



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of December 2019



Downtown West Submarket Report - December 2019



Downtown West			GTA
Active Projects	30		355
Total Units	10,279		93,377
Total Sales	8,815		77,895
Rem. Inv.	1,137		12,280
Avg. \$/SF	\$1,403		\$1,055
Avg. SF	872		930
Avg. \$	\$1,223,880		\$980,872
Current Month Sales (incl. active & sold out)	127		1,871

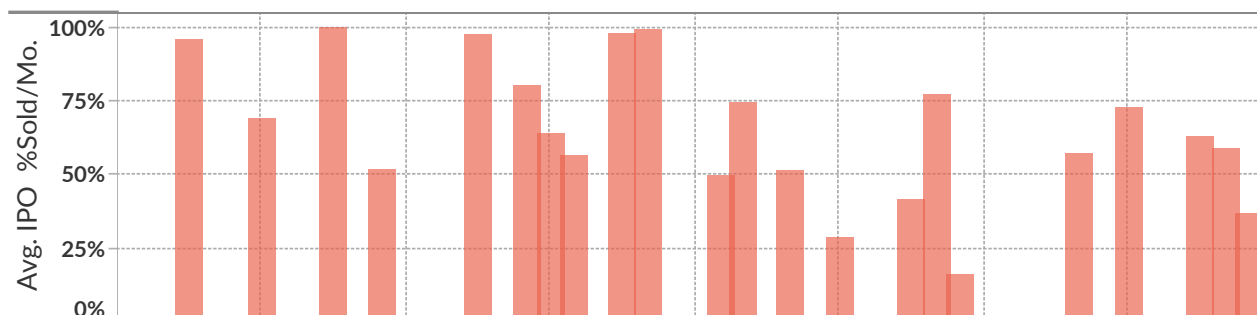
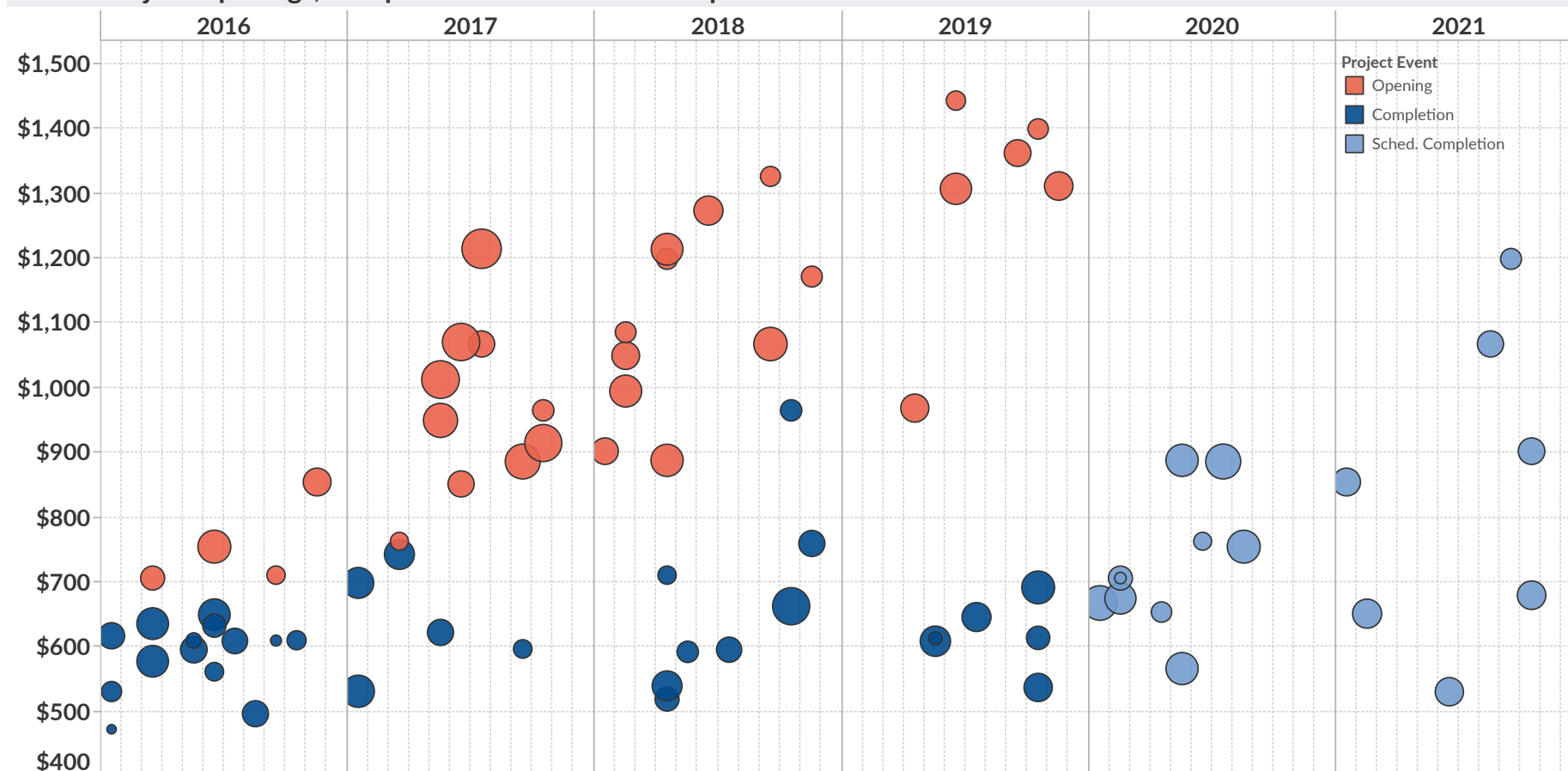
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	40	375
Total Units	16,807	202,805
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	34.1	44.5
Avg. Floor Space Index	10.4	6.2

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

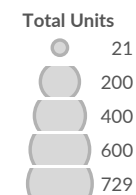


Downtown West Submarket Report - December 2019

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.



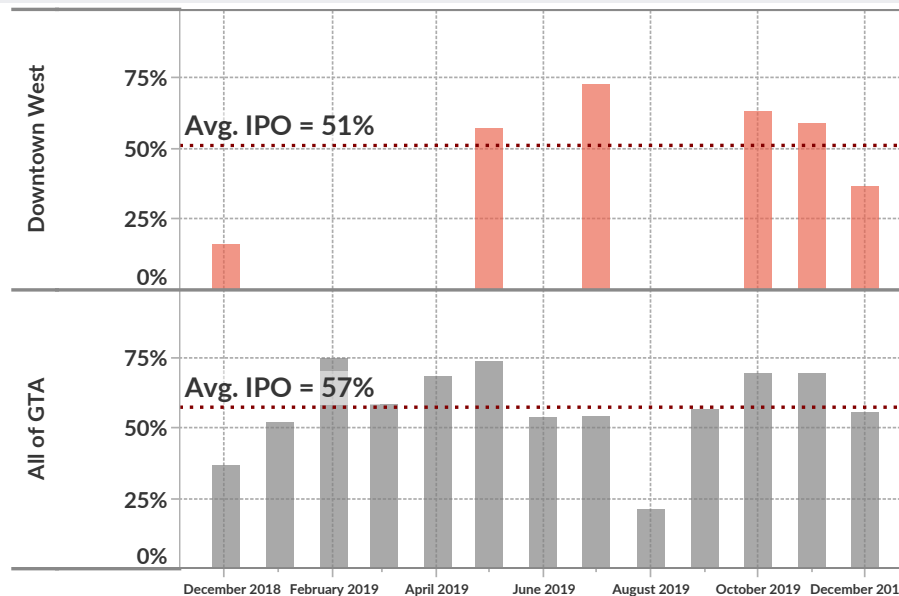
Downtown West Submarket Report - December 2019

Project Data by Unit Type

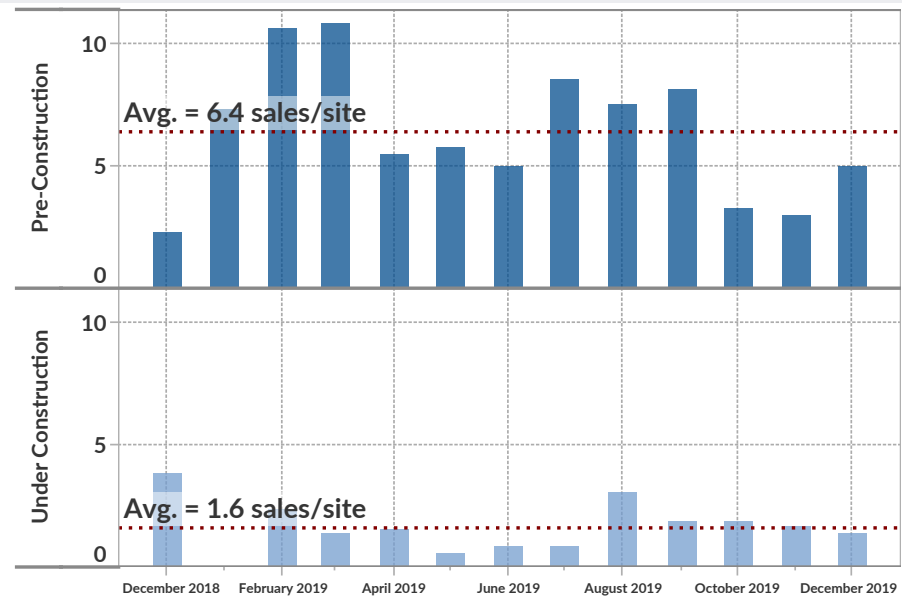
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	739	57	607	132
1 Bedroom	2,923	20	2,745	178
1 Bedroom + Den	2,603	14	2,480	123
2 Bedroom	2,208	12	1,904	304
2 Bedroom + Den	360	6	269	91
3 Bedroom & Up	1,014	15	725	289
Penthouse	68	0	56	12
Other	37	2	29	8

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,250	471	560	\$540,900	\$846,990
\$1,465	415	869	\$549,900	\$1,059,990
\$1,323	530	809	\$664,900	\$1,097,990
\$1,402	600	1,799	\$673,990	\$2,370,990
\$1,411	763	2,489	\$899,900	\$3,625,000
\$1,422	840	2,622	\$849,990	\$4,175,000
\$1,753	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)

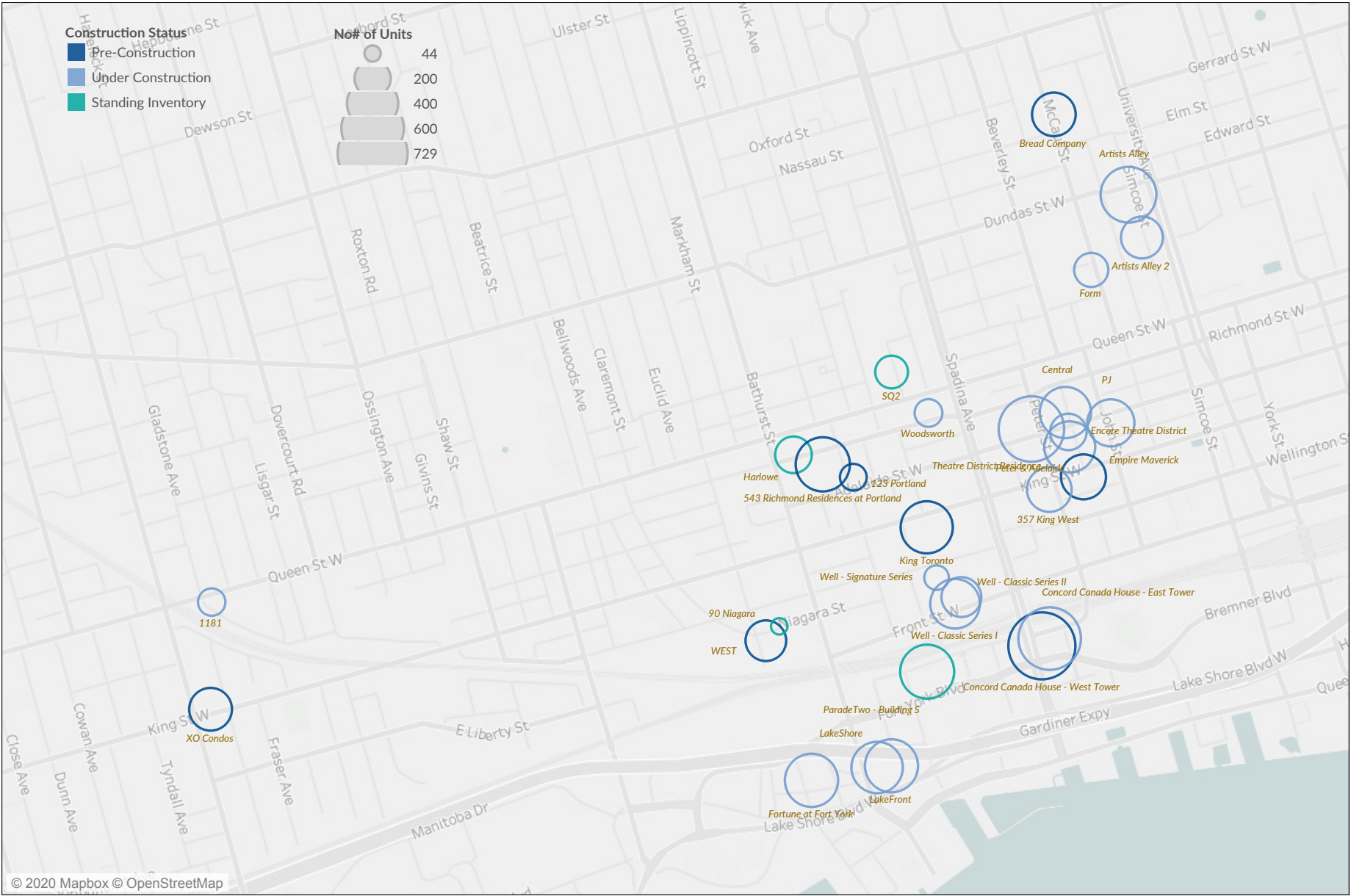


Post Launch Absorption: Downtown West



Downtown West Submarket Report - December 2019

Current Active Projects

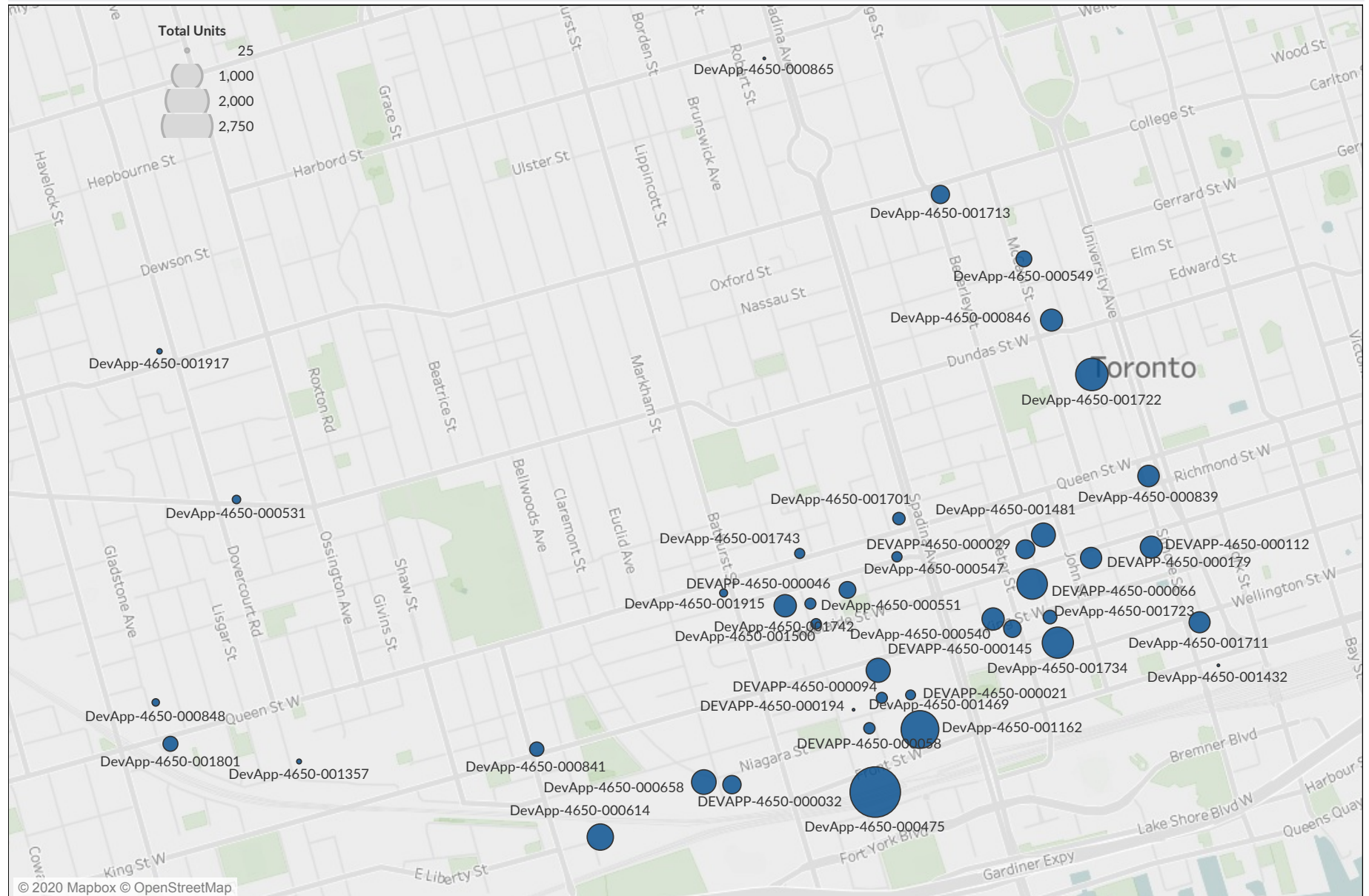


Downtown West Submarket Report - December 2019

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
123 Portland - Minto Developments	Apartment	August 2022	7	75	41	116	\$1,400	\$1,370
357 King West - Great Gulf	Apartment	October 2021	1	24	6	324	\$902	\$1,196
543 Richmond Residences at Portland - Pemberton Group	Apartment	May 2022	20	226	3	476	\$1,068	\$1,075
1181 - SKALE	Apartment	March 2022	7	24	27	122	\$1,086	\$1,106
Artists Alley 2 - Lanterra Developments	Apartment	October 2022	0	0	0	285	\$1,050	\$1,383
Artists Alley - Lanterra Developments	Apartment	March 2022	0	9	0	505	\$950	\$1,388
Bread Company - Lamb Development Corp.	Apartment	March 2023	60	114	195	309	\$1,312	\$1,303
Central - Concord Adex	Apartment	May 2023	1	23	113	426	\$1,214	\$1,396
Concord Canada House - East Tower - Concord Adex	Apartment	November 2023	2	23	147	635	\$1,071	\$1,486
Concord Canada House - West Tower - Concord Adex	Apartment	November 2023	5	83	122	729	\$1,215	\$1,573
Empire Maverick - Empire	Apartment	March 2022	0	85	53	328	\$1,274	\$1,486
Encore Theatre District - Plaza	Apartment	January 2022	1	15	40	216	\$1,327	\$1,450
Form - Tridel	Apartment	February 2020	0	0	1	189	\$706	\$838
Fortune at Fort York - Onni Group of Companies	Apartment	June 2022	5	43	12	459	\$549	\$1,042
Harlowe - Lamb Development Corp.	Apartment	July 2018	3	18	3	218	\$596	\$1,046
King Toronto - Westbank Projects Corp.	Apartment	June 2023	2	151	60	441	\$0	\$1,773
LakeFront - Concord Adex	Apartment	August 2020	0	25	38	457	\$755	\$1,390
LakeShore - Concord Adex	Apartment	May 2020	0	2	18	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
PJ - Pinnacle International	Apartment	February 2021	0	0	0	361	\$652	\$706
SQ2 - Tridel	Apartment	October 2019	0	0	2	174	\$614	\$711
Theatre District Residence - Plaza	Apartment	November 2022	0	13	2	422	\$995	\$1,497
Well - Classic Series I - Tridel	Apartment	September 2022	2	369	31	400	\$1,308	\$1,436
Well - Classic Series II - Tridel	Apartment	May 2022	9	188	70	258	\$1,363	\$1,386
Well - Signature Series - Tridel	Apartment	July 2022	0	39	59	98	\$1,444	\$1,370
WEST - Aspen Ridge Homes	Apartment	November 2022	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	1	252	45	297	\$969	\$1,105

Current Development Applications



Downtown West Submarket Report - December 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	4.5	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-4650-000194	504 Wellington Street West	7.9	
DevApp-4650-000475	433 Front Street West	4.3	2,750
DevApp-4650-000531	1200 Dundas Street West	7.3	76
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	10.4	129
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	22.9	520
DevApp-4650-000848	31 Gladstone Avenue	4.8	58
DevApp-4650-000865	630 Spadina Avenue	5.9	
DevApp-4650-001162	440 Front Street West	8.8	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	116
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	10.4	239
DevApp-4650-001915	655 Queen Street West	6.6	68
DevApp-4650-001917	466 Dovercourt Road	4.4	30

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.

Downtown West Submarket Report - December 2019

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	5	15	5,704	5,061	348	\$2,111	1,285	\$2,712,126	8,068
Central Waterfront	222	13	6,642	5,448	1,182	\$1,418	912	\$1,292,723	17,952
Don Mills - York Mills	17	11	3,289	2,837	379	\$945	1,080	\$1,020,388	7,471
Downtown Core	39	8	4,457	3,592	681	\$1,543	668	\$1,031,118	15,031
Downtown East	184	19	6,513	5,624	691	\$1,186	791	\$937,883	13,408
Downtown West	127	30	10,279	8,815	1,137	\$1,403	872	\$1,223,880	17,553
Etobicoke Waterfront	12	4	2,126	1,927	66	\$1,158	862	\$998,967	7,446
Highway7 - Yonge	70	8	1,862	1,365	282	\$652	1,164	\$758,821	.
Mississauga City Centre	66	11	6,227	5,764	397	\$798	917	\$731,659	.
North Toronto	21	9	2,396	1,892	434	\$1,214	821	\$996,561	8,137
North Yonge Corridor	1	5	1,692	1,367	106	\$1,105	775	\$855,995	5,372
North York East	11	2	528	519	8	\$965	986	\$951,150	2,056
North York West	17	9	1,812	1,525	262	\$901	1,147	\$1,033,818	9,050
Not Applicable	959	159	29,797	24,092	4,491	\$755	962	\$726,568	67,193
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,338	677	\$1,080	830	\$896,967	8,157
Thornhill	21	2	736	574	162	\$822	739	\$607,524	.
Toronto East	39	12	1,395	1,154	191	\$1,011	915	\$924,465	3,735
Toronto West	34	16	2,924	2,141	679	\$1,068	919	\$981,074	13,238
Yonge - St. Clair	17	8	978	860	107	\$1,474	1,700	\$2,506,240	2,383

The Development Applications data pertains only to the City of Toronto

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.