

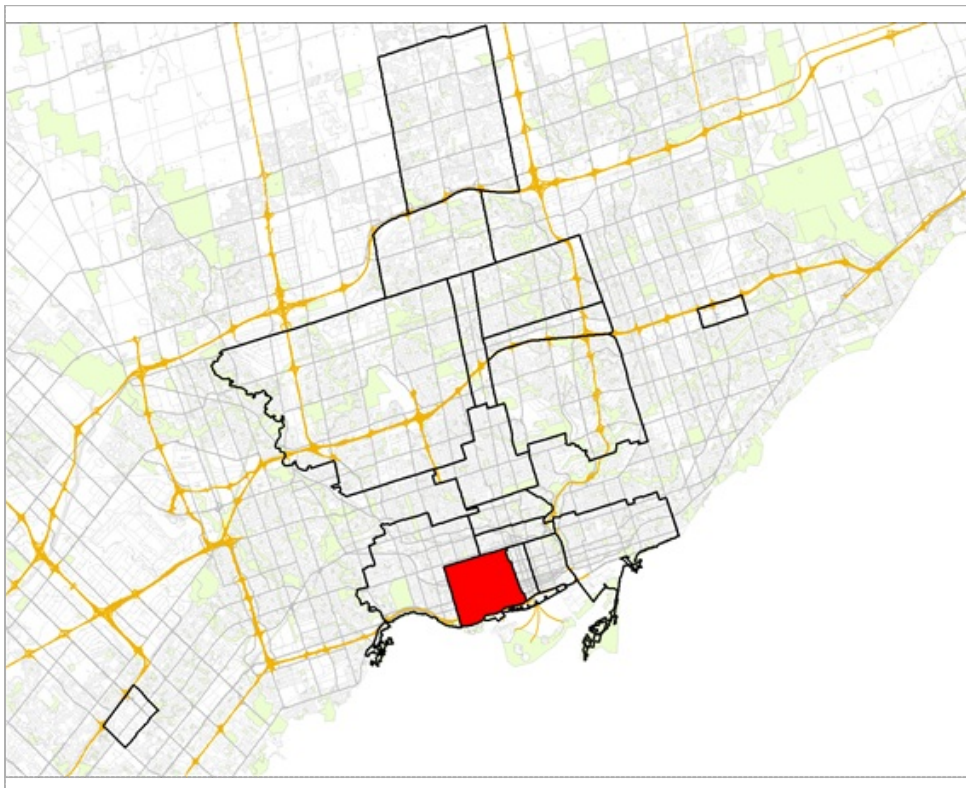


Greater Toronto Area | Downtown West New Homes High Rise Submarket Report

Data as of May 2024



Downtown West Submarket Report - May 2024



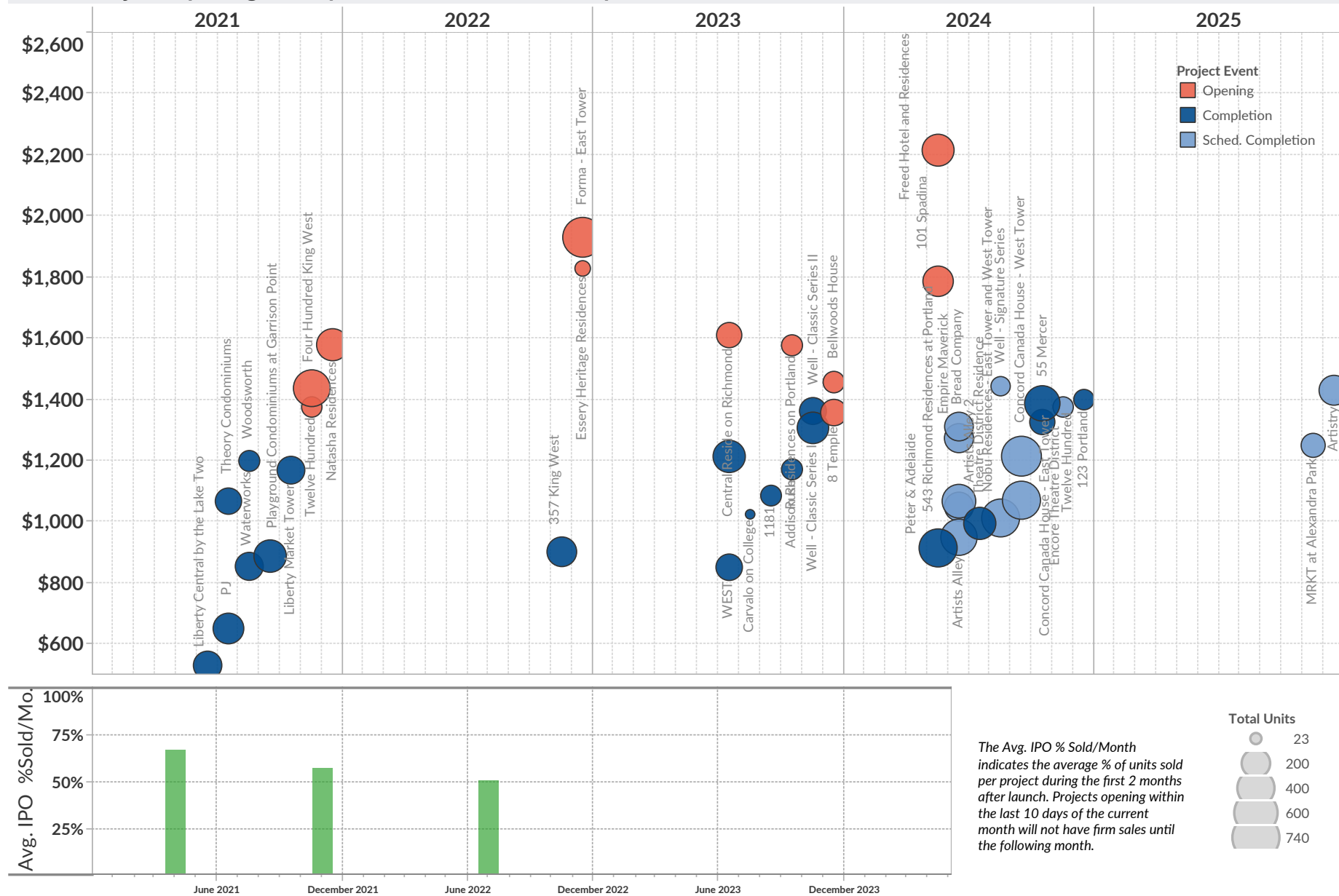
Downtown West		GTA
Distinct count of Site Name	25	354
No. of Units	8,812	91,110
Total Sales	7,435	74,265
Act Inv	1,377	16,845
Avg. \$/sf		\$1,415
Avg. Project \$/SF		\$1,318
Avg. SF		786
Avg. \$		\$1,113,220
Current Month Sales		539

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



Downtown West Submarket Report - May 2024

Recent Project Openings, Completions & Scheduled Completions



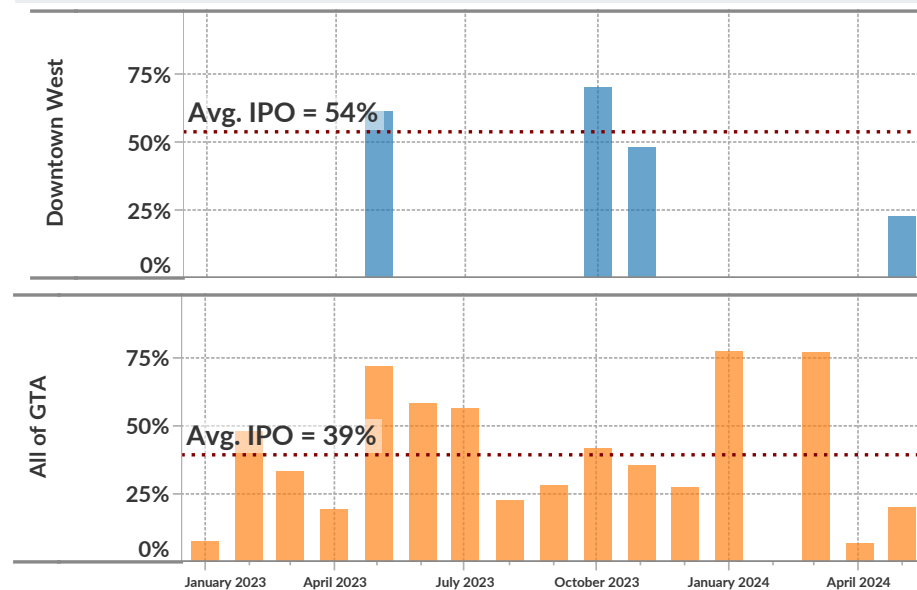
Downtown West Submarket Report - May 2024

Project Data by Unit Type

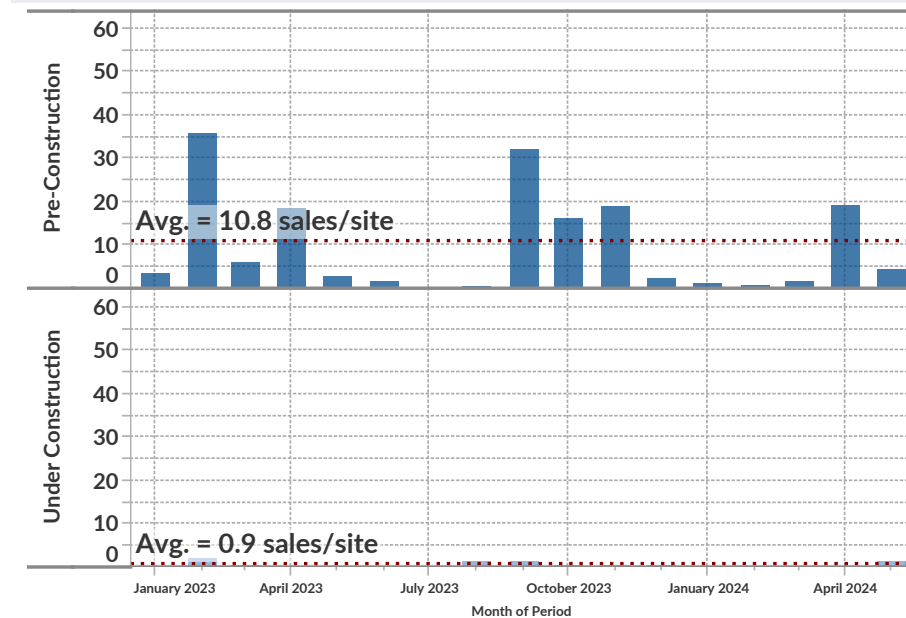
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	852	8	682	170
1 Bedroom	2,379	3	2,196	183
1 Bedroom + Den	1,639	2	1,506	133
2 Bedroom	2,452	26	2,004	448
2 Bedroom + Den	387	1	292	95
3 Bedroom & Up	1,022	3	721	301
Penthouse	52	0	29	23
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,092	275	488	\$529,990	\$1,042,900
\$1,743	411	742	\$599,990	\$1,229,990
\$1,594	477	892	\$658,990	\$1,320,000
\$1,782	549	2,489	\$713,990	\$3,625,000
\$1,566	734	2,378	\$899,990	\$3,766,990
\$1,902	830	2,622	\$1,099,990	\$6,449,900
\$2,338	603	4,264	\$1,200,000	\$15,224,000
\$1,283	836	1,829	\$1,070,000	\$2,450,000

IPO Launch Performance (first 2 months)

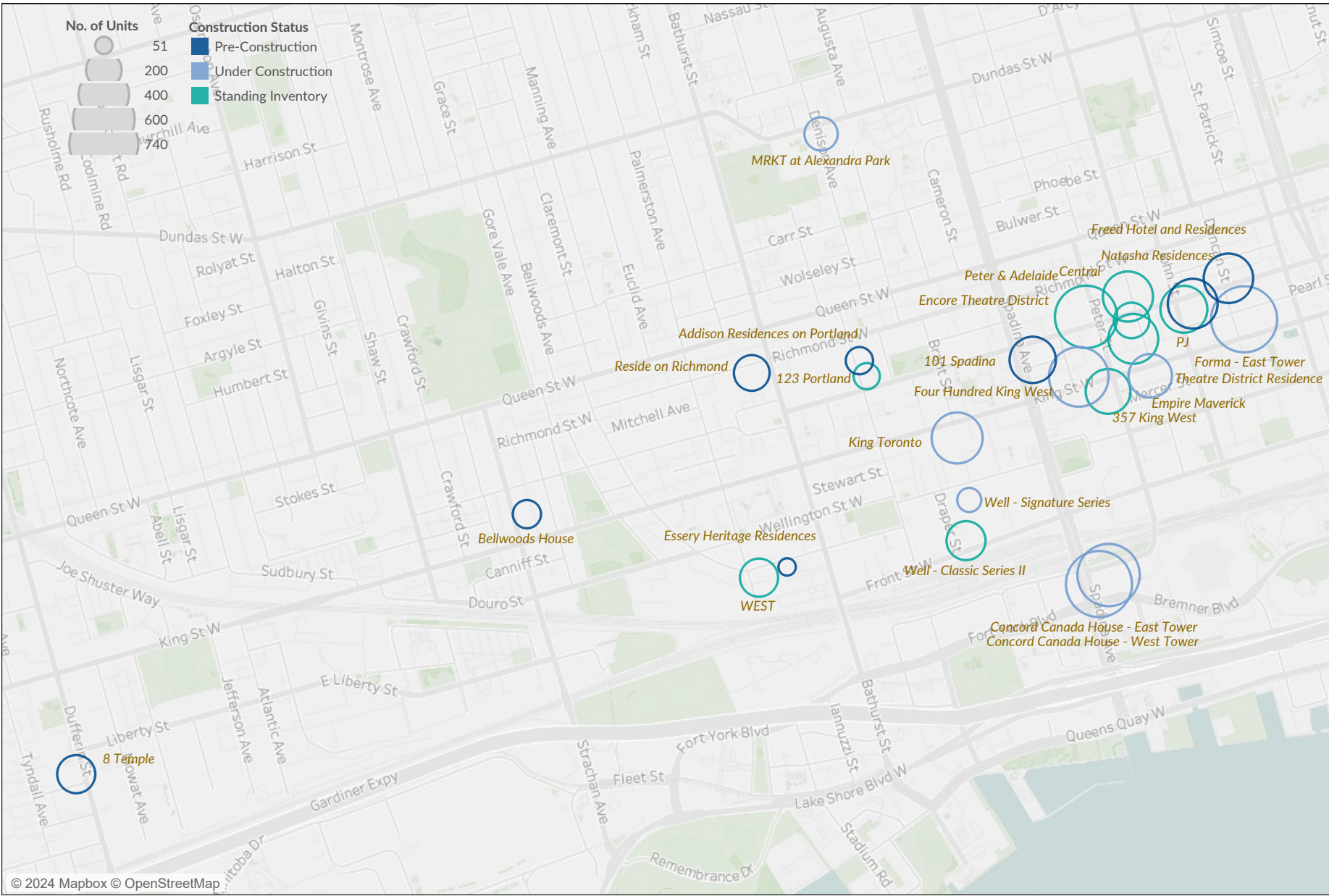


Post Launch Absorption: Downtown West



Downtown West Submarket Report - May 2024

Current Active Projects



Downtown West Submarket Report - May 2024



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 \$/SF
8 Temple - Curated Properties	Apartment	January 2027	0	8	139	246	\$1,358	\$1,354
101 Spadina - Devron Developments	Apartment	October 2028	23	84	279	363	\$1,787	\$1,793
123 Portland - Minto Developments	Apartment	March 2024	0	1	6	116	\$1,400	\$1,389
357 King West - Great Gulf	Apartment	August 2022	0	0	17	340	\$902	\$1,051
Addison Residences on Portland - ADI Development Group	Apartment	May 2027	0	0	44	126	\$1,578	\$1,620
Bellwoods House - Republic Developments Inc.	Apartment	August 2026	0	6	30	135	\$1,457	\$1,455
Central - Concord Adex	Apartment	September 2023	0	9	19	426	\$1,214	\$1,709
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	0	0	87	657	\$1,071	\$1,880
Concord Canada House - West Tower - Concord Adex	Apartment	September 2024	0	0	86	740	\$1,215	\$1,929
Empire Maverick - Empire	Apartment	June 2024	0	0	6	321	\$1,274	\$2,087
Encore Theatre District - Plaza	Apartment	January 2024	0	0	11	214	\$1,327	\$1,581
Essery Heritage Residences - Aspen Ridge Homes	Apartment	October 2026	0	1	38	51	\$1,829	\$1,844
Forma - East Tower - Great Gulf and DREAM and Westdale Pr..	Apartment	February 2028	0	0	0	739	\$1,931	\$1,944
Four Hundred King West - Plaza	Apartment	May 2026	0	0	9	601	\$1,437	\$1,511
Freed Hotel and Residences - Freed Developments Ltd.	Apartment	May 2030	10	91	324	415	\$2,216	\$2,256
King Toronto - Westbank Projects Corp.	Apartment	September 2025	5	5	26	441	\$0	\$2,744
MRKT at Alexandra Park - Tridel	Apartment	June 2025	0	0	22	188	\$1,250	\$1,241
Natasha Residences - Lanterra Developments	Apartment	December 2027	0	8	107	420	\$1,579	\$1,812
Peter & Adelaide - Graywood Developments	Apartment	April 2024	0	0	5	659	\$915	\$1,477
PJ - Pinnacle International	Apartment	August 2021	1	1	23	373	\$652	\$1,514
Reside on Richmond - Harlo Capital and Originate Developme..	Apartment	January 2027	0	11	50	216	\$1,611	\$1,547
Theatre District Residence - Plaza	Apartment	February 2024	0	0	1	422	\$995	\$1,752
Well - Classic Series II - Tridel	Apartment	November 2023	0	2	9	258	\$1,363	\$1,353
Well - Signature Series - Tridel	Apartment	July 2024	4	6	33	98	\$1,444	\$1,476
WEST - Aspen Ridge Homes	Apartment	September 2023	0	0	6	247	\$852	\$1,284

Downtown West Submarket Report - May 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 5	• 17
Central Waterfront	• 6	• 6
Don Mills - York Mills	• 5	• 10
Downtown Core	• 2	• 6
Downtown East	• 4	• 20
Downtown West	• 43	• 25
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 5
Mississauga City Centre	• 4	• 9
North Toronto	• 3	• 17
North Yonge Corridor	• 3	• 9
North York East		
North York West	• 0	• 9
Not Applicable	• 440	• 176
Scarborough City Centre		
Sheppard Corridor	• 7	• 9
Thornhill	• 0	• 2
Toronto East	• 4	• 6
Toronto West	• 12	• 19
Yonge - St. Clair	• 0	• 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 4,071	• 580	• \$2,402	• 1,088	• \$2,613,901
• 2,772	• 862	• \$1,678	• 883	• \$1,482,243
• 2,406	• 306	• \$1,191	• 836	• \$996,455
• 3,668	• 453	• \$1,869	• 783	• \$1,463,030
• 5,965	• 1,521	• \$1,451	• 691	• \$1,002,578
• 7,435	• 1,377	• \$1,814	• 869	• \$1,575,612
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 1,165	• 39	• \$1,100	• 1,012	• \$1,113,310
• 4,262	• 630	• \$1,234	• 660	• \$813,660
• 3,307	• 351	• \$1,579	• 931	• \$1,469,531
• 2,751	• 738	• \$1,657	• 697	• \$1,154,212
• 1,074	• 443	• \$1,377	• 821	• \$1,130,591
• 27,367	• 8,240	• \$1,166	• 756	• \$881,655
• 1,857	• 468	• \$1,422	• 813	• \$1,155,526
• 411	• 28	• \$1,361	• 1,690	• \$2,301,250
• 894	• 174	• \$1,259	• 648	• \$815,407
• 3,236	• 405	• \$1,268	• 904	• \$1,146,005
• 1,072	• 217	• \$2,051	• 912	• \$1,869,410



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