

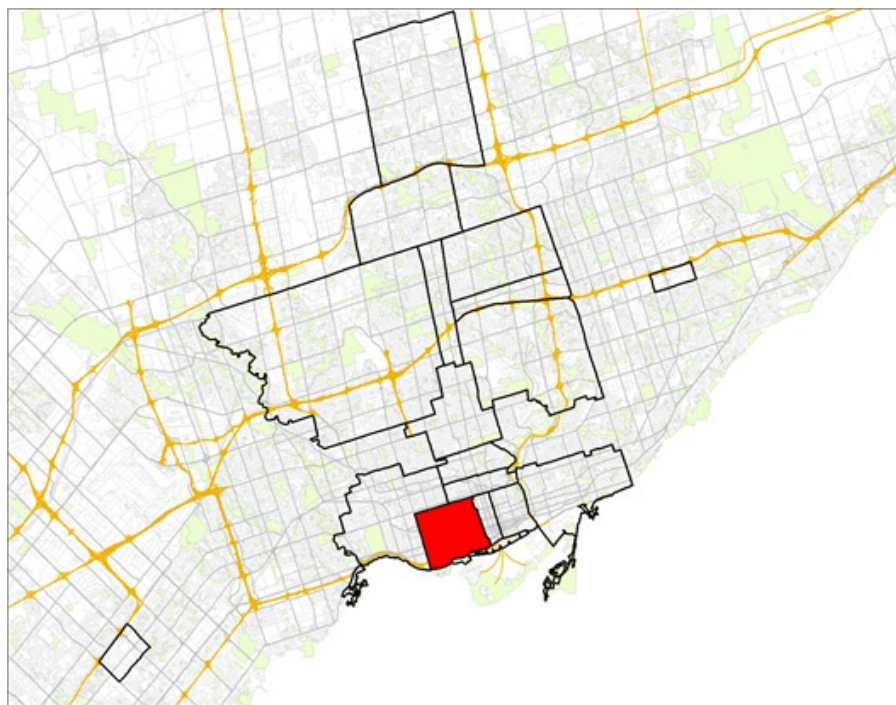


Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of August 2018



Downtown West Submarket Report - August 2018



Downtown West		GTA
Active Projects	29	301
Total Units	10,724	76,955
Total Sales	8,932	66,596
Rem. Inv.	1,668	8,842
Avg. \$/SF	\$1,202	\$936
Avg. SF	723	930
Avg. \$	\$869,412	\$870,023
Current Month Sales (incl. active & sold out)	42	803

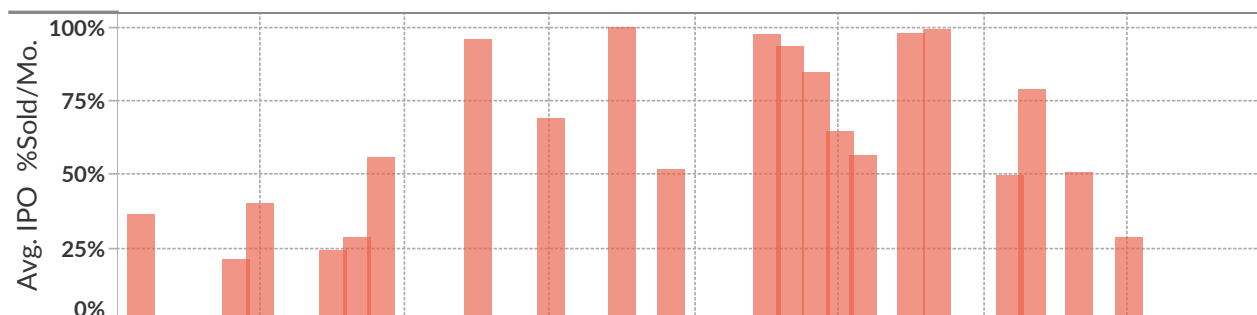
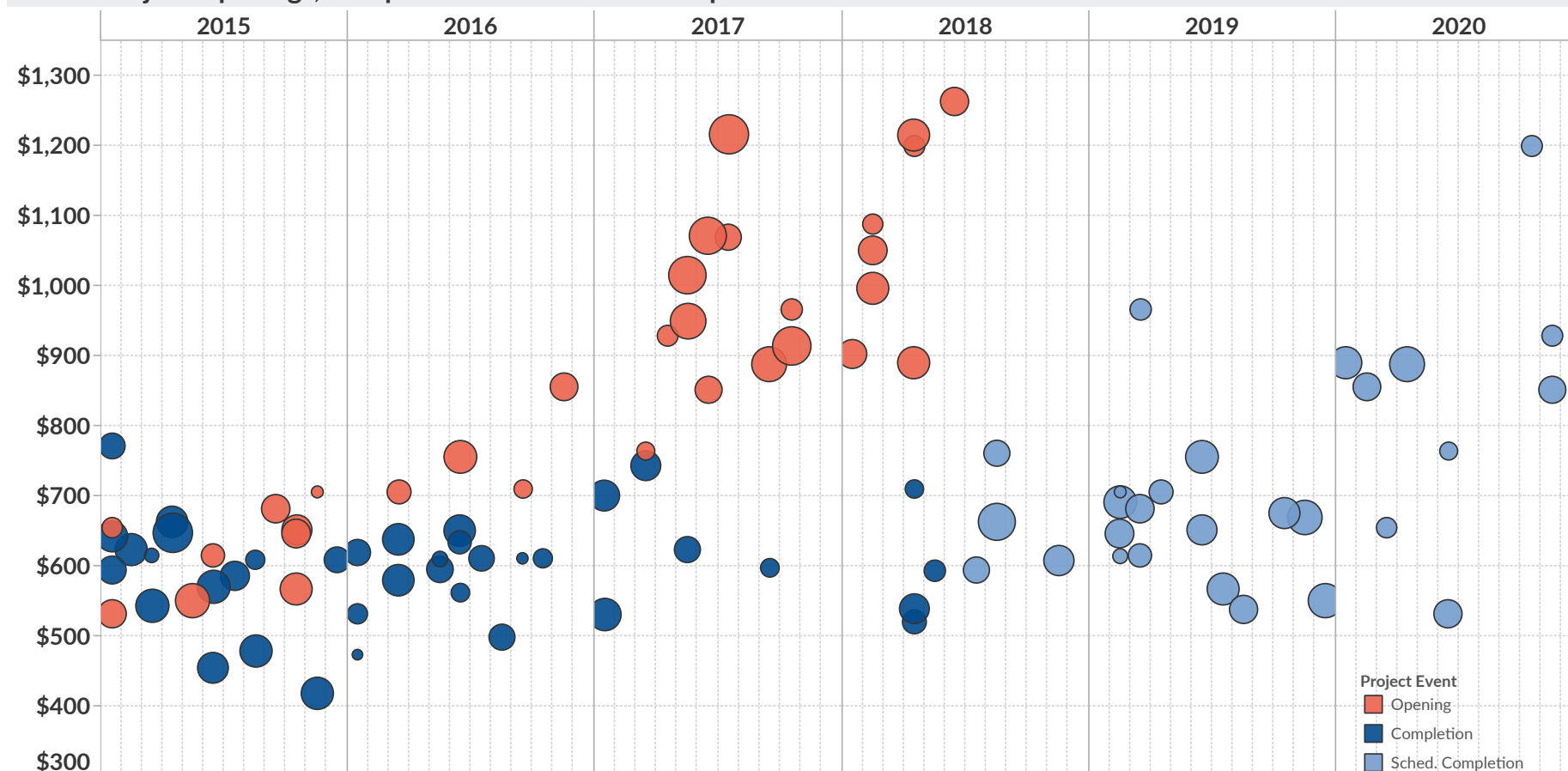
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	27	281
Total Units	28,671	309,523
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	32.2	45.5
Avg. Floor Space Index	9.3	5.5

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

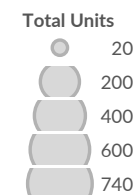


Downtown West Submarket Report - August 2018

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.



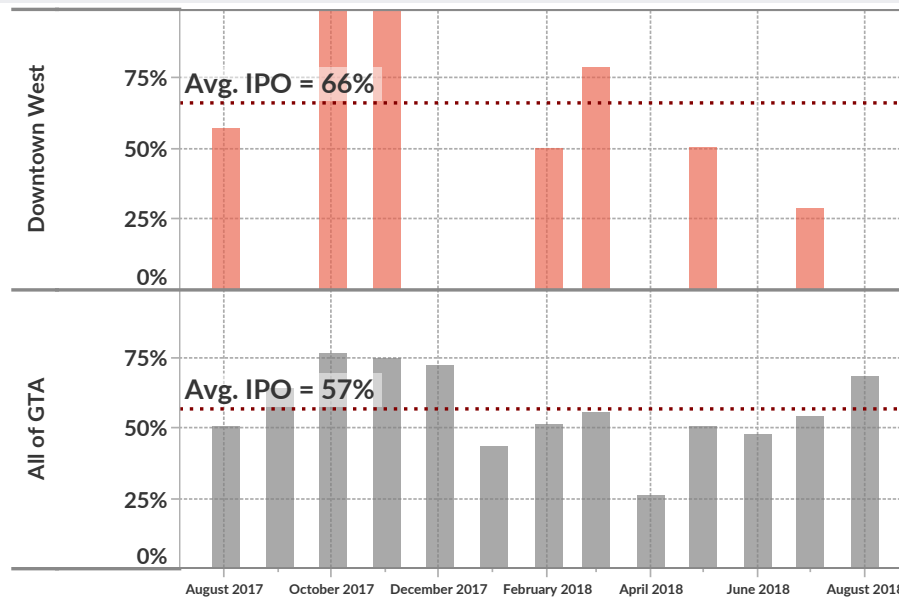
Downtown West Submarket Report - August 2018

Project Data by Unit Type

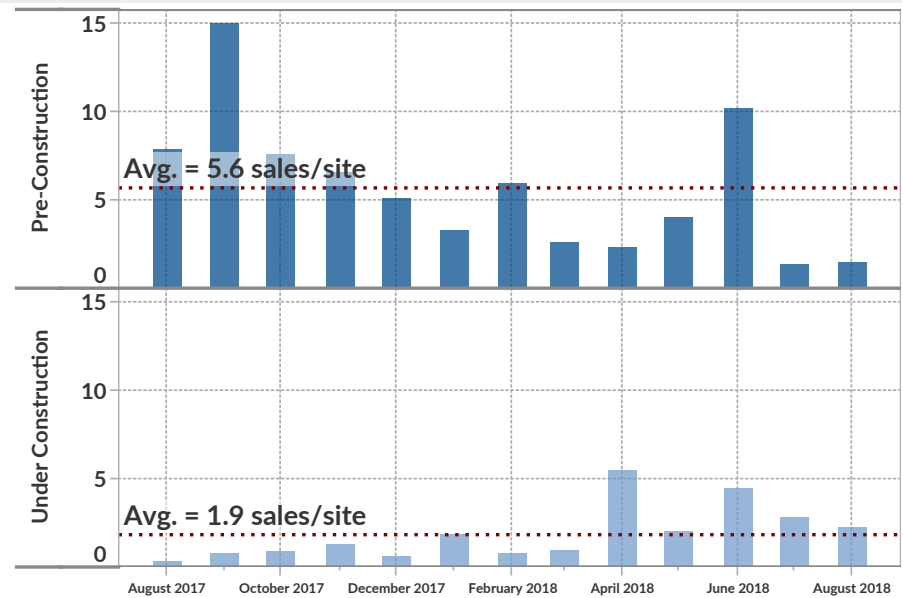
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	515	3	452	63
1 Bedroom	2,983	15	2,492	491
1 Bedroom + Den	2,715	5	2,486	229
2 Bedroom	2,632	10	2,188	444
2 Bedroom + Den	517	7	452	65
3 Bedroom & Up	972	2	640	332
Penthouse	110	0	79	31
Other	156	0	143	13

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,156	345	519	\$360,490	\$599,900
\$1,171	415	601	\$421,800	\$780,000
\$1,065	498	791	\$314,990	\$945,900
\$1,294	600	969	\$484,200	\$1,400,000
\$929	763	1,263	\$624,990	\$990,900
\$1,232	830	2,575	\$773,990	\$2,078,000
\$1,537	709	2,308	\$829,990	\$4,500,000
\$1,043	1,045	2,546	\$855,000	\$2,922,900

IPO Launch Performance (first 2 months)

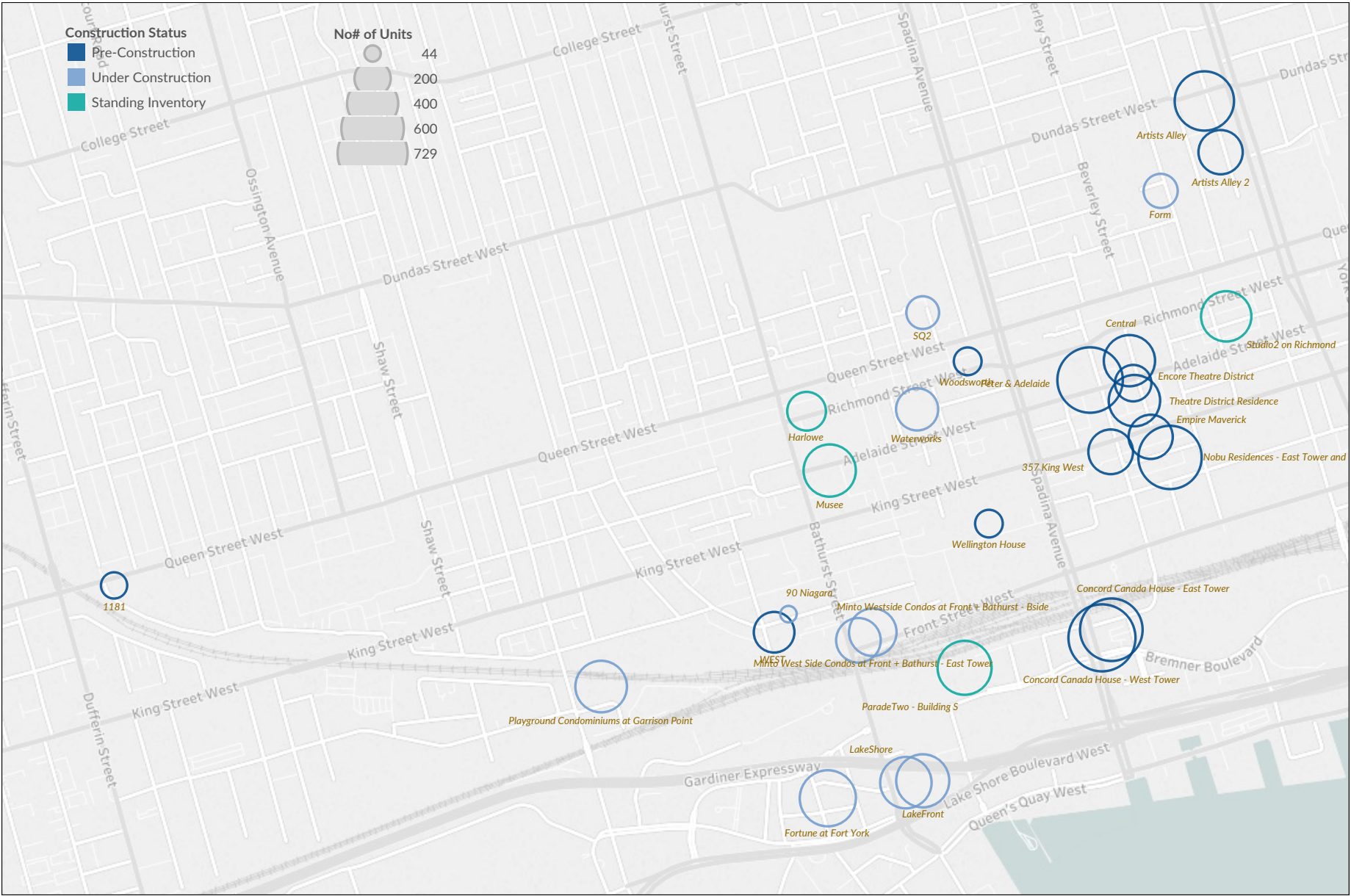


Post Launch Absorption: Downtown West



Downtown West Submarket Report - August 2018

Current Active Projects



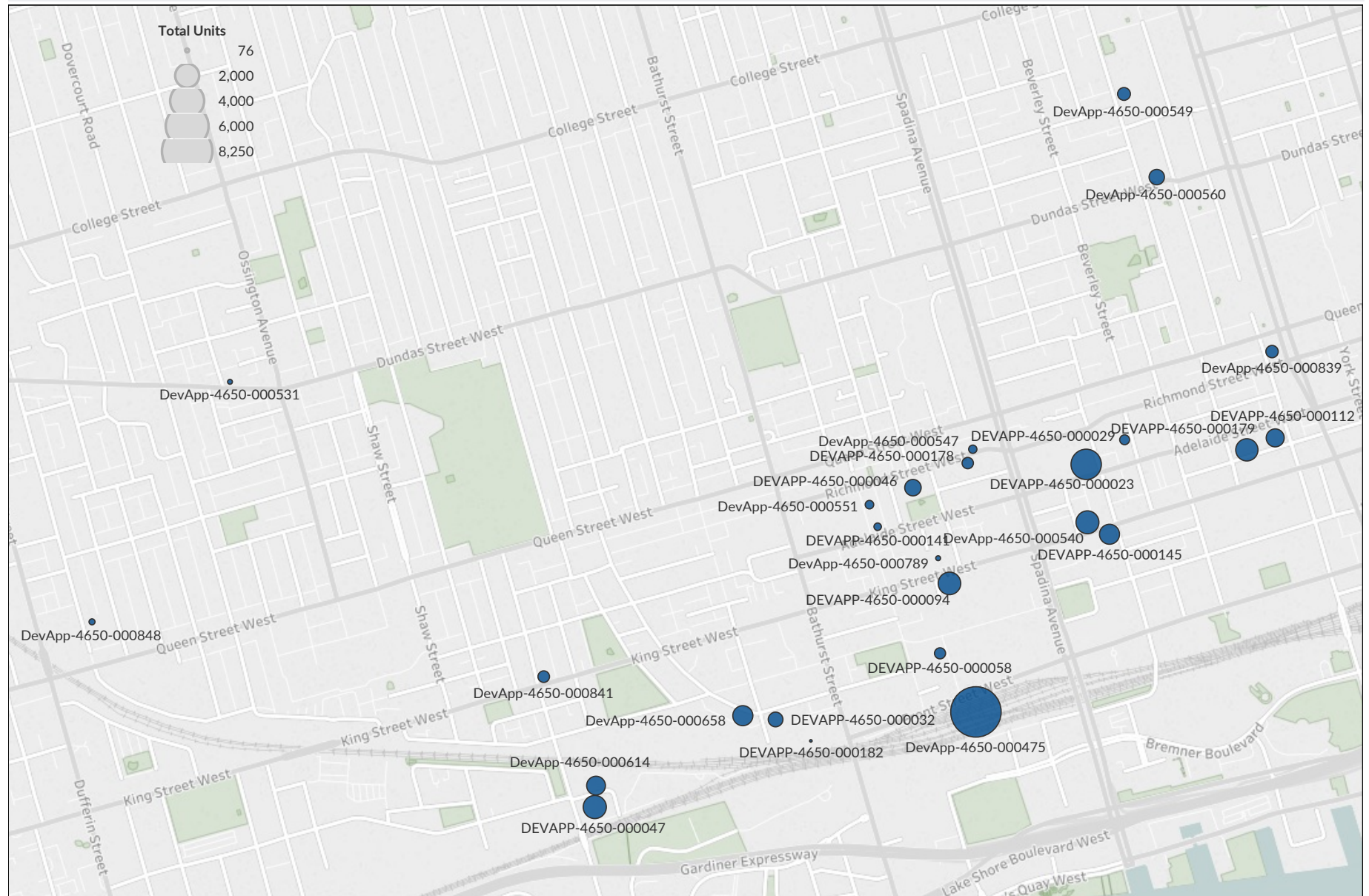
Downtown West Submarket Report - August 2018

Current Active Project List - Downtown West

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
90 Niagara - Fieldgate Homes	Apartment	February 2019	0	0	0	44	\$613	\$639
357 King West - Great Gulf	Apartment	October 2021	0	187	137	324	\$902	\$889
1181 - SKALE	Apartment	March 2021	0	88	0	112	\$1,086	\$1,031
Artists Alley 2 - Lanterra Developments	Apartment	October 2022	3	293	25	318	\$1,050	\$1,116
Artists Alley - Lanterra Developments	Apartment	March 2022	0	10	10	571	\$950	\$0
Central - Concord Adex	Apartment	October 2021	9	260	166	426	\$1,214	\$1,276
Concord Canada House - East Tower - Concord Adex	Apartment	June 2021	0	34	170	635	\$1,071	\$1,349
Concord Canada House - West Tower - Concord Adex	Apartment	July 2021	0	33	205	729	\$1,215	\$1,398
Empire Maverick - Empire	Apartment	March 2022	7	98	219	317	\$1,274	\$1,291
Encore Theatre District - Plaza	Apartment	January 2022	0	0	216	216	\$1,390	\$1,390
Form - Tridel	Apartment	April 2019	0	0	1	189	\$706	\$838
Fortune at Fort York - Onni Group of Companies	Apartment	December 2019	0	85	103	511	\$549	\$948
Harlowe - Lamb Development Corp.	Apartment	July 2018	0	9	1	243	\$594	\$1,120
LakeFront - Concord Adex	Apartment	June 2019	0	0	63	457	\$755	\$1,121
LakeShore - Concord Adex	Apartment	July 2019	0	0	20	429	\$567	\$1,088
Minto West Side Condos at Front + Bathurst - East Tower - M..	Apartment	May 2019	0	0	8	367	\$609	\$623
Minto Westside Condos at Front + Bathurst - Bside - Minto D..	Apartment	May 2019	0	3	1	323	\$646	\$1,033
Musee - Plaza	Apartment	January 2017	0	2	3	443	\$532	\$954
Nobu Residences - East Tower and West Tower - Madison Gr..	Apartment	July 2022	0	16	13	651	\$1,013	\$1,215
ParadeTwo - Building S - Concord Adex	Apartment	October 2012	0	0	2	473	\$553	\$796
Peter & Adelaide - Graywood Developments	Apartment	January 2022	0	0	0	695	\$915	\$890
Playground Condominiums at Garrison Point - Fernbrook Hom..	Apartment	January 2020	19	287	145	432	\$888	\$919
SQ2 - Tridel	Apartment	March 2019	0	0	2	174	\$614	\$755
Studio2 on Richmond - Aspen Ridge Homes	Apartment	March 2016	0	7	1	411	\$636	\$1,071
Theatre District Residence - Plaza	Apartment	November 2021	0	405	23	428	\$995	\$1,029
Waterworks - Mod Developments Inc. and Woodcliffe Landm..	Apartment	February 2020	3	8	18	289	\$855	\$1,190
Wellington House - Lamb Development Corp.	Apartment	November 2020	0	0	8	124	\$929	\$951
WEST - Aspen Ridge Homes	Apartment	November 2020	1	39	31	268	\$852	\$1,039
Woodsworth - Lamb Development Corp.	Apartment	October 2020	0	48	77	125	\$1,199	\$1,208

Downtown West Submarket Report - August 2018

Current Development Applications



Downtown West Submarket Report - August 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000023	102 Peter Street	15.0	2,987
DEVAPP-4650-000029	40 - 58 Widmer Street	17.7	315
DEVAPP-4650-000032	89 - 109 Niagara Street	4.4	700
DEVAPP-4650-000046	497 - 511 Richmond Street West	6.1	875
DEVAPP-4650-000047	11 - 25 Ordnance Street	8.2	1,737
DEVAPP-4650-000058	485 - 489 Wellington Street West	7.7	398
DEVAPP-4650-000094	485 - 539 King Street West	6.3	1,652
DEVAPP-4650-000112	100 - 130 Simcoe Street; 203 - 211 Adelaide Street West; 99 Pearl Street	18.3	1,048
DEVAPP-4650-000141	502 Adelaide Street West; 119 - 123 Portland Street	10.2	179
DEVAPP-4650-000145	357 - 363 King Street West	32.2	1,297
DEVAPP-4650-000174	507 - 511 Kingston Road	5.3	117
DEVAPP-4650-000178	451 - 457 Richmond Street West	11.5	417
DEVAPP-4650-000179	150 - 158 Pearl Street; 15 Duncan Street	19.6	1,606
DEVAPP-4650-000182	28 Bathurst Street	3.3	
DevApp-4650-000475	433 Front Street West	4.3	8,250
DevApp-4650-000531	1200 Dundas Street West	7.0	76
DevApp-4650-000540	400 - 420 King Street West	16.5	1,700
DevApp-4650-000547	444 - 450 Richmond Street West	14.0	222
DevApp-4650-000549	193 - 197 McCaul Street	14.6	532
DevApp-4650-000551	135 - 143 Portland Street	12.1	234
DevApp-4650-000560	292 Dundas Street West; 129 - 131 McCaul Street; 170 St. Patrick Street	18.0	764
DevApp-4650-000614	30 Ordnance Street	7.4	1,141
DevApp-4650-000658	2 Tecumseth Street	7.6	1,302
DevApp-4650-000789	544 King Street West	9.5	77
DevApp-4650-000839	250 University Avenue	28.7	495
DevApp-4650-000841	950 King Street West	13.4	434
DevApp-4650-000848	31 Gladstone Avenue	4.8	116

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

Downtown West Submarket Report - August 2018

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 8	• 17	• 5,733	• 5,177	• 252	• \$2,048	• 1,815	• \$3,716,656	• 6,347
Central Waterfront	• 39	• 12	• 5,043	• 4,437	• 535	• \$1,241	• 1,058	• \$1,313,054	• 24,297
Don Mills - York Mills	• 16	• 10	• 2,437	• 2,224	• 213	• \$837	• 1,138	• \$952,699	• 26,520
Downtown Core	• 0	• 8	• 3,503	• 3,337	• 123	• \$1,156	• 935	• \$1,080,906	• 35,561
Downtown East	• 188	• 15	• 4,628	• 4,311	• 317	• \$958	• 906	• \$868,246	• 17,392
Downtown West	• 42	• 29	• 10,724	• 8,932	• 1,668	• \$1,202	• 723	• \$869,412	• 28,671
Etobicoke Waterfront	• 22	• 9	• 3,735	• 3,509	• 226	• \$1,052	• 853	• \$897,334	• 318
Highway7 - Yonge	• 45	• 6	• 1,582	• 1,091	• 351	• \$651	• 898	• \$584,505	•
Mississauga City Centre	• 24	• 6	• 3,129	• 2,612	• 326	• \$751	• 815	• \$611,635	•
North Toronto	• 7	• 7	• 2,091	• 1,869	• 206	• \$1,011	• 883	• \$892,486	• 11,798
North Yonge Corridor	• 18	• 6	• 2,164	• 1,778	• 219	• \$908	• 742	• \$674,455	• 7,581
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 5,715
North York West	• 8	• 10	• 2,121	• 1,700	• 419	• \$748	• 756	• \$566,069	• 24,101
Not Applicable	• 338	• 130	• 22,892	• 19,402	• 3,185	• \$673	• 1,021	• \$686,691	• 61,929
Scarborough City Centre									• 4,490
Sheppard Corridor	• 33	• 11	• 3,258	• 2,883	• 320	• \$929	• 820	• \$761,641	• 11,487
Thornhill									•
Toronto East	• 1	• 10	• 1,204	• 1,155	• 22	• \$757	• 977	• \$739,305	• 16,482
Toronto West	• 3	• 6	• 939	• 484	• 385	• \$912	• 739	• \$674,434	• 29,071
Yonge - St. Clair	• 11	• 7	• 1,121	• 1,050	• 69	• \$1,271	• 1,225	• \$1,556,074	•

The Development Applications data pertains only to the City of Toronto

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