



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of July 2019



Downtown West Submarket Report - July 2019



Downtown West		GTA
Active Projects	29	352
Total Units	10,233	92,985
Total Sales	9,024	76,495
Rem. Inv.	1,209	12,873
Avg. \$/SF	\$1,380	\$984
Avg. SF	870	914
Avg. \$	\$1,201,218	\$899,216
Current Month Sales (incl. active & sold out)	434	2,297

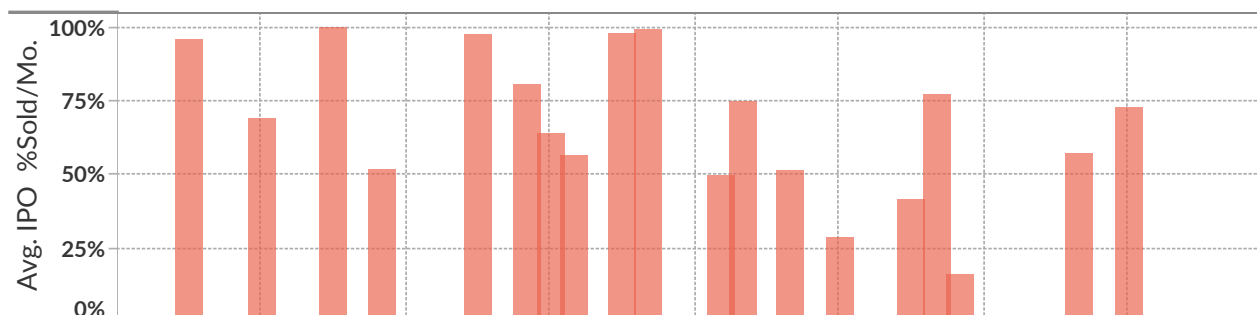
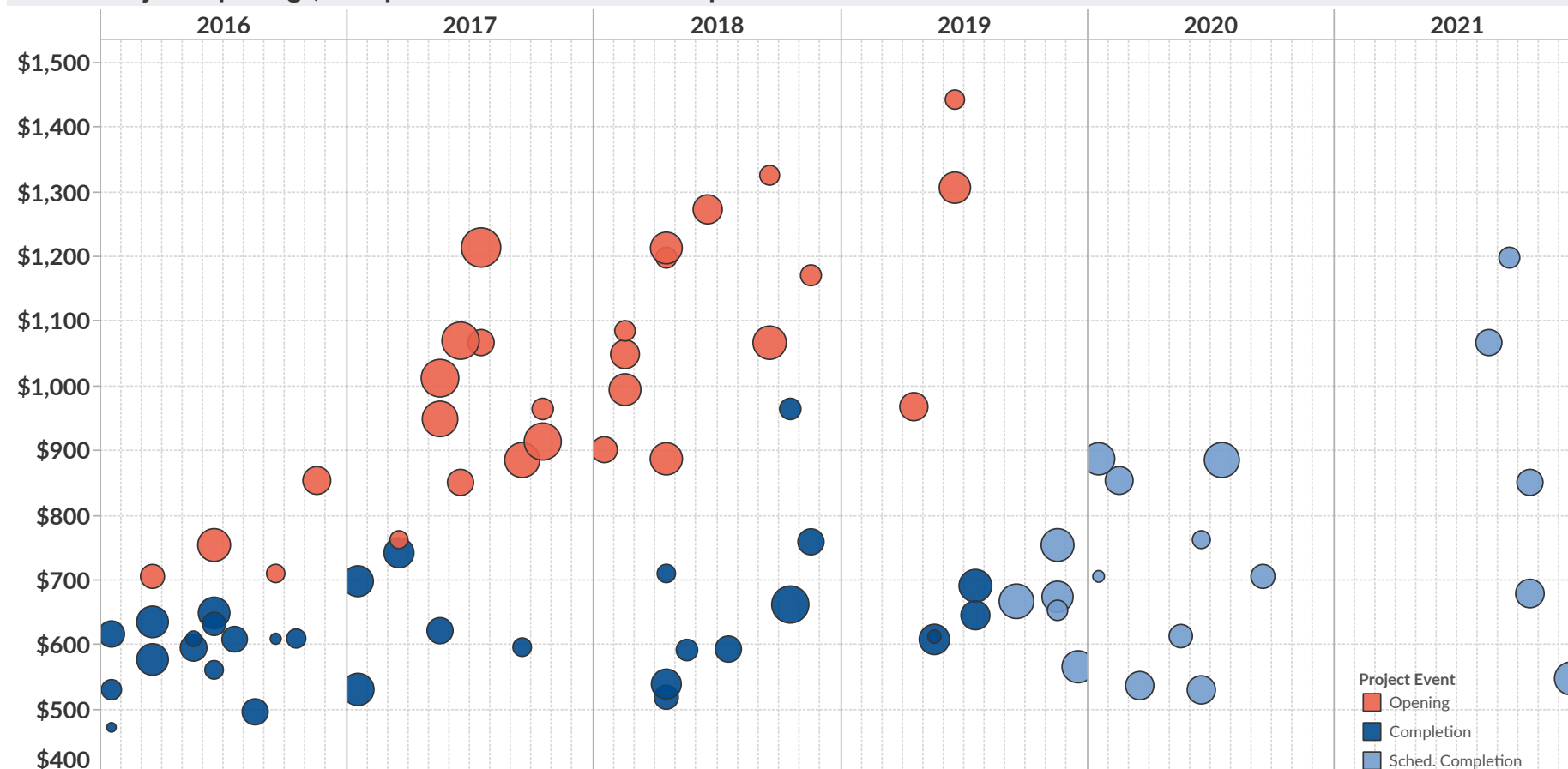
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	40	385
Total Units	15,613	184,667
Min. Floor Space Index	1.0	0.0
Max. Floor Space Index	32.2	32.2
Avg. Floor Space Index	10.5	5.9

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

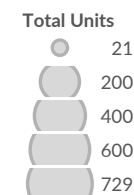


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Recent Project Openings, Completions & Scheduled Completions



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.



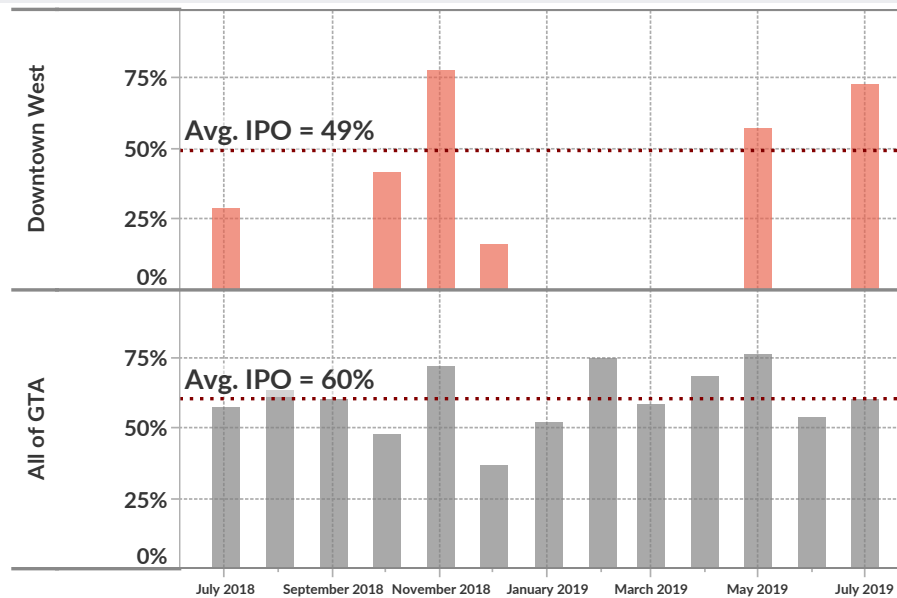
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Project Data by Unit Type

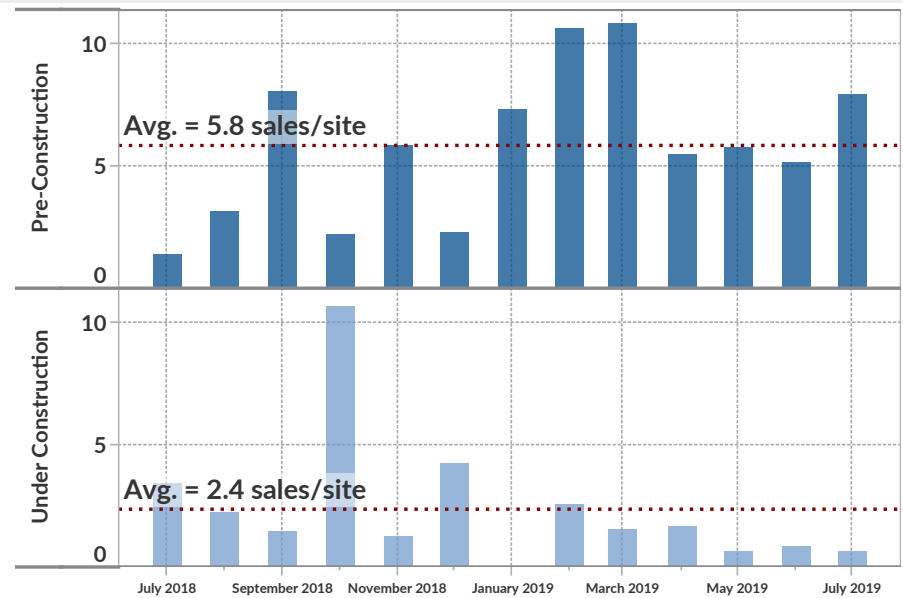
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	512	0	471	41
1 Bedroom	3,174	120	2,905	269
1 Bedroom + Den	2,623	135	2,454	169
2 Bedroom	2,332	144	2,004	328
2 Bedroom + Den	378	17	292	86
3 Bedroom & Up	979	18	682	297
Penthouse	97	0	85	12
Other	138	0	131	7

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,249	345	519	\$464,490	\$846,990
\$1,395	415	869	\$458,900	\$1,162,990
\$1,261	520	878	\$614,900	\$1,058,990
\$1,411	600	1,799	\$650,990	\$2,700,000
\$1,391	763	2,489	\$800,000	\$3,625,000
\$1,385	830	2,622	\$834,990	\$4,175,000
\$1,709	1,038	3,259	\$1,400,000	\$5,500,000
\$870	1,107	2,053	\$1,099,900	\$1,485,000

IPO Launch Performance (first 2 months)

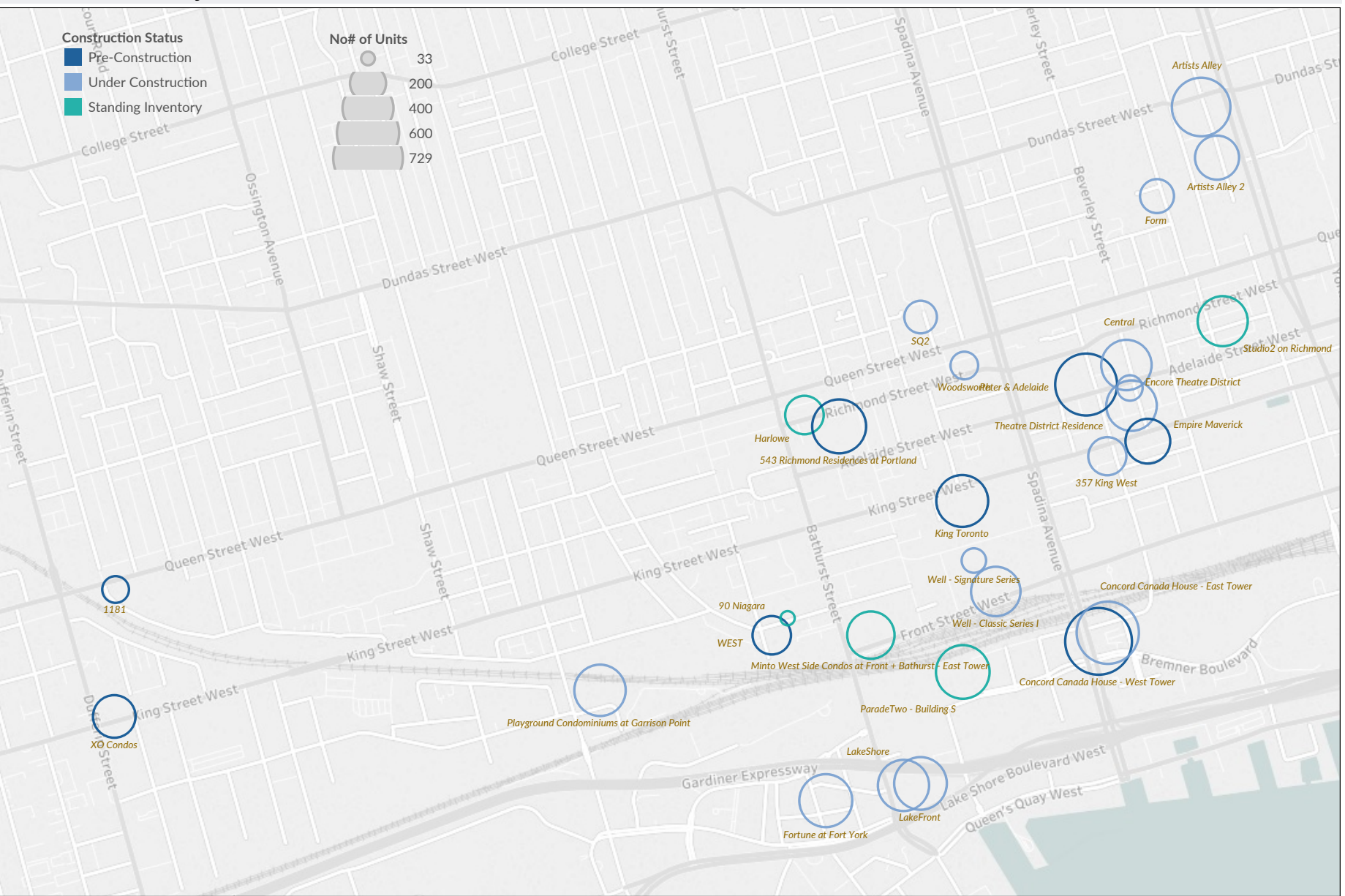


Post Launch Absorption: Downtown West



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Current Active Projects



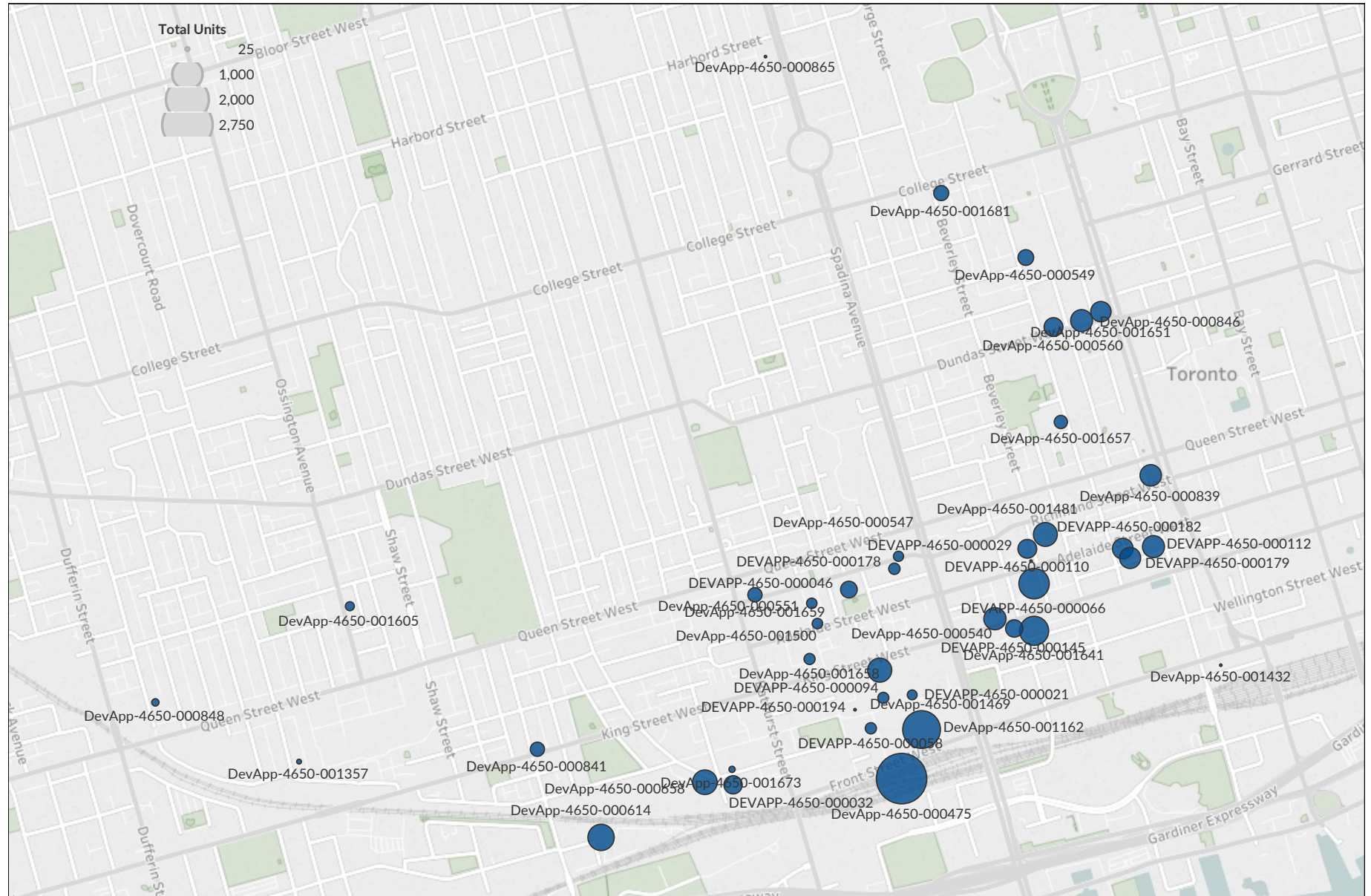
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Current Active Project List - Downtown West

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	33	\$613	\$639
357 King West - Great Gulf	Apartment	October 2022	0	14	0	238	\$902	\$939
543 Richmond Residences at Portland - Pemberton Group	Apartment	May 2022	20	200	29	476	\$1,068	\$1,122
1181 - SKALE	Apartment	March 2022	2	11	35	117	\$1,086	\$1,100
Artists Alley 2 - Lanterra Developments	Apartment	October 2022	0	0	5	318	\$1,050	\$1,415
Artists Alley - Lanterra Developments	Apartment	March 2022	3	7	51	561	\$950	\$1,277
Central - Concord Adex	Apartment	May 2023	0	14	122	416	\$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	0	19	186	729	\$1,215	\$1,451
Empire Maverick - Empire	Apartment	March 2022	16	71	67	328	\$1,274	\$1,430
Encore Theatre District - Plaza	Apartment	January 2022	0	9	43	106	\$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	21	32	459	\$549	\$1,031
Harlowe - Lamb Development Corp.	Apartment	July 2018	0	4	6	243	\$594	\$1,030
King Toronto - Westbank Projects Corp.	Apartment	June 2023	17	121	90	441	\$0	\$1,734
LakeFront - Concord Adex	Apartment	November 2019	0	8	55	454	\$755	\$1,360
LakeShore - Concord Adex	Apartment	December 2019	0	1	19	429	\$567	\$1,333
Minto West Side Condos at Front + Bathurst - East Tower - M...	Apartment	May 2019	0	6	1	367	\$609	\$1,150
ParadeTwo - Building S - Concord Adex	Apartment	October 2012	0	0	0	471	\$553	\$796
Peter & Adelaide - Graywood Developments	Apartment	January 2022	0	0	0	628	\$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	1	410	\$636	\$1,491
Theatre District Residence - Plaza	Apartment	November 2022	3	7	3	417	\$995	\$1,293
Well - Classic Series I - Tridel	Apartment	September 2022	362	362	38	400	\$1,308	\$1,426
Well - Signature Series - Tridel	Apartment	July 2022	0	0	98	98	\$1,444	\$1,444
WEST - Aspen Ridge Homes	Apartment	October 2021	0	7	0	242	\$852	\$1,019
Woodsworth - Lamb Development Corp.	Apartment	September 2021	0	9	49	125	\$1,199	\$1,203
XO Condos - Lifetime Developments	Apartment	June 2022	8	192	105	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	104
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	7.8	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	
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	324
DEVAPP-4650-000178	451 - 457 Richmond Street West	11.5	139
DEVAPP-4650-000179	150 - 158 Pearl Street; 15 Duncan Street	20.2	480
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-4650-000540	400 - 420 King Street West	16.5	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	16.5	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
DevApp-4650-001605	109-111 Ossington Avenue	10.6	87
DevApp-4650-001641	355 King Street West	17.1	911
DevApp-4650-001651	480 University Avenue	18.2	447
DevApp-4650-001657	60 McCaul Street	6.9	189
DevApp-4650-001658	602 King Street West	6.7	132
DevApp-4650-001659	604 Richmond Street West	11.2	218
DevApp-4650-001673	90 Niagara Street	2.6	42
DevApp-4650-001681	203 College Street	12.8	243

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	• 21	• 15	• 4,991	• 4,751	• 240	• \$2,173	• 1,659	• \$3,603,965	• 6,093
Central Waterfront	• 18	• 13	• 5,943	• 5,426	• 517	• \$1,398	• 1,068	• \$1,492,241	• 18,503
Don Mills - York Mills	• 55	• 11	• 3,142	• 2,662	• 480	• \$956	• 1,046	• \$999,964	• 6,397
Downtown Core	• 59	• 9	• 4,638	• 3,942	• 696	• \$1,478	• 657	• \$970,357	• 15,855
Downtown East	• 61	• 16	• 5,169	• 4,775	• 394	• \$1,019	• 817	• \$831,958	• 17,905
Downtown West	• 434	• 29	• 10,233	• 9,024	• 1,209	• \$1,380	• 870	• \$1,201,218	• 16,359
Etobicoke Waterfront	• 16	• 5	• 2,147	• 2,031	• 116	• \$1,114	• 793	• \$882,935	• 2,841
Highway7 - Yonge	• 10	• 6	• 1,467	• 1,083	• 384	• \$653	• 924	• \$603,399	•
Mississauga City Centre	• 121	• 11	• 6,106	• 5,563	• 543	• \$815	• 853	• \$695,484	•
North Toronto	• 21	• 11	• 3,456	• 2,836	• 620	• \$1,155	• 740	• \$854,506	• 9,542
North Yonge Corridor	• 14	• 6	• 1,953	• 1,761	• 192	• \$1,020	• 815	• \$831,096	• 3,872
North York East	• 0	• 2	• 527	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,233
North York West	• 28	• 10	• 2,192	• 1,792	• 400	• \$826	• 1,084	• \$896,013	• 11,307
Not Applicable	• 1,280	• 158	• 27,912	• 22,563	• 5,349	• \$732	• 930	• \$680,777	• 55,383
Scarborough City Centre									• 2,245
Sheppard Corridor	• 15	• 14	• 4,020	• 3,246	• 774	• \$1,029	• 820	• \$843,638	• 6,474
Thornhill	• 9	• 1	• 389	• 382	• 7	• \$766	• 923	• \$706,579	•
Toronto East	• 2	• 15	• 1,741	• 1,579	• 162	• \$1,011	• 999	• \$1,009,519	• 2,950
Toronto West	• 130	• 13	• 2,347	• 1,619	• 728	• \$1,006	• 917	• \$922,600	• 11,183
Yonge - St. Clair	• 3	• 7	• 995	• 961	• 34	• \$1,343	• 1,560	• \$2,095,059	• 2,114

The Development Applications data pertains only to the City of Toronto

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