

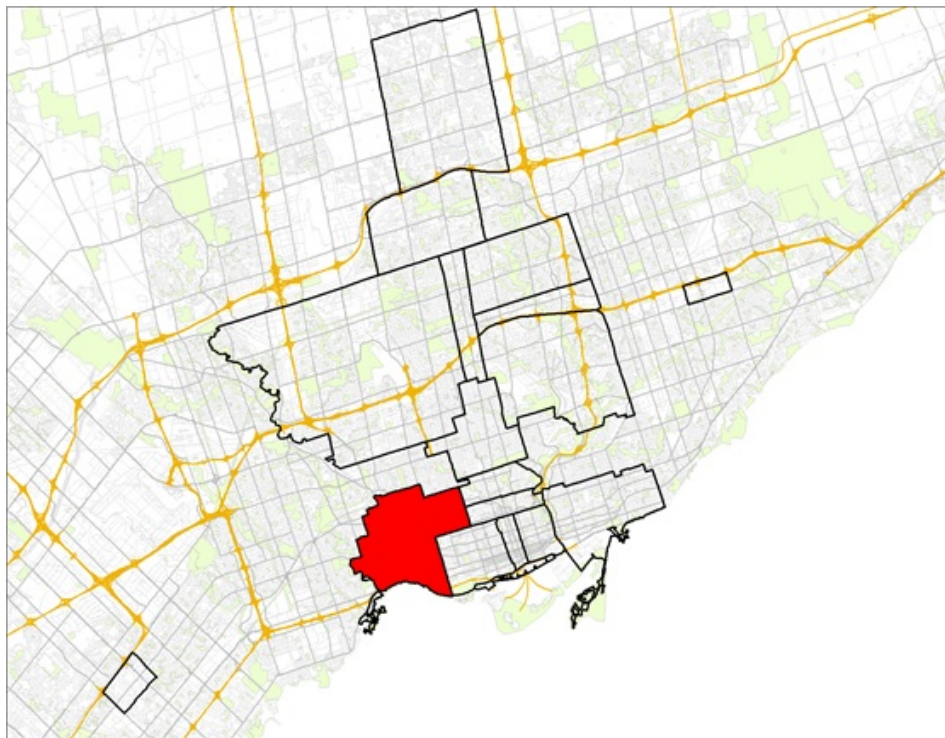


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of March 2022



Toronto West Submarket Report - March 2022



Toronto West		GTA
Distinct count of Site Name	20	322
No. of Units	4,446	86,113
Total Sales	4,020	78,893
Act Inv	426	7,220
Avg. \$/sf	\$1,290	\$1,463
Avg. Project \$/SF	\$1,245	\$1,235
Avg. SF	940	978
Avg. \$	\$1,211,723	\$1,431,736
Current Month Sales (incl. active & sold out)	44	3,277

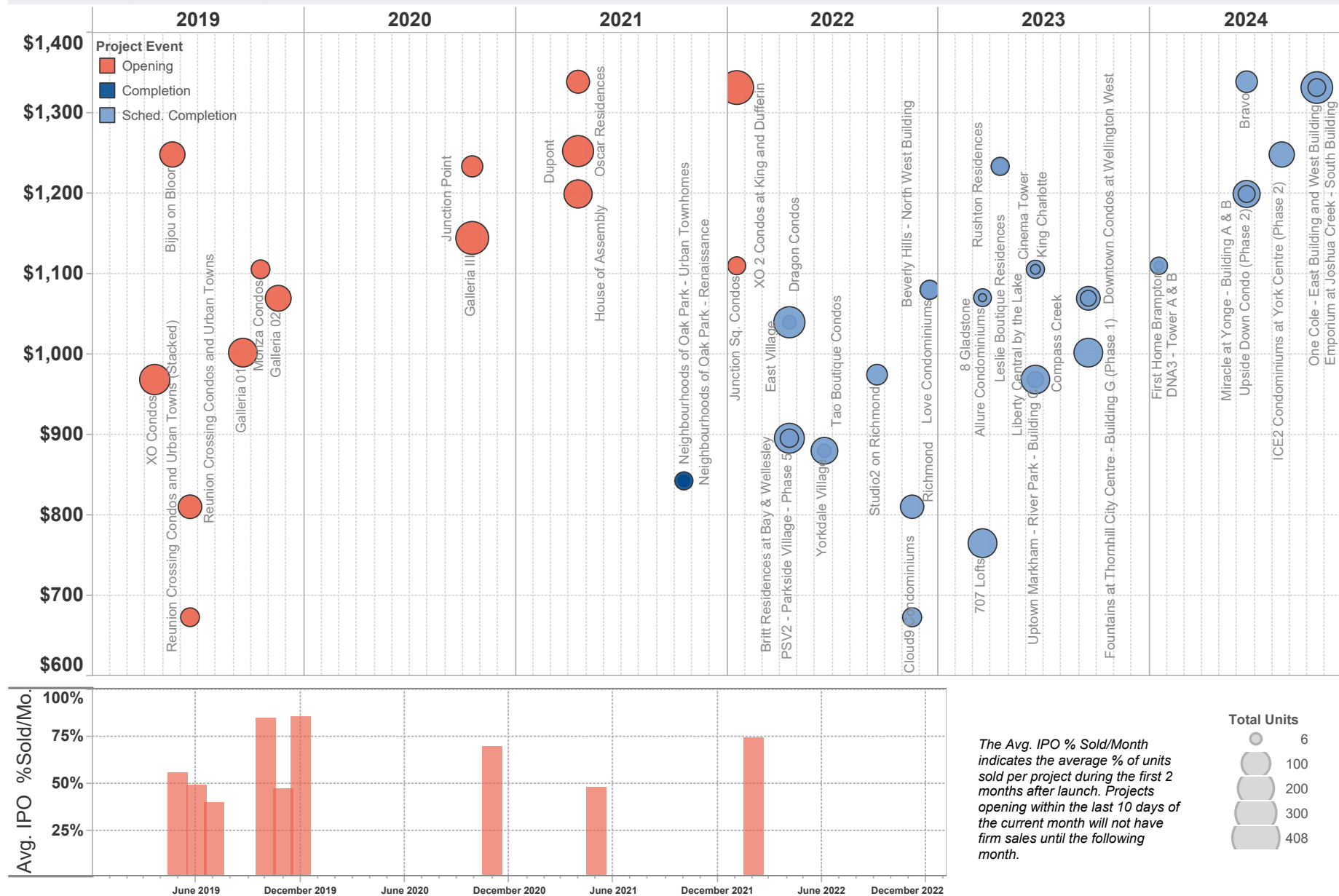
Development Applications		
Toronto West		City of Toronto
Count of Address	54	660
Total Units	16,850	271,565
Min. Density	0.6	0.0
Max. Density	12.9	620.0
Avg. Density	4.5	7.8

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



Toronto West Submarket Report - March 2022

Recent Project Openings, Completions & Scheduled Completions



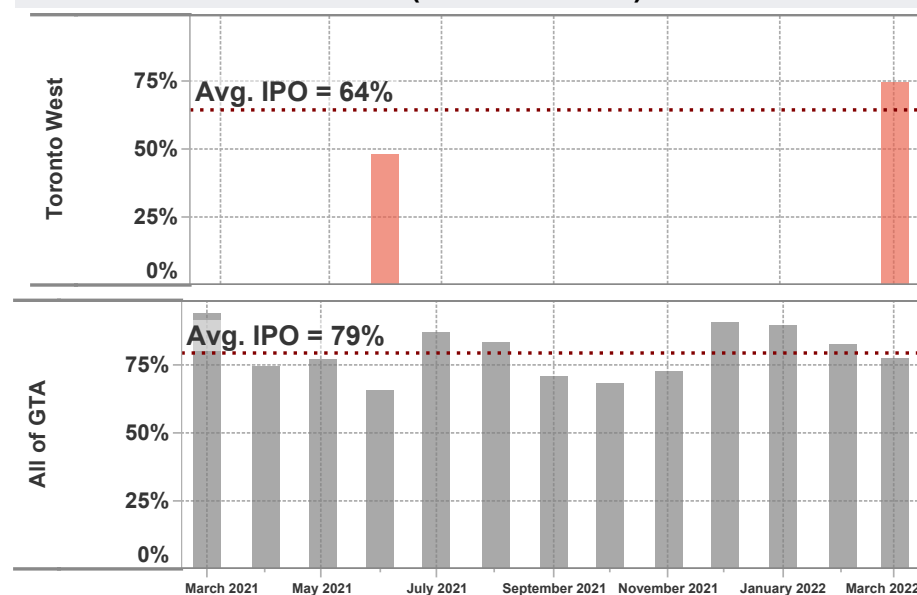
Toronto West Submarket Report - March 2022

Project Data by Unit Type

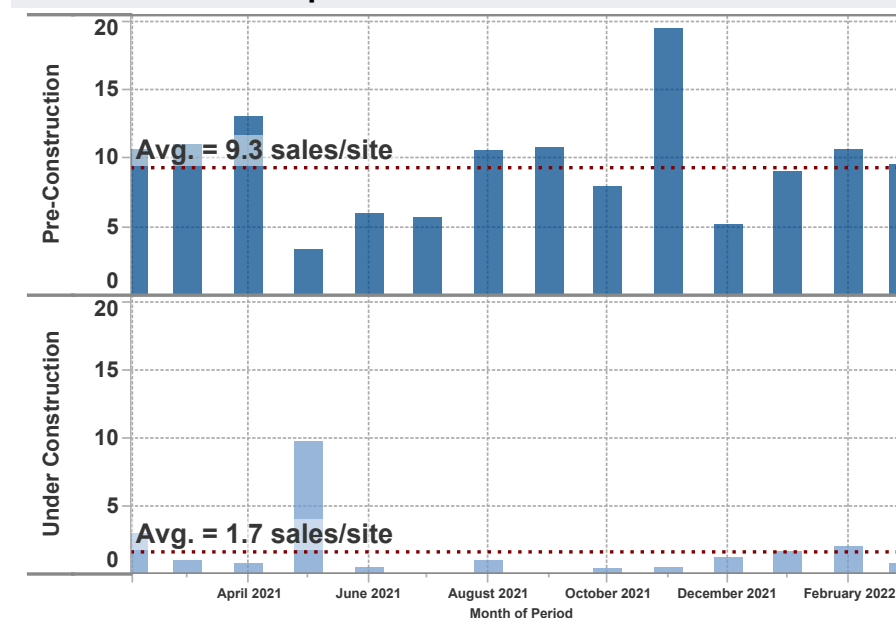
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	86	0	80	6
1 Bedroom	850	2	808	42
1 Bedroom + Den	1,340	8	1,305	35
2 Bedroom	1,126	5	1,027	99
2 Bedroom + Den	570	13	447	123
3 Bedroom & Up	386	16	286	100
Penthouse	4	0	0	4
Other	84	0	67	17

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,367	442	477	\$599,800	\$629,900
\$1,308	487	818	\$580,000	\$949,900
\$1,286	489	772	\$657,990	\$984,800
\$1,389	602	1,573	\$779,990	\$2,550,000
\$1,243	705	1,654	\$842,990	\$2,845,000
\$1,251	817	1,992	\$1,020,900	\$2,800,000
\$1,059	791	957	\$879,900	\$971,900
\$1,354	894	3,030	\$894,990	\$4,859,900

IPO Launch Performance (first 2 months)

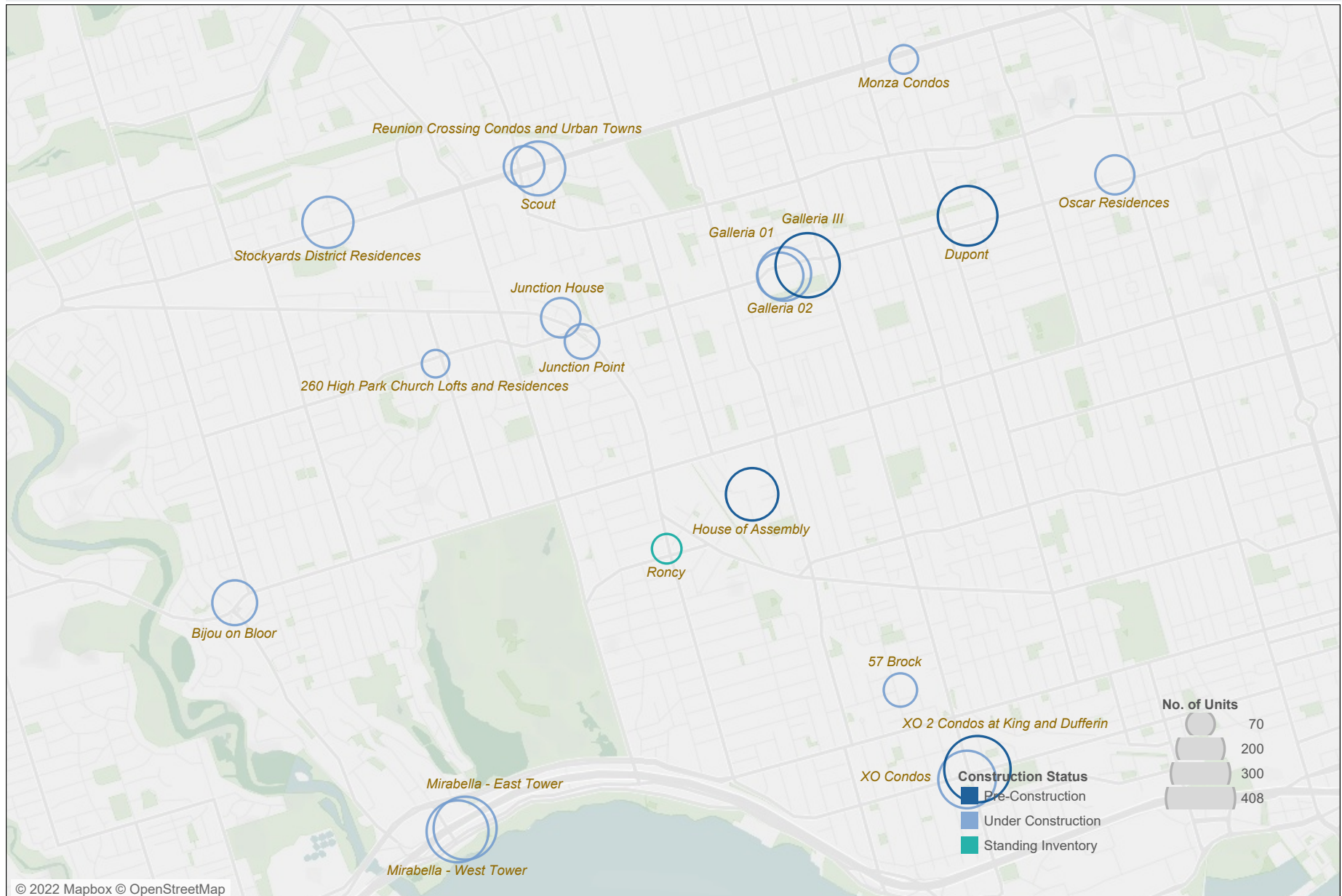


Post Launch Absorption: Toronto West



Toronto West Submarket Report - March 2022

Current Active Projects



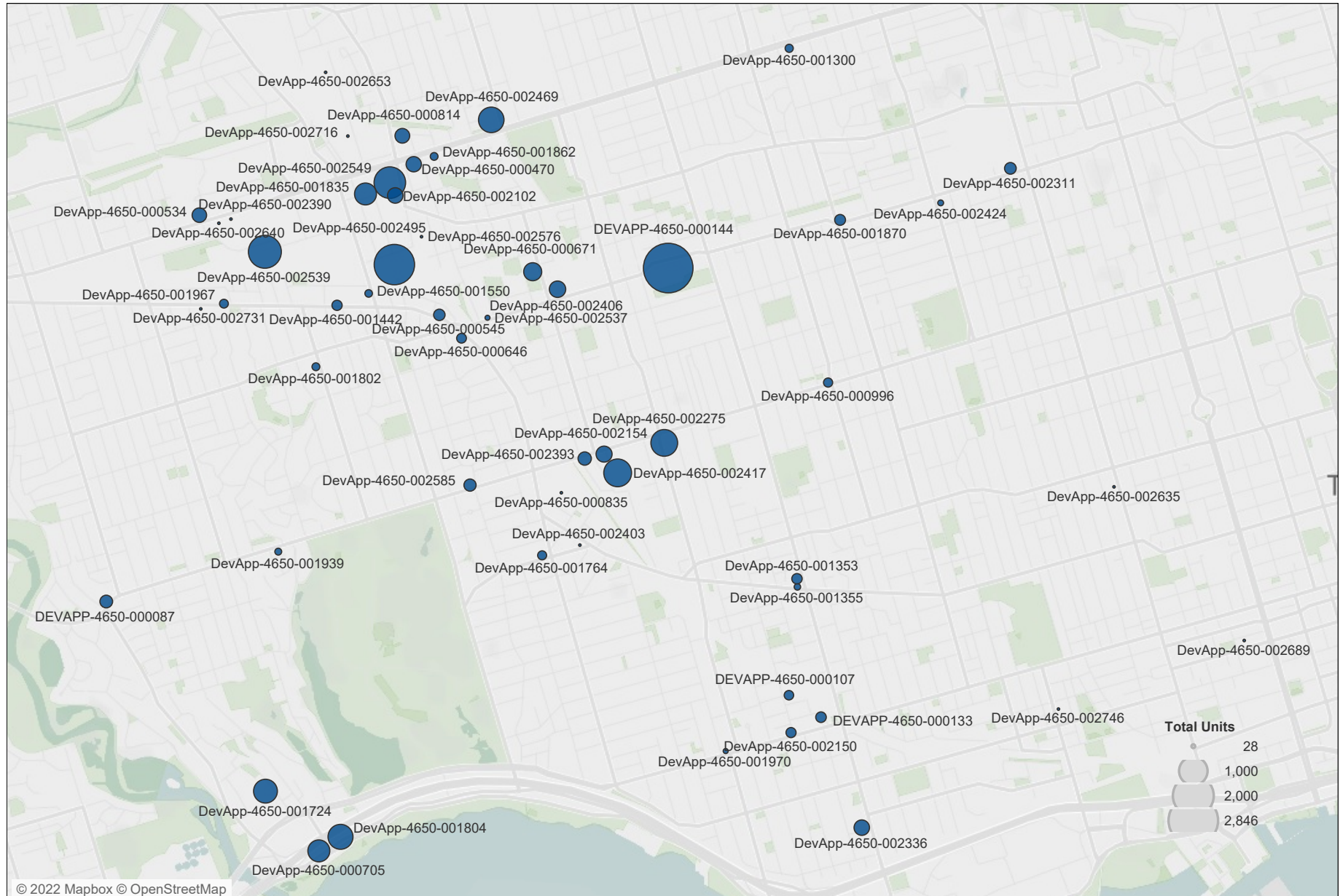
Toronto West Submarket Report - March 2022

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	1	5	6	103	\$975	\$1,318
260 High Park Church Lofts and Residences - Medallion Capi..	Apartment	March 2023	0	6	5	70	\$1,071	\$1,654
Bijou on Bloor - Plaza	Apartment	August 2024	0	0	20	186	\$1,249	\$1,601
Dupont - Tridel	Apartment	May 2025	14	40	53	329	\$1,253	\$1,275
Galleria 01 - El-Ad Canada Inc.	Apartment	September 2023	0	0	21	267	\$1,002	\$1,150
Galleria 02 - El-Ad Canada Inc.	Apartment	September 2023	0	0	2	199	\$1,070	\$1,160
Galleria III - El-Ad Canada Inc.	Apartment	December 2025	3	24	22	382	\$1,145	\$1,150
House of Assembly - Marlin Spring	Apartment	June 2024	19	31	9	254	\$1,200	\$1,196
Junction House - Globizen Group	Apartment	December 2022	0	3	14	144	\$1,081	\$1,225
Junction Point - Gairloch	Apartment	April 2023	0	1	17	111	\$1,234	\$1,389
Mirabella - East Tower - Diamante Development	Apartment	April 2022	0	2	5	368	\$896	\$1,174
Mirabella - West Tower - Diamante Development	Apartment	April 2022	5	10	78	355	\$1,040	\$1,280
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	0	8	6	269	\$766	\$1,069
Stockyards District Residences - Marlin Spring	Apartment	June 2022	0	0	14	242	\$880	\$979
XO 2 Condos at King and Dufferin - Lifetime Developments a..	Apartment	October 2024	2	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 - March 2022

Current Development Applications



Toronto West Submarket Report - March 2022

Current Development Application List

inventorynumber	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		
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	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	6.2	825
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		
DevApp-4650-002393	1423 Bloor Street West	7.4	204
DevApp-4650-002403	6 Howard Park Avenue		
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	4.3	752
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		
DevApp-4650-002585	1660 Bloor Street West	7.7	171
DevApp-4650-002635	452 Bathurst Street		
DevApp-4650-002640	2255 St Clair Avenue West		
DevApp-4650-002653	200 Benny Stark Street		
DevApp-4650-002689	39 Camden Street		
DevApp-4650-002716	2 Union Street		
DevApp-4650-002731	3239 Dundas Street West		
DevApp-4650-002746	111 Strachan Avenue		

Toronto West Submarket Report - March 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	• 18	• 18	• 4,991	• 322	• \$2,465	• 1,532	• \$3,775,708	• 10,382
Central Waterfront	• 14	• 9	• 4,147	• 561	• \$1,614	• 1,128	• \$1,821,027	• 16,313
Don Mills - York Mills	• 161	• 14	• 3,675	• 321	• \$1,122	• 955	• \$1,071,323	• 11,228
Downtown Core	• 1,287	• 9	• 4,876	• 547	• \$2,011	• 887	• \$1,783,158	• 19,254
Downtown East	• 99	• 16	• 5,351	• 550	• \$1,389	• 822	• \$1,141,922	• 17,043
Downtown West	• 72	• 24	• 7,889	• 620	• \$1,583	• 1,030	• \$1,629,985	• 17,878
Etobicoke Waterfront	• 6	• 1	• 518	• 5	• \$1,560	• 486	• \$758,000	• 7,581
Highway7 - Yonge	• 0	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 5,645
Mississauga City Centre	• 358	• 11	• 6,774	• 126	• \$1,146	• 920	• \$1,054,225	• 206
North Toronto	• 49	• 18	• 3,714	• 323	• \$1,497	• 1,088	• \$1,629,305	• 23,718
North Yonge Corridor	• 34	• 6	• 1,772	• 81	• \$1,577	• 920	• \$1,451,141	• 90,704
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 1,157
North York West	• 20	• 6	• 544	• 99	• \$1,405	• 2,026	• \$2,846,414	• 7,354
Not Applicable	• 1,018	• 135	• 24,049	• 2,603	• \$1,081	• 853	• \$922,204	• 9,298
Scarborough City Centre								• 13,411
Sheppard Corridor	• 67	• 10	• 1,847	• 375	• \$1,440	• 766	• \$1,102,844	• 16,850
Thornhill	• 17	• 4	• 1,130	• 64	• \$1,187	• 1,336	• \$1,585,893	• 3,543
Toronto East	• 4	• 8	• 1,124	• 42	• \$1,273	• 1,070	• \$1,361,873	
Toronto West	• 44	• 20	• 4,020	• 426	• \$1,290	• 940	• \$1,211,723	
Yonge - St. Clair	• 9	• 7	• 779	• 127	• \$2,336	• 1,838	• \$4,293,605	

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