

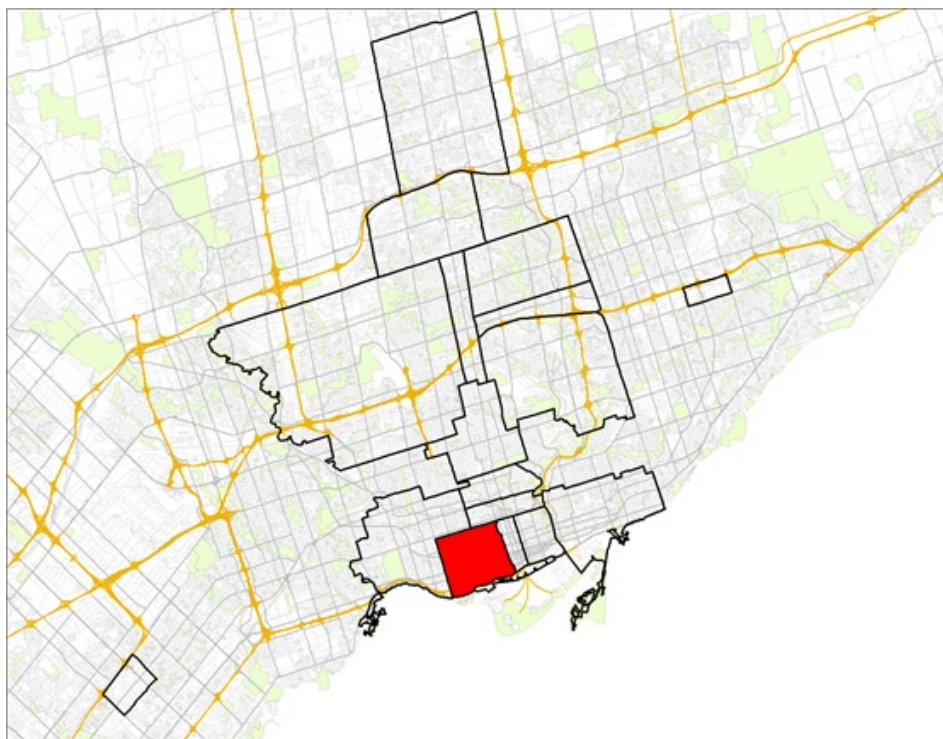


Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of May 2022



Downtown West Submarket Report - May 2022



Downtown West		GTA
Distinct count of Site Name	23	315
No. of Units	7,928	82,362
Total Sales	7,325	74,312
Act Inv	603	8,050
Avg. \$/sf	\$1,595	\$1,430
Avg. Project \$/SF	\$1,510	\$1,270
Avg. SF	1,034	908
Avg. \$	\$1,649,032	\$1,299,422
Current Month Sales (incl. active & sold out)	2	2,058

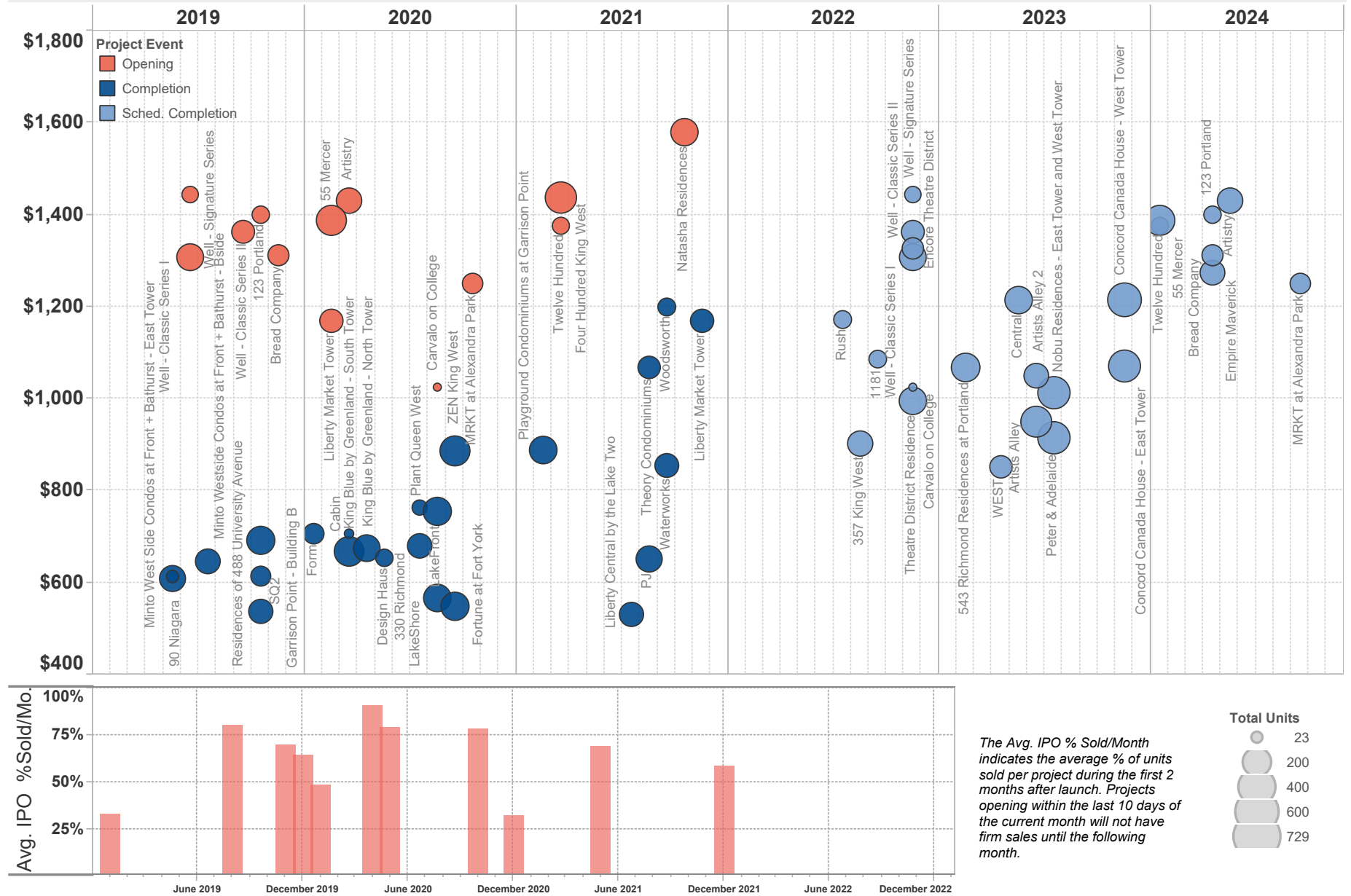
Development Applications		
Downtown West		City of Toronto
Count of Address	53	687
Total Units	19,449	373,850
Min. Density	0.0	0.0
Max. Density	33.9	61.7
Avg. Density	12.2	7.2

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



Downtown West Submarket Report - May 2022

Recent Project Openings, Completions & Scheduled Completions



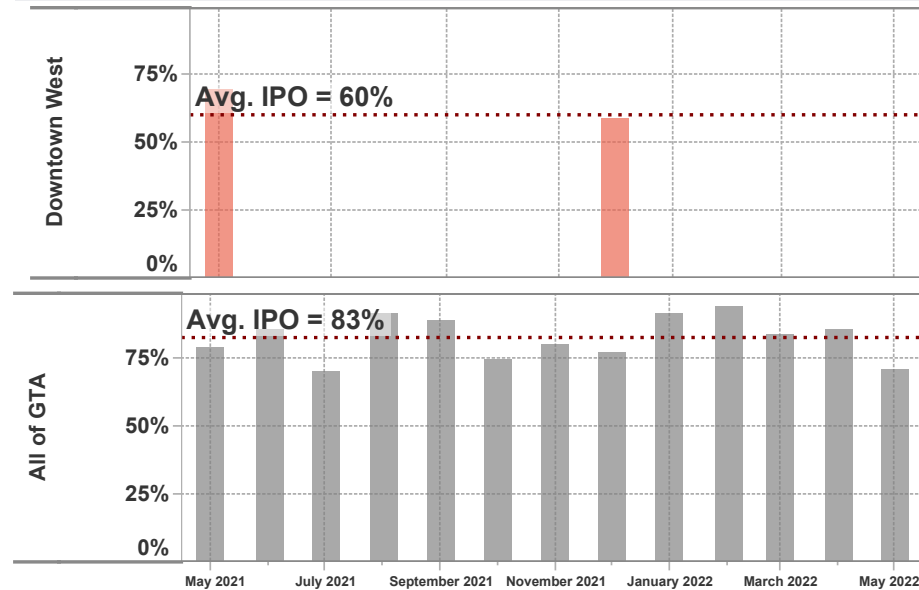
Downtown West Submarket Report - May 2022

Project Data by Unit Type

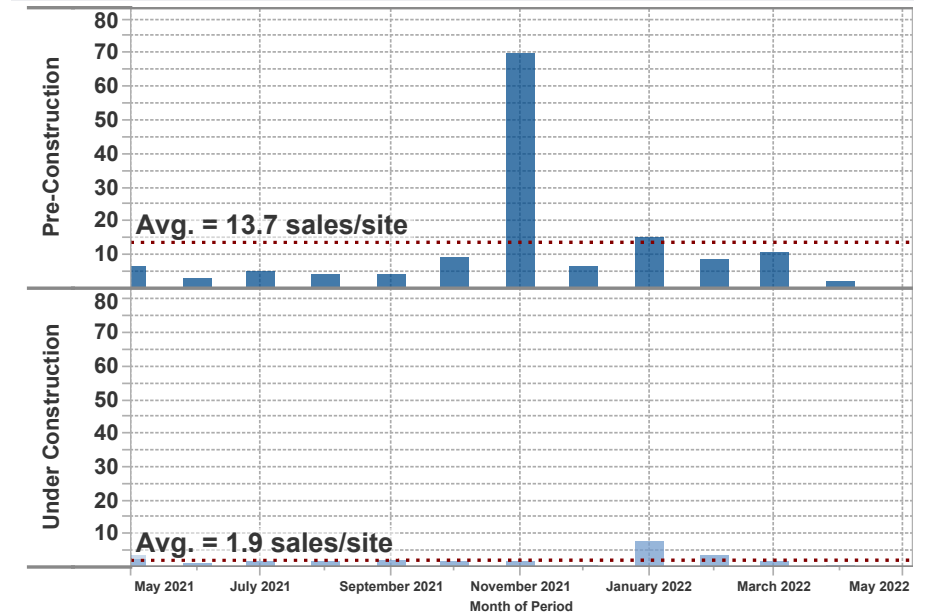
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	773	0	744	29
1 Bedroom	2,238	0	2,176	62
1 Bedroom + Den	1,475	0	1,415	60
2 Bedroom	2,152	1	2,037	115
2 Bedroom + Den	284	0	222	62
3 Bedroom & Up	933	1	696	237
Penthouse	53	0	31	22
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,744	339	543	\$568,900	\$945,990
\$1,703	415	717	\$645,000	\$1,170,990
\$1,575	505	801	\$751,900	\$1,280,990
\$1,717	600	2,489	\$885,000	\$3,625,000
\$1,493	763	2,378	\$1,010,900	\$3,550,000
\$1,550	842	2,622	\$1,200,000	\$4,175,000
\$1,867	603	3,390	\$1,200,000	\$8,998,990
\$1,283	836	1,829	\$1,070,000	\$2,450,000

IPO Launch Performance (first 2 months)

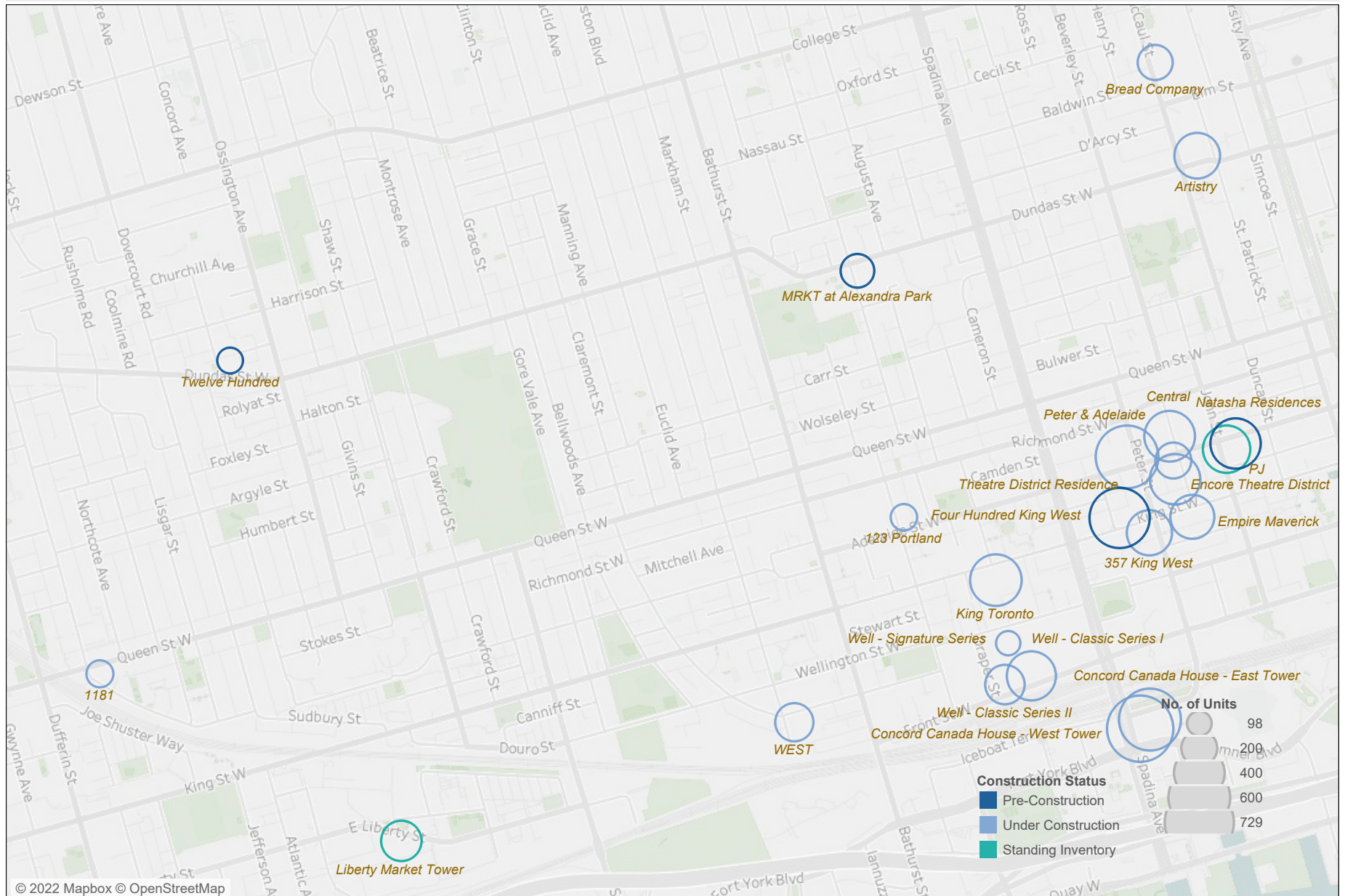


Post Launch Absorption: Downtown West



Downtown West Submarket Report - May 2022

Current Active Projects



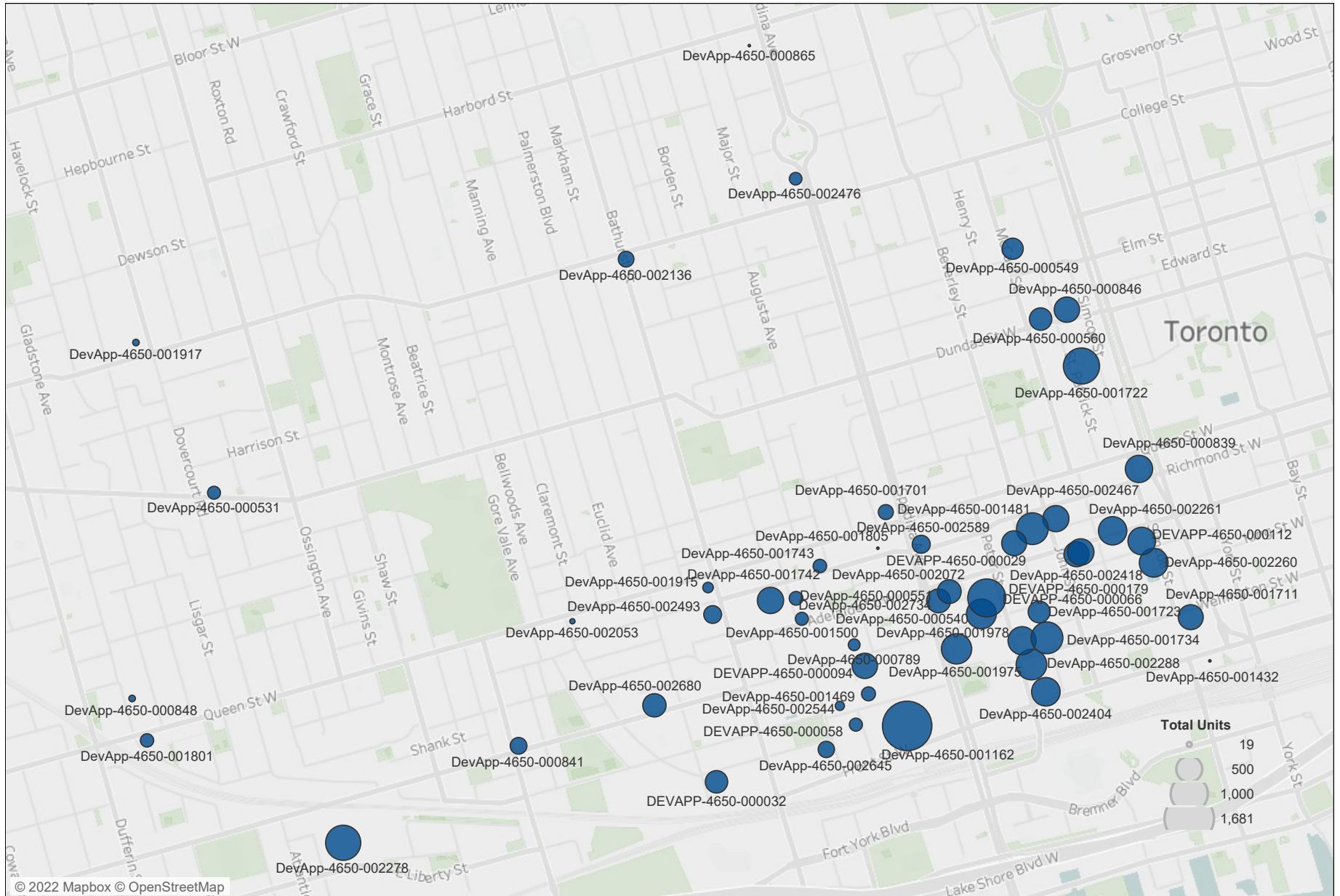
Downtown West Submarket Report - May 2022

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 Fo..
123 Portland - Minto Developments	Apartment	April 2024	0	2	9	116	\$1,400	\$1,477
357 King West - Great Gulf	Apartment	August 2022	0	22	16	340	\$902	\$1,411
1181 - SKALE	Apartment	September 2022	0	3	5	121	\$1,086	\$1,254
Artistry - Tribute Communities and Greybrook Realty Partners	Apartment	May 2024	0	71	2	346	\$1,431	\$1,910
Bread Company - Lamb Development Corp.	Apartment	April 2024	0	0	0	204	\$1,312	\$1,333
Central - Concord Adex	Apartment	May 2023	0	1	45	426	\$1,214	\$1,762
Concord Canada House - East Tower - Concord Adex	Apartment	November 2023	0	0	82	635	\$1,071	\$1,632
Concord Canada House - West Tower - Concord Adex	Apartment	November 2023	0	0	99	729	\$1,215	\$1,572
Empire Maverick - Empire	Apartment	April 2024	0	0	6	321	\$1,274	\$1,472
Encore Theatre District - Plaza	Apartment	November 2022	1	107	13	214	\$1,327	\$1,578
Four Hundred King West - Plaza	Apartment	June 2025	0	76	9	601	\$1,437	\$1,511
King Toronto - Westbank Projects Corp.	Apartment	September 2023	0	0	60	441	\$0	\$1,977
Liberty Market Tower - Lifetime Developments	Apartment	November 2021	0	0	5	271	\$1,169	\$1,351
MRKT at Alexandra Park - Tridel	Apartment	September 2024	0	16	26	188	\$1,250	\$1,244
Natasha Residences - Lanterra Developments	Apartment	December 2026	1	55	119	420	\$1,579	\$1,678
Peter & Adelaide - Graywood Developments	Apartment	July 2023	0	0	0	652	\$915	\$1,442
PJ - Pinnacle International	Apartment	August 2021	0	13	26	373	\$652	\$1,518
Theatre District Residence - Plaza	Apartment	November 2022	0	1	1	422	\$995	\$1,752
Twelve Hundred - Fieldgate Homes	Apartment	January 2024	0	0	0	110	\$1,376	\$1,522
Well - Classic Series I - Tridel	Apartment	November 2022	0	4	21	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	November 2022	0	5	17	258	\$1,363	\$1,417
Well - Signature Series - Tridel	Apartment	November 2022	0	4	42	98	\$1,444	\$1,473
WEST - Aspen Ridge Homes	Apartment	April 2023	0	0	0	242	\$852	\$1,019

Downtown West Submarket Report - May 2022

Current Development Applications



Downtown West Submarket Report - May 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000029	40 - 58 Widmer Street	0.0	426
DEVAPP-4650-000032	89 - 109 Niagara Street	4.5	345
DEVAPP-4650-000058	485 - 489 Wellington Street West	7.8	117
DEVAPP-4650-000066	8 - 30 Widmer Street	19.8	993
DEVAPP-4650-000094	485 - 539 King Street West	0.0	440
DEVAPP-4650-000112	100 - 130 Simcoe Street; 203 - 211 Adelaide Street West; 99 Pearl Street	18.3	524
DEVAPP-4650-000179	150 - 158 Pearl Street; 15 Duncan Street	20.7	482
DevApp-4650-000531	1200 Dundas Street West	2.5	115
DevApp-4650-000540	400 - 420 King Street West	16.7	612
DevApp-4650-000549	193 - 197 McCaul Street	2.5	309
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	2.5	346
DevApp-4650-000789	544 King Street West	7.2	95
DevApp-4650-000839	250 University Avenue	12.0	512
DevApp-4650-000841	950 King Street West	2.5	192
DevApp-4650-000846	250 Dundas Street West	4.0	441
DevApp-4650-000848	31 Gladstone Avenue	3.5	30
DevApp-4650-000865	630 Spadina Avenue	1.0	
DevApp-4650-001162	440 Front Street West	8.8	1,681
DevApp-4650-001432	171 Front Street West	14.9	
DevApp-4650-001469	462 Wellington Street West	9.4	134
DevApp-4650-001481	126 John Street	10.8	693
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	31.6	428
DevApp-4650-001722	234 Simcoe Street	9.9	899
DevApp-4650-001723	327 King Street West	19.6	327
DevApp-4650-001734	15 Mercer Street	24.9	696
DevApp-4650-001742	543 Richmond Street West	6.5	475
DevApp-4650-001743	520 Richmond Street West	10.8	125
DevApp-4650-001801	1181 Queen Street West	3.0	122
DevApp-4650-001805	452 Richmond Street West		
DevApp-4650-001915	655 Queen Street West	6.6	76
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	543
DevApp-4650-002053	835 Queen Street West	4.7	19
DevApp-4650-002072	355 Adelaide Street West	25.8	387
DevApp-4650-002136	419 College Street	6.6	169
DevApp-4650-002260	212 King Street West	29.2	569
DevApp-4650-002261	240 Adelaide Street West	30.5	554
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
DevApp-4650-002418	263 Adelaide Street West	22.2	432
DevApp-4650-002467	241 Richmond Street West	19.0	470
DevApp-4650-002476	502 Spadina Avenue	5.7	109
DevApp-4650-002493	164 Bathurst Street	8.2	217
DevApp-4650-002544	504 Wellington Street West	8.1	58
DevApp-4650-002589	147 Spadina Avenue	18.4	223
DevApp-4650-002645	18 Portland Street	12.9	182
DevApp-4650-002680	778 King Street West	11.7	373
DevApp-4650-002734	101 Spadina Avenue	24.0	394

Downtown West Submarket Report - May 2022

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	• 12	• 18	• 5,030	• 283	• \$2,584	• 1,463	• \$3,781,888	• 13,750
Central Waterfront	• 4	• 9	• 4,157	• 547	• \$1,615	• 1,129	• \$1,823,523	• 17,435
Don Mills - York Mills	• 35	• 14	• 3,837	• 174	• \$1,122	• 1,134	• \$1,272,475	• 16,547
Downtown Core	• 28	• 9	• 5,032	• 405	• \$2,035	• 938	• \$1,909,854	• 23,883
Downtown East	• 66	• 17	• 5,902	• 427	• \$1,451	• 772	• \$1,120,144	• 21,496
Downtown West	• 2	• 23	• 7,325	• 603	• \$1,595	• 1,034	• \$1,649,032	• 19,449
Etobicoke Waterfront	• 4	• 1	• 526	• 2	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 0	• 5	• 1,199	• 25	• \$1,111	• 1,310	• \$1,455,256	• 20,063
Mississauga City Centre	• 516	• 8	• 3,259	• 197	• \$1,253	• 687	• \$860,873	• 17,735
North Toronto	• 3	• 18	• 3,733	• 313	• \$1,541	• 1,059	• \$1,631,045	• 206
North Yonge Corridor	• 5	• 6	• 1,781	• 72	• \$1,567	• 925	• \$1,450,206	• 28,646
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 112,252
North York West	• 276	• 7	• 819	• 189	• \$1,445	• 1,320	• \$1,906,261	• 18,119
Not Applicable	• 1,013	• 129	• 22,815	• 3,532	• \$1,112	• 790	• \$878,390	• 14,432
Scarborough City Centre								• 9,720
Sheppard Corridor	• 36	• 10	• 1,869	• 279	• \$1,473	• 790	• \$1,164,250	• 27,354
Thornhill	• 12	• 2	• 401	• 38	• \$1,294	• 1,576	• \$2,039,368	• 4,532
Toronto East	• 18	• 11	• 1,564	• 161	• \$1,230	• 837	• \$1,029,329	
Toronto West	• 18	• 20	• 3,749	• 714	• \$1,314	• 821	• \$1,079,215	
Yonge - St. Clair	• 10	• 7	• 817	• 89	• \$2,092	• 1,558	• \$3,259,738	

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