



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of September 2019



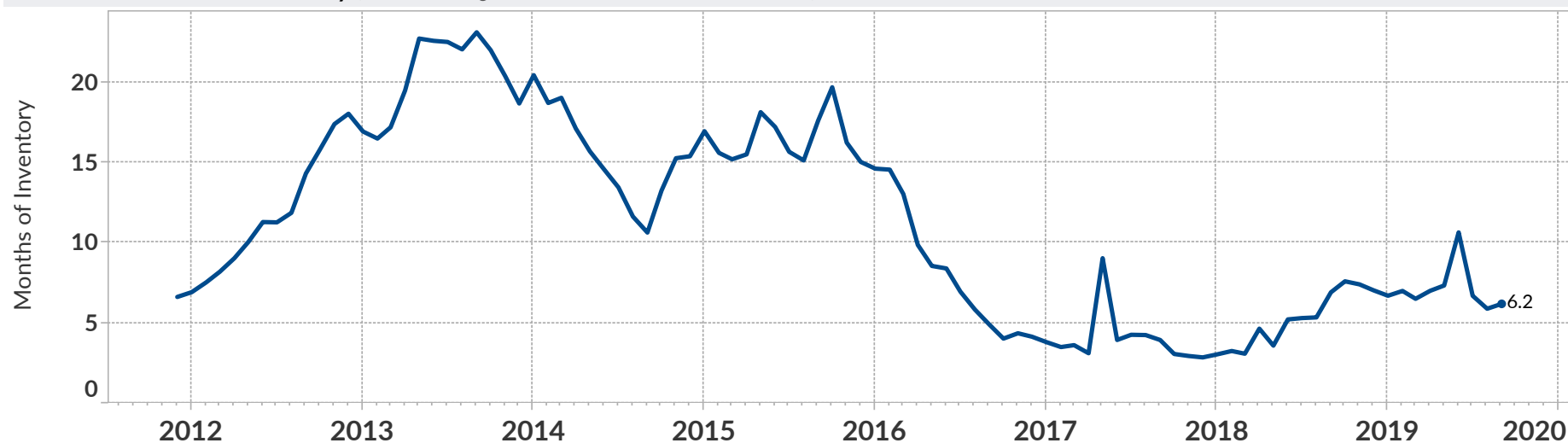
Downtown West Submarket Report - September 2019



Downtown West			GTA	
Active Projects	29		349	
Total Units	10,443		92,732	
Total Sales	8,981		75,071	
Rem. Inv.	1,144		13,715	
Avg. \$/SF	\$1,392		\$1,011	
Avg. SF	897		903	
Avg. \$	\$1,248,290		\$913,157	
Current Month Sales (incl. active & sold out)		225	2,107	

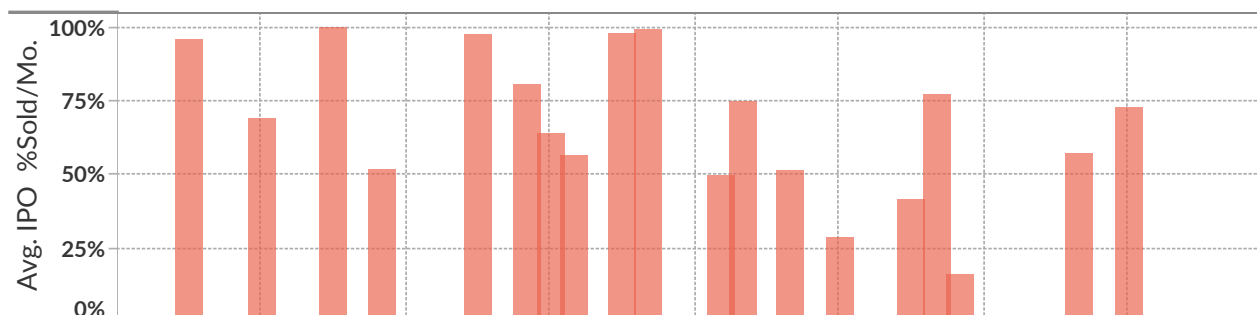
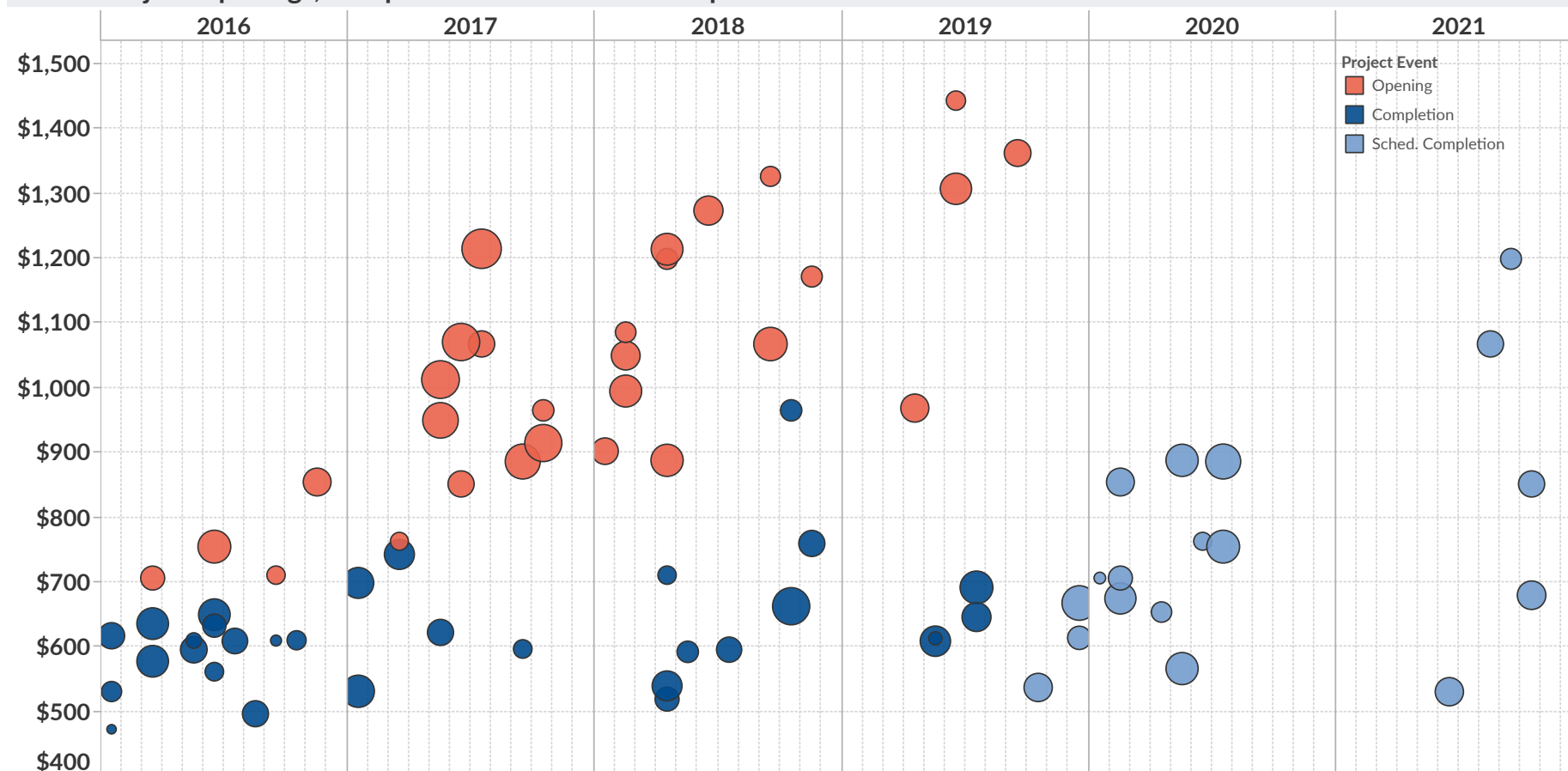
Development Applications			
Downtown West		City of Toronto	
Number of Dev. Apps.	41	368	
Total Units	18,058	192,605	
Min. Floor Space Index	1.0	0.0	
Max. Floor Space Index	34.1	34.1	
Avg. Floor Space Index	11.4	6.2	

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

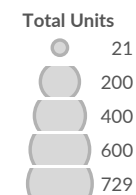


Downtown West Submarket Report - September 2019

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.



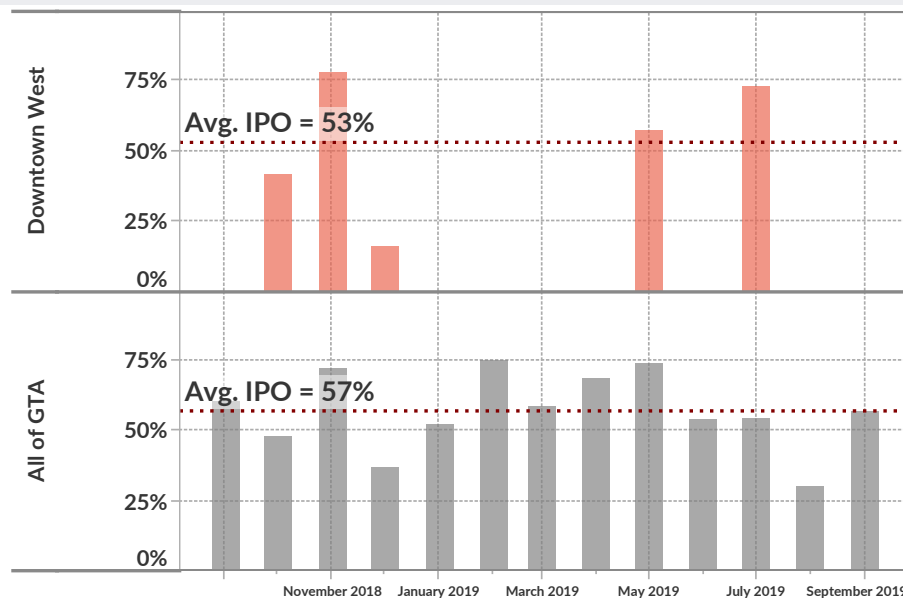
Downtown West Submarket Report - September 2019

Project Data by Unit Type

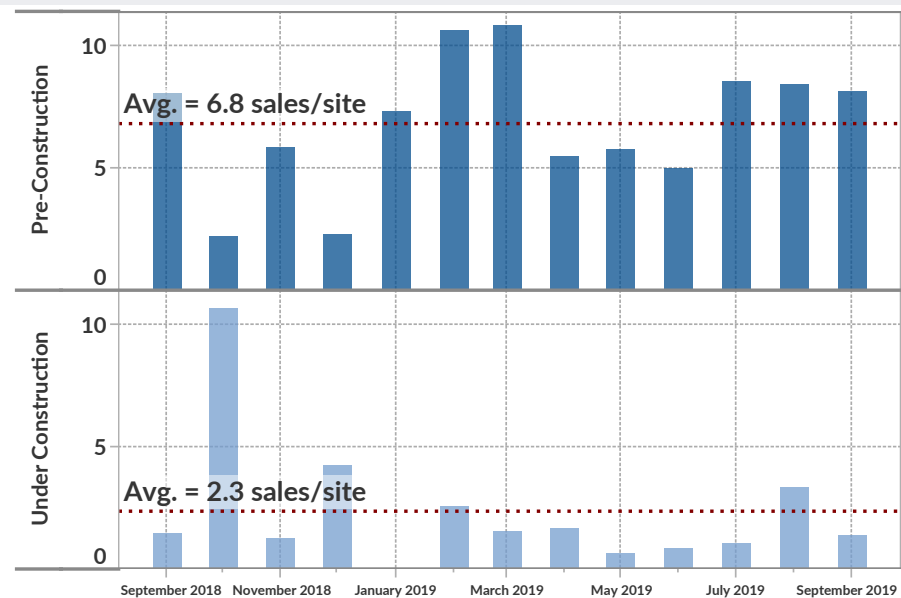
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	551	0	511	40
1 Bedroom	3,126	89	2,915	211
1 Bedroom + Den	2,625	69	2,491	134
2 Bedroom	2,298	54	1,982	316
2 Bedroom + Den	409	7	299	110
3 Bedroom & Up	1,000	6	688	312
Penthouse	69	0	56	13
Other	47	0	39	8

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,238	345	519	\$464,490	\$846,990
\$1,420	415	869	\$559,900	\$1,059,990
\$1,313	520	805	\$664,900	\$1,097,990
\$1,411	600	1,799	\$650,990	\$2,700,000
\$1,390	763	2,489	\$800,000	\$3,625,000
\$1,385	830	2,622	\$834,990	\$4,175,000
\$1,684	1,038	3,259	\$1,400,000	\$5,500,000
\$1,151	1,275	2,053	\$1,435,000	\$2,450,000

IPO Launch Performance (first 2 months)

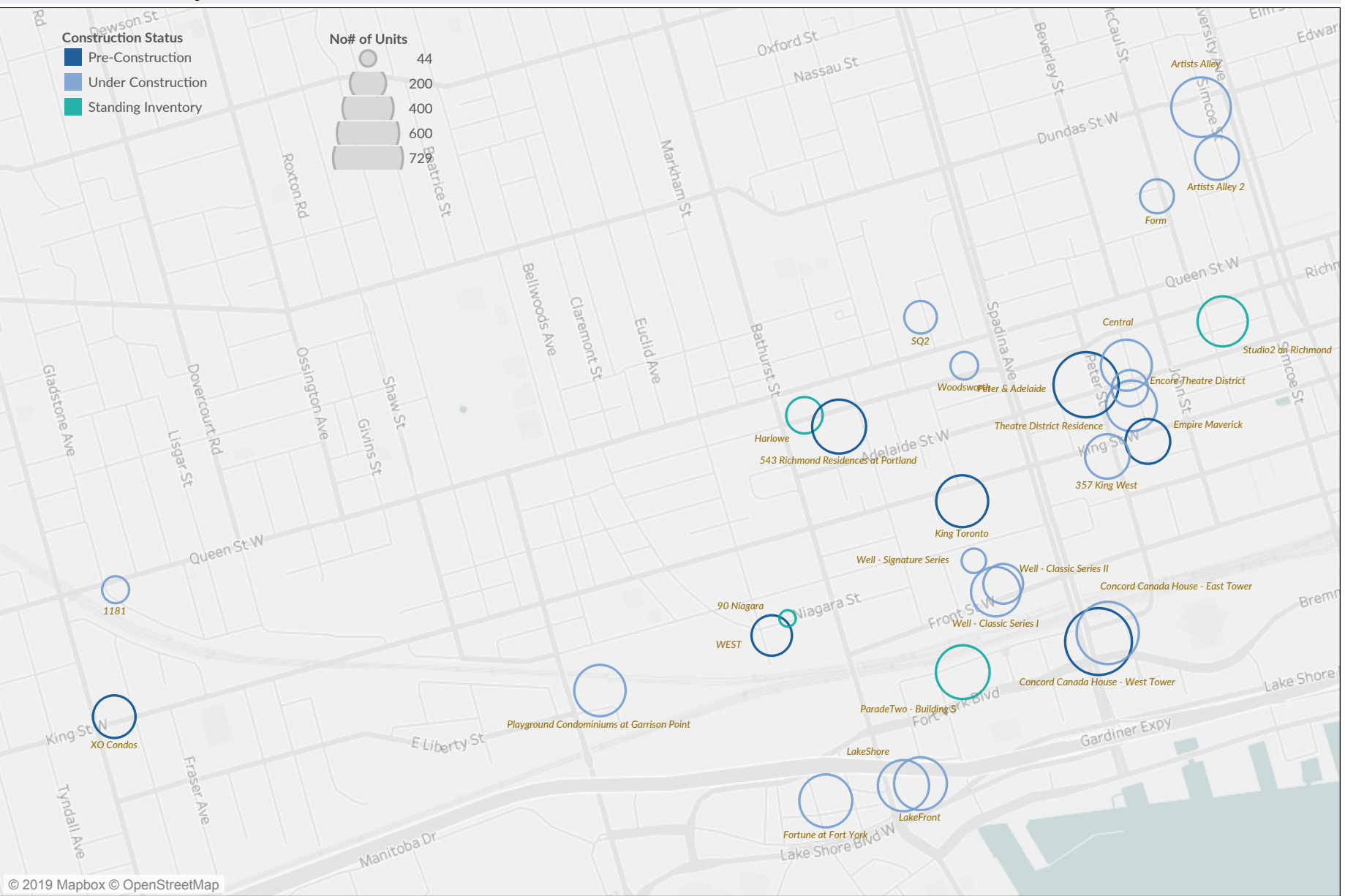


Post Launch Absorption: Downtown West



Downtown West Submarket Report - September 2019

Current Active Projects



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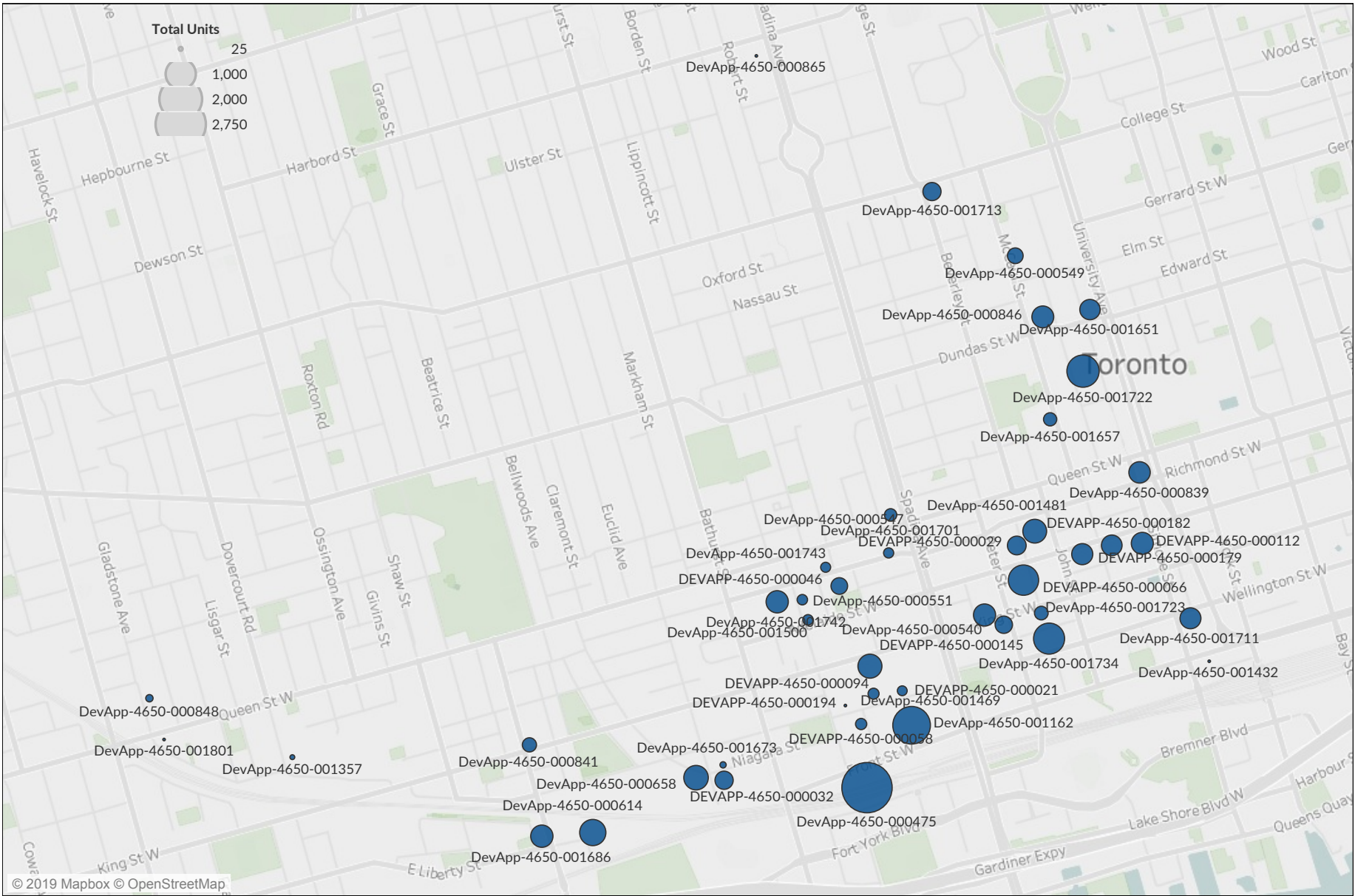
Downtown West Submarket Report - September 2019

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	May 2019	0	0	0	44	\$613	\$639
357 King West - Great Gulf	Apartment	October 2022	1	16	13	324	\$902	\$1,153
543 Richmond Residences at Portland - Pemberton Group	Apartment	May 2022	1	203	26	476	\$1,068	\$1,122
1181 - SKALE	Apartment	March 2022	2	12	36	119	\$1,086	\$1,112
Artists Alley 2 - Lanterra Developments	Apartment	October 2022	0	0	5	318	\$1,050	\$1,415
Artists Alley - Lanterra Developments	Apartment	March 2022	3	12	46	581	\$950	\$1,274
Central - Concord Adex	Apartment	May 2023	3	19	117	426	\$1,214	\$1,398
Concord Canada House - East Tower - Concord Adex	Apartment	November 2023	3	3	167	635	\$1,071	\$1,478
Concord Canada House - West Tower - Concord Adex	Apartment	November 2023	8	42	163	729	\$1,215	\$1,464
Empire Maverick - Empire	Apartment	March 2022	8	98	40	328	\$1,274	\$1,464
Encore Theatre District - Plaza	Apartment	January 2022	3	13	42	216	\$1,327	\$1,448
Form - Tridel	Apartment	February 2020	0	0	1	189	\$706	\$838
Fortune at Fort York - Onni Group of Companies	Apartment	June 2022	5	27	26	459	\$549	\$1,036
Harlowe - Lamb Development Corp.	Apartment	July 2018	5	13	8	218	\$596	\$1,122
King Toronto - Westbank Projects Corp.	Apartment	June 2023	3	143	68	441	\$0	\$1,769
LakeFront - Concord Adex	Apartment	July 2020	0	18	45	457	\$755	\$1,385
LakeShore - Concord Adex	Apartment	May 2020	0	1	19	429	\$567	\$1,333
ParadeTwo - Building S - Concord Adex	Apartment	October 2012	0	0	0	473	\$553	\$796
Peter & Adelaide - Graywood Developments	Apartment	July 2023	0	0	0	695	\$915	\$890
Playground Condominiums at Garrison Point - Fernbrook Hom..	Apartment	May 2020	0	37	1	432	\$888	\$934
SQ2 - Tridel	Apartment	December 2019	0	0	2	174	\$614	\$711
Studio2 on Richmond - Aspen Ridge Homes	Apartment	March 2016	0	0	2	412	\$636	\$1,491
Theatre District Residence - Plaza	Apartment	November 2022	0	12	3	422	\$995	\$1,497
Well - Classic Series I - Tridel	Apartment	September 2022	1	366	34	400	\$1,308	\$1,425
Well - Classic Series II - Tridel	Apartment	May 2022	139	139	119	258	\$1,363	\$1,367
Well - Signature Series - Tridel	Apartment	July 2022	3	37	61	98	\$1,444	\$1,461
WEST - Aspen Ridge Homes	Apartment	October 2021	0	7	0	268	\$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	37	246	51	297	\$969	\$1,055

Downtown West Submarket Report - September 2019

Current Development Applications



Downtown West Submarket Report - September 2019

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-4650-000112	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-4650-000179	150 - 158 Pearl Street; 15 Duncan Street	20.7	482
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-4650-000614	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-4650-001651	480 University Avenue	18.2	447
DevApp-4650-001657	60 McCaul Street	6.9	189
DevApp-4650-001673	90 Niagara Street	2.6	42
DevApp-4650-001686	51 East Liberty Street/19 Western Battery Road	19.0	538
DevApp-4650-001701	170 Spadina Ave	7.1	164
DevApp-4650-001711	145 Wellington Street West	34.1	476
DevApp-4650-001713	203 College Street	15.3	356
DevApp-4650-001722	234 Simcoe Street	9.9	1,129
DevApp-4650-001723	327 King Street West	19.6	201
DevApp-4650-001734	15 Mercer Street	24.9	1,047
DevApp-4650-001742	543 Richmond Street West	6.5	536
DevApp-4650-001743	520 Richmond Street West	10.7	108
DevApp-4650-001801	1181 Queen Street West		

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	176	16	5,951	4,916	703	\$1,918	997	\$1,913,050	7,593
Central Waterfront	83	13	6,093	5,529	485	\$1,405	1,061	\$1,490,316	18,503
Don Mills - York Mills	19	11	3,254	2,714	424	\$929	1,034	\$960,159	6,805
Downtown Core	85	9	5,445	4,041	941	\$1,559	652	\$1,016,661	13,414
Downtown East	60	17	5,682	4,998	424	\$1,011	863	\$872,667	17,386
Downtown West	225	29	10,443	8,981	1,144	\$1,392	897	\$1,248,290	18,804
Etobicoke Waterfront	10	3	1,370	1,152	80	\$1,160	812	\$941,264	2,841
Highway7 - Yonge	1	6	1,535	1,121	346	\$652	916	\$597,307	.
Mississauga City Centre	72	12	6,555	5,635	631	\$819	839	\$687,102	.
North Toronto	59	10	2,858	2,083	689	\$1,199	770	\$923,043	8,590
North Yonge Corridor	3	6	2,057	1,793	160	\$1,022	820	\$838,490	3,872
North York East	1	2	528	502	25	\$942	1,023	\$964,400	2,056
North York West	36	11	2,268	1,865	371	\$876	1,069	\$936,610	9,645
Not Applicable	880	153	28,872	21,945	5,370	\$729	935	\$681,881	64,686
Scarborough City Centre									2,245
Sheppard Corridor	15	14	4,020	3,265	755	\$1,032	819	\$845,671	6,347
Thornhill	3								.
Toronto East	204	16	2,141	1,791	294	\$965	895	\$863,106	2,460
Toronto West	64	13	2,368	1,664	684	\$1,020	928	\$946,548	12,077
Yonge - St. Clair	111	8	1,292	1,076	189	\$1,405	1,668	\$2,343,763	2,190

The Development Applications data pertains only to the City of Toronto

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