

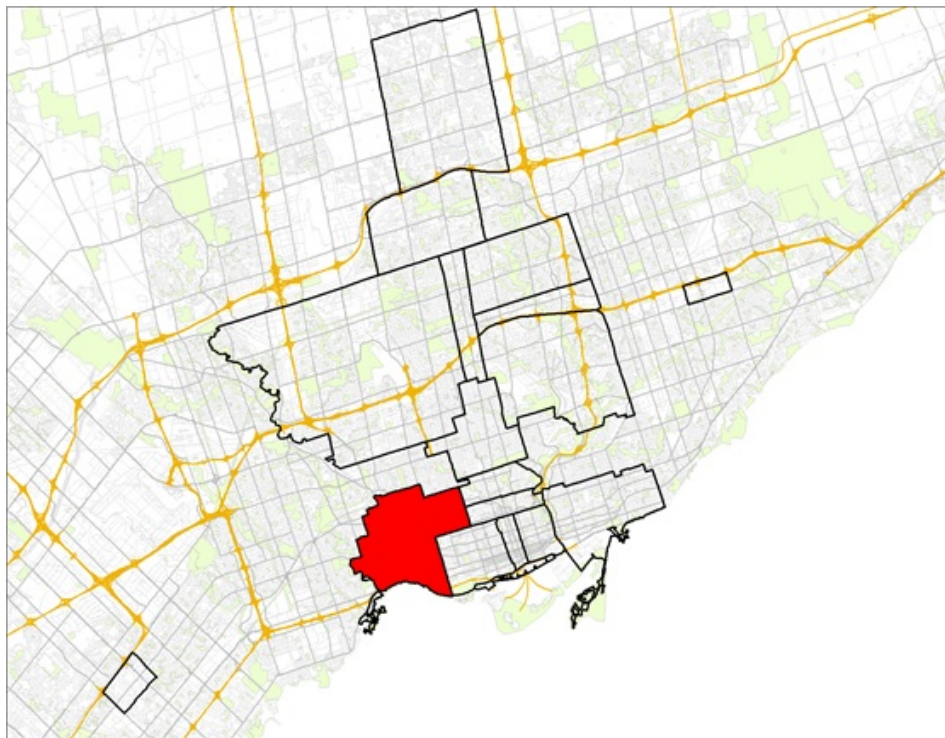


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of December 2021



Toronto West Submarket Report - December 2021



Toronto West		GTA
Distinct count of Site Name	20	344
No. of Units	4,143	89,743
Total Sales	3,704	81,597
Act Inv	439	8,146
Avg. \$/sf	\$1,234	\$1,340
Avg. Project \$/SF	\$1,189	\$1,162
Avg. SF	981	989
Avg. \$	\$1,210,797	\$1,325,648
No Measure Value	32	2,170

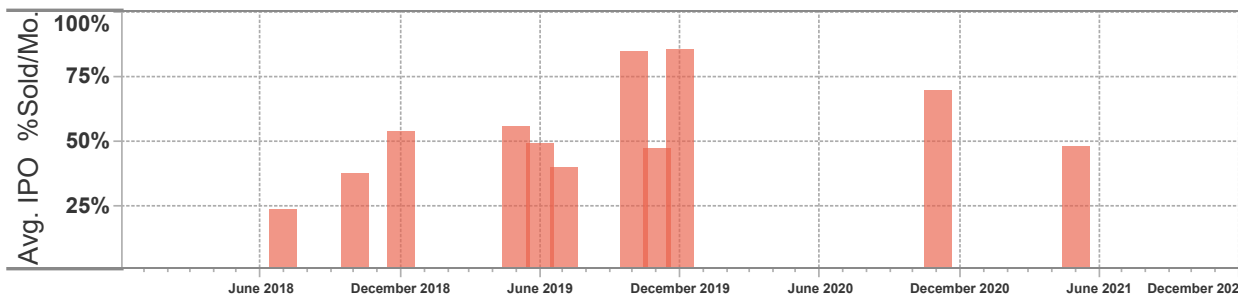
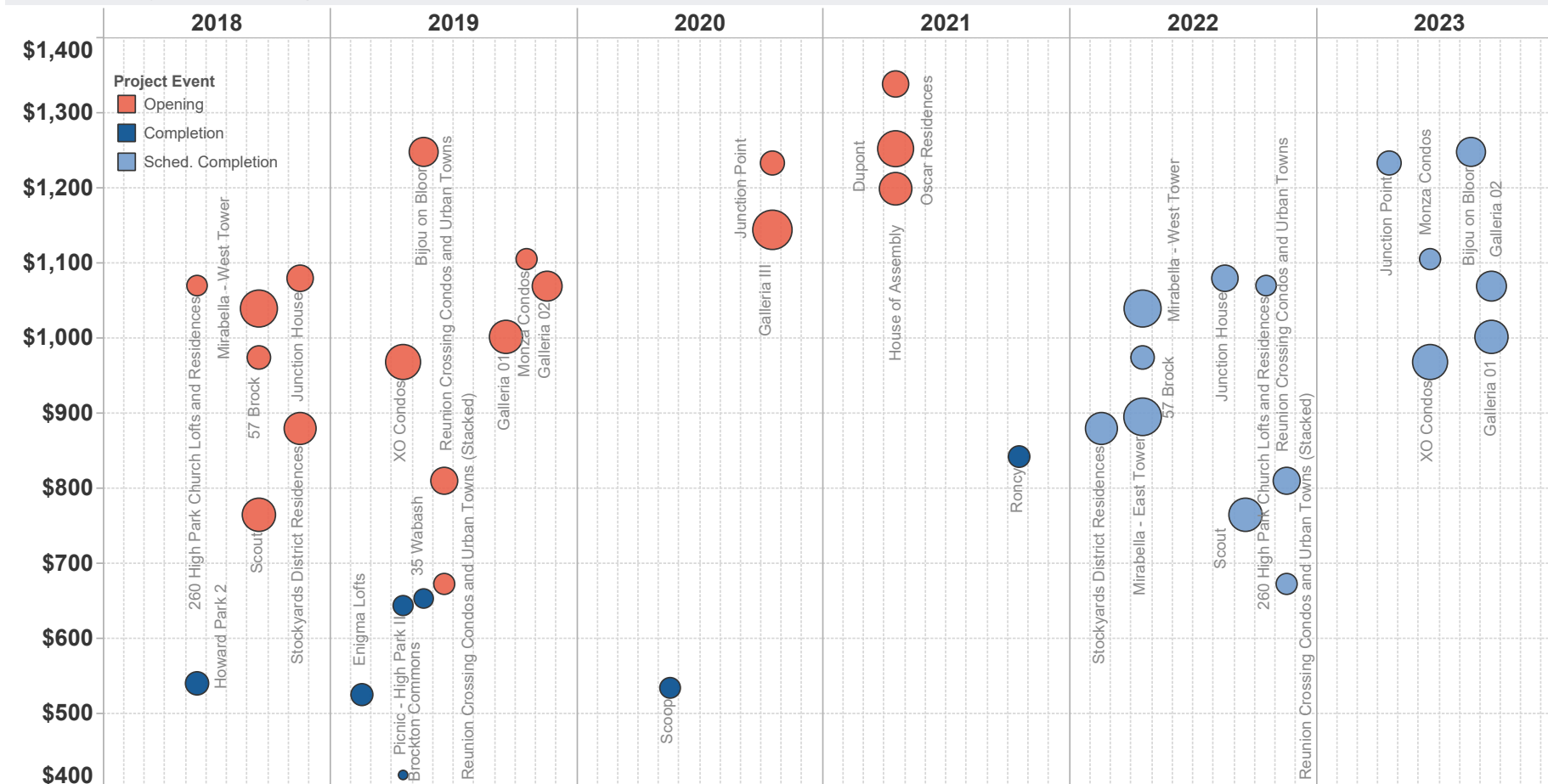
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	54	631
Total Units	41,546	636,062
Min. Density	0.6	0.0
Max. Density	12.9	620.0
Avg. Density	4.7	7.9

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

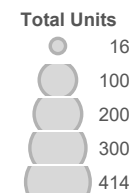


Toronto West Submarket Report - December 2021

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



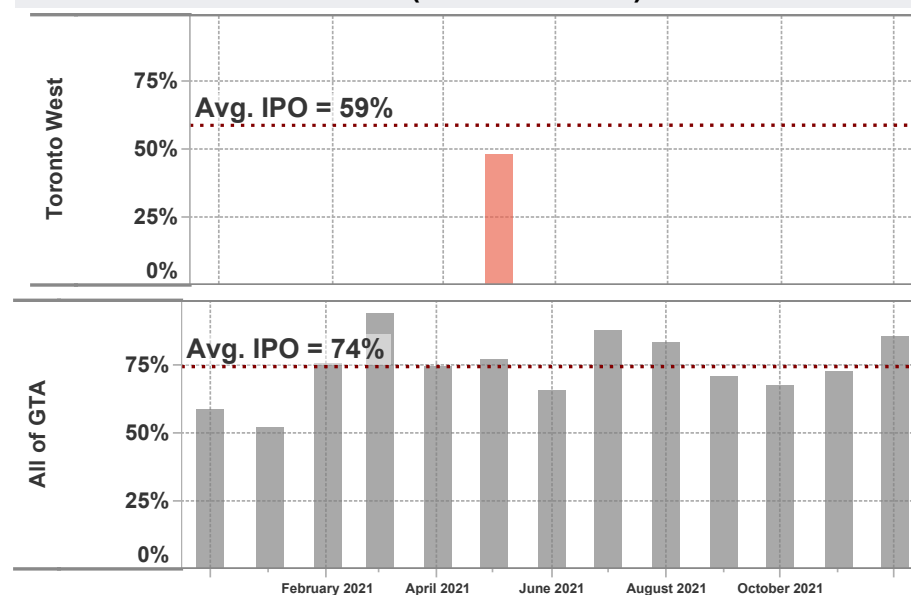
Toronto West Submarket Report - December 2021

Project Data by Unit Type

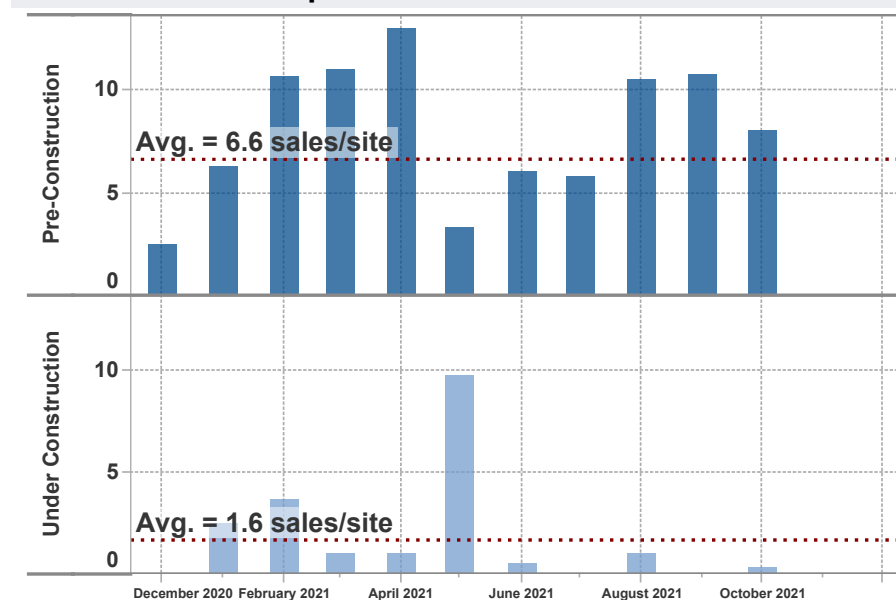
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	73	1
1 Bedroom	772	2	754	18
1 Bedroom + Den	1,241	19	1,176	65
2 Bedroom	1,094	3	984	110
2 Bedroom + Den	498	2	379	119
3 Bedroom & Up	376	1	276	100
Penthouse	4	0	0	4
Other	84	5	62	22

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,257	477	477	\$599,800	\$599,800
\$1,275	487	891	\$580,000	\$1,349,900
\$1,181	526	750	\$635,900	\$944,800
\$1,327	643	1,573	\$779,990	\$2,350,000
\$1,202	764	1,654	\$824,000	\$2,645,000
\$1,189	874	1,992	\$839,900	\$2,600,000
\$1,059	791	957	\$879,900	\$971,900
\$1,305	842	3,030	\$891,990	\$4,479,900

IPO Launch Performance (first 2 months)

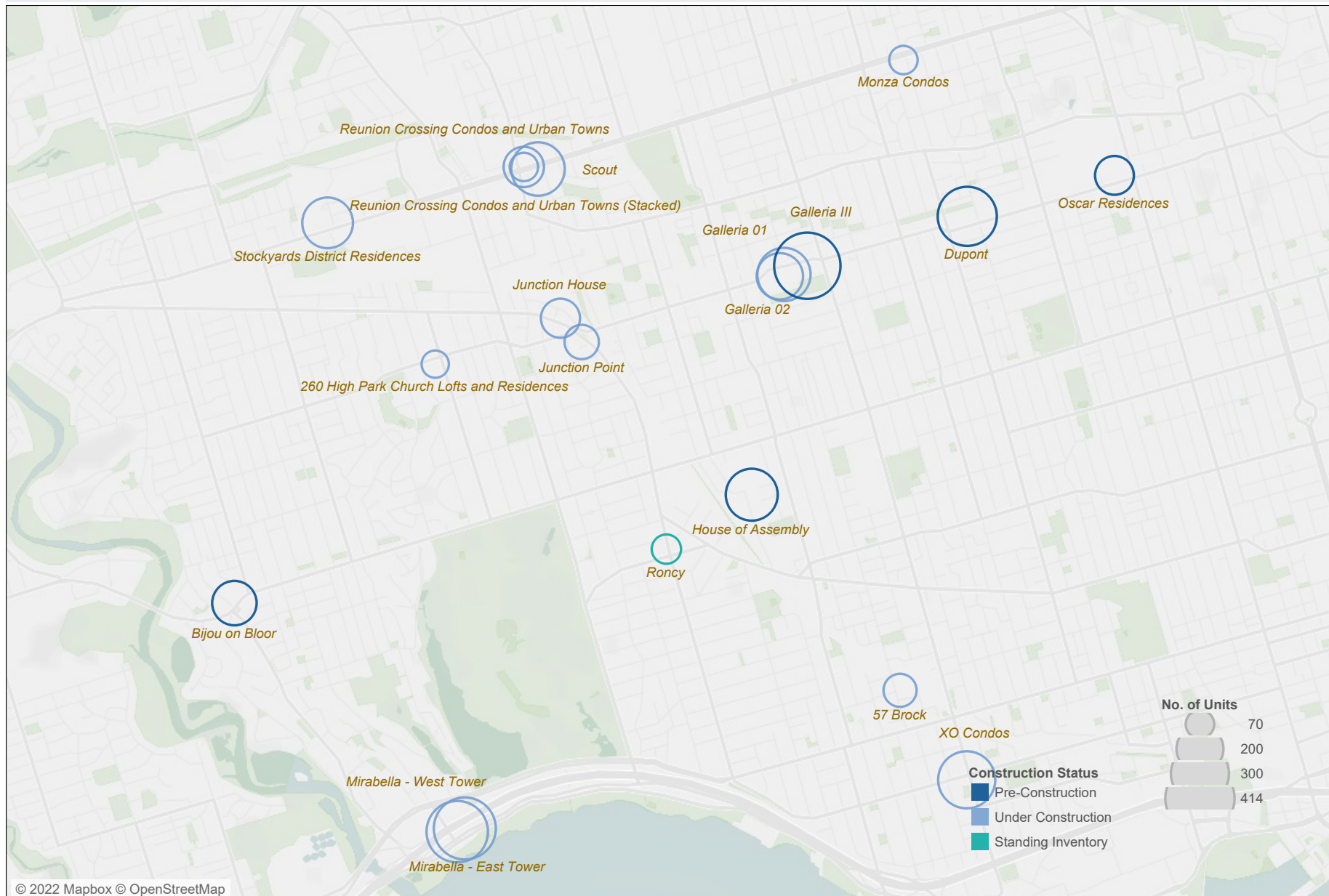


Post Launch Absorption: Toronto West



Toronto West Submarket Report - December 2021

Current Active Projects



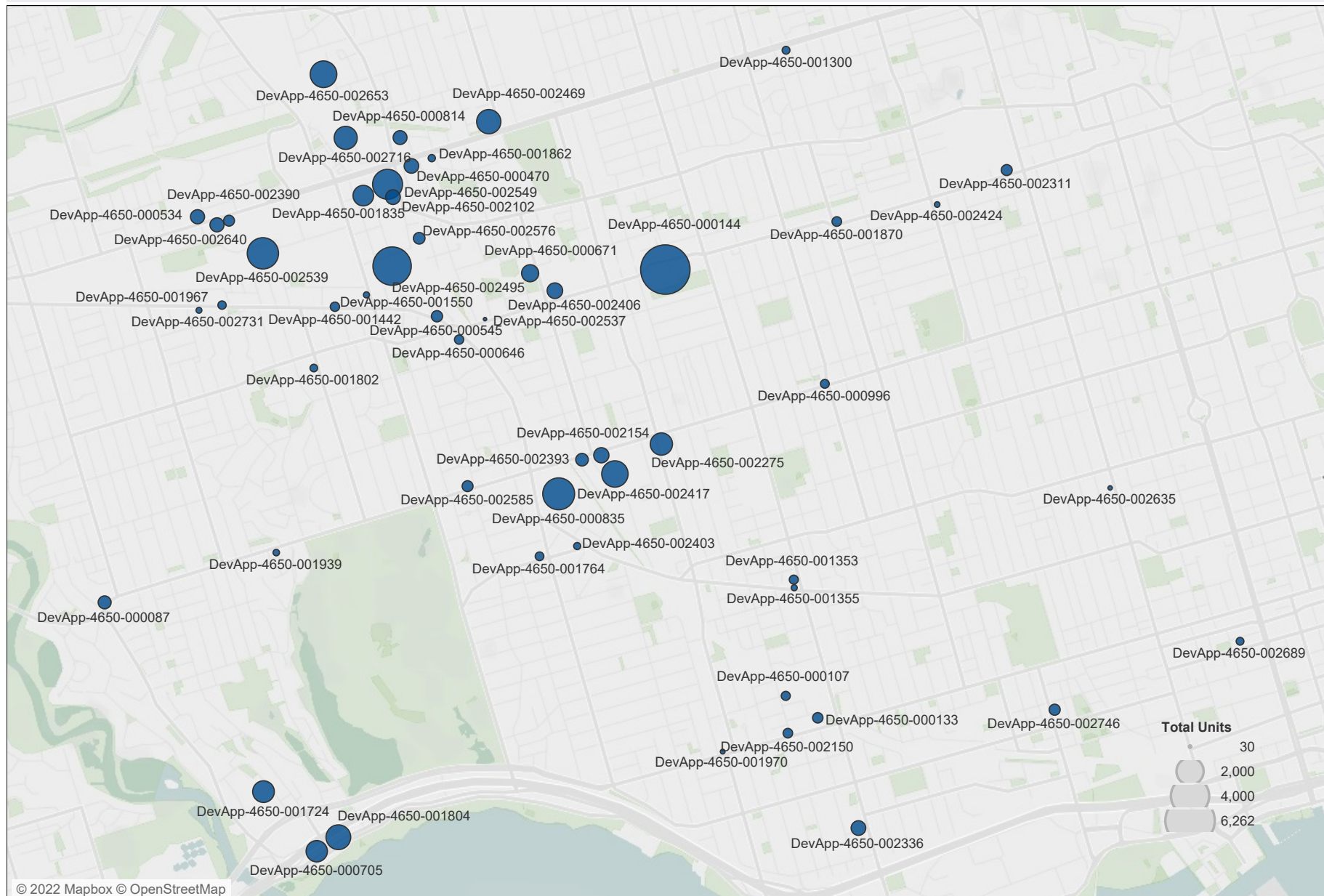
Toronto West Submarket Report - December 2021

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 Fo..
57 Brock - Block Developments	Apartment	September 2022	6	10	11	103	\$975	\$1,250
260 High Park Church Lofts and Residences - Medallion Capi..	Apartment	October 2022	0	5	11	70	\$1,071	\$1,419
Bijou on Bloor - Plaza	Apartment	August 2024	3	12	20	186	\$1,249	\$1,464
Dupont - Tridel	Apartment	May 2025	9	236	93	329	\$1,253	\$1,272
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	0	191	48	414	\$1,145	\$1,150
House of Assembly - Marlin Spring	Apartment	January 2024	12	214	40	254	\$1,200	\$1,141
Junction House - Globizen Group	Apartment	December 2022	2	15	17	144	\$1,081	\$1,192
Junction Point - Gairloch	Apartment	April 2023	0	15	18	111	\$1,234	\$1,400
Mirabella - East Tower - Diamante Development	Apartment	April 2022	0	47	0	362	\$896	\$1,174
Mirabella - West Tower - Diamante Development	Apartment	April 2022	0	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 Kilm..	Apartment	November 2022	0	0	12	153	\$811	\$984
Reunion Crossing Condos and Urban Towns (Stacked) - Dia..	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	0	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 - December 2021

Current Development Applications



Toronto West Submarket Report - December 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	7.2	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
DevApp-4650-002731	3239 Dundas Street West	4.2	88
DevApp-4650-002746	111 Strachan Avenue	6.4	314

Toronto West Submarket Report - December 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	• 22	• 18	• 4,859	• 394	• \$2,354	• 1,426	• \$3,357,800	• 23,683
Central Waterfront	• 12	• 9	• 4,124	• 584	• \$1,608	• 1,122	• \$1,803,564	• 38,096
Don Mills - York Mills	• 57	• 13	• 3,225	• 222	• \$1,035	• 1,107	• \$1,146,180	• 30,497
Downtown Core	• 6	• 7	• 3,574	• 182	• \$2,025	• 926	• \$1,876,066	• 42,806
Downtown East	• 76	• 19	• 5,920	• 640	• \$1,322	• 803	• \$1,062,380	• 35,238
Downtown West	• 36	• 26	• 7,961	• 796	• \$1,551	• 968	• \$1,500,588	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 7	• 7	• 1,705	• 47	• \$890	• 1,347	• \$1,199,456	• 31,614
Mississauga City Centre	• 72	• 12	• 7,193	• 330	• \$1,102	• 862	• \$950,647	• 22,002
North Toronto	• 35	• 18	• 3,535	• 500	• \$1,378	• 1,019	• \$1,404,903	• 412
North Yonge Corridor	• 0	• 6	• 1,716	• 82	• \$1,302	• 798	• \$1,038,624	• 42,142
North York East	• 0	• 2	• 526	• 1	• \$1,050	• 1,210	• \$1,269,900	• 217,068
North York West	• 25	• 10	• 1,326	• 196	• \$1,317	• 1,444	• \$1,902,816	• 20,900
Not Applicable	• 1,714	• 140	• 25,699	• 3,132	• \$1,001	• 884	• \$884,514	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 12	• 11	• 2,252	• 222	• \$1,148	• 1,015	• \$1,164,394	• 41,546
Thornhill	• 5	• 7	• 1,518	• 141	• \$1,056	• 1,239	• \$1,308,452	• 7,833
Toronto East	• 10	• 10	• 1,385	• 49	• \$1,242	• 1,012	• \$1,257,561	
Toronto West	• 32	• 20	• 3,704	• 439	• \$1,234	• 981	• \$1,210,797	
Yonge - St. Clair	• 49	• 8	• 866	• 183	• \$2,118	• 1,547	• \$3,275,333	

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