



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of July 2020



Downtown West Submarket Report - July 2020



Downtown West		GTA
Active Projects	32	367
Total Units	10,996	96,937
Total Sales	9,627	82,550
Rem. Inv.	986	9,829
Avg. \$/SF	\$1,449	\$1,108
Avg. SF	887	961
Avg. \$	\$1,284,867	\$1,065,426
Current Month Sales (incl. active & sold out)	6	1,991

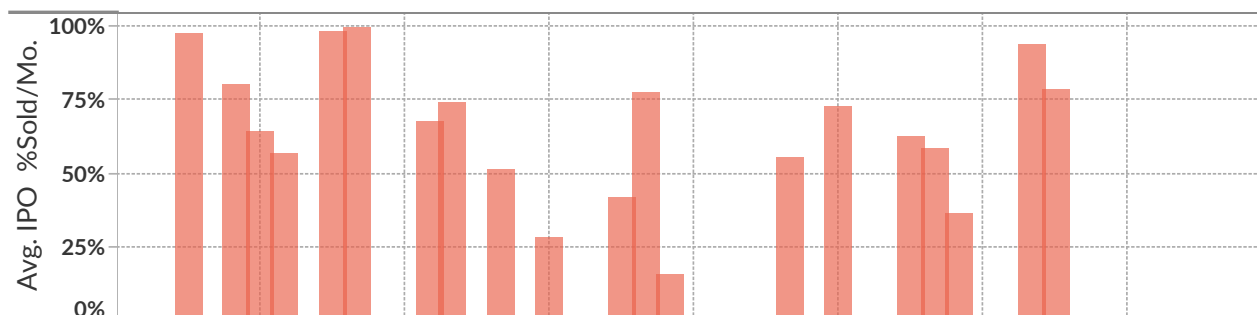
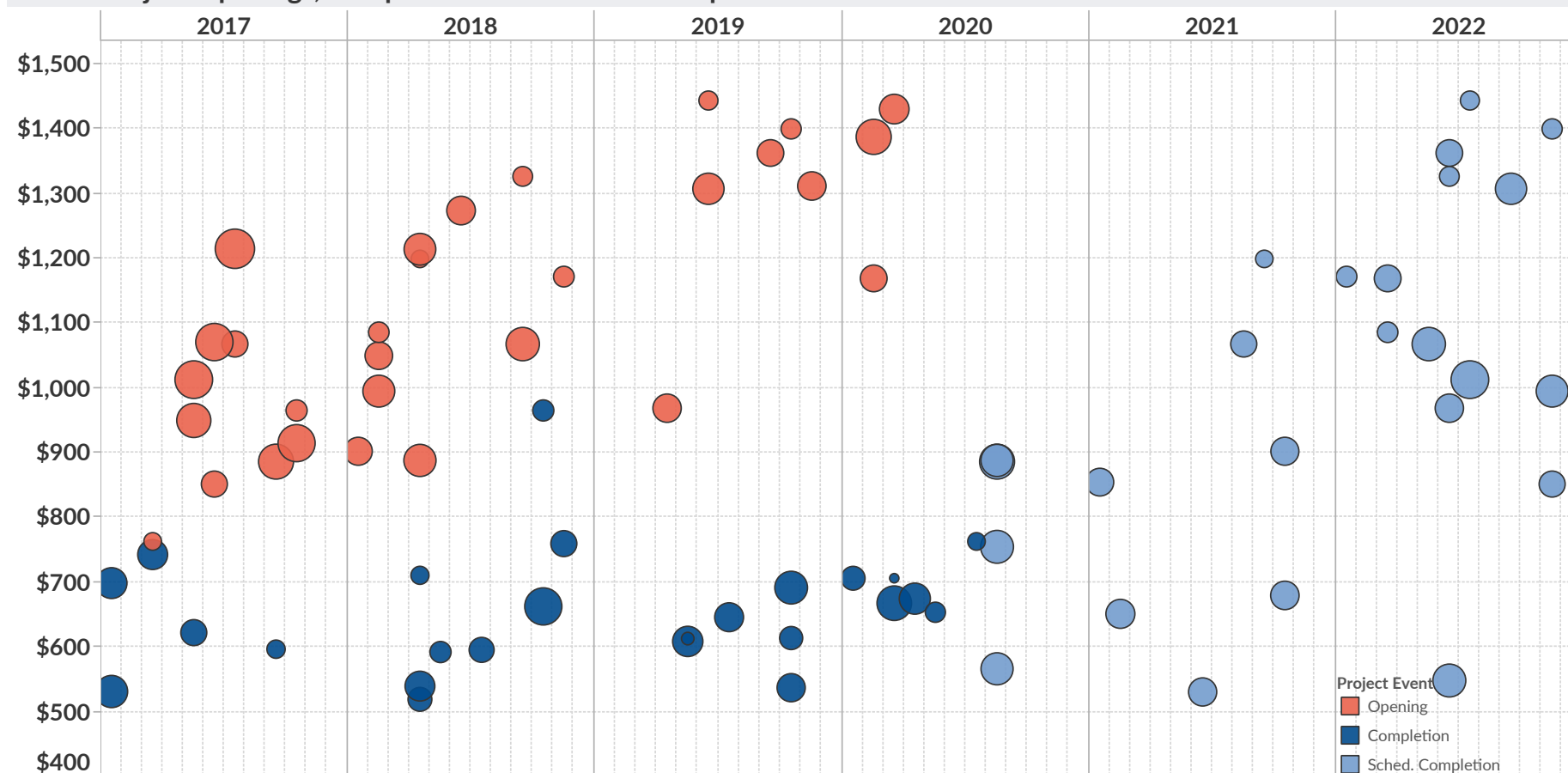
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	39	410
Total Units	18,144	234,134
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	34.1	61.7
Avg. Floor Space Index	11.6	6.6

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

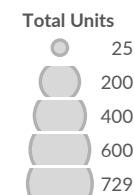


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Recent Project Openings, Completions & Scheduled Completions



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.



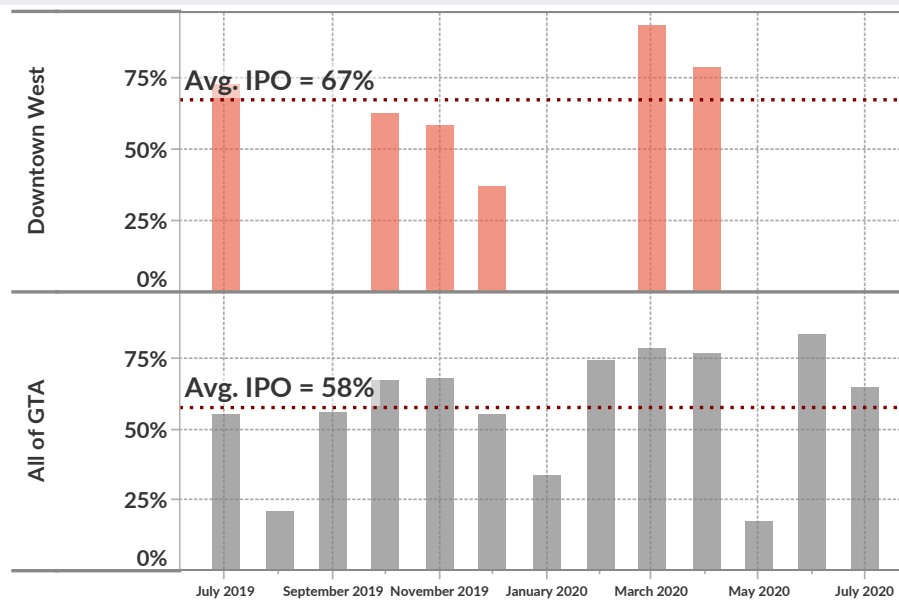
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Project Data by Unit Type

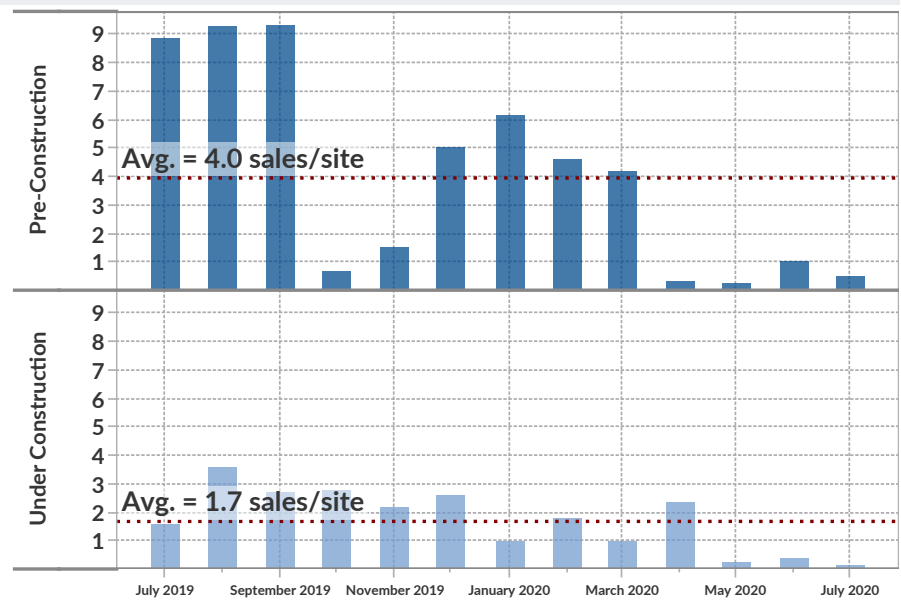
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	804	0	739	65
1 Bedroom	3,301	1	3,155	146
1 Bedroom + Den	2,713	1	2,590	123
2 Bedroom	2,305	2	2,039	266
2 Bedroom + Den	324	0	237	87
3 Bedroom & Up	1,065	2	782	283
Penthouse	66	0	57	9
Other	35	0	28	7

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,333	350	560	\$570,990	\$850,990
\$1,533	415	869	\$549,900	\$1,058,990
\$1,357	525	762	\$664,900	\$1,133,990
\$1,491	600	1,751	\$749,900	\$2,525,000
\$1,431	712	2,489	\$899,900	\$3,625,000
\$1,424	821	2,622	\$1,019,900	\$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)

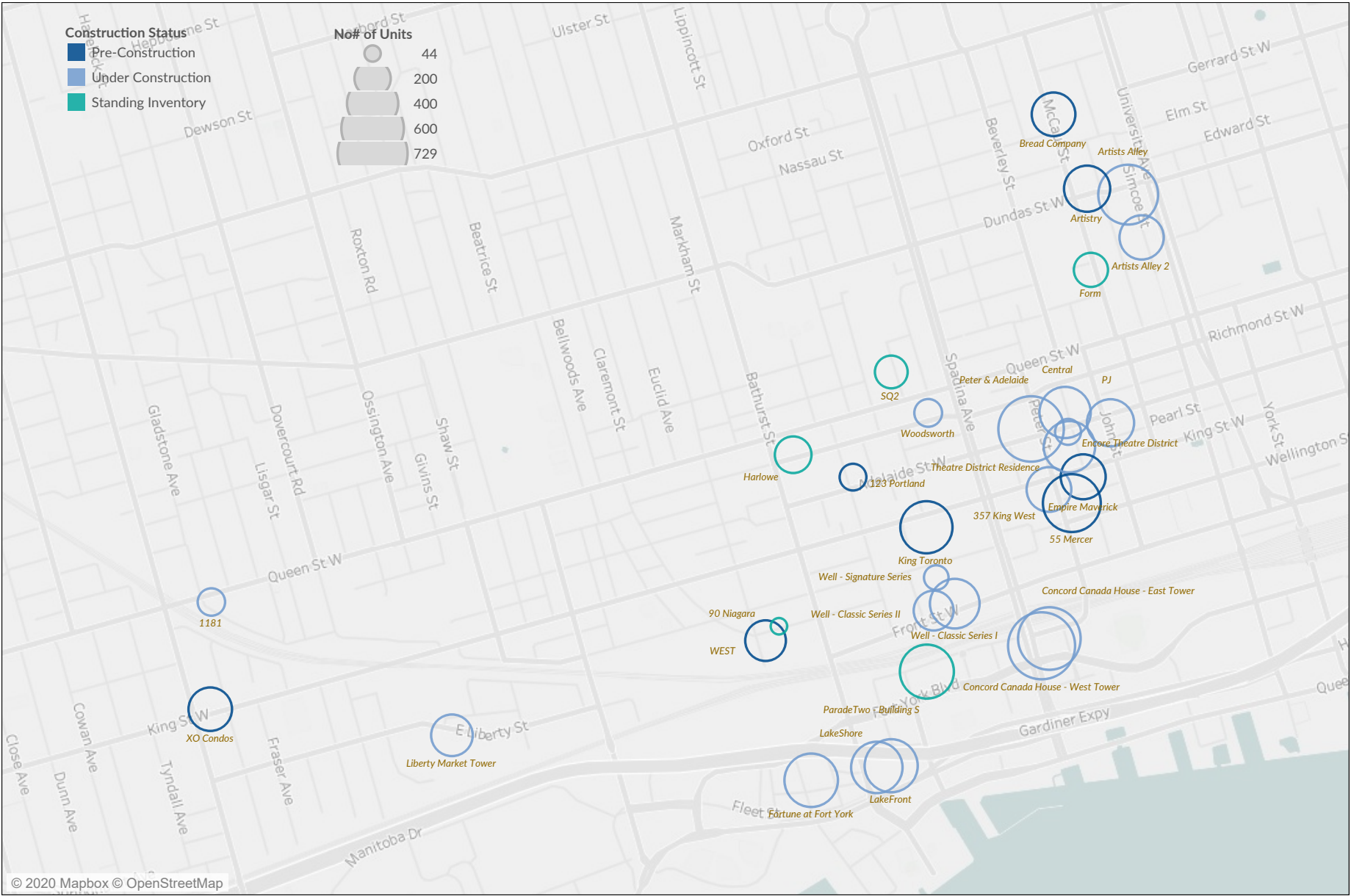


Post Launch Absorption: Downtown West



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Current Active Projects

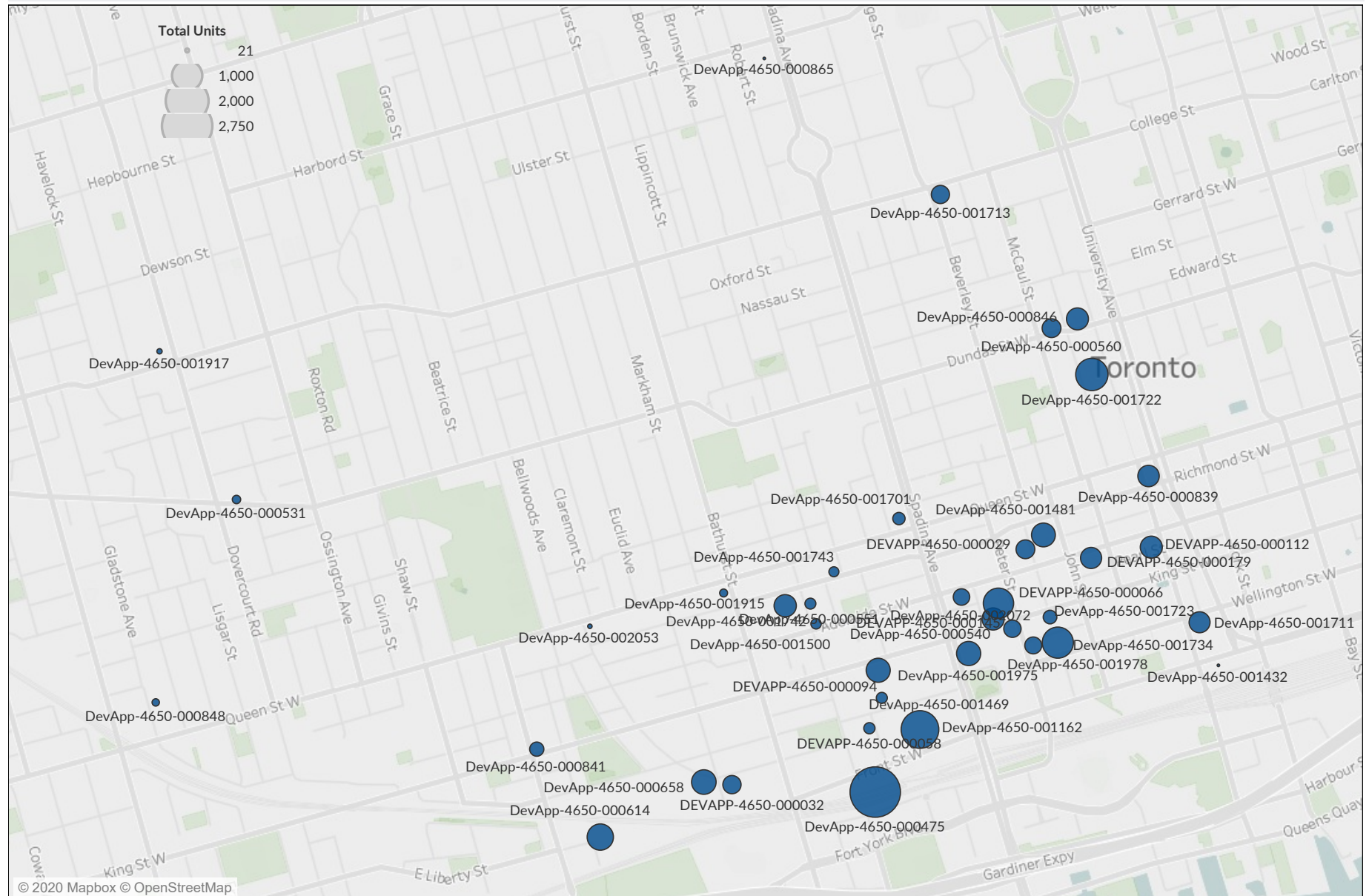


Downtown West Submarket Report - July 2020

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	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	\$1,193
1181 - SKALE	Apartment	March 2022	1	12	15	122	\$1,086	\$1,111
Artistry - Tribute Communities and Greybrook Realty Partners	Apartment	May 2024	0	273	73	346	\$1,431	\$1,439
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	309	\$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	0	2	140	635	\$1,071	\$1,486
Concord Canada House - West Tower - Concord Adex	Apartment	November 2023	0	6	116	729	\$1,215	\$1,580
Empire Maverick - Empire	Apartment	March 2023	1	15	31	328	\$1,274	\$1,422
Encore Theatre District - Plaza	Apartment	June 2022	0	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	5	464	\$549	\$1,156
Harlowe - Lamb Development Corp.	Apartment	July 2018	0	2	0	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	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	0	208	54	281	\$1,169	\$1,251
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	1	13	57	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	3	17	14	307	\$969	\$1,201

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-4650-000058	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	5.1	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
DevApp-4650-002072	355 Adelaide Street West	25.8	293

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	5,974	5,146	177	\$2,442	1,856	\$4,532,010	8,932
Central Waterfront	20	13	6,642	5,823	803	\$1,454	1,093	\$1,589,498	19,434
Don Mills - York Mills	23	11	3,306	2,950	199	\$968	1,197	\$1,158,263	11,337
Downtown Core	2	8	4,759	4,105	236	\$1,640	746	\$1,224,474	18,038
Downtown East	486	22	7,386	6,154	928	\$1,288	681	\$876,906	16,000
Downtown West	6	32	10,996	9,627	986	\$1,449	887	\$1,284,867	18,144
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	11	6	1,553	1,394	159	\$691	1,250	\$863,410	.
Mississauga City Centre	32	11	6,459	5,932	480	\$895	781	\$699,106	.
North Toronto	14	12	3,194	2,529	487	\$1,268	846	\$1,073,216	10,341
North Yonge Corridor	21	6	1,709	1,455	123	\$1,152	818	\$943,006	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	9	9	1,167	1,034	86	\$1,111	1,411	\$1,566,719	9,619
Not Applicable	1,174	164	31,640	25,928	3,733	\$788	975	\$768,306	82,240
Scarborough City Centre									2,245
Sheppard Corridor	0	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	163	6	1,651	1,351	300	\$1,069	1,178	\$1,259,349	.
Toronto East	14	13	1,352	1,152	159	\$990	918	\$908,475	3,051
Toronto West	9	14	2,613	2,135	394	\$1,140	953	\$1,085,653	11,214
Yonge - St. Clair	5	7	728	637	88	\$1,468	1,649	\$2,420,121	3,047

The Development Applications data pertains only to the City of Toronto

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