DevApp-4650-001804	1926 Lake Shore Boulevard West	14.9	725
DevApp-4650-001835	6 Lloyd Avenue	5.3	535
DevApp-4650-001862	1745 St. Clair Avenue West	8.2	69
DevApp-4650-001870	888 Dupont Street	6.9	99
DevApp-4650-001939	2115 Bloor Street West	3.7	54
DevApp-4650-001967	3194 Dundas Street West	4.3	89
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	157
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
DevApp-4650-002417	221 Sterling Road	5.2	892
DevApp-4650-002424	287 Christie Street	3.9	39
DevApp-4650-002469	1500 St. Clair Avenue West	4.2	753
DevApp-4650-002495	43 Junction Road	6.1	1,888

Toronto West Submarket Report - July 2021

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	• 34	• 16	• 4,891	• 4,549	• 342	• \$2,346	• 1,638	• \$3,843,427	• 8,821
Central Waterfront	• 20	• 9	• 4,708	• 3,972	• 736	• \$1,524	• 1,069	• \$1,628,754	• 17,819
Don Mills - York Mills	• 46	• 13	• 3,706	• 3,338	• 368	• \$1,038	• 953	• \$989,847	• 13,868
Downtown Core	• 16	• 8	• 4,591	• 4,328	• 263	• \$1,824	• 821	• \$1,497,196	• 17,854
Downtown East	• 55	• 20	• 7,058	• 6,478	• 580	• \$1,291	• 821	• \$1,060,155	• 15,684
Downtown West	• 38	• 25	• 8,316	• 7,407	• 909	• \$1,502	• 918	• \$1,379,021	• 20,492
Etobicoke Waterfront	• 4	• 1	• 502	• 481	• 21	• \$1,362	• 719	• \$978,793	• 7,504
Highway7 - Yonge	• 17	• 6	• 1,384	• 1,183	• 201	• \$826	• 1,196	• \$987,757	•
Mississauga City Centre	• 26	• 12	• 7,258	• 6,816	• 442	• \$1,025	• 856	• \$878,211	•
North Toronto	• 32	• 16	• 3,735	• 3,296	• 439	• \$1,348	• 924	• \$1,246,124	• 8,036
North Yonge Corridor	• 16	• 6	• 1,591	• 1,545	• 46	• \$1,191	• 878	• \$1,045,170	• 206
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 23,187
North York West	• 18	• 9	• 1,055	• 855	• 200	• \$1,290	• 1,624	• \$2,094,282	• 97,052
Not Applicable	• 973	• 134	• 26,674	• 23,256	• 3,418	• \$901	• 918	• \$827,213	• 3,039
Scarborough City Centre									• 7,827
Sheppard Corridor	• 13	• 11	• 2,426	• 2,161	• 265	• \$1,116	• 1,017	• \$1,135,435	•
Thornhill	• 12	• 8	• 1,967	• 1,756	• 211	• \$1,066	• 1,173	• \$1,250,487	• 3,301
Toronto East	• 111	• 12	• 1,459	• 1,322	• 137	• \$1,093	• 935	• \$1,021,612	• 14,291
Toronto West	• 14	• 19	• 3,724	• 3,042	• 682	• \$1,208	• 911	• \$1,099,937	• 16,997
Yonge - St. Clair	• 33	• 8	• 1,012	• 791	• 221	• \$1,682	• 1,274	• \$2,143,398	• 3,470

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