



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of January 2021



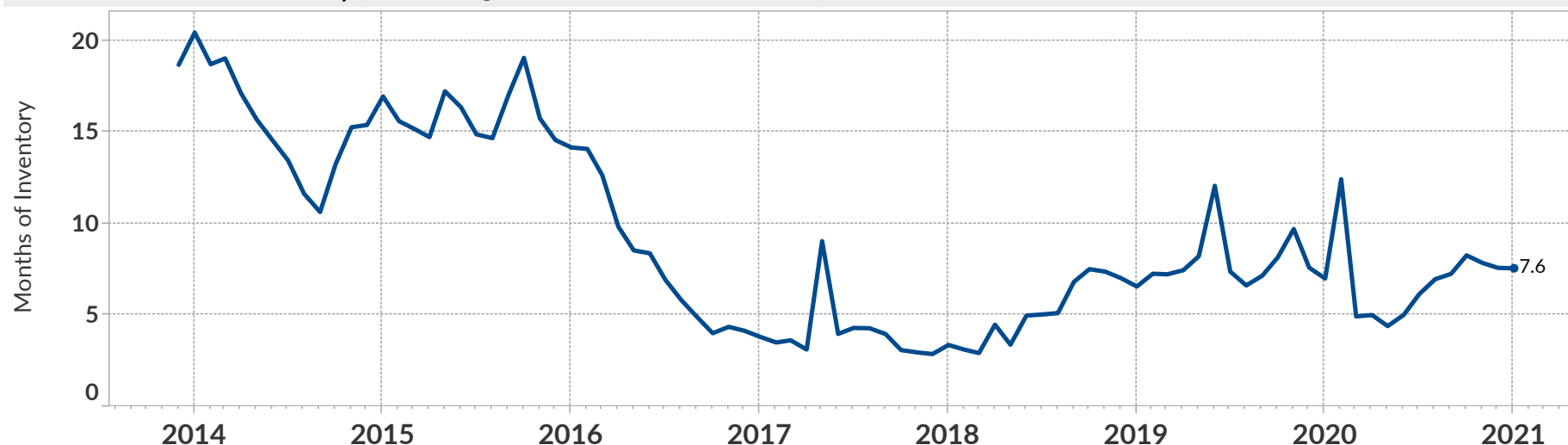
Downtown West Submarket Report - January 2021



Downtown West		GTA
Active Projects	28	355
Total Units	9,781	93,173
Total Sales	8,476	77,679
Rem. Inv.	854	10,651
Avg. \$/SF	\$1,458	\$1,159
Project Avg. \$/SF	\$1,358	\$1,063
Avg. SF	950	977
Avg. \$	\$1,385,473	\$1,131,783
Current Month Sales (incl. active & sold out)	26	665

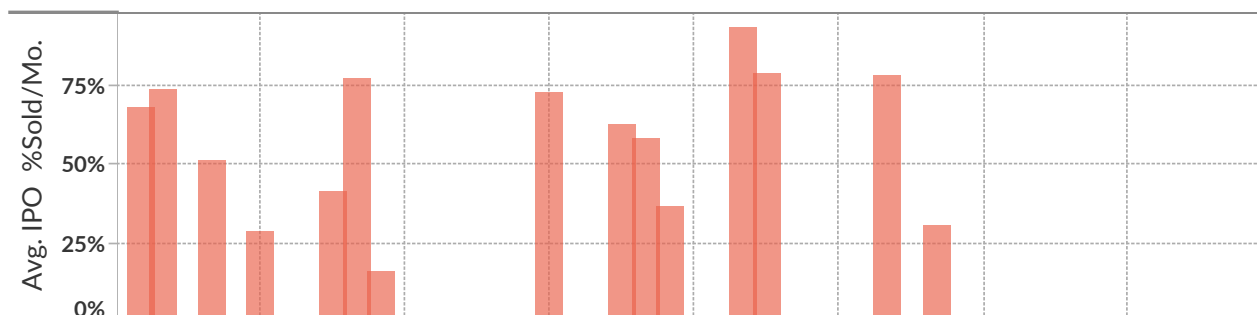
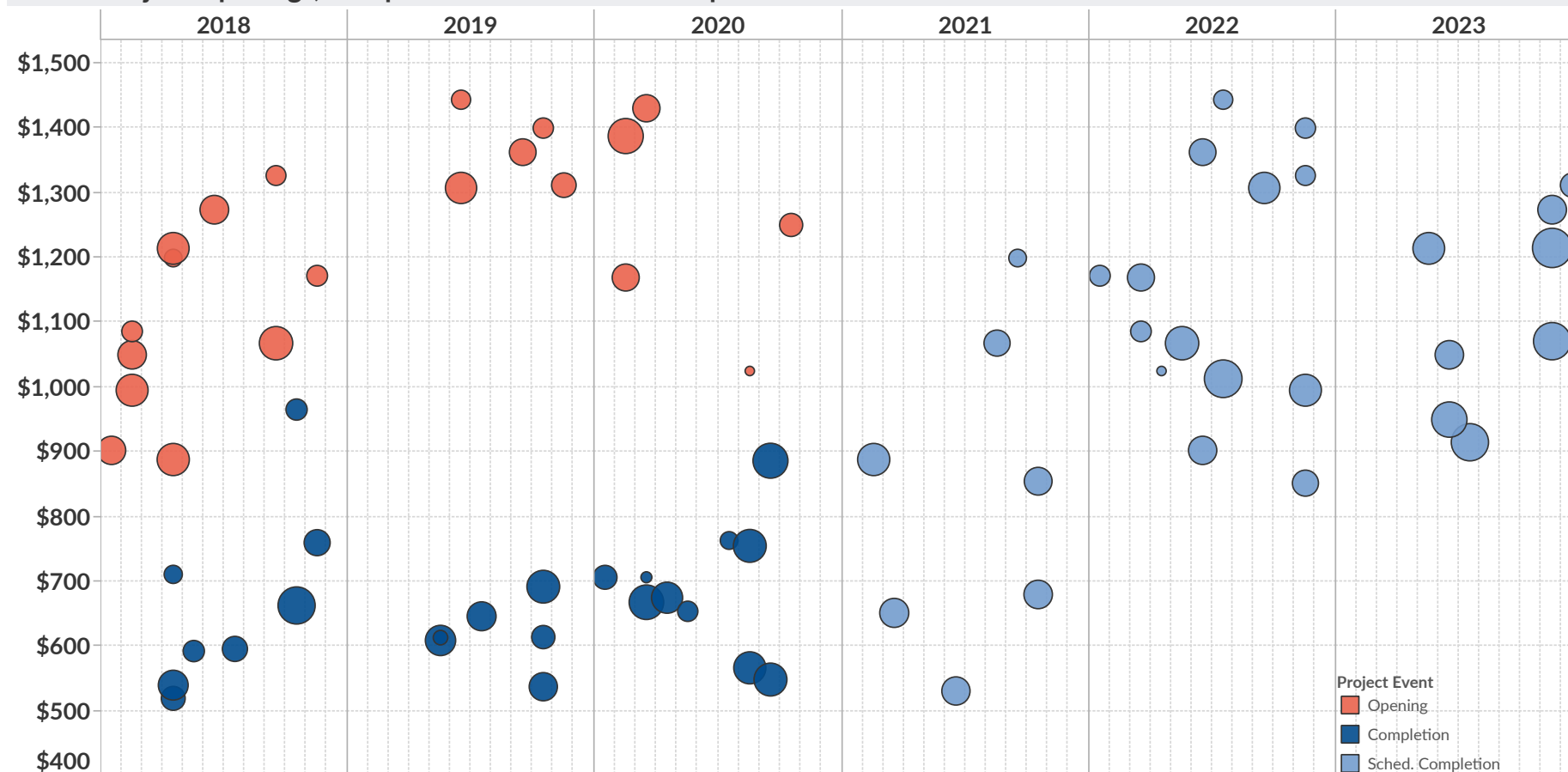
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	49	491
Total Units	22,630	265,998
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	36.9	61.7
Avg. Floor Space Index	12.2	6.7

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

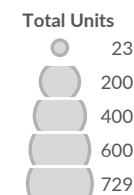


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Recent Project Openings, Completions & Scheduled Completions



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.



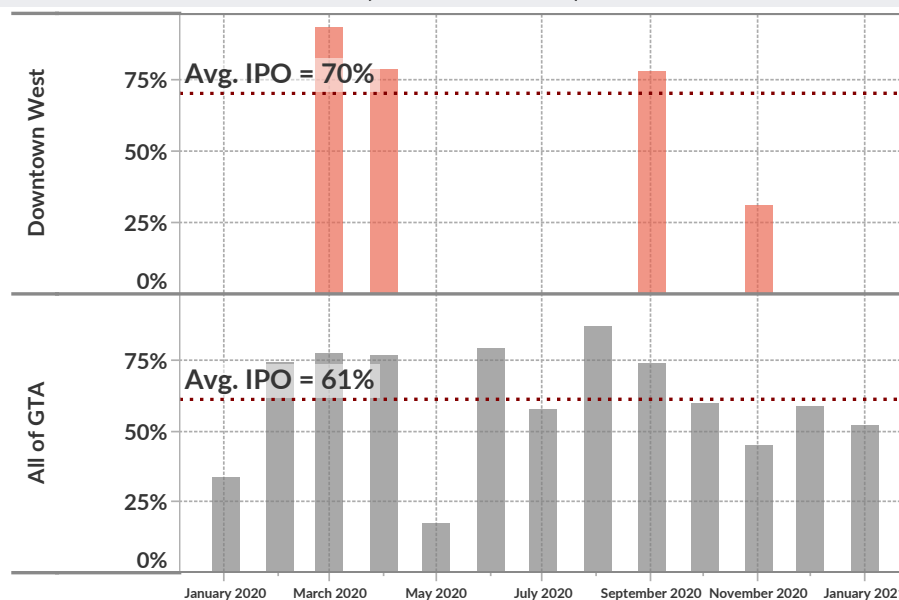
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Project Data by Unit Type

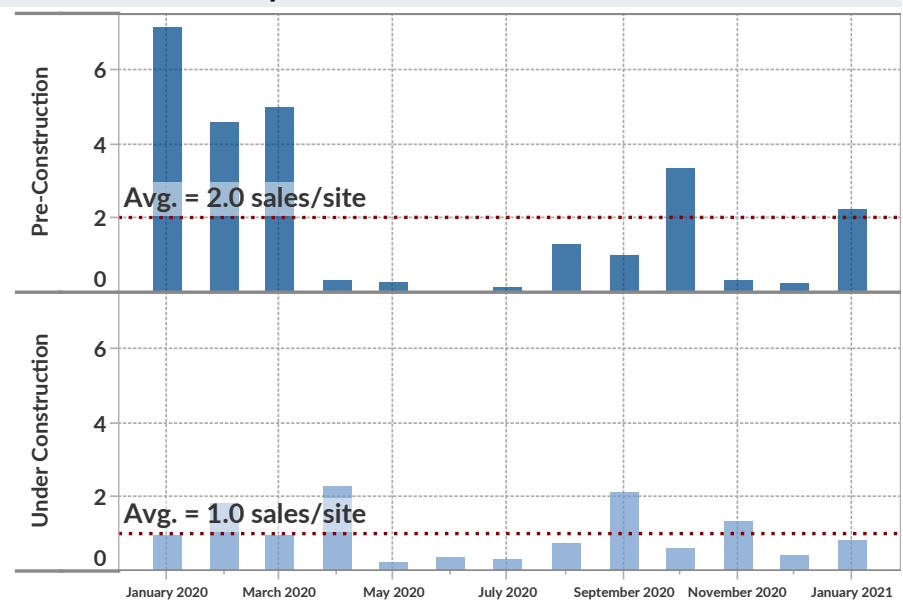
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	656	0	651	5
1 Bedroom	3,058	9	2,908	150
1 Bedroom + Den	2,107	3	2,026	81
2 Bedroom	2,119	3	1,869	250
2 Bedroom + Den	298	2	218	80
3 Bedroom & Up	1,030	9	772	258
Penthouse	35	0	25	10
Other	27	0	7	20

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,786	484	484	\$863,990	\$864,990
\$1,503	415	869	\$600,000	\$1,089,990
\$1,425	530	1,138	\$670,000	\$1,251,800
\$1,462	600	1,751	\$769,990	\$2,525,000
\$1,422	712	2,489	\$899,900	\$3,625,000
\$1,433	821	2,622	\$1,061,990	\$4,175,000
\$2,081	1,038	3,259	\$2,000,000	\$8,998,990
\$1,283	845	1,829	\$1,055,000	\$2,450,000

IPO Launch Performance (first 2 months)

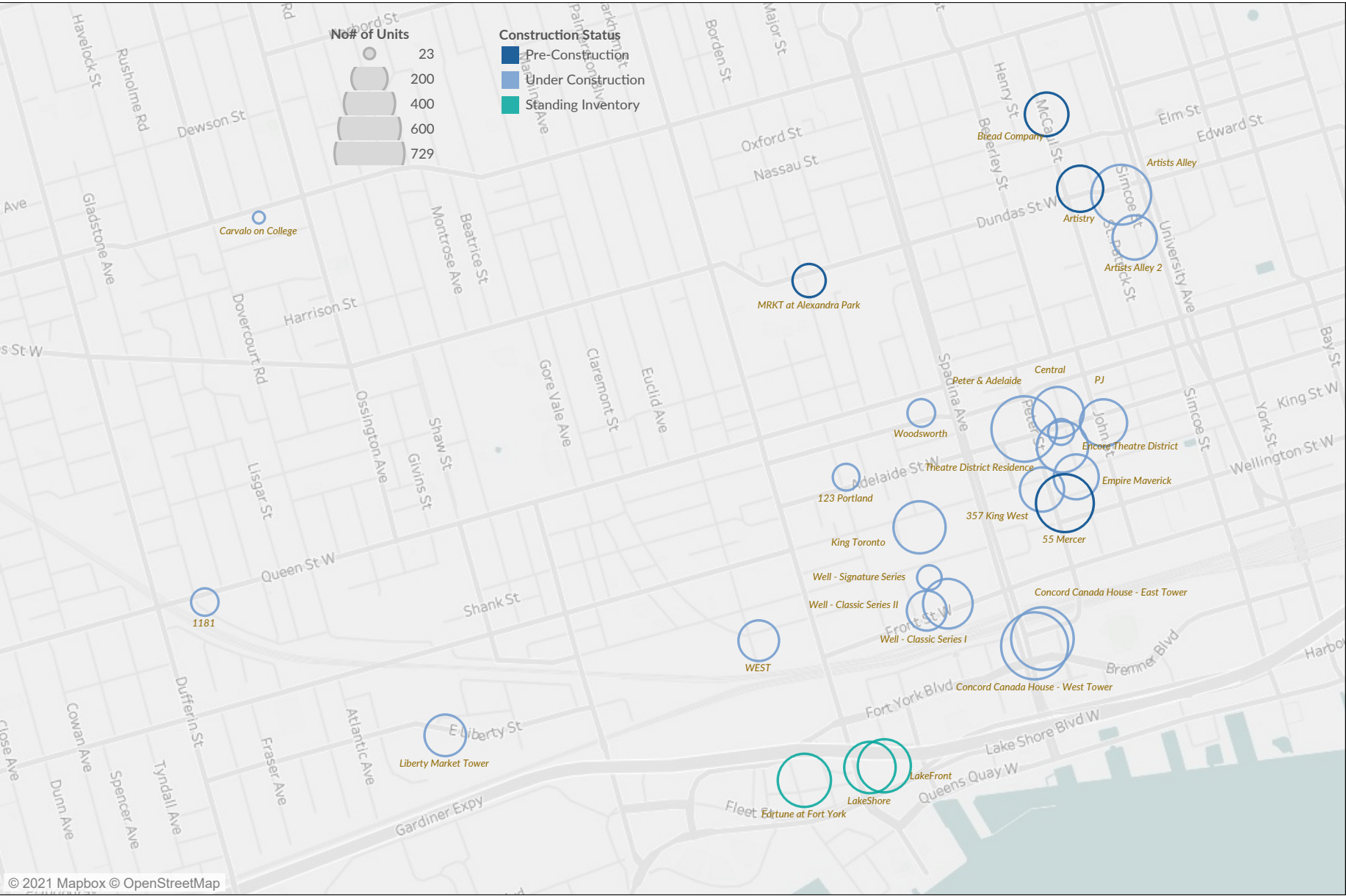


Post Launch Absorption: Downtown West



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Current Active Projects

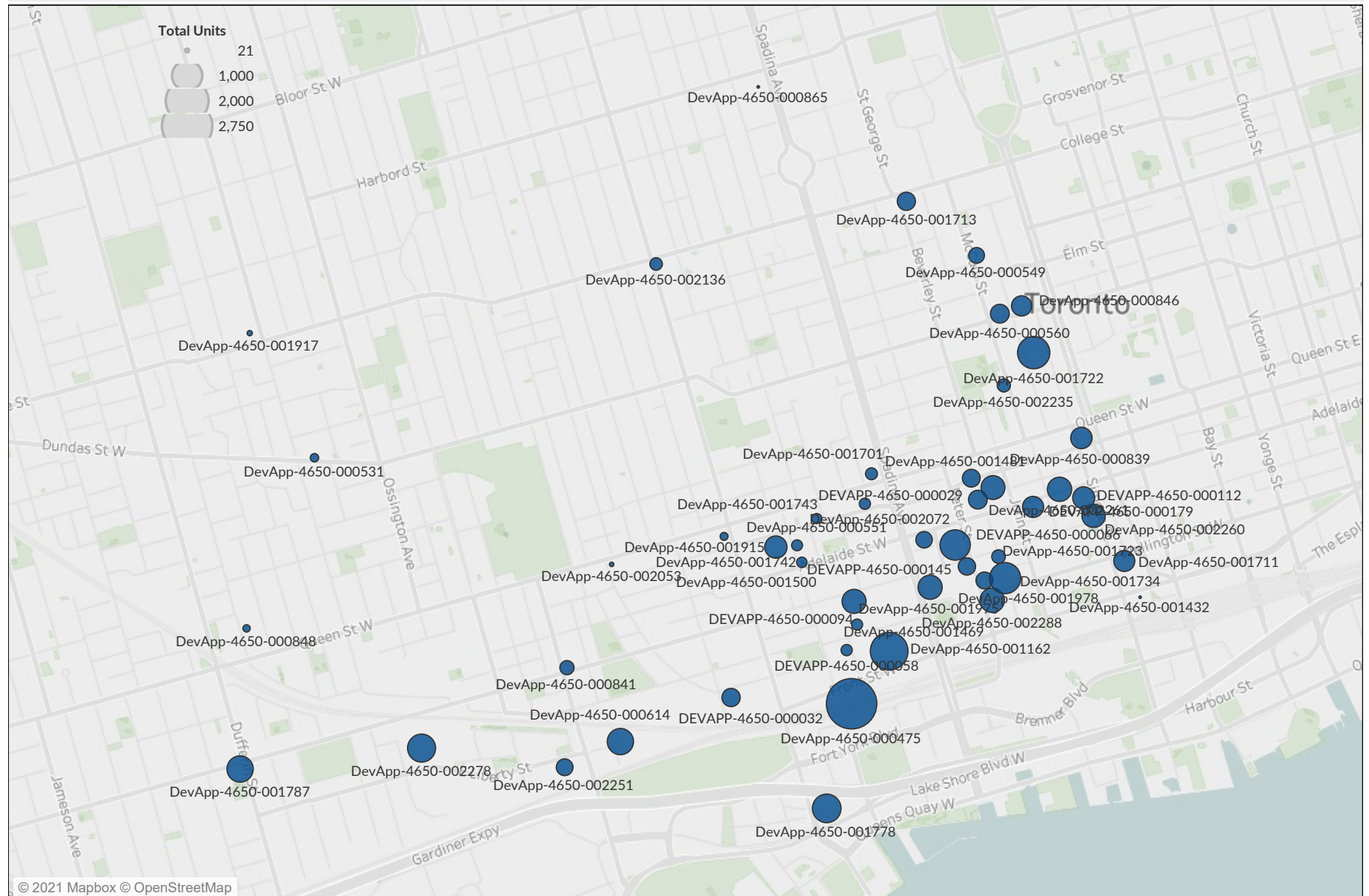


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Current Active Project List - Downtown West

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
55 Mercer - CentreCourt Developments Inc.	Apartment	January 2024	1	1	9	543	\$1,388	\$1,364
123 Portland - Minto Developments	Apartment	November 2022	0	0	26	116	\$1,400	\$1,448
357 King West - Great Gulf	Apartment	June 2022	0	0	0	317	\$902	\$1,428
1181 - SKALE	Apartment	March 2022	0	0	15	122	\$1,086	\$1,116
Artistry - Tribute Communities and Greybrook Realty Partners	Apartment	May 2024	0	0	0	346	\$1,431	\$1,440
Artists Alley 2 - Lanterra Developments	Apartment	June 2023	5	5	8	318	\$1,050	\$1,434
Artists Alley - Lanterra Developments	Apartment	June 2023	3	3	27	581	\$950	\$1,394
Bread Company - Lamb Development Corp.	Apartment	December 2023	0	0	0	309	\$1,312	\$1,333
Carvalo on College - Clifton Blake	Apartment	April 2022	0	0	2	23	\$1,025	\$986
Central - Concord Adex	Apartment	May 2023	2	2	72	426	\$1,214	\$1,476
Concord Canada House - East Tower - Concord Adex	Apartment	November 2023	0	0	134	635	\$1,071	\$1,486
Concord Canada House - West Tower - Concord Adex	Apartment	November 2023	0	0	116	729	\$1,215	\$1,580
Empire Maverick - Empire	Apartment	November 2023	0	0	31	328	\$1,274	\$1,422
Encore Theatre District - Plaza	Apartment	November 2022	0	0	12	109	\$1,327	\$1,408
Fortune at Fort York - Onni Group of Companies	Apartment	September 2020	0	0	7	459	\$549	\$1,142
King Toronto - Westbank Projects Corp.	Apartment	September 2023	0	0	60	441	\$0	\$1,878
LakeFront - Concord Adex	Apartment	August 2020	0	0	26	457	\$755	\$1,443
LakeShore - Concord Adex	Apartment	August 2020	0	0	15	429	\$567	\$1,395
Liberty Market Tower - Lifetime Developments	Apartment	March 2022	1	1	53	281	\$1,169	\$1,356
MRKT at Alexandra Park - Tridel	Apartment	September 2024	8	8	112	179	\$1,250	\$1,252
Peter & Adelaide - Graywood Developments	Apartment	July 2023	3	3	3	695	\$915	\$1,262
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	1	1	26	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	June 2022	2	2	43	258	\$1,363	\$1,420
Well - Signature Series - Tridel	Apartment	July 2022	0	0	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

Current Development Applications



Downtown West Submarket Report - January 2021

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-4650-000839	250 University Avenue	28.7	495
DevApp-4650-000841	950 King Street West	11.7	217
DevApp-4650-000846	250 Dundas Street West	22.9	441
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 Avenue	7.1	154
DevApp-4650-001711	145 Wellington Street West	34.0	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-4650-001778	500 Lake Shore Boulevard West	5.5	886
DevApp-4650-001787	1182 King Street West	7.4	749
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
DevApp-4650-002235	60 McCaul Street	6.9	189
DevApp-4650-002251	51 East Liberty Street	7.6	303
DevApp-4650-002260	212 King Street West	24.7	588
DevApp-4650-002261	240 Adelaide Street West	36.9	637
DevApp-4650-002278	61 Hanna Avenue	6.1	850
DevApp-4650-002288	277 Wellington Street West	33.9	645

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	14	17	5,495	4,291	622	\$2,001	1,231	\$2,463,528	9,636
Central Waterfront	8	9	4,824	3,782	926	\$1,515	1,005	\$1,522,904	19,434
Don Mills - York Mills	14	12	3,697	3,209	266	\$1,024	1,027	\$1,052,029	10,895
Downtown Core	15	6	3,735	3,160	214	\$1,903	857	\$1,630,290	19,032
Downtown East	17	21	7,499	6,563	679	\$1,264	806	\$1,019,484	17,186
Downtown West	26	28	9,781	8,476	854	\$1,458	950	\$1,385,473	22,630
Etobicoke Waterfront	0	1	602	454	39	\$1,325	847	\$1,121,541	8,726
Highway7 - Yonge	8	5	1,399	1,319	72	\$726	1,153	\$837,527	.
Mississauga City Centre	15	12	7,004	6,435	472	\$900	814	\$732,396	.
North Toronto	17	13	3,679	3,081	499	\$1,276	816	\$1,041,295	13,863
North Yonge Corridor	3	6	1,736	1,489	102	\$1,160	808	\$937,668	8,776
North York East	0	2	528	524	3	\$940	862	\$809,900	1,367
North York West	18	10	1,260	970	244	\$1,247	1,526	\$1,902,388	13,615
Not Applicable	410	158	31,054	25,005	4,215	\$810	958	\$776,330	95,882
Scarborough City Centre									2,245
Sheppard Corridor	12	13	3,443	3,060	379	\$1,124	957	\$1,076,200	8,256
Thornhill	38	6	1,720	1,442	268	\$1,080	1,153	\$1,245,724	.
Toronto East	8	12	1,533	1,122	196	\$1,110	839	\$930,944	3,381
Toronto West	40	17	3,523	2,784	453	\$1,158	967	\$1,119,974	13,018
Yonge - St. Clair	2	7	661	513	148	\$1,765	1,421	\$2,507,407	3,576

The Development Applications data pertains only to the City of Toronto

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