

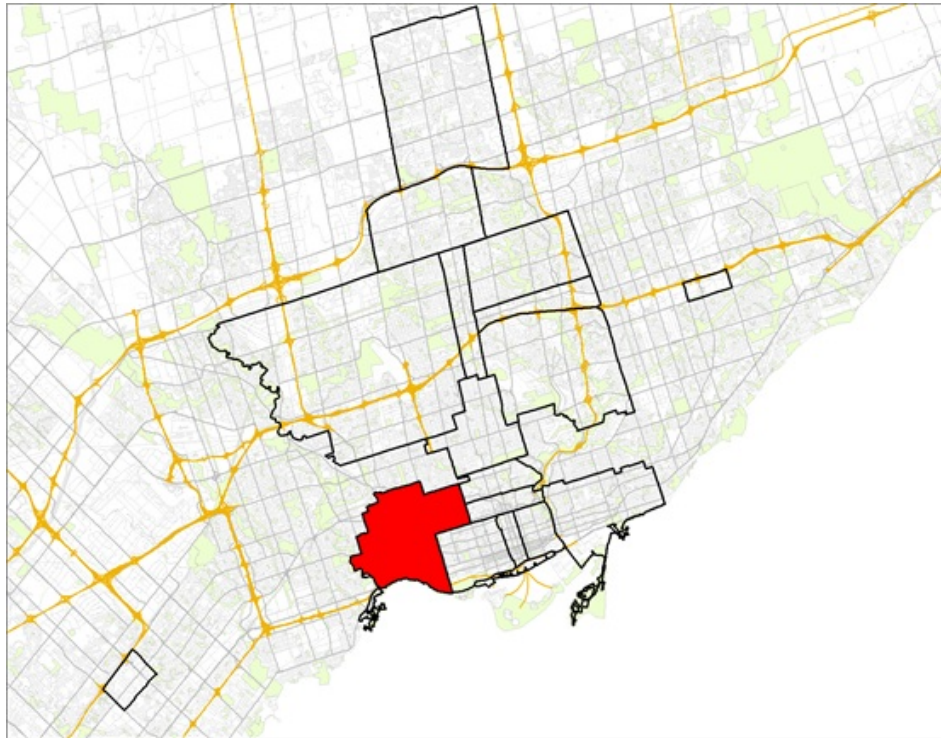


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of August 2021



Toronto West Submarket Report - August 2021



Toronto West		GTA
Active Projects	19	338
Total Units	3,724	88,198
Total Sales	3,104	78,231
Rem. Inv.	620	9,967
Avg. \$/SF	\$1,210	\$1,235
Avg. Project \$/SF	\$1,180	\$1,119
Avg. SF	926	962
Avg. \$	\$1,120,422	\$1,188,107
Current Month Sales (incl. active & sold out)	49	3,162

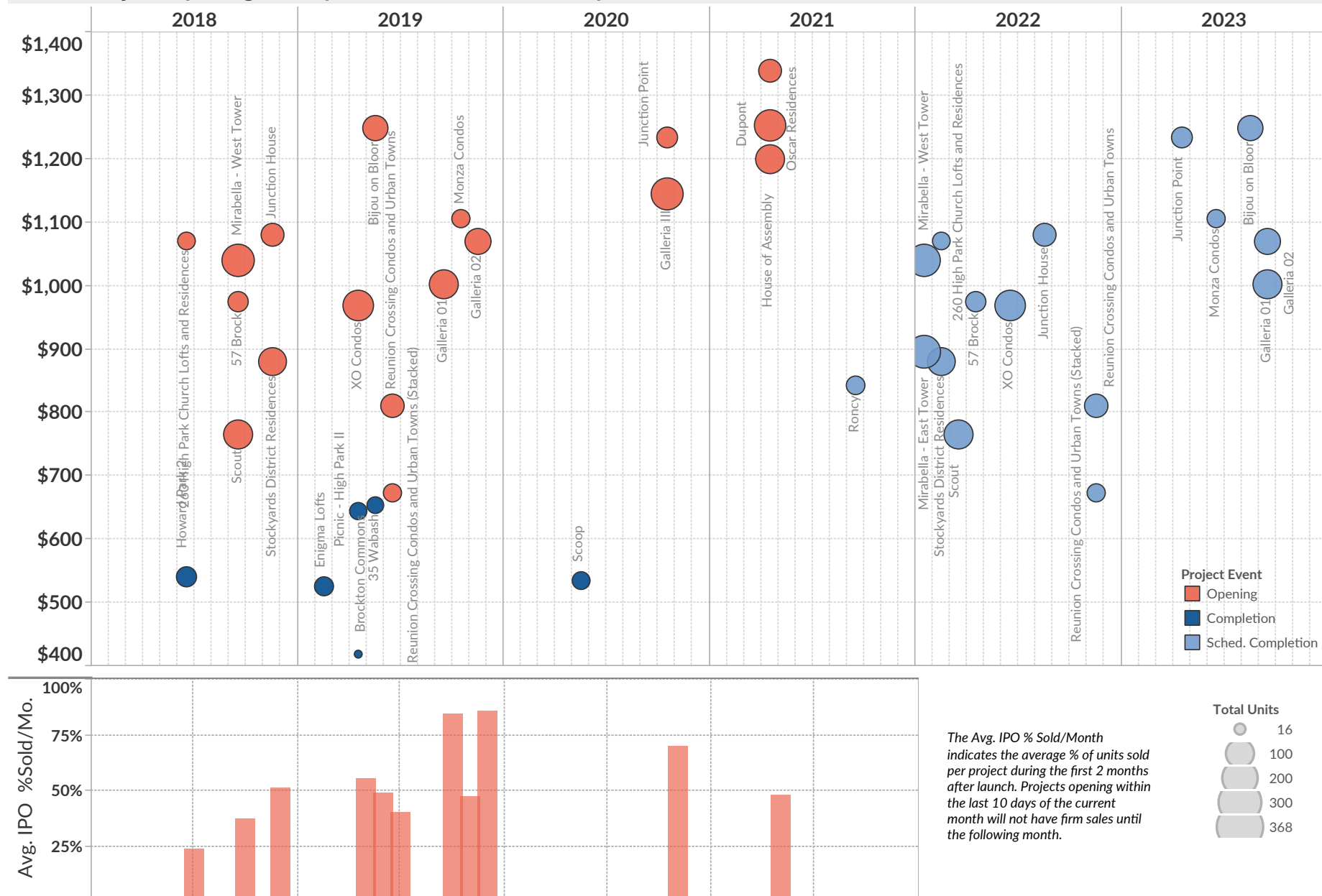
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	47	421
Total Units	13,761	217,974
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	12.9	61.7
Avg. Floor Space Index	4.7	7.3

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



Toronto West Submarket Report - August 2021

Recent Project Openings, Completions & Scheduled Completions



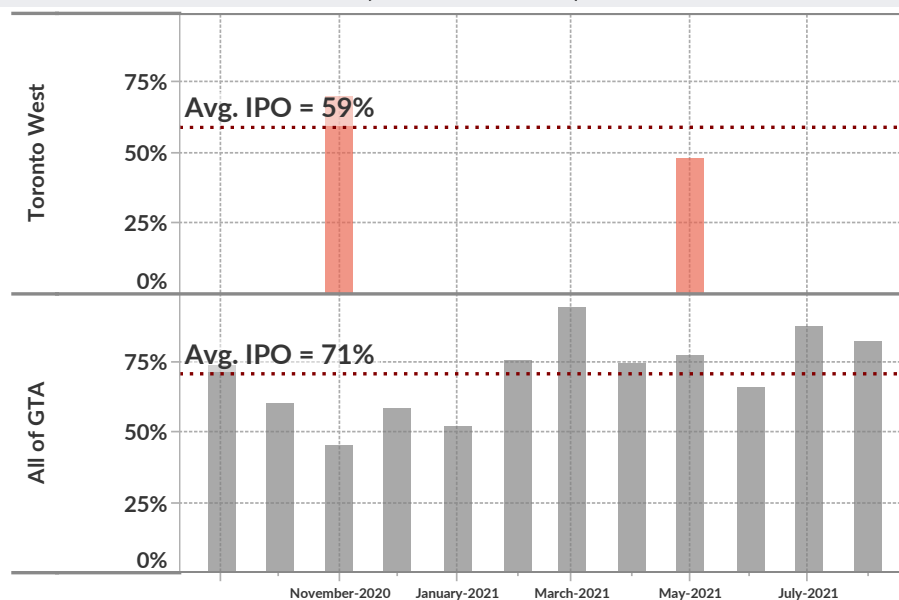
Toronto West Submarket Report - August 2021

Project Data by Unit Type

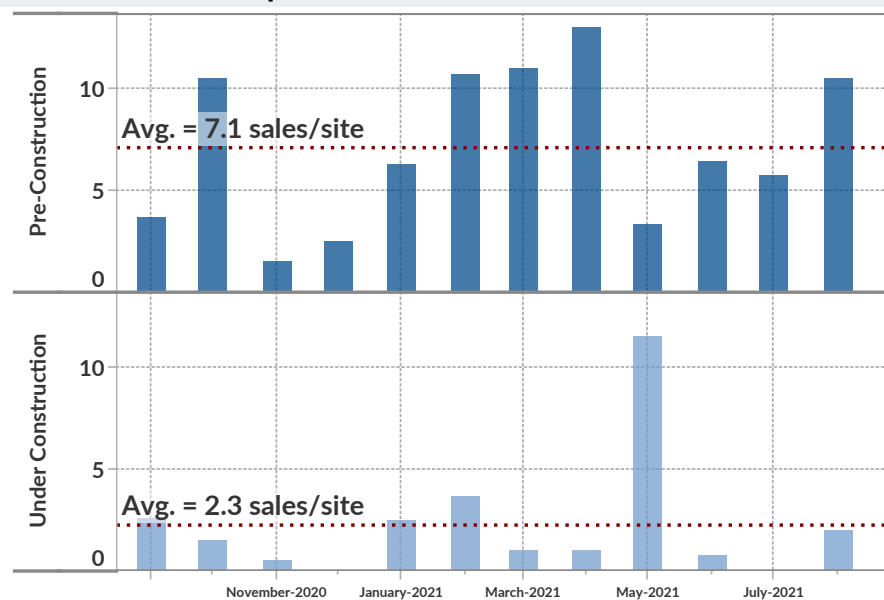
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	74	0	73	1
1 Bedroom	728	7	697	31
1 Bedroom + Den	1,063	22	888	175
2 Bedroom	983	3	887	96
2 Bedroom + Den	453	3	273	180
3 Bedroom & Up	338	14	234	104
Penthouse	4	0	0	4
Other	81	0	52	29

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,257	477	477	\$599,800	\$599,800
\$1,227	487	900	\$559,990	\$1,249,900
\$1,194	508	773	\$667,900	\$914,800
\$1,290	659	1,573	\$799,900	\$2,015,000
\$1,189	764	1,654	\$811,000	\$2,320,000
\$1,190	880	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)

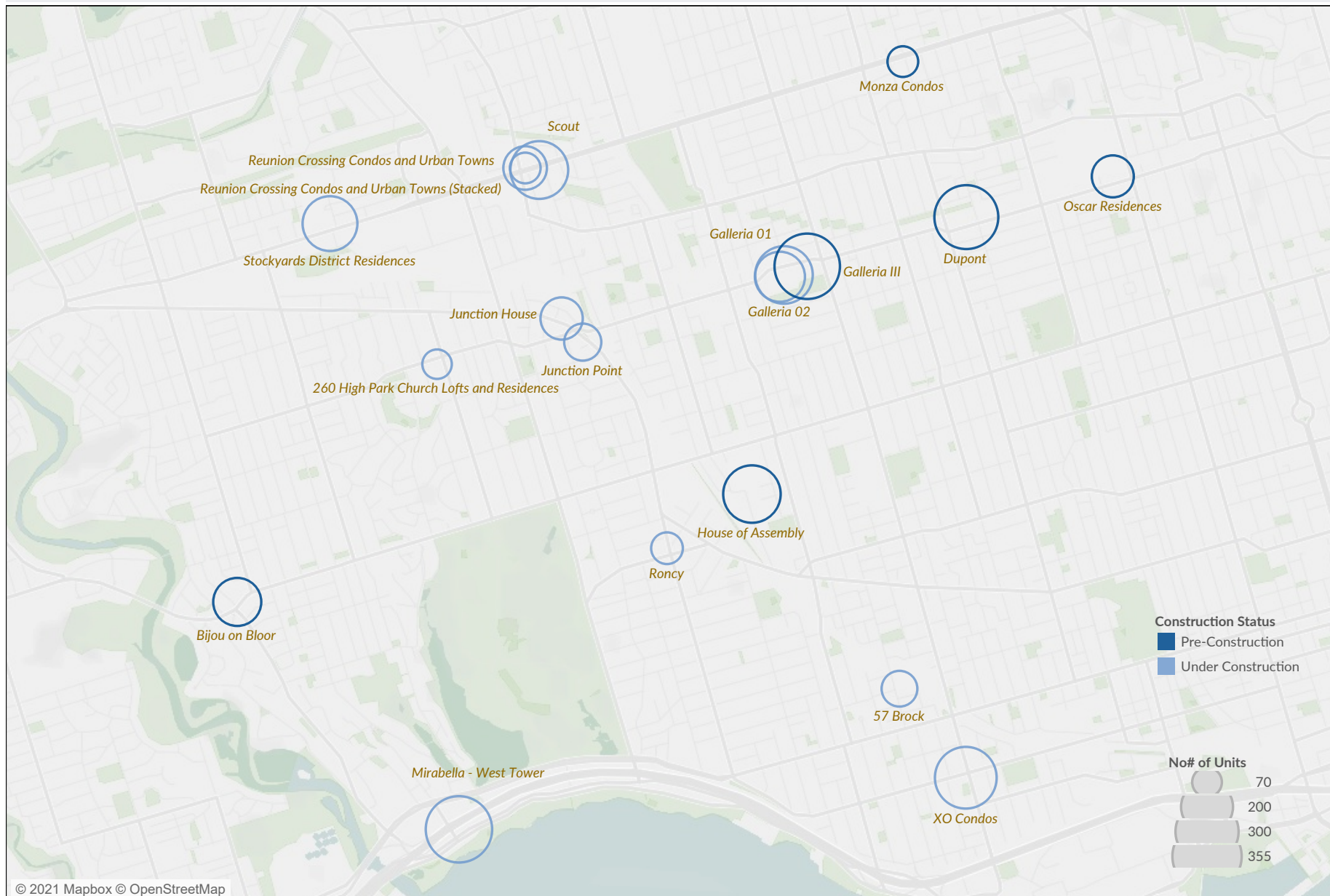


Post Launch Absorption: Toronto West



Toronto West Submarket Report - August 2021

Current Active Projects



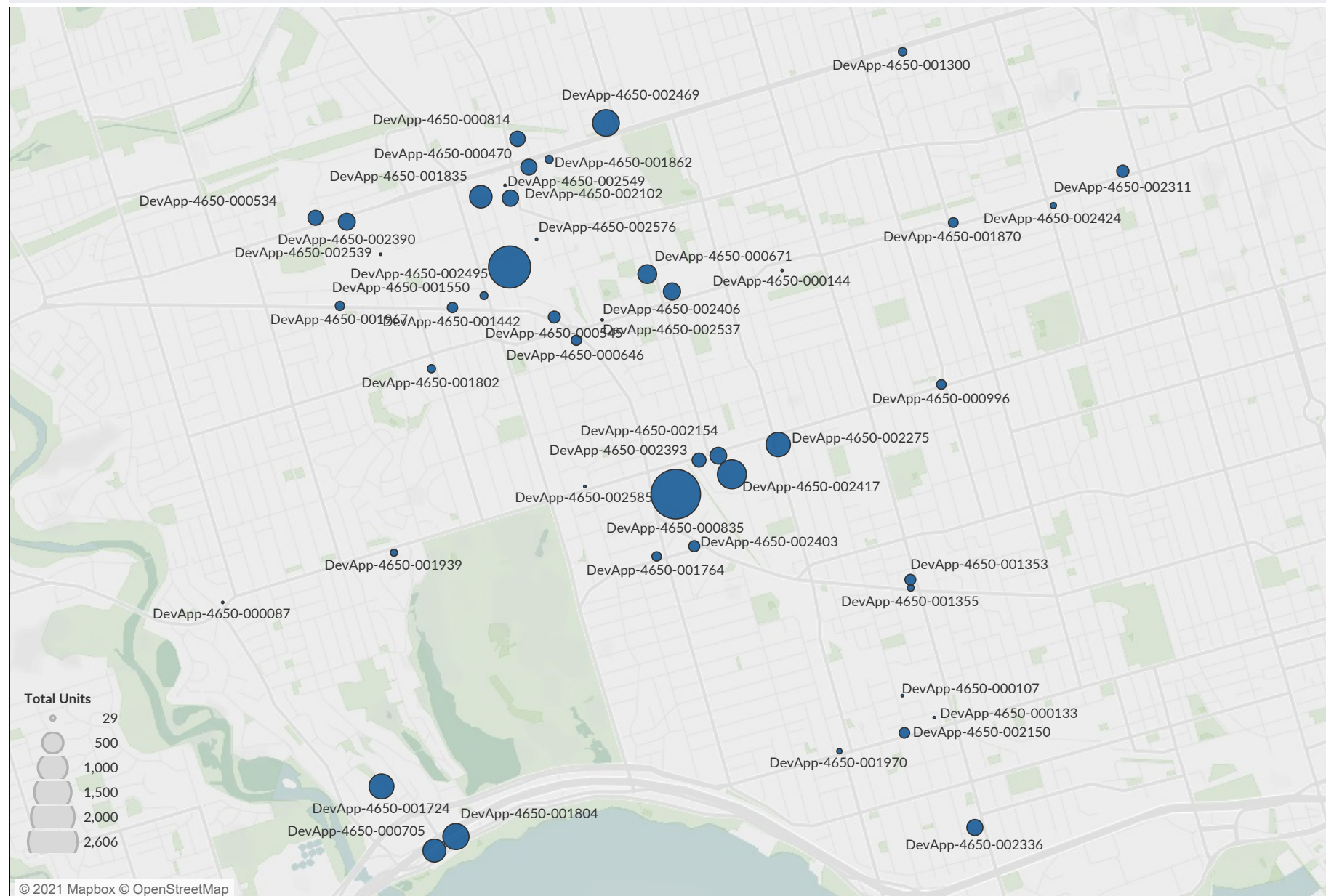
Toronto West Submarket Report - August 2021

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	0	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	19	167	162	329	\$1,253	\$1,258
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	134	36	345	\$1,145	\$1,185
House of Assembly - Marlin Spring	Apartment	January-2024	21	138	128	266	\$1,200	\$1,186
Junction House - Globizen Group	Apartment	August-2022	0	14	18	144	\$1,081	\$1,158
Junction Point - Gairloch	Apartment	April-2023	2	15	18	111	\$1,234	\$1,379
Mirabella - West Tower - Diamante Development	Apartment	January-2022	2	8	100	355	\$1,040	\$1,216
Monza Condos - Benvenuto Group	Apartment	June-2023	1	2	14	76	\$1,106	\$1,262
Oscar Residences - Lifetime Developments	Apartment	June-2024	0	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	6	15	242	\$880	\$1,020
XO Condos - Lifetime Developments	Apartment	June-2022	2	2	15	307	\$969	\$1,220

Toronto West Submarket Report - August 2021

Current Development Applications



Toronto West Submarket Report - August 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000087	2442 - 2454 Bloor Street West; 1 - 9 Riverview Gardens		
DevApp-4650-000107	57 - 65 Brock Avenue		
DevApp-4650-000133	6 Noble Street		
DevApp-4650-000144	1245 Dupont Street		
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
DevApp-4650-002537	1650 Dupont Street		
DevApp-4650-002539	87 Ethel Avenue		
DevApp-4650-002549	1799 St Clair Avenue West		
DevApp-4650-002576	189 Old Weston Road		
DevApp-4650-002585	1660 Bloor Street West		

North Yonge Corridor Submarket Report - August 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	● 136	● 15	● 4,169	● 3,761	● 408	● \$2,323	● 1,475	● \$3,427,383	● 8,470
Central Waterfront	● 18	● 9	● 4,708	● 3,989	● 719	● \$1,528	● 1,081	● \$1,652,284	● 9,248
Don Mills - York Mills	● 24	● 13	● 3,706	● 3,437	● 269	● \$1,017	● 1,020	● \$1,037,452	● 12,829
Downtown Core	● 9	● 8	● 4,591	● 4,337	● 254	● \$1,829	● 820	● \$1,499,332	● 16,410
Downtown East	● 286	● 21	● 7,427	● 6,750	● 677	● \$1,282	● 807	● \$1,034,099	● 13,132
Downtown West	● 20	● 25	● 8,318	● 7,428	● 890	● \$1,502	● 923	● \$1,386,513	● 16,825
Etobicoke Waterfront	● 13	● 1	● 503	● 494	● 9	● \$1,398	● 616	● \$861,650	● 12,731
Highway7 - Yonge	● 55	● 6	● 1,384	● 1,270	● 114	● \$816	● 1,197	● \$977,116	● 5,860
Mississauga City Centre	● 528	● 13	● 7,923	● 7,404	● 519	● \$1,057	● 852	● \$900,441	● 206
North Toronto	● 13	● 16	● 3,747	● 3,303	● 444	● \$1,358	● 928	● \$1,259,939	● 19,046
North Yonge Corridor	● 11	● 4	● 1,146	● 1,111	● 35	● \$1,229	● 841	● \$1,033,361	● 77,857
North York East	● 0	● 2	● 527	● 525	● 2	● \$949	● 1,028	● \$974,900	● 3,039
North York West	● 7	● 9	● 1,055	● 860	● 195	● \$1,280	● 1,641	● \$2,099,767	● 6,950
Not Applicable	● 1,943	● 138	● 28,370	● 24,381	● 3,989	● \$905	● 880	● \$796,052	● 2,916
Scarborough City Centre									● 13,761
Sheppard Corridor	● 12	● 11	● 2,426	● 2,173	● 253	● \$1,114	● 1,026	● \$1,143,916	● 3,470
Thornhill	● 15	● 8	● 1,967	● 1,771	● 196	● \$1,068	● 1,191	● \$1,271,341	
Toronto East	● 21	● 12	● 1,461	● 1,340	● 121	● \$1,086	● 935	● \$1,015,152	
Toronto West	● 49	● 19	● 3,724	● 3,104	● 620	● \$1,210	● 926	● \$1,120,422	
Yonge - St. Clair	● 2	● 8	● 1,046	● 793	● 253	● \$1,679	● 1,249	● \$2,097,405	

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