



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of May 2020



Downtown West Submarket Report - May 2020



Downtown West		GTA
Active Projects	32	361
Total Units	10,872	95,019
Total Sales	9,571	80,914
Rem. Inv.	882	9,526
Avg. \$/SF	\$1,457	\$1,079
Avg. SF	908	985
Avg. \$	\$1,322,157	\$1,062,758
Current Month Sales (incl. active & sold out)	9	428

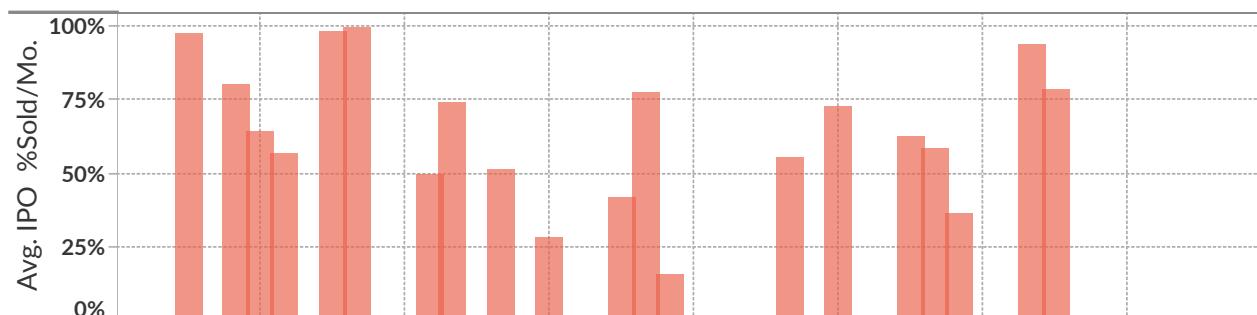
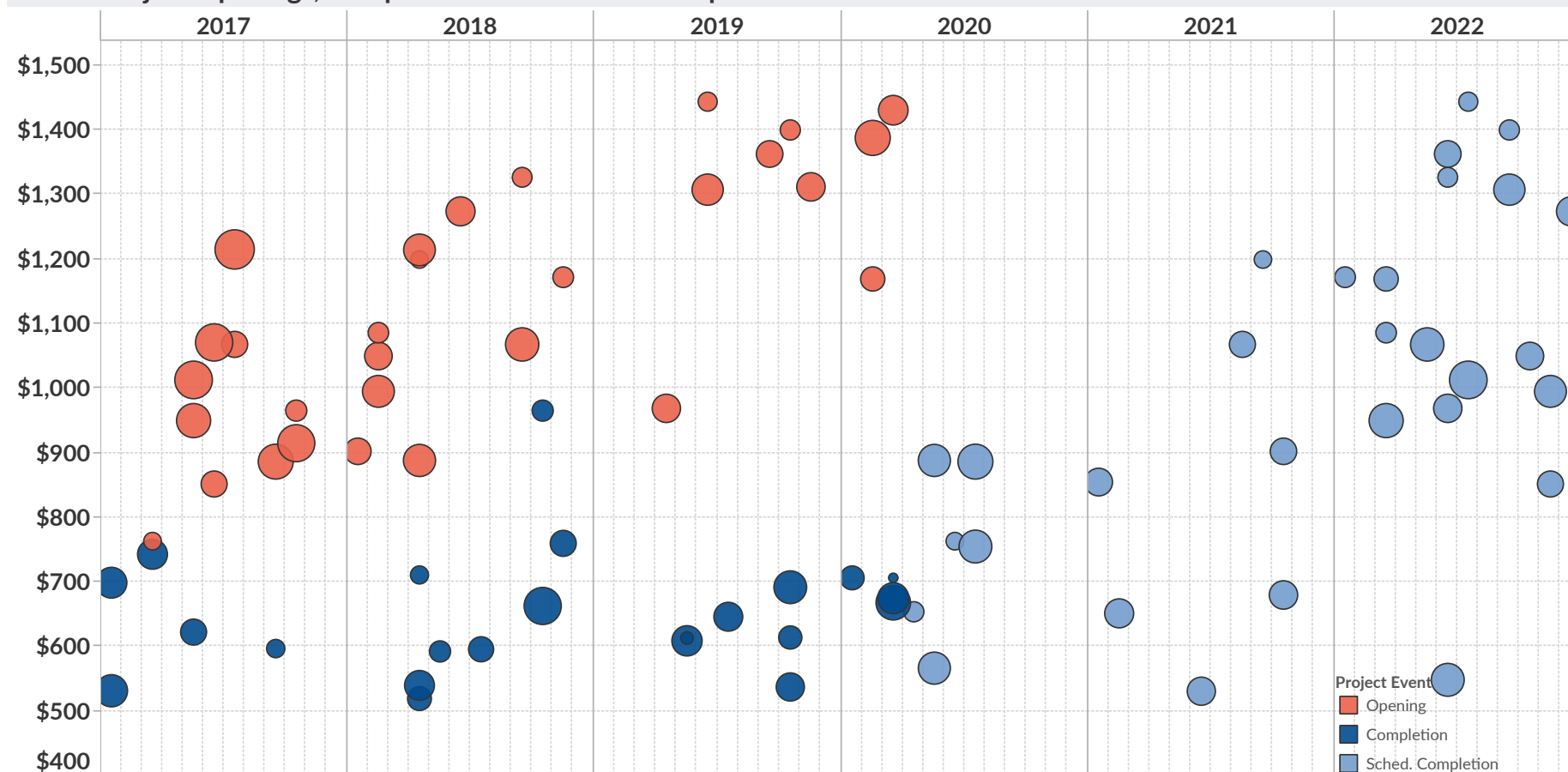
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	39	390
Total Units	18,111	221,166
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	34.1	61.7
Avg. Floor Space Index	11.3	6.6

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

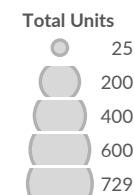


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Recent Project Openings, Completions & Scheduled Completions



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.



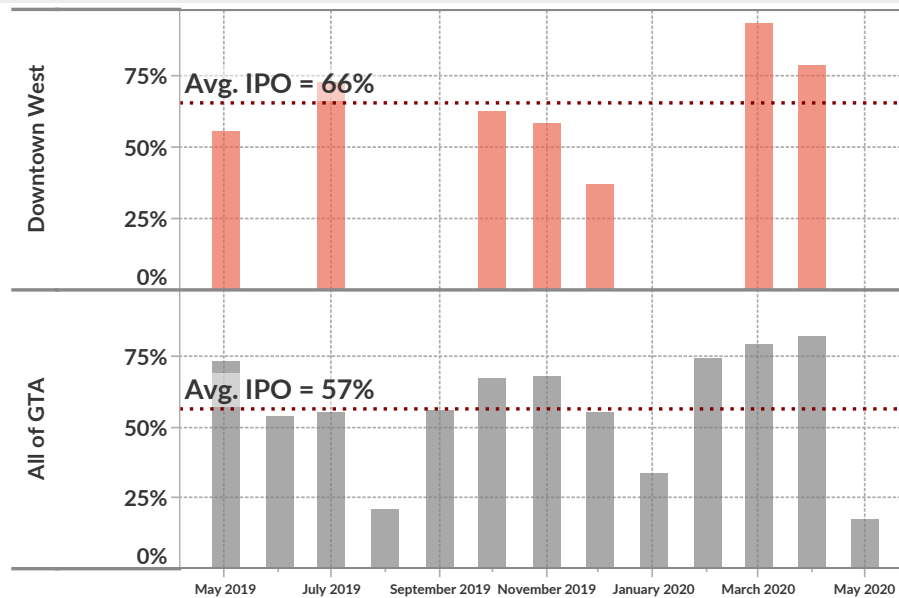
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Project Data by Unit Type

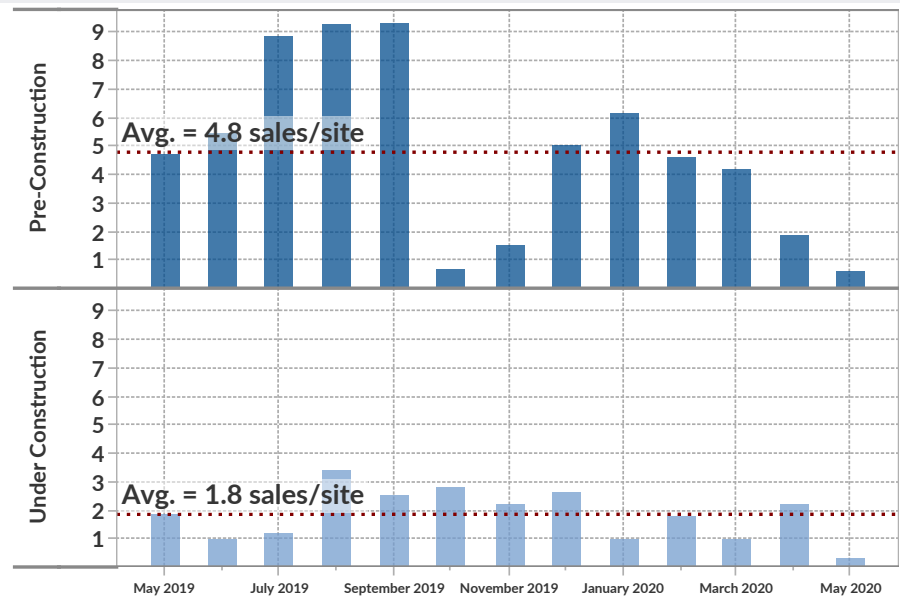
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	754	0	743	11
1 Bedroom	3,298	5	3,135	163
1 Bedroom + Den	2,685	2	2,596	89
2 Bedroom	2,271	1	2,010	261
2 Bedroom + Den	323	1	237	86
3 Bedroom & Up	1,022	0	766	256
Penthouse	65	0	56	9
Other	35	0	28	7

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,649	350	484	\$559,990	\$850,990
\$1,485	415	869	\$549,900	\$1,058,990
\$1,412	525	869	\$664,900	\$1,133,990
\$1,484	600	1,751	\$726,900	\$2,525,000
\$1,429	712	2,489	\$899,900	\$3,625,000
\$1,427	821	2,622	\$954,900	\$4,175,000
\$1,889	1,038	3,259	\$2,000,000	\$5,500,000
\$1,325	1,010	1,829	\$1,149,900	\$2,450,000

IPO Launch Performance (first 2 months)

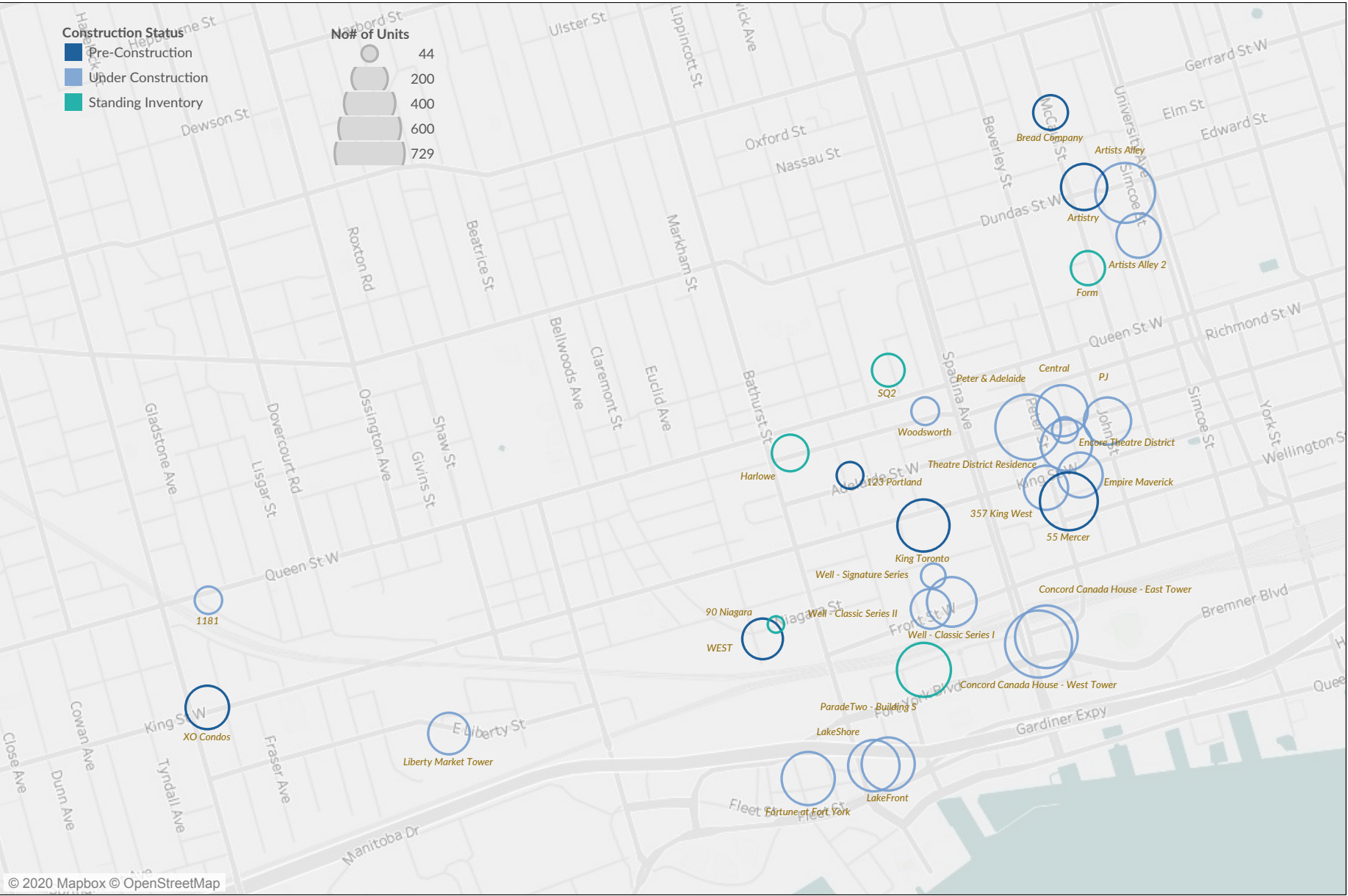


Post Launch Absorption: Downtown West



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Current Active Projects



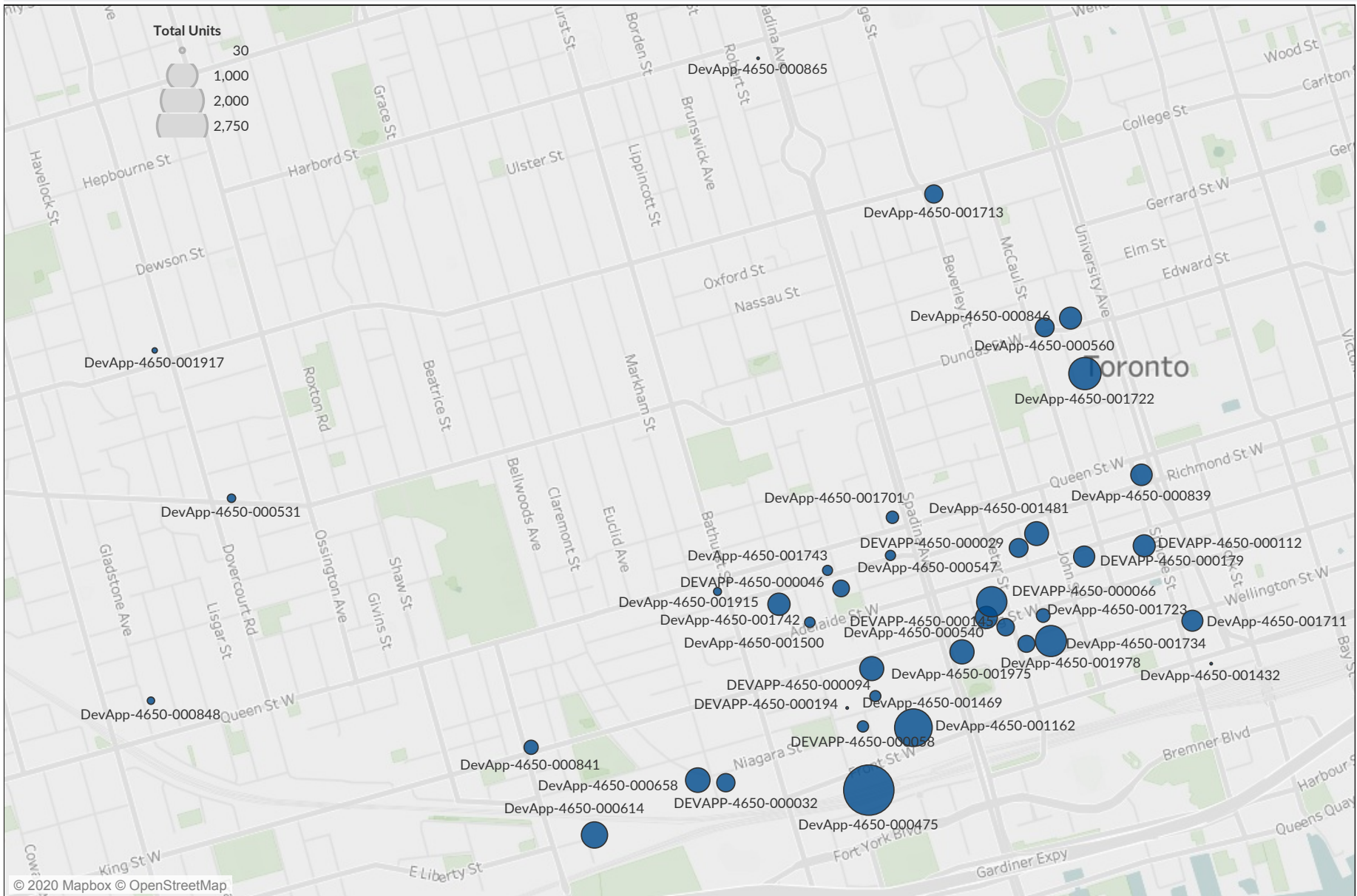
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Current Active Project List - Downtown West

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
55 Mercer - CentreCourt Developments Inc.	Apartment	January 2023	0	526	17	543	\$1,388	\$1,383
90 Niagara - Fieldgate Homes	Apartment	May 2019	0	0	0	44	\$613	\$639
123 Portland - Minto Developments	Apartment	November 2022	1	9	32	116	\$1,400	\$1,447
357 King West - Great Gulf	Apartment	October 2021	0	0	0	318	\$902	\$1,196
1181 - SKALE	Apartment	March 2022	1	11	16	122	\$1,086	\$1,107
Artistry - Tribute Communities and Greybrook Realty Partners	Apartment	May 2024	3	276	70	346	\$1,431	\$1,400
Artists Alley 2 - Lanterra Developments	Apartment	June 2023	0	0	0	318	\$1,050	\$1,383
Artists Alley - Lanterra Developments	Apartment	June 2023	0	0	0	581	\$950	\$1,388
Bread Company - Lamb Development Corp.	Apartment	March 2023	0	82	0	196	\$1,312	\$1,325
Central - Concord Adex	Apartment	May 2023	0	25	79	426	\$1,214	\$1,432
Concord Canada House - East Tower - Concord Adex	Apartment	November 2023	0	1	141	635	\$1,071	\$1,486
Concord Canada House - West Tower - Concord Adex	Apartment	November 2023	0	5	117	729	\$1,215	\$1,578
Empire Maverick - Empire	Apartment	December 2022	1	14	32	328	\$1,274	\$1,422
Encore Theatre District - Plaza	Apartment	June 2022	0	0	40	109	\$1,327	\$1,450
Form - Tridel	Apartment	January 2020	0	0	0	189	\$706	\$838
Fortune at Fort York - Onni Group of Companies	Apartment	June 2022	0	8	5	459	\$549	\$1,156
Harlowe - Lamb Development Corp.	Apartment	July 2018	0	2	2	218	\$596	\$1,096
King Toronto - Westbank Projects Corp.	Apartment	June 2023	0	0	60	441	\$0	\$1,768
LakeFront - Concord Adex	Apartment	August 2020	0	4	30	457	\$755	\$1,447
LakeShore - Concord Adex	Apartment	August 2020	0	2	15	429	\$567	\$1,395
Liberty Market Tower - Lifetime Developments	Apartment	March 2022	3	207	55	281	\$1,169	\$1,207
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	0	174	\$614	\$711
Theatre District Residence - Plaza	Apartment	November 2022	0	0	2	428	\$995	\$1,497
Well - Classic Series I - Tridel	Apartment	September 2022	0	2	29	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	June 2022	0	12	58	258	\$1,363	\$1,424
Well - Signature Series - Tridel	Apartment	July 2022	0	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	0	6	25	307	\$969	\$1,162

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Current Development Applications



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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	993
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-4650-000560	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-4650-001432	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-4650-001975	401-409 King Street West	21.2	631
DevApp-4650-001978	99 Blue Jays Way	23.2	309

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	0	16	6,217	5,413	179	\$2,454	1,838	\$4,510,204	8,610
Central Waterfront	5	13	6,642	5,791	837	\$1,419	1,002	\$1,421,994	19,434
Don Mills - York Mills	9	11	3,306	2,923	248	\$937	1,194	\$1,118,702	11,337
Downtown Core	0	8	4,759	4,086	255	\$1,644	733	\$1,205,854	18,040
Downtown East	11	19	6,371	5,634	533	\$1,253	821	\$1,029,143	15,959
Downtown West	9	32	10,872	9,571	882	\$1,457	908	\$1,322,157	18,111
Etobicoke Waterfront	1	3	1,632	1,469	70	\$1,226	756	\$927,024	8,726
Highway7 - Yonge	22	7	1,742	1,535	207	\$691	1,196	\$827,017	.
Mississauga City Centre	7	11	6,441	5,854	363	\$828	890	\$736,777	.
North Toronto	7	11	3,150	2,504	468	\$1,245	823	\$1,024,426	8,331
North Yonge Corridor	2	6	1,792	1,404	169	\$1,118	845	\$944,043	7,587
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	29	8	1,110	987	96	\$1,051	1,508	\$1,583,941	9,087
Not Applicable	292	162	30,675	24,994	3,786	\$778	982	\$763,198	73,347
Scarborough City Centre									2,245
Sheppard Corridor	3	13	3,648	3,195	452	\$1,101	920	\$1,013,295	7,793
Thornhill	11	5	1,443	1,147	296	\$1,083	1,203	\$1,303,196	.
Toronto East	3	13	1,352	1,139	172	\$989	927	\$916,534	3,051
Toronto West	12	14	2,613	2,117	412	\$1,136	946	\$1,074,717	11,001
Yonge - St. Clair	5	7	726	632	93	\$1,464	1,606	\$2,352,130	2,413

The Development Applications data pertains only to the City of Toronto

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