



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

Data as of September 2024

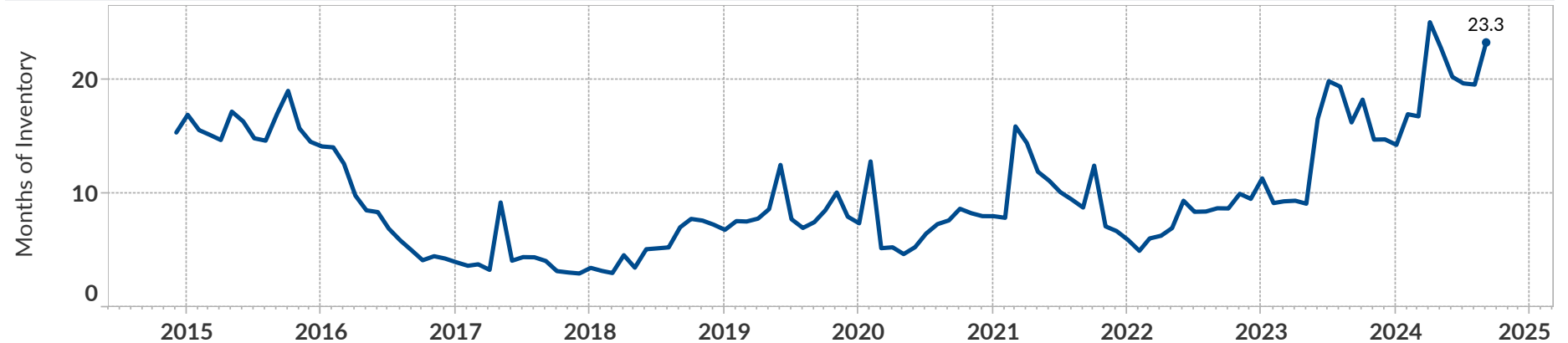


Downtown West Submarket Report - September 2024



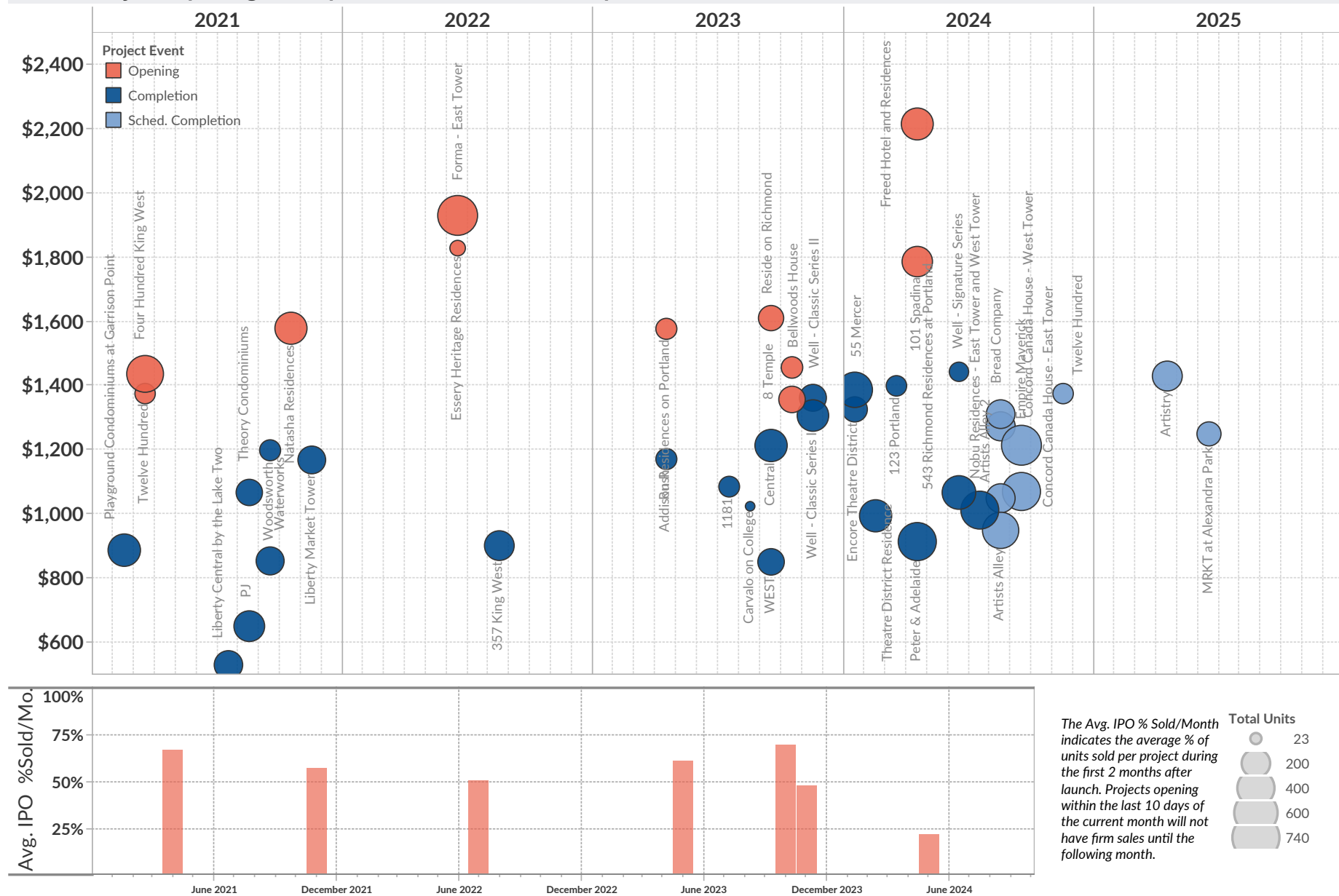
Downtown West		GTA
Distinct count of Site Name	24	343
No. of Units	8,696	89,282
Total Sales	7,465	71,855
Act Inv	1,231	17,427
Avg. \$/sf	\$1,821	\$1,400
Avg. Project \$/SF	\$1,641	\$1,310
Avg. SF	933	780
Avg. \$	\$1,698,688	\$1,091,976
Current Month Sales	18	247

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



Downtown West Submarket Report - September 2024

Recent Project Openings, Completions & Scheduled Completions



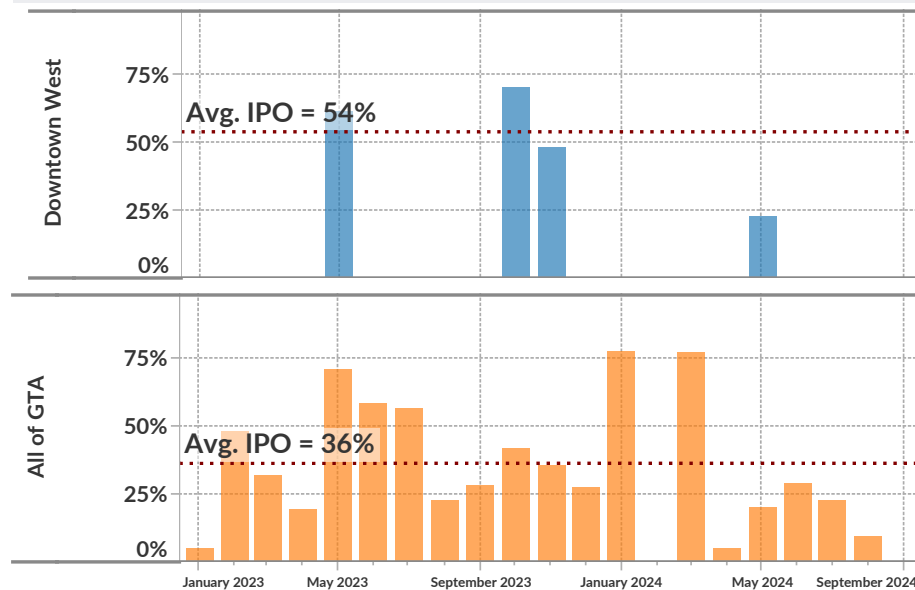
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Project Data by Unit Type

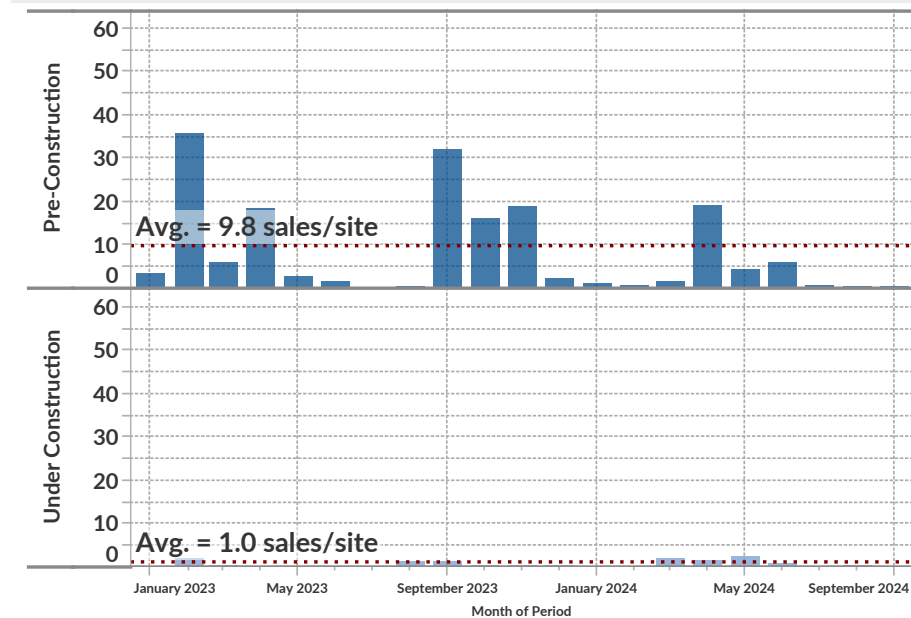
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	852	0	690	162
1 Bedroom	2,354	3	2,197	157
1 Bedroom + Den	1,602	2	1,489	113
2 Bedroom	2,424	3	2,031	393
2 Bedroom + Den	391	2	300	91
3 Bedroom & Up	993	3	725	268
Penthouse	51	0	28	23
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,088	275	488	\$529,990	\$1,042,900
\$1,720	411	742	\$605,990	\$1,229,990
\$1,583	477	892	\$658,990	\$1,320,000
\$1,731	549	2,489	\$713,990	\$3,625,000
\$1,584	734	2,448	\$899,990	\$5,400,000
\$1,945	830	6,169	\$1,000,000	\$13,500,000
\$2,293	603	4,264	\$1,000,000	\$15,224,000
\$1,283	836	1,829	\$1,070,000	\$2,450,000

IPO Launch Performance (first 2 months)

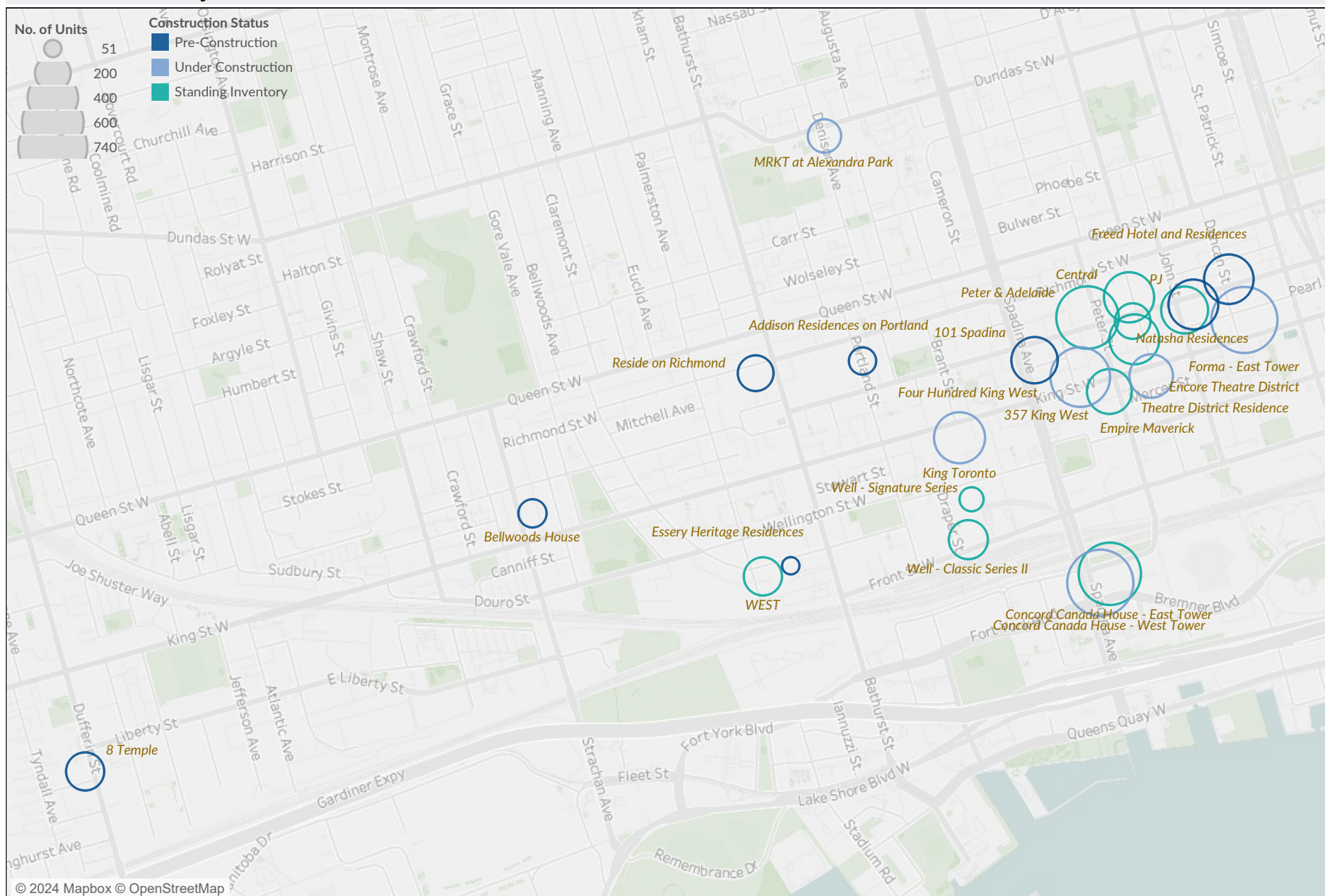


Post Launch Absorption: Downtown West



Downtown West Submarket Report - September 2024

Current Active Projects



Downtown West Submarket Report - September 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	3	36	111	246	\$1,358	\$1,375
101 Spadina - Devron	Apartment	October 2028	0	102	261	363	\$1,787	\$1,838
357 King West - Great Gulf	Apartment	August 2022	1	8	9	340	\$902	\$1,021
Addison Residences on Portland - ADI Development Group	Apartment	May 2027	0	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	2	15	13	426	\$1,214	\$1,389
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	4	32	55	657	\$1,071	\$1,513
Concord Canada House - West Tower - Concord Adex	Apartment	October 2024	0	19	67	740	\$1,215	\$1,934
Empire Maverick - Empire	Apartment	November 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	0	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	0	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	0	3	8	258	\$1,363	\$1,351
Well - Signature Series - Tridel	Apartment	June 2024	1	12	27	98	\$1,444	\$1,477
WEST - Aspen Ridge Homes	Apartment	September 2023	2	4	2	247	\$852	\$1,100

Downtown West Submarket Report - September 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	7	16
Central Waterfront	3	6
Don Mills - York Mills	0	8
Downtown Core	1	6
Downtown East	1	19
Downtown West	18	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	9	5
Mississauga City Centre	3	10
North Toronto	2	15
North Yonge Corridor	1	9
North York East		
North York West	16	9
Not Applicable	178	172
Scarborough City Centre		
Sheppard Corridor	4	9
Thornhill	0	2
Toronto East	0	6
Toronto West	4	19
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,553	543	\$2,418	1,101	\$2,661,177
2,780	854	\$1,697	886	\$1,503,138
1,794	285	\$1,214	783	\$950,543
3,671	450	\$1,869	785	\$1,466,368
5,548	1,520	\$1,436	697	\$1,000,497
7,465	1,231	\$1,821	933	\$1,698,688
552	13	\$1,640	854	\$1,400,746
1,072	227	\$1,032	861	\$888,662
4,785	646	\$1,230	660	\$812,197
2,557	313	\$1,579	942	\$1,487,350
2,698	791	\$1,636	672	\$1,098,337
1,099	434	\$1,351	834	\$1,126,237
26,755	8,739	\$1,166	736	\$857,711
1,877	533	\$1,383	816	\$1,128,200
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,241	483	\$1,228	926	\$1,137,124
1,095	167	\$2,119	979	\$2,075,126



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