



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of April 2021



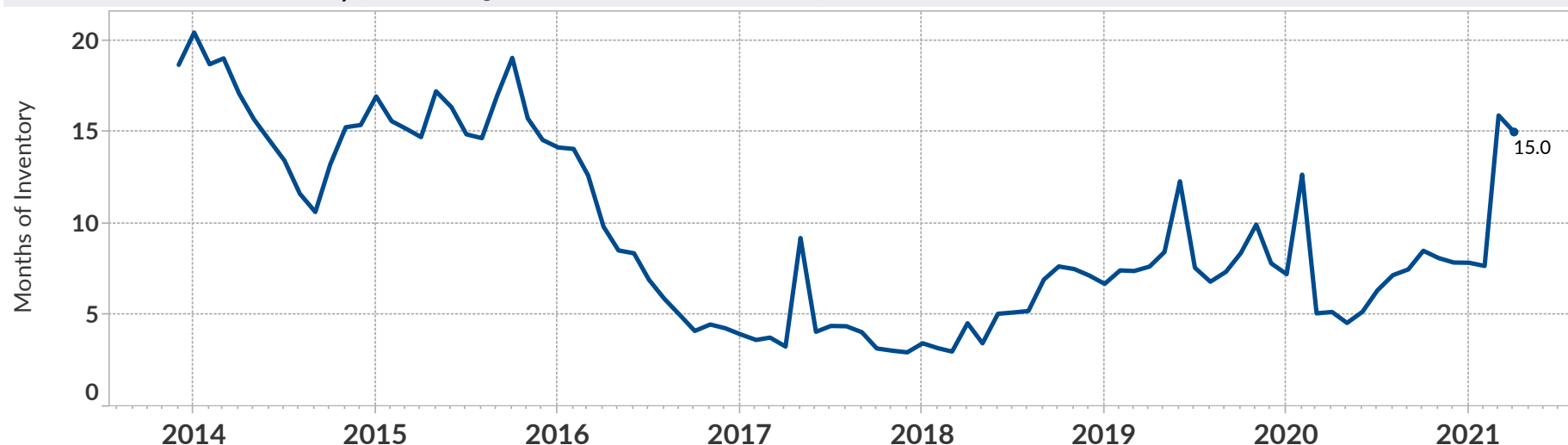
Downtown West Submarket Report - April 2021



Downtown West		GTA
Active Projects	29	340
Total Units	10,538	92,806
Total Sales	9,071	78,055
Rem. Inv.	1,071	10,715
Avg. \$/SF	\$1,461	\$1,222
Avg. Project \$/SF	\$1,392	\$1,076
Avg. SF	911	964
Avg. \$	\$1,330,784	\$1,178,878
Current Month Sales (incl. active & sold out)	72	3,619

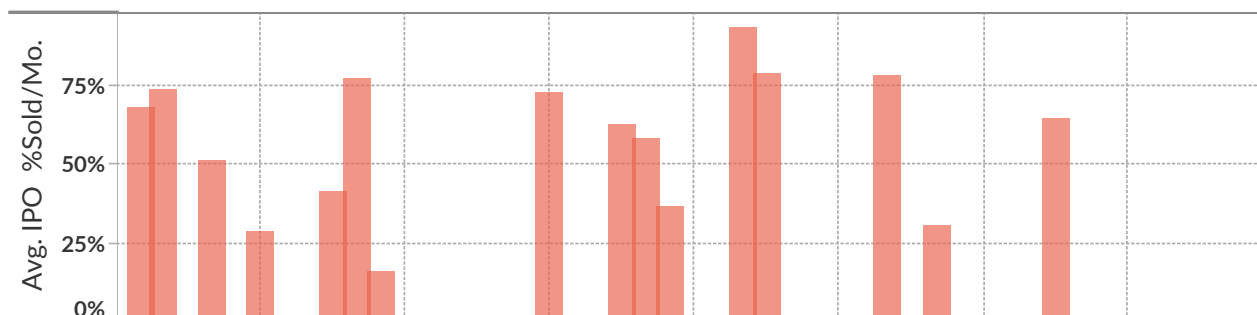
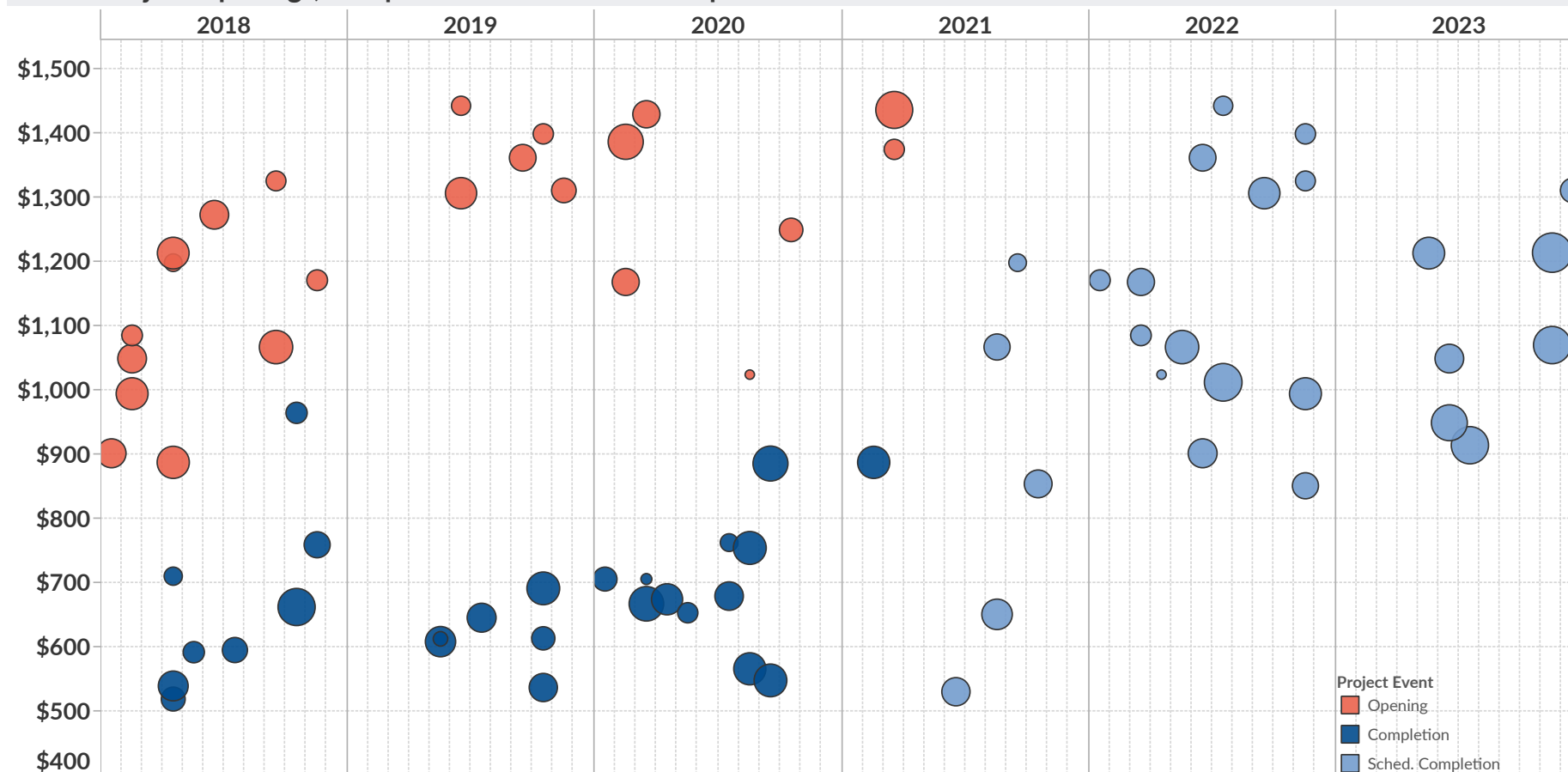
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	45	480
Total Units	19,053	259,614
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	36.9	61.7
Avg. Floor Space Index	12.6	6.8

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

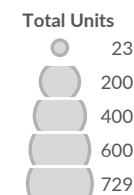


Downtown West Submarket Report - April 2021

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.



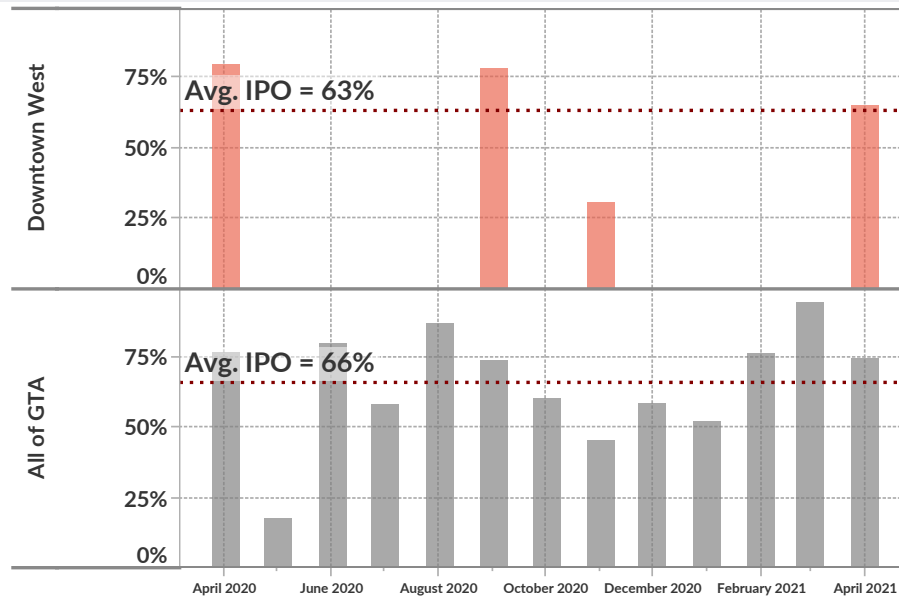
Downtown West Submarket Report - April 2021

Project Data by Unit Type

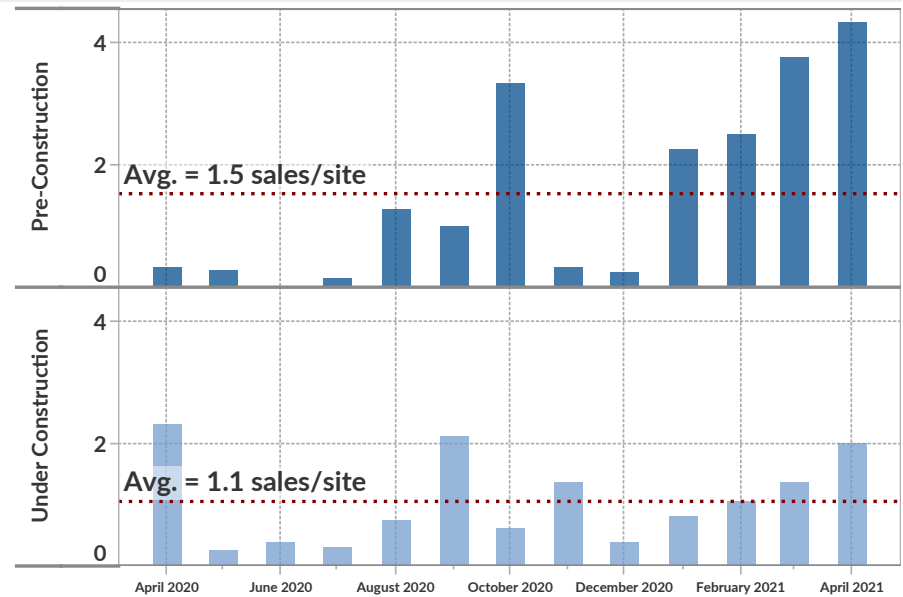
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	919	11	822	97
1 Bedroom	3,221	22	3,082	139
1 Bedroom + Den	2,168	14	2,088	80
2 Bedroom	2,338	11	2,031	307
2 Bedroom + Den	302	2	207	95
3 Bedroom & Up	1,125	12	809	316
Penthouse	45	0	25	20
Other	24	0	7	17

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,591	330	543	\$477,990	\$864,990
\$1,526	383	869	\$529,990	\$1,089,990
\$1,440	542	801	\$720,000	\$1,224,990
\$1,460	600	1,751	\$699,900	\$2,525,000
\$1,424	712	2,489	\$899,900	\$3,625,000
\$1,424	774	2,622	\$979,990	\$4,175,000
\$1,752	1,038	3,390	\$2,000,000	\$8,998,990
\$1,278	845	1,829	\$1,070,000	\$2,450,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: Downtown West



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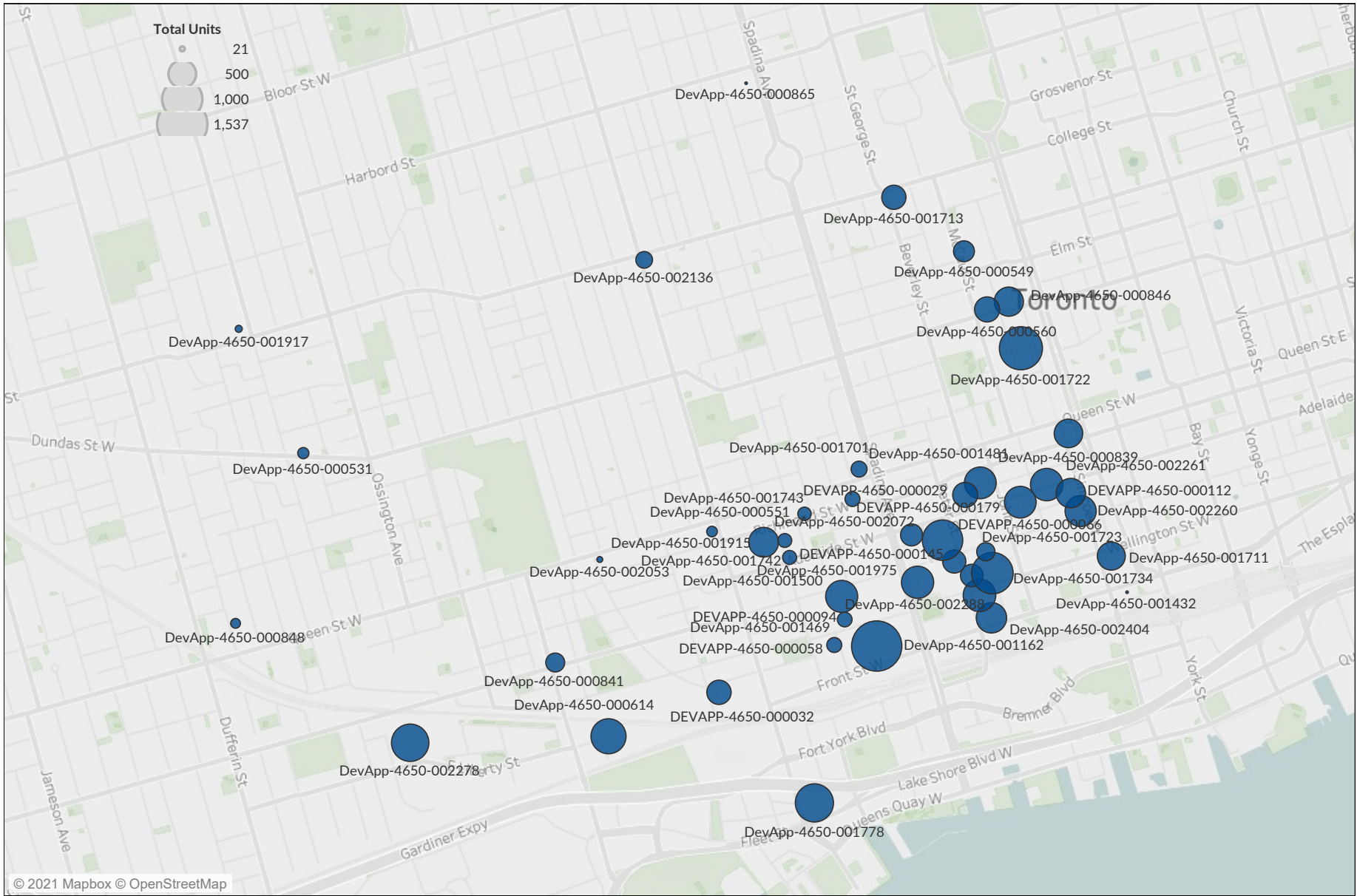
Downtown West Submarket Report - April 2021

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	0	3	7	543	\$1,388	\$1,336
123 Portland - Minto Developments	Apartment	November 2022	2	5	21	116	\$1,400	\$1,384
357 King West - Great Gulf	Apartment	June 2022	0	0	26	350	\$902	\$1,425
1181 - SKALE	Apartment	March 2022	1	3	12	122	\$1,086	\$1,119
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	6	17	2	318	\$1,050	\$1,459
Artists Alley - Lanterra Developments	Apartment	June 2023	18	32	23	581	\$950	\$1,497
Bread Company - Lamb Development Corp.	Apartment	December 2023	0	0	0	309	\$1,312	\$1,333
Central - Concord Adex	Apartment	May 2023	0	5	69	426	\$1,214	\$1,482
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	April 2024	10	10	21	328	\$1,274	\$1,446
Encore Theatre District - Plaza	Apartment	November 2022	0	0	12	109	\$1,327	\$1,416
Fortune at Fort York - Onni Group of Companies	Apartment	September 2020	0	0	0	459	\$549	\$1,142
Four Hundred King West - Plaza	Apartment	June 2025	7	370	250	620	\$1,437	\$1,432
King Toronto - Westbank Projects Corp.	Apartment	September 2023	0	0	60	441	\$0	\$1,878
LakeFront - Concord Adex	Apartment	August 2020	0	6	20	457	\$755	\$1,479
LakeShore - Concord Adex	Apartment	August 2020	0	4	11	429	\$567	\$1,419
Liberty Market Tower - Lifetime Developments	Apartment	March 2022	0	18	36	281	\$1,169	\$1,314
MRKT at Alexandra Park - Tridel	Apartment	September 2024	13	44	80	179	\$1,250	\$1,247
Peter & Adelaide - Graywood Developments	Apartment	July 2023	0	3	3	695	\$915	\$1,262
PJ - Pinnacle International	Apartment	August 2021	2	3	43	373	\$652	\$1,384
Theatre District Residence - Plaza	Apartment	November 2022	0	0	2	428	\$995	\$1,497
Twelve Hundred - Fieldgate Homes	Apartment	January 2024	10	108	7	115	\$1,376	\$1,398
Well - Classic Series I - Tridel	Apartment	September 2022	1	2	25	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	June 2022	1	8	37	258	\$1,363	\$1,416
Well - Signature Series - Tridel	Apartment	July 2022	1	1	54	98	\$1,444	\$1,446
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

Downtown West Submarket Report - April 2021

Current Development Applications



Downtown West Submarket Report - April 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	325
DEVAPP-4650-000179	150 - 158 Pearl Street; 15 Duncan Street	20.7	610
DevApp-4650-000531	1200 Dundas Street West	7.4	76
DevApp-4650-000549	193 - 197 McCaul Street	14.1	266
DevApp-4650-000551	135 - 143 Portland Street	10.5	117
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	517
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	118
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-4650-001805	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-4650-002260	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
DevApp-4650-002404	320 Front Street West	12.2	560

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.

Downtown West Submarket Report - April 2021

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	8	16	5,476	4,453	437	\$2,158	1,518	\$3,276,546	8,832
Central Waterfront	33	9	4,721	3,908	800	\$1,519	1,049	\$1,594,374	19,434
Don Mills - York Mills	13	12	3,683	3,265	191	\$1,014	1,096	\$1,111,746	13,974
Downtown Core	30	7	4,237	3,591	306	\$1,779	805	\$1,431,852	18,616
Downtown East	111	22	7,795	6,507	1,198	\$1,311	668	\$875,828	14,922
Downtown West	72	29	10,538	9,071	1,071	\$1,461	911	\$1,330,784	19,053
Etobicoke Waterfront	3	1	602	463	30	\$1,341	842	\$1,129,067	7,446
Highway7 - Yonge	4	5	1,187	1,122	57	\$816	1,134	\$925,433	.
Mississauga City Centre	732	13	7,939	7,215	417	\$913	856	\$781,515	.
North Toronto	5	14	3,707	3,114	494	\$1,271	849	\$1,079,214	13,529
North Yonge Corridor	5	6	1,715	1,523	68	\$1,187	858	\$1,018,376	8,127
North York East	0	2	528	525	2	\$949	1,028	\$974,900	206
North York West	28	9	1,220	983	191	\$1,298	1,685	\$2,186,518	15,556
Not Applicable	2,015	138	28,647	23,512	3,695	\$840	986	\$828,230	92,402
Scarborough City Centre									2,245
Sheppard Corridor	92	10	2,434	2,108	312	\$1,116	981	\$1,094,137	7,745
Thornhill	100	8	1,977	1,601	366	\$1,054	1,019	\$1,073,961	.
Toronto East	18	12	1,533	1,307	116	\$1,109	964	\$1,069,418	3,237
Toronto West	346	20	4,206	3,266	824	\$1,203	877	\$1,054,333	14,488
Yonge - St. Clair	4	7	661	521	140	\$1,767	1,451	\$2,565,247	3,539

The Development Applications data pertains only to the City of Toronto

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