



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

Data as of June 2024

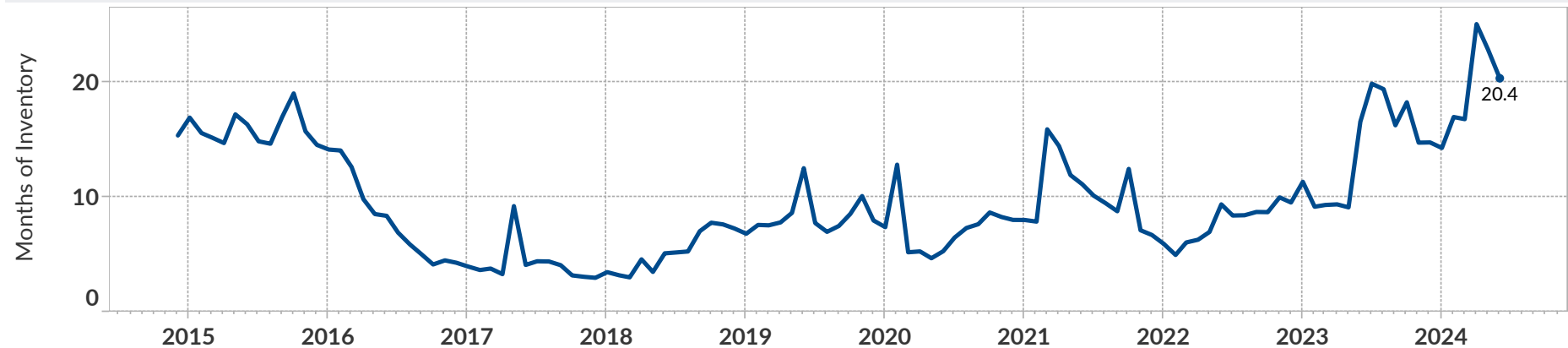


Downtown West Submarket Report - June 2024



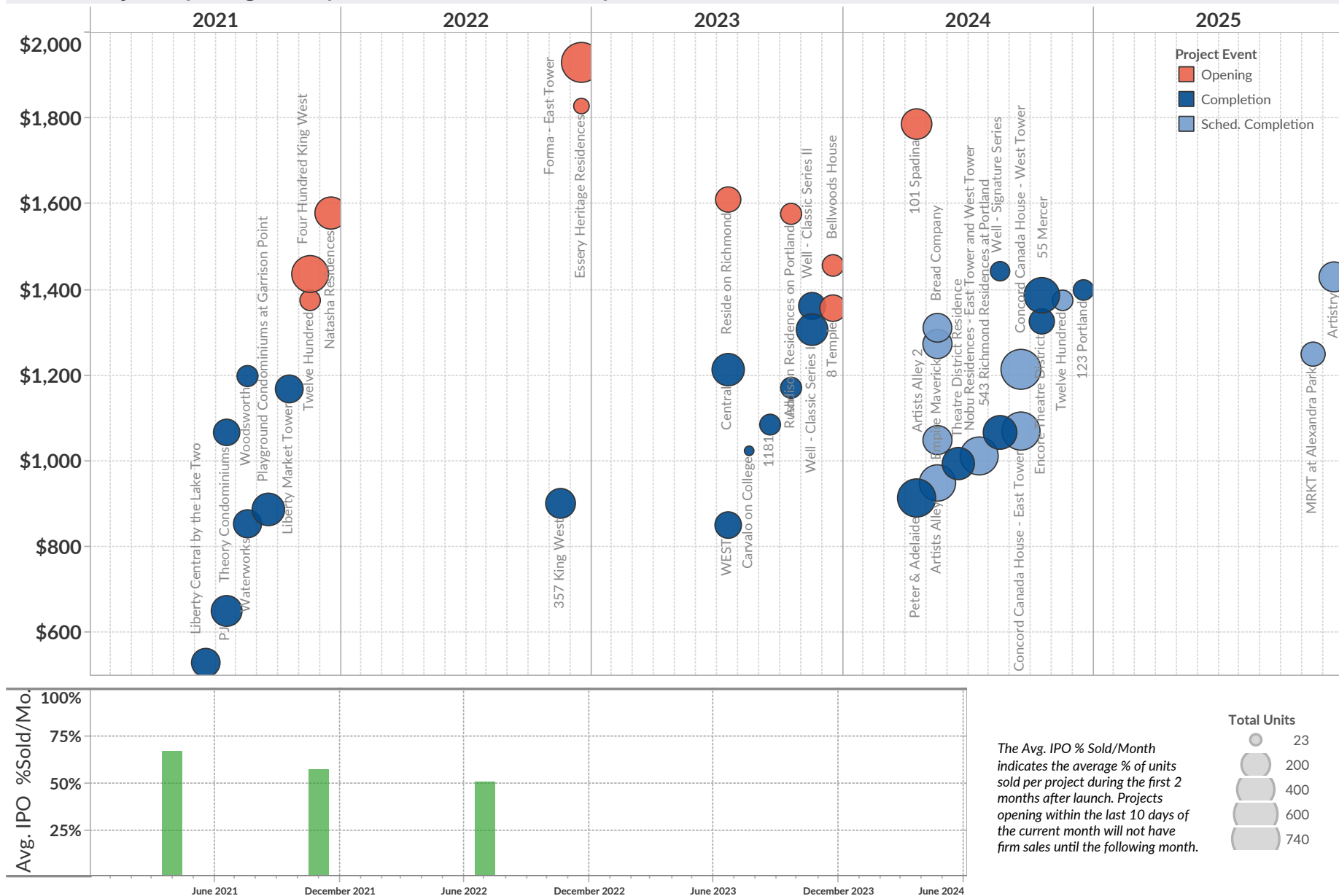
Downtown West		GTA
Distinct count of Site Name	25	352
No. of Units	8,812	91,271
Total Sales	7,531	73,880
Act Inv	1,281	17,391
Avg. \$/sf		\$1,402
Avg. Project \$/SF		\$1,314
Avg. SF		778
Avg. \$		\$1,091,457
Current Month Sales		732

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



Downtown West Submarket Report - June 2024

Recent Project Openings, Completions & Scheduled Completions



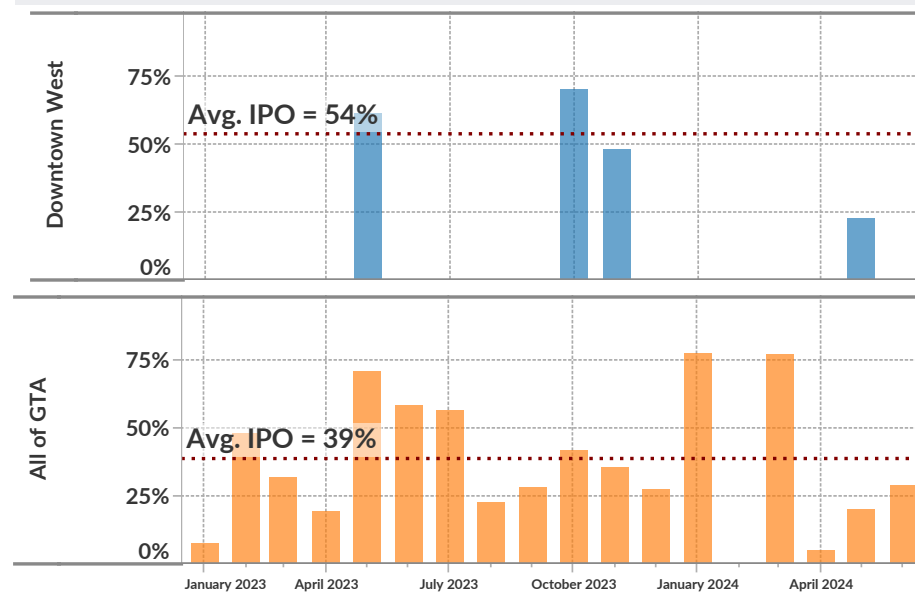
Downtown West Submarket Report - June 2024

Project Data by Unit Type

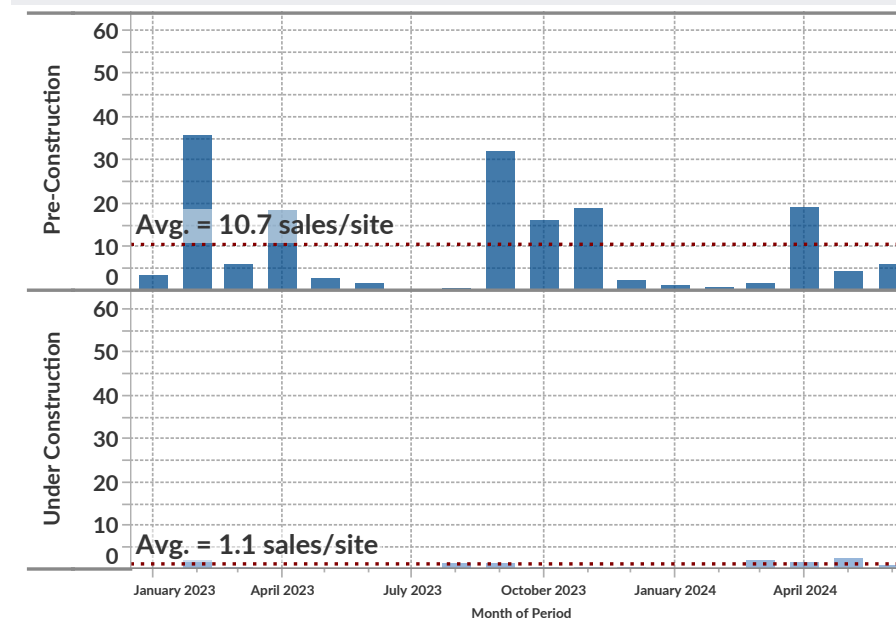
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	852	5	687	165
1 Bedroom	2,379	3	2,211	168
1 Bedroom + Den	1,639	3	1,520	119
2 Bedroom	2,452	34	2,044	408
2 Bedroom + Den	392	0	293	99
3 Bedroom & Up	1,017	14	742	275
Penthouse	52	0	29	23
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,091	275	488	\$529,990	\$1,042,900
\$1,706	411	742	\$599,990	\$1,229,990
\$1,595	477	892	\$658,990	\$1,320,000
\$1,769	549	2,489	\$713,990	\$3,625,000
\$1,556	734	2,378	\$827,990	\$3,766,990
\$1,932	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)

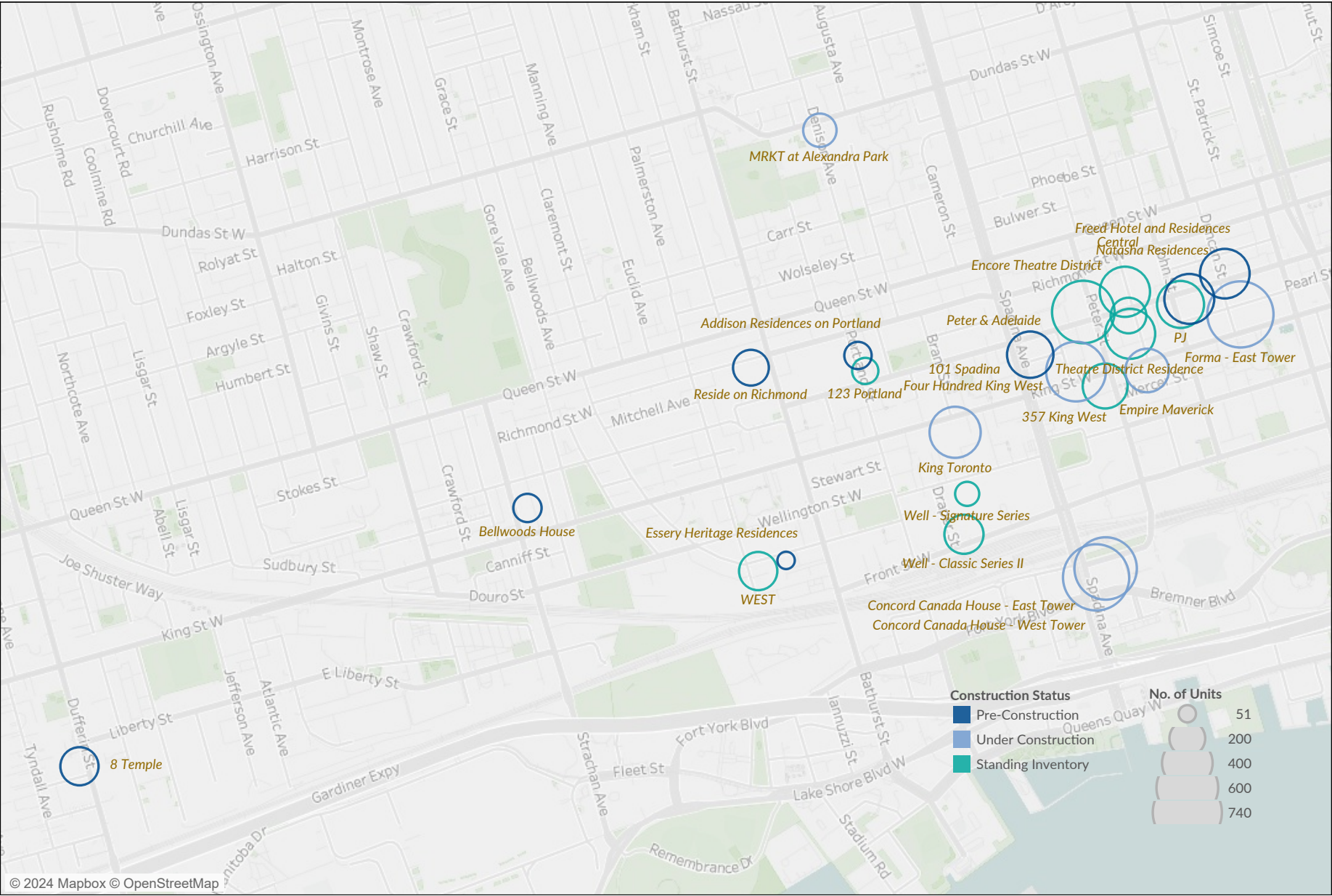


Post Launch Absorption: Downtown West



Downtown West Submarket Report - June 2024

Current Active Projects



Downtown West Submarket Report - June 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 Price Per SqFoot
8 Temple - Curated Properties	Apartment	January 2027	25	33	114	246	\$1,358	\$1,385
101 Spadina - Devron Developments	Apartment	October 2028	17	101	262	363	\$1,787	\$1,732
123 Portland - Minto Developments	Apartment	March 2024	0	1	6	116	\$1,400	\$1,389
357 King West - Great Gulf	Apartment	August 2022	3	3	14	340	\$902	\$1,043
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	3	11	17	426	\$1,214	\$1,719
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	3	25	62	657	\$1,071	\$1,893
Concord Canada House - West Tower - Concord Adex	Apartment	September 2024	2	18	68	740	\$1,215	\$1,934
Empire Maverick - Empire	Apartment	August 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	5	96	319	415	\$2,216	\$2,257
King Toronto - Westbank Projects Corp.	Apartment	September 2025	0	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	1	1	4	659	\$915	\$1,481
PJ - Pinnacle International	Apartment	August 2021	0	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	June 2024	0	6	33	98	\$1,444	\$1,476
WEST - Aspen Ridge Homes	Apartment	September 2023	0	0	6	247	\$852	\$1,227

Downtown West Submarket Report - June 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	9	16
Central Waterfront	2	6
Don Mills - York Mills	4	10
Downtown Core	0	6
Downtown East	4	20
Downtown West	59	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	145	6
Mississauga City Centre	6	9
North Toronto	38	16
North Yonge Corridor	0	9
North York East		
North York West	0	9
Not Applicable	447	176
Scarborough City Centre		
Sheppard Corridor	6	9
Thornhill	1	2
Toronto East	4	6
Toronto West	6	19
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,525	571	\$2,409	1,090	\$2,624,621
2,774	860	\$1,686	883	\$1,488,637
2,410	302	\$1,194	831	\$992,342
3,668	453	\$1,869	783	\$1,463,030
5,939	1,547	\$1,447	691	\$999,496
7,531	1,281	\$1,816	868	\$1,575,153
552	13	\$1,640	854	\$1,400,746
1,310	239	\$1,061	793	\$841,454
4,268	624	\$1,234	660	\$813,771
3,036	313	\$1,583	950	\$1,503,615
2,690	799	\$1,648	681	\$1,122,006
1,074	443	\$1,377	821	\$1,130,591
27,640	8,613	\$1,163	744	\$865,932
1,865	460	\$1,429	810	\$1,158,010
412	27	\$1,361	1,703	\$2,317,778
898	170	\$1,259	649	\$816,567
3,242	460	\$1,223	918	\$1,122,685
1,046	216	\$2,061	902	\$1,858,227



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