



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

Data as of July 2024

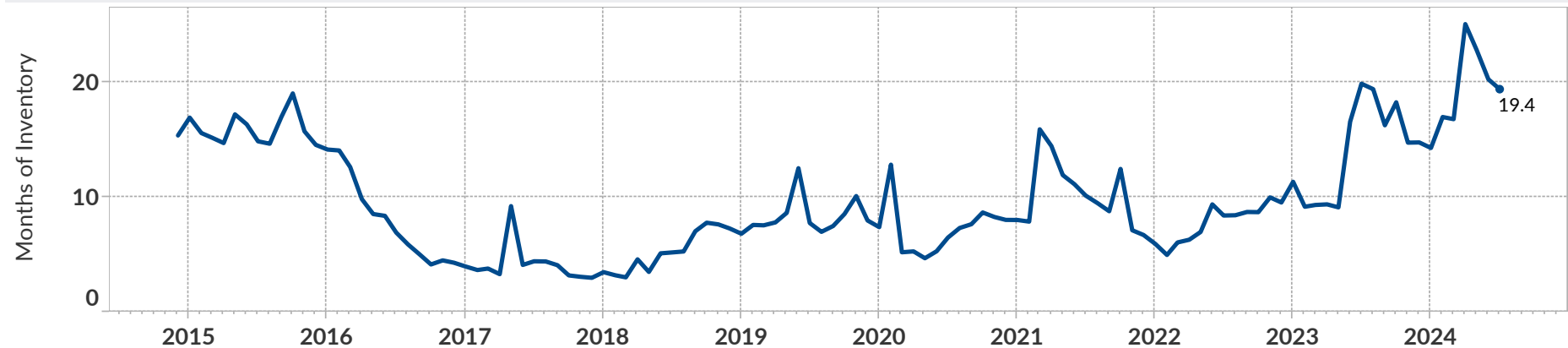


Downtown West Submarket Report - July 2024



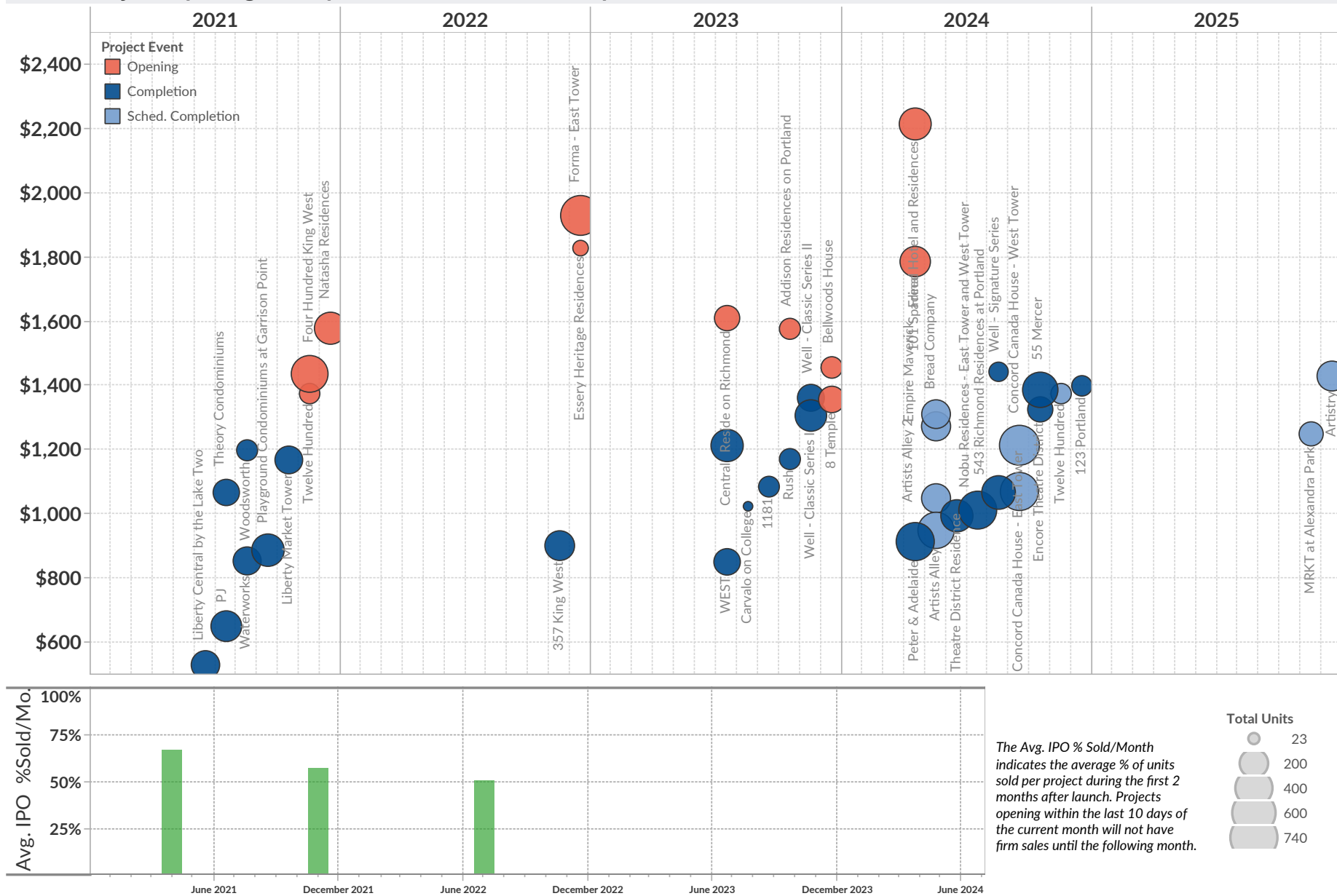
Downtown West		GTA
Distinct count of Site Name	25	353
No. of Units	8,812	91,585
Total Sales	7,555	74,140
Act Inv	1,257	17,445
Avg. \$/sf	\$1,818	\$1,403
Avg. Project \$/SF	\$1,661	\$1,312
Avg. SF	872	777
Avg. \$	\$1,584,962	\$1,090,371
Current Month Sales	22	287

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



Downtown West Submarket Report - July 2024

Recent Project Openings, Completions & Scheduled Completions



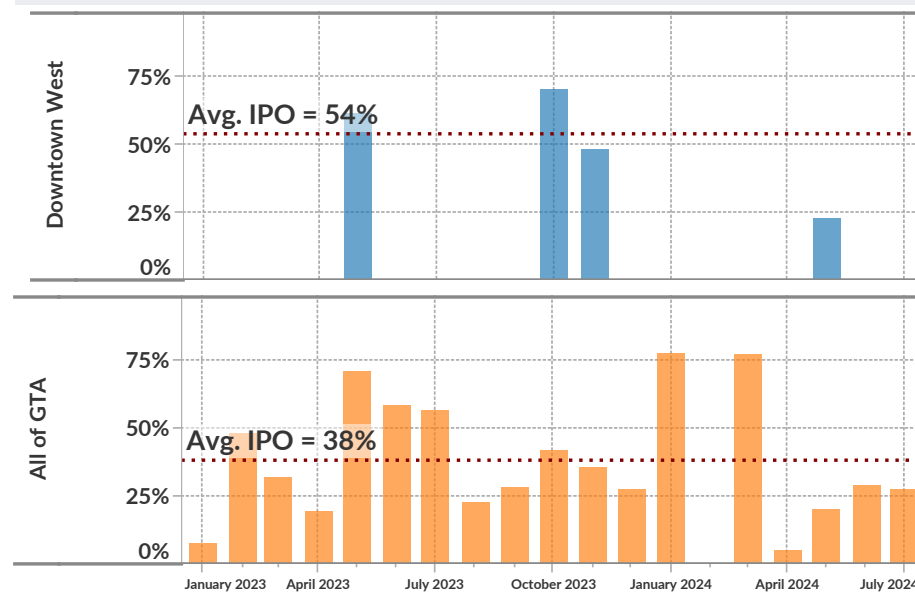
Downtown West Submarket Report - July 2024

Project Data by Unit Type

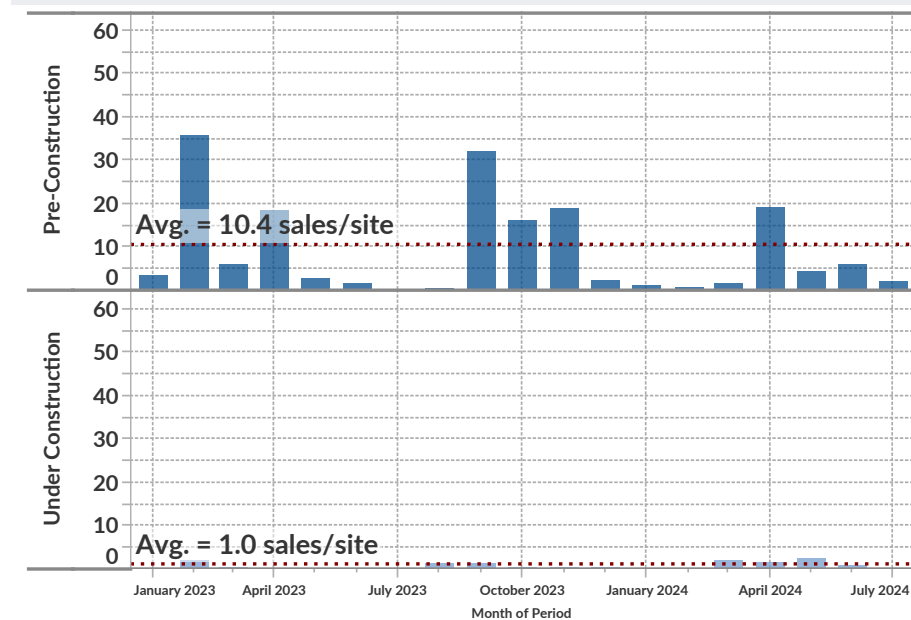
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	852	3	690	162
1 Bedroom	2,379	8	2,219	160
1 Bedroom + Den	1,639	1	1,521	118
2 Bedroom	2,452	9	2,055	397
2 Bedroom + Den	392	1	294	98
3 Bedroom & Up	1,017	0	742	275
Penthouse	52	0	29	23
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,090	275	488	\$529,990	\$1,042,900
\$1,712	411	742	\$599,990	\$1,229,990
\$1,591	477	892	\$658,990	\$1,320,000
\$1,773	549	2,489	\$713,990	\$3,625,000
\$1,558	734	2,378	\$827,990	\$3,766,990
\$1,933	830	2,622	\$1,121,990	\$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)

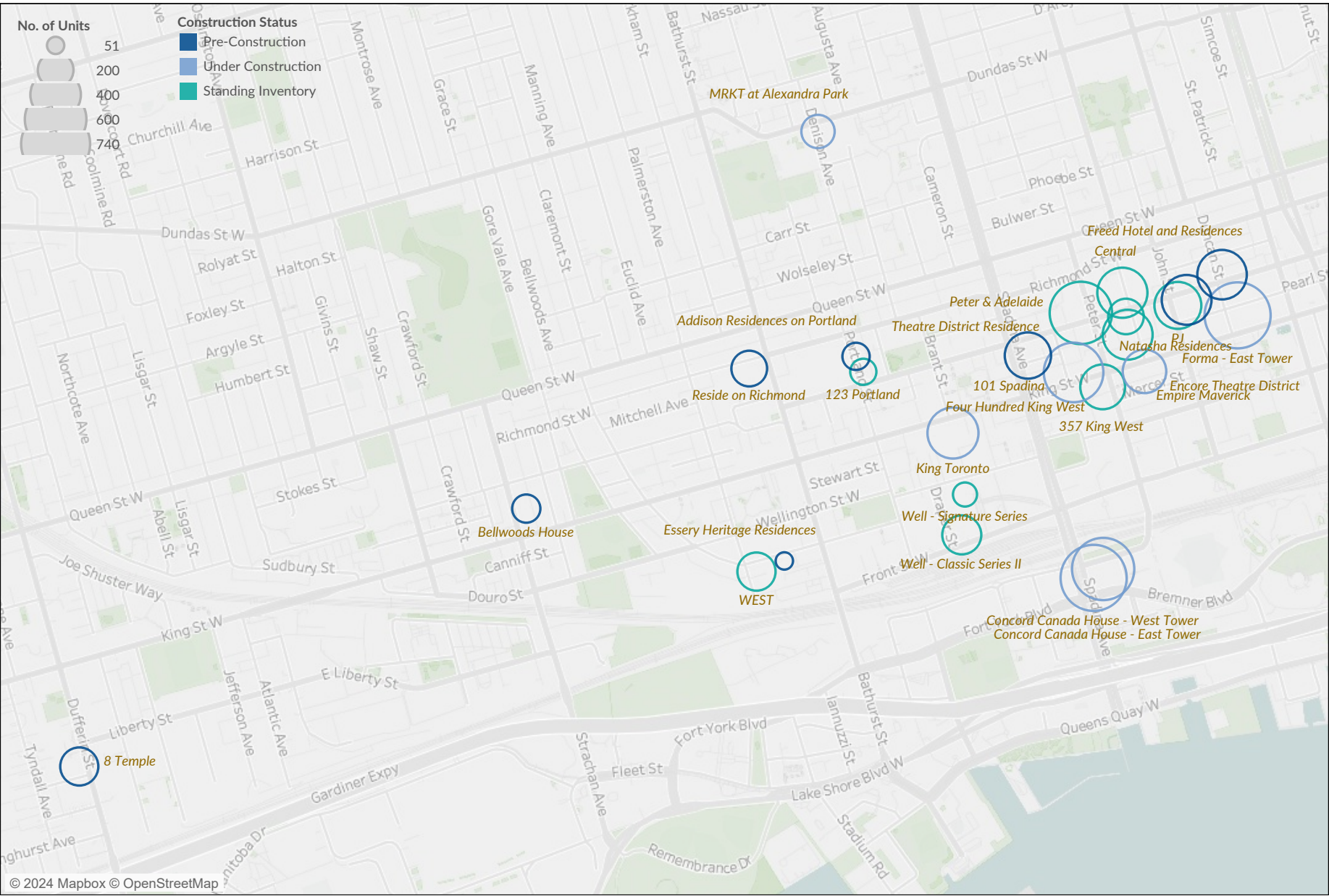


Post Launch Absorption: Downtown West



Downtown West Submarket Report - July 2024

Current Active Projects



Downtown West Submarket Report - July 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	0	33	114	246	\$1,358	\$1,385
101 Spadina - Devron Developments	Apartment	October 2028	10	111	252	363	\$1,787	\$1,734
123 Portland - Minto Developments	Apartment	March 2024	0	1	6	116	\$1,400	\$1,389
357 King West - Great Gulf	Apartment	August 2022	4	7	10	340	\$902	\$1,028
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	11	17	426	\$1,214	\$1,719
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	0	25	62	657	\$1,071	\$1,893
Concord Canada House - West Tower - Concord Adex	Apartment	September 2024	0	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	6	102	313	415	\$2,216	\$2,261
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	1	11	104	420	\$1,579	\$1,809
Peter & Adelaide - Graywood Developments	Apartment	April 2024	0	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	1	1	5	247	\$852	\$1,228

Downtown West Submarket Report - July 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	16	16
Central Waterfront	2	6
Don Mills - York Mills	5	10
Downtown Core	2	6
Downtown East	9	20
Downtown West	22	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	14	6
Mississauga City Centre	2	9
North Toronto	0	16
North Yonge Corridor	2	9
North York East		
North York West	5	9
Not Applicable	202	177
Scarborough City Centre		
Sheppard Corridor	4	9
Thornhill	0	2
Toronto East	0	6
Toronto West	2	19
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,541	555	\$2,408	1,092	\$2,628,717
2,776	858	\$1,686	884	\$1,490,227
2,415	304	\$1,195	829	\$990,246
3,670	451	\$1,869	784	\$1,465,210
5,948	1,538	\$1,440	694	\$998,656
7,555	1,257	\$1,818	872	\$1,584,962
552	13	\$1,640	854	\$1,400,746
1,324	234	\$1,063	797	\$847,099
4,265	627	\$1,234	660	\$814,171
3,036	313	\$1,583	950	\$1,503,615
2,692	797	\$1,649	680	\$1,121,700
1,079	438	\$1,376	824	\$1,133,661
27,832	8,693	\$1,168	740	\$864,881
1,869	456	\$1,429	812	\$1,160,510
412	27	\$1,361	1,703	\$2,317,778
898	174	\$1,263	658	\$831,684
3,230	494	\$1,223	923	\$1,128,721
1,046	216	\$2,061	902	\$1,858,227



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