



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

Data as of December 2024

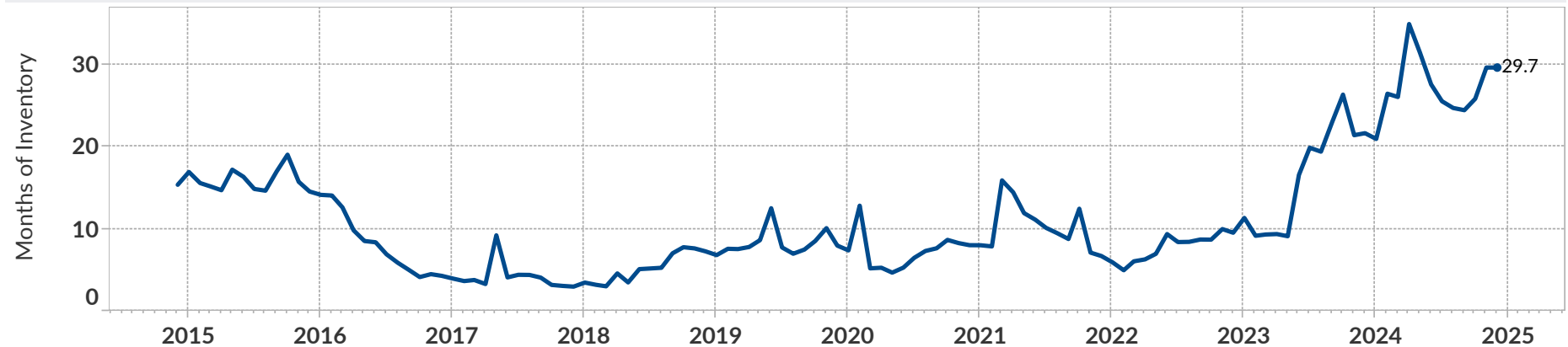


Downtown West Submarket Report - December 2024



Downtown West		GTA
Distinct count of Site Name	24	335
No. of Units	8,721	86,795
Total Sales	7,446	69,828
Act Inv	1,275	16,967
Avg. \$/sf	\$1,862	\$1,406
Avg. Project \$/SF	\$1,656	\$1,309
Avg. SF	931	779
Avg. \$	\$1,732,613	\$1,095,629
Current Month Sales	15	150

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



Downtown West Submarket Report - December 2024

Recent Project Openings, Completions & Scheduled Completions



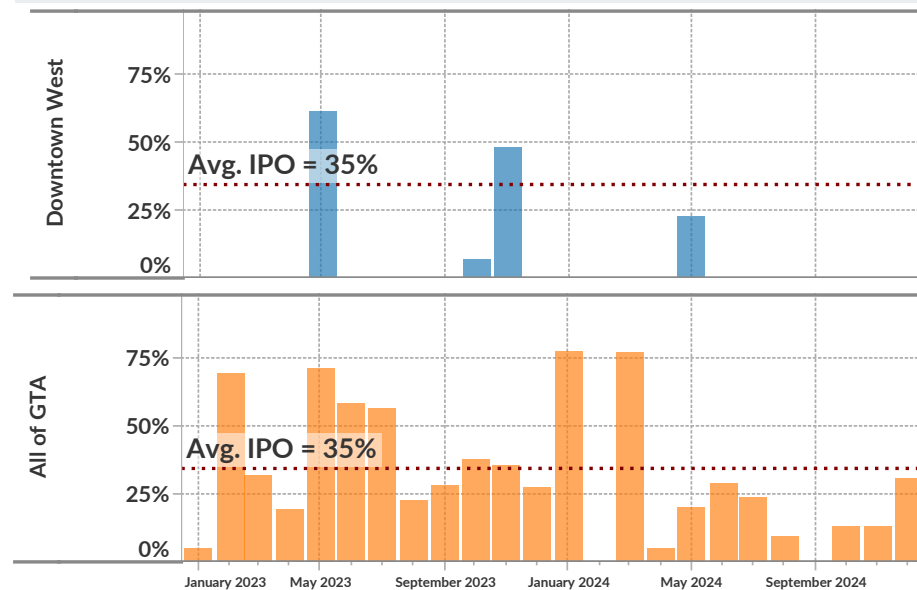
Downtown West Submarket Report - December 2024

Project Data by Unit Type

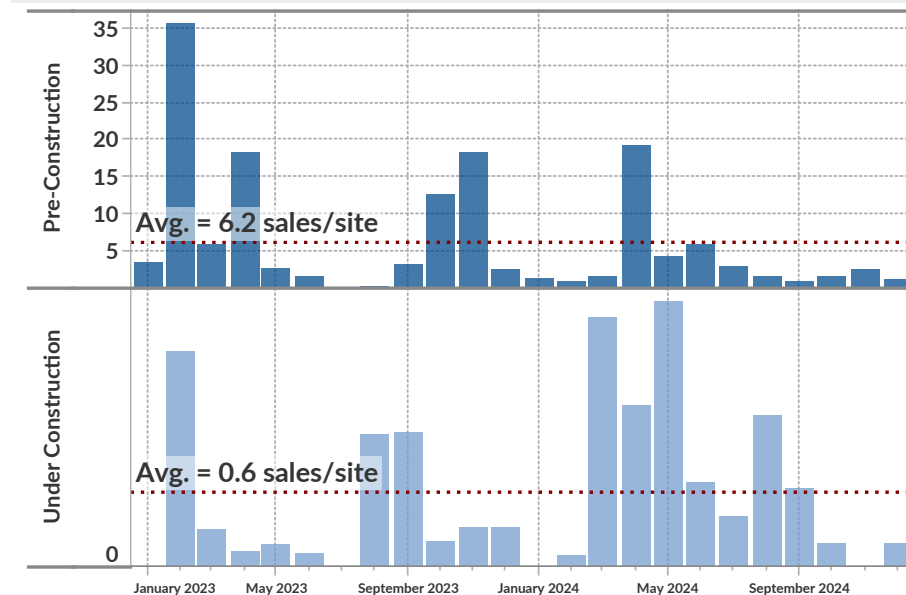
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	852	2	698	154
1 Bedroom	2,354	5	2,135	219
1 Bedroom + Den	1,606	2	1,517	89
2 Bedroom	2,425	6	2,008	417
2 Bedroom + Den	401	0	327	74
3 Bedroom & Up	995	0	728	267
Penthouse	59	0	28	31
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,096	275	473	\$529,990	\$997,900
\$1,627	411	742	\$599,990	\$1,229,990
\$1,555	489	892	\$659,990	\$1,280,990
\$1,703	549	1,870	\$713,990	\$3,554,990
\$1,612	734	2,489	\$899,990	\$3,810,000
\$2,077	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)

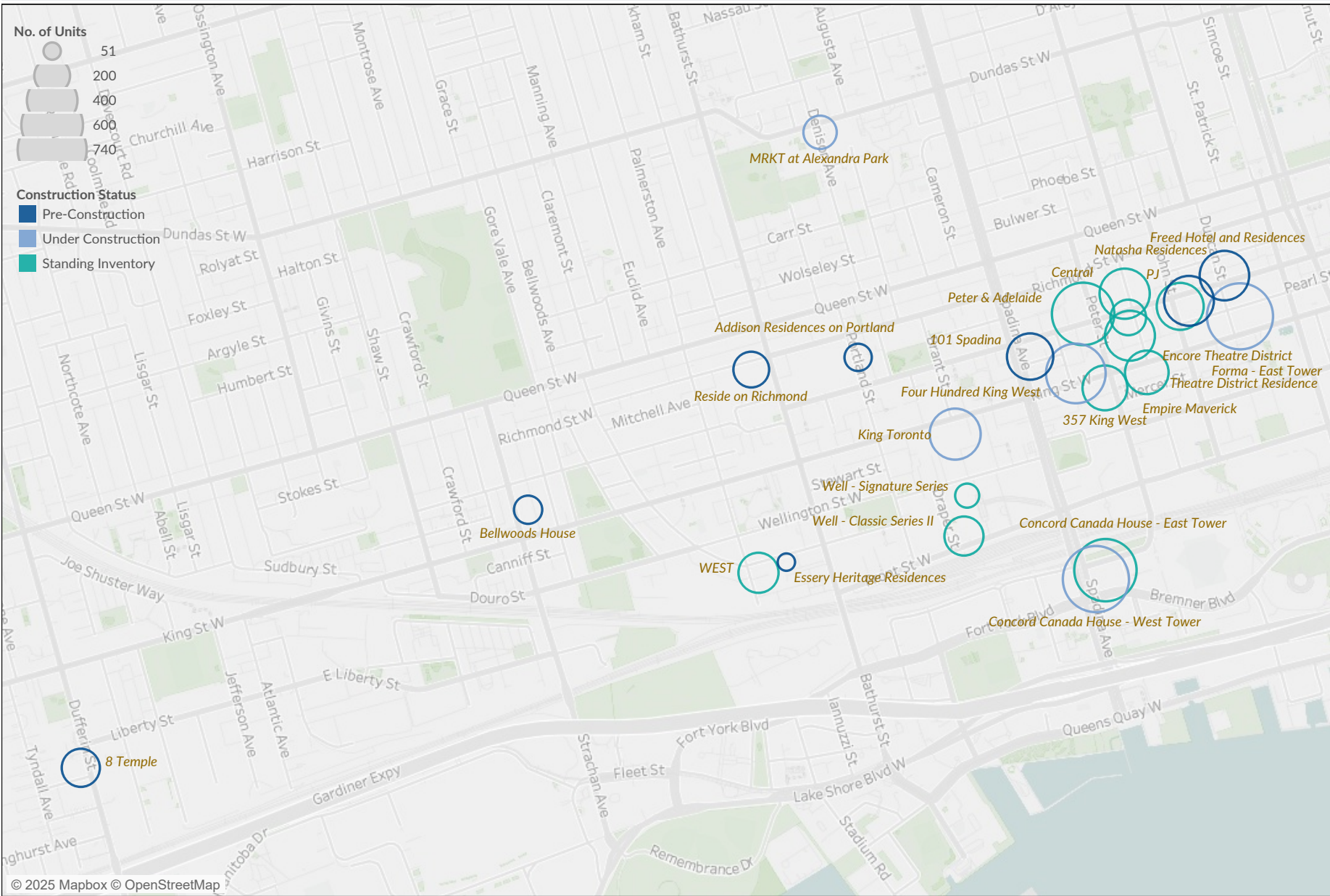


Post Launch Absorption: Downtown West



Downtown West Submarket Report - December 2024

Current Active Projects



Downtown West Submarket Report - December 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	1	80	67	246	\$1,358	\$1,357
101 Spadina - Devron	Apartment	October 2028	7	119	244	363	\$1,787	\$1,858
357 King West - Great Gulf	Apartment	August 2022	1	11	6	340	\$902	\$990
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	0	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	3	41	46	657	\$1,071	\$1,490
Concord Canada House - West Tower - Concord Adex	Apartment	January 2025	1	33	53	740	\$1,215	\$1,563
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	1	108	307	415	\$2,216	\$2,487
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	13	102	420	\$1,579	\$1,806
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	188	216	\$1,611	\$1,499
Theatre District Residence - Plaza	Apartment	February 2024	0	0	1	422	\$995	\$1,752
Well - Classic Series II - Tridel	Apartment	November 2023	0	4	7	258	\$1,363	\$1,534
Well - Signature Series - Tridel	Apartment	June 2024	0	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 - December 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	0	15
Central Waterfront	0	4
Don Mills - York Mills	1	8
Downtown Core	1	6
Downtown East	5	18
Downtown West	15	24
Etobicoke Waterfront	1	1
Highway7 - Yonge	1	4
Mississauga City Centre	4	10
North Toronto	0	15
North Yonge Corridor	17	9
North York East		
North York West	0	10
Not Applicable	85	169
Scarborough City Centre		
Sheppard Corridor	16	9
Thornhill	0	2
Toronto East	1	6
Toronto West	2	18
Yonge - St. Clair	1	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
1,797	282	\$1,221	791	\$966,545
3,675	446	\$1,866	784	\$1,462,216
5,312	1,162	\$1,420	718	\$1,019,602
7,446	1,275	\$1,862	931	\$1,732,613
553	12	\$1,649	782	\$1,289,608
884	208	\$1,069	799	\$853,756
4,792	657	\$1,239	659	\$815,997
2,549	321	\$1,583	958	\$1,515,814
2,716	773	\$1,634	674	\$1,101,621
1,195	632	\$1,322	761	\$1,005,801
26,823	8,602	\$1,165	733	\$853,574
1,898	405	\$1,413	809	\$1,142,370
416	27	\$1,553	1,661	\$2,580,278
902	170	\$1,261	655	\$826,204
3,025	457	\$1,239	924	\$1,145,298
1,100	162	\$2,117	987	\$2,088,585



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