



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of May 2019



Downtown West Submarket Report - May 2019



Downtown West		GTA
Active Projects	27	344
Total Units	10,058	90,927
Total Sales	8,547	75,278
Rem. Inv.	1,182	12,537
Avg. \$/SF	\$1,308	\$961
Avg. SF	758	891
Avg. \$	\$991,479	\$855,970
Current Month Sales (incl. active & sold out)	66	3,790

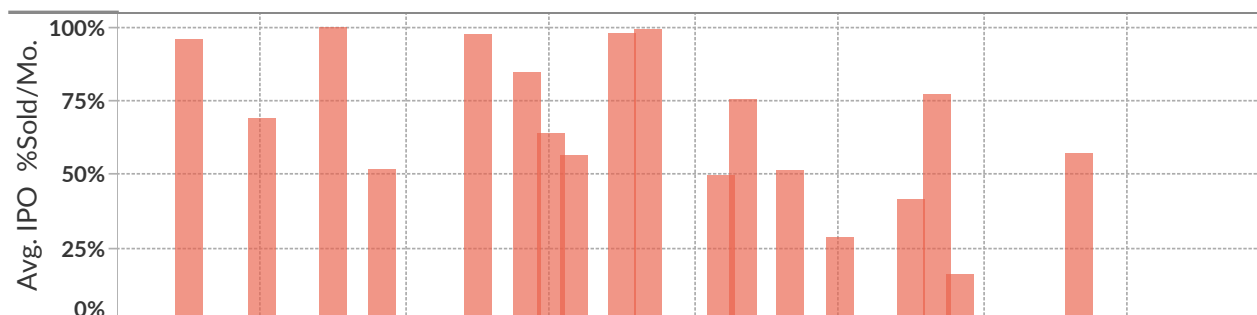
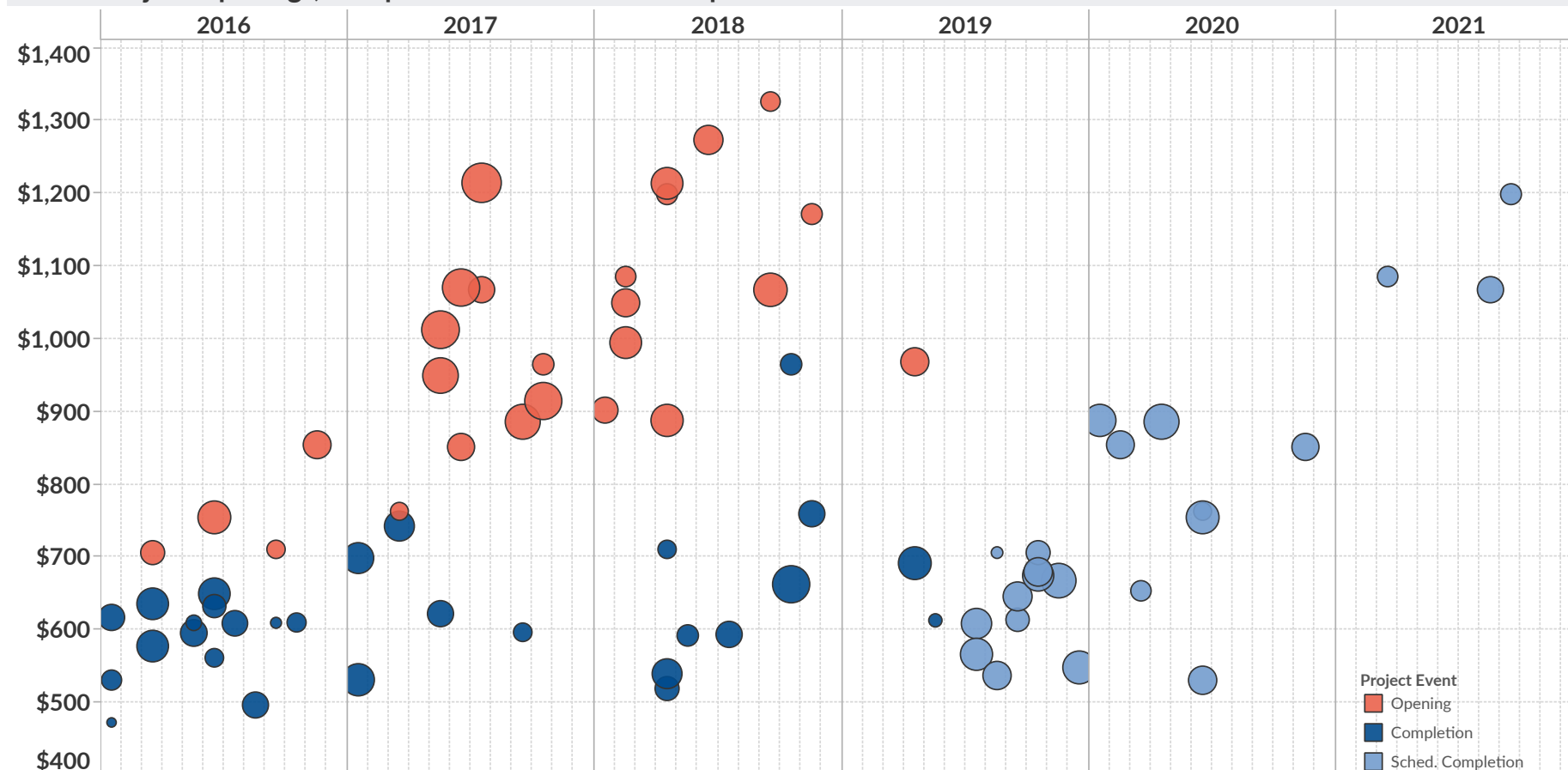
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	32	321
Total Units	13,456	166,507
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	32.2	32.2
Avg. Floor Space Index	10.2	5.9

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

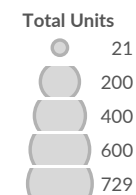


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Recent Project Openings, Completions & Scheduled Completions



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.



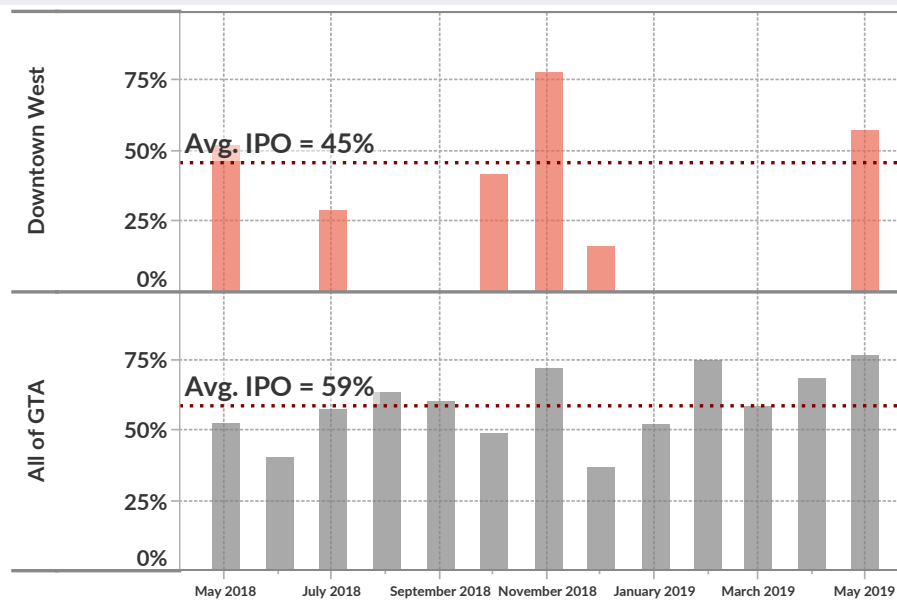
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Project Data by Unit Type

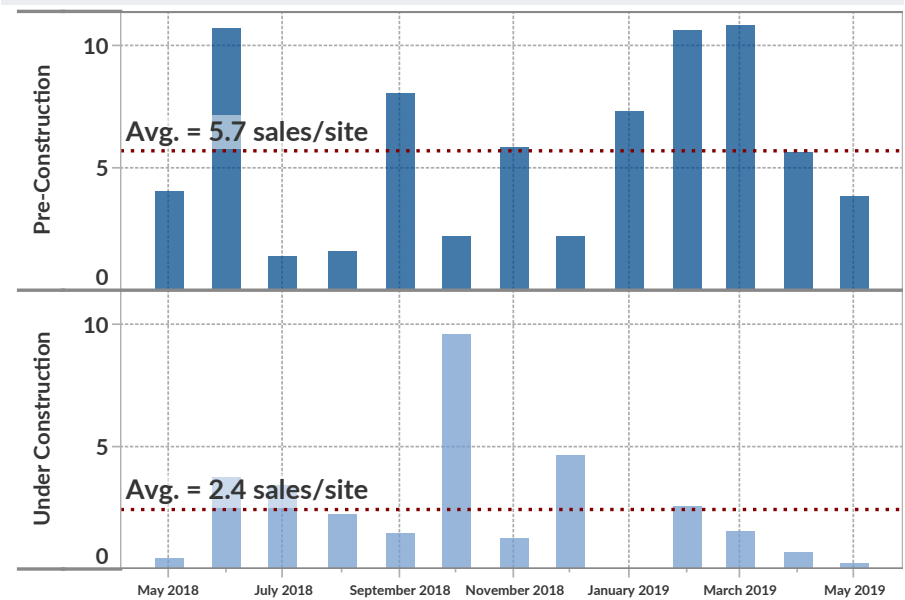
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	508	4	458	50
1 Bedroom	3,074	31	2,771	303
1 Bedroom + Den	2,486	16	2,308	178
2 Bedroom	2,172	9	1,848	324
2 Bedroom + Den	317	1	278	39
3 Bedroom & Up	921	5	668	253
Penthouse	105	0	85	20
Other	146	0	131	15

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,237	345	519	\$419,490	\$856,990
\$1,345	415	730	\$458,900	\$1,163,990
\$1,228	530	878	\$531,900	\$1,211,990
\$1,325	600	1,279	\$621,990	\$2,242,990
\$1,155	695	1,374	\$687,900	\$2,058,990
\$1,338	830	2,234	\$773,990	\$3,681,990
\$1,569	709	2,408	\$914,990	\$4,500,000
\$885	1,088	2,053	\$985,990	\$1,485,000

IPO Launch Performance (first 2 months)

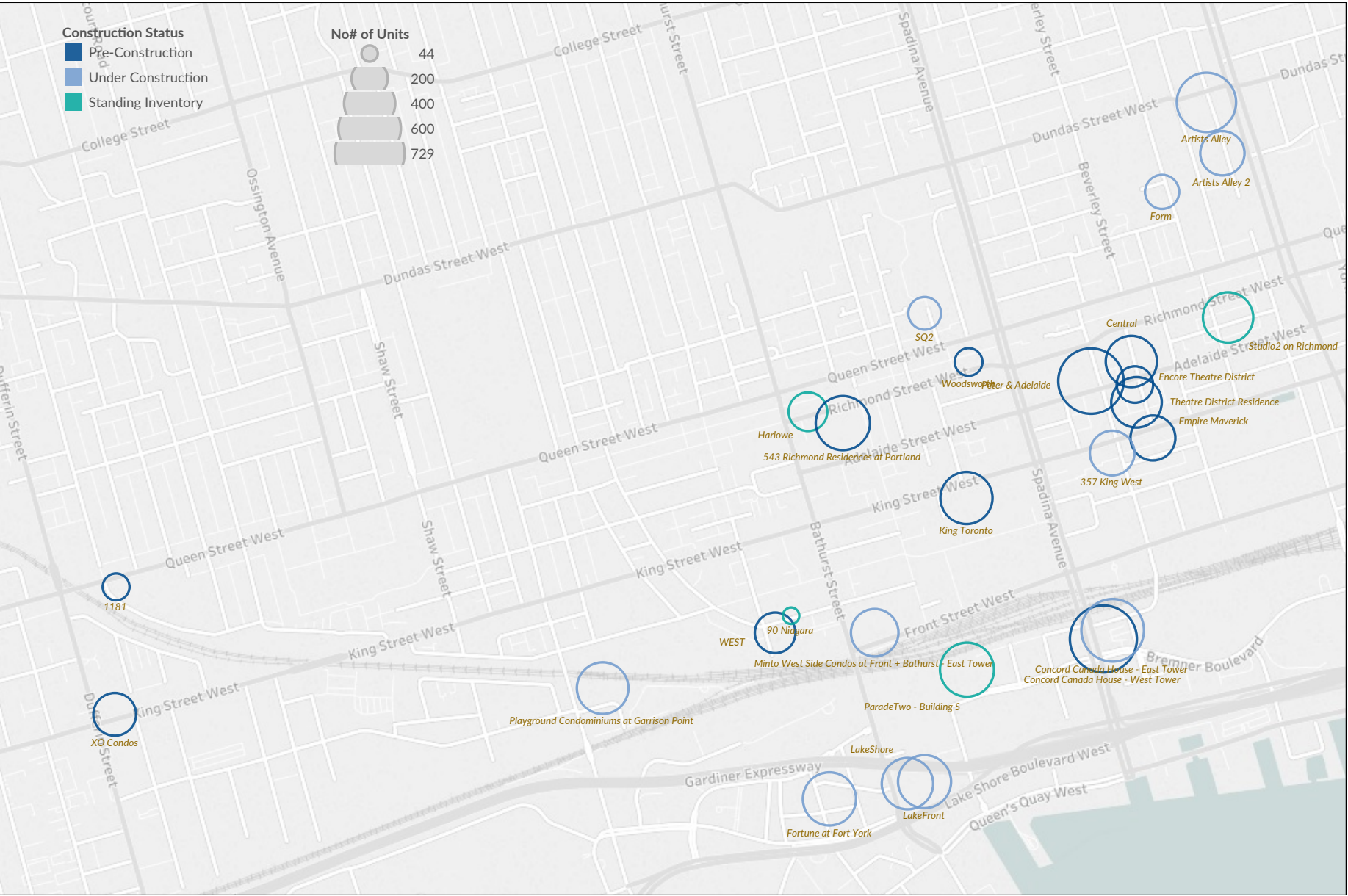


Post Launch Absorption: Downtown West



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Current Active Projects



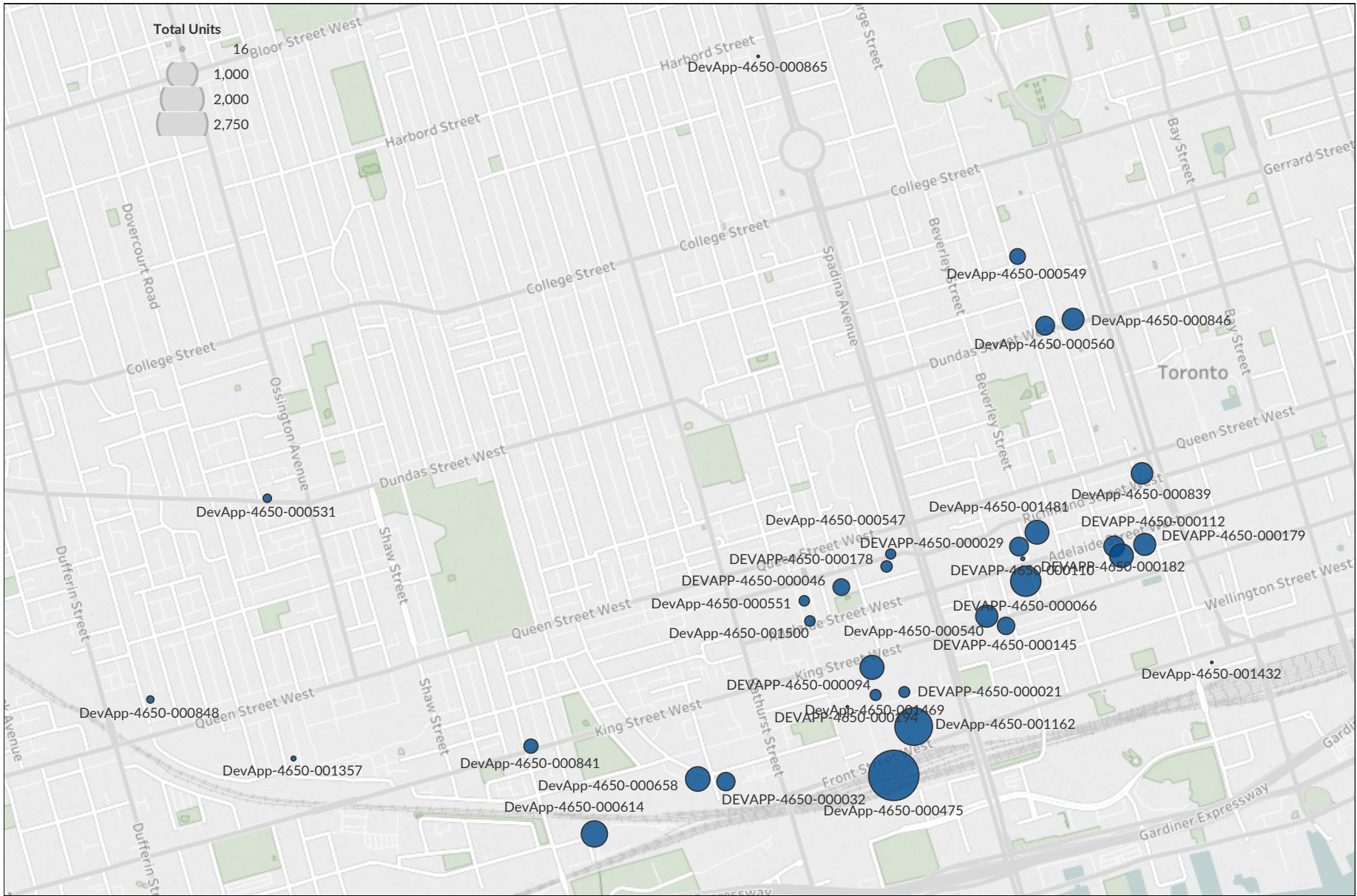
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Current Active Project List - Downtown West

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	7	175	54	476	\$1,068	\$1,089
1181 - SKALE	Apartment	March 2021	1	7	34	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	3	11	125	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	6	44	94	328	\$1,274	\$1,407
Encore Theatre District - Plaza	Apartment	January 2022	0	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	53	459	\$549	\$950
Harlowe - Lamb Development Corp.	Apartment	July 2018	1	4	6	243	\$594	\$1,030
King Toronto - Westbank Projects Corp.	Apartment	June 2023	21	99	112	441	\$0	\$1,663
LakeFront - Concord Adex	Apartment	June 2020	2	10	53	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	0	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	0	4	3	414	\$995	\$1,293
WEST - Aspen Ridge Homes	Apartment	November 2020	1	5	28	268	\$852	\$1,017
Woodsworth - Lamb Development Corp.	Apartment	September 2021	3	9	49	125	\$1,199	\$1,201
XO Condos - Lifetime Developments	Apartment	June 2022	21	170	127	297	\$969	\$975

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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-4650-000029	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-4650-000194	504 Wellington Street West	7.9	
DevApp-4650-000475	433 Front Street West	4.3	2,750
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		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	4	16	5,436	4,937	196	\$2,278	2,050	\$4,671,101	5,337
Central Waterfront	36	15	6,871	6,250	542	\$1,377	1,058	\$1,457,587	17,979
Don Mills - York Mills	144	9	2,578	2,264	254	\$929	1,317	\$1,223,770	6,429
Downtown Core	80	8	4,656	3,645	523	\$1,524	620	\$945,340	16,880
Downtown East	17	16	5,194	4,906	260	\$1,002	885	\$886,118	17,086
Downtown West	66	27	10,058	8,547	1,182	\$1,308	758	\$991,479	14,202
Etobicoke Waterfront	21	6	2,808	2,537	133	\$1,107	840	\$929,970	1,280
Highway7 - Yonge	5	6	1,535	1,052	415	\$653	926	\$604,938	.
Mississauga City Centre	663	11	6,064	5,081	979	\$822	758	\$623,431	.
North Toronto	14	10	3,160	2,793	295	\$1,156	753	\$870,843	6,578
North Yonge Corridor	89	7	2,612	2,223	261	\$997	810	\$807,199	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	313	10	2,604	2,270	256	\$777	761	\$591,293	9,444
Not Applicable	2,150	154	27,700	20,844	5,578	\$714	912	\$651,694	48,961
Scarborough City Centre									2,245
Sheppard Corridor	118	15	4,167	3,383	784	\$1,015	802	\$814,359	5,581
Thornhill	4	1	389	329	60	\$753	913	\$687,754	.
Toronto East	19	14	1,637	1,448	155	\$947	1,050	\$994,157	2,068
Toronto West	47	10	1,907	1,312	579	\$1,010	896	\$904,992	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

The Development Applications data pertains only to the City of Toronto

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