



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of February 2020



Downtown West Submarket Report - February 2020



Downtown West		GTA
Active Projects	31	356
Total Units	10,639	94,976
Total Sales	8,504	78,256
Rem. Inv.	1,674	12,909
Avg. \$/SF	\$1,410	\$1,084
Avg. SF	768	951
Avg. \$	\$1,082,975	\$1,031,390
Current Month Sales (incl. active & sold out)	61	2,418

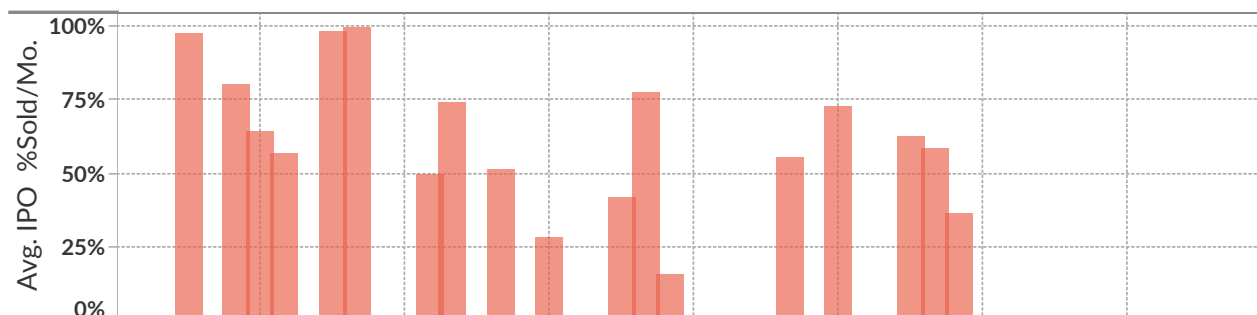
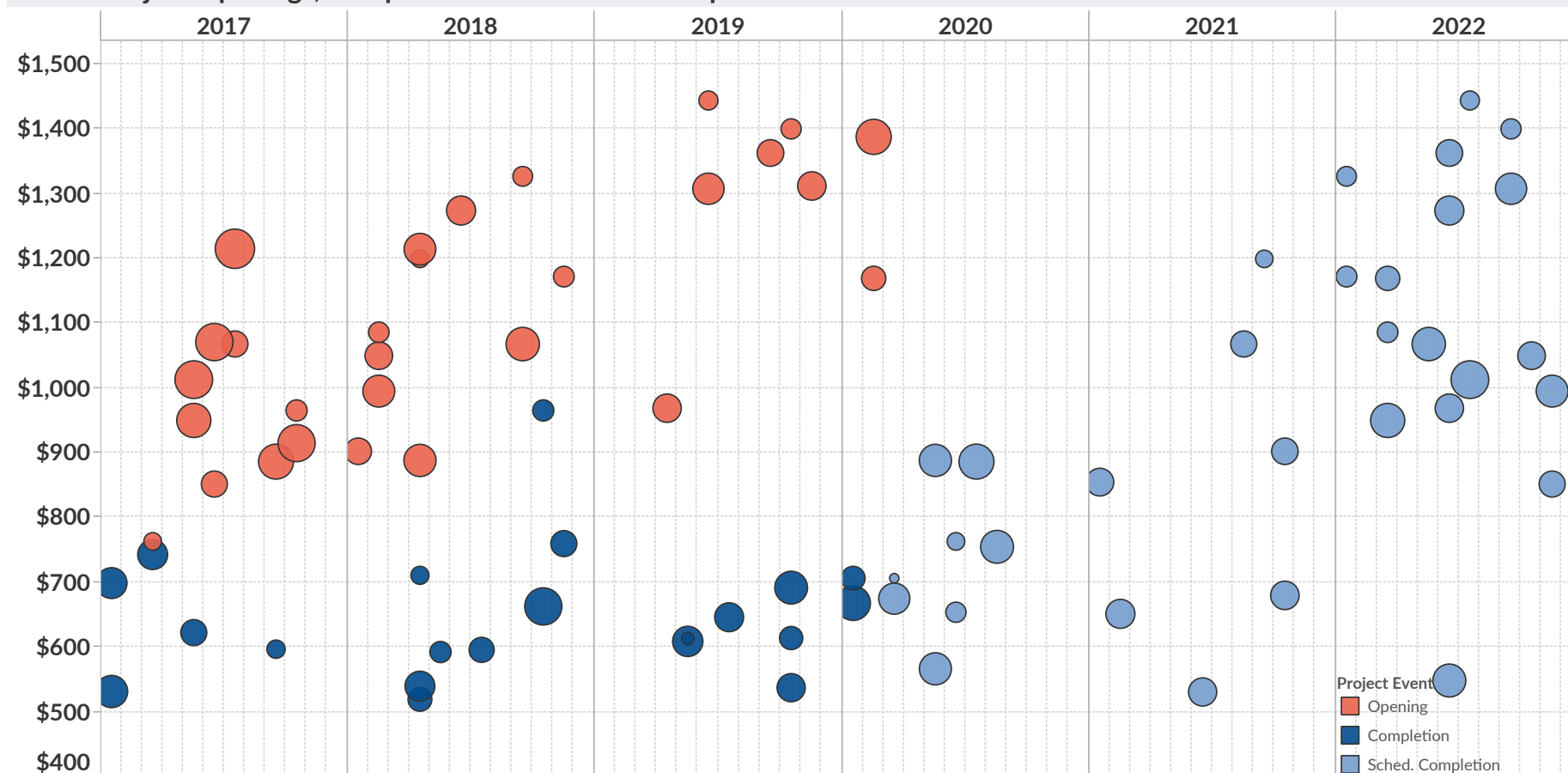
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	42	395
Total Units	18,736	219,390
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	34.1	44.5
Avg. Floor Space Index	10.7	6.4

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

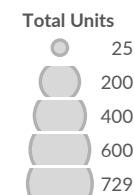


Downtown West Submarket Report - February 2020

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.



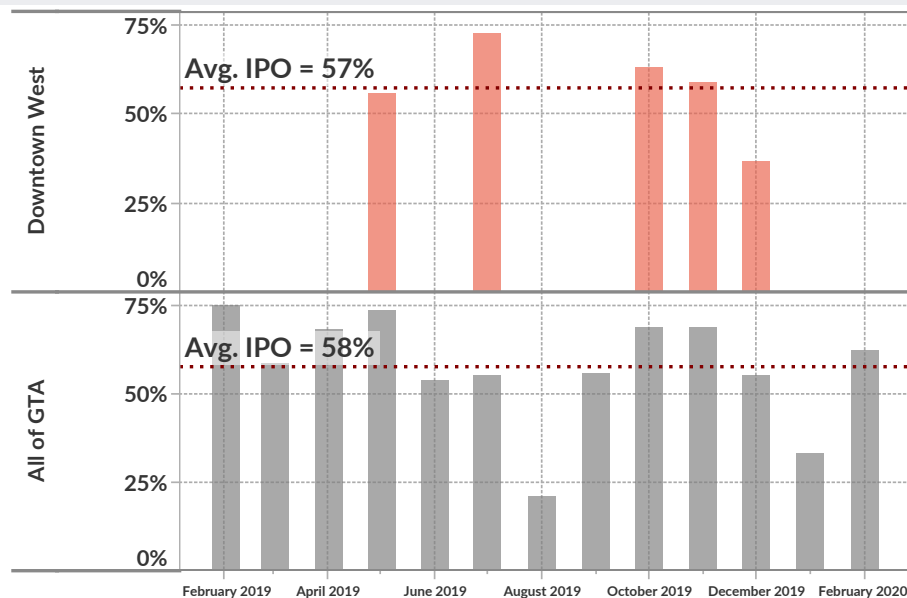
Downtown West Submarket Report - February 2020

Project Data by Unit Type

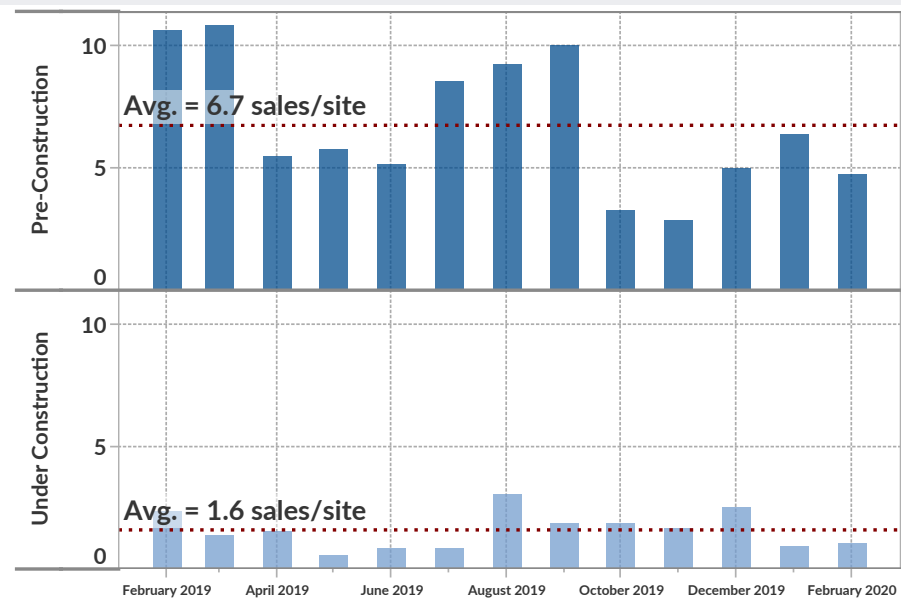
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	773	12	623	150
1 Bedroom	3,148	16	2,732	416
1 Bedroom + Den	2,617	6	2,306	311
2 Bedroom	2,185	20	1,845	340
2 Bedroom + Den	322	0	218	104
3 Bedroom & Up	1,030	4	696	334
Penthouse	66	0	56	10
Other	37	0	28	9

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,420	370	560	\$574,990	\$860,990
\$1,431	415	869	\$549,900	\$1,341,990
\$1,338	489	878	\$580,900	\$1,346,990
\$1,434	600	1,751	\$749,900	\$2,525,000
\$1,422	712	2,489	\$899,900	\$3,625,000
\$1,404	821	2,622	\$954,900	\$4,175,000
\$1,794	1,038	3,259	\$1,400,000	\$5,500,000
\$1,150	1,010	2,053	\$1,149,900	\$2,450,000

IPO Launch Performance (first 2 months)

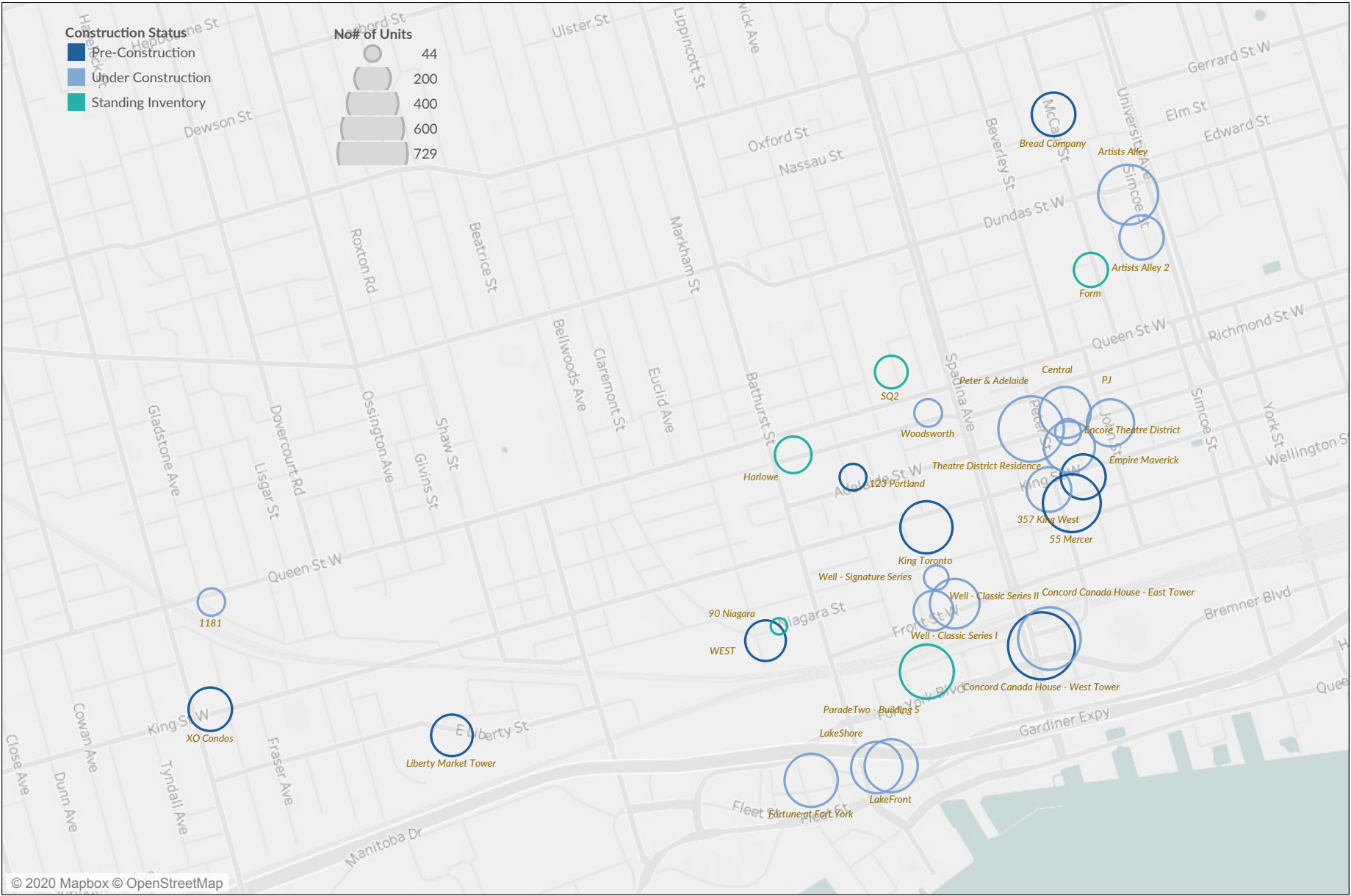


Post Launch Absorption: Downtown West



Downtown West Submarket Report - February 2020

Current Active Projects



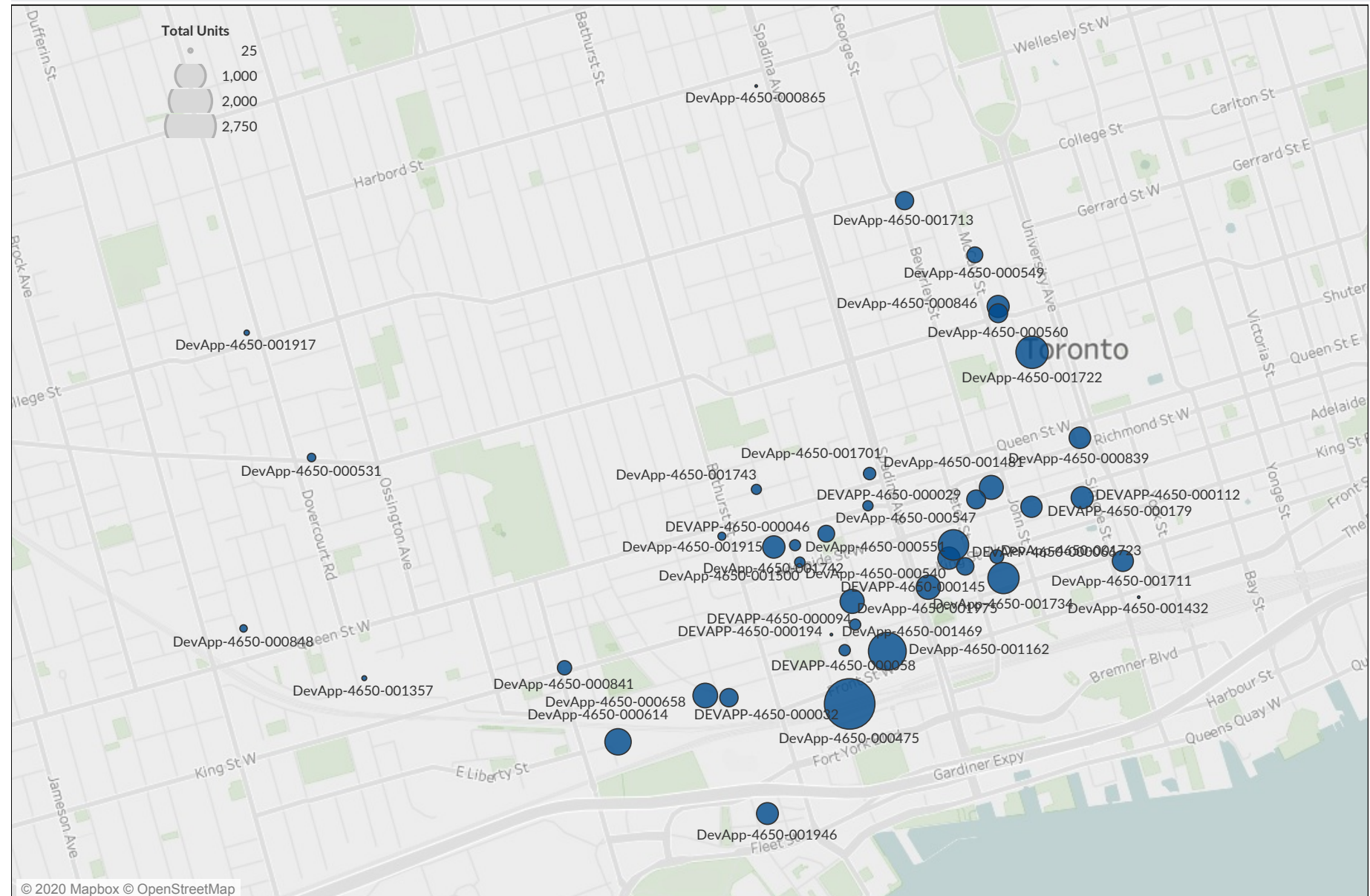
Downtown West Submarket Report - February 2020

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
55 Mercer - CentreCourt Developments Inc.	Apartment	January 2023	0	0	543	543	\$1,388	\$1,388
90 Niagara - Fieldgate Homes	Apartment	May 2019	0	0	0	44	\$613	\$639
123 Portland - Minto Developments	Apartment	September 2022	1	3	38	116	\$1,400	\$1,452
357 King West - Great Gulf	Apartment	October 2021	0	0	6	324	\$902	\$1,196
1181 - SKALE	Apartment	March 2022	7	10	17	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	18	55	140	309	\$1,312	\$1,318
Central - Concord Adex	Apartment	May 2023	4	6	98	426	\$1,214	\$1,422
Concord Canada House - East Tower - Concord Adex	Apartment	November 2023	1	2	140	635	\$1,071	\$1,486
Concord Canada House - West Tower - Concord Adex	Apartment	November 2023	2	4	118	729	\$1,215	\$1,577
Empire Maverick - Empire	Apartment	June 2022	8	18	41	328	\$1,274	\$1,485
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	6	8	5	459	\$549	\$1,154
Harlowe - Lamb Development Corp.	Apartment	July 2018	0	1	2	218	\$596	\$1,052
King Toronto - Westbank Projects Corp.	Apartment	June 2023	0	0	60	441	\$0	\$1,887
LakeFront - Concord Adex	Apartment	August 2020	0	1	33	457	\$755	\$1,417
LakeShore - Concord Adex	Apartment	May 2020	0	1	16	429	\$567	\$1,346
Liberty Market Tower - Lifetime Developments	Apartment	March 2022	0	0	198	281	\$1,169	\$1,169
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	2	29	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	June 2022	2	7	63	258	\$1,363	\$1,385
Well - Signature Series - Tridel	Apartment	July 2022	2	2	57	98	\$1,444	\$1,448
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	6	6	25	307	\$969	\$1,130

Downtown West Submarket Report - February 2020

Current Development Applications



Downtown West Submarket Report - February 2020

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
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 Ordnance 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	11.7	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
DevApp-4650-001946	65 Grand Magazine Street	6.0	511
DevApp-4650-001975	401-409 King Street West	21.2	631

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 - February 2020

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	• 13	• 15	• 5,708	• 5,122	• 325	• \$2,280	• 1,400	• \$3,191,265	• 8,168
Central Waterfront	• 97	• 13	• 6,642	• 5,807	• 889	• \$1,432	• 982	• \$1,406,550	• 17,952
Don Mills - York Mills	• 20	• 11	• 3,306	• 2,884	• 332	• \$950	• 1,092	• \$1,038,279	• 11,337
Downtown Core	• 11	• 8	• 4,457	• 3,638	• 635	• \$1,553	• 675	• \$1,048,330	• 18,916
Downtown East	• 524	• 19	• 6,738	• 5,866	• 671	• \$1,224	• 795	• \$973,125	• 14,947
Downtown West	• 61	• 31	• 10,639	• 8,504	• 1,674	• \$1,410	• 768	• \$1,082,975	• 18,736
Etobicoke Waterfront	• 6	• 3	• 1,632	• 1,449	• 63	• \$1,155	• 856	• \$988,625	• 8,726
Highway7 - Yonge	• 50	• 7	• 1,957	• 1,388	• 354	• \$682	• 1,049	• \$715,531	•
Mississauga City Centre	• 336	• 11	• 6,383	• 5,666	• 493	• \$869	• 838	• \$728,538	•
North Toronto	• 367	• 11	• 3,148	• 2,305	• 667	• \$1,224	• 1,059	• \$1,296,877	• 8,331
North Yonge Corridor	• 8	• 5	• 1,692	• 1,373	• 100	• \$1,160	• 766	• \$887,988	• 7,470
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 2,056
North York West	• 8	• 9	• 1,812	• 1,536	• 251	• \$905	• 1,165	• \$1,054,562	• 10,525
Not Applicable	• 807	• 158	• 29,890	• 23,934	• 4,428	• \$754	• 1,004	• \$757,025	• 70,780
Scarborough City Centre									• 2,245
Sheppard Corridor	• 10	• 14	• 4,015	• 3,394	• 621	• \$1,075	• 852	• \$916,347	• 8,157
Thornhill	• 40	• 5	• 1,444	• 800	• 644	• \$1,047	• 1,064	• \$1,114,343	•
Toronto East	• 5	• 12	• 1,395	• 1,169	• 176	• \$1,029	• 931	• \$957,708	• 3,735
Toronto West	• 50	• 14	• 2,613	• 2,022	• 481	• \$1,099	• 940	• \$1,033,531	• 11,311
Yonge - St. Clair	• 5	• 8	• 977	• 880	• 97	• \$1,470	• 1,631	• \$2,398,297	• 2,403

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.