



Greater Toronto Area | Downtown West

New Homes High Rise Submarket Report

Data as of October 2024

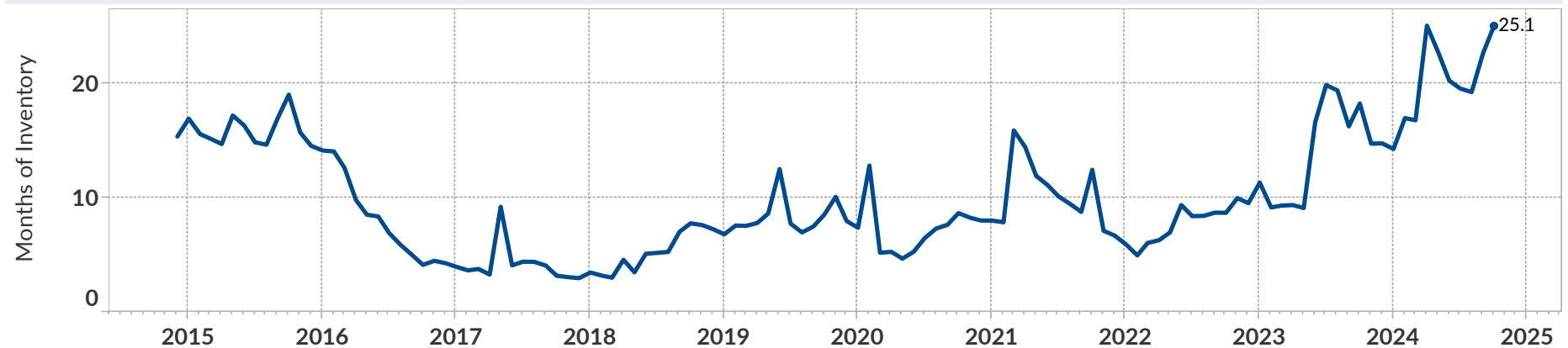


Downtown West Submarket Report - October 2024



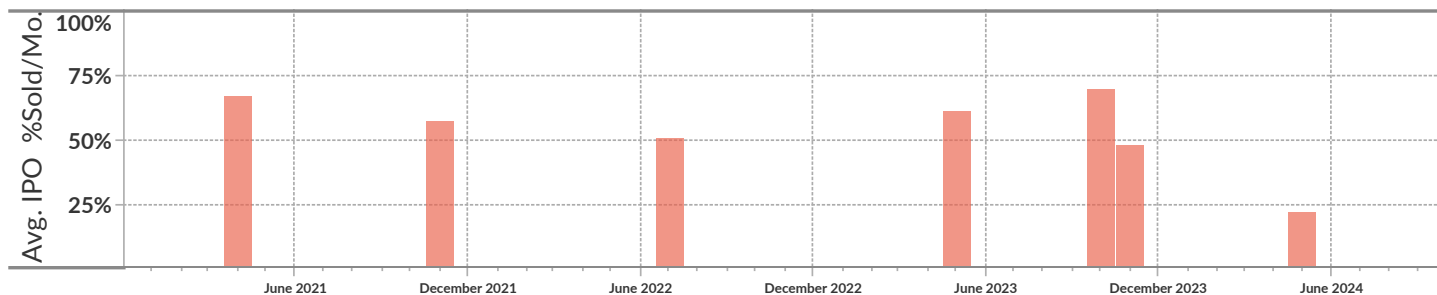
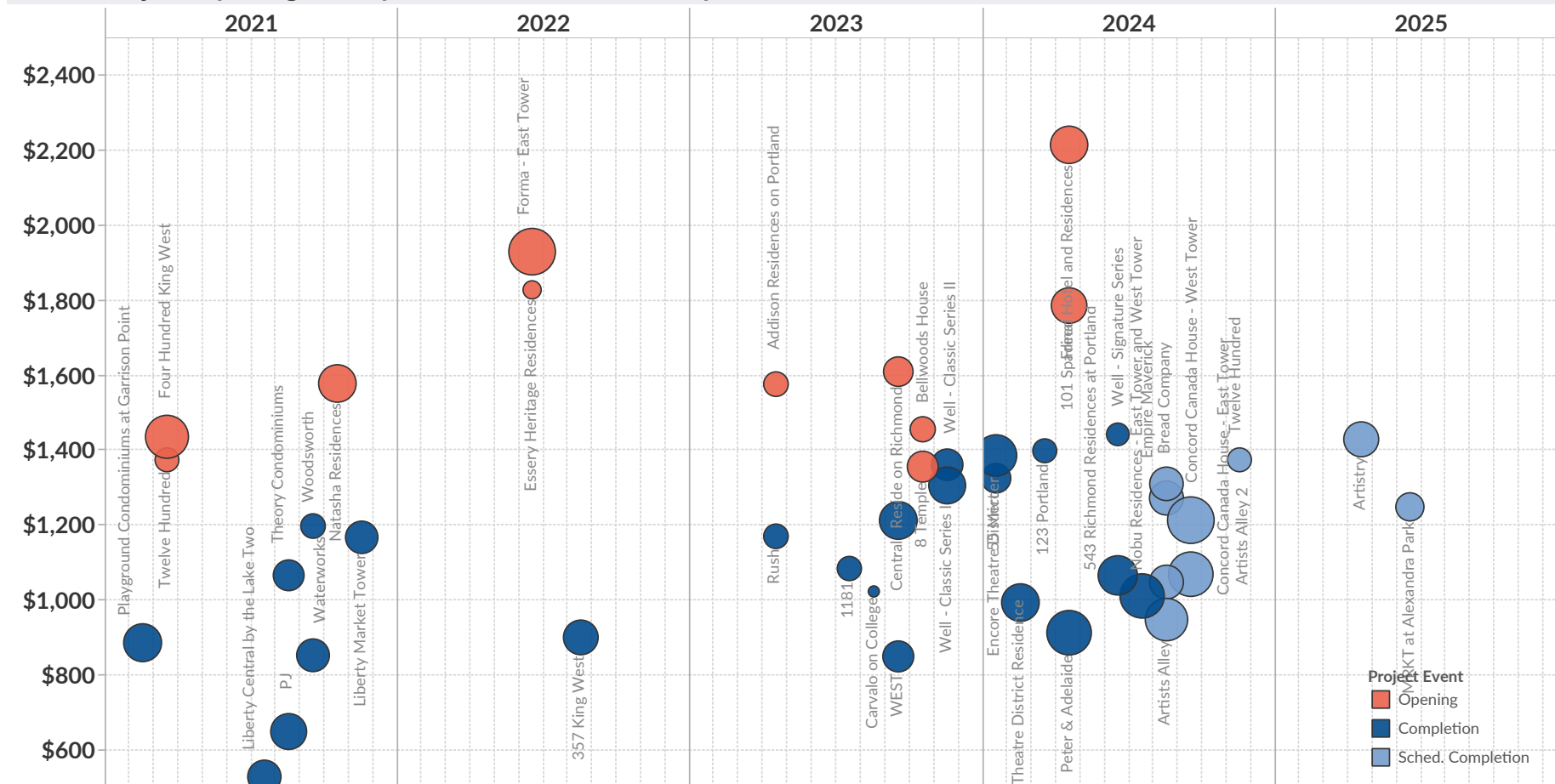
Downtown West		GTA
Distinct count of Site Name	24	338
No. of Units	8,721	87,750
Total Sales	7,510	70,068
Act Inv	1,211	17,682
Avg. \$/sf	\$1,865	\$1,393
Avg. Project \$/SF	\$1,652	\$1,309
Avg. SF	959	776
Avg. \$	\$1,788,630	\$1,081,599
Current Month Sales	33	210

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

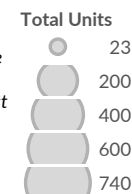


Downtown West Submarket Report - October 2024

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



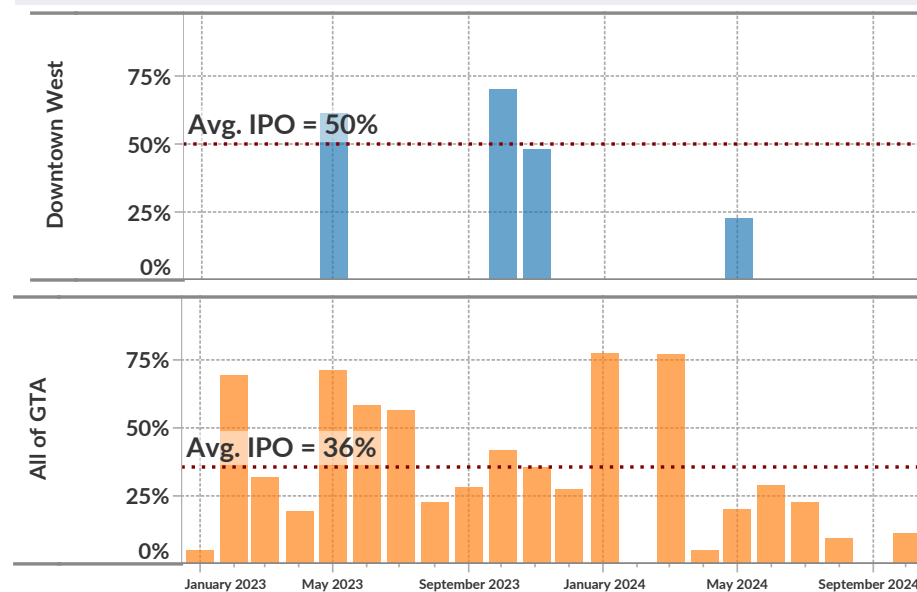
Downtown West Submarket Report - October 2024

Project Data by Unit Type

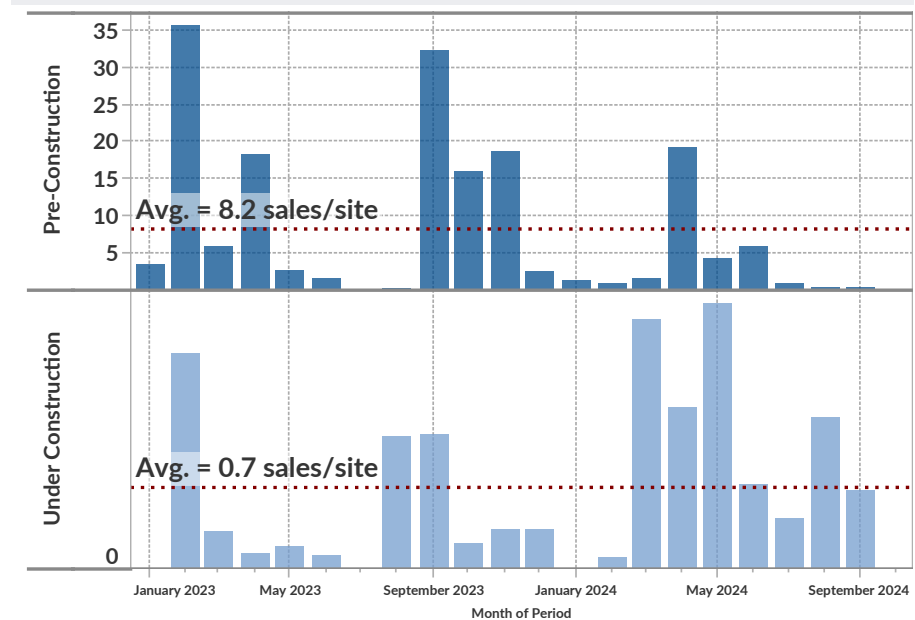
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	852	4	694	158
1 Bedroom	2,354	3	2,192	162
1 Bedroom + Den	1,606	5	1,500	106
2 Bedroom	2,425	5	2,043	382
2 Bedroom + Den	401	10	315	86
3 Bedroom & Up	995	6	733	262
Penthouse	59	0	28	31
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,098	275	473	\$529,990	\$997,900
\$1,686	411	742	\$599,990	\$1,229,990
\$1,546	477	892	\$659,990	\$1,280,990
\$1,720	549	2,489	\$713,990	\$3,625,000
\$1,577	734	2,448	\$899,990	\$5,400,000
\$2,071	830	6,169	\$1,000,000	\$13,500,000
\$2,203	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)

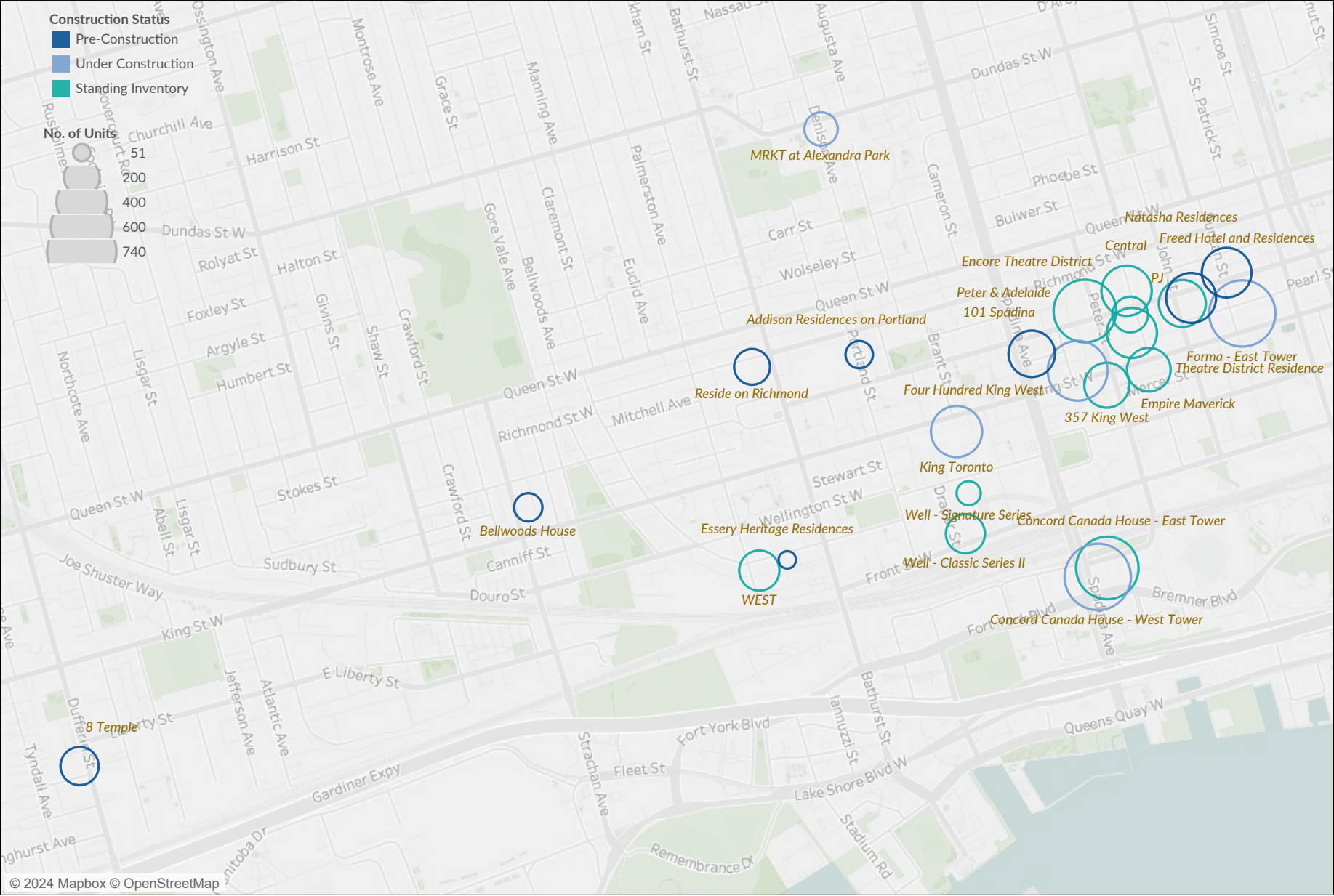


Post Launch Absorption: Downtown West



Downtown West Submarket Report - October 2024

Current Active Projects



Downtown West Submarket Report - October 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	36	111	246	\$1,358	\$1,375
101 Spadina - Devron	Apartment	October 2028	2	104	259	363	\$1,787	\$1,853
357 King West - Great Gulf	Apartment	August 2022	2	10	7	340	\$902	\$1,004
Addison Residences on Portland - ADI Development Group	Apartment	May 2027	1	2	42	126	\$1,578	\$1,613
Bellwoods House - Republic Developments Inc.	Apartment	March 2027	2	8	28	135	\$1,457	\$1,453
Central - Concord Adex	Apartment	September 2023	0	15	13	426	\$1,214	\$1,389
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	3	35	52	657	\$1,071	\$1,491
Concord Canada House - West Tower - Concord Adex	Apartment	December 2024	1	32	54	740	\$1,215	\$1,559
Empire Maverick - Empire	Apartment	October 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	2	104	311	415	\$2,216	\$2,485
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	3	4	1	659	\$915	\$1,590
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	13	48	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	13	26	98	\$1,444	\$1,477
WEST - Aspen Ridge Homes	Apartment	September 2023	15	19	12	272	\$852	\$1,422

Downtown West Submarket Report - October 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	15
Central Waterfront	12	6
Don Mills - York Mills	2	8
Downtown Core	3	6
Downtown East	7	18
Downtown West	33	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	3	15
North Yonge Corridor	5	9
North York East		
North York West	12	10
Not Applicable	115	170
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	18
Yonge - St. Clair	2	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,941	539	\$2,419	1,102	\$2,667,085
2,792	842	\$1,697	891	\$1,512,683
1,796	283	\$1,221	791	\$966,161
3,674	447	\$1,866	787	\$1,467,683
5,303	1,171	\$1,419	717	\$1,017,908
7,510	1,211	\$1,865	959	\$1,788,630
552	13	\$1,640	854	\$1,400,746
881	211	\$1,069	798	\$852,767
4,786	663	\$1,218	669	\$814,845
2,560	310	\$1,576	939	\$1,480,579
2,703	786	\$1,636	672	\$1,099,752
1,173	728	\$1,287	751	\$966,116
26,088	9,122	\$1,159	728	\$843,365
1,878	532	\$1,383	816	\$1,127,719
414	25	\$1,361	1,683	\$2,289,400
900	172	\$1,262	657	\$829,501
3,020	462	\$1,238	923	\$1,142,788
1,097	165	\$2,122	984	\$2,088,813



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