



Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of May 2021



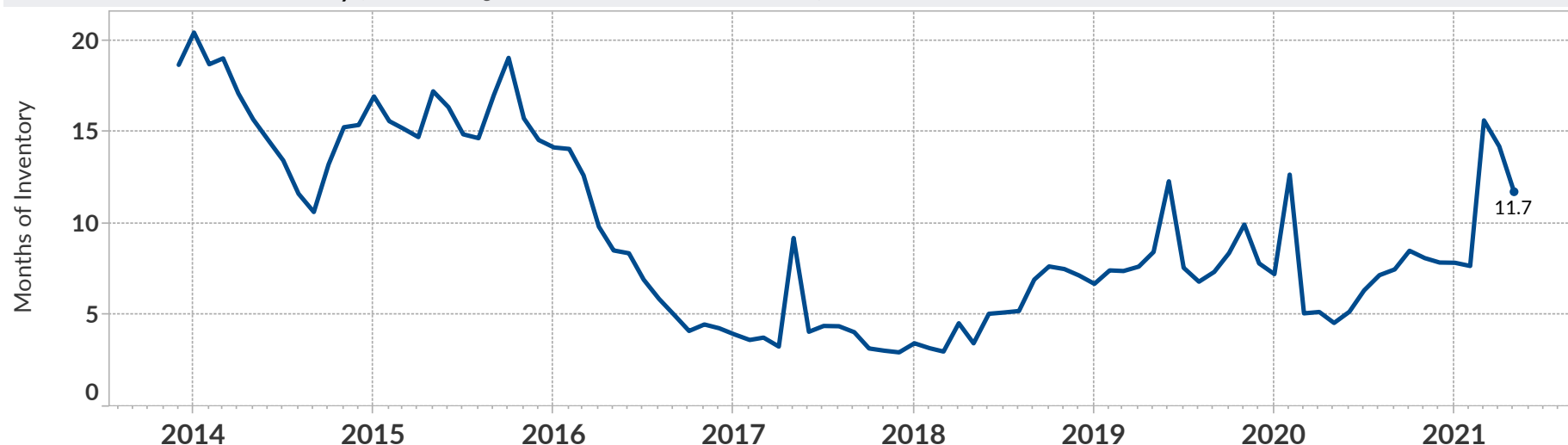
Downtown West Submarket Report - May 2021



Downtown West		GTA
Active Projects	27	338
Total Units	9,568	92,166
Total Sales	8,213	77,131
Rem. Inv.	973	10,836
Avg. \$/SF	\$1,484	\$1,201
Avg. Project \$/SF	\$1,422	\$1,088
Avg. SF	901	984
Avg. \$	\$1,337,162	\$1,181,327
Current Month Sales (incl. active & sold out)	127	2,396

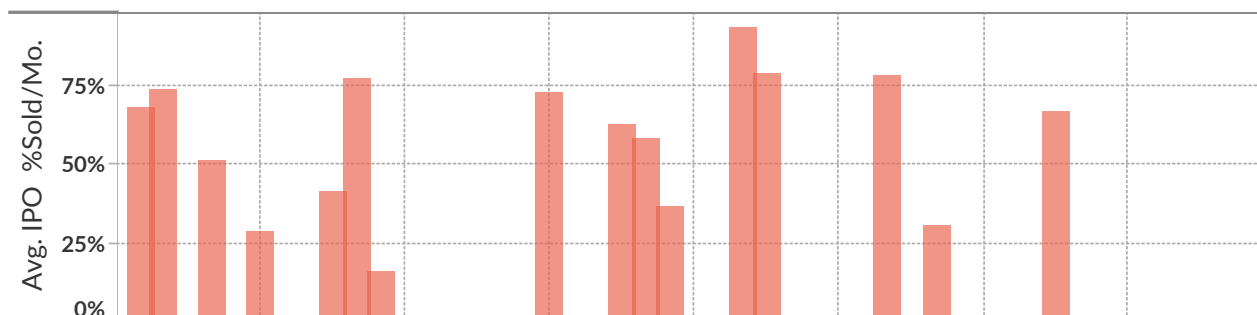
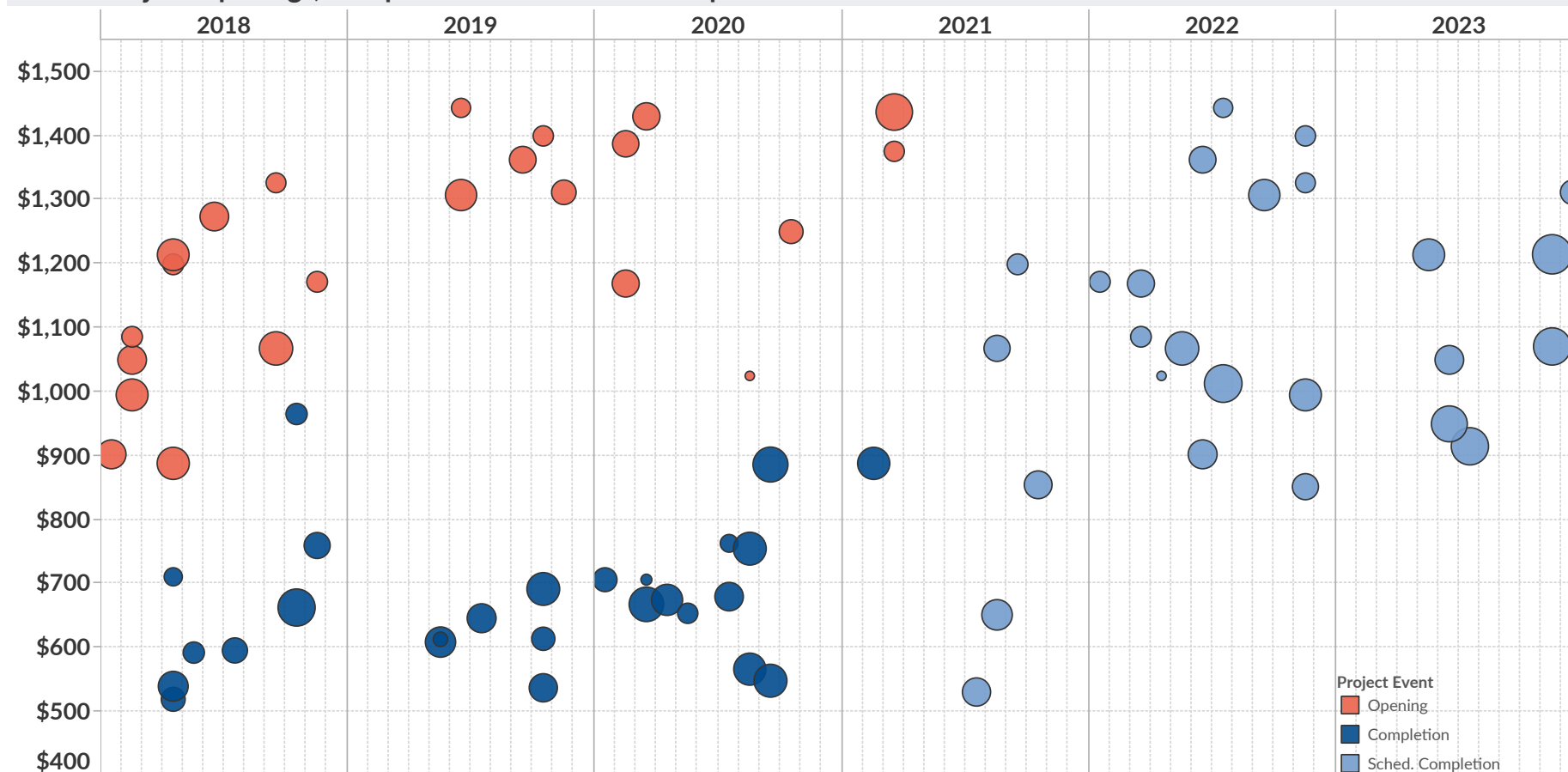
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	46	484
Total Units	36,221	494,318
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	36.9	61.7
Avg. Floor Space Index	12.7	6.8

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

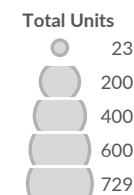


Downtown West Submarket Report - May 2021

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.



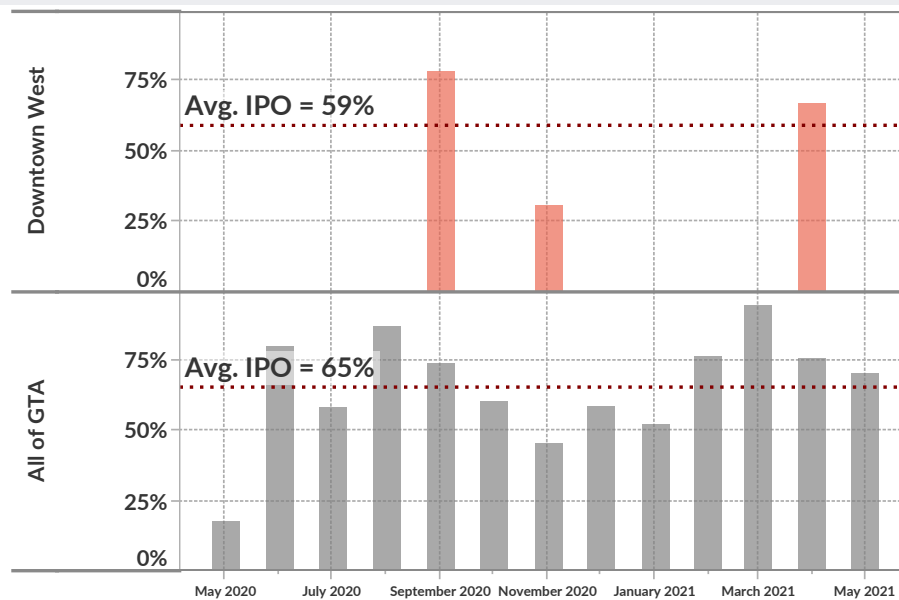
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Project Data by Unit Type

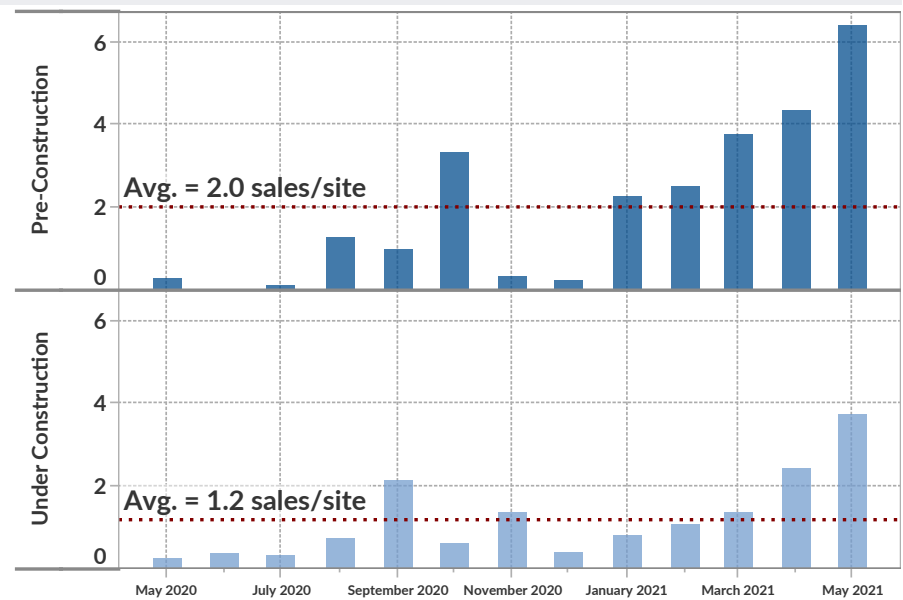
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	823	39	658	165
1 Bedroom	2,770	24	2,655	115
1 Bedroom + Den	1,999	16	1,932	67
2 Bedroom	2,220	17	2,006	214
2 Bedroom + Den	283	4	191	92
3 Bedroom & Up	1,026	20	743	283
Penthouse	45	0	25	20
Other	20	0	3	17

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,627	321	543	\$477,990	\$864,990
\$1,541	383	717	\$529,990	\$1,089,990
\$1,471	542	791	\$720,000	\$1,224,990
\$1,497	600	1,751	\$625,000	\$2,525,000
\$1,430	763	2,489	\$899,900	\$3,625,000
\$1,434	803	2,622	\$1,129,000	\$4,175,000
\$1,789	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)

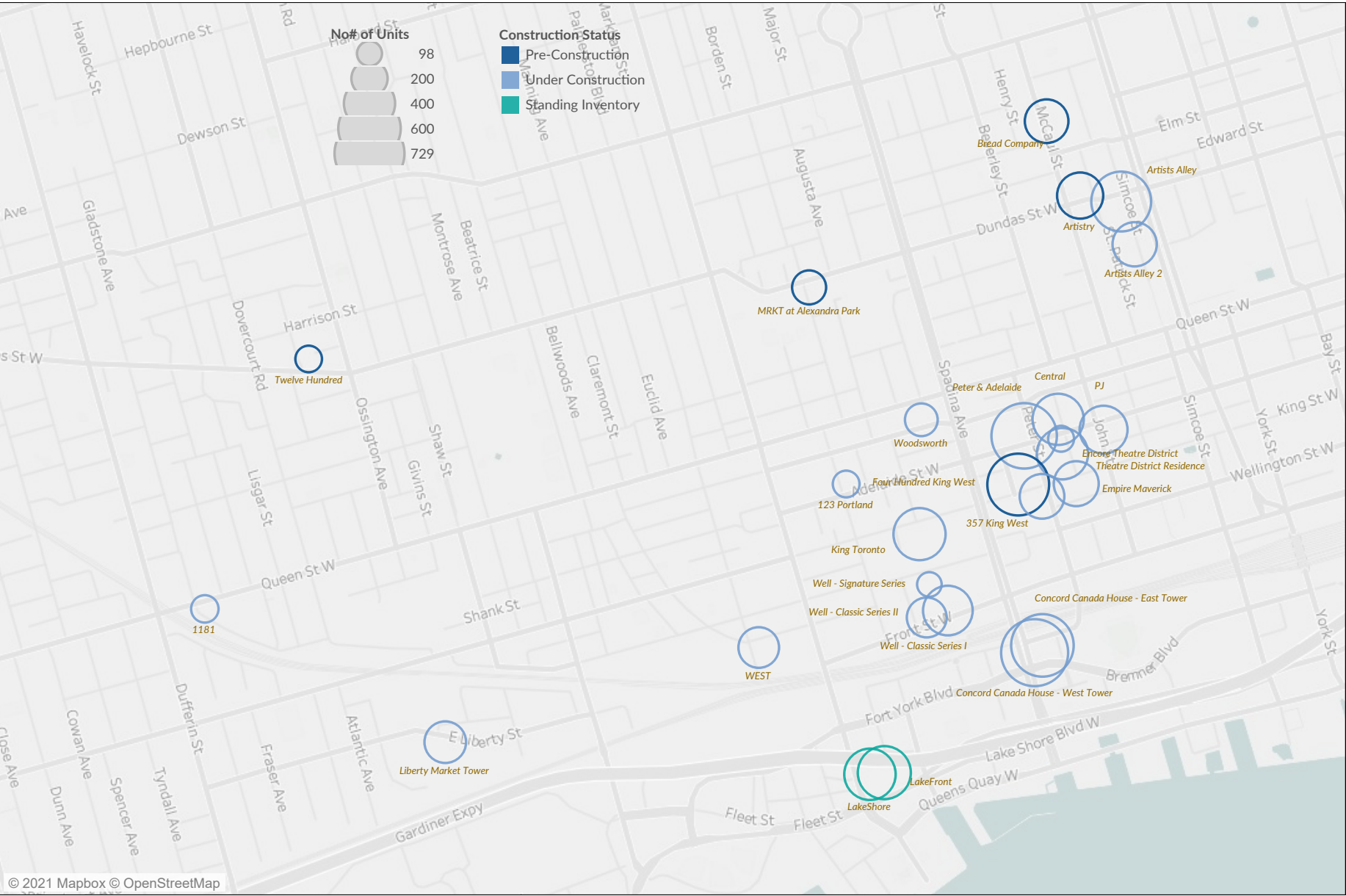


Post Launch Absorption: Downtown West



Downtown West Submarket Report - May 2021

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
123 Portland - Minto Developments	Apartment	November 2022	6	11	15	116	\$1,400	\$1,416
357 King West - Great Gulf	Apartment	June 2022	0	0	26	324	\$902	\$1,425
1181 - SKALE	Apartment	March 2022	0	3	12	122	\$1,086	\$1,164
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	2	19	0	318	\$1,050	\$1,459
Artists Alley - Lanterra Developments	Apartment	June 2023	0	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	1	6	68	426	\$1,214	\$1,481
Concord Canada House - East Tower - Concord Adex	Apartment	November 2023	2	3	131	635	\$1,071	\$1,487
Concord Canada House - West Tower - Concord Adex	Apartment	November 2023	0	0	116	729	\$1,215	\$1,580
Empire Maverick - Empire	Apartment	April 2024	3	13	18	328	\$1,274	\$1,450
Encore Theatre District - Plaza	Apartment	November 2022	0	0	12	109	\$1,327	\$1,314
Four Hundred King West - Plaza	Apartment	June 2025	15	385	216	620	\$1,437	\$1,514
King Toronto - Westbank Projects Corp.	Apartment	September 2023	0	0	60	441	\$0	\$1,878
LakeFront - Concord Adex	Apartment	August 2020	12	24	2	457	\$755	\$1,485
LakeShore - Concord Adex	Apartment	August 2020	5	12	3	429	\$567	\$1,495
Liberty Market Tower - Lifetime Developments	Apartment	March 2022	26	44	10	281	\$1,169	\$1,287
MRKT at Alexandra Park - Tridel	Apartment	September 2024	15	59	74	188	\$1,250	\$1,261
Peter & Adelaide - Graywood Developments	Apartment	July 2023	0	3	3	695	\$915	\$1,262
PJ - Pinnacle International	Apartment	August 2021	0	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	2	110	5	115	\$1,376	\$1,522
Well - Classic Series I - Tridel	Apartment	September 2022	0	2	25	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	June 2022	2	10	35	258	\$1,363	\$1,416
Well - Signature Series - Tridel	Apartment	July 2022	2	3	52	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	27	27	22	174	\$1,199	\$1,466

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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000029	40 - 58 Widmer Street	19.5	806
DEVAPP-4650-000032	89 - 109 Niagara Street	4.5	704
DEVAPP-4650-000058	485 - 489 Wellington Street West	7.8	253
DEVAPP-4650-000066	8 - 30 Widmer Street	19.8	1,576
DEVAPP-4650-000094	485 - 539 King Street West	5.8	1,064
DEVAPP-4650-000112	100 - 130 Simcoe Street; 203 - 211 Adelaide Street West; 99 Pearl Street	18.3	1,048
DEVAPP-4650-000145	357 - 363 King Street West	32.4	665
DEVAPP-4650-000179	150 - 158 Pearl Street; 15 Duncan Street	20.7	1,092
DevApp-4650-000531	1200 Dundas Street West	7.4	191
DevApp-4650-000549	193 - 197 McCaul Street	14.1	575
DevApp-4650-000551	135 - 143 Portland Street	10.5	246
DevApp-4650-000560	292 Dundas Street West; 129 - 131 McCaul Street; 170 St. Patrick Street	16.7	728
DevApp-4650-000614	30 Ordnance Street	8.2	1,490
DevApp-4650-000839	250 University Avenue	28.7	990
DevApp-4650-000841	950 King Street West	11.7	408
DevApp-4650-000846	250 Dundas Street West	22.9	958
DevApp-4650-000848	31 Gladstone Avenue	3.5	88
DevApp-4650-000865	630 Spadina Avenue	5.9	
DevApp-4650-001162	440 Front Street West	8.8	3,218
DevApp-4650-001432	171 Front Street West	14.9	
DevApp-4650-001469	462 Wellington Street West	9.6	262
DevApp-4650-001481	126 John Street	10.7	1,306
DevApp-4650-001500	502 Adelaide Street West	10.5	234
DevApp-4650-001701	170 Spadina Avenue	7.1	364
DevApp-4650-001711	145 Wellington Street West	34.0	948
DevApp-4650-001713	203 College Street	15.3	599
DevApp-4650-001722	234 Simcoe Street	9.9	2,028
DevApp-4650-001723	327 King Street West	19.6	528
DevApp-4650-001734	15 Mercer Street	24.9	1,743
DevApp-4650-001742	543 Richmond Street West	6.5	1,012
DevApp-4650-001743	520 Richmond Street West	10.8	233
DevApp-4650-001778	500 Lake Shore Boulevard West	5.5	1,745
DevApp-4650-001805	452 Richmond Street West	12.9	260
DevApp-4650-001915	655 Queen Street West	6.6	136
DevApp-4650-001917	466 Dovercourt Road	4.4	60
DevApp-4650-001975	401-409 King Street West	21.2	631
DevApp-4650-001978	99 Blue Jays Way	23.4	852
DevApp-4650-002053	835 Queen Street West	4.2	21
DevApp-4650-002072	355 Adelaide Street West	25.8	586
DevApp-4650-002136	419 College Street	6.6	338
DevApp-4650-002260	212 King Street West	24.7	1,176
DevApp-4650-002261	240 Adelaide Street West	36.9	637
DevApp-4650-002278	61 Hanna Avenue	6.1	1,700
DevApp-4650-002288	277 Wellington Street West	33.9	1,290
DevApp-4650-002404	320 Front Street West	12.2	560
DevApp-4650-002418	263 Adelaide Street West	22.2	872

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	• 42	• 16	• 5,476	• 4,494	• 396	• \$2,197	• 1,600	• \$3,515,593	• 17,336
Central Waterfront	• 18	• 9	• 4,721	• 3,926	• 782	• \$1,520	• 1,057	• \$1,606,676	• 36,410
Don Mills - York Mills	• 7	• 12	• 3,682	• 3,274	• 183	• \$1,011	• 1,107	• \$1,119,470	• 23,874
Downtown Core	• 26	• 8	• 4,931	• 4,302	• 289	• \$1,814	• 839	• \$1,522,007	• 35,133
Downtown East	• 109	• 20	• 7,141	• 6,397	• 653	• \$1,270	• 813	• \$1,032,085	• 30,116
Downtown West	• 127	• 27	• 9,568	• 8,213	• 973	• \$1,484	• 901	• \$1,337,162	• 36,221
Etobicoke Waterfront	• 10	• 1	• 602	• 473	• 20	• \$1,342	• 831	• \$1,114,875	• 14,950
Highway7 - Yonge	• 1	• 6	• 1,392	• 1,123	• 261	• \$778	• 1,220	• \$948,740	•
Mississauga City Centre	• 73	• 11	• 7,076	• 6,272	• 500	• \$933	• 830	• \$774,230	•
North Toronto	• 89	• 15	• 3,743	• 3,203	• 441	• \$1,306	• 918	• \$1,199,330	• 26,183
North Yonge Corridor	• 6	• 6	• 1,715	• 1,529	• 62	• \$1,205	• 847	• \$1,020,553	• 15,660
North York East	• 0	• 2	• 528	• 525	• 2	• \$949	• 1,028	• \$974,900	• 412
North York West	• 8	• 10	• 1,267	• 989	• 232	• \$1,264	• 1,553	• \$1,963,778	• 35,893
Not Applicable	• 1,308	• 138	• 29,223	• 23,197	• 4,401	• \$869	• 929	• \$807,860	• 172,168
Scarborough City Centre									• 5,284
Sheppard Corridor	• 35	• 10	• 2,434	• 2,140	• 280	• \$1,118	• 1,006	• \$1,124,871	• 13,768
Thornhill	• 111	• 8	• 1,977	• 1,712	• 255	• \$1,074	• 1,116	• \$1,198,538	•
Toronto East	• 31	• 11	• 1,442	• 1,211	• 121	• \$1,119	• 985	• \$1,103,177	• 6,330
Toronto West	• 164	• 20	• 4,202	• 3,400	• 690	• \$1,205	• 907	• \$1,093,153	• 24,915
Yonge - St. Clair	• 231	• 8	• 1,046	• 751	• 295	• \$1,639	• 1,174	• \$1,923,973	• 6,891

The Development Applications data pertains only to the City of Toronto

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