



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of June 2019



Downtown West Submarket Report - June 2019



Downtown West		GTA
Active Projects	29	352
Total Units	10,566	93,358
Total Sales	8,590	75,759
Rem. Inv.	1,667	14,377
Avg. \$/SF	\$1,347	\$981
Avg. SF	832	884
Avg. \$	\$1,121,361	\$867,169
Current Month Sales (incl. active & sold out)	53	2,420

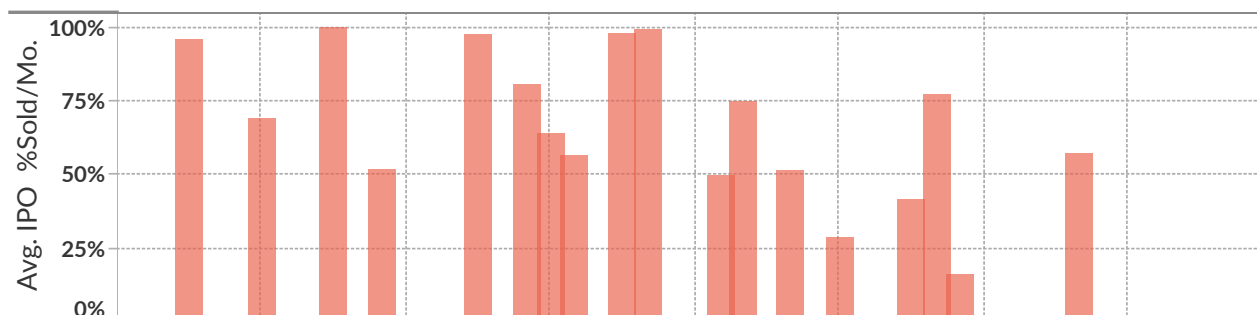
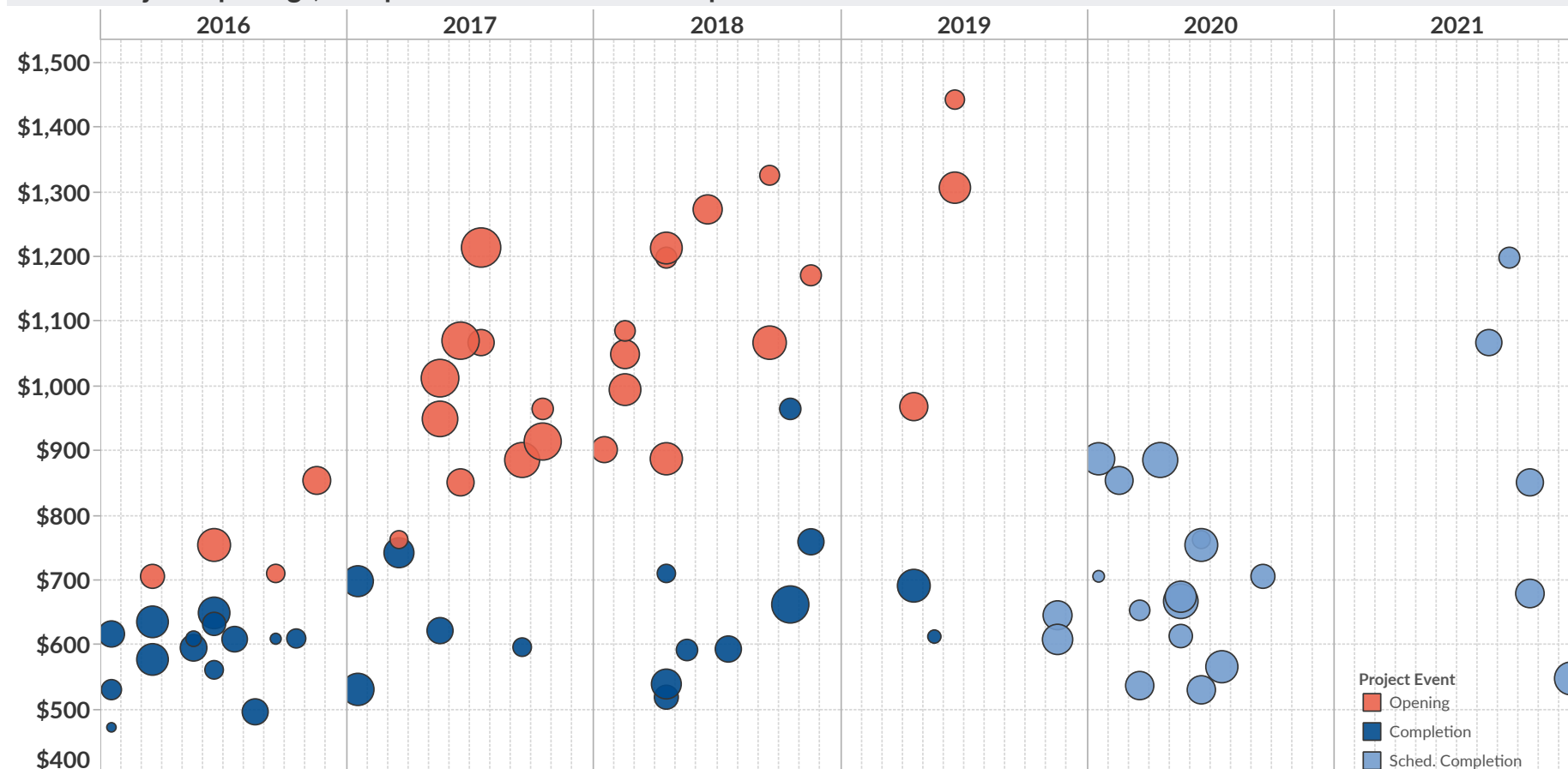
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	33	318
Total Units	13,592	165,515
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	32.2	32.2
Avg. Floor Space Index	10.2	5.8

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

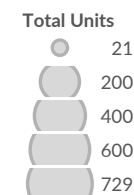


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Recent Project Openings, Completions & Scheduled Completions



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.



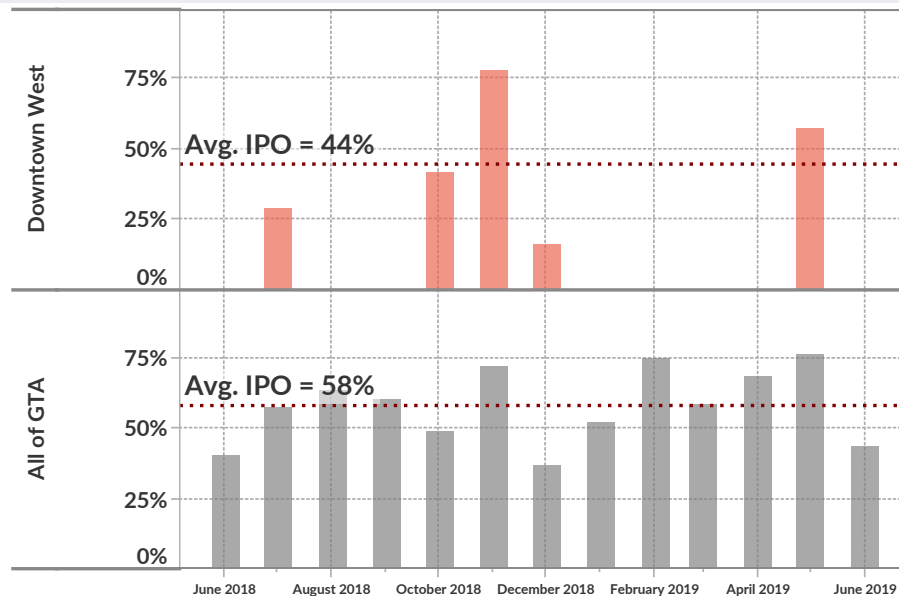
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Project Data by Unit Type

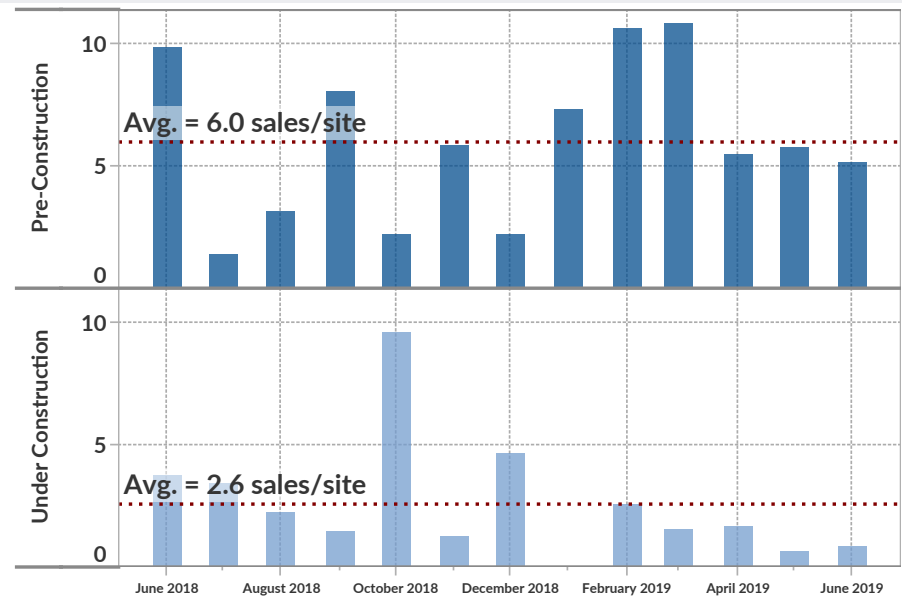
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	512	3	471	41
1 Bedroom	3,173	26	2,785	388
1 Bedroom + Den	2,622	8	2,319	303
2 Bedroom	2,331	12	1,860	471
2 Bedroom + Den	388	2	275	113
3 Bedroom & Up	979	2	664	315
Penthouse	106	0	85	21
Other	146	0	131	15

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,249	345	519	\$464,490	\$846,990
\$1,373	415	869	\$458,900	\$1,132,990
\$1,281	520	896	\$614,900	\$1,211,990
\$1,348	600	1,799	\$650,990	\$2,700,000
\$1,353	763	2,489	\$800,000	\$3,625,000
\$1,373	830	2,622	\$834,990	\$4,175,000
\$1,595	709	3,259	\$914,990	\$5,500,000
\$887	842	2,053	\$777,990	\$1,485,000

IPO Launch Performance (first 2 months)

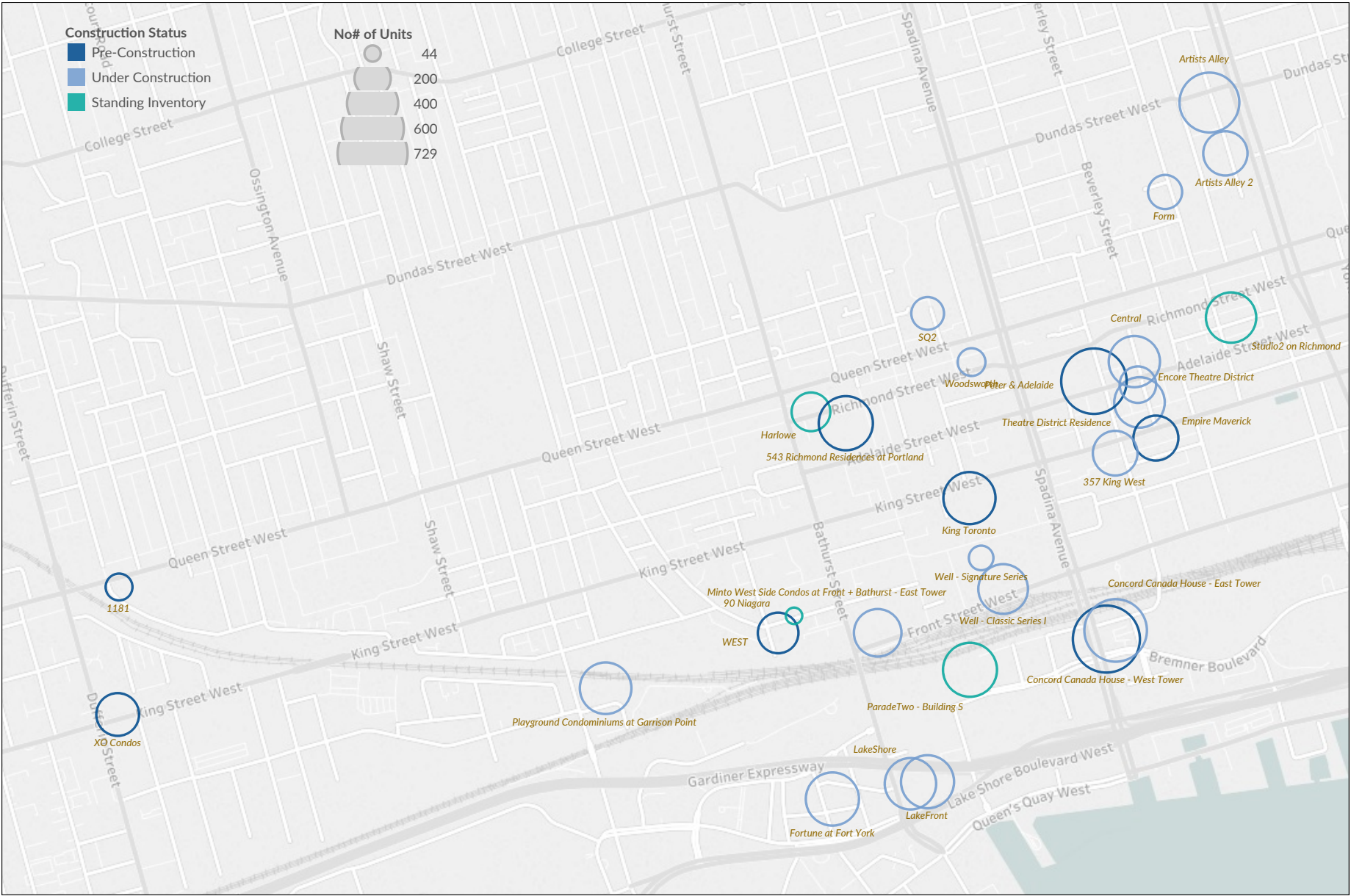


Post Launch Absorption: Downtown West



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Current Active Projects



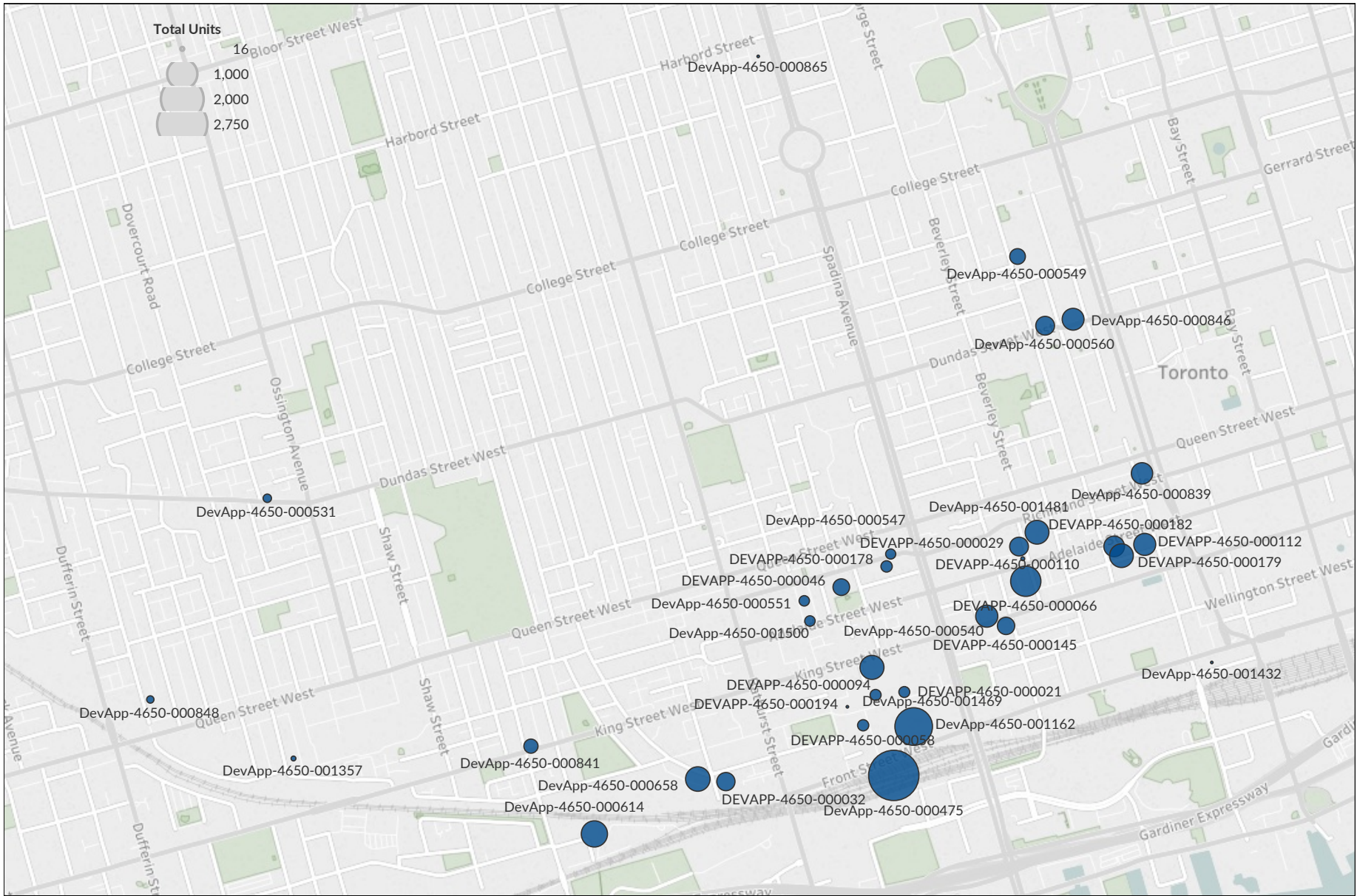
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Current Active Project List - Downtown West

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	5	180	49	476	\$1,068	\$1,149
1181 - SKALE	Apartment	March 2022	2	9	37	117	\$1,086	\$1,108
Artists Alley 2 - Lanterra Developments	Apartment	October 2022	0	0	5	318	\$1,050	\$1,415
Artists Alley - Lanterra Developments	Apartment	March 2022	4	4	54	581	\$950	\$1,277
Central - Concord Adex	Apartment	May 2023	1	14	122	426	\$1,214	\$1,399
Concord Canada House - East Tower - Concord Adex	Apartment	June 2022	0	0	170	635	\$1,071	\$1,479
Concord Canada House - West Tower - Concord Adex	Apartment	June 2022	3	19	186	729	\$1,215	\$1,451
Empire Maverick - Empire	Apartment	March 2022	11	55	83	328	\$1,274	\$1,408
Encore Theatre District - Plaza	Apartment	January 2022	4	9	43	216	\$1,327	\$1,429
Form - Tridel	Apartment	September 2020	0	0	1	189	\$706	\$838
Fortune at Fort York - Onni Group of Companies	Apartment	December 2021	3	18	35	459	\$549	\$1,030
Harlowe - Lamb Development Corp.	Apartment	July 2018	0	4	6	243	\$594	\$1,030
King Toronto - Westbank Projects Corp.	Apartment	June 2023	5	104	107	441	\$0	\$1,605
LakeFront - Concord Adex	Apartment	June 2020	0	8	55	457	\$755	\$1,360
LakeShore - Concord Adex	Apartment	July 2020	0	1	19	429	\$567	\$1,333
Minto West Side Condos at Front + Bathurst - East Tower - M...	Apartment	November 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	May 2020	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
Well - Classic Series I - Tridel	Apartment	September 2022	0	0	400	400	\$1,308	\$1,308
Well - Signature Series - Tridel	Apartment	July 2022	0	0	98	98	\$1,444	\$1,444
WEST - Aspen Ridge Homes	Apartment	October 2021	1	7	26	268	\$852	\$1,019
Woodsworth - Lamb Development Corp.	Apartment	September 2021	0	9	49	125	\$1,199	\$1,201
XO Condos - Lifetime Developments	Apartment	June 2022	14	184	113	297	\$969	\$980

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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-4650-000058	485 - 489 Wellington Street West	7.6	136
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	• 15	• 5,235	• 4,736	• 196	• \$2,282	• 2,048	• \$4,674,624	• 5,337
Central Waterfront	• 20	• 13	• 6,100	• 5,500	• 521	• \$1,387	• 1,056	• \$1,464,610	• 17,979
Don Mills - York Mills	• 97	• 11	• 3,265	• 2,379	• 763	• \$960	• 890	• \$854,081	• 6,429
Downtown Core	• 239	• 9	• 5,207	• 3,883	• 751	• \$1,484	• 643	• \$954,613	• 16,430
Downtown East	• 145	• 17	• 5,774	• 5,051	• 695	• \$1,040	• 740	• \$769,368	• 16,835
Downtown West	• 53	• 29	• 10,566	• 8,590	• 1,667	• \$1,347	• 832	• \$1,121,361	• 14,338
Etobicoke Waterfront	• 0	• 6	• 2,808	• 2,537	• 133	• \$1,109	• 840	• \$931,850	• 1,280
Highway7 - Yonge	• 21	• 6	• 1,535	• 1,073	• 394	• \$654	• 922	• \$602,545	•
Mississauga City Centre	• 319	• 11	• 6,132	• 5,397	• 709	• \$819	• 817	• \$669,123	•
North Toronto	• 24	• 10	• 3,160	• 2,824	• 264	• \$1,160	• 775	• \$898,534	• 6,578
North Yonge Corridor	• 55	• 7	• 2,612	• 2,278	• 206	• \$1,020	• 803	• \$818,417	• 4,430
North York East	• 0	• 2	• 528	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,144
North York West	• 29	• 9	• 2,073	• 1,764	• 278	• \$1,034	• 974	• \$1,006,289	• 9,444
Not Applicable	• 1,069	• 156	• 28,681	• 21,458	• 5,945	• \$704	• 902	• \$634,889	• 48,534
Scarborough City Centre									• 2,245
Sheppard Corridor	• 106	• 15	• 4,132	• 3,379	• 753	• \$1,036	• 817	• \$846,280	• 5,581
Thornhill	• 45	• 1	• 389	• 374	• 15	• \$758	• 960	• \$727,433	•
Toronto East	• 18	• 15	• 1,770	• 1,590	• 148	• \$1,025	• 1,001	• \$1,026,041	• 2,068
Toronto West	• 176	• 13	• 2,368	• 1,489	• 854	• \$985	• 904	• \$890,391	• 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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