



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of January 2020



Downtown West Submarket Report - January 2020



Downtown West			GTA
Active Projects	30		348
Total Units	10,291		92,351
Total Sales	8,920		77,567
Rem. Inv.	993		11,632
Avg. \$/SF	\$1,431		\$1,058
Avg. SF	907		944
Avg. \$	\$1,297,816		\$998,477
Current Month Sales (incl. active & sold out)	68		1,100

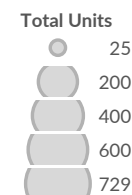
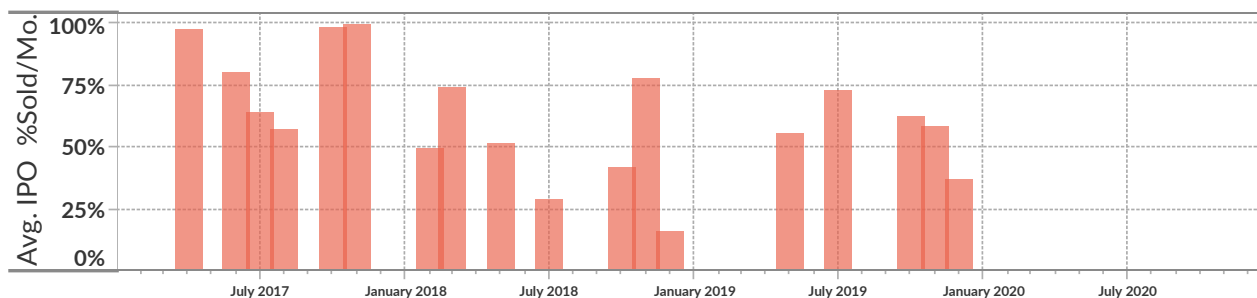
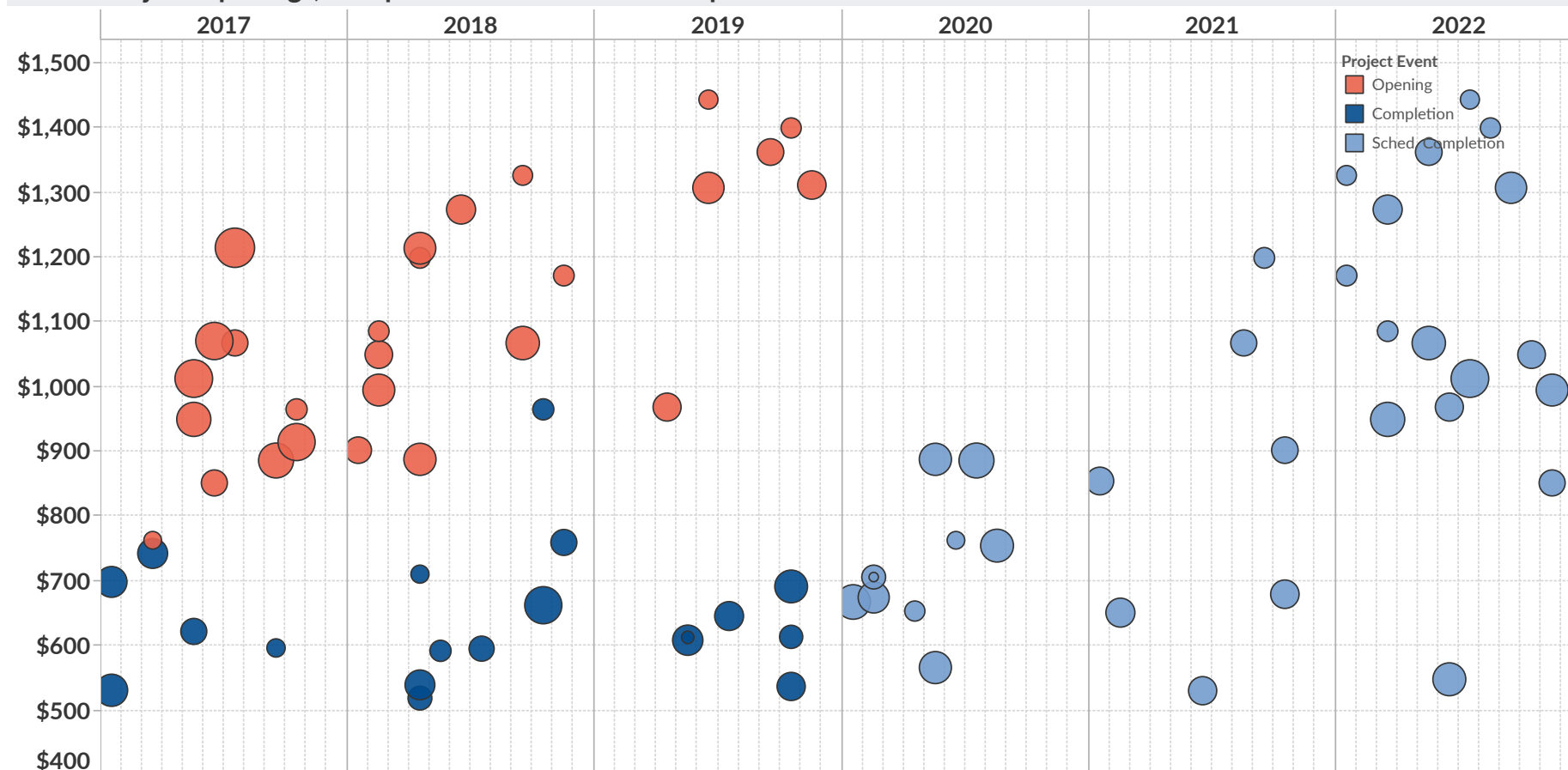
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	41	382
Total Units	17,698	209,320
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	34.1	44.5
Avg. Floor Space Index	10.5	6.3

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



Downtown West Submarket Report - January 2020

Recent Project Openings, Completions & Scheduled Completions



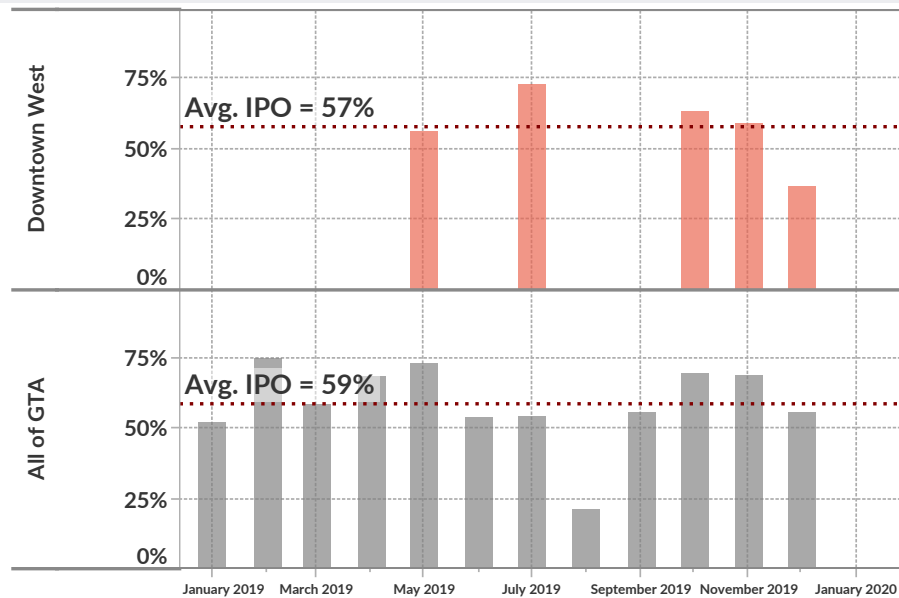
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Project Data by Unit Type

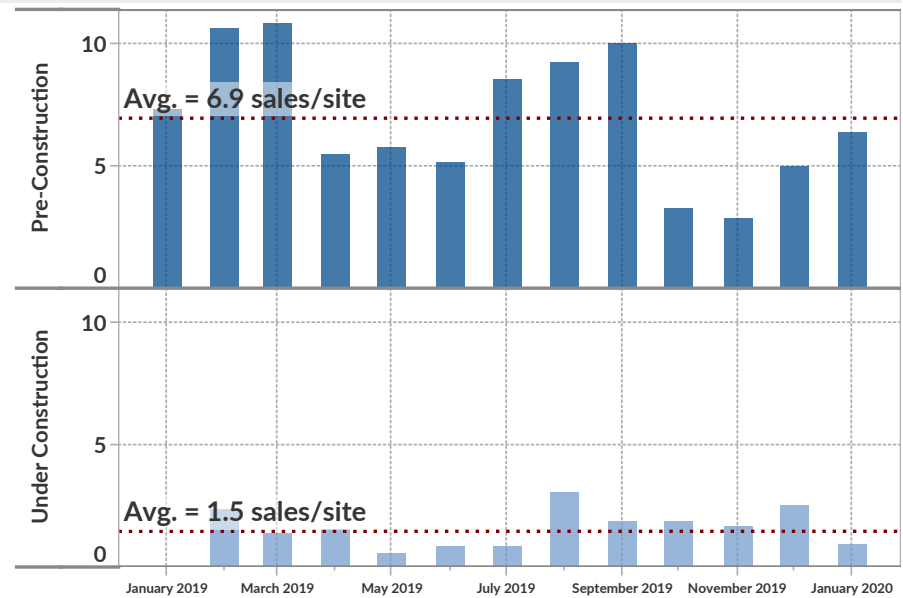
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	708	20	627	81
1 Bedroom	2,933	14	2,784	149
1 Bedroom + Den	2,597	16	2,498	99
2 Bedroom	2,208	12	1,924	284
2 Bedroom + Den	350	1	264	86
3 Bedroom & Up	1,014	5	738	276
Penthouse	66	0	56	10
Other	37	0	29	8

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,309	473	560	\$615,900	\$860,990
\$1,515	415	869	\$549,900	\$1,341,990
\$1,394	530	809	\$664,900	\$1,346,990
\$1,421	600	1,799	\$673,990	\$2,430,990
\$1,428	763	2,489	\$899,900	\$3,625,000
\$1,433	840	2,622	\$849,990	\$4,175,000
\$1,794	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



This map displays the construction status and unit counts for various projects in downtown Toronto. The projects are represented by colored circles, where the color indicates the construction status and the size of the circle indicates the number of units. The map includes a legend for construction status and a scale for the number of units.

Construction Status Legend:

- Pre-Construction (Dark Blue)
- Under Construction (Light Blue)
- Standing Inventory (Green)

Number of Units Legend:

- 44
- 200
- 400
- 600
- 729

Projects and Locations:

- 1181** (Pre-Construction, 44 units) - King St W
- XO Condos** (Pre-Construction, 400 units) - King St W
- WEST** (Pre-Construction, 400 units) - Niagara St
- 90 Niagara** (Pre-Construction, 400 units) - Niagara St
- Harlowe** (Pre-Construction, 400 units) - Harlowe St
- 543 Richmond Residences at Portland** (Pre-Construction, 400 units) - Portland St
- 123 Portland** (Pre-Construction, 400 units) - Portland St
- ParadeTwo - Building S** (Pre-Construction, 400 units) - ParadeTwo St
- LakeShore** (Pre-Construction, 400 units) - LakeShore St
- Fortune at Fort York** (Pre-Construction, 400 units) - Fortune St
- LakeFront** (Pre-Construction, 400 units) - LakeFront St
- Well - Signature Series** (Pre-Construction, 400 units) - Well St
- Well - Classic Series I** (Pre-Construction, 400 units) - Well St
- Well - Classic Series II** (Pre-Construction, 400 units) - Well St
- Concord Canada House - East Tower** (Pre-Construction, 400 units) - Concord Canada House St
- Concord Canada House - West Tower** (Pre-Construction, 400 units) - Concord Canada House St
- King Toronto** (Pre-Construction, 400 units) - King St W
- Woodworth** (Pre-Construction, 400 units) - Woodworth St
- SQ2** (Pre-Construction, 400 units) - SQ2 St
- Empire Maverick** (Pre-Construction, 400 units) - Empire Maverick St
- Encore Theatre District** (Pre-Construction, 400 units) - Encore Theatre District St
- Peter St** (Pre-Construction, 400 units) - Peter St
- Central** (Pre-Construction, 400 units) - Central St
- PJ** (Pre-Construction, 400 units) - PJ St
- Artists Alley** (Pre-Construction, 400 units) - Artists Alley St
- Artists Alley 2** (Pre-Construction, 400 units) - Artists Alley 2 St
- Form** (Pre-Construction, 400 units) - Form St
- Bread Company** (Pre-Construction, 400 units) - Bread Company St
- McCae** (Pre-Construction, 400 units) - McCae St

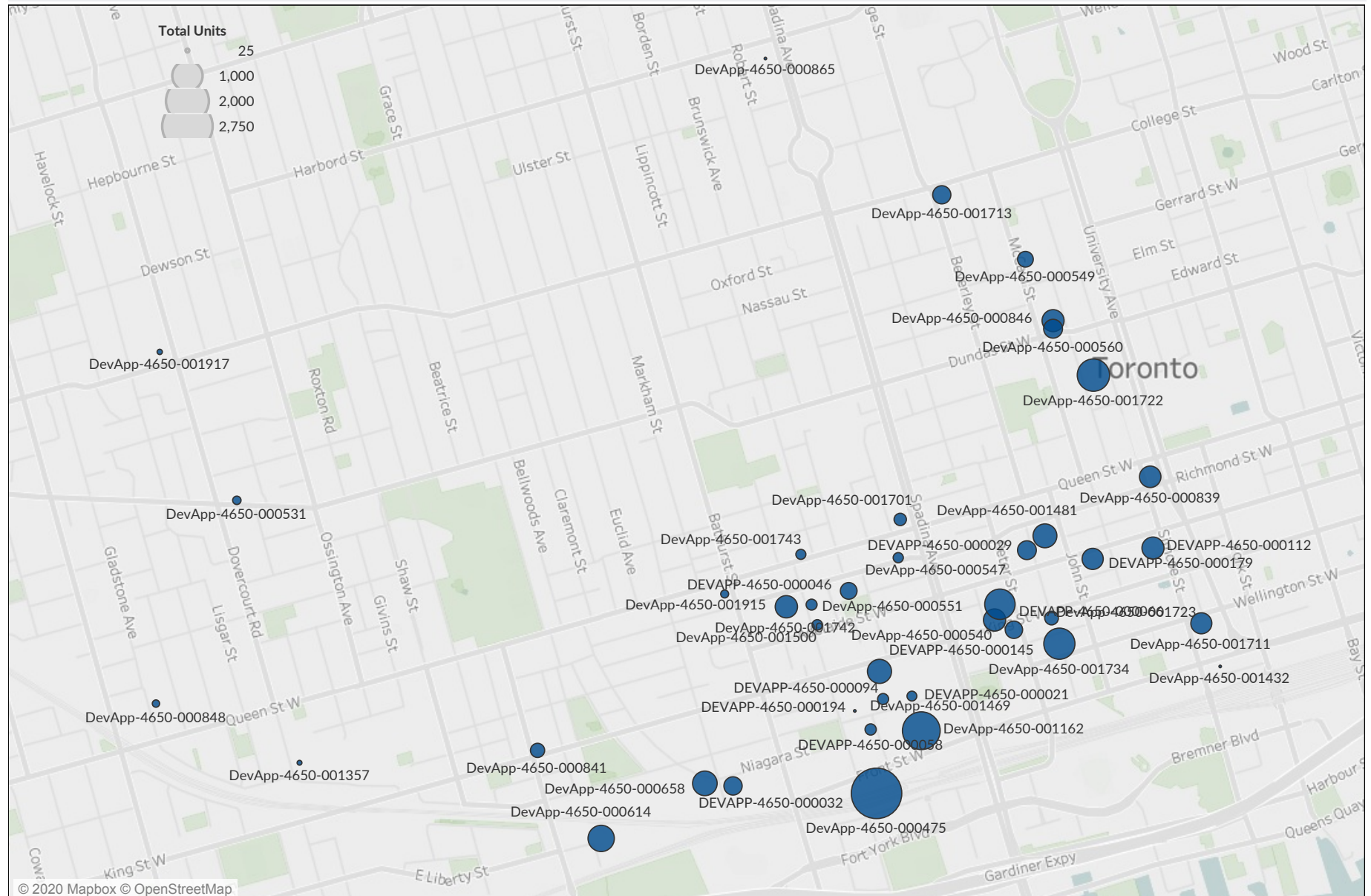
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Current Active Project List - Downtown West

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
123 Portland - Minto Developments	Apartment	August 2022	2	2	39	116	\$1,400	\$1,443
357 King West - Great Gulf	Apartment	October 2021	0	0	6	324	\$902	\$1,196
543 Richmond Residences at Portland - Pemberton Group	Apartment	May 2022	0	0	3	476	\$1,068	\$1,075
1181 - SKALE	Apartment	March 2022	3	3	24	122	\$1,086	\$1,109
Artists Alley 2 - Lanterra Developments	Apartment	October 2022	0	0	0	318	\$1,050	\$1,383
Artists Alley - Lanterra Developments	Apartment	March 2022	0	0	0	581	\$950	\$1,388
Bread Company - Lamb Development Corp.	Apartment	March 2023	37	37	158	309	\$1,312	\$1,314
Central - Concord Adex	Apartment	May 2023	2	2	102	426	\$1,214	\$1,425
Concord Canada House - East Tower - Concord Adex	Apartment	November 2023	1	1	141	635	\$1,071	\$1,486
Concord Canada House - West Tower - Concord Adex	Apartment	November 2023	2	2	120	729	\$1,215	\$1,576
Empire Maverick - Empire	Apartment	June 2022	10	10	49	328	\$1,274	\$1,484
Encore Theatre District - Plaza	Apartment	January 2022	0	0	40	109	\$1,327	\$1,450
Form - Tridel	Apartment	January 2020	0	0	1	189	\$706	\$838
Fortune at Fort York - Onni Group of Companies	Apartment	June 2022	2	2	10	459	\$549	\$1,036
Harlowe - Lamb Development Corp.	Apartment	July 2018	1	1	2	218	\$596	\$1,048
King Toronto - Westbank Projects Corp.	Apartment	June 2023	0	0	60	441	\$0	\$1,887
LakeFront - Concord Adex	Apartment	August 2020	1	1	33	457	\$755	\$1,417
LakeShore - Concord Adex	Apartment	May 2020	1	1	16	429	\$567	\$1,346
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	0	2	422	\$995	\$1,497
Well - Classic Series I - Tridel	Apartment	September 2022	1	1	30	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	May 2022	5	5	65	258	\$1,363	\$1,386
Well - Signature Series - Tridel	Apartment	July 2022	0	0	59	98	\$1,444	\$1,370
WEST - Aspen Ridge Homes	Apartment	November 2022	0	0	0	268	\$852	\$1,019
Woodsworth - Lamb Development Corp.	Apartment	September 2021	0	0	0	125	\$1,199	\$1,203
XO Condos - Lifetime Developments	Apartment	June 2022	0	0	31	307	\$969	\$1,115

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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	4.5	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	16.1	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-4650-000560	292 Dundas Street West; 129 - 131 McCaul Street; 170 St. Patrick Street	16.5	382
DevApp-4650-000614	30 Ordnanace Street	8.2	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	522
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	10.5	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-4650-001915	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.

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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	• 19	• 15	• 5,708	• 5,080	• 329	• \$2,302	• 1,318	• \$3,032,510	• 8,068
Central Waterfront	• 160	• 13	• 6,642	• 5,645	• 985	• \$1,434	• 954	• \$1,367,210	• 17,952
Don Mills - York Mills	• 27	• 11	• 3,306	• 2,864	• 352	• \$954	• 1,087	• \$1,036,831	• 6,363
Downtown Core	• 35	• 8	• 4,457	• 3,627	• 646	• \$1,549	• 673	• \$1,042,551	• 17,688
Downtown East	• 65	• 18	• 6,168	• 5,344	• 658	• \$1,190	• 807	• \$960,885	• 13,836
Downtown West	• 68	• 30	• 10,291	• 8,920	• 993	• \$1,431	• 907	• \$1,297,816	• 17,698
Etobicoke Waterfront	• 1	• 4	• 2,121	• 1,928	• 65	• \$1,153	• 873	• \$1,006,728	• 8,726
Highway7 - Yonge	• 22	• 7	• 1,742	• 1,338	• 189	• \$677	• 1,155	• \$781,819	•
Mississauga City Centre	• 27	• 10	• 5,766	• 5,330	• 408	• \$818	• 921	• \$753,952	•
North Toronto	• 47	• 9	• 2,396	• 1,939	• 387	• \$1,238	• 835	• \$1,033,352	• 7,793
North Yonge Corridor	• 1	• 5	• 1,692	• 1,365	• 108	• \$1,119	• 774	• \$865,693	• 7,470
North York East	• 1	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 2,056
North York West	• 3	• 9	• 1,812	• 1,528	• 259	• \$903	• 1,149	• \$1,038,008	• 9,868
Not Applicable	• 538	• 154	• 29,452	• 23,795	• 4,484	• \$751	• 974	• \$730,763	• 70,473
Scarborough City Centre									• 2,245
Sheppard Corridor	• 20	• 14	• 4,015	• 3,384	• 631	• \$1,074	• 849	• \$911,847	• 8,157
Thornhill	• 17	• 3	• 949	• 760	• 189	• \$831	• 769	• \$638,654	•
Toronto East	• 12	• 12	• 1,395	• 1,166	• 179	• \$1,030	• 926	• \$953,791	• 3,735
Toronto West	• 22	• 16	• 2,934	• 2,160	• 660	• \$1,069	• 923	• \$987,041	• 11,194
Yonge - St. Clair	• 15	• 8	• 977	• 875	• 102	• \$1,463	• 1,592	• \$2,328,155	• 2,403

The Development Applications data pertains only to the City of Toronto

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