

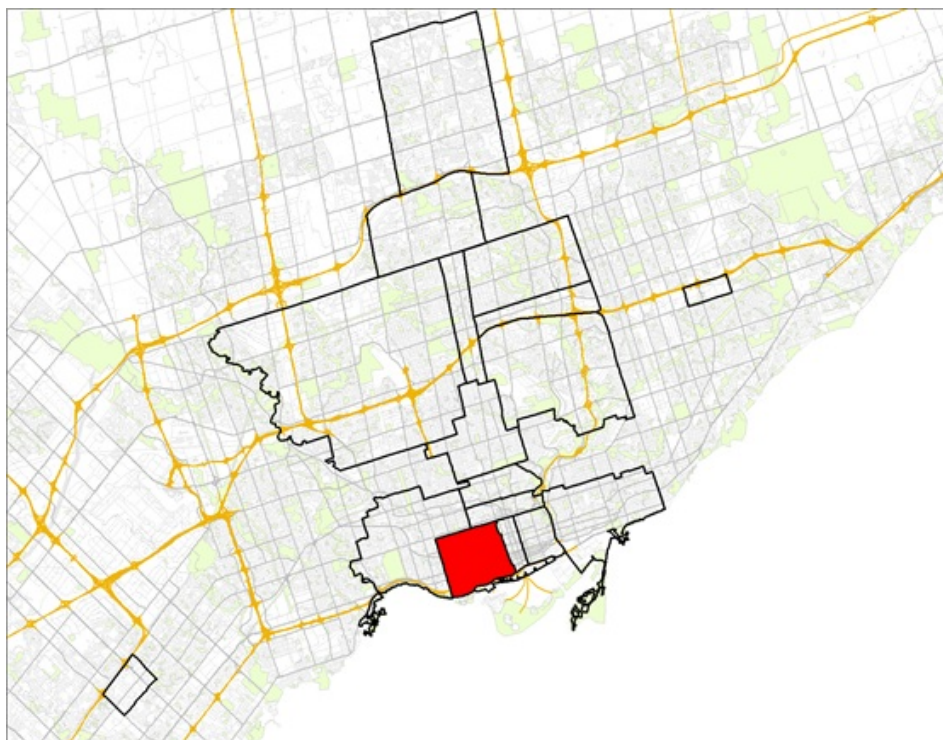


Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of June 2022



Downtown West Submarket Report - June 2022



Downtown West		GTA
Distinct count of Site Name	25	329
No. of Units	8,761	85,434
Total Sales	7,434	75,717
Act Inv	1,327	9,717
Avg. \$/sf	\$1,748	\$1,483
Avg. Project \$/SF	\$1,555	\$1,274
Avg. SF	879	865
Avg. \$	\$1,535,799	\$1,282,383
Current Month Sales (incl. active & sold out)	107	1,519

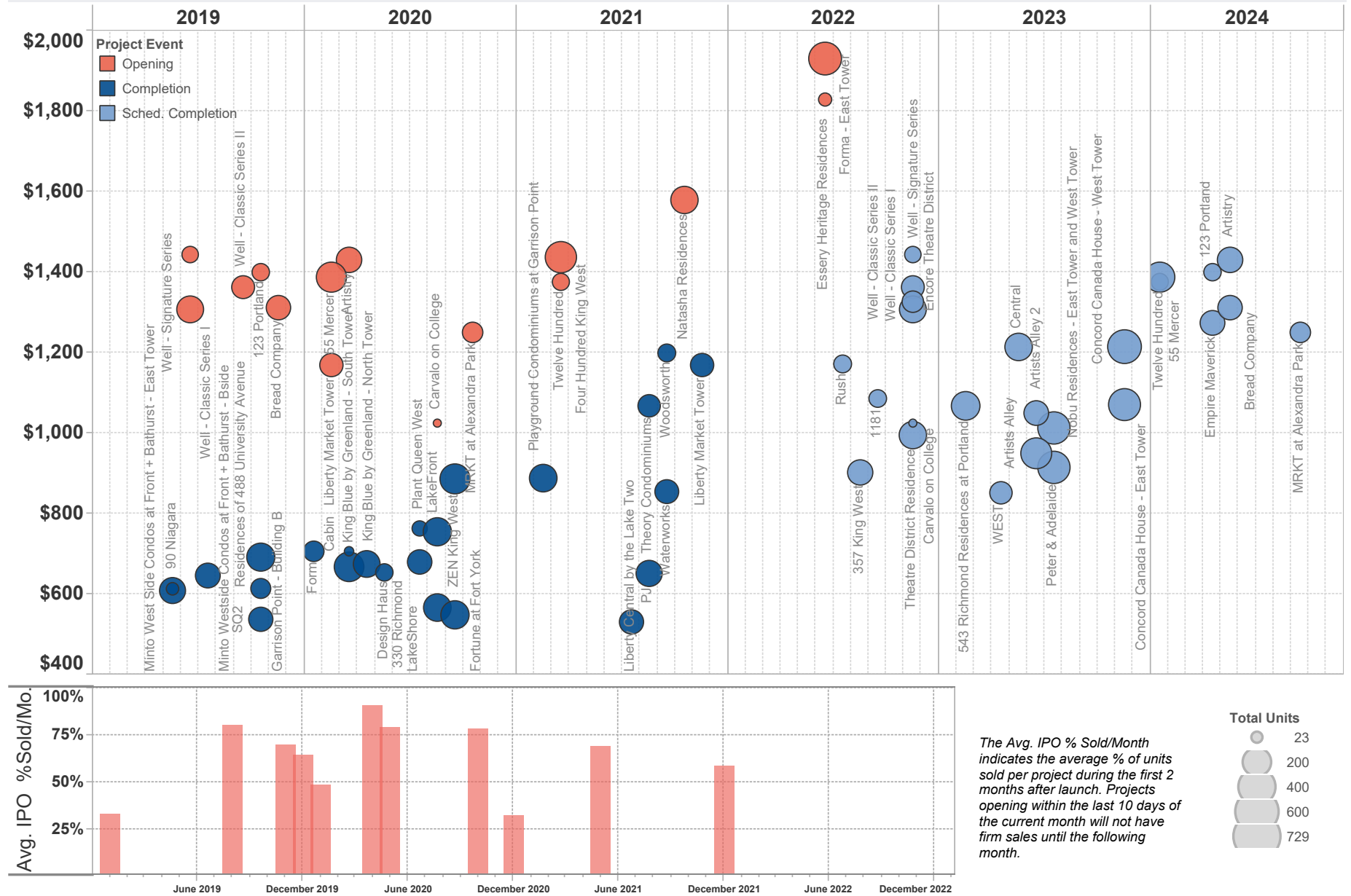
Development Applications		
Downtown West		City of Toronto
Count of Address	54	689
Total Units	19,927	373,016
Min. Density	0.0	0.0
Max. Density	33.9	61.7
Avg. Density	12.4	7.3

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



Downtown West Submarket Report - June 2022

Recent Project Openings, Completions & Scheduled Completions



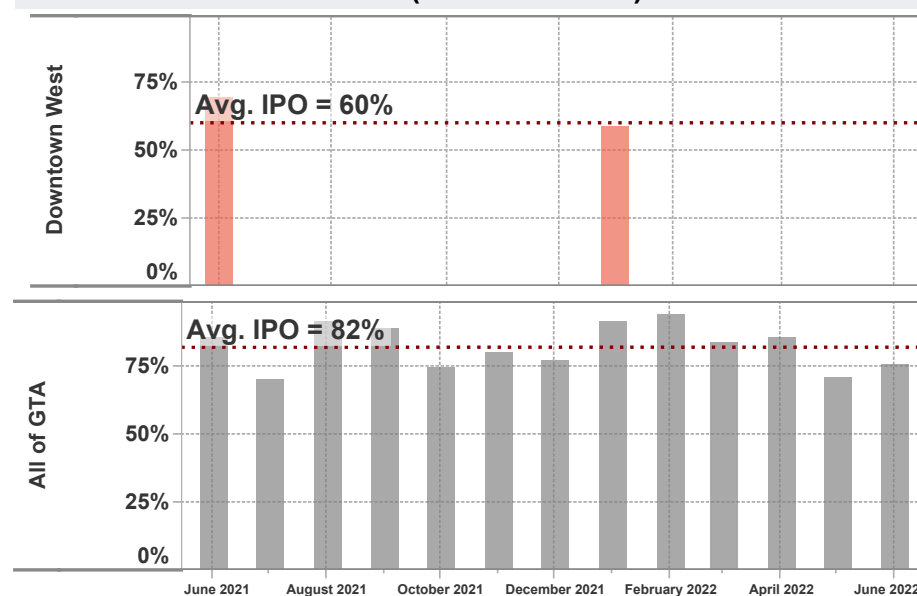
Downtown West Submarket Report - June 2022

Project Data by Unit Type

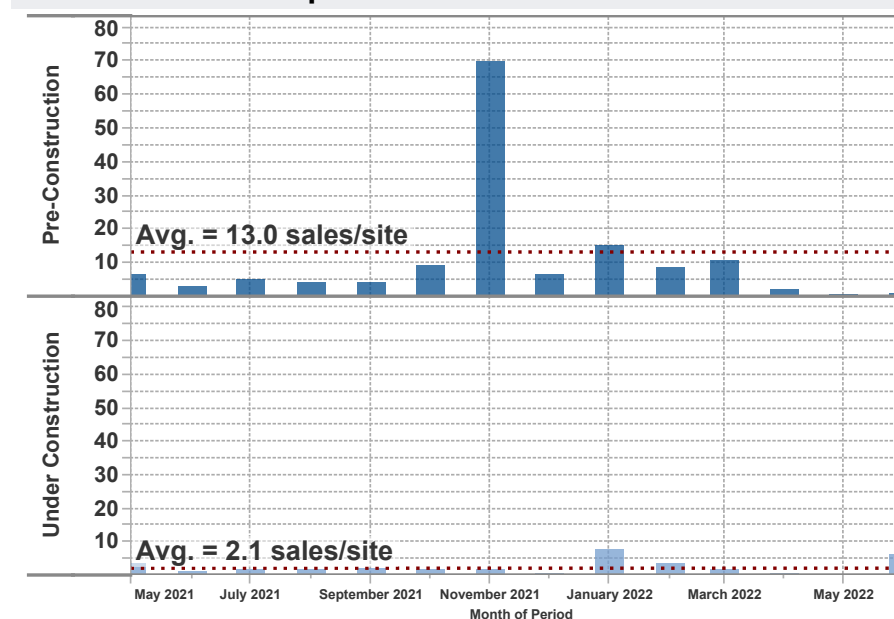
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	887	36	780	107
1 Bedroom	2,409	1	2,177	232
1 Bedroom + Den	1,667	20	1,435	232
2 Bedroom	2,276	18	2,057	219
2 Bedroom + Den	390	3	225	165
3 Bedroom & Up	1,059	29	725	334
Penthouse	53	0	31	22
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,964	339	547	\$568,900	\$945,990
\$1,962	415	742	\$645,000	\$1,229,990
\$1,735	505	801	\$751,900	\$1,449,900
\$1,843	600	2,489	\$885,000	\$3,625,000
\$1,716	763	2,378	\$1,010,900	\$3,550,000
\$1,640	842	2,622	\$1,200,000	\$4,349,990
\$1,877	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)

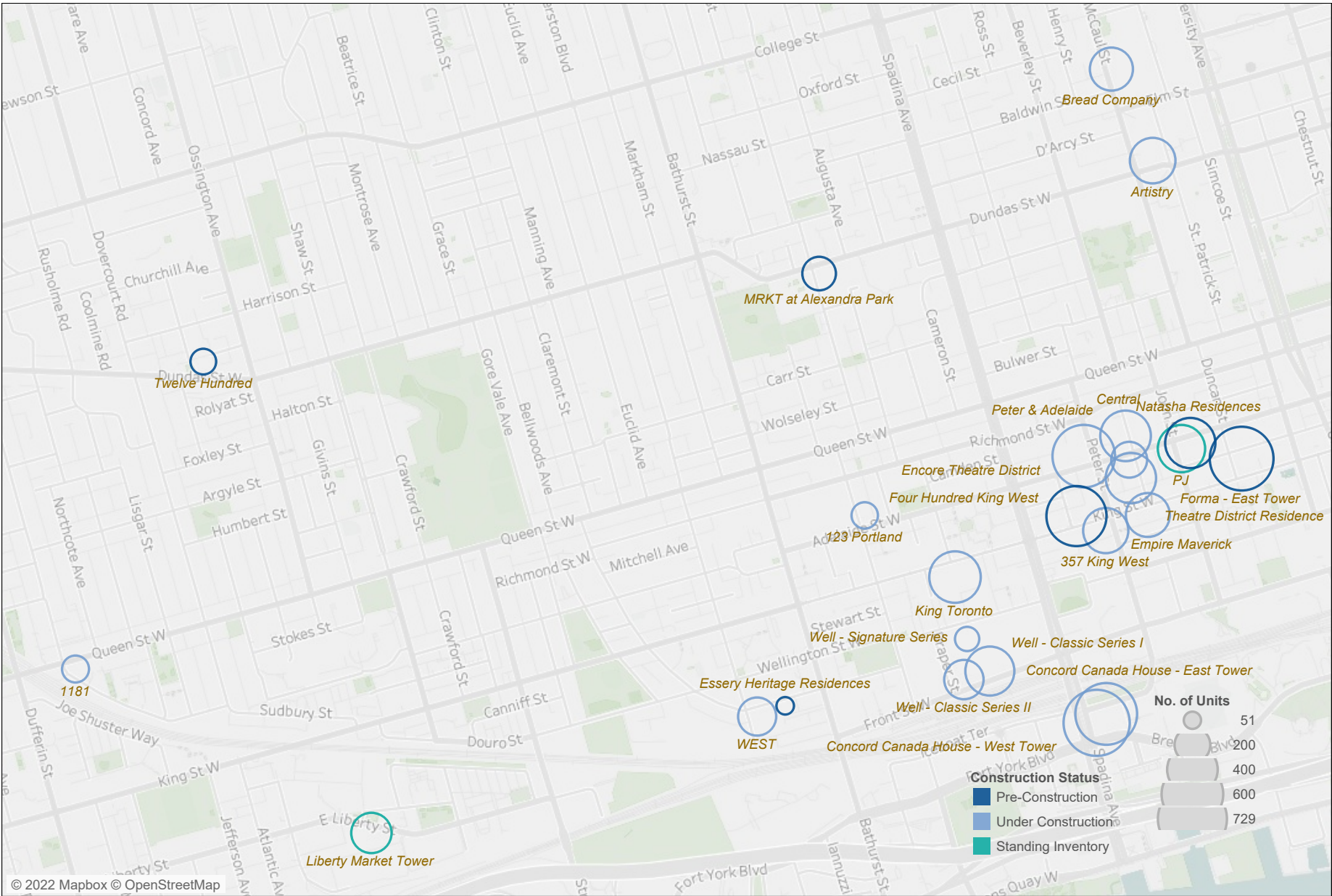


Post Launch Absorption: Downtown West



Downtown West Submarket Report - June 2022

Current Active Projects



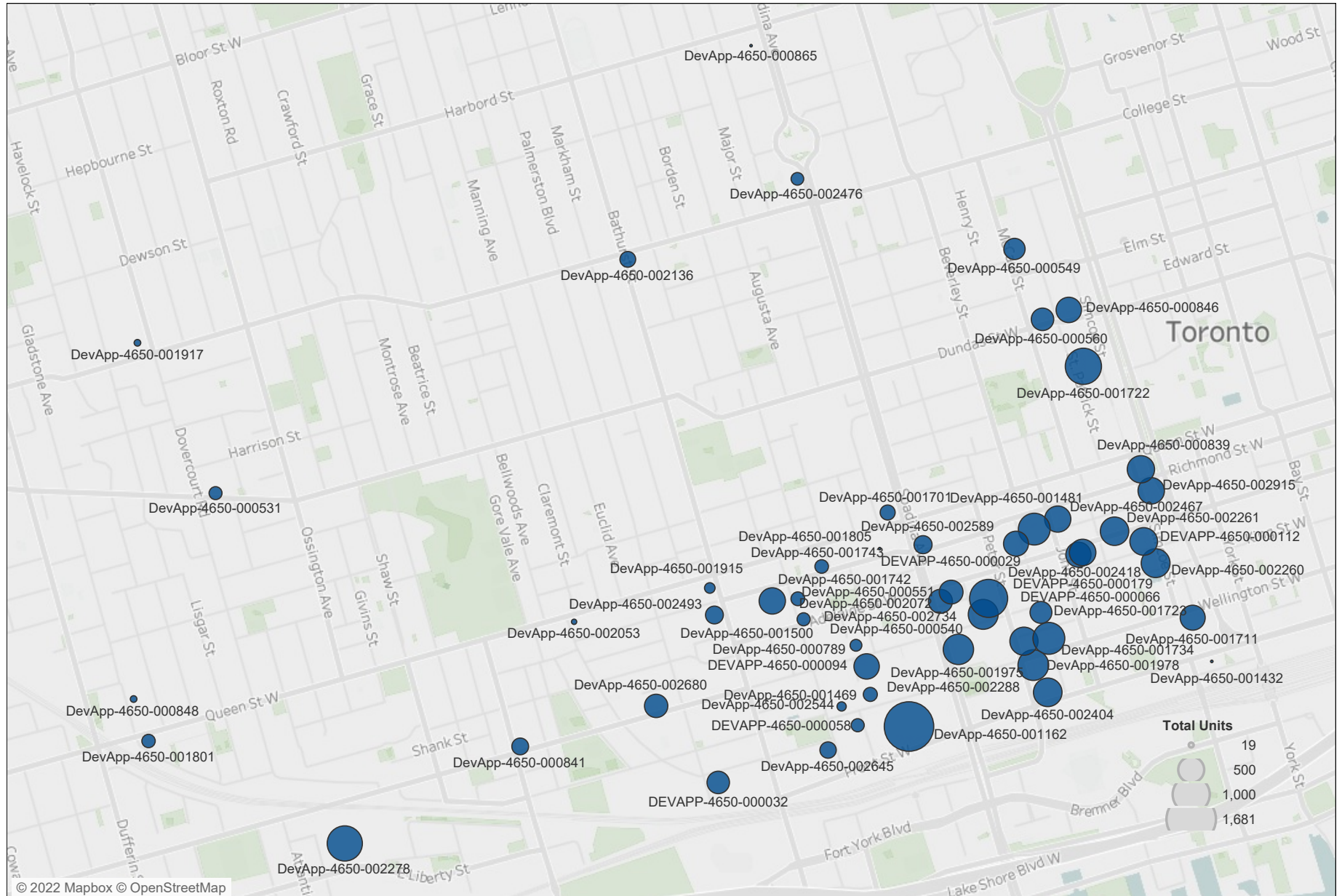
Downtown West Submarket Report - June 2022

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	\$1,593
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	\$1,255
Artistry - Tribute Communities and Greybrook Realty Partners	Apartment	May 2024	0	71	2	346	\$1,431	\$1,910
Bread Company - Lamb Development Corp.	Apartment	May 2024	99	99	6	309	\$1,312	\$1,601
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	0	107	13	214	\$1,327	\$1,578
Essery Heritage Residences - Aspen Ridge Homes	Apartment	February 2025	5	5	46	51	\$1,829	\$1,835
Forma - East Tower - Great Gulf and DREAM and Westdale ..	Apartment	February 2028	0	0	677	677	\$1,931	\$1,931
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	17	25	188	\$1,250	\$1,243
Natasha Residences - Lanterra Developments	Apartment	December 2026	0	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	2	6	19	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	November 2022	1	6	16	258	\$1,363	\$1,411
Well - Signature Series - Tridel	Apartment	November 2022	0	5	41	98	\$1,444	\$1,474
WEST - Aspen Ridge Homes	Apartment	April 2023	0	0	0	242	\$852	\$1,019

Downtown West Submarket Report - June 2022

Current Development Applications



Downtown West Submarket Report - June 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
DevApp-4650-002915	200 University Avenue	27.7	478

Downtown West Submarket Report - June 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	0	18	5,030	283	\$2,596	1,463	\$3,799,146	14,868
Central Waterfront	0	9	4,160	544	\$1,617	1,124	\$1,817,044	13,435
Don Mills - York Mills	5	14	3,838	173	\$1,130	1,129	\$1,276,555	16,234
Downtown Core	58	9	5,090	347	\$1,940	919	\$1,781,764	25,772
Downtown East	145	19	6,047	1,217	\$1,551	656	\$1,016,607	21,095
Downtown West	107	25	7,434	1,327	\$1,748	879	\$1,535,799	19,927
Etobicoke Waterfront	4	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	1	5	1,200	24	\$1,111	1,310	\$1,454,833	17,726
Mississauga City Centre	64	8	3,323	133	\$1,242	708	\$878,899	206
North Toronto	5	18	3,738	308	\$1,541	1,060	\$1,633,099	28,806
North Yonge Corridor	1	6	1,782	71	\$1,567	931	\$1,458,562	112,168
North York East	0	1	497	0	.	.	.	18,119
North York West	9	7	828	180	\$1,447	1,345	\$1,944,902	13,740
Not Applicable	898	137	23,285	3,918	\$1,185	777	\$920,096	9,720
Scarborough City Centre								20,848
Sheppard Corridor	23	11	2,209	296	\$1,415	831	\$1,175,761	27,591
Thornhill	9	2	410	29	\$1,367	1,700	\$2,323,017	4,530
Toronto East	9	11	1,571	156	\$1,224	849	\$1,039,096	
Toronto West	180	21	3,927	622	\$1,314	850	\$1,117,609	
Yonge - St. Clair	1	7	818	88	\$2,100	1,562	\$3,279,167	

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.