



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of April 2019



Downtown West Submarket Report - April 2019



Downtown West		GTA
Active Projects	27	341
Total Units	10,124	90,749
Total Sales	8,508	73,661
Rem. Inv.	1,287	13,707
Avg. \$/SF	\$1,295	\$949
Avg. SF	760	872
Avg. \$	\$983,368	\$827,892
Current Month Sales (incl. active & sold out)	221	3,053

Development Applications

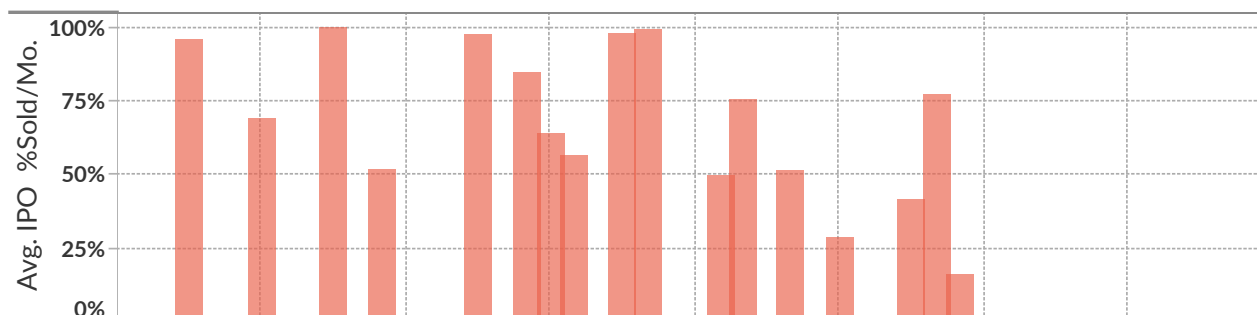
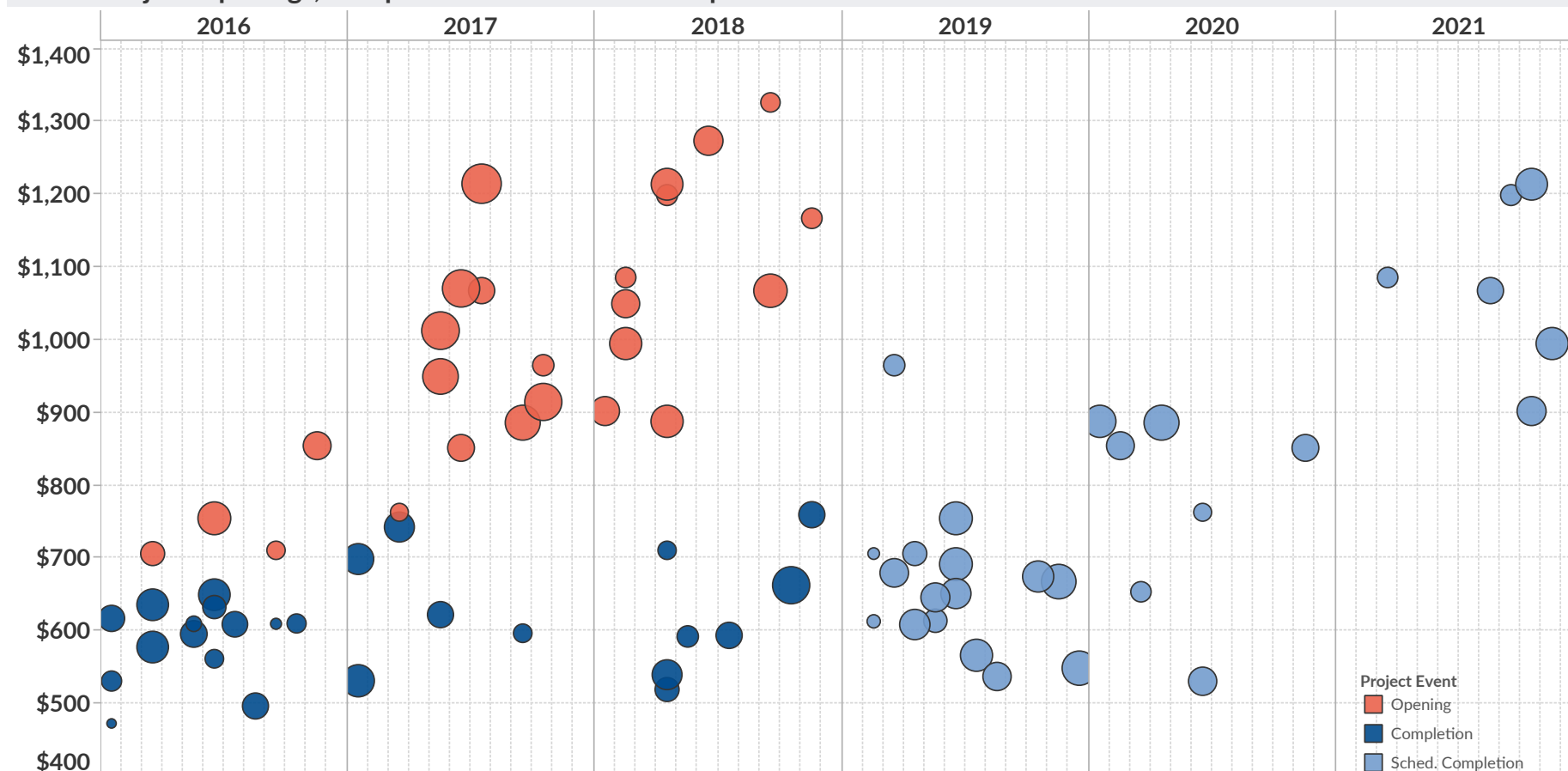
Downtown West		City of Toronto
Number of Dev. Apps.	34	319
Total Units	15,288	167,601
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	32.2	32.2
Avg. Floor Space Index	10.2	5.9

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

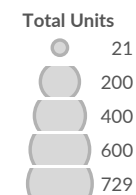


Downtown West Submarket Report - April 2019

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.



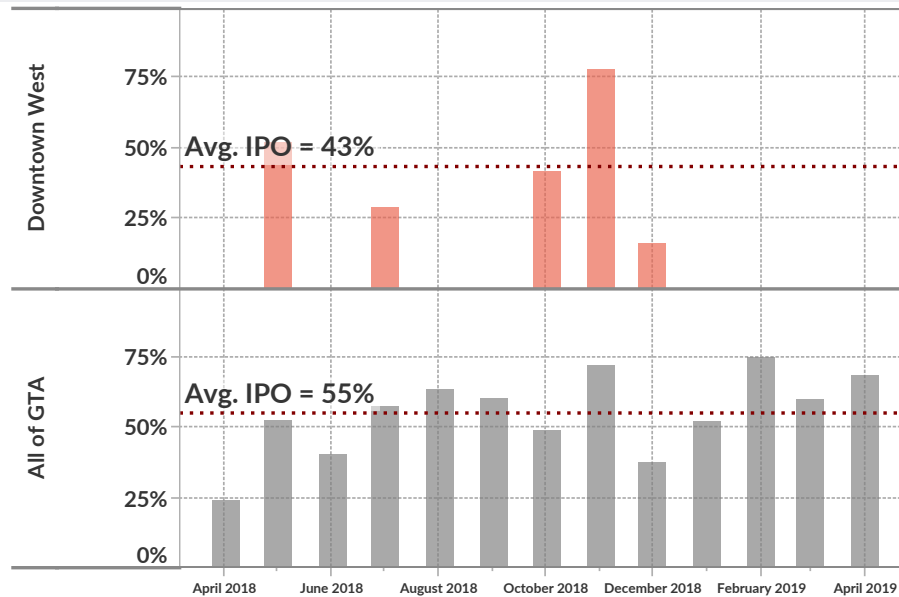
Downtown West Submarket Report - April 2019

Project Data by Unit Type

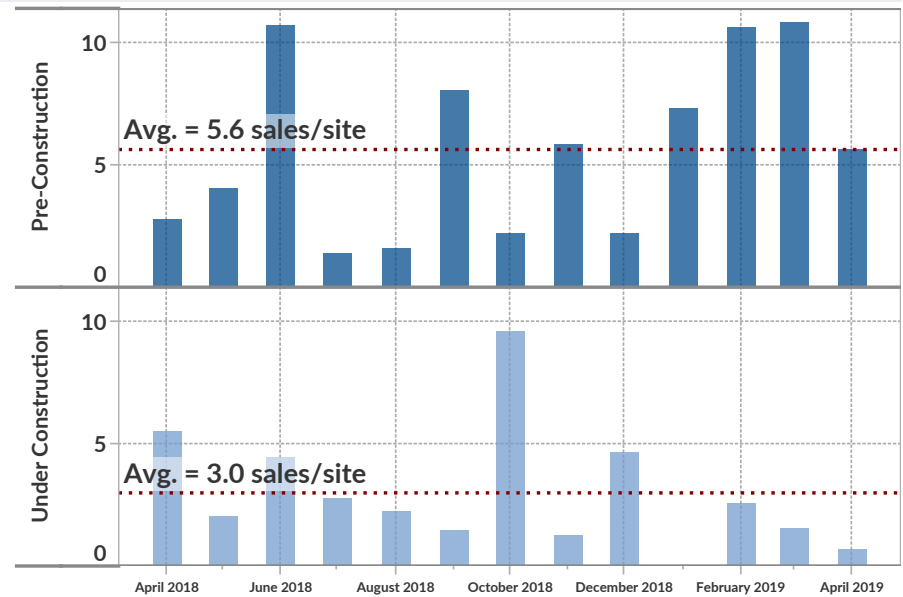
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	497	4	449	48
1 Bedroom	2,976	72	2,640	336
1 Bedroom + Den	2,638	77	2,432	206
2 Bedroom	2,163	22	1,825	338
2 Bedroom + Den	323	18	283	40
3 Bedroom & Up	941	28	663	278
Penthouse	105	0	85	20
Other	152	0	131	21

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,248	345	519	\$419,490	\$856,990
\$1,359	415	726	\$422,000	\$1,163,990
\$1,206	498	878	\$465,500	\$1,211,990
\$1,315	600	1,279	\$485,000	\$2,242,990
\$1,150	695	1,374	\$687,900	\$2,058,990
\$1,315	830	2,234	\$773,990	\$3,681,990
\$1,569	709	2,408	\$914,990	\$4,500,000
\$955	1,088	2,368	\$985,990	\$2,500,000

IPO Launch Performance (first 2 months)

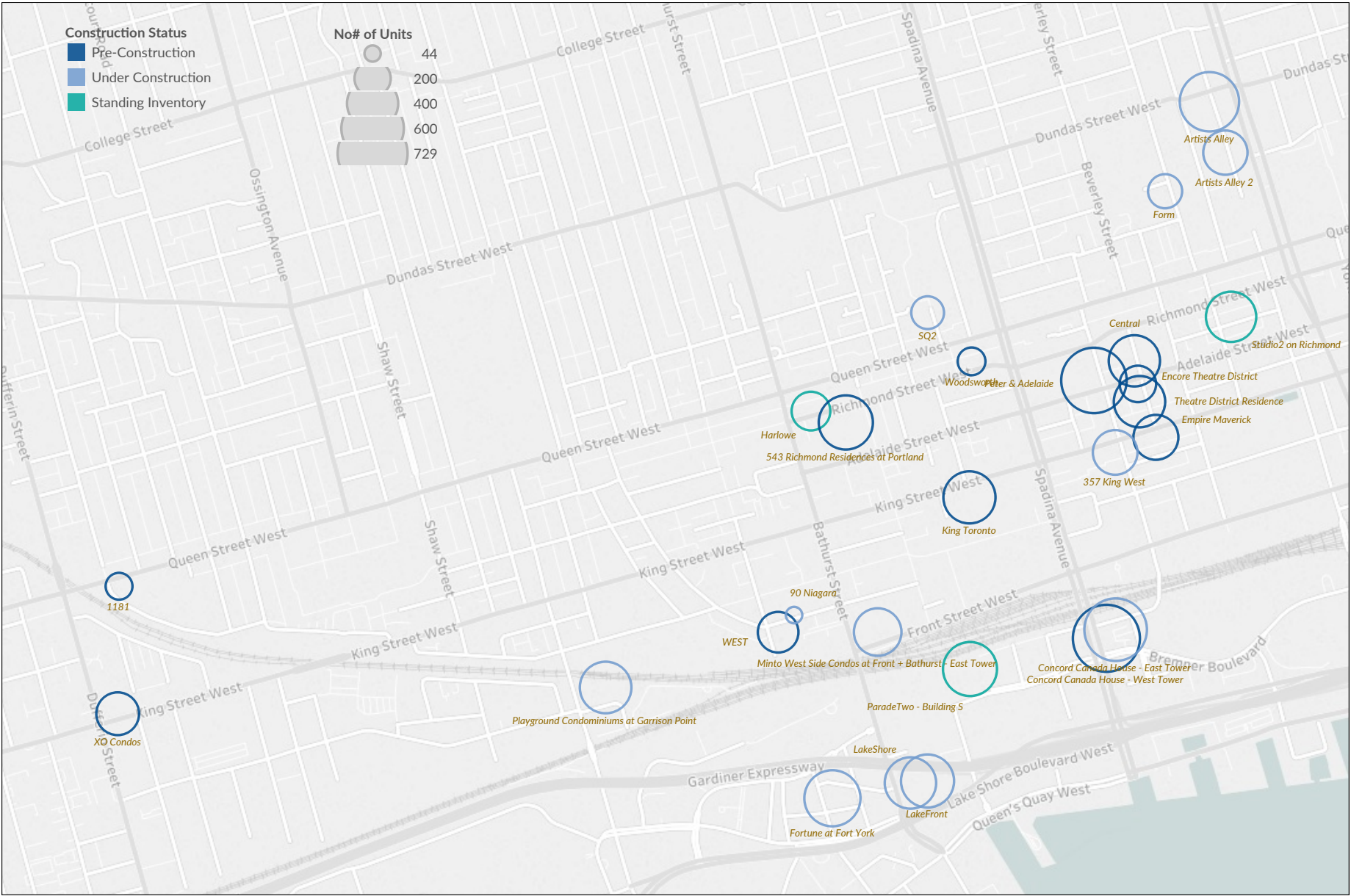


Post Launch Absorption: Downtown West



Downtown West Submarket Report - April 2019

Current Active Projects



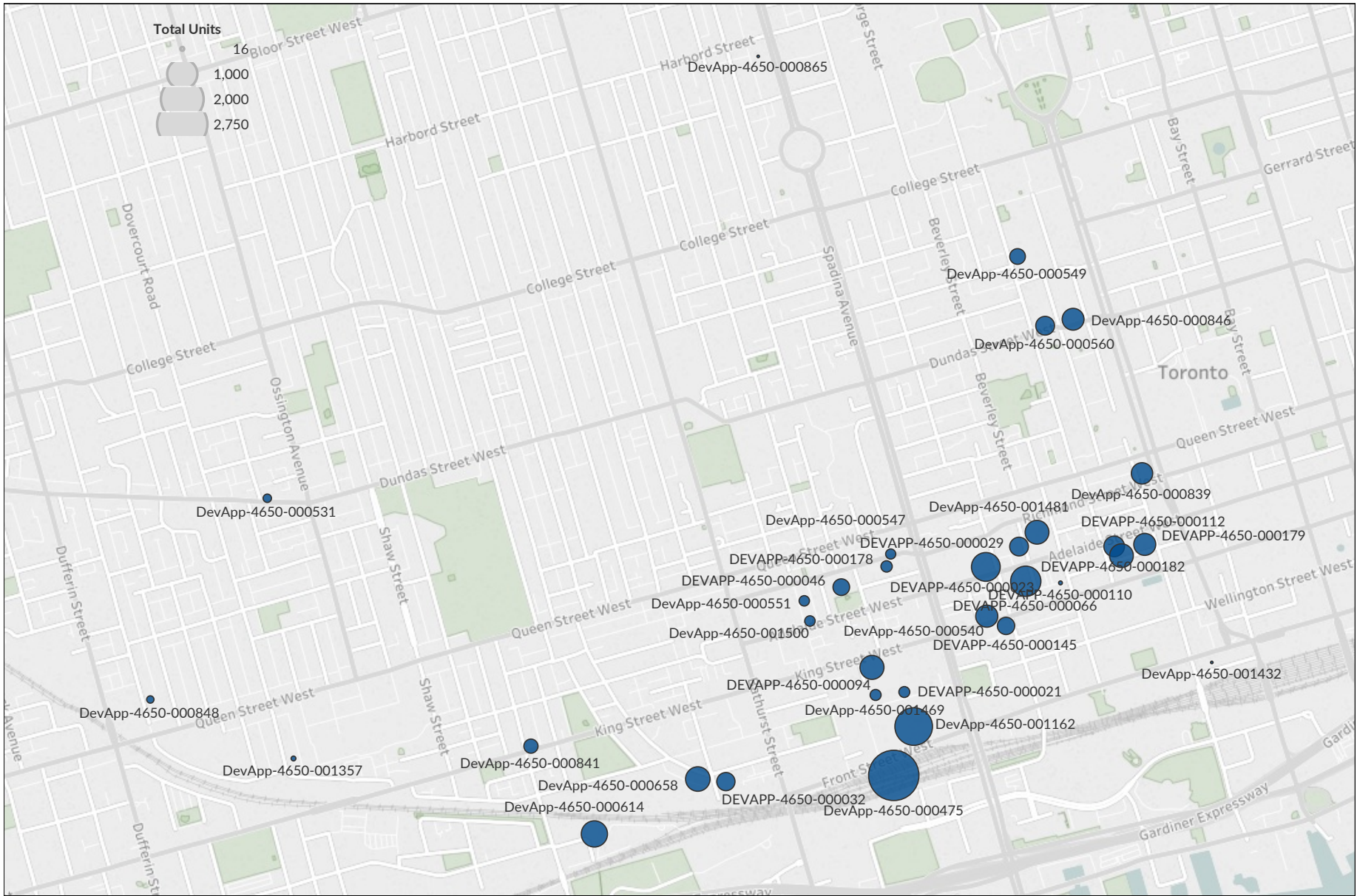
Downtown West Submarket Report - April 2019

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	June 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	9	168	61	476	\$1,068	\$1,095
1181 - SKALE	Apartment	March 2021	0	6	35	117	\$1,086	\$1,097
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	2	8	128	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	16	38	100	328	\$1,274	\$1,407
Encore Theatre District - Plaza	Apartment	January 2022	5	5	42	216	\$1,327	\$1,437
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	2	3	7	243	\$594	\$1,030
King Toronto - Westbank Projects Corp.	Apartment	June 2023	23	78	133	441	\$0	\$1,659
LakeFront - Concord Adex	Apartment	June 2020	0	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	0	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	8	37	1	432	\$888	\$934
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	\$1,491
Theatre District Residence - Plaza	Apartment	November 2022	4	4	17	428	\$995	\$1,048
WEST - Aspen Ridge Homes	Apartment	November 2020	0	4	29	268	\$852	\$1,015
Woodsworth - Lamb Development Corp.	Apartment	September 2021	3	6	52	125	\$1,199	\$1,201
XO Condos - Lifetime Developments	Apartment	June 2022	149	149	148	297	\$969	\$974

Downtown West Submarket Report - April 2019

Current Development Applications



Downtown West Submarket Report - April 2019

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	14.5	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
DevApp-4650-001481	126 John Street	10.2	613
DevApp-4650-001500	502 Adelaide Street West	10.5	118

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	1	16	5,446	4,932	211	\$2,266	1,973	\$4,472,193	5,379
Central Waterfront	48	15	6,871	6,228	564	\$1,371	1,054	\$1,445,624	17,979
Don Mills - York Mills	12	8	2,327	2,108	159	\$879	1,163	\$1,022,876	7,028
Downtown Core	28	9	4,687	3,571	600	\$1,489	606	\$902,740	16,880
Downtown East	9	16	5,192	4,907	257	\$990	898	\$889,208	17,160
Downtown West	221	27	10,124	8,508	1,287	\$1,295	760	\$983,368	15,288
Etobicoke Waterfront	13	7	3,177	2,883	156	\$1,078	868	\$935,518	1,439
Highway7 - Yonge	32	7	1,704	1,216	420	\$654	927	\$605,759	.
Mississauga City Centre	569	10	5,691	4,421	1,001	\$800	712	\$569,645	.
North Toronto	73	10	3,192	2,792	328	\$1,129	844	\$952,799	6,499
North Yonge Corridor	317	7	2,612	2,076	434	\$943	783	\$738,412	4,807
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	126	11	2,820	2,147	624	\$800	744	\$595,283	10,413
Not Applicable	1,488	149	26,952	19,795	5,849	\$713	893	\$636,454	45,995
Scarborough City Centre									2,245
Sheppard Corridor	49	16	4,374	3,473	901	\$990	828	\$820,104	5,557
Thornhill	10	1	389	325	64	\$753	951	\$715,967	.
Toronto East	6	14	1,733	1,568	130	\$964	971	\$936,220	2,179
Toronto West	49	9	1,907	1,255	636	\$998	884	\$882,882	11,066
Yonge - St. Clair	2	7	1,023	957	58	\$1,331	1,310	\$1,742,672	1,553

The Development Applications data pertains only to the City of Toronto

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