

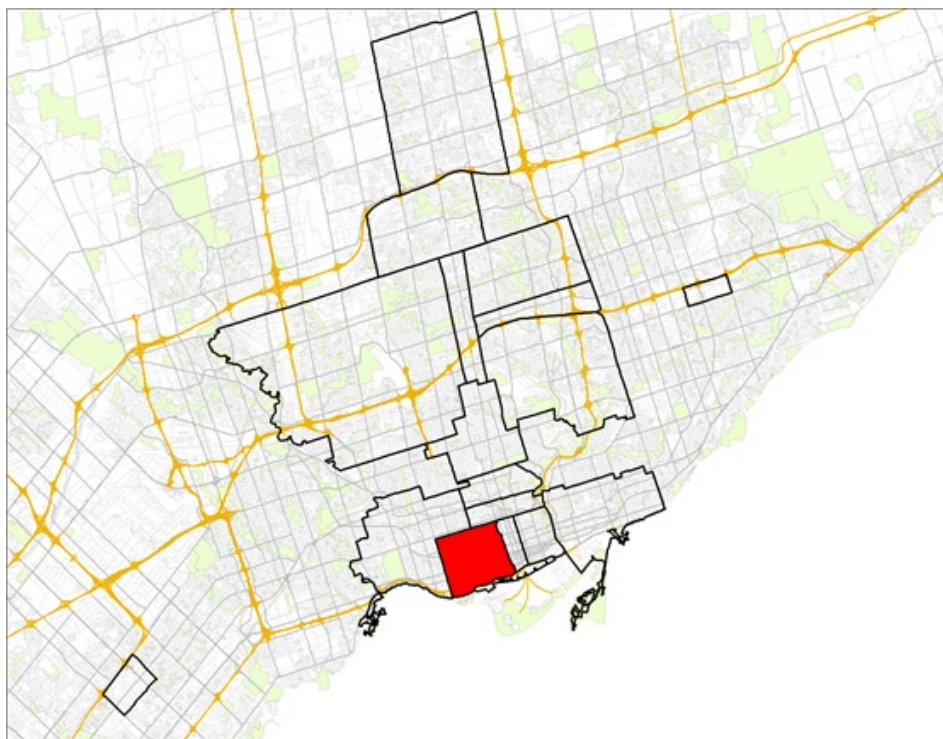


Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of August 2023



Downtown West Submarket Report - August 2023



Downtown West		GTA
Distinct count of Site Name	23	385
No. of Units	8,414	96,568
Total Sales	7,668	82,326
Act Inv	746	14,242
Avg. wt. \$/sf	\$1,789	\$1,408
Avg. Project \$/SF	\$1,648	\$1,286
Avg. SF	1,056	821
Avg. \$	\$1,888,873	\$1,156,529
Current Month Sales (incl. active & sold out)	4	443

Development Applications		
Downtown West		City of Toronto
Count of Address	53	794
Total Units	17,279	462,476
Min. Density	0.0	0.0
Max. Density	33.9	61.7
Avg. Density	12.3	8.1

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



Downtown West Submarket Report - August 2023

Recent Project Openings, Completions & Scheduled Completions



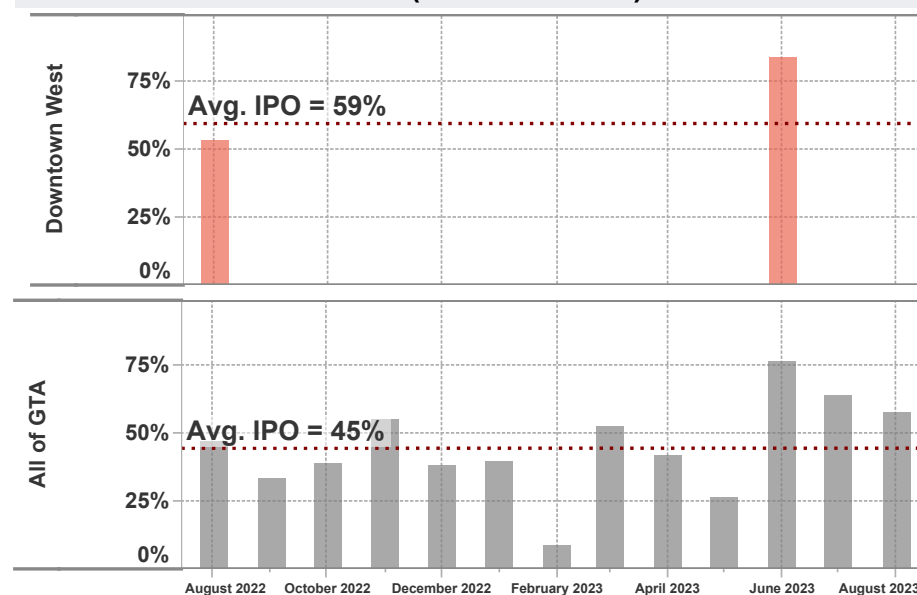
Downtown West Submarket Report - August 2023

Project Data by Unit Type

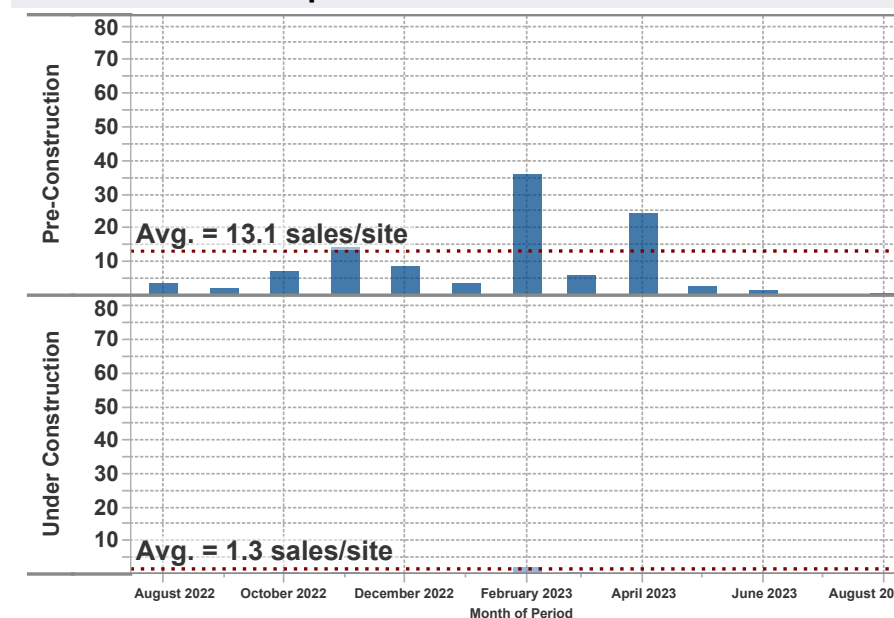
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	667	0	639	28
1 Bedroom	2,299	1	2,235	64
1 Bedroom + Den	1,716	0	1,627	89
2 Bedroom	2,243	0	2,091	152
2 Bedroom + Den	394	0	293	101
3 Bedroom & Up	1,023	3	752	271
Penthouse	52	0	27	25
Other	20	0	4	16

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,030	339	473	\$589,990	\$913,900
\$1,882	415	742	\$645,000	\$1,229,990
\$1,767	505	786	\$869,900	\$1,497,900
\$1,843	600	2,489	\$982,900	\$3,625,000
\$1,659	763	2,378	\$1,200,900	\$3,550,000
\$1,747	830	2,622	\$1,229,900	\$4,349,990
\$2,307	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)

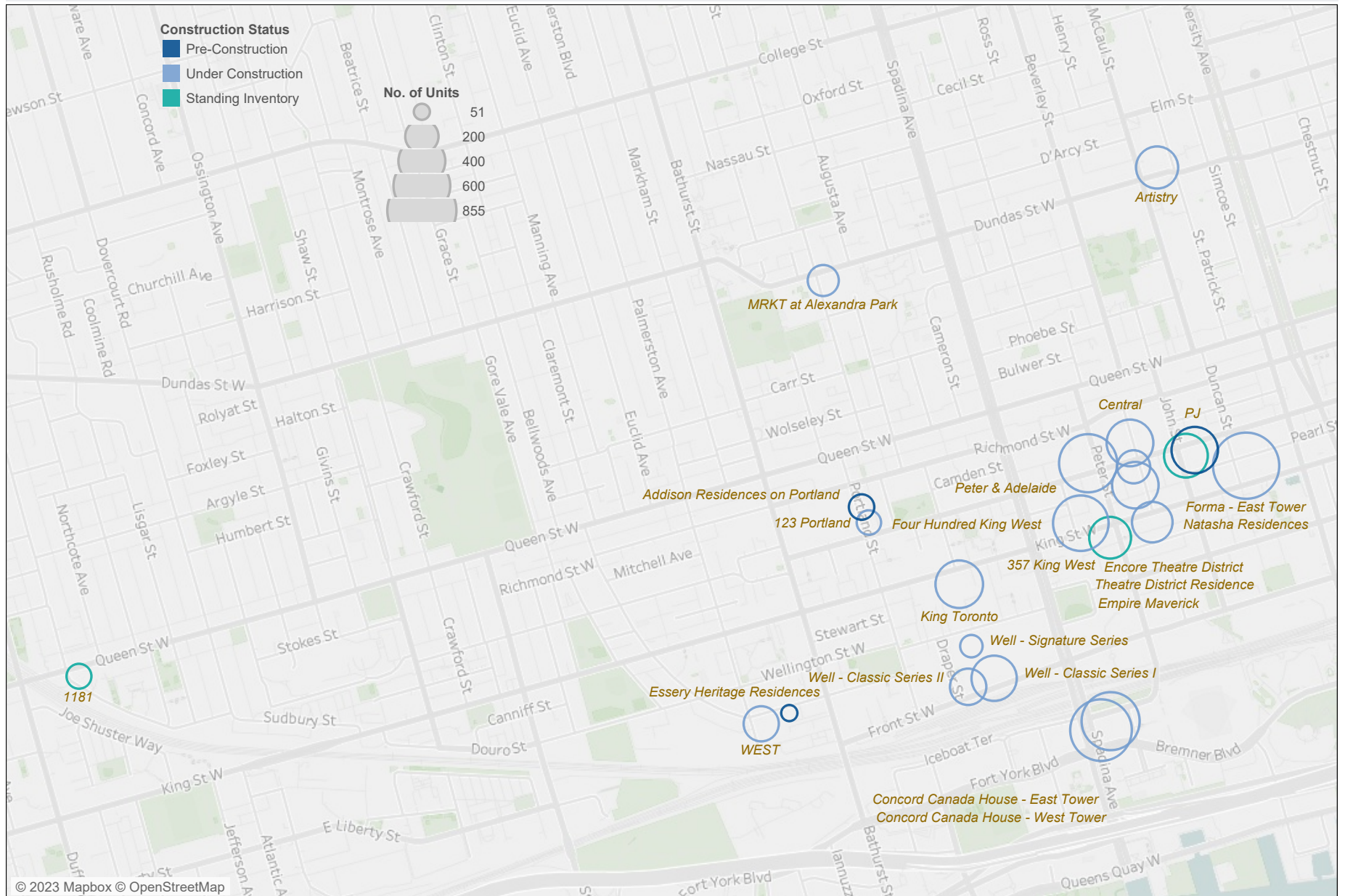


Post Launch Absorption: Downtown West



Downtown West Submarket Report - August 2023

Current Active Projects



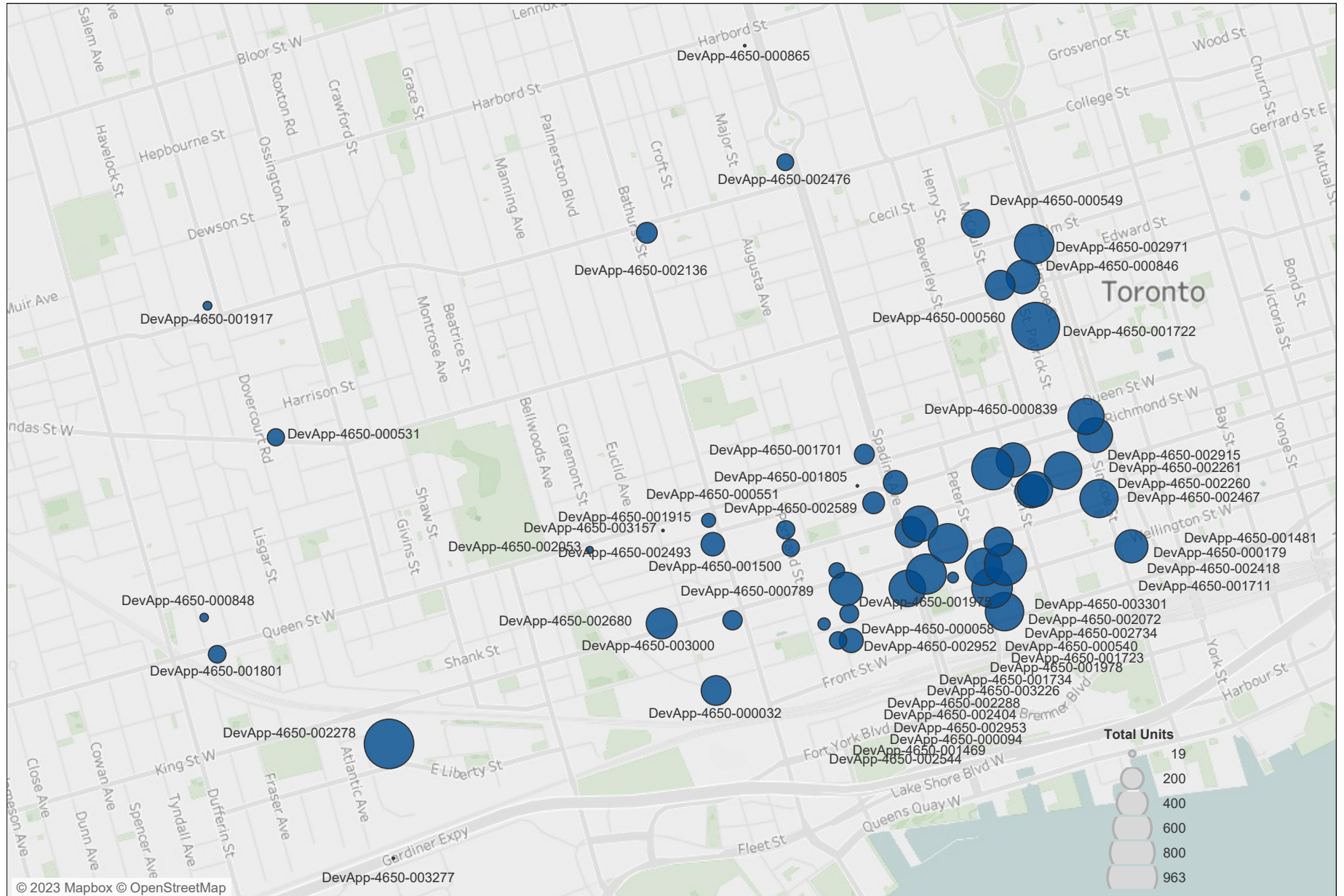
Downtown West Submarket Report - August 2023

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	0	9	116	\$1,400	\$1,605
357 King West - Great Gulf	Apartment	August 2022	1	2	18	340	\$902	\$1,451
1181 - SKALE	Apartment	July 2023	0	0	5	121	\$1,086	\$1,257
Addison Residences on Portland - ADI Development Group	Apartment	October 2025	1	106	20	126	\$1,578	\$1,564
Artistry - Tribute Communities and Greybrook Realty Partners	Apartment	May 2024	0	0	1	346	\$1,431	\$1,917
Central - Concord Adex	Apartment	September 2023	0	5	38	426	\$1,214	\$1,766
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	0	1	100	657	\$1,071	\$1,938
Concord Canada House - West Tower - Concord Adex	Apartment	September 2024	0	0	102	740	\$1,215	\$1,934
Empire Maverick - Empire	Apartment	April 2024	0	0	6	321	\$1,274	\$2,087
Encore Theatre District - Plaza	Apartment	November 2023	0	0	11	214	\$1,327	\$1,581
Essery Heritage Residences - Aspen Ridge Homes	Apartment	August 2025	0	2	38	51	\$1,829	\$1,844
Forma - East Tower - Great Gulf and DREAM and Westdale ..	Apartment	February 2028	0	142	116	855	\$1,931	\$1,944
Four Hundred King West - Plaza	Apartment	May 2026	0	0	9	601	\$1,437	\$1,511
King Toronto - Westbank Projects Corp.	Apartment	September 2024	0	25	35	441	\$0	\$2,393
MRKT at Alexandra Park - Tridel	Apartment	June 2025	0	3	22	188	\$1,250	\$1,241
Natasha Residences - Lanterra Developments	Apartment	December 2026	0	0	118	420	\$1,579	\$1,807
Peter & Adelaide - Graywood Developments	Apartment	April 2024	0	1	5	659	\$915	\$1,477
PJ - Pinnacle International	Apartment	August 2021	0	2	24	373	\$652	\$1,506
Theatre District Residence - Plaza	Apartment	November 2023	0	0	1	422	\$995	\$1,752
Well - Classic Series I - Tridel	Apartment	September 2023	1	3	14	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	September 2023	1	1	15	258	\$1,363	\$1,405
Well - Signature Series - Tridel	Apartment	January 2024	0	1	39	98	\$1,444	\$1,474
WEST - Aspen Ridge Homes	Apartment	September 2023	0	0	0	241	\$852	\$1,019

Downtown West Submarket Report - August 2023

Current Development Applications



Downtown West Submarket Report - August 2023

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-4650-000179	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-4650-000846	250 Dundas Street West	4.0	441
DevApp-4650-000848	31 Gladstone Avenue	3.1	28
DevApp-4650-000865	630 Spadina Avenue	1.0	
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	328
DevApp-4650-001734	15 Mercer Street	24.9	696
DevApp-4650-001801	1181 Queen Street West	3.0	121
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	23.3	543
DevApp-4650-002053	835 Queen Street West	4.7	19
DevApp-4650-002072	355 Adelaide Street West	27.8	503
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	6.4	963
DevApp-4650-002288	277 Wellington Street West	33.9	645
DevApp-4650-002404	320 Front Street West	11.8	578
DevApp-4650-002418	263 Adelaide Street West	22.2	432
DevApp-4650-002467	241 Richmond Street West	19.0	459
DevApp-4650-002476	502 Spadina Avenue	5.6	109
DevApp-4650-002493	164 Bathurst Street	7.8	216
DevApp-4650-002544	504 Wellington Street West	8.1	58
DevApp-4650-002589	147 Spadina Avenue	18.4	223
DevApp-4650-002680	778 King Street West	11.7	373
DevApp-4650-002734	101 Spadina Avenue	23.4	375
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
DevApp-4650-003000	675 King Street West	10.2	145
DevApp-4650-003157	723 Queen Street West	2.8	
DevApp-4650-003226	354 Wellington Street West	6.0	46
DevApp-4650-003277	1 Jefferson Avenue	0.5	
DevApp-4650-003301	8 Camden Street	11.9	185

Downtown West Submarket Report - August 2023

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 11	• 16	• 4,247	• 470	• \$2,512	• 1,108	• \$2,783,935	• 16,439
Central Waterfront	• 3	• 6	• 2,544	• 484	• \$1,710	• 1,130	• \$1,932,586	• 17,168
Don Mills - York Mills	• 1	• 14	• 3,850	• 104	• \$1,138	• 1,170	• \$1,331,442	• 28,216
Downtown Core	• 3	• 8	• 4,815	• 523	• \$1,877	• 760	• \$1,427,423	• 31,600
Downtown East	• 18	• 20	• 6,218	• 1,383	• \$1,513	• 694	• \$1,050,669	• 25,705
Downtown West	• 4	• 23	• 7,668	• 746	• \$1,789	• 1,056	• \$1,888,873	• 17,279
Etobicoke Waterfront	• 1	• 1	• 545	• 20	• \$1,647	• 811	• \$1,335,505	• 9,281
Highway7 - Yonge	• 0	• 4	• 899	• 34	• \$1,117	• 1,140	• \$1,273,121	• 25,237
Mississauga City Centre	• 5	• 8	• 3,961	• 109	• \$1,244	• 769	• \$957,260	• 26,058
North Toronto	• 14	• 18	• 3,520	• 367	• \$1,560	• 924	• \$1,441,857	• 305
North Yonge Corridor	• 9	• 8	• 2,636	• 604	• \$1,558	• 673	• \$1,048,874	• 32,789
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 143,340
North York West	• 22	• 11	• 1,113	• 586	• \$1,331	• 867	• \$1,154,406	• 24,358
Not Applicable	• 288	• 194	• 30,613	• 7,545	• \$1,168	• 779	• \$909,976	• 14,963
Scarborough City Centre								• 13,202
Sheppard Corridor	• 0	• 12	• 2,619	• 280	• \$1,407	• 830	• \$1,168,501	• 30,819
Thornhill	• 0	• 2	• 411	• 28	• \$1,367	• 1,690	• \$2,310,536	• 5,717
Toronto East	• 8	• 10	• 1,493	• 318	• \$1,249	• 707	• \$882,844	
Toronto West	• 53	• 22	• 3,803	• 394	• \$1,384	• 879	• \$1,216,180	
Yonge - St. Clair	• 3	• 7	• 874	• 247	• \$1,910	• 957	• \$1,827,520	



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