

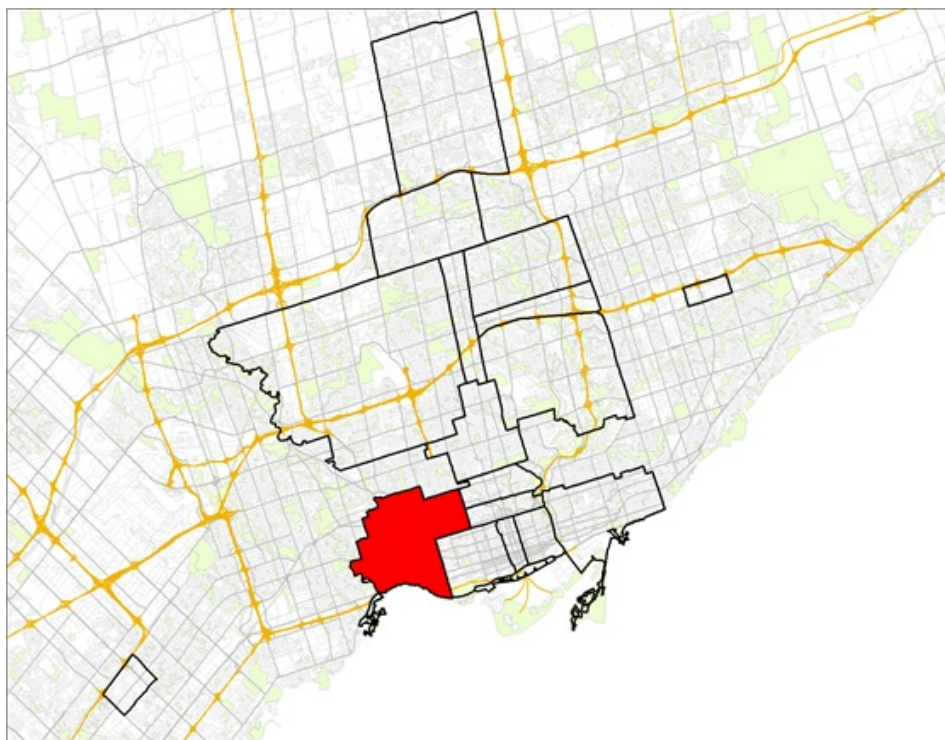


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of July 2022



Toronto West Submarket Report - July 2022



Toronto West		GTA
Distinct count of Site Name	22	332
No. of Units	4,601	85,910
Total Sales	3,989	76,599
Act Inv	612	9,311
Avg. \$/sf	\$1,314	\$1,466
Avg. Project \$/SF	\$1,277	\$1,281
Avg. SF	860	874
Avg. \$	\$1,129,758	\$1,280,976
Current Month Sales (incl. active & sold out)	58	1,777

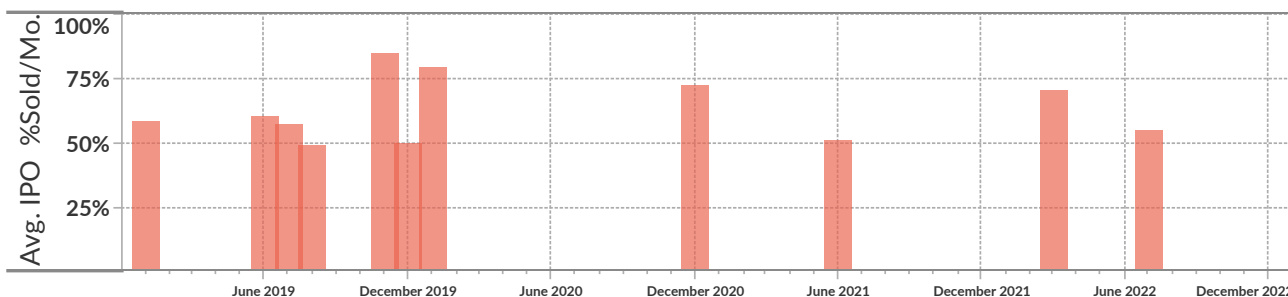
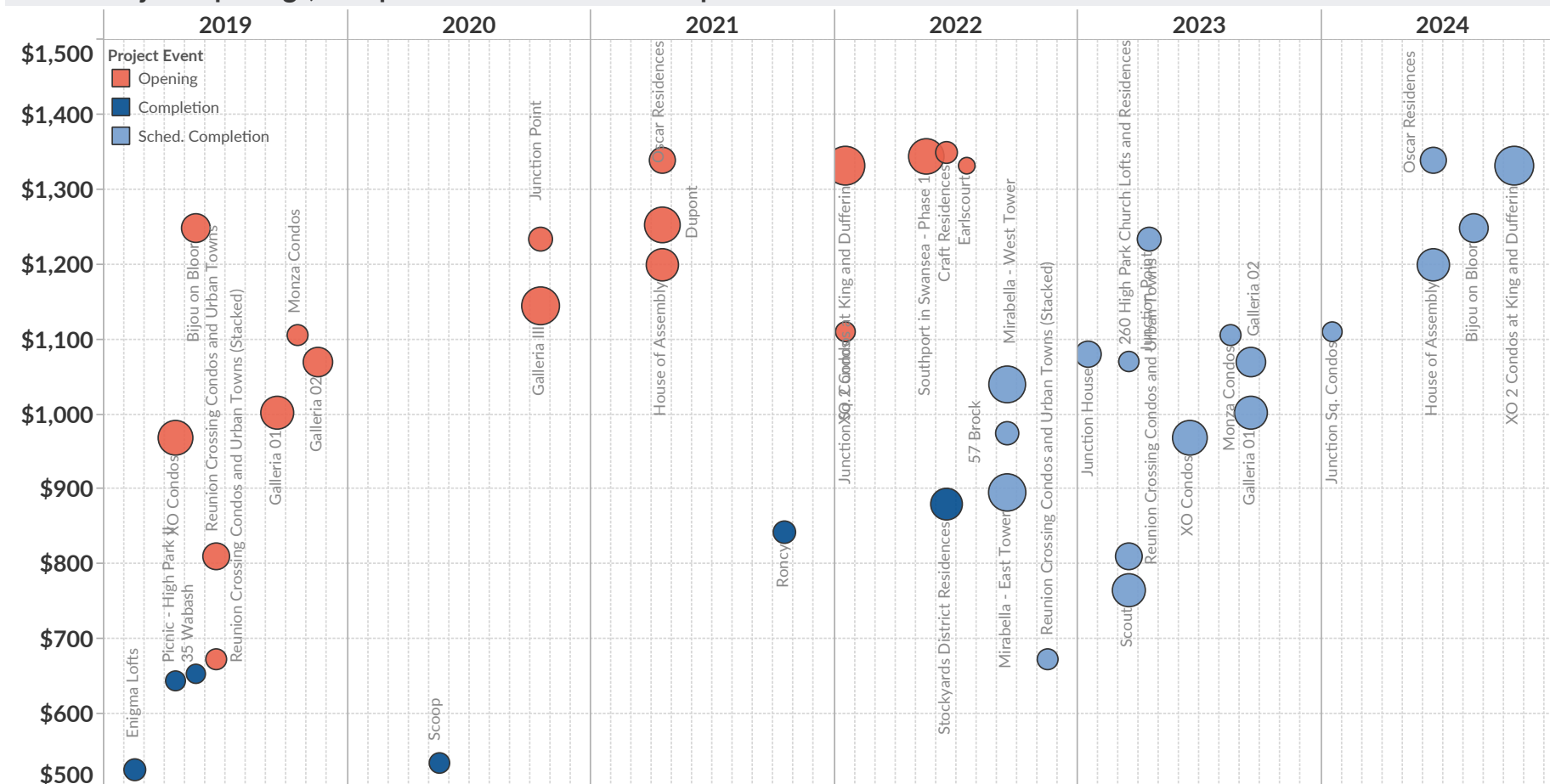
Development Applications		
Toronto West		City of Toronto
Count of Address	57	704
Total Units	27,798	384,701
Min. Density	0.6	0.0
Max. Density	12.9	61.7
Avg. Density	4.8	7.5

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

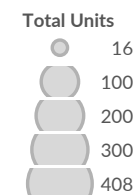


Toronto West Submarket Report - July 2022

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.



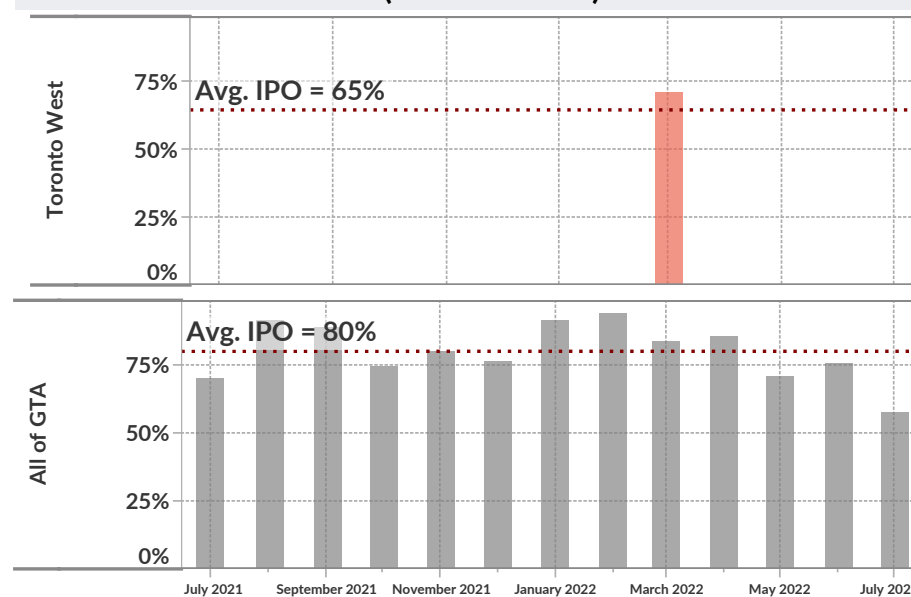
Toronto West Submarket Report - July 2022

Project Data by Unit Type

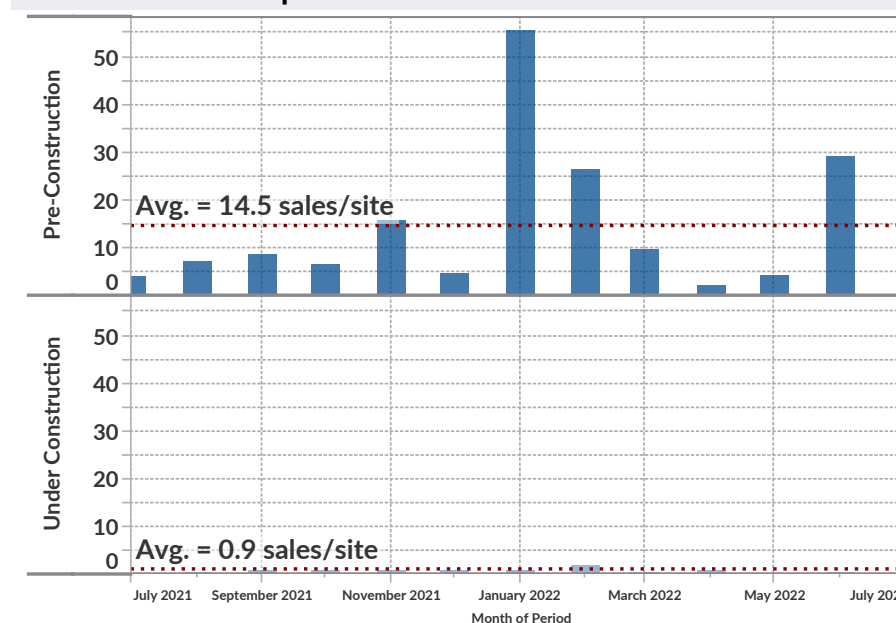
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	87	6	86	1
1 Bedroom	820	7	725	95
1 Bedroom + Den	1,306	6	1,249	57
2 Bedroom	1,282	30	1,120	162
2 Bedroom + Den	647	6	467	180
3 Bedroom & Up	367	3	275	92
Penthouse	4	0	0	4
Other	84	0	67	17

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,257	477	477	\$599,800	\$599,800
\$1,378	487	818	\$580,000	\$949,900
\$1,275	489	772	\$657,990	\$984,800
\$1,362	590	1,573	\$779,990	\$2,550,000
\$1,274	711	1,654	\$842,990	\$2,845,000
\$1,304	817	1,992	\$1,059,900	\$2,800,000
\$1,082	791	957	\$899,900	\$991,900
\$1,355	894	3,030	\$894,990	\$4,859,900

IPO Launch Performance (first 2 months)

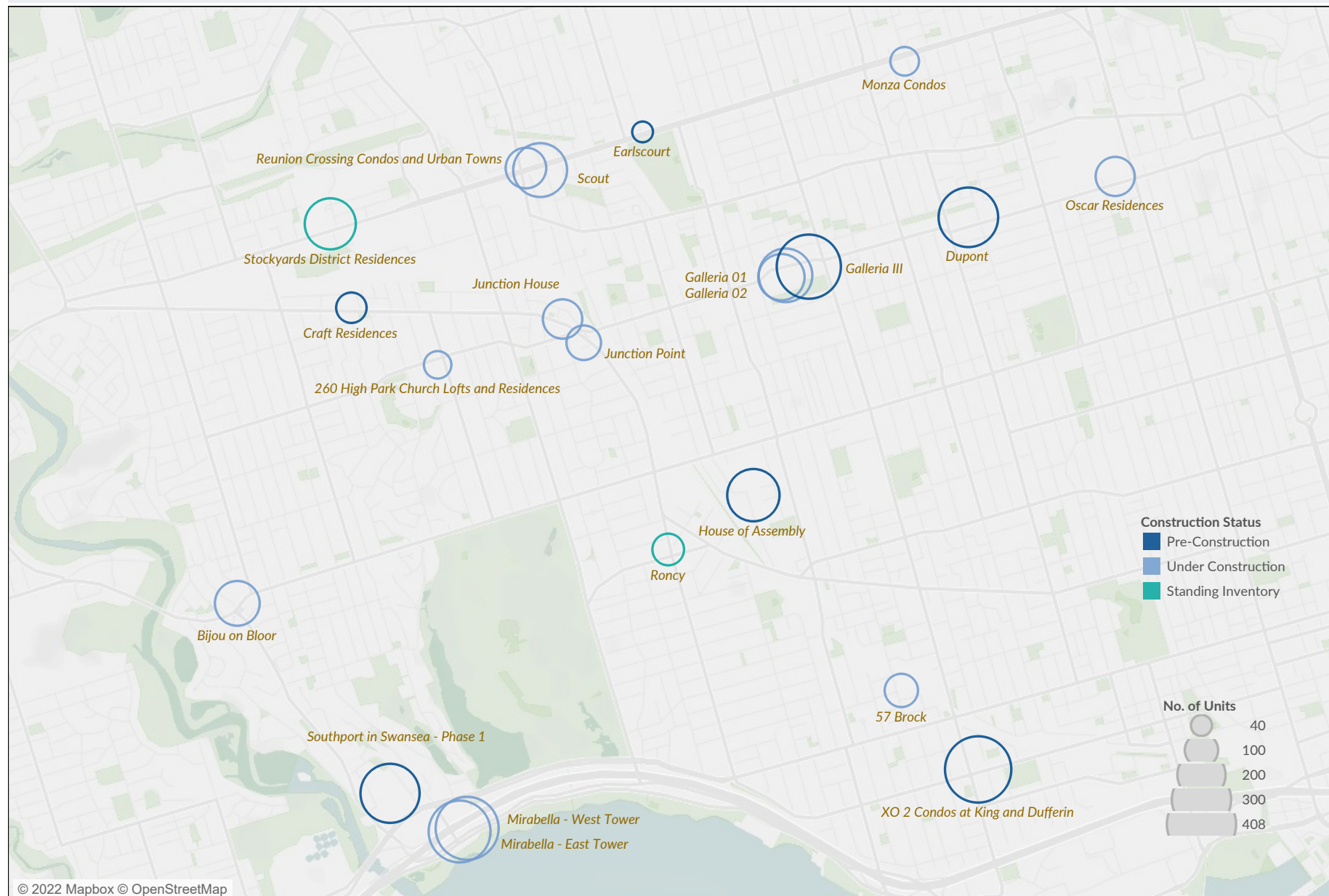


Post Launch Absorption: Toronto West



Toronto West Submarket Report - July 2022

Current Active Projects



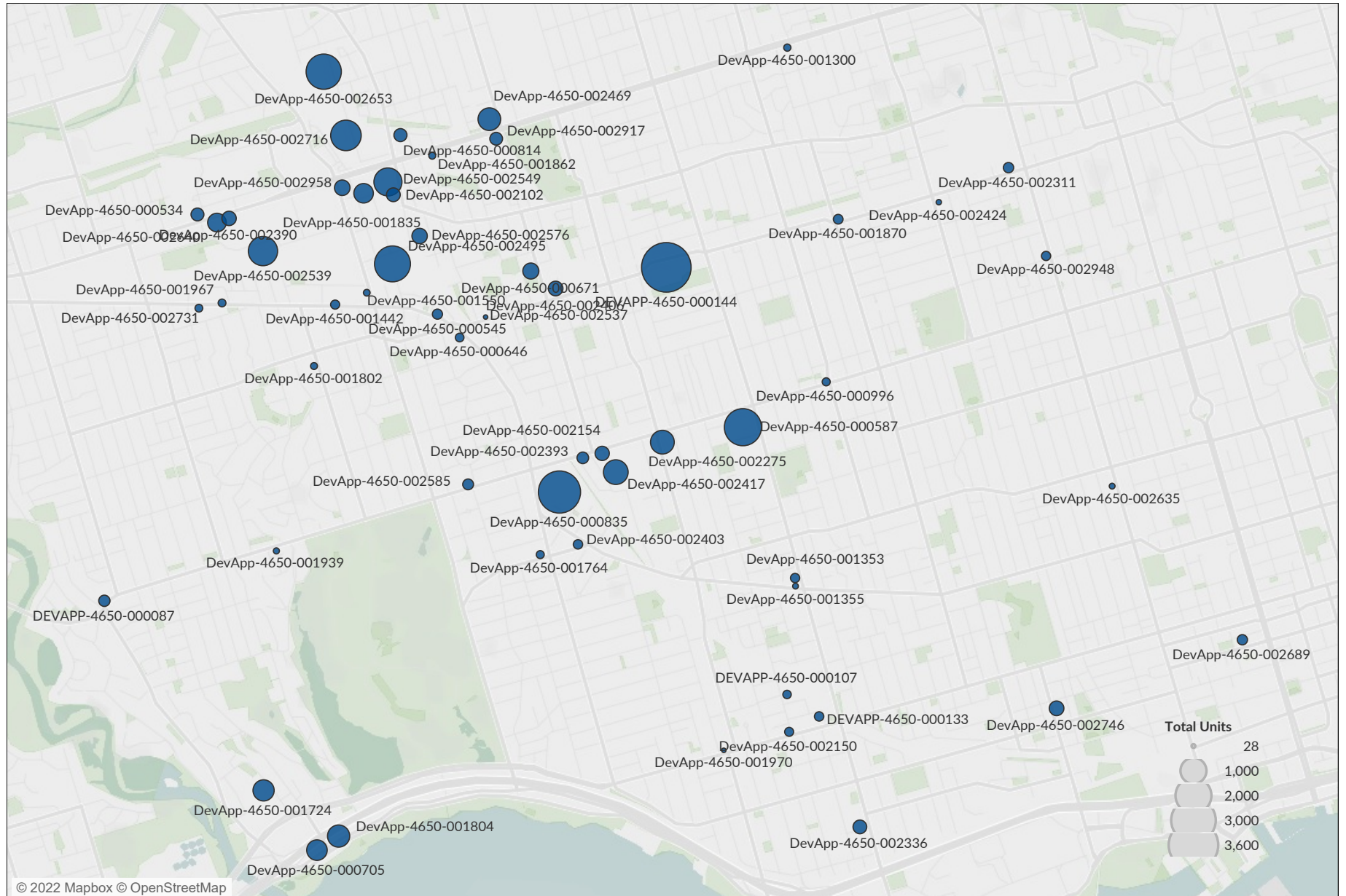
Toronto West Submarket Report - July 2022

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 Foot
57 Brock - Block Developments	Apartment	September 2022	0	5	6	103	\$975	\$1,307
260 High Park Church Lofts and Residences - Medallion Capit..	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
Craft Residences - Gairloch	Apartment	April 2025	6	24	62	86	\$1,350	\$1,363
Dupont - Tridel	Apartment	May 2025	1	51	42	329	\$1,253	\$1,271
Earlscourt - Format Group	Apartment	March 2025	11	11	29	40	\$1,332	\$1,331
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	0	26	20	382	\$1,145	\$1,274
House of Assembly - Marlin Spring	Apartment	June 2024	0	31	9	254	\$1,200	\$1,196
Junction House - Globizen Group	Apartment	January 2023	0	3	14	144	\$1,081	\$1,225
Junction Point - Gairloch	Apartment	April 2023	0	2	17	111	\$1,234	\$1,373
Mirabella - East Tower - Diamante Development	Apartment	September 2022	0	2	5	368	\$896	\$1,266
Mirabella - West Tower - Diamante Development	Apartment	September 2022	3	17	71	355	\$1,040	\$1,280
Monza Condos - Benvenuto Group	Apartment	August 2023	0	1	13	76	\$1,106	\$1,320
Oscar Residences - Lifetime Developments	Apartment	June 2024	0	0	0	142	\$1,339	\$1,388
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	March 2023	0	0	12	153	\$811	\$1,006
Roncy - Worsley Urban	Apartment	October 2021	6	6	6	93	\$843	\$1,164
Scout - Graywood Developments	Apartment	March 2023	0	7	8	269	\$766	\$1,085
Southport in Swansea - Phase 1 - State Building Group	Apartment	January 2026	26	179	145	324	\$1,344	\$1,352
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	5	317	91	408	\$1,332	\$1,354

Toronto West Submarket Report - July 2022

Current Development Applications



Toronto West Submarket Report - July 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	3,600
DevApp-4650-000534	2306 St. Clair Avenue West	3.0	242
DevApp-4650-000545	2706 - 2730 Dundas Street West	2.5	150
DevApp-4650-000587	90 Croatia Street	3.0	2,018
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	616
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	94
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	5.5	302
DevApp-4650-002393	1423 Bloor Street West	7.0	197
DevApp-4650-002403	6 Howard Park Avenue	7.9	128
DevApp-4650-002406	316 Campbell Avenue	9.3	313
DevApp-4650-002417	221 Sterling Road	5.2	892
DevApp-4650-002424	287 Christie Street	3.9	42
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	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
DevApp-4650-002917	1613 St Clair Avenue West	6.0	237
DevApp-4650-002948	914 Bathurst Street	6.2	124
DevApp-4650-002958	611 Keele Street	12.4	352

Toronto West Submarket Report - July 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	• 16	• 4,353	• 263	• \$2,614	• 1,431	• \$3,742,064	• 15,030
Central Waterfront	• 2	• 8	• 3,990	• 541	• \$1,659	• 1,122	• \$1,862,158	• 13,435
Don Mills - York Mills	• 1	• 14	• 3,837	• 159	• \$1,142	• 1,081	• \$1,234,506	• 20,497
Downtown Core	• 287	• 10	• 5,312	• 559	• \$1,858	• 807	• \$1,498,558	• 26,612
Downtown East	• 139	• 19	• 6,180	• 1,084	• \$1,546	• 669	• \$1,034,589	• 22,622
Downtown West	• 475	• 25	• 7,910	• 851	• \$1,702	• 981	• \$1,669,566	• 20,670
Etobicoke Waterfront	• 0	• 1	• 530	• 1	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,111	• 1,310	• \$1,454,833	• 22,208
Mississauga City Centre	• 11	• 8	• 3,335	• 122	• \$1,227	• 715	• \$876,944	• 18,848
North Toronto	• 37	• 18	• 3,768	• 326	• \$1,554	• 1,075	• \$1,671,411	• 206
North Yonge Corridor	• 2	• 6	• 1,784	• 69	• \$1,565	• 936	• \$1,464,762	• 29,041
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 113,625
North York West	• 2	• 7	• 830	• 180	• \$1,445	• 1,347	• \$1,946,116	• 18,119
Not Applicable	• 546	• 140	• 23,836	• 3,895	• \$1,178	• 789	• \$928,958	• 13,740
Scarborough City Centre								• 9,735
Sheppard Corridor	• 0	• 11	• 2,208	• 297	• \$1,417	• 832	• \$1,178,718	• 27,798
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,284
Toronto East	• 197	• 13	• 1,839	• 213	• \$1,270	• 750	• \$952,875	
Toronto West	• 58	• 22	• 3,989	• 612	• \$1,314	• 860	• \$1,129,758	
Yonge - St. Clair	• 2	• 7	• 820	• 86	• \$2,103	• 1,587	• \$3,336,941	

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