

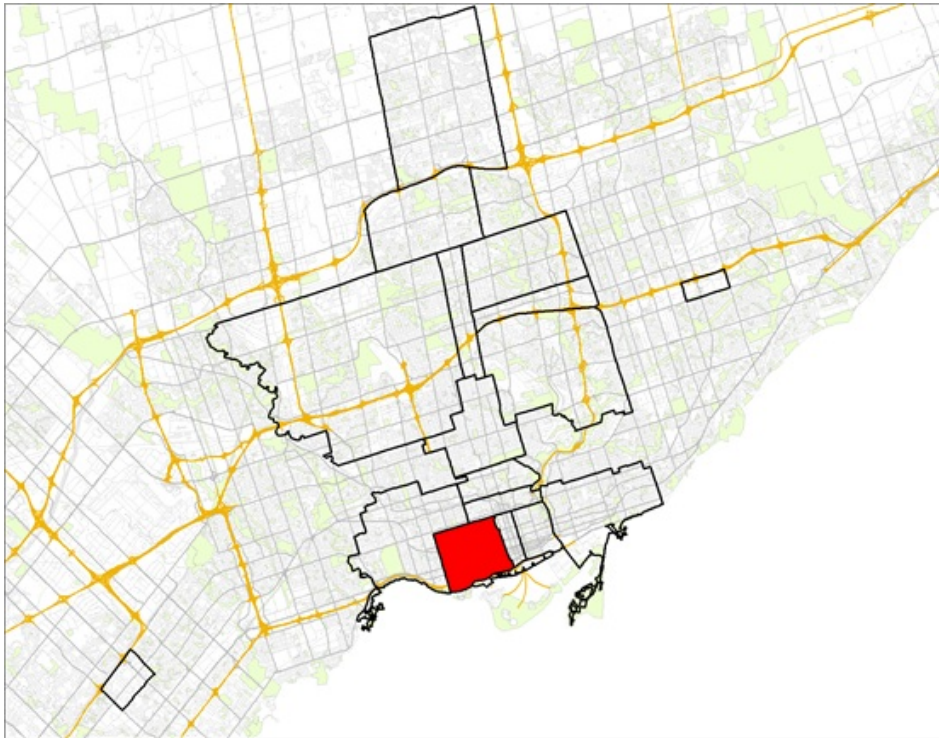


Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of November 2021



Downtown West Submarket Report - November 2021



Downtown West		GTA
Distinct count of Site Name	26	353
No. of Units	8,757	92,006
Total Sales	7,925	81,793
Act Inv	832	10,213
Avg. \$/sf	\$1,547	\$1,284
Avg. Project \$/SF	\$1,443	\$1,152
Avg. SF	951	944
Avg. \$	\$1,471,036	\$1,211,826
No Measure Value	319	4,274

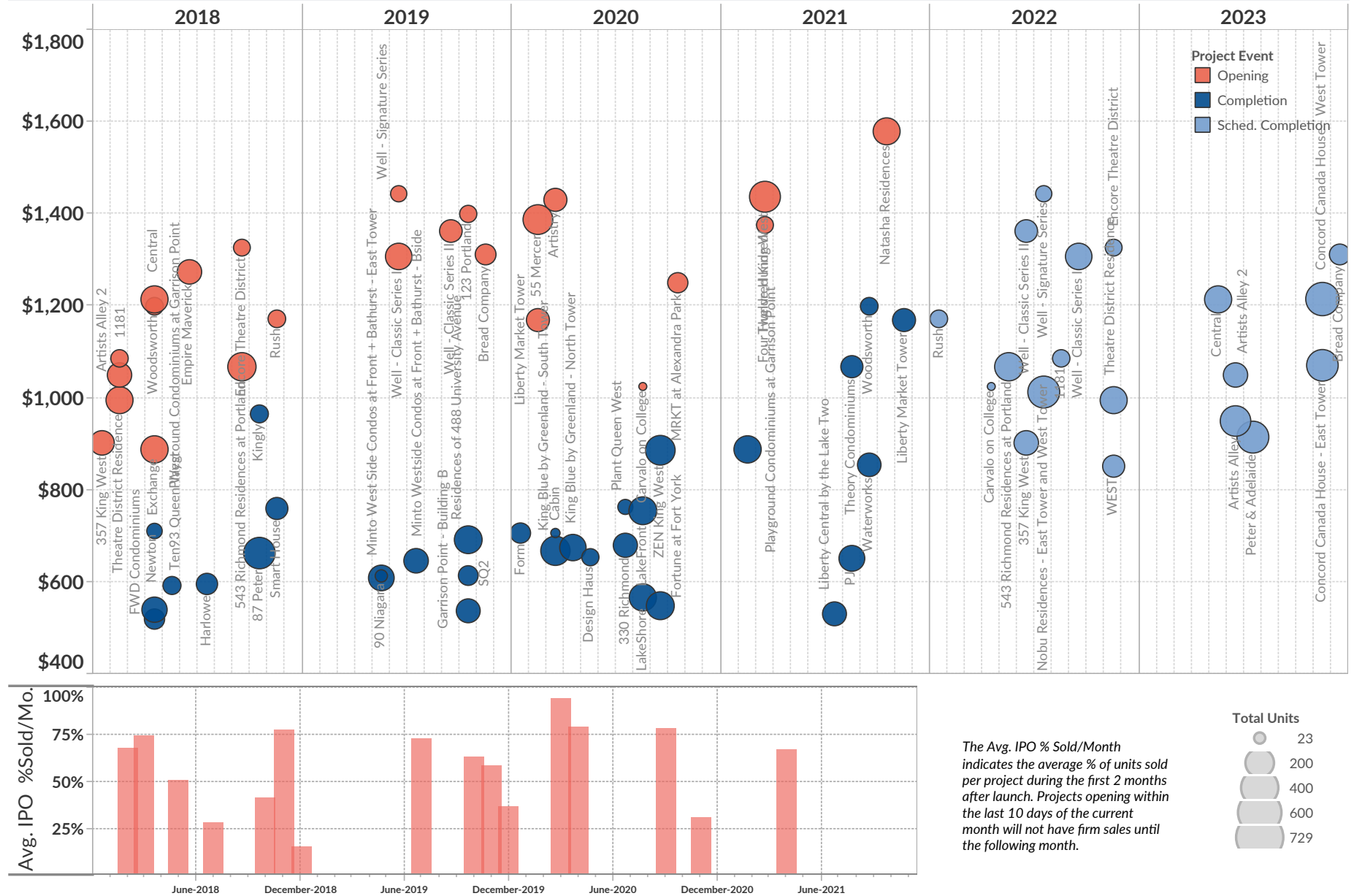
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	52	611
Total Units	36,879	620,533
Min. Density	0.0	0.0
Max. Density	36.9	620.0
Avg. Density	12.1	7.8

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



Downtown West Submarket Report - November 2021

Recent Project Openings, Completions & Scheduled Completions



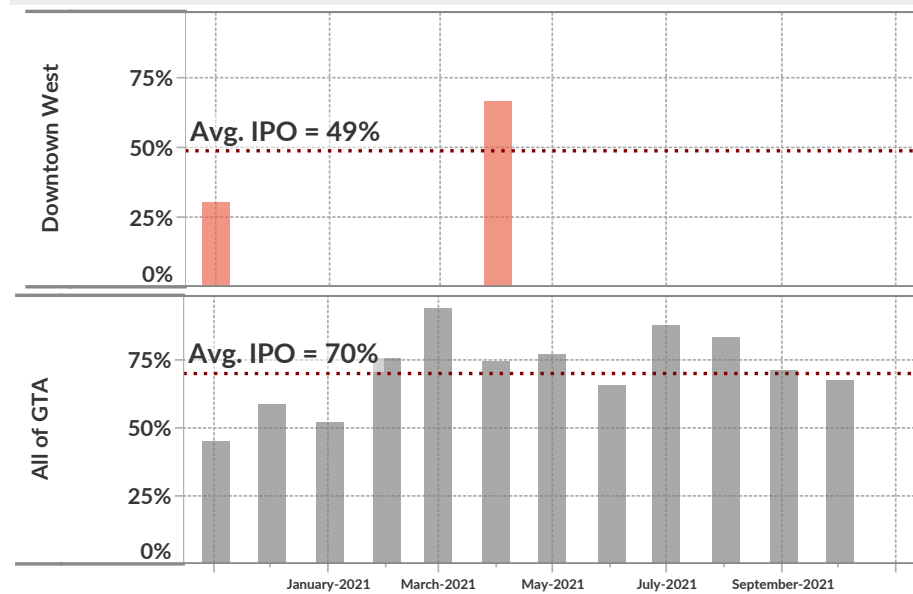
Downtown West Submarket Report - November 2021

Project Data by Unit Type

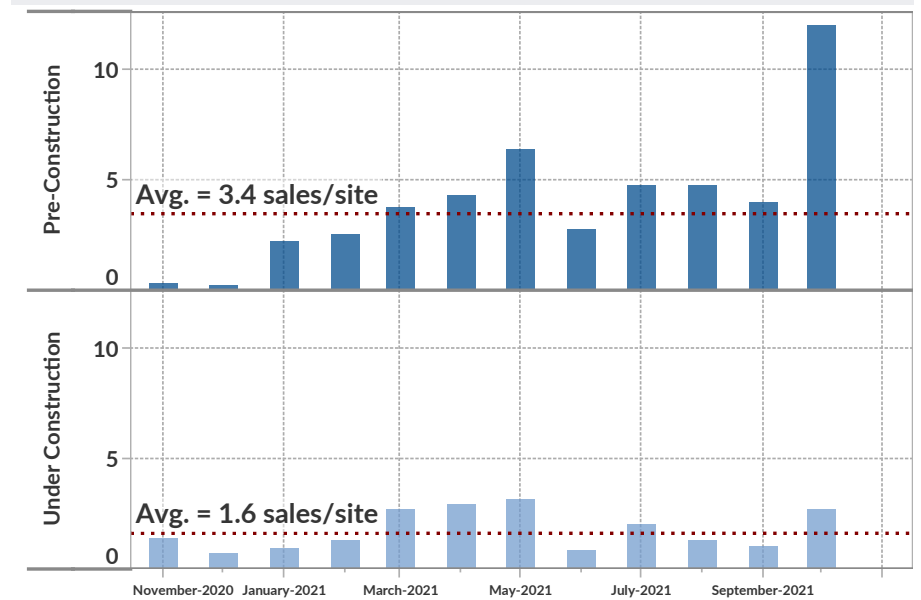
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	949	113	844	105
1 Bedroom	2,464	31	2,388	76
1 Bedroom + Den	1,708	114	1,617	91
2 Bedroom	2,270	43	2,119	151
2 Bedroom + Den	303	5	226	77
3 Bedroom & Up	988	10	695	293
Penthouse	55	3	33	22
Other	20	0	3	17

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,648	331	543	\$505,000	\$945,990
\$1,624	415	717	\$645,000	\$1,170,990
\$1,539	505	801	\$751,900	\$1,280,990
\$1,592	600	2,489	\$824,900	\$3,625,000
\$1,471	763	2,378	\$980,000	\$3,550,000
\$1,515	842	2,622	\$1,017,450	\$4,175,000
\$1,833	603	3,390	\$1,005,000	\$8,998,990
\$1,281	836	1,829	\$1,070,000	\$2,450,000

IPO Launch Performance (first 2 months)

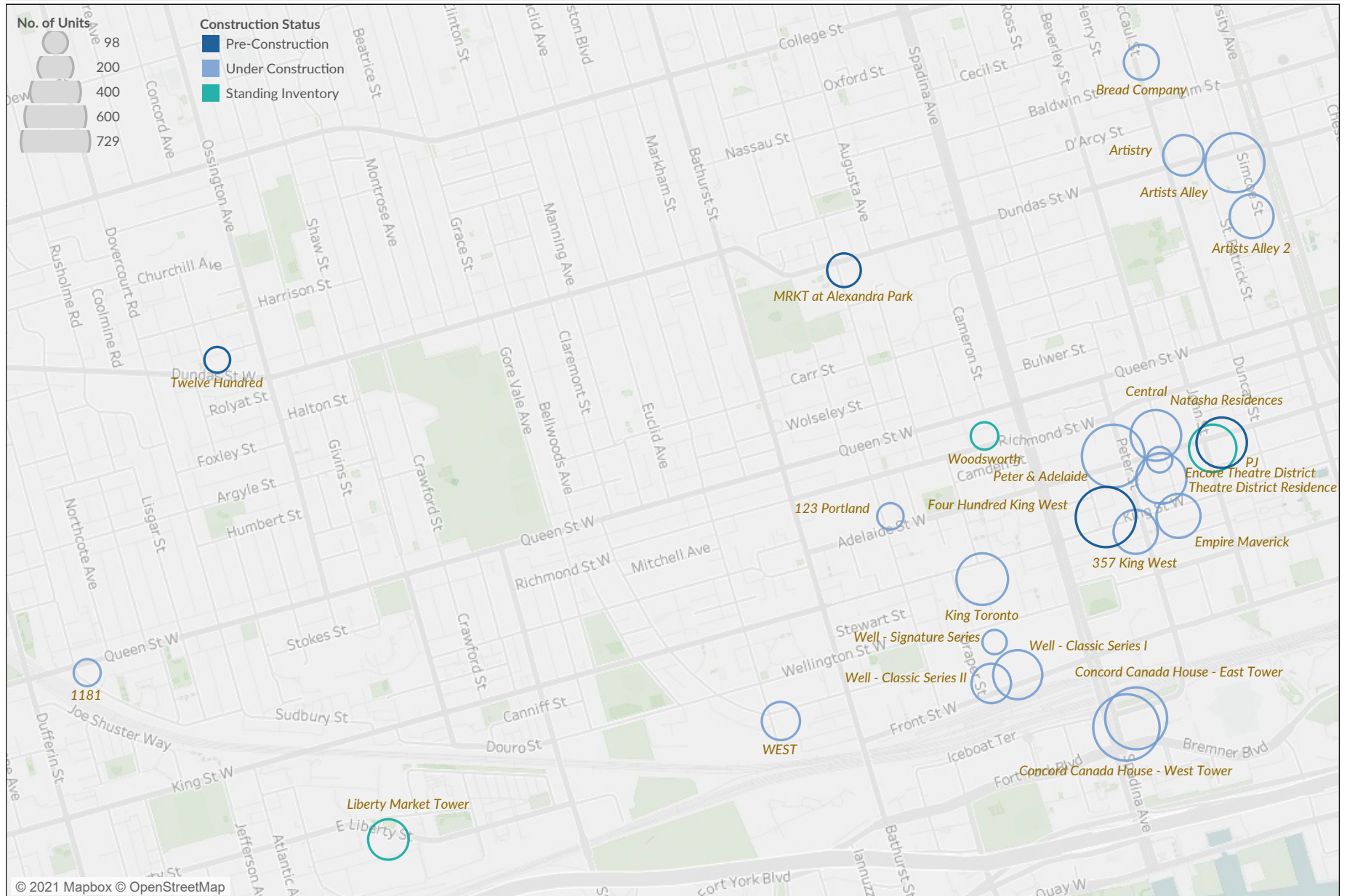


Post Launch Absorption: Downtown West



Downtown West Submarket Report - November 2021

Current Active Projects



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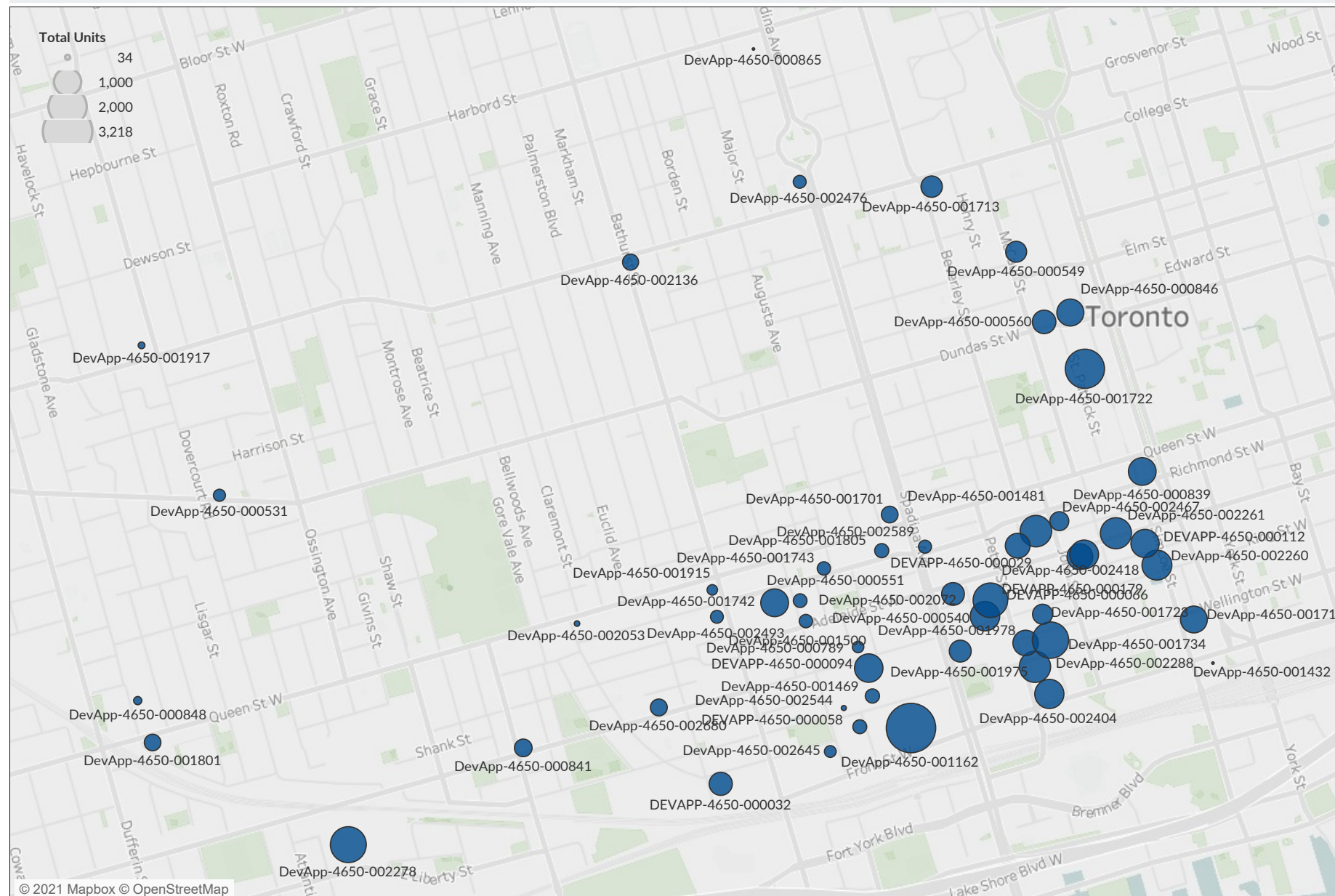
Downtown West Submarket Report - November 2021

Current Active Project List

							*	
Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Foot
123 Portland - Minto Developments	Apartment	April-2024	1	12	14	116	\$1,400	\$1,448
357 King West - Great Gulf	Apartment	June-2022	0	0	26	323	\$902	\$1,440
1181 - SKALE	Apartment	August-2022	2	6	8	121	\$1,086	\$1,166
Artistry - Tribute Communities and Greybrook Realty Partners	Apartment	May-2024	0	0	0	273	\$1,431	\$1,440
Artists Alley 2 - Lanterra Developments	Apartment	June-2023	0	20	1	318	\$1,050	\$1,358
Artists Alley - Lanterra Developments	Apartment	June-2023	2	50	9	581	\$950	\$1,563
Bread Company - Lamb Development Corp.	Apartment	December-2023	0	0	0	204	\$1,312	\$1,333
Central - Concord Adex	Apartment	May-2023	18	30	47	426	\$1,214	\$1,561
Concord Canada House - East Tower - Concord Adex	Apartment	November-2023	4	51	82	635	\$1,071	\$1,632
Concord Canada House - West Tower - Concord Adex	Apartment	November-2023	0	17	99	729	\$1,215	\$1,572
Empire Maverick - Empire	Apartment	April-2024	2	38	6	321	\$1,274	\$1,472
Encore Theatre District - Plaza	Apartment	November-2022	0	4	8	109	\$1,327	\$1,384
Four Hundred King West - Plaza	Apartment	June-2025	29	498	103	601	\$1,437	\$1,491
King Toronto - Westbank Projects Corp.	Apartment	September-2023	0	0	60	441	\$0	\$1,977
Liberty Market Tower - Lifetime Developments	Apartment	November-2021	0	51	6	271	\$1,169	\$1,368
MRKT at Alexandra Park - Tridel	Apartment	September-2024	9	89	44	188	\$1,250	\$1,251
Natasha Residences - Lanterra Developments	Apartment	December-2026	238	238	182	420	\$1,579	\$1,625
Peter & Adelaide - Graywood Developments	Apartment	July-2023	0	24	0	652	\$915	\$1,442
PJ - Pinnacle International	Apartment	August-2021	1	6	40	373	\$652	\$1,436
Theatre District Residence - Plaza	Apartment	November-2022	0	0	2	422	\$995	\$1,497
Twelve Hundred - Fieldgate Homes	Apartment	January-2024	0	110	0	110	\$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	1	23	22	258	\$1,363	\$1,420
Well - Signature Series - Tridel	Apartment	July-2022	0	9	46	98	\$1,444	\$1,471
WEST - Aspen Ridge Homes	Apartment	November-2022	0	0	0	242	\$852	\$1,019
Woodsworth - Lamb Development Corp.	Apartment	September-2021	12	47	2	125	\$1,199	\$1,212

Downtown West Submarket Report - November 2021

Current Development Applications



Downtown West Submarket Report - November 2021

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-4650-000179	150 - 158 Pearl Street; 15 Duncan Street	20.7	1,092
DevApp-4650-000531	1200 Dundas Street West	7.4	191
DevApp-4650-000540	400 - 420 King Street West	16.7	1,142
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	16.0	728
DevApp-4650-000839	250 University Avenue	33.8	1,007
DevApp-4650-000841	950 King Street West	11.7	409
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	9.4	265
DevApp-4650-001481	126 John Street	10.8	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	1,011
DevApp-4650-001743	520 Richmond Street West	10.8	233
DevApp-4650-001801	1181 Queen Street West	10.4	361
DevApp-4650-001805	452 Richmond Street West	12.9	260
DevApp-4650-001915	655 Queen Street West	6.6	144
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	4.7	40
DevApp-4650-002072	355 Adelaide Street West	25.8	680
DevApp-4650-002136	419 College Street	6.6	338
DevApp-4650-002260	212 King Street West	28.4	1,176
DevApp-4650-002261	240 Adelaide Street West	36.9	1,274
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	1,120
DevApp-4650-002418	263 Adelaide Street West	22.2	872
DevApp-4650-002467	241 Richmond Street West	19.0	470
DevApp-4650-002476	502 Spadina Avenue	4.8	218
DevApp-4650-002493	164 Bathurst Street	8.2	217
DevApp-4650-002544	504 Wellington Street West	7.9	34
DevApp-4650-002589	147 Spadina Avenue	18.2	223
DevApp-4650-002645	18 Portland Street	12.9	182
DevApp-4650-002680	778 King Street West	11.7	373

Downtown West Submarket Report - November 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	 855	 18	 4,820	 382	 \$2,344	 1,493	 \$3,499,816	 22,486
Central Waterfront	 79	 9	 4,124	 584	 \$1,616	 1,102	 \$1,780,926	 38,576
Don Mills - York Mills	 10	 12	 3,169	 199	 \$990	 1,096	 \$1,084,836	 29,673
Downtown Core	 99	 7	 3,568	 188	 \$1,834	 896	 \$1,643,838	 41,438
Downtown East	 94	 22	 7,028	 764	 \$1,302	 774	 \$1,008,119	 35,238
Downtown West	 319	 26	 7,925	 832	 \$1,547	 951	 \$1,471,036	 36,879
Etobicoke Waterfront	 2	 1	 504	 7	 \$1,592	 530	 \$842,721	 15,600
Highway7 - Yonge	 53	 7	 1,698	 54	 \$889	 1,351	 \$1,200,718	 32,705
Mississauga City Centre	 61	 12	 7,108	 415	 \$1,145	 852	 \$975,498	 13,286
North Toronto	 122	 18	 3,496	 548	 \$1,370	 1,010	 \$1,382,987	 412
North Yonge Corridor	 7	 4	 955	 287	 \$1,384	 729	 \$1,009,706	 42,132
North York East	 0	 2	 526	 1	 \$1,050	 1,210	 \$1,269,900	 213,858
North York West	 52	 10	 1,301	 221	 \$1,308	 1,363	 \$1,783,305	 20,900
Not Applicable	 2,352	 149	 26,120	 4,583	 \$984	 849	 \$835,437	 13,596
Scarborough City Centre								 15,227
Sheppard Corridor	 25	 10	 2,028	 234	 \$1,147	 1,013	 \$1,161,357	 41,144
Thornhill	 18	 7	 1,513	 146	 \$1,055	 1,230	 \$1,298,211	 7,383
Toronto East	 3	 11	 1,420	 60	 \$1,227	 1,022	 \$1,254,176	
Toronto West	 117	 20	 3,673	 476	 \$1,221	 972	 \$1,187,150	
Yonge - St. Clair	 6	 8	 817	 232	 \$1,927	 1,395	 \$2,687,477	

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