

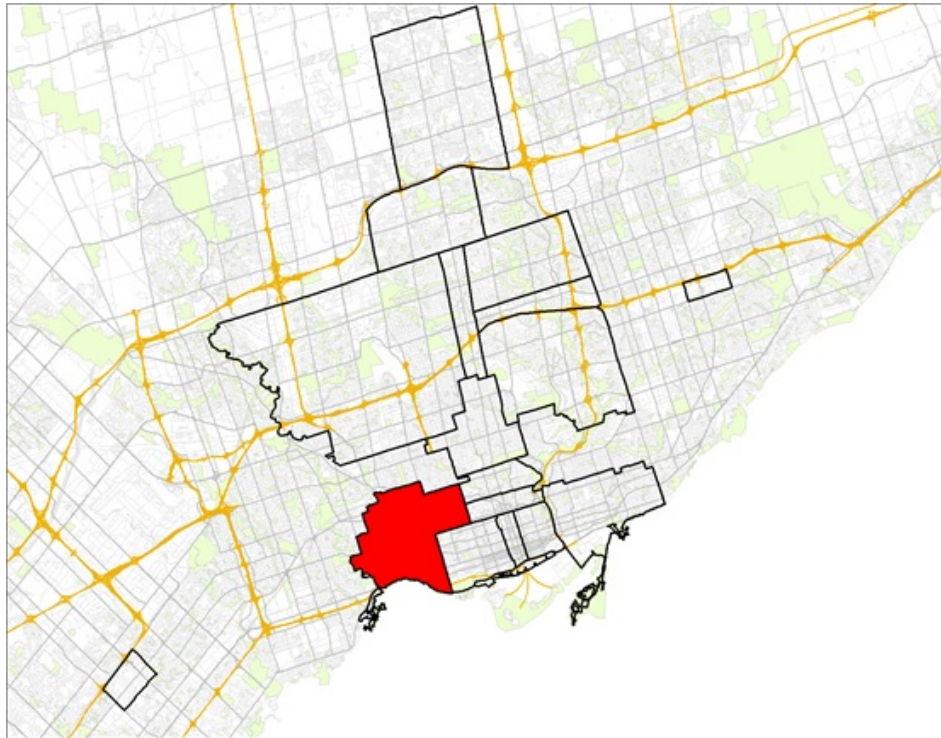


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of November 2021



Toronto West Submarket Report - November 2021



Toronto West		GTA
Distinct count of Site Name	20	353
No. of Units	4,149	92,006
Total Sales	3,673	81,793
Act Inv	476	10,213
Avg. \$/sf	\$1,221	\$1,284
Avg. Project \$/SF	\$1,179	\$1,152
Avg. SF	972	944
Avg. \$	\$1,187,150	\$1,211,826
No Measure Value	117	4,274

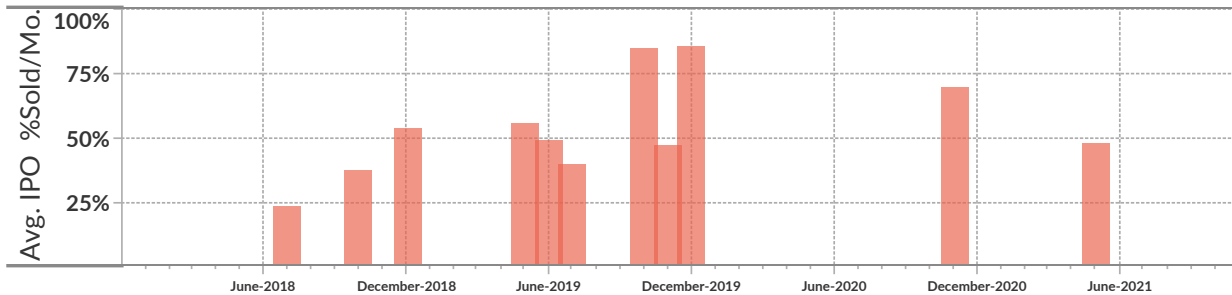
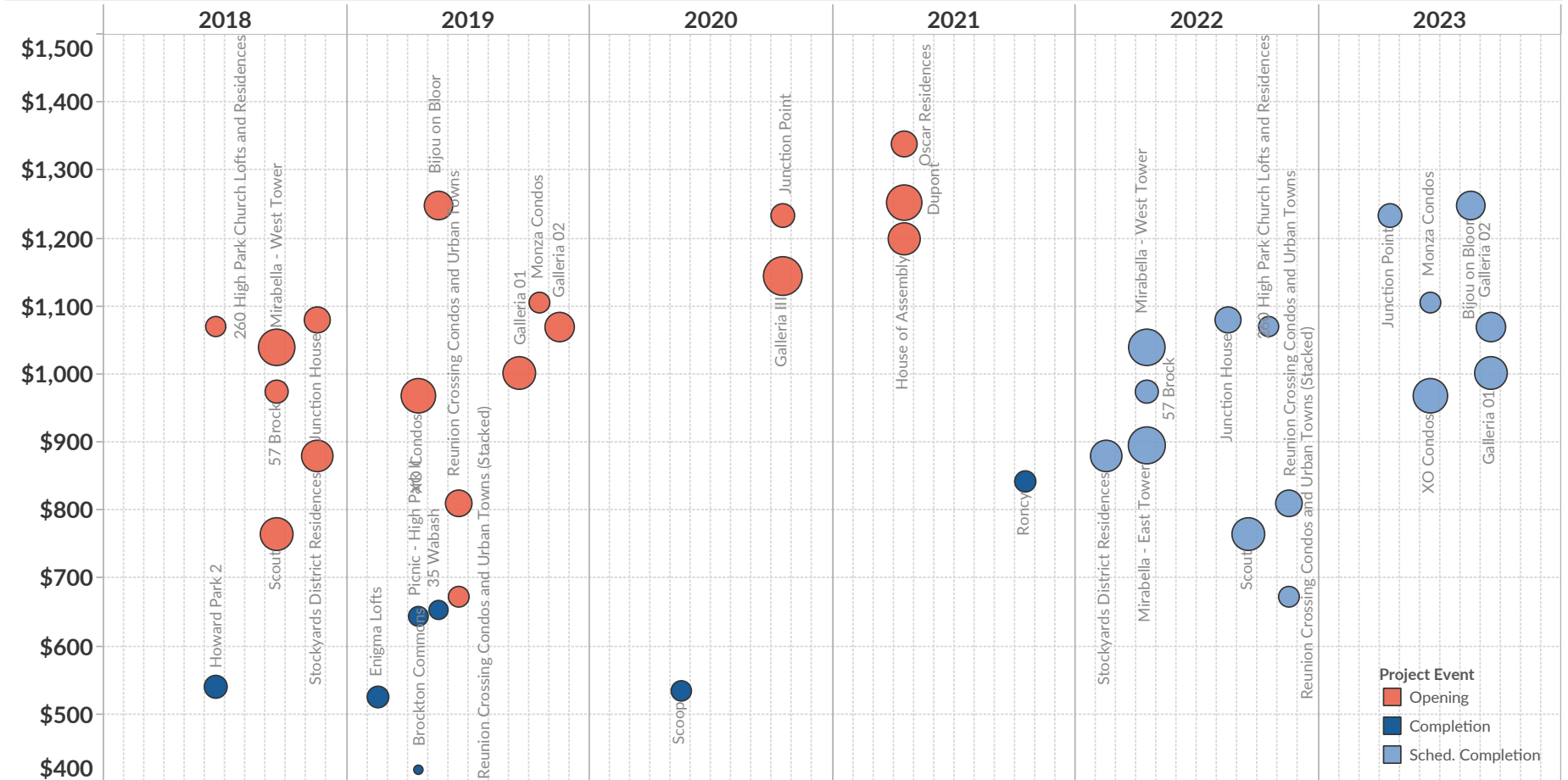
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	52	611
Total Units	41,144	620,533
Min. Density	0.6	0.0
Max. Density	12.9	620.0
Avg. Density	4.6	7.8

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

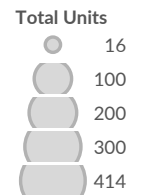


Toronto West Submarket Report - November 2021

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.



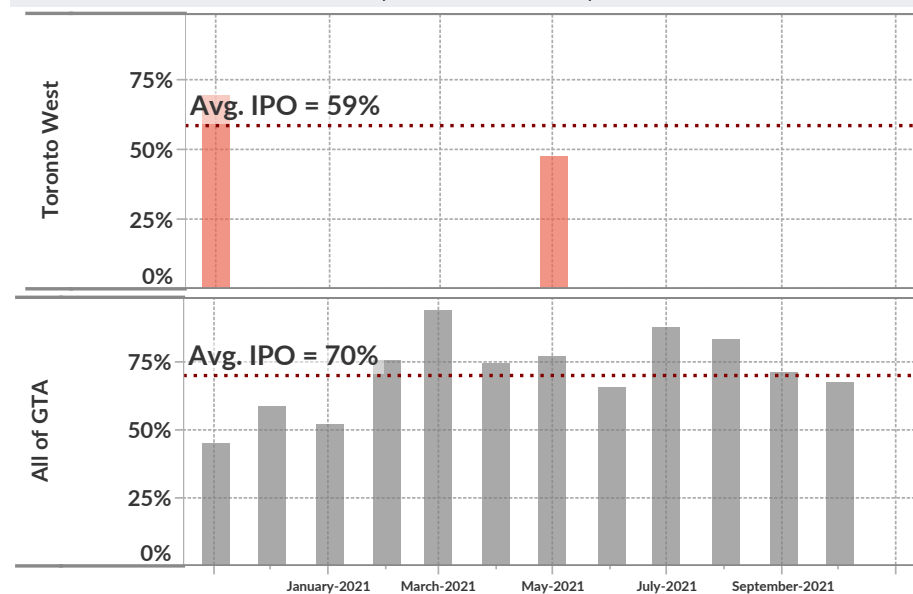
Toronto West Submarket Report - November 2021

Project Data by Unit Type

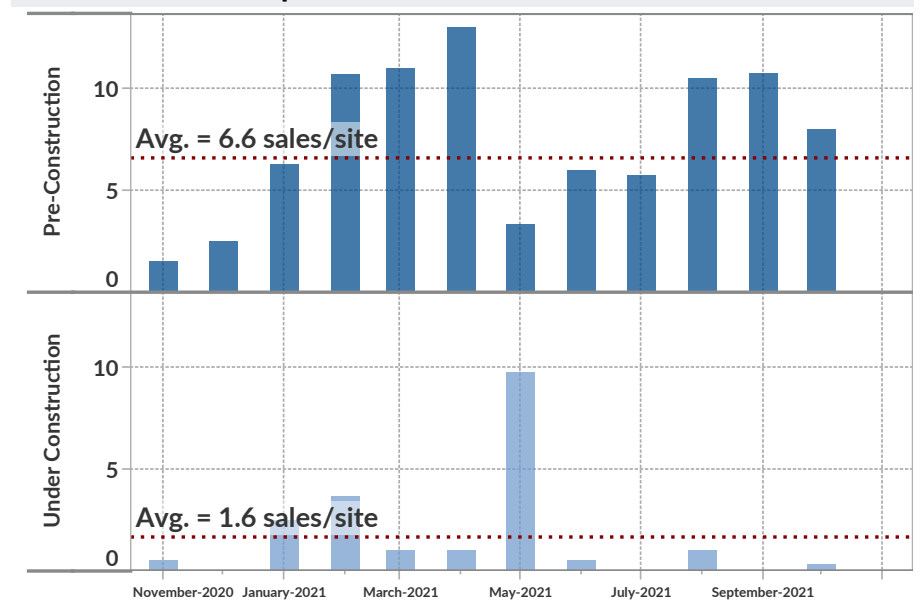
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	73	1
1 Bedroom	772	6	752	20
1 Bedroom + Den	1,243	61	1,159	84
2 Bedroom	1,094	29	979	115
2 Bedroom + Den	501	10	377	124
3 Bedroom & Up	377	7	276	101
Penthouse	4	0	0	4
Other	84	4	57	27

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,257	477	477	\$599,800	\$599,800
\$1,248	487	900	\$580,000	\$1,349,900
\$1,184	526	750	\$657,990	\$914,800
\$1,295	643	1,573	\$779,990	\$2,150,000
\$1,199	764	1,654	\$824,000	\$2,445,000
\$1,181	874	1,992	\$839,900	\$2,400,000
\$1,059	791	957	\$879,900	\$971,900
\$1,277	842	3,030	\$891,990	\$4,479,900

IPO Launch Performance (first 2 months)

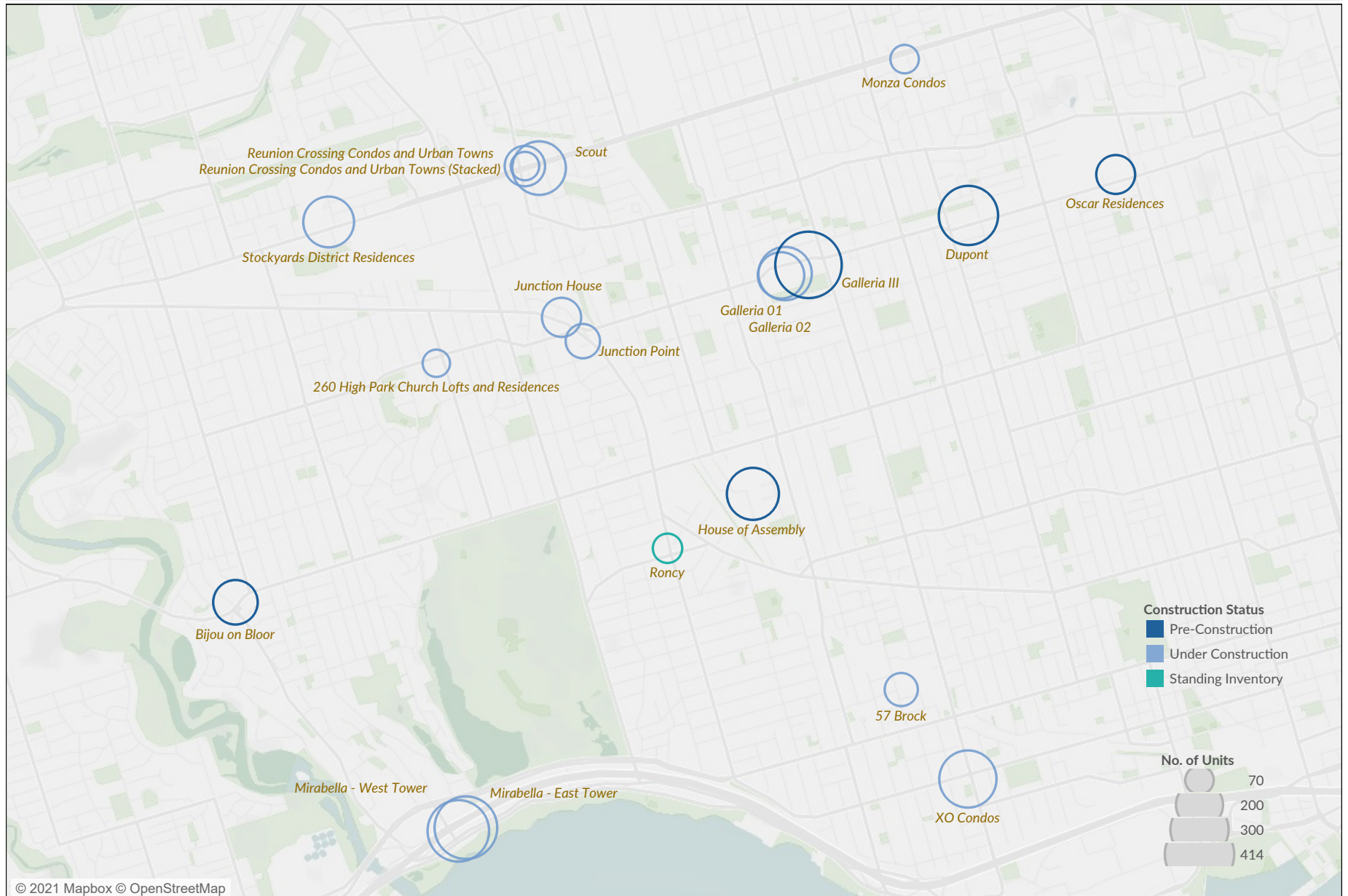


Post Launch Absorption: Toronto West



Toronto West Submarket Report - November 2021

Current Active Projects



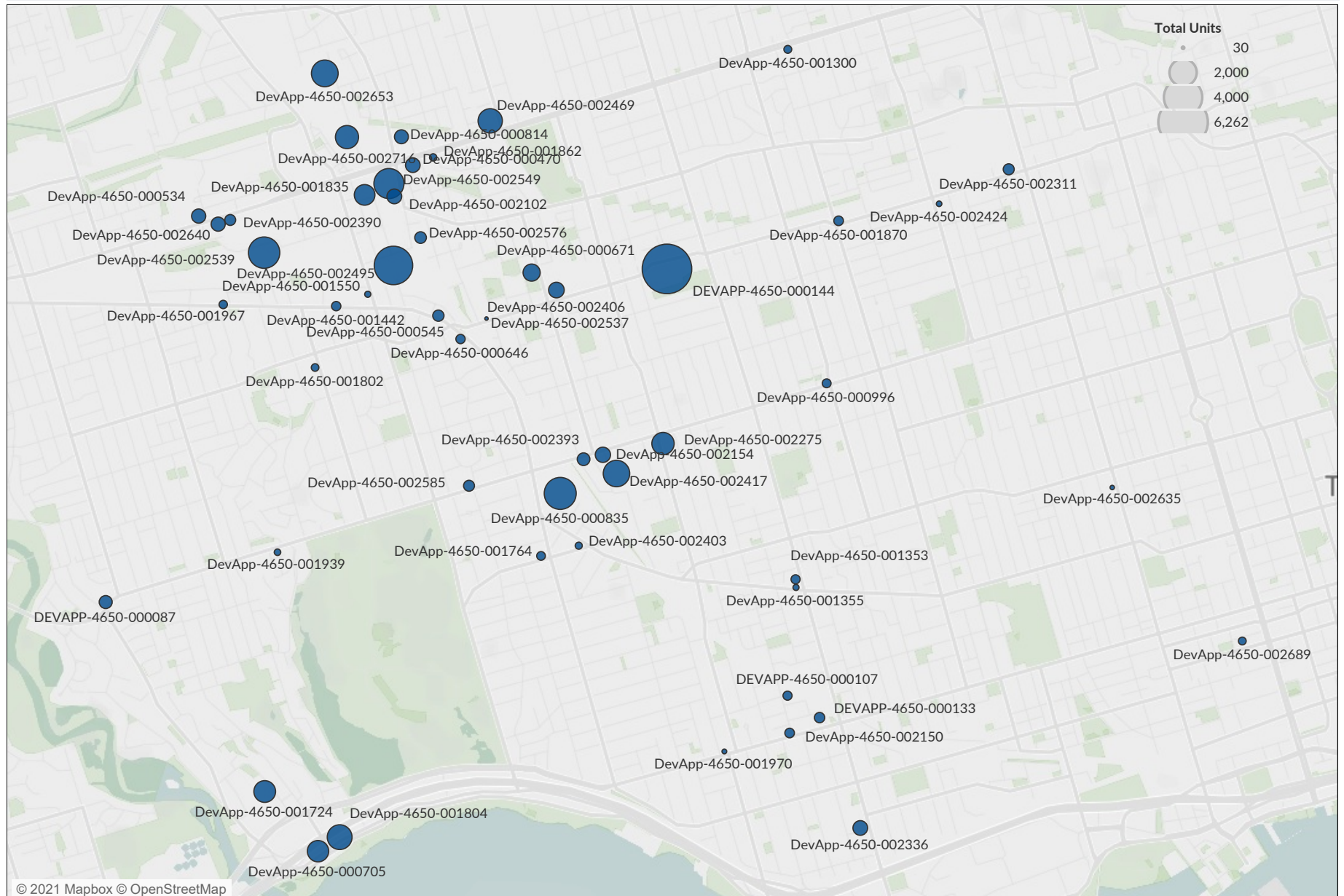
Toronto West Submarket Report - November 2021

Current Active Project List

							*	
Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Foot
57 Brock - Block Developments	Apartment	April-2022	0	4	17	103	\$975	\$1,212
260 High Park Church Lofts and Residences - Medallion Capit..	Apartment	October-2022	1	5	11	70	\$1,071	\$1,419
Bijou on Bloor - Plaza	Apartment	August-2023	0	9	23	186	\$1,249	\$1,330
Dupont - Tridel	Apartment	May-2025	14	227	102	329	\$1,253	\$1,268
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	51	191	48	414	\$1,145	\$1,150
House of Assembly - Marlin Spring	Apartment	January-2024	43	202	52	254	\$1,200	\$1,176
Junction House - Globizen Group	Apartment	August-2022	0	14	18	144	\$1,081	\$1,167
Junction Point - Gairloch	Apartment	April-2023	0	15	18	111	\$1,234	\$1,379
Mirabella - East Tower - Diamante Development	Apartment	April-2022	1	47	6	368	\$896	\$1,174
Mirabella - West Tower - Diamante Development	Apartment	April-2022	1	20	88	355	\$1,040	\$1,223
Monza Condos - Benvenuto Group	Apartment	June-2023	0	2	14	76	\$1,106	\$1,259
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	October-2021	0	0	0	81	\$843	\$1,079
Scout - Graywood Developments	Apartment	September-2022	6	25	14	269	\$766	\$988
Stockyards District Residences - Marlin Spring	Apartment	February-2022	0	7	14	242	\$880	\$987
XO Condos - Lifetime Developments	Apartment	June-2023	0	8	9	307	\$969	\$1,229

Toronto West Submarket Report - November 2021

Current Development Applications



Toronto West Submarket Report - November 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	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	8.1	543
DevApp-4650-000534	2306 St. Clair Avenue West	7.0	509
DevApp-4650-000545	2706 - 2730 Dundas Street West	9.1	323
DevApp-4650-000646	2639 Dundas Street West	6.9	219
DevApp-4650-000671	386 - 394 Symington Avenue	6.0	747
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	222
DevApp-4650-001550	406 Keele Street	3.2	95
DevApp-4650-001724	34 Southport Street	3.9	1,204
DevApp-4650-001764	422 Roncesvalles Avenue	3.9	192
DevApp-4650-001802	248 High Park Avenue	2.4	147
DevApp-4650-001804	1926 Lake Shore Boulevard West	14.9	1,567
DevApp-4650-001835	6 Lloyd Avenue	5.0	1,084
DevApp-4650-001862	1745 St. Clair Avenue West	8.2	134
DevApp-4650-001870	888 Dupont Street	6.1	235
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	548
DevApp-4650-002390	2231 St. Clair Avenue West	5.5	302
DevApp-4650-002393	1423 Bloor Street West	7.4	408
DevApp-4650-002403	6 Howard Park Avenue	7.9	128
DevApp-4650-002406	316 Campbell Avenue	9.5	620
DevApp-4650-002417	221 Sterling Road	5.2	1,784
DevApp-4650-002424	287 Christie Street	3.9	78
DevApp-4650-002469	1500 St. Clair Avenue West	4.2	1,506
DevApp-4650-002495	43 Junction Road	6.1	3,776
DevApp-4650-002537	1650 Dupont Street	3.3	30
DevApp-4650-002539	87 Ethel Avenue	7.6	2,510
DevApp-4650-002549	1799 St Clair Avenue West	6.6	2,302
DevApp-4650-002576	189 Old Weston Road	2.7	346
DevApp-4650-002585	1660 Bloor Street West	7.7	304
DevApp-4650-002635	452 Bathurst Street	3.8	49
DevApp-4650-002640	2255 St Clair Avenue West	5.1	506
DevApp-4650-002653	200 Benny Stark Street	3.4	1,818
DevApp-4650-002689	39 Camden Street	11.7	154
DevApp-4650-002716	2 Union Street	7.3	1,364

Toronto West Submarket Report - November 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	855	18	4,820	382	\$2,344	1,493	\$3,499,816	22,486
Central Waterfront	79	9	4,124	584	\$1,616	1,102	\$1,780,926	38,576
Don Mills - York Mills	10	12	3,169	199	\$990	1,096	\$1,084,836	29,673
Downtown Core	99	7	3,568	188	\$1,834	896	\$1,643,838	41,438
Downtown East	94	22	7,028	764	\$1,302	774	\$1,008,119	35,238
Downtown West	319	26	7,925	832	\$1,547	951	\$1,471,036	36,879
Etobicoke Waterfront	2	1	504	7	\$1,592	530	\$842,721	15,600
Highway7 - Yonge	53	7	1,698	54	\$889	1,351	\$1,200,718	13,286
Mississauga City Centre	61	12	7,108	415	\$1,145	852	\$975,498	412
North Toronto	122	18	3,496	548	\$1,370	1,010	\$1,382,987	42,132
North Yonge Corridor	7	4	955	287	\$1,384	729	\$1,009,706	213,858
North York East	0	2	526	1	\$1,050	1,210	\$1,269,900	20,900
North York West	52	10	1,301	221	\$1,308	1,363	\$1,783,305	13,596
Not Applicable	2,352	149	26,120	4,583	\$984	849	\$835,437	15,227
Scarborough City Centre								32,705
Sheppard Corridor	25	10	2,028	234	\$1,147	1,013	\$1,161,357	41,144
Thornhill	18	7	1,513	146	\$1,055	1,230	\$1,298,211	7,383
Toronto East	3	11	1,420	60	\$1,227	1,022	\$1,254,176	
Toronto West	117	20	3,673	476	\$1,221	972	\$1,187,150	
Yonge - St. Clair	6	8	817	232	\$1,927	1,395	\$2,687,477	

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