



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of August 2020



Downtown West Submarket Report - August 2020



Downtown West		GTA
Active Projects	33	376
Total Units	11,123	99,527
Total Sales	9,672	84,332
Rem. Inv.	1,073	10,776
Avg. \$/SF	\$1,455	\$1,114
Avg. SF	895	943
Avg. \$	\$1,302,716	\$1,049,976
Current Month Sales (incl. active & sold out)	42	2,609

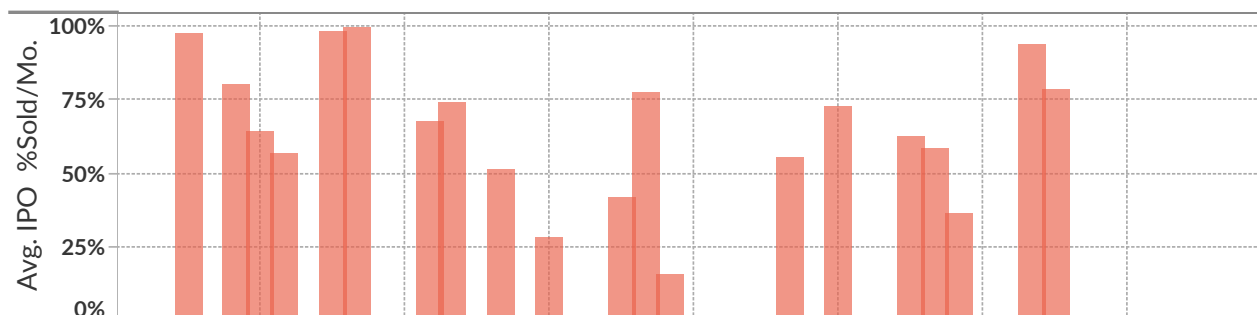
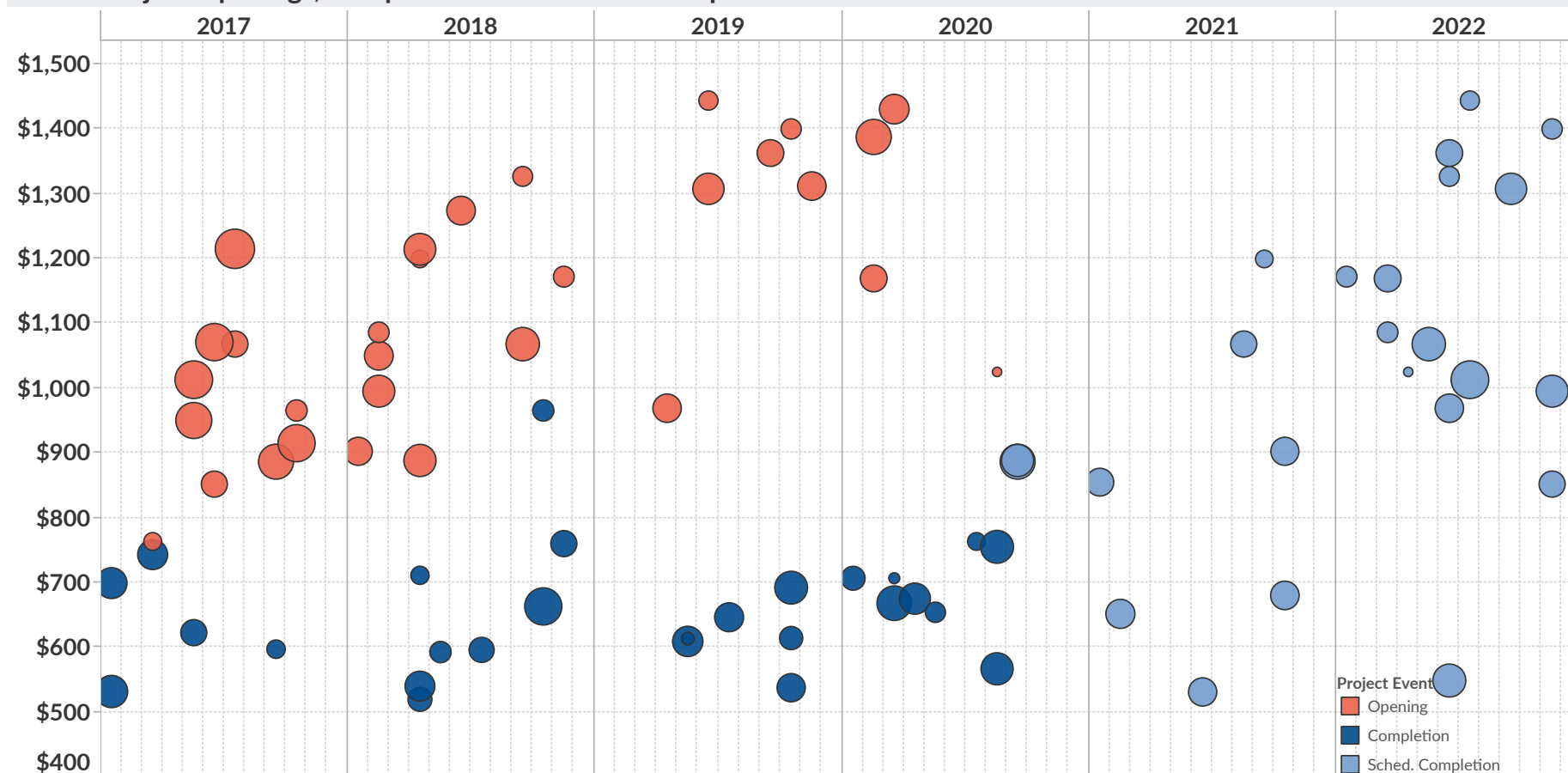
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	39	419
Total Units	18,134	235,756
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	34.1	61.7
Avg. Floor Space Index	11.6	6.6

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

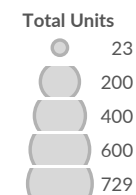


Downtown West Submarket Report - August 2020

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.



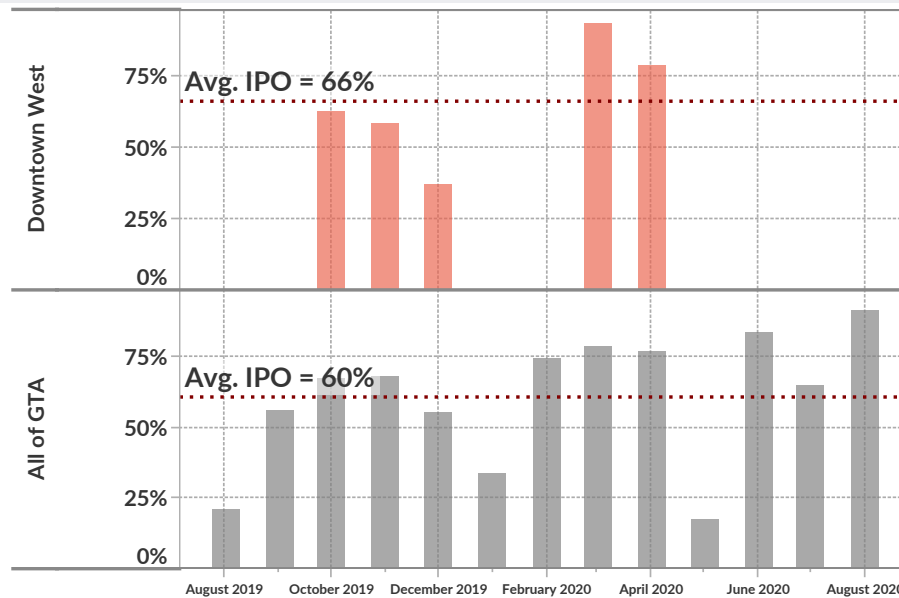
Downtown West Submarket Report - August 2020

Project Data by Unit Type

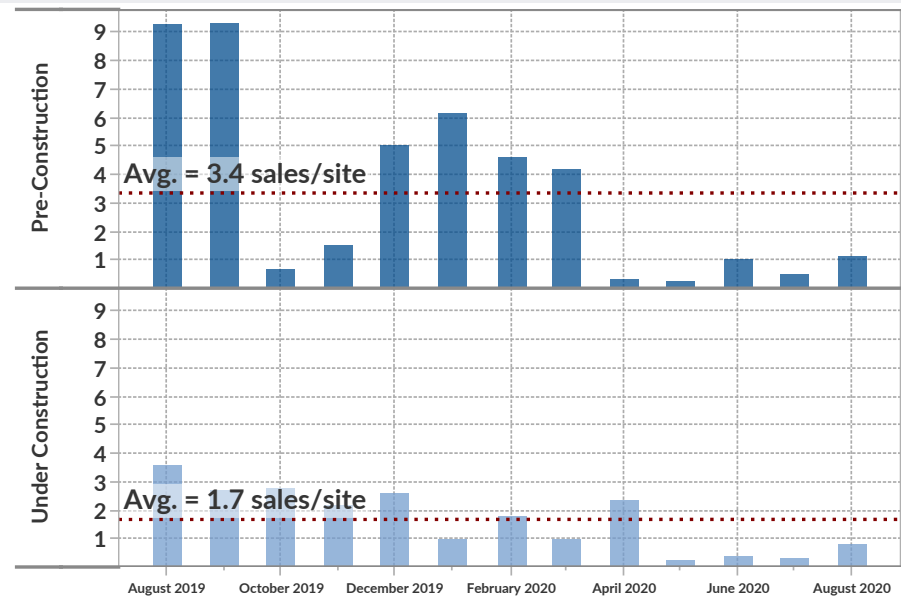
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	806	3	742	64
1 Bedroom	3,314	0	3,156	158
1 Bedroom + Den	2,732	10	2,600	132
2 Bedroom	2,330	9	2,050	280
2 Bedroom + Den	337	11	249	88
3 Bedroom & Up	1,125	9	791	334
Penthouse	66	0	56	10
Other	35	0	28	7

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,329	350	560	\$570,990	\$864,990
\$1,537	415	869	\$549,900	\$1,089,990
\$1,379	506	1,138	\$646,900	\$1,251,800
\$1,485	600	1,751	\$749,900	\$2,525,000
\$1,423	712	2,489	\$899,900	\$3,625,000
\$1,430	821	2,622	\$1,019,900	\$4,175,000
\$2,081	1,038	3,259	\$2,000,000	\$8,998,990
\$1,325	1,010	1,829	\$1,149,900	\$2,450,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: Downtown West



Construction Status

- Pre-Construction
- Under Construction
- Standing Inventory

No# of Units

- 23
- 200
- 400
- 600
- 729

Map of downtown Toronto showing construction projects. The map uses colored circles to represent projects: blue for Pre-Construction, light blue for Under Construction, and green for Standing Inventory. The size of the circle indicates the number of units, with a legend showing sizes for 23, 200, 400, 600, and 729 units. Projects are labeled with names like 'Carvalo on College', '1181', 'XO Condos', 'Liberty Market Tower', 'WEST', '90 Niagara', 'Harlowe', 'S2', 'Woodsworth', 'Theatre District Residence', '123 Portland', 'King Toronto', 'Well - Signature Series', 'Well - Classic Series II', 'Well - Classic Series I', 'ParadeTwo - Building S', 'Fortune at Fort York', 'Lakeshore', 'McCa', 'Bread Company', 'Artists Alley', 'Artistry', 'Simcoe St', 'Artists Alley 2', 'Form', 'Peter & Adelaide', 'Central', 'PJ', 'John', 'Encore Theatre District', 'Empire Maverick', '55 Mercer', '357 King West', 'Concord Canada House - East Tower', 'Concord Canada House - West Tower', 'Gardiner Expy', 'Fleet', 'York Blvd', 'Front St W', 'Wellington', 'King St W', 'Pearl St', 'Richmond St W', 'Edward St', 'Elm St', 'Gerrard St W', 'Ulster St', 'Hippocott St', 'Nassau St', 'Oxford St', 'Beverly St', 'Dundas St W', 'Queen St W', 'Spadina Ave', 'Bathurst St', 'Euclid Ave', 'Clarendon St', 'Bellwoods Ave', 'Shaw St', 'Givins St', 'Ossington Ave', 'Dovercourt Rd', 'Lisgar St', 'Gladstone Ave', 'Sheridan Ave', 'Close Ave', 'Dunn Ave', 'Cowan Ave', 'Tyndall Ave', 'Fraser Ave', 'Manitoba Dr', 'Dewson St', 'Hedberg St', 'Harcourt St', 'Hwy 7', 'Bayview Ave', 'Finch Ave', 'Keele St', 'McCowan St', 'Warden Ave', 'Sheppard Ave E', 'Midland Ave', 'Bayview Ave', 'Finch Ave', 'Keele St', 'McCowan St', 'Warden Ave', 'Sheppard Ave E', 'Midland Ave'.

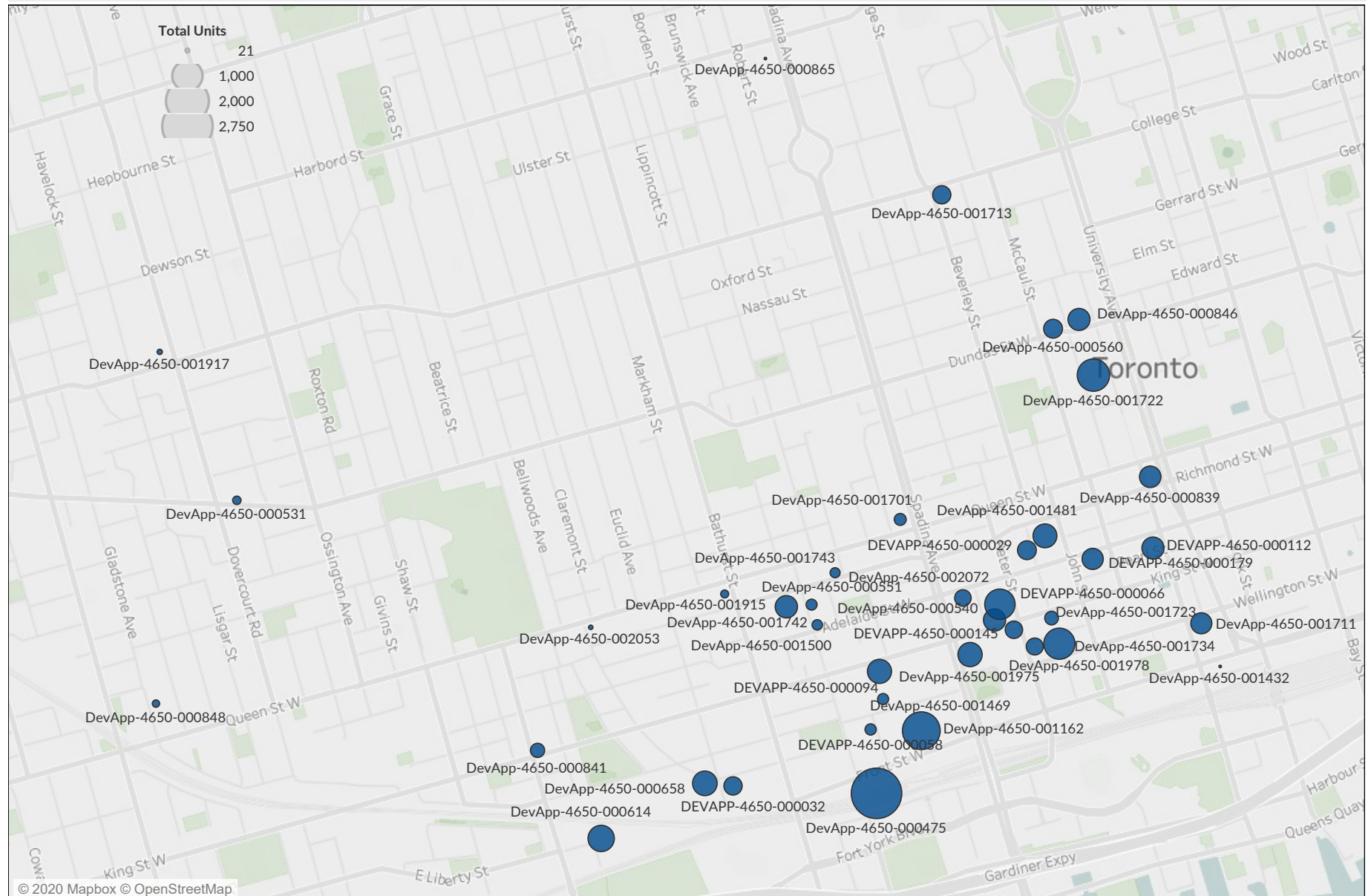
Downtown West Submarket Report - August 2020

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	7	533	10	543	\$1,388	\$1,371
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	0	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	1	1	32	351	\$1,050	\$1,447
Artists Alley - Lanterra Developments	Apartment	June 2023	1	1	75	657	\$950	\$1,418
Bread Company - Lamb Development Corp.	Apartment	March 2023	2	74	121	309	\$1,312	\$1,325
Carvalo on College - Clifton Blake	Apartment	April 2022	21	21	2	23	\$1,025	\$986
Central - Concord Adex	Apartment	May 2023	3	30	74	426	\$1,214	\$1,448
Concord Canada House - East Tower - Concord Adex	Apartment	November 2023	2	5	137	635	\$1,071	\$1,487
Concord Canada House - West Tower - Concord Adex	Apartment	November 2023	0	6	116	729	\$1,215	\$1,580
Empire Maverick - Empire	Apartment	March 2023	0	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	459	\$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	\$1,874
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	\$1,223
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	1	3	28	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	June 2022	2	15	55	258	\$1,363	\$1,424
Well - Signature Series - Tridel	Apartment	July 2022	2	4	55	98	\$1,444	\$1,447
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	17	14	307	\$969	\$1,201

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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-4650-000058	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	14.9	
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	154
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	3	15	5,973	5,149	174	\$2,518	1,855	\$4,670,222	8,932
Central Waterfront	269	14	7,103	6,093	996	\$1,433	996	\$1,428,003	19,434
Don Mills - York Mills	11	11	3,267	2,961	149	\$960	1,283	\$1,231,624	11,337
Downtown Core	6	8	4,786	4,128	240	\$1,989	811	\$1,613,706	18,038
Downtown East	706	22	7,643	6,527	772	\$1,265	793	\$1,003,836	16,000
Downtown West	42	33	11,123	9,672	1,073	\$1,455	895	\$1,302,716	18,134
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	19	6	1,545	1,435	110	\$688	1,203	\$828,478	.
Mississauga City Centre	28	11	6,459	5,968	472	\$920	797	\$732,747	.
North Toronto	52	12	3,270	2,559	534	\$1,269	814	\$1,032,449	10,342
North Yonge Corridor	17	6	1,715	1,472	106	\$1,153	822	\$948,460	7,943
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	15	8	921	807	68	\$1,106	1,409	\$1,557,875	10,270
Not Applicable	1,234	171	33,377	26,912	4,626	\$805	922	\$742,134	83,024
Scarborough City Centre									2,245
Sheppard Corridor	149	14	3,833	3,360	469	\$1,119	917	\$1,026,098	7,376
Thornhill	37	6	1,651	1,368	283	\$1,069	1,199	\$1,281,510	.
Toronto East	1	13	1,360	1,148	171	\$991	929	\$920,472	3,051
Toronto West	17	14	2,613	2,149	390	\$1,133	945	\$1,070,592	11,491
Yonge - St. Clair	3	7	728	636	89	\$1,473	1,670	\$2,459,783	3,113

The Development Applications data pertains only to the City of Toronto

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