



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of June 2020



Downtown West Submarket Report - June 2020



Downtown West			GTA	
Active Projects	32		360	
Total Units	11,097		95,384	
Total Sales	9,572		80,981	
Rem. Inv.	987		9,679	
Avg. \$/SF	\$1,445		\$1,092	
Avg. SF	885		984	
Avg. \$	\$1,278,789		\$1,073,753	
Current Month Sales (incl. active & sold out)			14	744

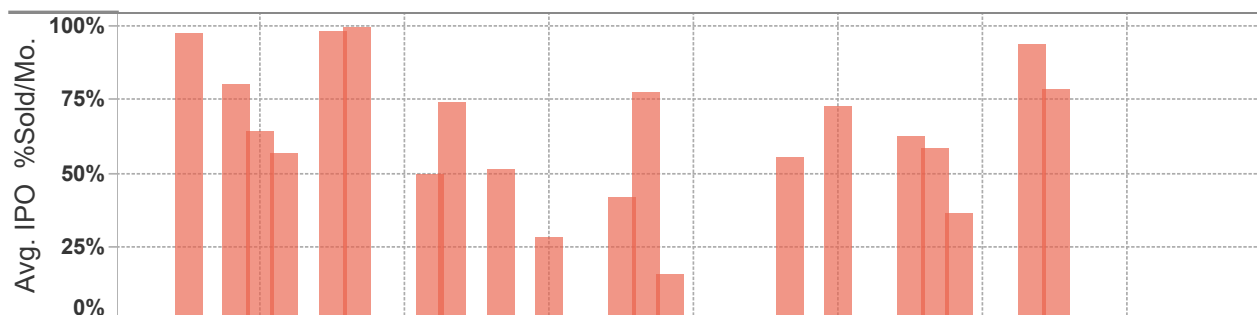
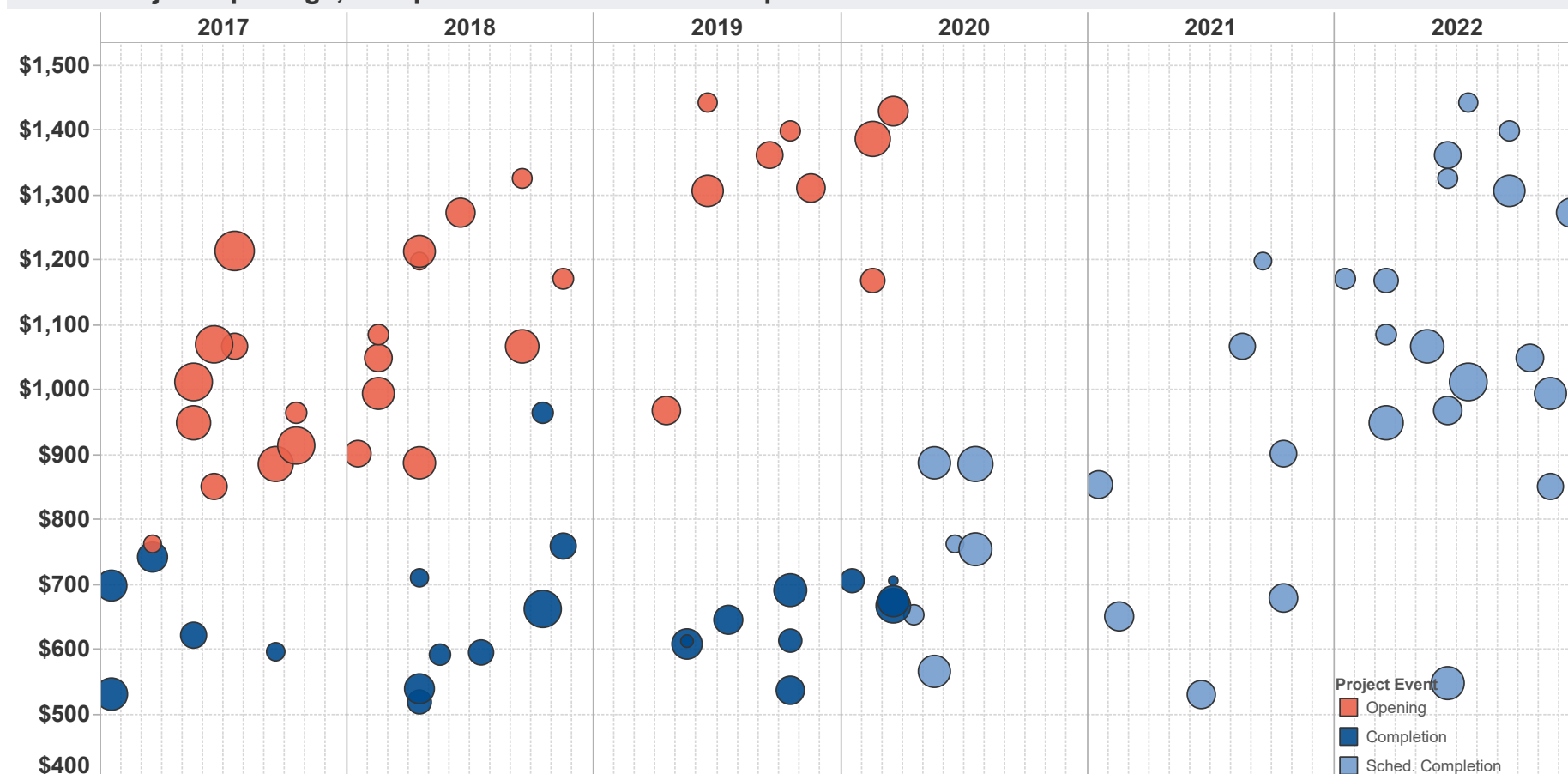
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	38	400
Total Units	17,851	226,181
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	34.1	61.7
Avg. Floor Space Index	11.3	6.6

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

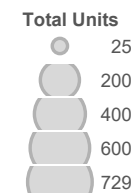


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Recent Project Openings, Completions & Scheduled Completions



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.



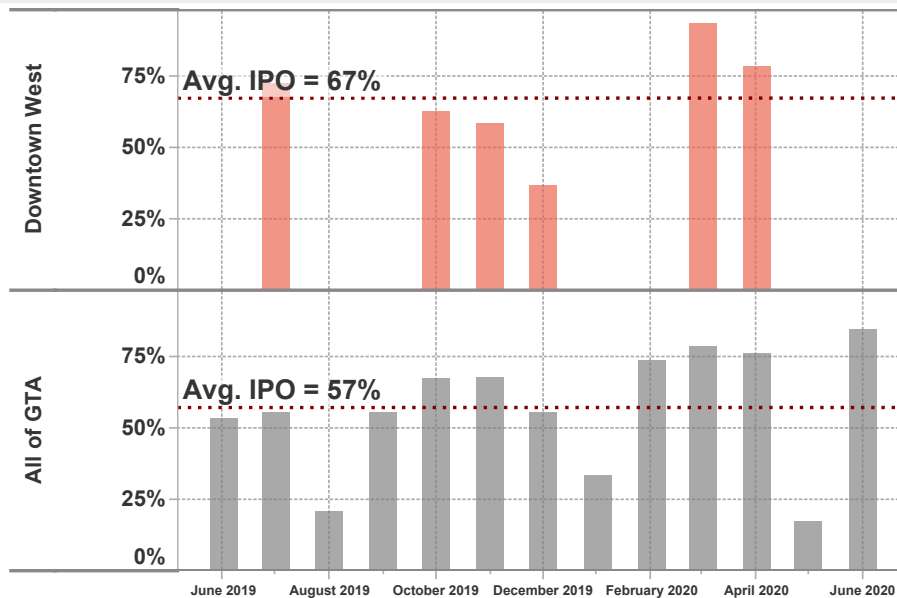
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Project Data by Unit Type

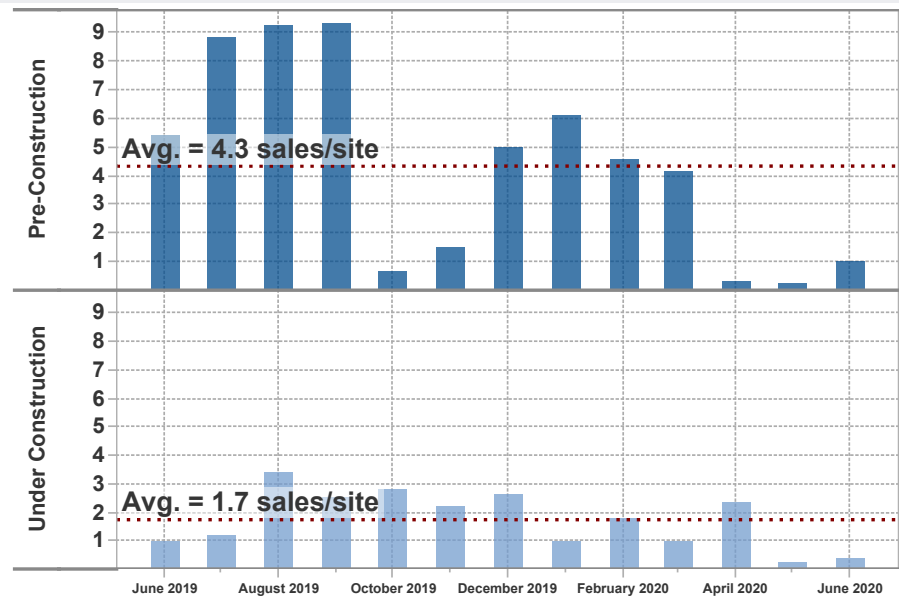
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	804	0	739	65
1 Bedroom	3,295	2	3,134	161
1 Bedroom + Den	2,702	1	2,595	107
2 Bedroom	2,284	9	2,017	267
2 Bedroom + Den	324	0	237	87
3 Bedroom & Up	1,051	2	766	285
Penthouse	65	0	56	9
Other	34	0	28	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,333	350	560	\$559,990	\$850,990
\$1,495	415	869	\$549,900	\$1,058,990
\$1,383	525	762	\$664,900	\$1,133,990
\$1,482	600	1,751	\$726,900	\$2,525,000
\$1,429	712	2,489	\$899,900	\$3,625,000
\$1,419	821	2,622	\$954,900	\$4,175,000
\$1,889	1,038	3,259	\$2,000,000	\$5,500,000
\$1,345	1,275	1,829	\$1,725,000	\$2,450,000

IPO Launch Performance (first 2 months)

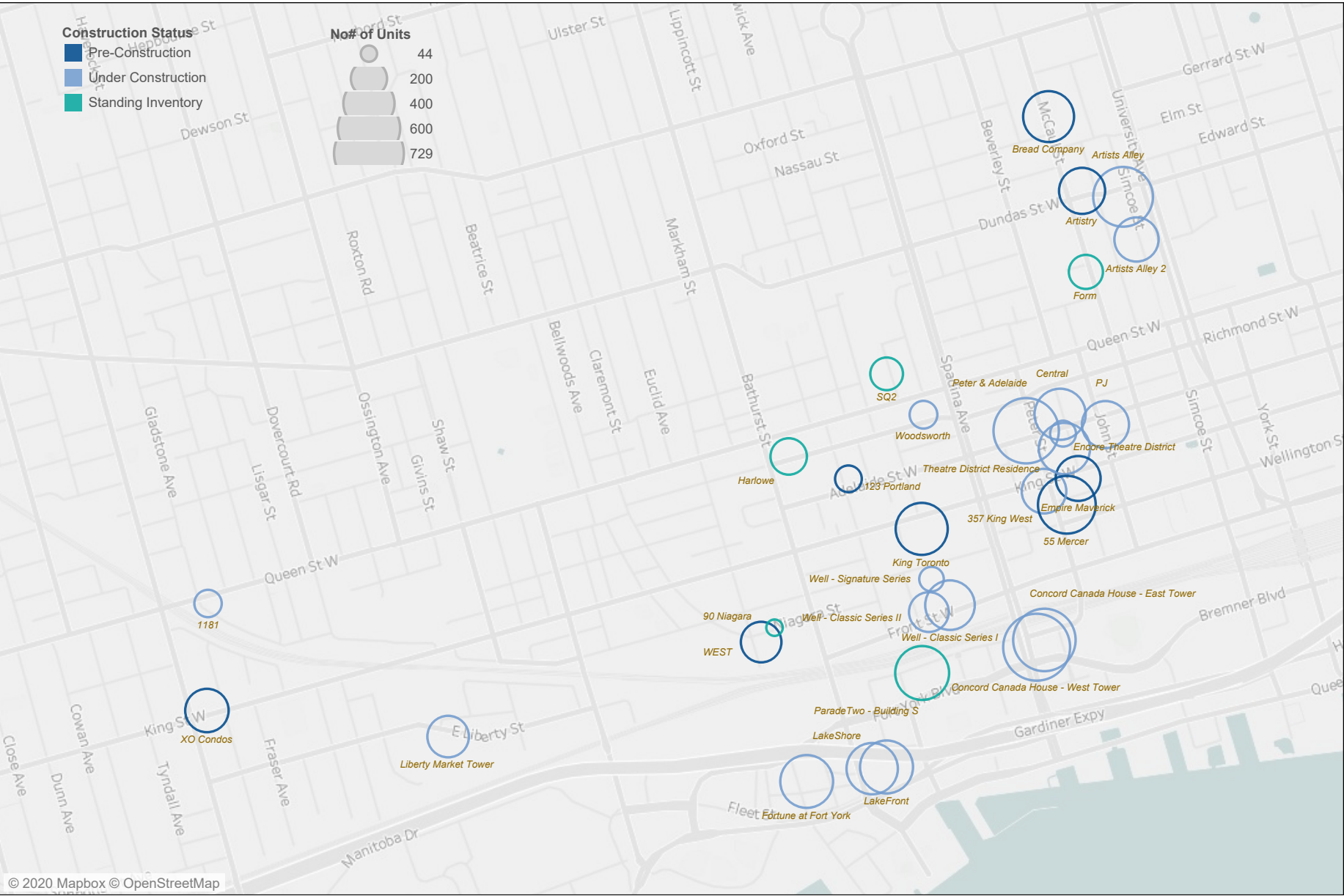


Post Launch Absorption: Downtown West



Downtown West Submarket Report - June 2020

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	0	9	32	116	\$1,400	\$1,447
357 King West - Great Gulf	Apartment	October 2021	0	0	0	324	\$902	\$1,196
1181 - SKALE	Apartment	March 2022	0	11	16	122	\$1,086	\$1,107
Artistry - Tribute Communities and Greybrook Realty Partners	Apartment	May 2024	0	273	73	346	\$1,431	\$1,404
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	72	123	422	\$1,312	\$1,293
Central - Concord Adex	Apartment	May 2023	0	25	79	426	\$1,214	\$1,432
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	1	6	116	729	\$1,215	\$1,580
Empire Maverick - Empire	Apartment	December 2022	0	14	32	328	\$1,274	\$1,422
Encore Theatre District - Plaza	Apartment	June 2022	1	1	39	109	\$1,327	\$1,452
Form - Tridel	Apartment	January 2020	0	0	0	189	\$706	\$838
Fortune at Fort York - Onni Group of Companies	Apartment	June 2022	0	8	0	454	\$549	\$1,156
Harlowe - Lamb Development Corp.	Apartment	July 2018	0	2	0	216	\$596	\$1,096
King Toronto - Westbank Projects Corp.	Apartment	June 2023	0	0	60	441	\$0	\$1,768
LakeFront - Concord Adex	Apartment	August 2020	2	6	28	457	\$755	\$1,445
LakeShore - Concord Adex	Apartment	August 2020	0	2	15	429	\$567	\$1,395
Liberty Market Tower - Lifetime Developments	Apartment	March 2022	1	208	54	281	\$1,169	\$1,211
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	8	14	17	307	\$969	\$1,165

Total Units

- 21
- 1,000
- 2,000
- 2,750

Map showing the distribution of 21 DevApp units in Toronto. The units are labeled with their DevApp IDs, such as DevApp-4650-000865, DevApp-4650-001713, and DevApp-4650-001722. The map shows a high concentration of units in the central and eastern parts of the city, particularly around the downtown core and the waterfront.

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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-4650-000058	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-4650-000475	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-4650-000551	135 - 143 Portland Street	10.5	129
DevApp-4650-000560	292 Dundas Street West; 129 - 131 McCaul Street; 170 St. Patrick Street	16.7	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	10.7	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	10.1	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	10.8	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
DevApp-4650-002053	835 Queen Street West	4.2	21

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	• 2	• 15	• 5,973	• 5,172	• 176	• \$2,412	• 1,894	• \$4,568,809	• 8,932
Central Waterfront	• 10	• 13	• 6,642	• 5,810	• 818	• \$1,459	• 1,087	• \$1,586,790	• 19,434
Don Mills - York Mills	• 4	• 11	• 3,306	• 2,927	• 244	• \$935	• 1,187	• \$1,110,394	• 11,337
Downtown Core	• 17	• 8	• 4,759	• 4,103	• 238	• \$1,632	• 737	• \$1,203,027	• 18,136
Downtown East	• 26	• 19	• 6,450	• 5,661	• 506	• \$1,246	• 837	• \$1,042,982	• 15,970
Downtown West	• 14	• 32	• 11,097	• 9,572	• 987	• \$1,445	• 885	• \$1,278,789	• 17,851
Etobicoke Waterfront	• 0	• 3	• 1,632	• 1,469	• 46	• \$1,257	• 883	• \$1,109,437	• 8,726
Highway7 - Yonge	• 37	• 6	• 1,553	• 1,383	• 170	• \$692	• 1,240	• \$857,927	•
Mississauga City Centre	• 53	• 11	• 6,645	• 5,898	• 514	• \$898	• 782	• \$701,954	•
North Toronto	• 16	• 12	• 3,194	• 2,520	• 496	• \$1,263	• 842	• \$1,063,407	• 10,333
North Yonge Corridor	• 30	• 6	• 1,715	• 1,434	• 150	• \$1,146	• 811	• \$928,813	• 7,879
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 2,056
North York West	• 35	• 9	• 1,168	• 1,026	• 94	• \$1,102	• 1,344	• \$1,481,165	• 9,485
Not Applicable	• 414	• 161	• 30,938	• 25,184	• 3,880	• \$779	• 977	• \$760,940	• 74,928
Scarborough City Centre									• 2,245
Sheppard Corridor	• 15	• 13	• 3,648	• 3,210	• 437	• \$1,099	• 927	• \$1,019,491	• 7,793
Thornhill	• 38	• 5	• 1,443	• 1,188	• 255	• \$1,102	• 1,277	• \$1,407,853	•
Toronto East	• 1	• 13	• 1,352	• 1,140	• 171	• \$990	• 925	• \$915,535	• 3,051
Toronto West	• 32	• 14	• 2,613	• 2,133	• 396	• \$1,132	• 952	• \$1,077,841	• 10,940
Yonge - St. Clair	• 0	• 7	• 728	• 632	• 93	• \$1,474	• 1,591	• \$2,345,544	• 3,047

The Development Applications data pertains only to the City of Toronto

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