



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

Data as of November 2024

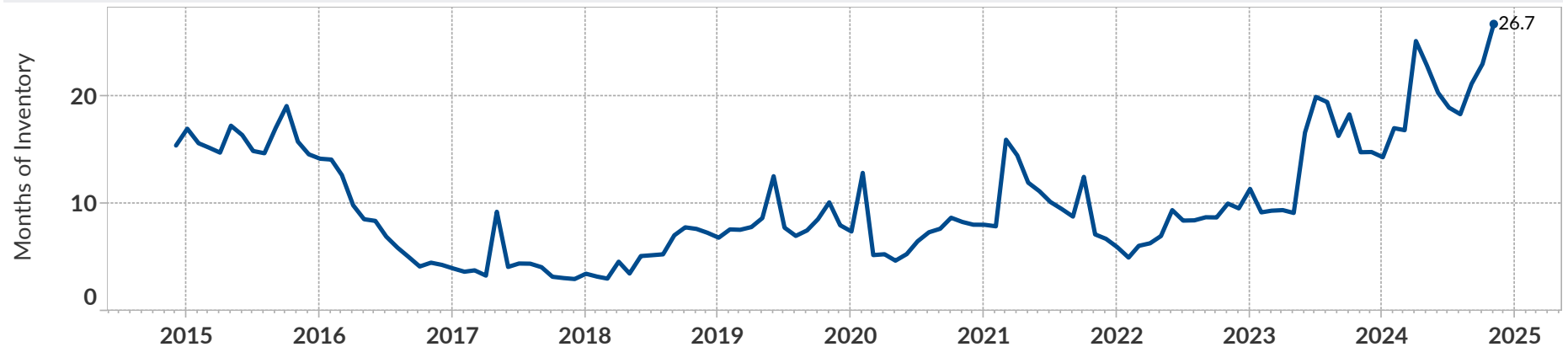


Downtown West Submarket Report - November 2024



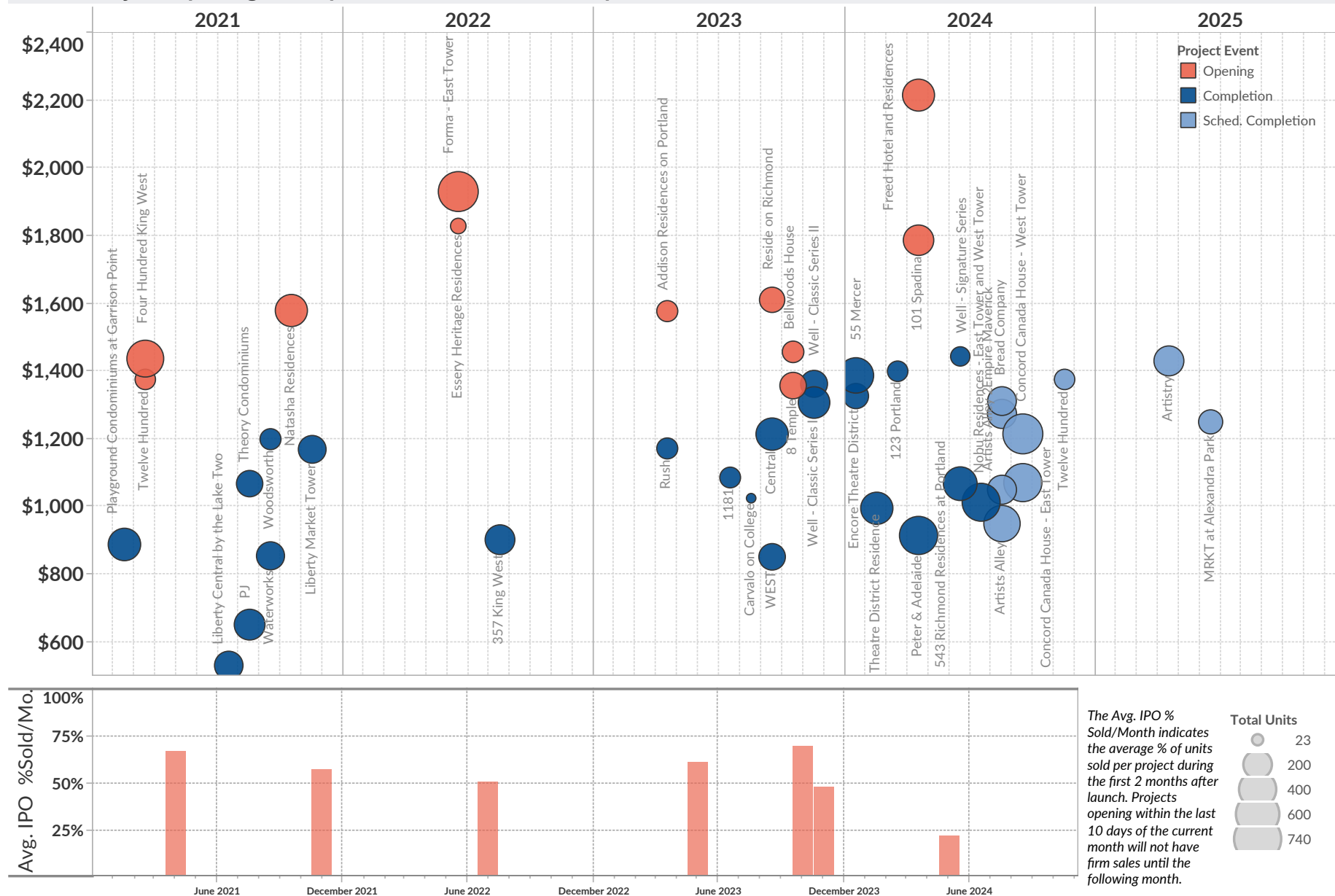
Downtown West		GTA
Distinct count of Site Name	24	335
No. of Units	8,721	86,904
Total Sales	7,568	69,736
Act Inv	1,153	17,168
Avg. \$/sf	\$1,887	\$1,402
Avg. Project \$/SF	\$1,659	\$1,310
Avg. SF	970	780
Avg. \$	\$1,830,460	\$1,094,226
Current Month Sales	23	249

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



Downtown West Submarket Report - November 2024

Recent Project Openings, Completions & Scheduled Completions



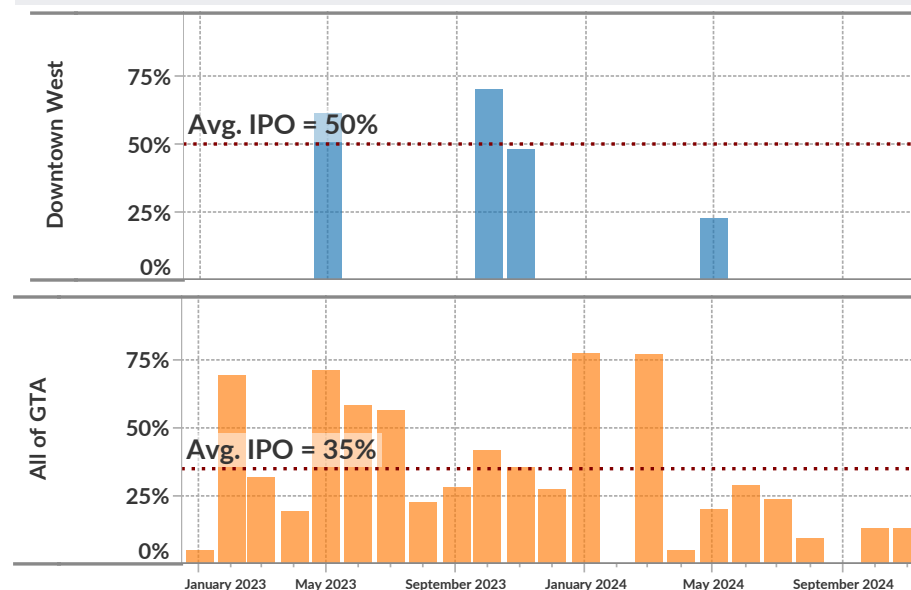
Downtown West Submarket Report - November 2024

Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	852	4	698	154
1 Bedroom	2,354	6	2,198	156
1 Bedroom + Den	1,606	3	1,515	91
2 Bedroom	2,425	3	2,061	364
2 Bedroom + Den	401	7	327	74
3 Bedroom & Up	995	0	736	259
Penthouse	59	0	28	31
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,101	275	473	\$529,990	\$997,900
\$1,682	411	742	\$599,990	\$1,229,990
\$1,560	477	892	\$659,990	\$1,280,990
\$1,736	549	1,870	\$713,990	\$3,554,990
\$1,619	734	2,489	\$899,990	\$3,810,000
\$2,082	830	6,169	\$1,000,000	\$13,500,000
\$2,203	603	4,264	\$1,000,000	\$15,224,000
\$1,347	836	1,394	\$1,070,000	\$2,170,000

IPO Launch Performance (first 2 months)

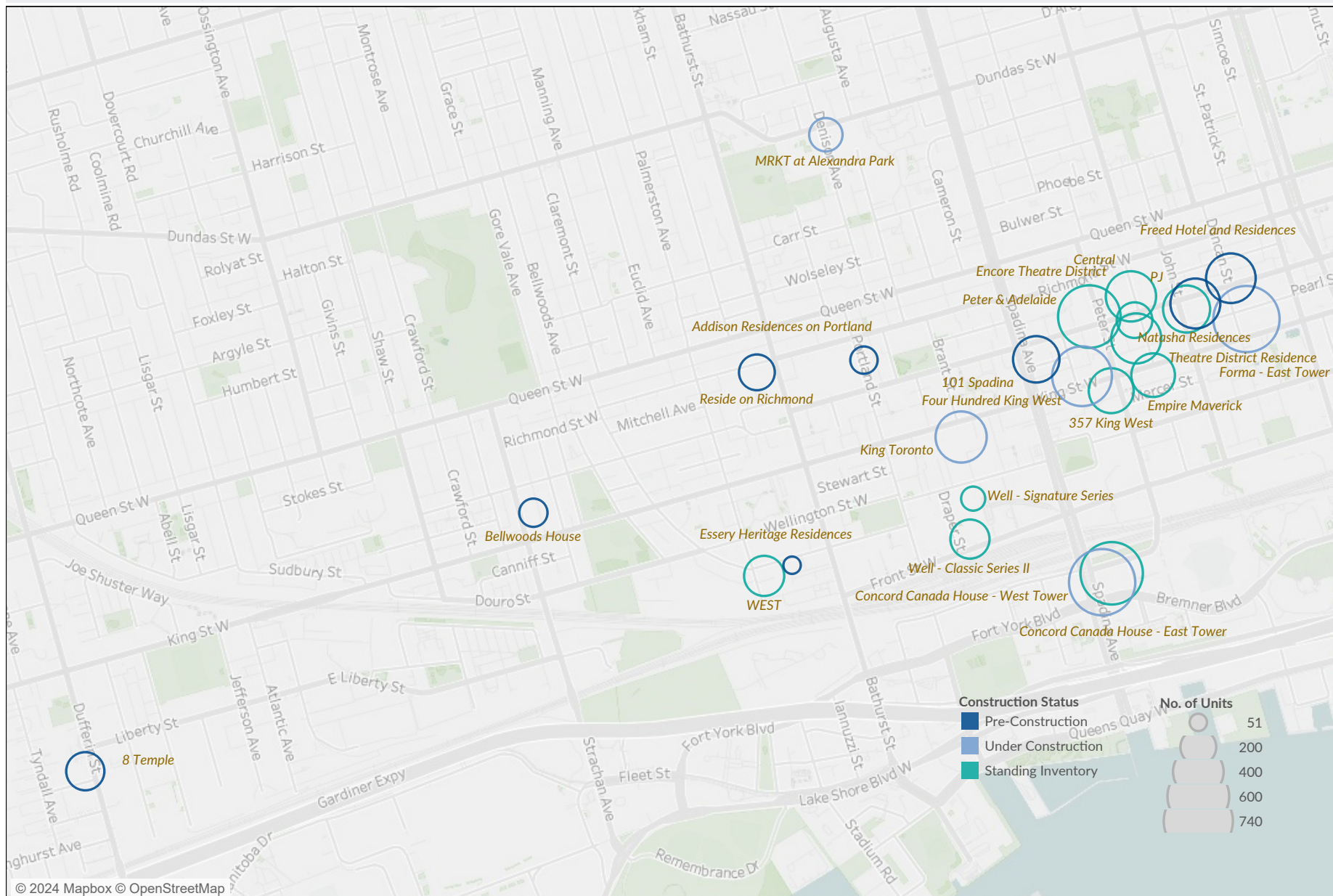


Post Launch Absorption: Downtown West



Downtown West Submarket Report - November 2024

Current Active Projects



Downtown West Submarket Report - November 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 2028	9	79	68	246	\$1,358	\$1,388
101 Spadina - Devron	Apartment	October 2028	8	112	251	363	\$1,787	\$1,856
357 King West - Great Gulf	Apartment	August 2022	0	10	7	340	\$902	\$1,004
Addison Residences on Portland - ADI Development Group	Apartment	May 2027	0	2	42	126	\$1,578	\$1,613
Bellwoods House - Republic Developments Inc.	Apartment	May 2027	1	9	27	135	\$1,457	\$1,449
Central - Concord Adex	Apartment	September 2023	0	15	13	426	\$1,214	\$1,389
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	0	35	52	657	\$1,071	\$1,491
Concord Canada House - West Tower - Concord Adex	Apartment	December 2024	0	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	3	107	308	415	\$2,216	\$2,486
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	3	2	659	\$915	\$1,485
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	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	1	4	7	258	\$1,363	\$1,534
Well - Signature Series - Tridel	Apartment	June 2024	1	16	23	98	\$1,444	\$1,577
WEST - Aspen Ridge Homes	Apartment	September 2023	0	19	12	272	\$852	\$1,422

Downtown West Submarket Report - November 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	15
Central Waterfront	3	4
Don Mills - York Mills	0	8
Downtown Core	0	6
Downtown East	3	18
Downtown West	23	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	2	4
Mississauga City Centre	2	10
North Toronto	0	15
North Yonge Corridor	4	9
North York East		
North York West	22	10
Not Applicable	177	169
Scarborough City Centre		
Sheppard Corridor	3	9
Thornhill	1	2
Toronto East	1	6
Toronto West	4	18
Yonge - St. Clair	2	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,943	537	\$2,419	1,098	\$2,655,658
1,802	839	\$1,697	893	\$1,515,112
1,796	283	\$1,221	791	\$966,161
3,674	447	\$1,863	787	\$1,466,253
5,307	1,167	\$1,420	718	\$1,019,462
7,568	1,153	\$1,887	970	\$1,830,460
552	13	\$1,640	854	\$1,400,746
883	209	\$1,074	799	\$858,402
4,788	661	\$1,218	669	\$814,484
2,549	321	\$1,584	956	\$1,513,903
2,708	781	\$1,637	673	\$1,101,150
1,195	632	\$1,322	761	\$1,005,801
26,651	8,776	\$1,164	732	\$851,252
1,881	529	\$1,382	816	\$1,128,216
416	27	\$1,553	1,661	\$2,580,278
901	171	\$1,263	658	\$830,922
3,023	459	\$1,240	924	\$1,145,471
1,099	163	\$2,125	989	\$2,102,718



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.