

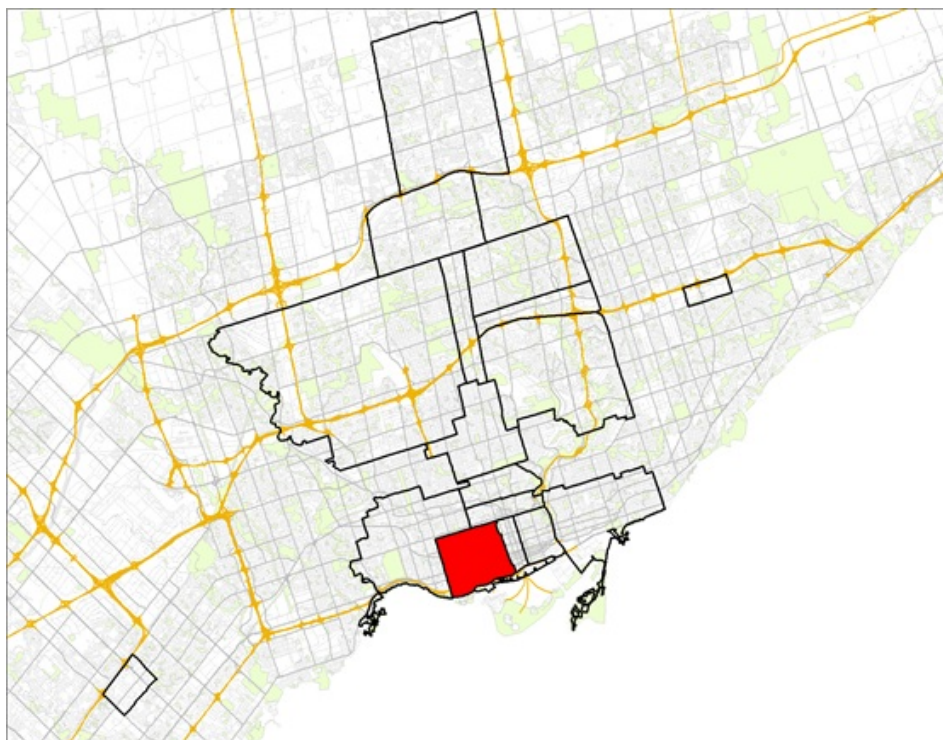


Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of August 2022



Downtown West Submarket Report - August 2022



Downtown West		GTA
Distinct count of Site Name	25	328
No. of Units	8,764	84,114
Total Sales	8,046	75,327
Act Inv	718	8,787
Avg. \$/sf	\$1,695	\$1,468
Avg. Project \$/SF	\$1,578	\$1,292
Avg. SF	1,029	882
Avg. \$	\$1,743,451	\$1,294,422
Current Month Sales (incl. active & sold out)	133	533

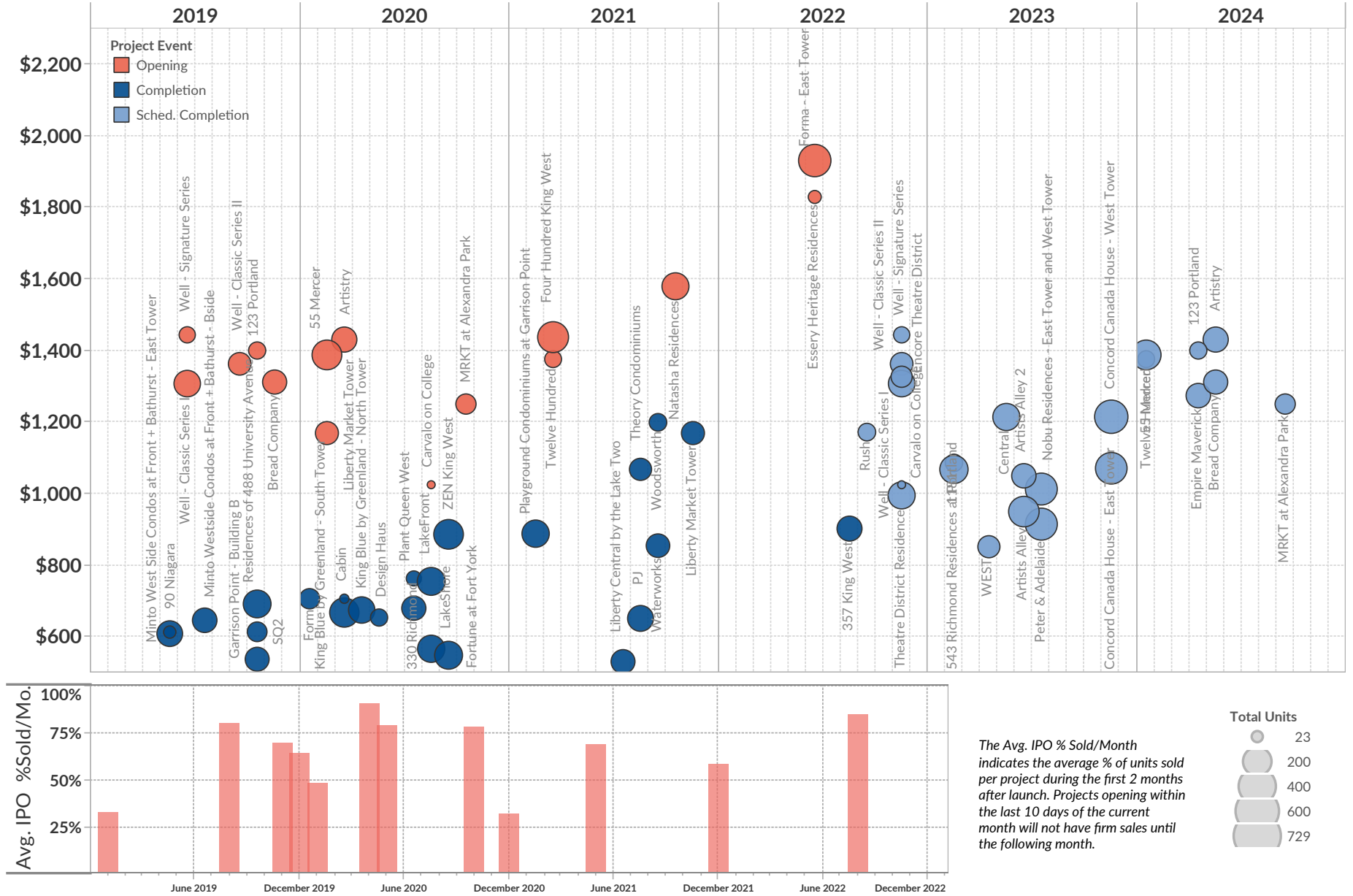
Development Applications		
Downtown West		City of Toronto
Count of Address	55	716
Total Units	19,862	393,016
Min. Density	0.0	0.0
Max. Density	33.9	61.7
Avg. Density	12.5	7.6

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



Downtown West Submarket Report - August 2022

Recent Project Openings, Completions & Scheduled Completions



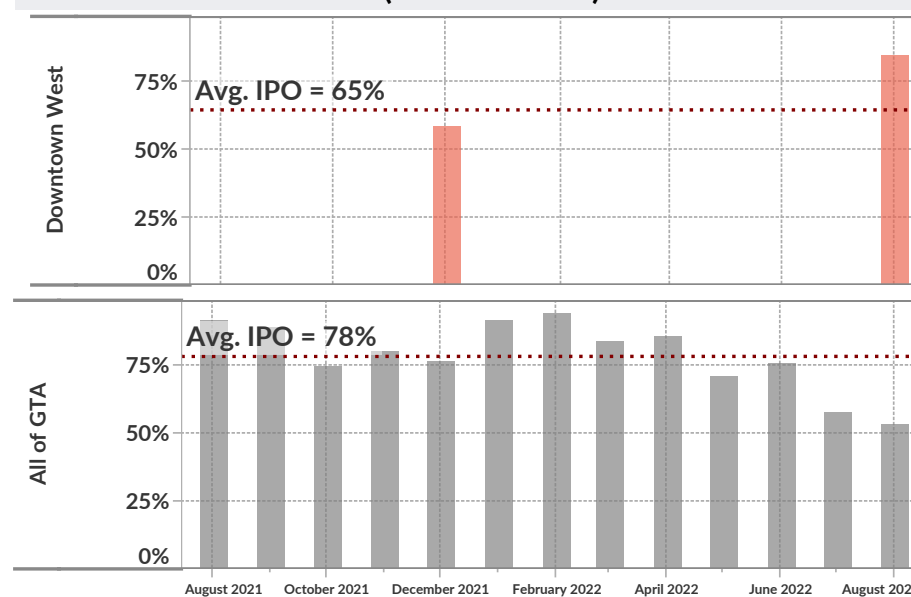
Downtown West Submarket Report - August 2022

Project Data by Unit Type

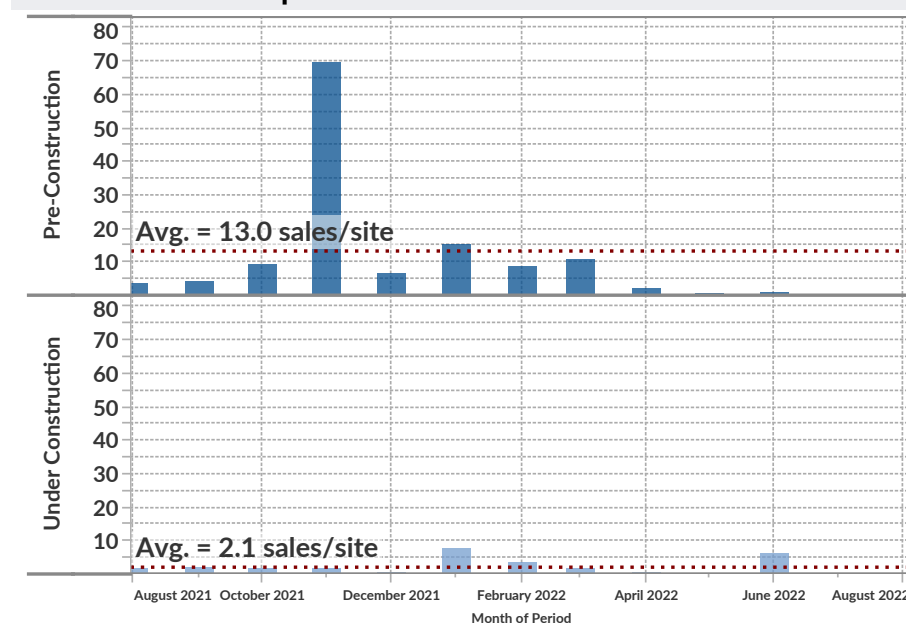
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	887	11	850	37
1 Bedroom	2,409	29	2,330	79
1 Bedroom + Den	1,668	14	1,592	76
2 Bedroom	2,277	24	2,136	141
2 Bedroom + Den	390	37	304	86
3 Bedroom & Up	1,060	18	803	257
Penthouse	53	0	27	26
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,002	339	547	\$665,990	\$945,990
\$1,733	415	742	\$645,000	\$1,229,990
\$1,736	505	801	\$751,900	\$1,481,900
\$1,764	600	2,489	\$885,000	\$3,625,000
\$1,626	763	2,378	\$1,010,900	\$3,550,000
\$1,583	746	2,622	\$1,079,900	\$4,349,990
\$2,290	603	4,264	\$1,200,000	\$15,125,000
\$1,283	836	1,829	\$1,070,000	\$2,450,000

IPO Launch Performance (first 2 months)

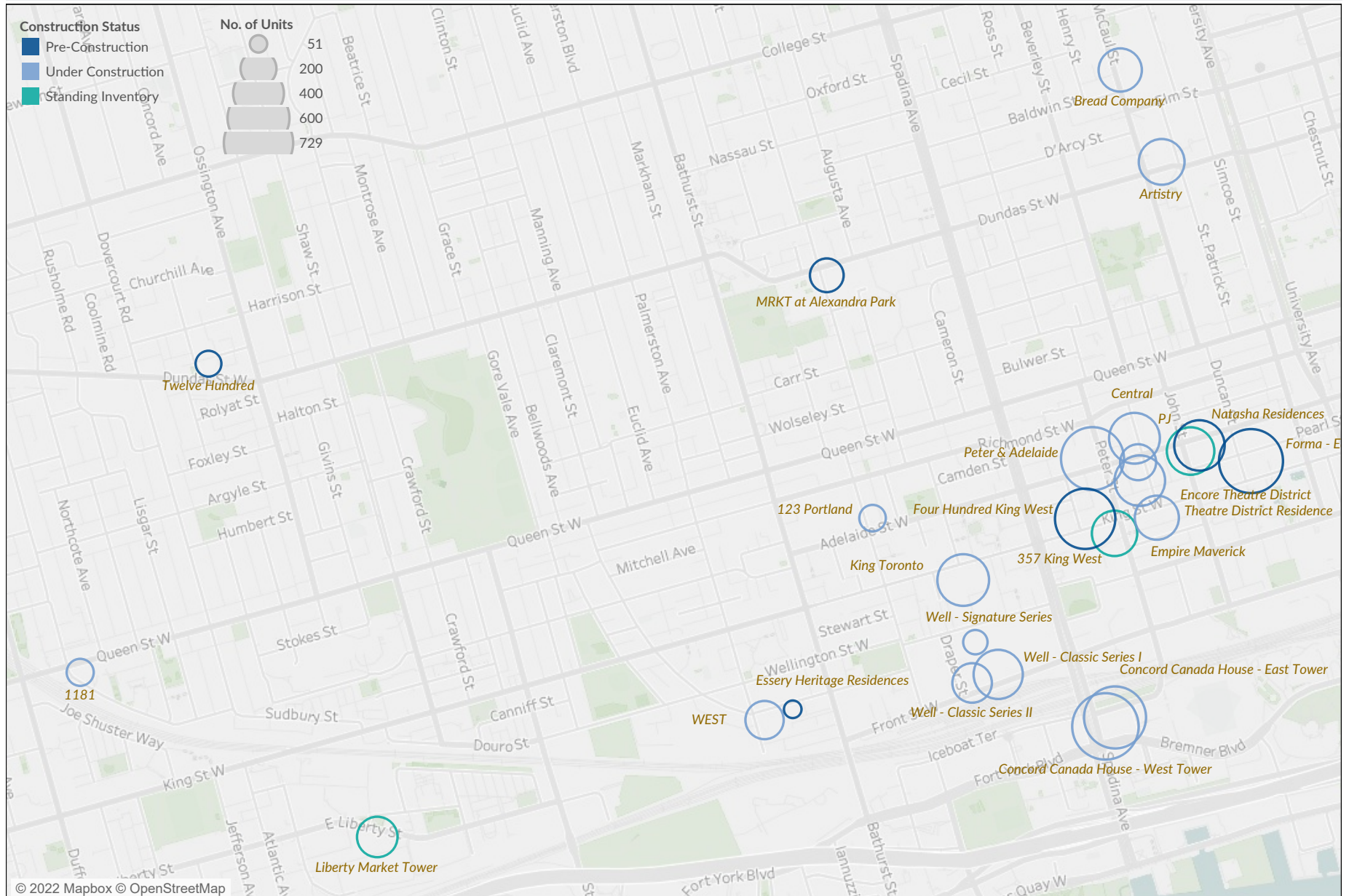


Post Launch Absorption: Downtown West



Downtown West Submarket Report - August 2022

Current Active Projects



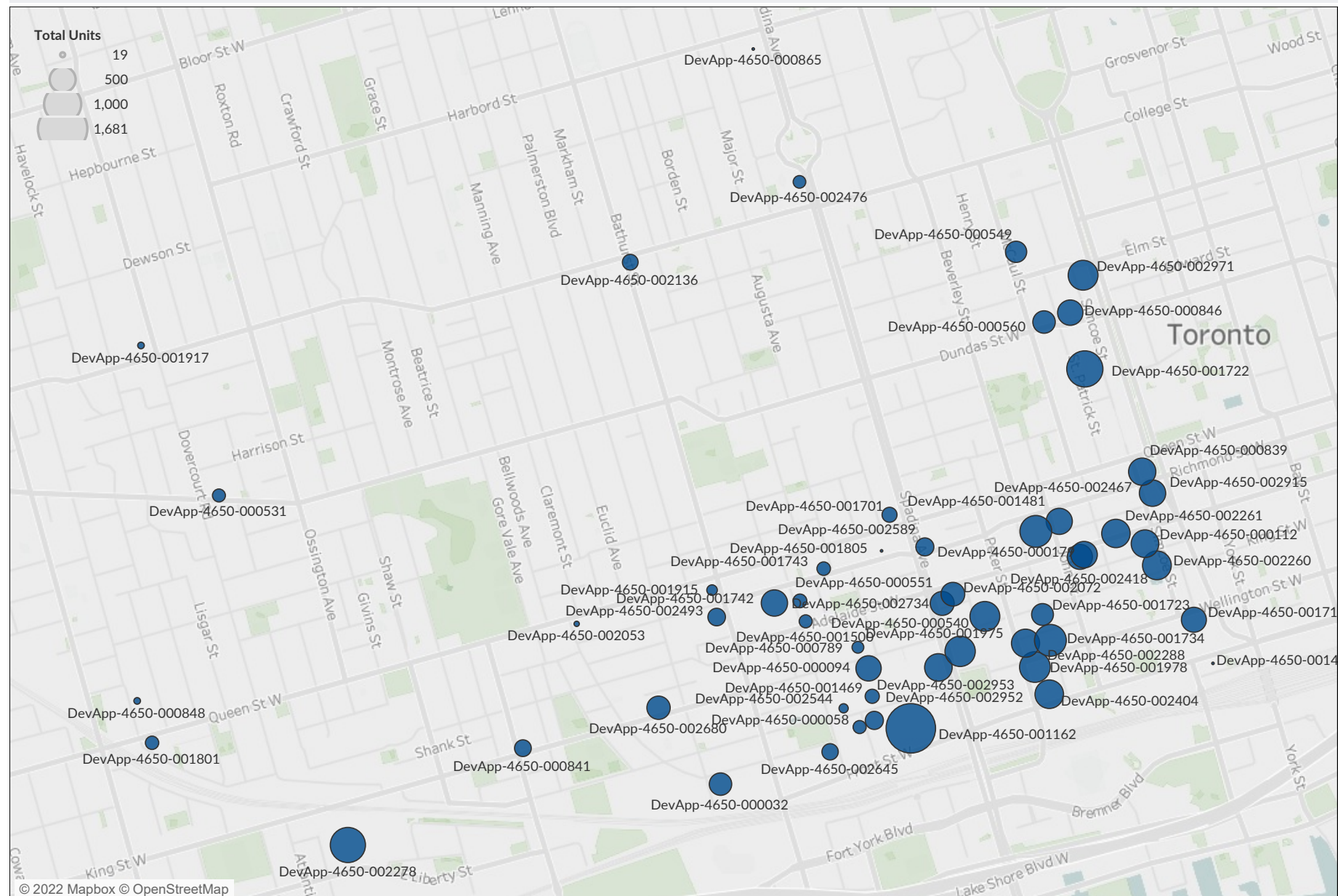
Downtown West Submarket Report - August 2022

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 Foot
123 Portland - Minto Developments	Apartment	April 2024	0	2	9	116	\$1,400	\$1,593
357 King West - Great Gulf	Apartment	August 2022	0	23	15	340	\$902	\$1,425
1181 - SKALE	Apartment	February 2023	0	3	5	121	\$1,086	\$1,270
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	0	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	2	10	41	51	\$1,829	\$1,840
Forma - East Tower - Great Gulf and DREAM and Westdale Pr..	Apartment	February 2028	131	605	72	677	\$1,931	\$1,976
Four Hundred King West - Plaza	Apartment	November 2025	0	76	9	601	\$1,437	\$1,511
King Toronto - Westbank Projects Corp.	Apartment	September 2023	0	0	60	441	\$0	\$2,296
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	56	118	420	\$1,579	\$1,807
Peter & Adelaide - Graywood Developments	Apartment	July 2023	0	0	3	655	\$915	\$1,482
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	6	19	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	November 2022	0	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 - August 2022

Current Development Applications



Downtown West Submarket Report - August 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000032	89 - 109 Niagara Street	4.5	345
DevApp-4650-000058	485 - 489 Wellington Street West	7.8	117
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	9.6	137
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	7.6	211
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
DevApp-4650-002952	467 Wellington Street West	10.5	225
DevApp-4650-002953	46 Spadina Avenue	10.4	521
DevApp-4650-002971	522 University Avenue	24.4	611

Downtown West Submarket Report - August 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	• 3	• 16	• 4,355	• 261	• \$2,614	• 1,432	• \$3,743,520	• 15,125
Central Waterfront	• 1	• 8	• 3,991	• 540	• \$1,673	• 1,122	• \$1,877,585	• 13,435
Don Mills - York Mills	• 0	• 14	• 3,837	• 148	• \$1,138	• 1,082	• \$1,230,632	• 20,497
Downtown Core	• 50	• 8	• 4,584	• 512	• \$1,905	• 808	• \$1,539,808	• 26,741
Downtown East	• 88	• 17	• 5,508	• 996	• \$1,553	• 670	• \$1,040,944	• 24,125
Downtown West	• 133	• 25	• 8,046	• 718	• \$1,695	• 1,029	• \$1,743,451	• 19,862
Etobicoke Waterfront	• 0	• 1	• 530	• 1	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,111	• 1,310	• \$1,454,833	• 22,189
Mississauga City Centre	• 1	• 8	• 3,336	• 121	• \$1,225	• 714	• \$874,948	• 20,052
North Toronto	• 11	• 18	• 3,777	• 317	• \$1,557	• 1,047	• \$1,629,891	• 206
North Yonge Corridor	• 1	• 6	• 1,785	• 68	• \$1,563	• 936	• \$1,462,253	• 28,895
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 118,475
North York West	• 6	• 7	• 836	• 177	• \$1,454	• 1,385	• \$2,013,105	• 18,119
Not Applicable	• 212	• 139	• 23,706	• 3,765	• \$1,172	• 792	• \$928,033	• 13,740
Scarborough City Centre								• 10,195
Sheppard Corridor	• 2	• 11	• 2,210	• 295	• \$1,417	• 831	• \$1,177,641	• 28,660
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,469
Toronto East	• 13	• 13	• 1,852	• 200	• \$1,271	• 760	• \$965,100	
Toronto West	• 12	• 23	• 4,076	• 529	• \$1,340	• 872	• \$1,168,053	
Yonge - St. Clair	• 0	• 7	• 820	• 86	• \$2,103	• 1,587	• \$3,336,941	

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