



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

Data as of August 2024

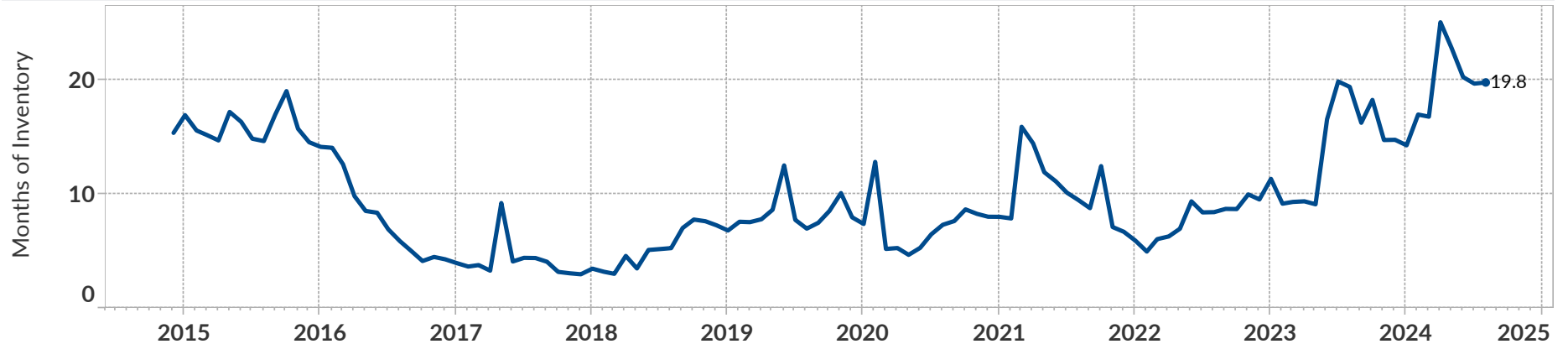


Downtown West Submarket Report - August 2024



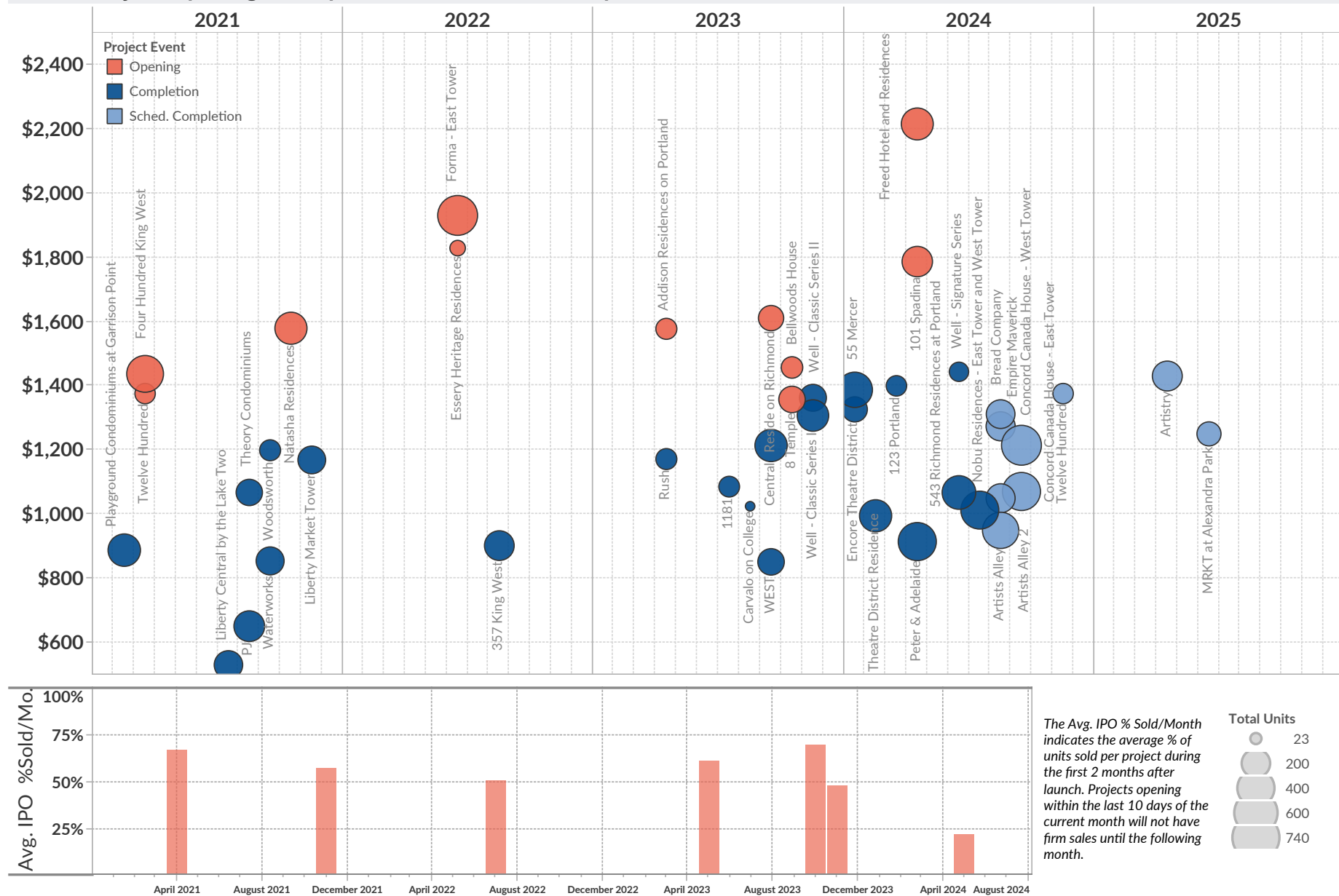
Downtown West		GTA
Distinct count of Site Name	25	345
No. of Units	8,812	89,028
Total Sales	7,558	71,795
Act Inv	1,254	17,233
Avg. \$/sf	\$1,839	\$1,408
Avg. Project \$/SF	\$1,660	\$1,314
Avg. SF	932	781
Avg. \$	\$1,713,783	\$1,099,571
Current Month Sales	10	235

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



Downtown West Submarket Report - August 2024

Recent Project Openings, Completions & Scheduled Completions



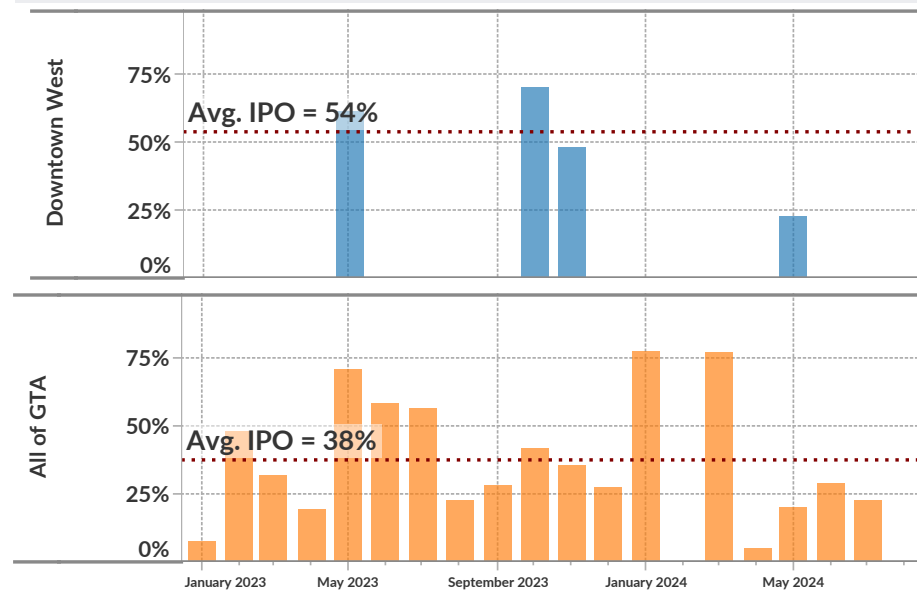
Downtown West Submarket Report - August 2024

Project Data by Unit Type

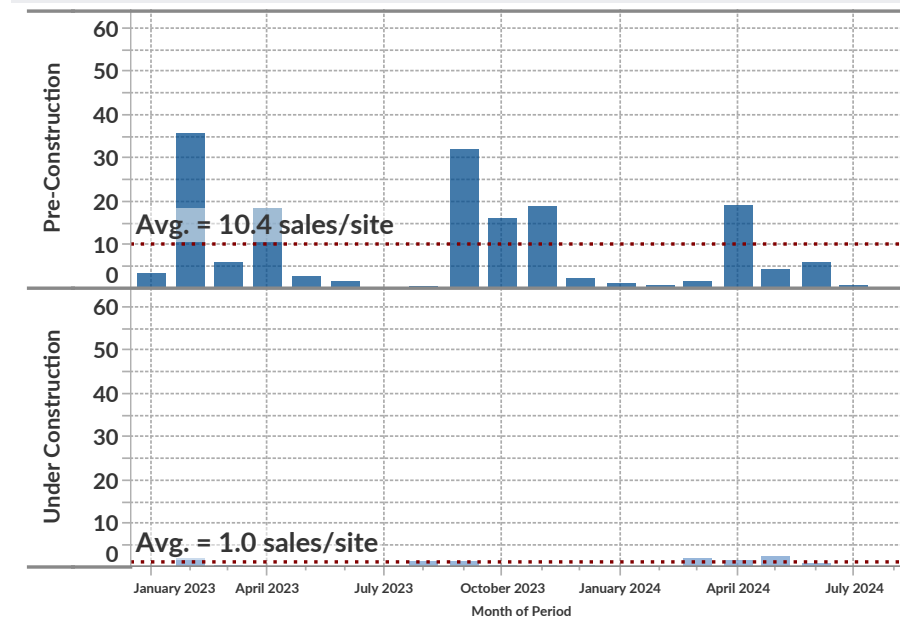
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	852	1	690	162
1 Bedroom	2,379	4	2,217	162
1 Bedroom + Den	1,639	0	1,521	118
2 Bedroom	2,452	1	2,054	398
2 Bedroom + Den	392	2	298	94
3 Bedroom & Up	1,017	2	744	273
Penthouse	52	0	29	23
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,088	275	488	\$529,990	\$1,042,900
\$1,713	411	742	\$600,000	\$1,229,990
\$1,596	477	892	\$658,990	\$1,320,000
\$1,743	549	2,489	\$713,990	\$3,625,000
\$1,579	734	2,448	\$827,990	\$5,400,000
\$1,985	830	6,169	\$1,119,990	\$13,500,000
\$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)

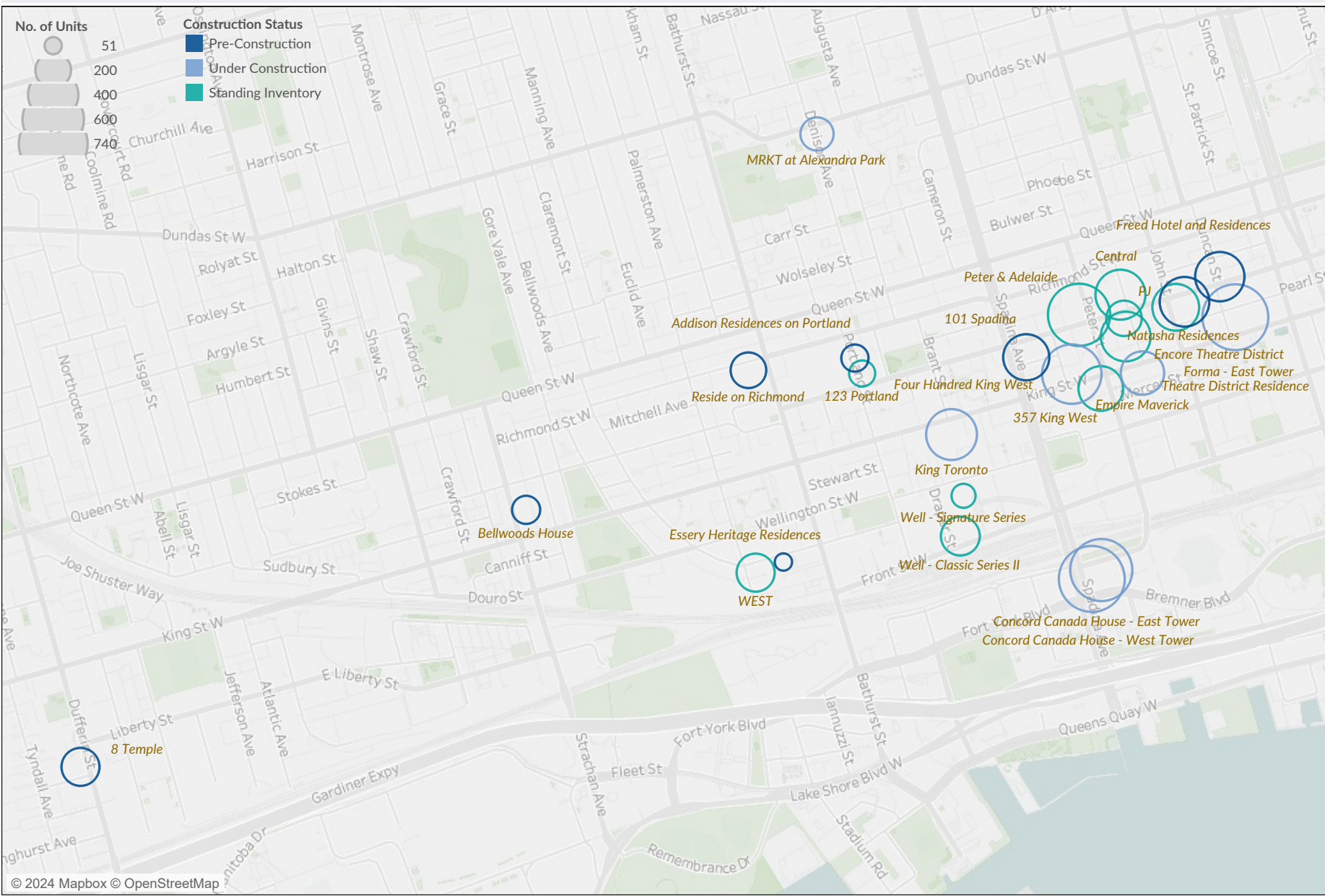


Post Launch Absorption: Downtown West



Downtown West Submarket Report - August 2024

Current Active Projects



Downtown West Submarket Report - August 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	1	102	261	363	\$1,787	\$1,838
123 Portland - Minto Developments	Apartment	March 2024	1	2	5	116	\$1,400	\$1,392
357 King West - Great Gulf	Apartment	August 2022	0	7	10	340	\$902	\$1,028
Addison Residences on Portland - ADI Development Group	Apartment	May 2027	1	1	43	126	\$1,578	\$1,617
Bellwoods House - Republic Developments Inc.	Apartment	November 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	1	26	61	657	\$1,071	\$1,892
Concord Canada House - West Tower - Concord Adex	Apartment	September 2024	1	19	67	740	\$1,215	\$1,934
Empire Maverick - Empire	Apartment	September 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	0	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	12	103	420	\$1,579	\$1,808
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	1	12	49	216	\$1,611	\$1,548
Theatre District Residence - Plaza	Apartment	February 2024	0	0	1	422	\$995	\$1,752
Well - Classic Series II - Tridel	Apartment	November 2023	1	3	8	258	\$1,363	\$1,351
Well - Signature Series - Tridel	Apartment	June 2024	2	11	28	98	\$1,444	\$1,478
WEST - Aspen Ridge Homes	Apartment	September 2023	0	1	5	247	\$852	\$1,100

Downtown West Submarket Report - August 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	16
Central Waterfront	1	6
Don Mills - York Mills	11	8
Downtown Core	1	6
Downtown East	7	19
Downtown West	10	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	11	5
Mississauga City Centre	2	9
North Toronto	2	15
North Yonge Corridor	4	9
North York East		
North York West	5	9
Not Applicable	114	174
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	1	6
Toronto West	10	19
Yonge - St. Clair	49	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,546	550	\$2,416	1,095	\$2,644,459
2,777	857	\$1,687	884	\$1,491,025
1,794	285	\$1,214	783	\$950,543
3,670	451	\$1,869	784	\$1,465,270
5,547	1,521	\$1,440	692	\$995,929
7,558	1,254	\$1,839	932	\$1,713,783
552	13	\$1,640	854	\$1,400,746
1,063	219	\$1,064	800	\$851,267
4,267	625	\$1,234	660	\$814,210
2,560	304	\$1,584	956	\$1,514,735
2,697	792	\$1,635	671	\$1,097,839
1,084	433	\$1,368	830	\$1,134,772
27,162	8,625	\$1,168	741	\$865,477
1,870	455	\$1,429	813	\$1,161,522
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,240	484	\$1,225	925	\$1,133,216
1,095	167	\$2,119	979	\$2,075,126



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.