



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

Data as of January 2025

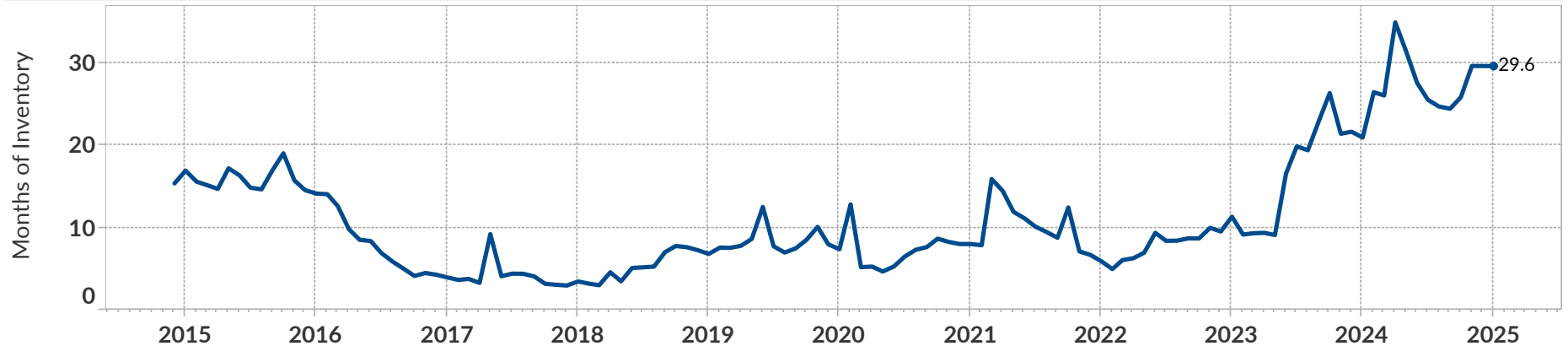


Downtown West Submarket Report - January 2025



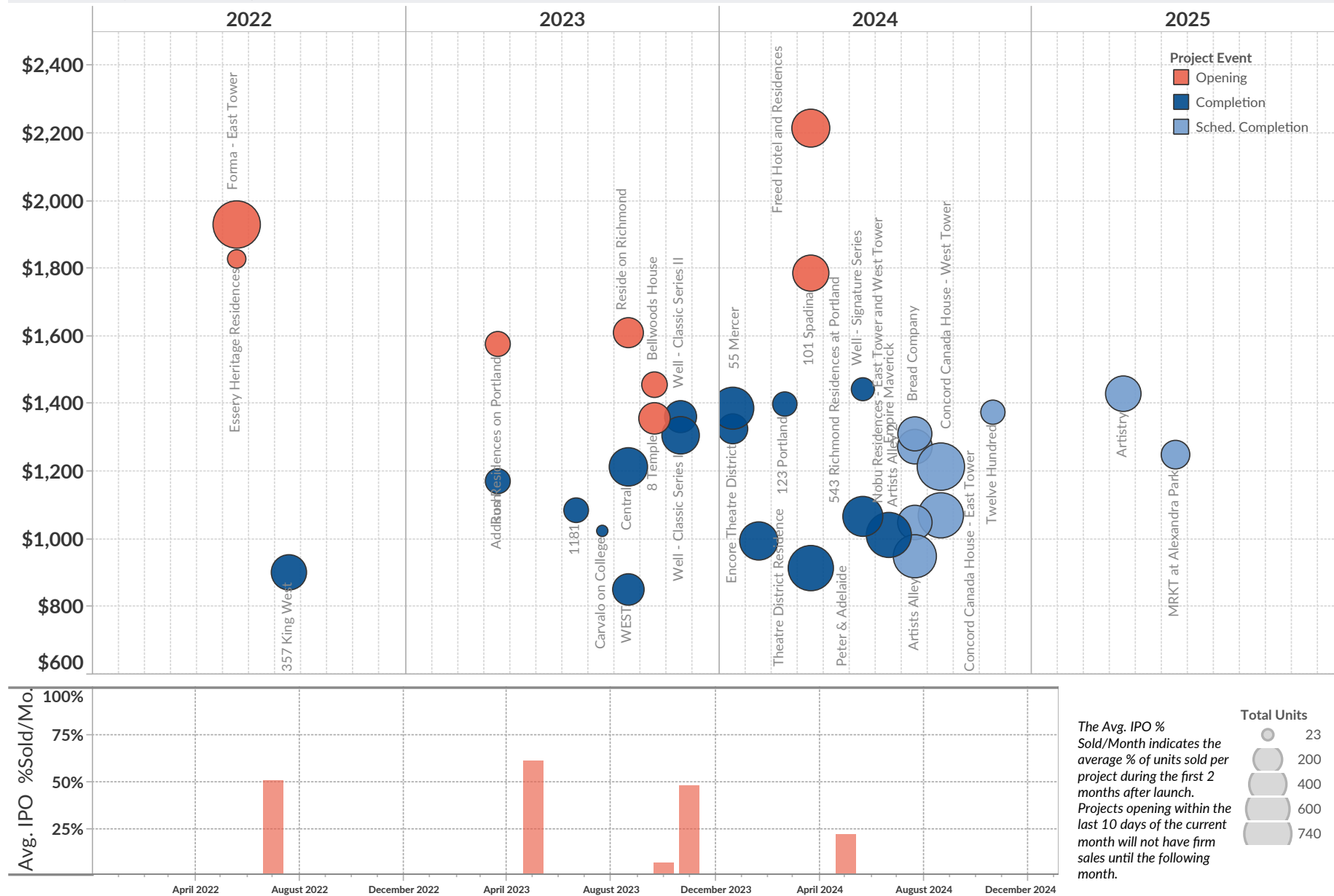
Downtown West		GTA
Distinct count of Site Name	23	335
No. of Units	8,388	86,474
Total Sales	7,121	69,568
Act Inv	1,267	16,906
Avg. \$/sf	\$1,861	\$1,405
Avg. Project \$/SF	\$1,657	\$1,311
Avg. SF	927	779
Avg. \$	\$1,724,439	\$1,094,003
Current Month Sales	15	101

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



Downtown West Submarket Report - January 2025

Recent Project Openings, Completions & Scheduled Completions



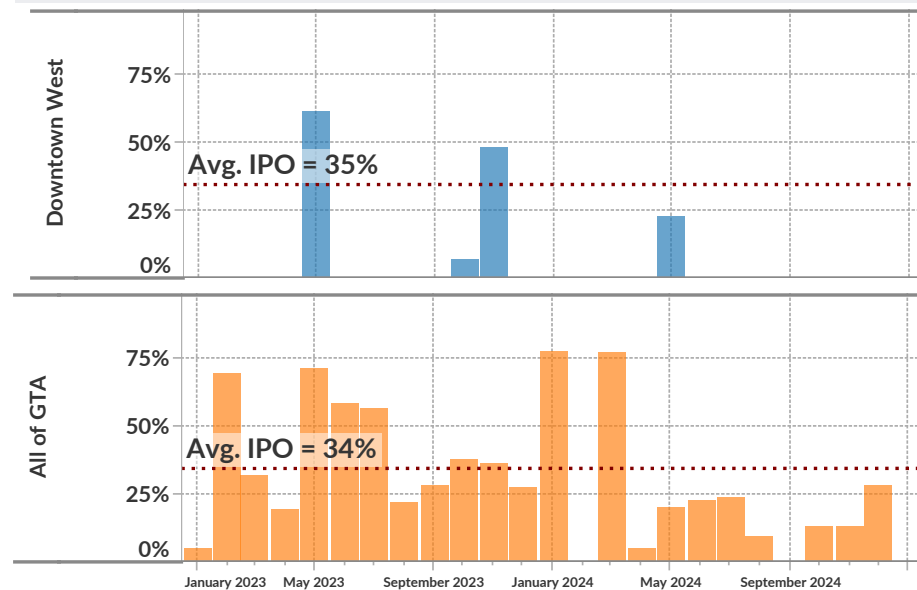
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Project Data by Unit Type

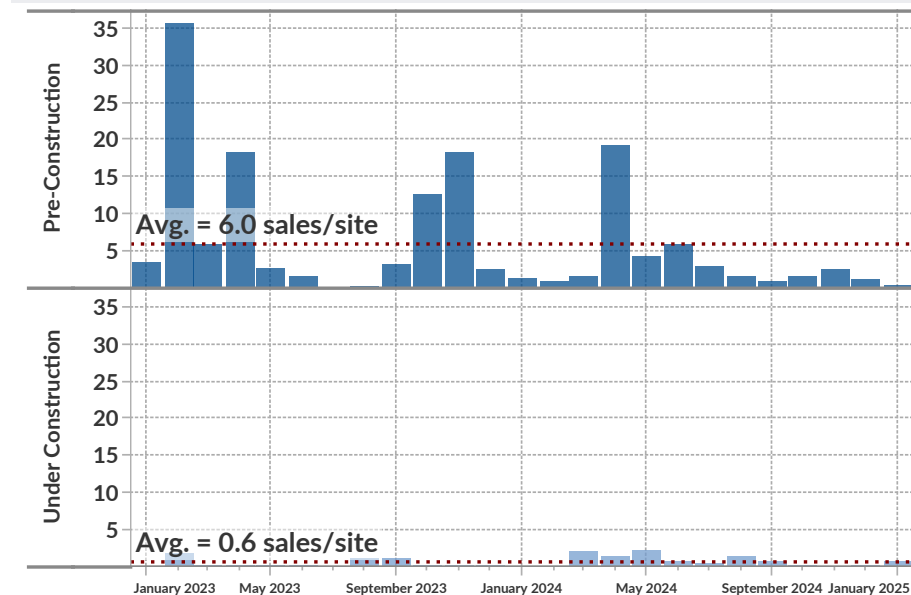
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	850	0	696	154
1 Bedroom	2,212	2	1,988	224
1 Bedroom + Den	1,530	0	1,443	87
2 Bedroom	2,350	2	1,935	415
2 Bedroom + Den	398	3	329	69
3 Bedroom & Up	960	2	697	263
Penthouse	59	0	28	31
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,096	275	473	\$529,990	\$997,900
\$1,603	411	753	\$512,990	\$1,454,990
\$1,582	489	746	\$699,900	\$1,473,990
\$1,697	549	1,870	\$713,990	\$3,554,990
\$1,598	734	2,489	\$1,010,990	\$3,810,000
\$2,083	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)

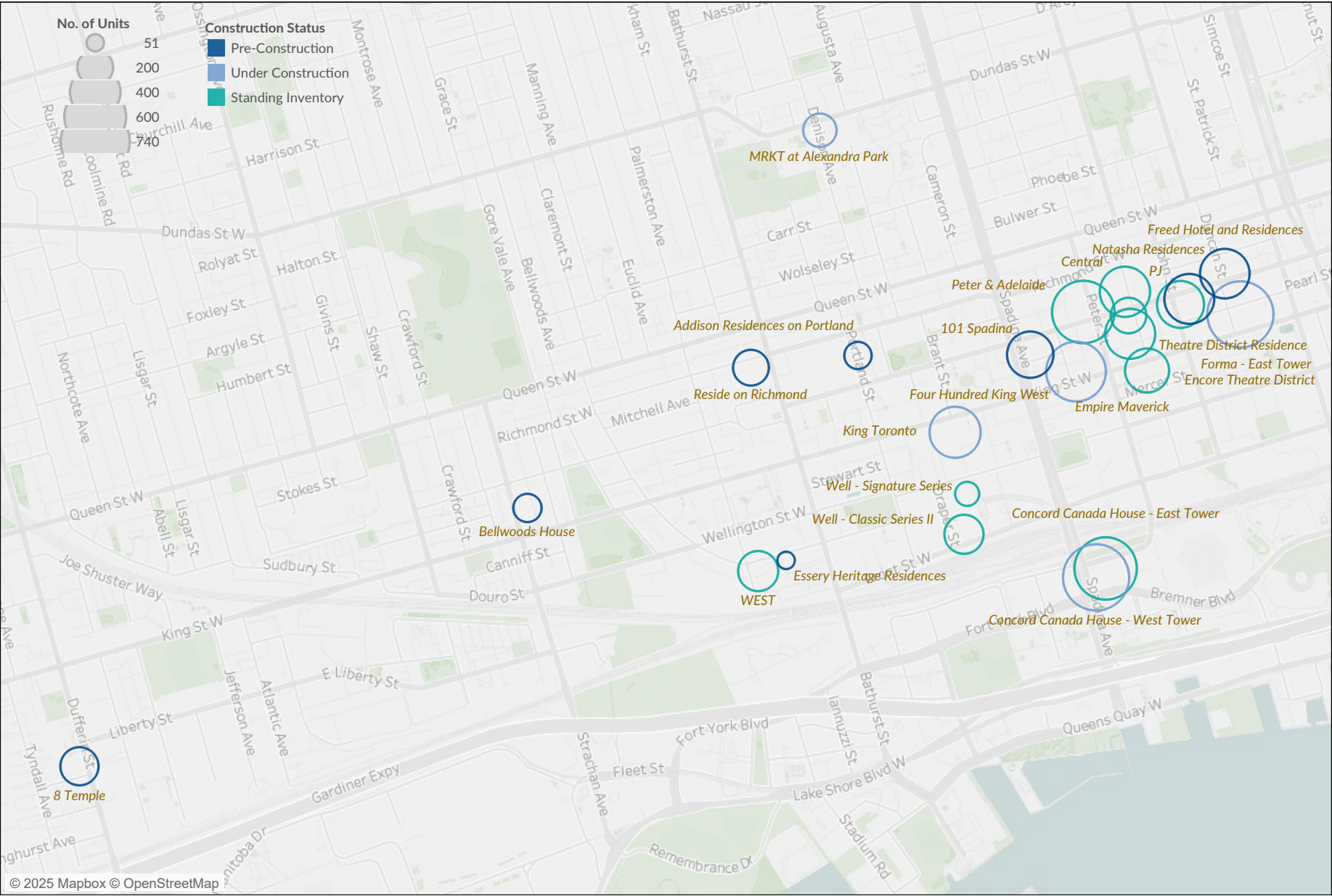


Post Launch Absorption: Downtown West



Downtown West Submarket Report - January 2025

Current Active Projects



Downtown West Submarket Report - January 2025



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 \$/SF
8 Temple - Curated Properties	Apartment	January 2028	0	0	67	246	\$1,358	\$1,357
101 Spadina - Devron	Apartment	October 2028	4	4	240	363	\$1,787	\$1,859
Addison Residences on Portland - ADI Development Group	Apartment	May 2027	0	0	42	126	\$1,578	\$1,613
Bellwoods House - Republic Developments Inc.	Apartment	May 2027	0	0	27	135	\$1,457	\$1,449
Central - Concord Adex	Apartment	September 2023	0	0	13	426	\$1,214	\$1,389
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	2	2	44	657	\$1,071	\$1,489
Concord Canada House - West Tower - Concord Adex	Apartment	March 2025	0	0	53	740	\$1,215	\$1,563
Empire Maverick - Empire	Apartment	October 2024	0	0	13	328	\$1,274	\$1,277
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	0	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	0	307	415	\$2,216	\$2,487
King Toronto - Westbank Projects Corp.	Apartment	September 2025	3	3	23	441	\$0	\$2,918
MRKT at Alexandra Park - Tridel	Apartment	June 2025	0	0	22	188	\$1,250	\$1,241
Natasha Residences - Lanterra Developments	Apartment	December 2027	0	0	102	420	\$1,579	\$1,806
Peter & Adelaide - Graywood Developments	Apartment	April 2024	0	0	2	659	\$915	\$1,485
PJ - Pinnacle International	Apartment	August 2021	0	0	23	373	\$652	\$1,514
Reside on Richmond - Harlo Capital and Originate Developme..	Apartment	January 2027	0	0	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	0	7	258	\$1,363	\$1,534
Well - Signature Series - Tridel	Apartment	June 2024	0	0	23	98	\$1,444	\$1,577
WEST - Aspen Ridge Homes	Apartment	September 2023	0	0	12	272	\$852	\$1,422

Downtown West Submarket Report - January 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	4	15
Central Waterfront	8	4
Don Mills - York Mills	0	8
Downtown Core	0	6
Downtown East	5	18
Downtown West	15	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	2	4
Mississauga City Centre	1	10
North Toronto	2	16
North Yonge Corridor	0	9
North York East		
North York West	1	10
Not Applicable	50	169
Scarborough City Centre		
Sheppard Corridor	3	9
Thornhill	0	2
Toronto East	0	6
Toronto West	10	18
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,965	515	\$2,486	1,107	\$2,752,763
1,818	823	\$1,697	902	\$1,531,085
1,797	282	\$1,221	791	\$966,545
3,675	446	\$1,866	784	\$1,462,216
5,317	1,157	\$1,425	710	\$1,012,109
7,121	1,267	\$1,861	927	\$1,724,439
553	12	\$1,649	782	\$1,289,608
889	203	\$1,055	799	\$842,676
4,798	651	\$1,231	662	\$815,241
2,551	348	\$1,581	957	\$1,513,598
2,716	788	\$1,618	679	\$1,099,491
1,196	631	\$1,322	761	\$1,006,390
26,815	8,578	\$1,162	732	\$851,235
1,901	402	\$1,413	808	\$1,141,978
416	27	\$1,553	1,661	\$2,580,278
901	171	\$1,262	657	\$829,004
3,039	443	\$1,214	925	\$1,122,811
1,100	162	\$2,117	987	\$2,088,585



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