

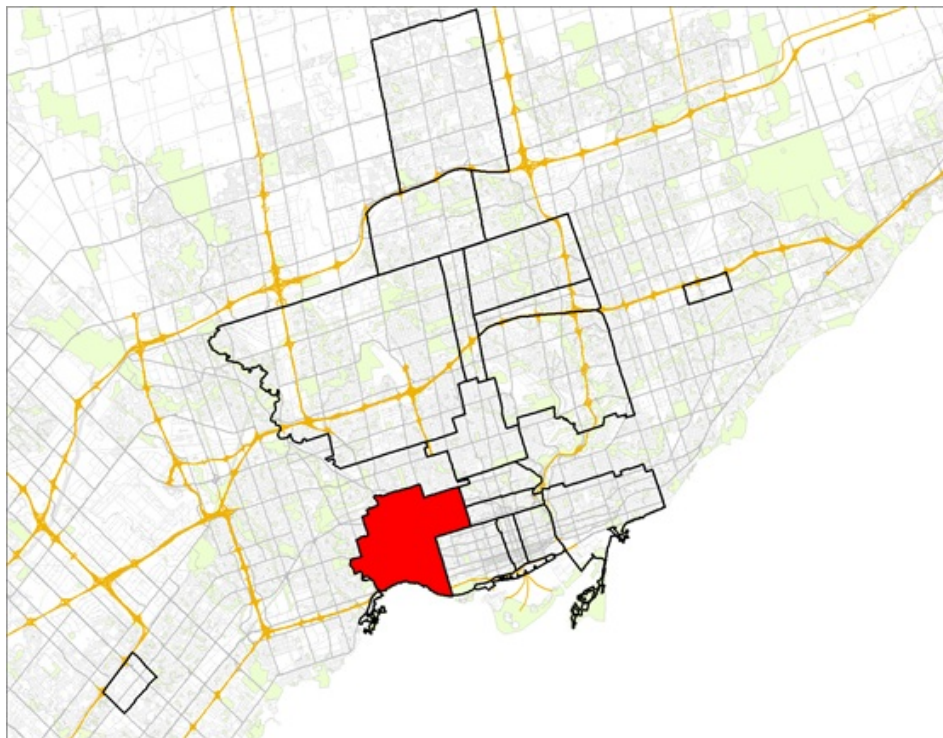


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of February 2022



Toronto West Submarket Report - February 2022



Toronto West		GTA
Distinct count of Site Name	20	328
No. of Units	4,481	87,845
Total Sales	3,987	79,226
Act Inv	494	8,619
Avg. \$/sf	\$1,275	\$1,413
Avg. Project \$/SF	\$1,232	\$1,204
Avg. SF	912	934
Avg. \$	\$1,163,475	\$1,318,992
No Measure Value	143	3,048

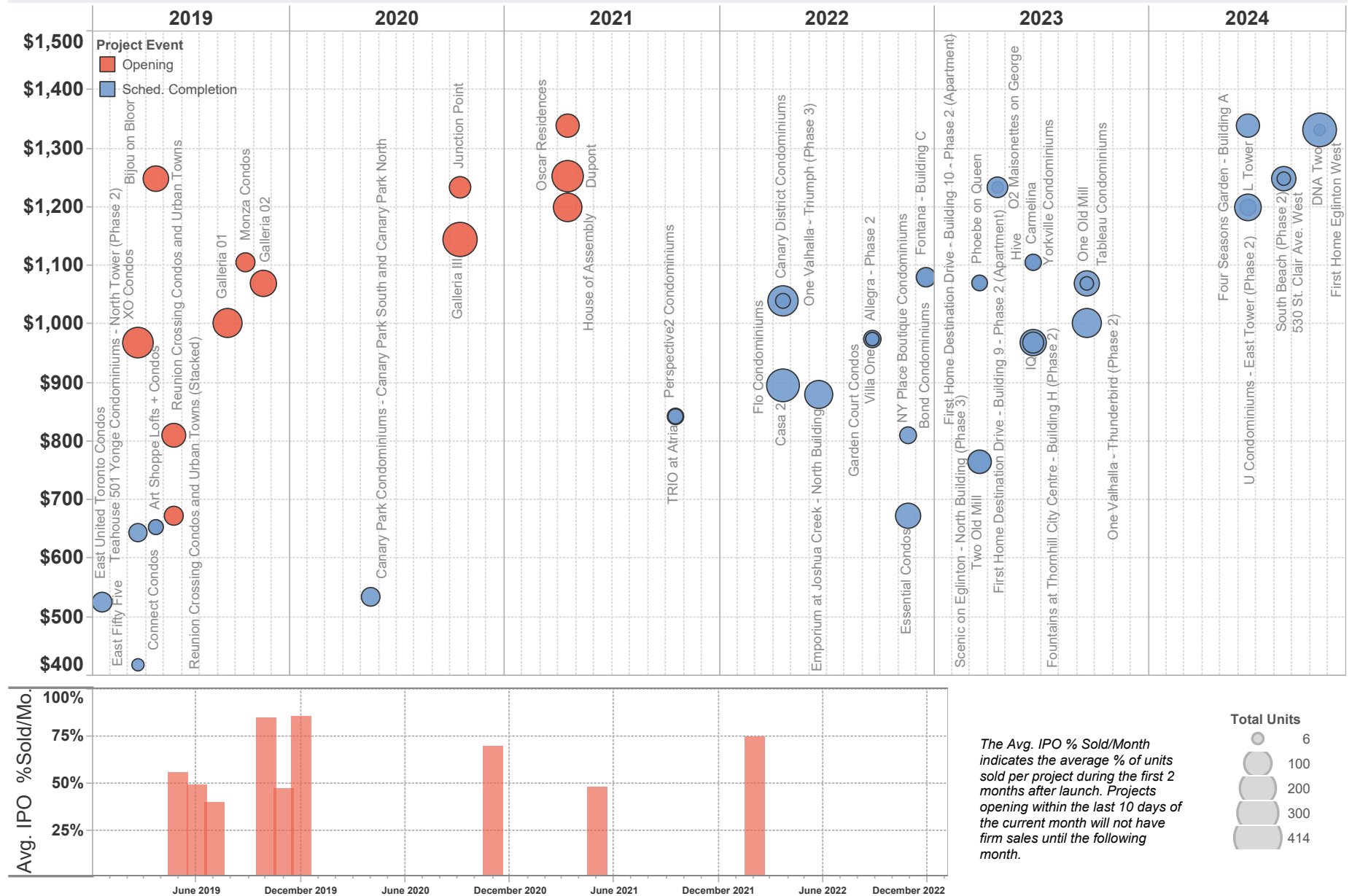
Development Applications		
Toronto West		City of Toronto
Count of Address	54	648
Total Units	24,334	364,157
Min. Density	0.6	0.0
Max. Density	12.9	620.0
Avg. Density	4.7	7.9

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



Toronto West Submarket Report - February 2022

Recent Project Openings, Completions & Scheduled Completions



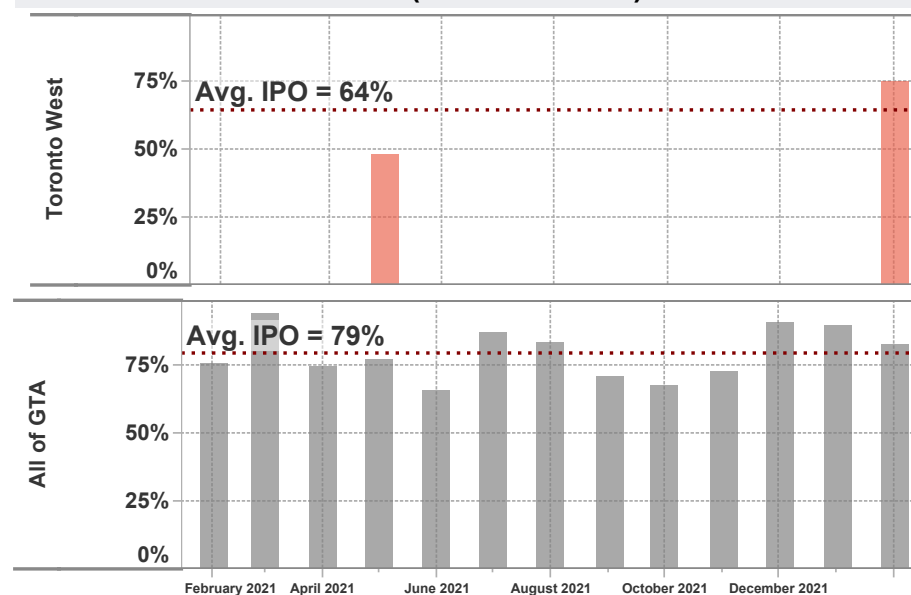
Toronto West Submarket Report - February 2022

Project Data by Unit Type

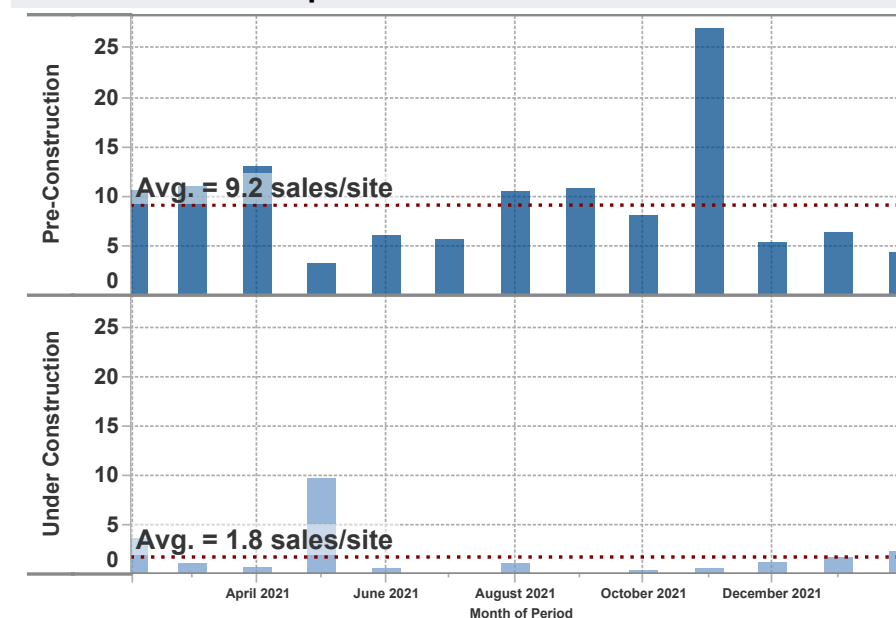
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	86	0	80	6
1 Bedroom	850	17	812	38
1 Bedroom + Den	1,359	7	1,295	64
2 Bedroom	1,150	15	1,022	128
2 Bedroom + Den	570	17	437	133
3 Bedroom & Up	378	10	273	105
Penthouse	4	0	0	4
Other	84	4	68	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,367	442	477	\$599,800	\$629,900
\$1,314	487	818	\$580,000	\$949,900
\$1,252	489	772	\$667,900	\$984,800
\$1,346	602	1,573	\$779,990	\$2,155,000
\$1,259	705	1,654	\$842,990	\$2,845,000
\$1,226	817	1,992	\$1,020,900	\$2,800,000
\$1,059	791	957	\$879,900	\$971,900
\$1,324	842	3,030	\$894,990	\$4,749,900

IPO Launch Performance (first 2 months)

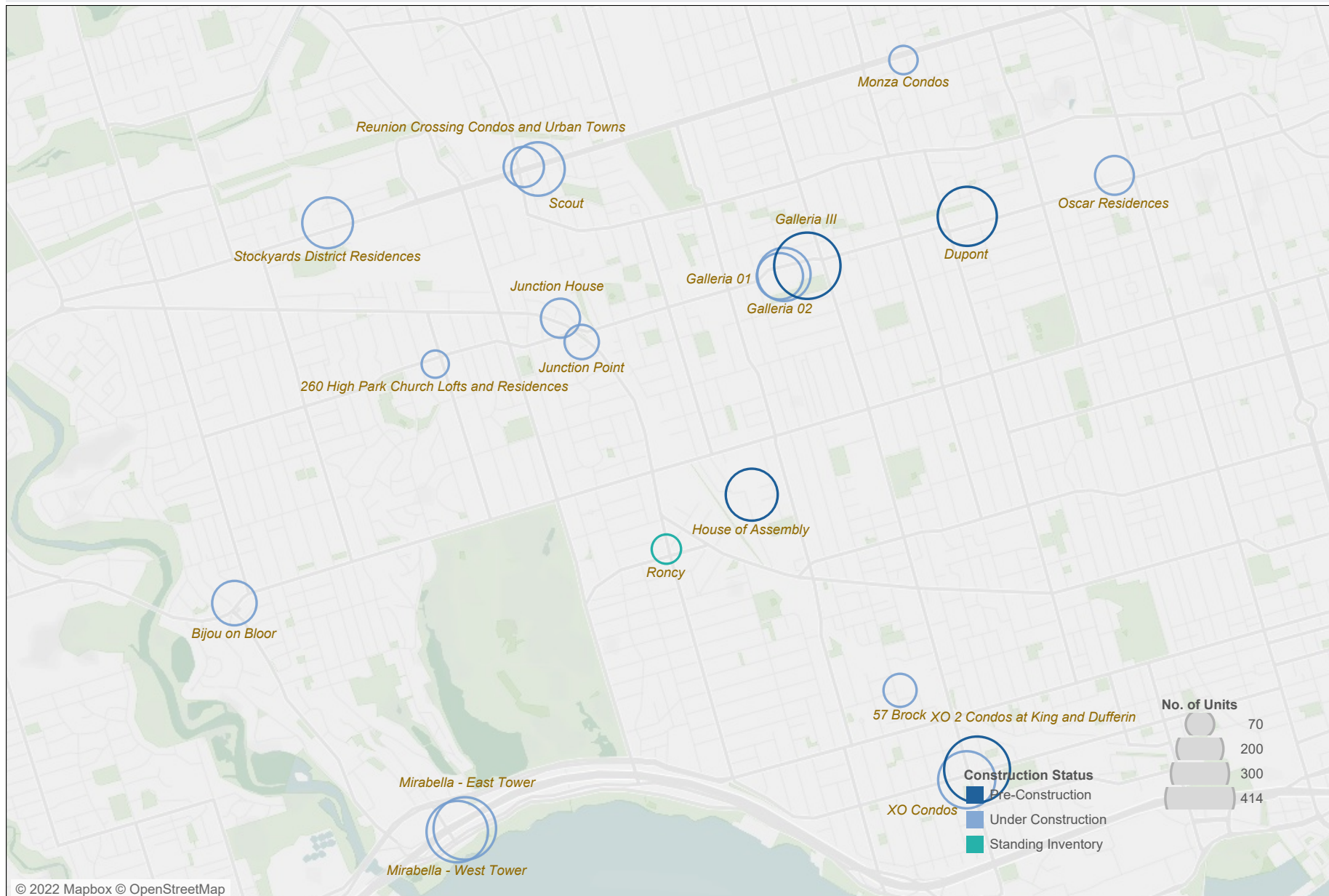


Post Launch Absorption: Toronto West



Toronto West Submarket Report - February 2022

Current Active Projects



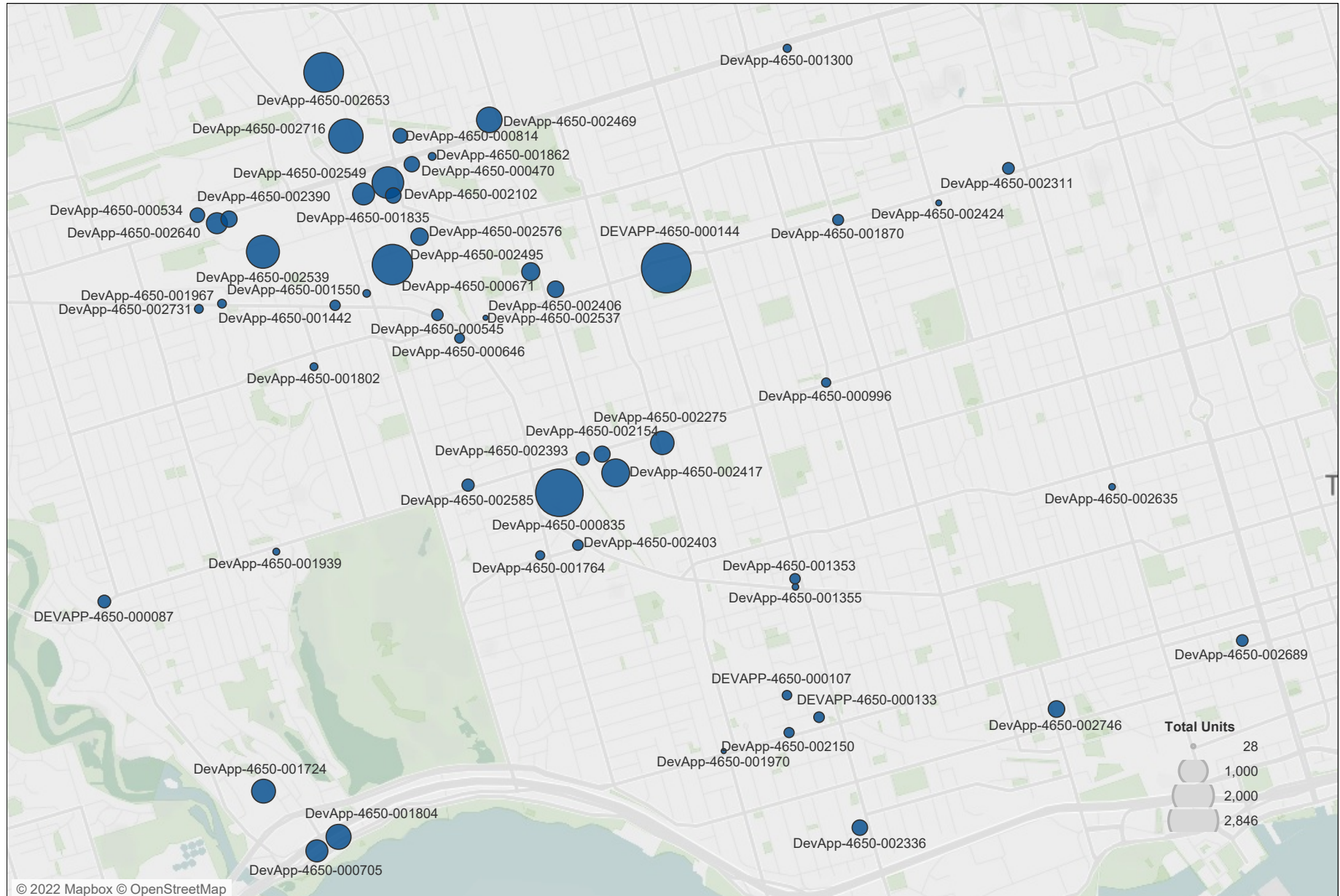
Toronto West Submarket Report - February 2022

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	4	4	7	103	\$975	\$1,265
260 High Park Church Lofts and Residences - Medallion Capi..	Apartment	March 2023	3	6	5	70	\$1,071	\$1,596
Bijou on Bloor - Plaza	Apartment	August 2024	0	0	20	186	\$1,249	\$1,513
Dupont - Tridel	Apartment	May 2025	13	26	67	329	\$1,253	\$1,274
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	0	0	17	267	\$1,002	\$1,150
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	0	0	5	202	\$1,070	\$1,160
Galleria III - El-Ad Canada Inc.	Apartment	December 2025	0	0	48	414	\$1,145	\$1,150
House of Assembly - Marlin Spring	Apartment	June 2024	0	6	34	254	\$1,200	\$1,143
Junction House - Globizen Group	Apartment	December 2022	2	3	14	144	\$1,081	\$1,225
Junction Point - Gairloch	Apartment	April 2023	1	1	17	111	\$1,234	\$1,389
Mirabella - East Tower - Diamante Development	Apartment	April 2022	2	2	5	368	\$896	\$1,174
Mirabella - West Tower - Diamante Development	Apartment	April 2022	5	5	83	355	\$1,040	\$1,274
Monza Condos - Benvenuto Group	Apartment	June 2023	0	1	13	76	\$1,106	\$1,262
Oscar Residences - Lifetime Developments	Apartment	June 2024	0	0	0	142	\$1,339	\$1,388
Reunion Crossing Condos and Urban Towns - Diamond Kilm..	Apartment	November 2022	0	0	12	153	\$811	\$984
Roncy - Worsley Urban	Apartment	October 2021	0	0	0	81	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2023	1	8	6	269	\$766	\$1,069
Stockyards District Residences - Marlin Spring	Apartment	June 2022	2	2	12	242	\$880	\$983
XO 2 Condos at King and Dufferin - Lifetime Developments a..	Apartment	October 2024	37	288	120	408	\$1,332	\$1,331
XO Condos - Lifetime Developments	Apartment	June 2023	0	0	9	307	\$969	\$1,229

Toronto West Submarket Report - February 2022

Current Development Applications



Toronto West Submarket Report - February 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DEVAPP-4650-000087	2442 - 2454 Bloor Street West; 1 - 9 Riverview Gardens	2.5	186
DEVAPP-4650-000107	57 - 65 Brock Avenue	2.0	103
DEVAPP-4650-000133	6 Noble Street	2.0	128
DEVAPP-4650-000144	1245 Dupont Street	0.6	2,846
DevApp-4650-000470	1779 - 1791 St. Clair Avenue West	3.0	269
DevApp-4650-000534	2306 St. Clair Avenue West	3.0	242
DevApp-4650-000545	2706 - 2730 Dundas Street West	2.5	150
DevApp-4650-000646	2639 Dundas Street West	2.5	109
DevApp-4650-000671	386 - 394 Symington Avenue	2.0	375
DevApp-4650-000705	1978 Lake Shore Boulevard West	2.0	556
DevApp-4650-000814	423 Old Weston Road	2.2	249
DevApp-4650-000835	2280 Dundas Street West	5.0	2,606
DevApp-4650-000996	980 - 990 Bloor Street West; 756 Dovercourt Road	3.0	96
DevApp-4650-001300	861 St. Clair Avenue West	4.9	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	120
DevApp-4650-001550	406 Keele Street	3.2	65
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	0.6	70
DevApp-4650-001804	1926 Lake Shore Boulevard West	2.0	720
DevApp-4650-001835	6 Lloyd Avenue	5.0	555
DevApp-4650-001862	1745 St. Clair Avenue West	3.0	69
DevApp-4650-001870	888 Dupont Street	6.1	136
DevApp-4650-001939	2115 Bloor Street West	3.7	54
DevApp-4650-001967	3194 Dundas Street West	4.3	88
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	275
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	3.3	28
DevApp-4650-002539	87 Ethel Avenue	1.0	1,255
DevApp-4650-002549	1799 St Clair Avenue West	6.6	1,151
DevApp-4650-002576	189 Old Weston Road	2.7	346
DevApp-4650-002585	1660 Bloor Street West	7.7	171
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 - February 2022

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	78	18	4,961	345	\$2,449	1,492	\$3,653,966	13,579
Central Waterfront	2	9	4,129	579	\$1,611	1,127	\$1,816,254	16,313
Don Mills - York Mills	249	14	3,519	413	\$1,073	894	\$958,974	15,283
Downtown Core	50	8	3,581	1,280	\$1,534	699	\$1,071,937	23,554
Downtown East	47	18	5,891	572	\$1,337	823	\$1,101,131	18,747
Downtown West	43	24	7,764	747	\$1,564	990	\$1,548,722	19,843
Etobicoke Waterfront	3	1	512	5	\$1,601	466	\$745,900	8,154
Highway7 - Yonge	10	5	1,196	28	\$1,060	1,317	\$1,396,000	18,360
Mississauga City Centre	54	13	7,286	486	\$1,234	757	\$934,200	16,957
North Toronto	36	18	3,639	396	\$1,453	1,046	\$1,520,180	206
North Yonge Corridor	361	6	1,728	113	\$1,614	801	\$1,293,228	27,148
North York East	0	1	497	0	.	.	.	118,766
North York West	8	9	1,354	128	\$1,358	1,741	\$2,364,608	16,707
Not Applicable	1,890	134	23,898	2,561	\$1,072	862	\$923,935	11,036
Scarborough City Centre								10,992
Sheppard Corridor	15	11	2,281	213	\$1,153	1,005	\$1,159,295	24,334
Thornhill	32	4	1,113	81	\$1,195	1,306	\$1,561,338	4,178
Toronto East	10	8	1,120	42	\$1,264	1,046	\$1,322,389	
Toronto West	143	20	3,987	494	\$1,275	912	\$1,163,475	
Yonge - St. Clair	17	7	770	136	\$2,340	1,807	\$4,228,215	

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