



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of October 2020



Downtown West Submarket Report - October 2020



Downtown West		GTA
Active Projects	29	356
Total Units	10,091	93,557
Total Sales	8,701	77,464
Rem. Inv.	1,129	11,643
Avg. \$/SF	\$1,434	\$1,134
Avg. SF	905	945
Avg. \$	\$1,297,400	\$1,071,265
Current Month Sales (incl. active & sold out)	71	2,340

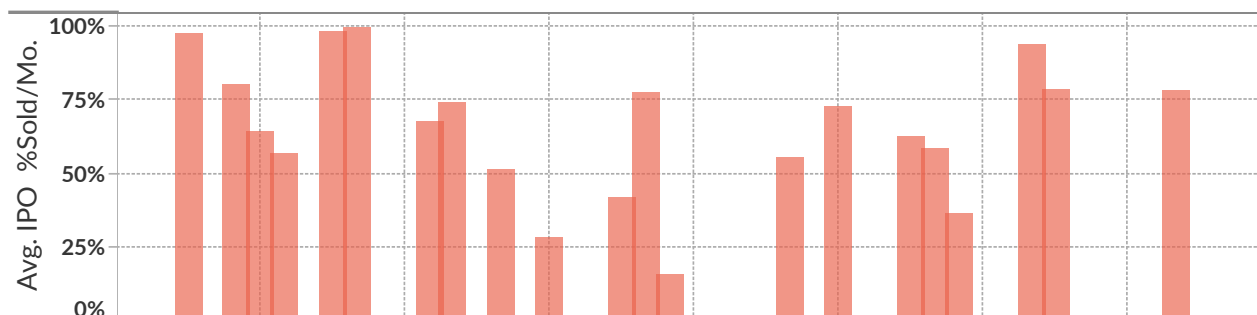
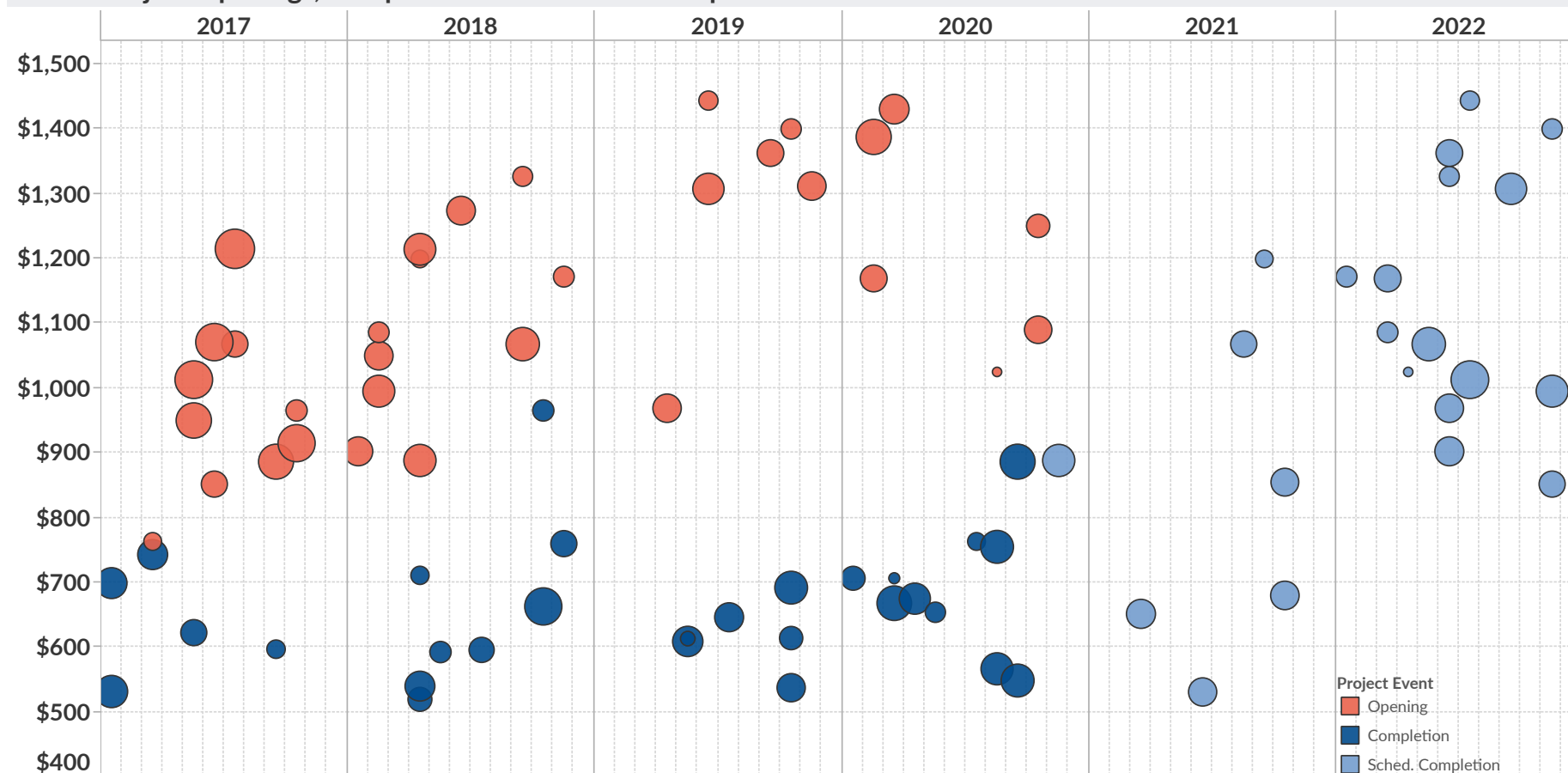
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	42	449
Total Units	18,515	252,224
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	34.1	61.7
Avg. Floor Space Index	11.3	6.6

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

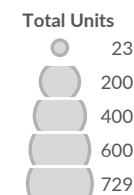


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Recent Project Openings, Completions & Scheduled Completions



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.



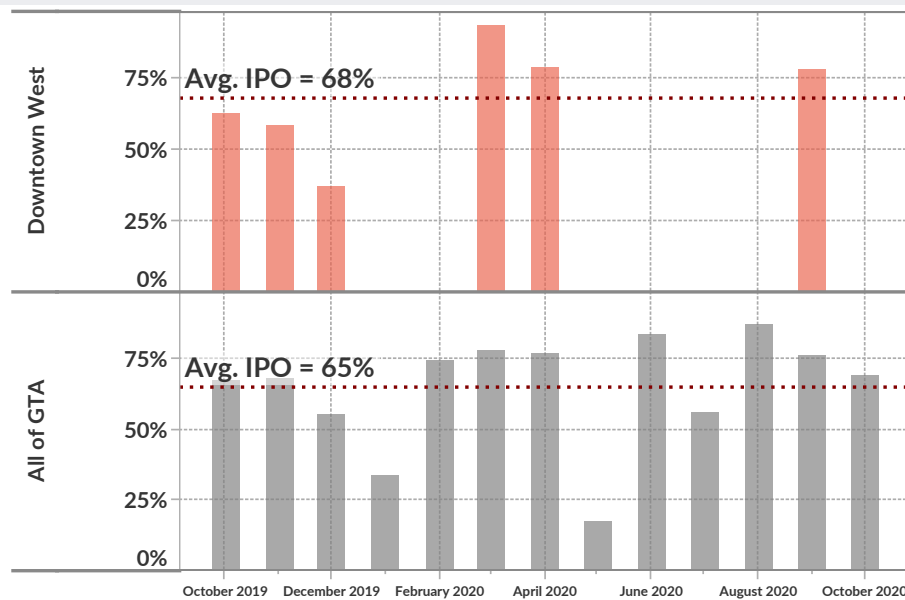
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Project Data by Unit Type

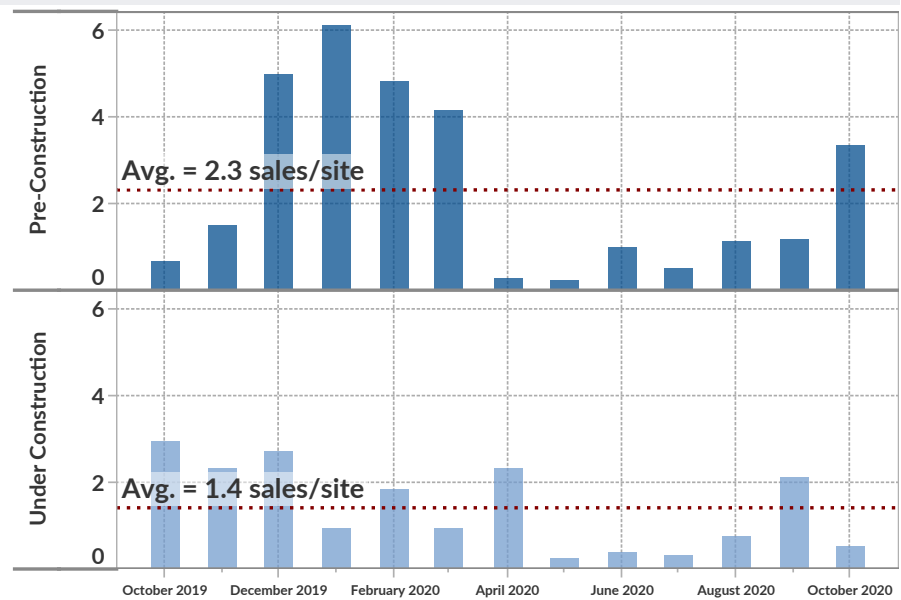
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	700	10	651	49
1 Bedroom	3,189	25	3,007	182
1 Bedroom + Den	2,242	17	2,118	124
2 Bedroom	2,219	9	1,894	325
2 Bedroom + Den	314	4	223	91
3 Bedroom & Up	1,104	3	776	328
Penthouse	35	0	25	10
Other	27	3	7	20

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,345	350	560	\$570,990	\$864,990
\$1,500	415	869	\$549,900	\$1,089,990
\$1,398	506	1,138	\$646,900	\$1,251,800
\$1,439	600	1,751	\$749,900	\$2,525,000
\$1,409	712	2,489	\$899,900	\$3,625,000
\$1,413	821	2,622	\$1,019,900	\$4,175,000
\$2,081	1,038	3,259	\$2,000,000	\$8,998,990
\$1,251	845	1,829	\$1,055,000	\$2,450,000

IPO Launch Performance (first 2 months)

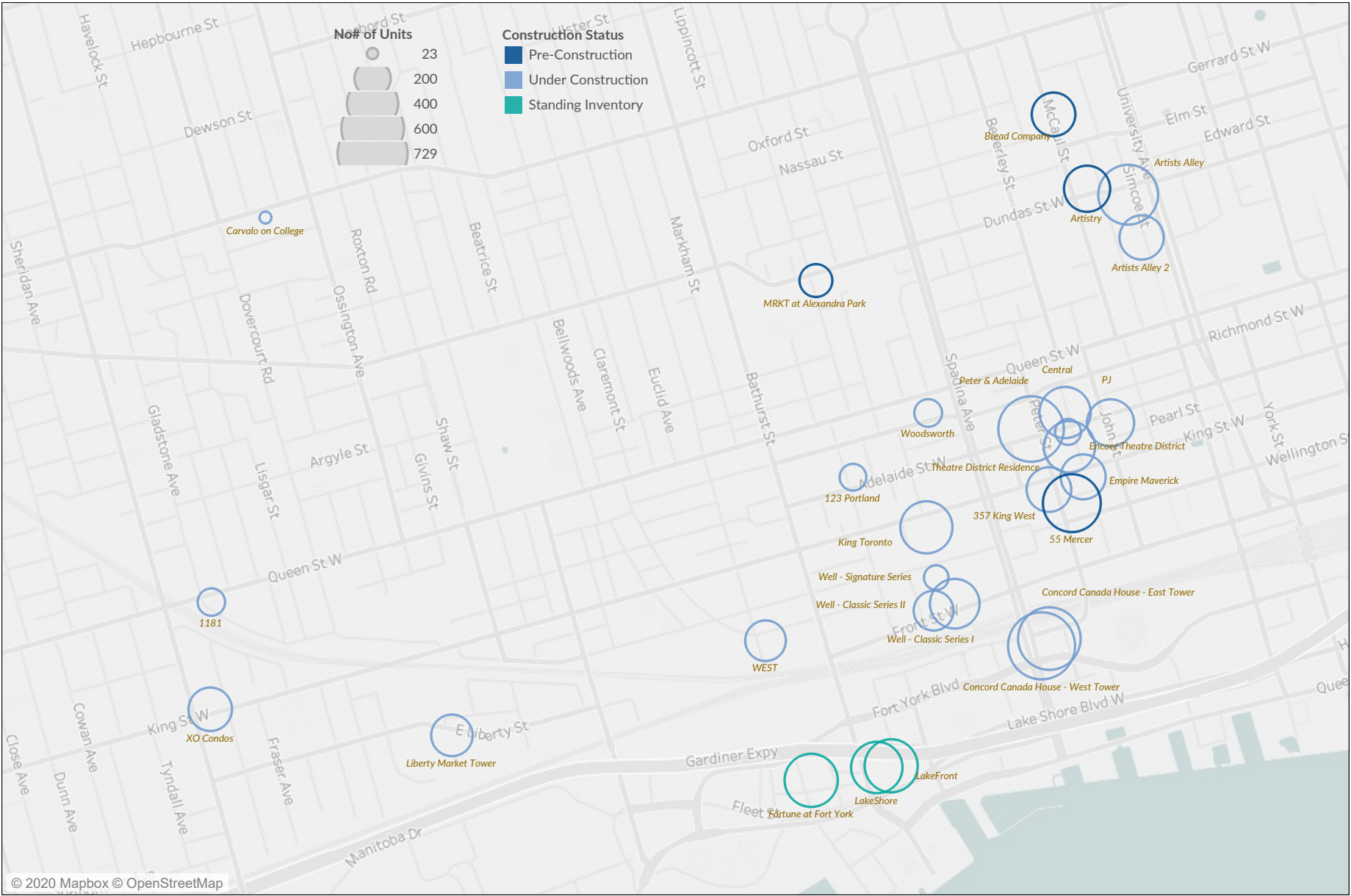


Post Launch Absorption: Downtown West



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Current Active Projects



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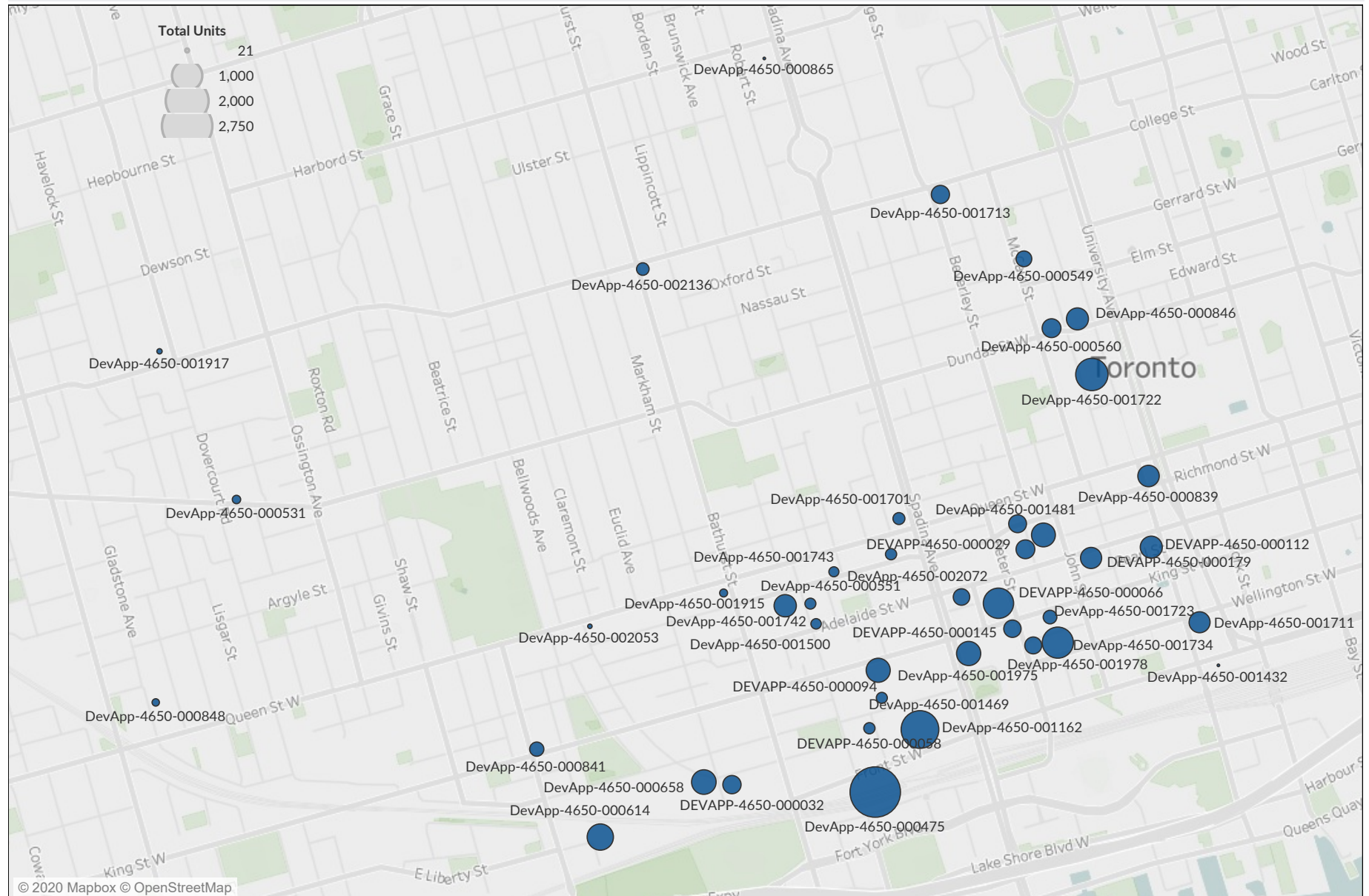
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Current Active Project List - Downtown West

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 2024	0	533	10	543	\$1,388	\$1,371
123 Portland - Minto Developments	Apartment	November 2022	2	15	26	116	\$1,400	\$1,448
357 King West - Great Gulf	Apartment	June 2022	0	0	27	324	\$902	\$1,427
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	\$1,440
Artists Alley 2 - Lanterra Developments	Apartment	June 2023	3	11	14	318	\$1,050	\$1,434
Artists Alley - Lanterra Developments	Apartment	June 2023	3	9	38	581	\$950	\$1,395
Bread Company - Lamb Development Corp.	Apartment	March 2023	10	89	106	309	\$1,312	\$1,331
Carvalo on College - Clifton Blake	Apartment	April 2022	0	18	5	23	\$1,025	\$1,015
Central - Concord Adex	Apartment	May 2023	0	30	74	426	\$1,214	\$1,448
Concord Canada House - East Tower - Concord Adex	Apartment	November 2023	0	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	November 2023	0	15	31	328	\$1,274	\$1,422
Encore Theatre District - Plaza	Apartment	June 2022	0	15	25	109	\$1,327	\$1,447
Fortune at Fort York - Onni Group of Companies	Apartment	September 2020	0	8	7	459	\$549	\$1,142
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	211	51	281	\$1,169	\$1,265
MRKT at Alexandra Park - Tridel	Apartment	September 2024	50	50	125	175	\$1,250	\$1,249
Peter & Adelaide - Graywood Developments	Apartment	July 2023	0	0	0	695	\$915	\$890
PJ - Pinnacle International	Apartment	March 2021	0	0	0	361	\$652	\$706
Theatre District Residence - Plaza	Apartment	November 2022	0	0	2	428	\$995	\$1,497
Well - Classic Series I - Tridel	Apartment	September 2022	0	3	28	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	June 2022	3	21	49	258	\$1,363	\$1,420
Well - Signature Series - Tridel	Apartment	July 2022	0	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	19	12	307	\$969	\$1,199

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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-4650-000549	193 - 197 McCaul Street	14.1	266
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	11.4	217
DevApp-4650-000846	250 Dundas Street West	24.0	522
DevApp-4650-000848	31 Gladstone Avenue	3.5	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	9.9	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-4650-001805	452 Richmond Street West	12.9	135
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	23.4	309
DevApp-4650-002053	835 Queen Street West	4.2	21
DevApp-4650-002072	355 Adelaide Street West	25.8	293
DevApp-4650-002136	419 College Street	6.6	169
DevApp-4650-002190	324 Richmond Street West	16.7	341

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	● 129	● 15	● 5,434	● 4,212	● 609	● \$1,859	● 1,074	● \$1,996,398	● 9,336
Central Waterfront	● 17	● 9	● 4,721	● 3,771	● 834	● \$1,470	● 1,039	● \$1,527,561	● 19,434
Don Mills - York Mills	● 174	● 12	● 3,683	● 3,137	● 324	● \$1,013	● 971	● \$983,530	● 14,212
Downtown Core	● 25	● 7	● 4,236	● 3,656	● 200	● \$1,911	● 831	● \$1,587,311	● 19,624
Downtown East	● 32	● 21	● 7,477	● 6,494	● 703	● \$1,253	● 812	● \$1,017,603	● 16,387
Downtown West	● 71	● 29	● 10,091	● 8,701	● 1,129	● \$1,434	● 905	● \$1,297,400	● 18,515
Etobicoke Waterfront	● 5	● 1	● 602	● 453	● 40	● \$1,326	● 848	● \$1,125,069	● 8,726
Highway7 - Yonge	● 5	● 6	● 1,553	● 1,453	● 92	● \$719	● 1,200	● \$862,586	●
Mississauga City Centre	● 61	● 12	● 6,998	● 6,380	● 599	● \$926	● 787	● \$729,033	●
North Toronto	● 5	● 12	● 3,194	● 2,581	● 512	● \$1,271	● 820	● \$1,041,684	● 10,499
North Yonge Corridor	● 4	● 6	● 1,715	● 1,482	● 88	● \$1,166	● 814	● \$948,855	● 8,097
North York East	● 0	● 2	● 528	● 519	● 8	● \$942	● 978	● \$921,150	● 2,262
North York West	● 29	● 9	● 1,040	● 831	● 163	● \$1,305	● 1,864	● \$2,431,451	● 12,314
Not Applicable	● 1,347	● 159	● 31,358	● 25,198	● 4,445	● \$819	● 939	● \$769,197	● 91,558
Scarborough City Centre									● 2,245
Sheppard Corridor	● 10	● 14	● 3,833	● 3,386	● 443	● \$1,121	● 931	● \$1,042,948	● 7,614
Thornhill	● 165	● 6	● 1,720	● 1,326	● 384	● \$1,053	● 1,030	● \$1,084,787	●
Toronto East	● 145	● 13	● 1,562	● 1,142	● 203	● \$1,101	● 835	● \$918,775	● 3,120
Toronto West	● 101	● 16	● 3,151	● 2,248	● 700	● \$1,137	● 848	● \$964,291	● 11,904
Yonge - St. Clair	● 15	● 7	● 661	● 494	● 167	● \$1,756	● 1,467	● \$2,575,956	● 3,153

The Development Applications data pertains only to the City of Toronto

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