



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of March 2019



Downtown West Submarket Report - March 2019



Downtown West			GTA	
Active Projects	27		329	
Total Units	9,952		87,136	
Total Sales	8,409		71,790	
Rem. Inv.	1,199		11,744	
Avg. \$/SF	\$1,338		\$968	
Avg. SF	765		889	
Avg. \$	\$1,022,635		\$860,701	
Current Month Sales (incl. active & sold out)			157	1,428

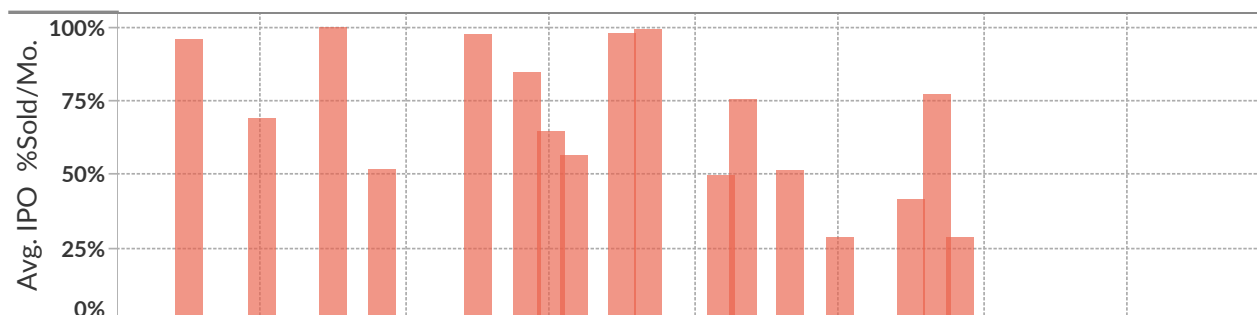
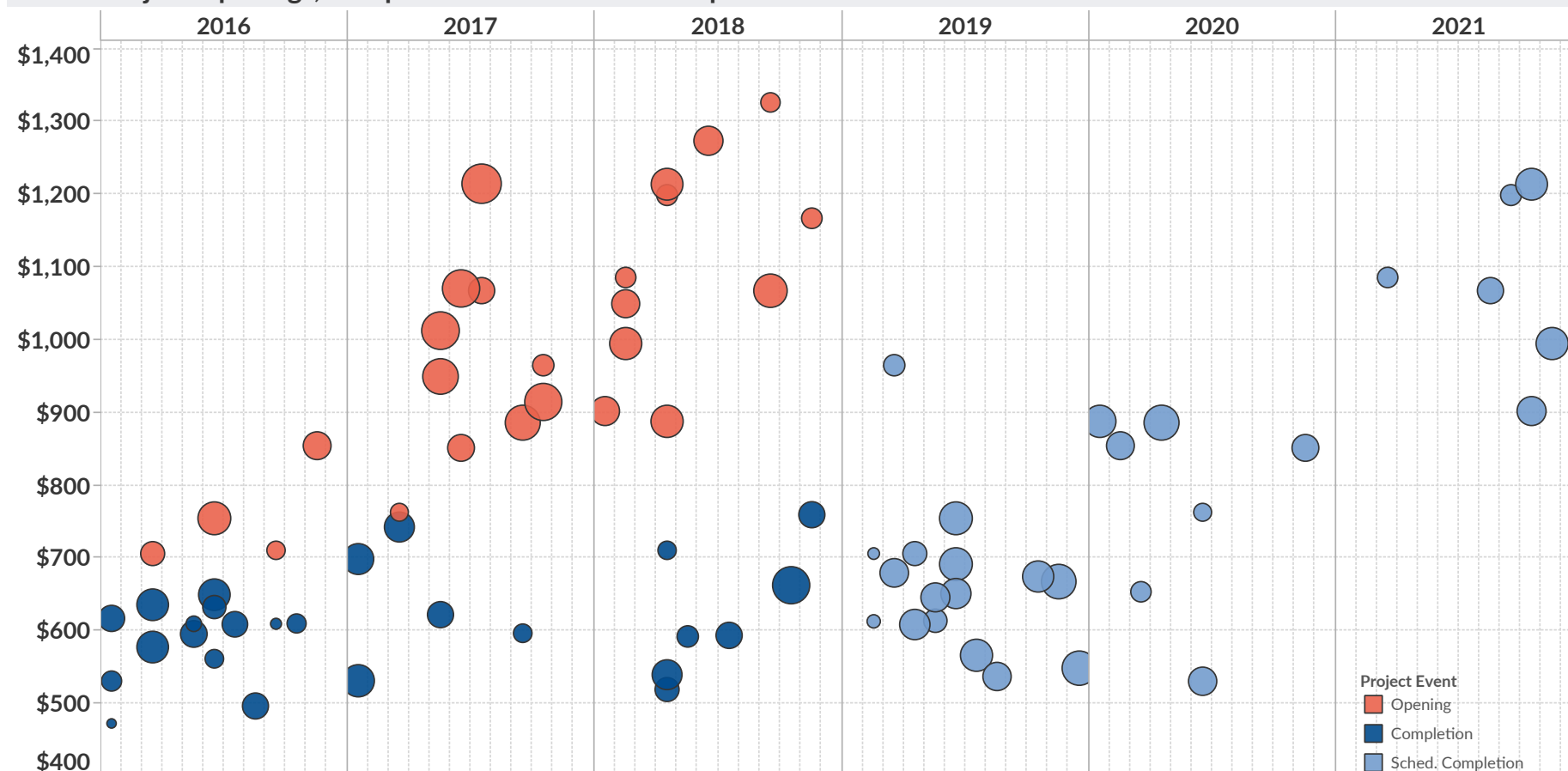
Development Applications			
Downtown West		City of Toronto	
Number of Dev. Apps.	32	317	
Total Units	14,557	165,657	
Min. Floor Space Index	1.0	0.1	
Max. Floor Space Index	32.2	32.2	
Avg. Floor Space Index	10.2	5.9	

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

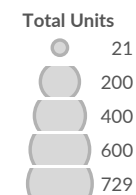


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Recent Project Openings, Completions & Scheduled Completions



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.



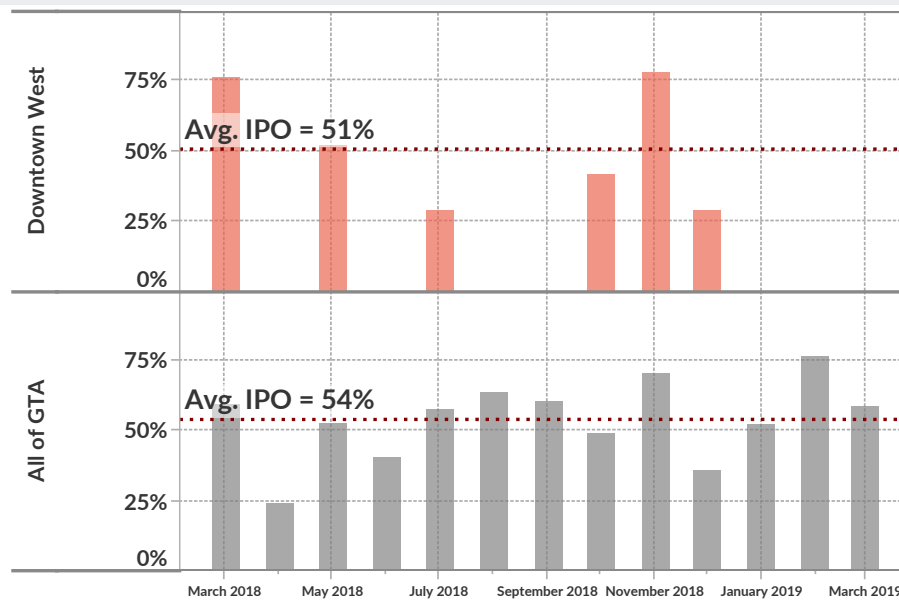
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Project Data by Unit Type

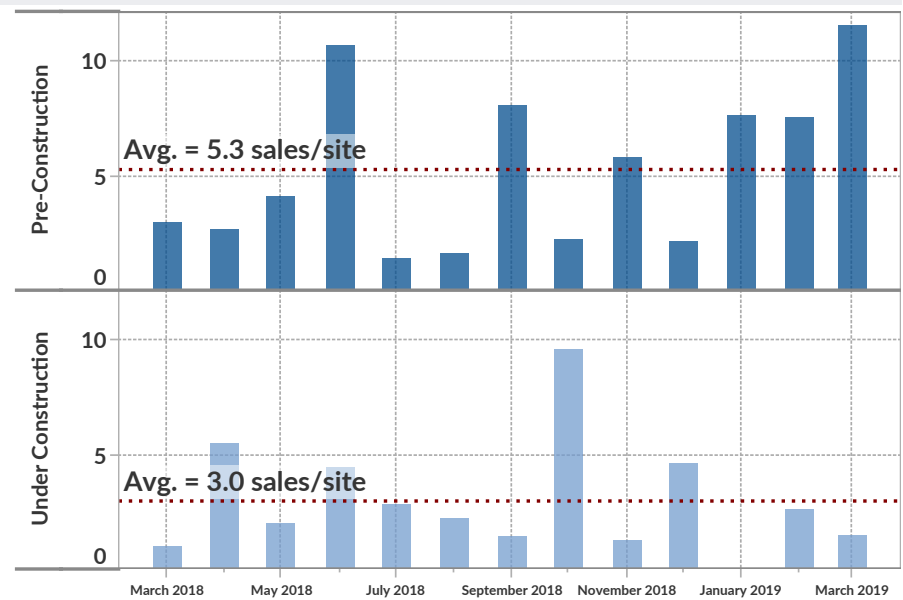
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	497	7	447	50
1 Bedroom	2,911	31	2,586	325
1 Bedroom + Den	2,614	34	2,436	178
2 Bedroom	2,113	32	1,814	299
2 Bedroom + Den	299	15	266	33
3 Bedroom & Up	925	26	644	281
Penthouse	105	6	85	20
Other	144	0	131	13

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,273	345	519	\$419,490	\$856,990
\$1,381	415	726	\$422,000	\$1,163,990
\$1,299	498	866	\$465,500	\$1,211,990
\$1,376	600	1,279	\$485,000	\$2,242,990
\$1,148	763	1,374	\$628,990	\$2,058,990
\$1,334	830	2,234	\$773,990	\$3,681,990
\$1,554	468	2,408	\$459,990	\$4,500,000
\$978	1,107	2,368	\$1,099,900	\$2,500,000

IPO Launch Performance (first 2 months)

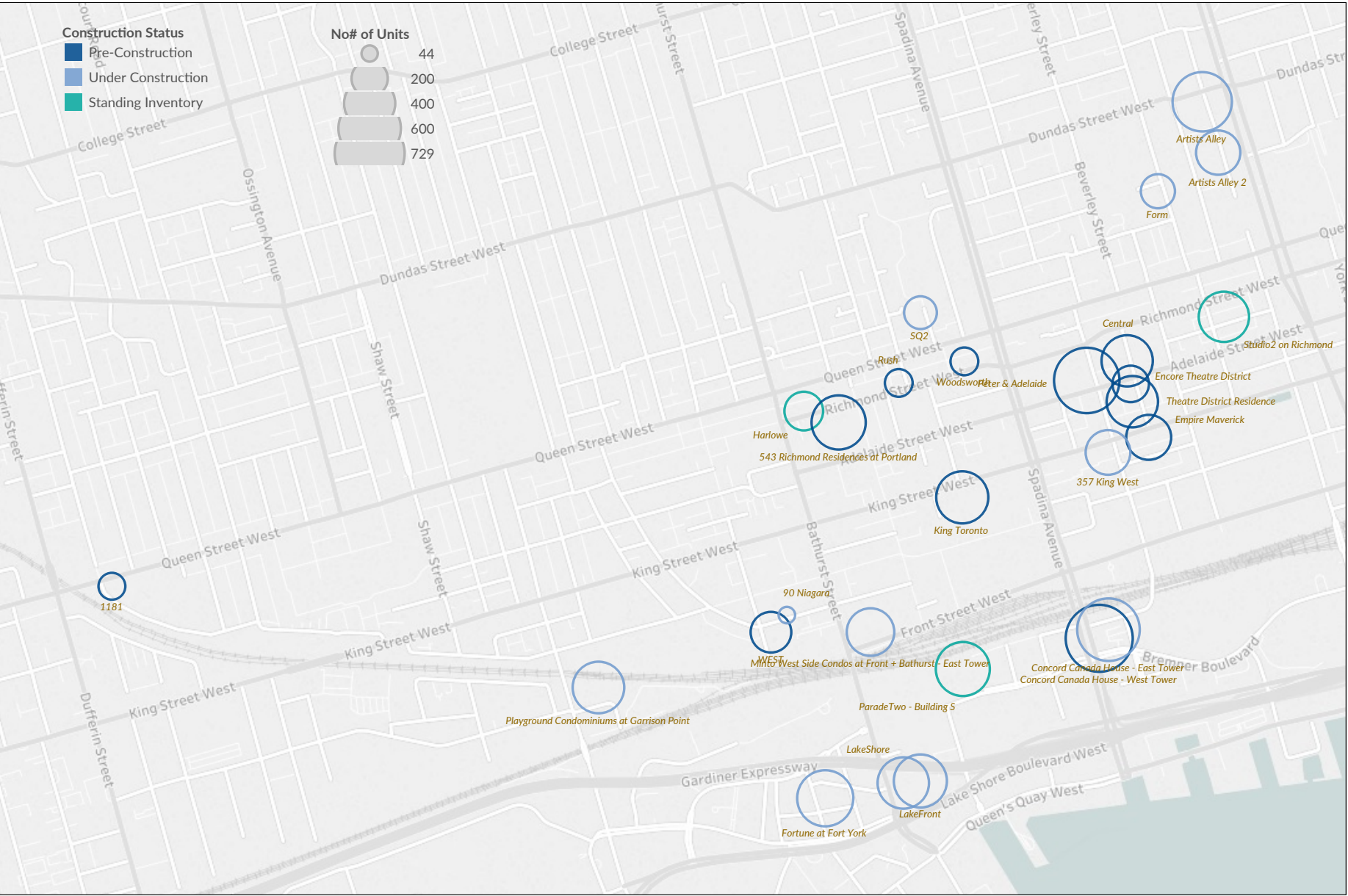


Post Launch Absorption: Downtown West



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Current Active Projects



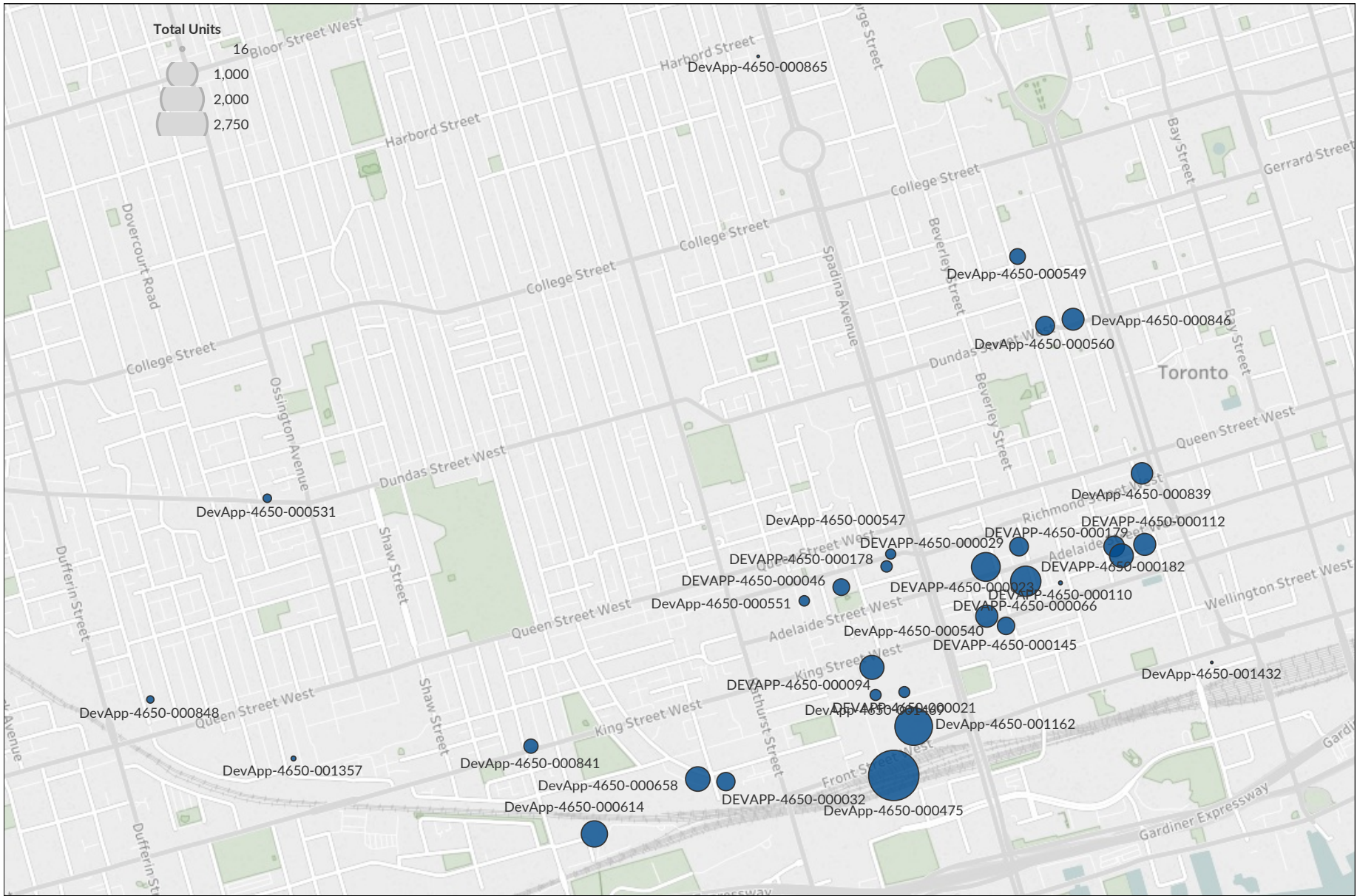
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Current Active Project List - Downtown West

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	May 2019	0	0	0	44	\$613	\$639
357 King West - Great Gulf	Apartment	October 2022	0	14	0	324	\$902	\$939
543 Richmond Residences at Portland - Pemberton Group	Apartment	May 2022	73	157	72	476	\$1,068	\$1,143
1181 - SKALE	Apartment	March 2021	0	6	35	117	\$1,086	\$1,099
Artists Alley 2 - Lanterra Developments	Apartment	October 2022	0	0	0	318	\$1,050	\$1,116
Artists Alley - Lanterra Developments	Apartment	March 2022	0	0	0	571	\$950	\$0
Central - Concord Adex	Apartment	May 2023	0	6	130	426	\$1,214	\$1,383
Concord Canada House - East Tower - Concord Adex	Apartment	June 2022	0	0	170	635	\$1,071	\$1,349
Concord Canada House - West Tower - Concord Adex	Apartment	June 2022	0	0	205	729	\$1,215	\$1,398
Empire Maverick - Empire	Apartment	March 2022	14	22	116	328	\$1,274	\$1,372
Encore Theatre District - Plaza	Apartment	January 2022	0	0	46	216	\$1,327	\$1,436
Form - Tridel	Apartment	October 2019	0	0	1	189	\$706	\$838
Fortune at Fort York - Onni Group of Companies	Apartment	December 2019	0	0	78	511	\$549	\$953
Harlowe - Lamb Development Corp.	Apartment	July 2018	0	0	4	243	\$594	\$1,055
King Toronto - Westbank Projects Corp.	Apartment	June 2023	26	55	156	441	\$0	\$1,657
LakeFront - Concord Adex	Apartment	June 2020	8	8	55	457	\$755	\$1,332
LakeShore - Concord Adex	Apartment	July 2019	0	0	20	429	\$567	\$1,359
Minto West Side Condos at Front + Bathurst - East Tower - M..	Apartment	July 2019	2	6	1	367	\$609	\$1,083
ParadeTwo - Building S - Concord Adex	Apartment	October 2012	0	0	0	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	2	29	9	432	\$888	\$911
Rush - Alterra	Apartment	January 2022	22	85	0	125	\$1,168	\$1,168
SQ2 - Tridel	Apartment	September 2019	0	0	2	174	\$614	\$711
Studio2 on Richmond - Aspen Ridge Homes	Apartment	March 2016	0	0	2	411	\$636	\$1,478
Theatre District Residence - Plaza	Apartment	November 2022	0	0	21	428	\$995	\$1,086
WEST - Aspen Ridge Homes	Apartment	November 2020	3	4	21	268	\$852	\$964
Woodsworth - Lamb Development Corp.	Apartment	September 2021	1	3	55	125	\$1,199	\$1,202

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000021	422 - 424 Wellington Street West	6.7	129
DEVAPP-4650-000023	102 Peter Street	14.8	899
DEVAPP-4650-000029	40 - 58 Widmer Street	19.5	380
DEVAPP-4650-000032	89 - 109 Niagara Street	4.4	359
DEVAPP-4650-000046	497 - 511 Richmond Street West	6.1	299
DEVAPP-4650-000066	8 - 30 Widmer Street	19.8	996
DEVAPP-4650-000094	485 - 539 King Street West	5.8	624
DEVAPP-4650-000110	86 John Street	7.6	16
DEVAPP-4650-000112	100 - 130 Simcoe Street; 203 - 211 Adelaide Street West; 99 Pearl Street	18.3	524
DEVAPP-4650-000145	357 - 363 King Street West	32.2	325
DEVAPP-4650-000178	451 - 457 Richmond Street West	11.5	139
DEVAPP-4650-000179	150 - 158 Pearl Street; 15 Duncan Street	20.2	610
DEVAPP-4650-000182	19 Duncan Street	19.5	461
DevApp-4650-000475	433 Front Street West	4.3	2,750
DevApp-4650-000479	460 Front Street East	5.8	187
DevApp-4650-000531	1200 Dundas Street West	7.0	76
DevApp-4650-000540	400 - 420 King Street West	15.7	530
DevApp-4650-000547	444 - 450 Richmond Street West	14.0	111
DevApp-4650-000549	193 - 197 McCaul Street	14.6	266
DevApp-4650-000551	135 - 143 Portland Street	12.1	117
DevApp-4650-000560	292 Dundas Street West; 129 - 131 McCaul Street; 170 St. Patrick Street	18.0	382
DevApp-4650-000614	30 Ordnance Street	7.4	746
DevApp-4650-000658	2 Tecumseth Street	7.6	651
DevApp-4650-000839	250 University Avenue	28.7	495
DevApp-4650-000841	950 King Street West	13.4	217
DevApp-4650-000846	250 Dundas Street West	24.0	517
DevApp-4650-000848	31 Gladstone Avenue	4.8	58
DevApp-4650-000865	630 Spadina Avenue	5.9	
DevApp-4650-001162	440 Front Street West	9.3	1,537
DevApp-4650-001357	45 Dovercourt Road	4.2	25
DevApp-4650-001432	171 Front Street West	15.1	
DevApp-4650-001469	462 Wellington Street West	9.6	131

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.

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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	• 3	• 16	• 5,445	• 4,929	• 213	• \$2,258	• 1,961	• \$4,429,540	• 5,654
Central Waterfront	• 40	• 15	• 6,871	• 6,145	• 647	• \$1,327	• 1,039	• \$1,379,237	• 17,304
Don Mills - York Mills	• 7	• 8	• 2,327	• 2,094	• 173	• \$866	• 1,174	• \$1,016,259	• 10,877
Downtown Core	• 27	• 9	• 4,687	• 3,543	• 628	• \$1,481	• 606	• \$897,485	• 16,861
Downtown East	• 25	• 16	• 5,192	• 4,900	• 264	• \$990	• 890	• \$880,827	• 17,160
Downtown West	• 157	• 27	• 9,952	• 8,409	• 1,199	• \$1,338	• 765	• \$1,022,635	• 14,557
Etobicoke Waterfront	• 8	• 8	• 3,727	• 3,417	• 172	• \$1,064	• 860	• \$915,377	• 1,439
Highway7 - Yonge	• 0	• 7	• 1,704	• 1,184	• 452	• \$650	• 919	• \$597,211	•
Mississauga City Centre	• 34	• 9	• 5,083	• 3,844	• 1,068	• \$781	• 724	• \$565,159	•
North Toronto	• 191	• 10	• 3,192	• 2,719	• 375	• \$1,100	• 818	• \$900,174	• 6,551
North Yonge Corridor	• 174	• 5	• 1,885	• 1,432	• 351	• \$929	• 758	• \$704,826	• 4,271
North York East	• 0	• 2	• 528	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,168
North York West	• 16	• 9	• 2,311	• 2,016	• 245	• \$829	• 717	• \$593,779	• 10,549
Not Applicable	• 592	• 141	• 24,497	• 18,634	• 4,278	• \$704	• 954	• \$671,849	• 43,256
Scarborough City Centre									• 2,245
Sheppard Corridor	• 100	• 14	• 4,391	• 3,703	• 688	• \$984	• 798	• \$784,927	• 3,966
Thornhill	• 14	• 1	• 389	• 315	• 74	• \$753	• 944	• \$710,984	•
Toronto East	• 17	• 14	• 1,733	• 1,564	• 134	• \$962	• 966	• \$928,885	• 2,236
Toronto West	• 21	• 10	• 1,936	• 1,226	• 694	• \$988	• 864	• \$854,154	• 12,363
Yonge - St. Clair	• 2	• 8	• 1,286	• 1,217	• 61	• \$1,223	• 1,290	• \$1,578,647	• 169

The Development Applications data pertains only to the City of Toronto

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