



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

Data as of February 2025

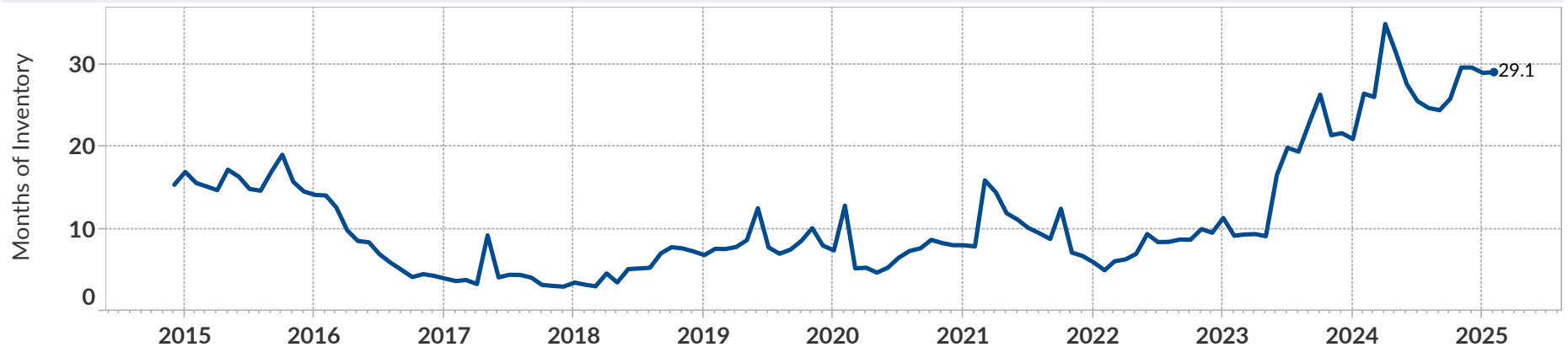


Downtown West Submarket Report - February 2025



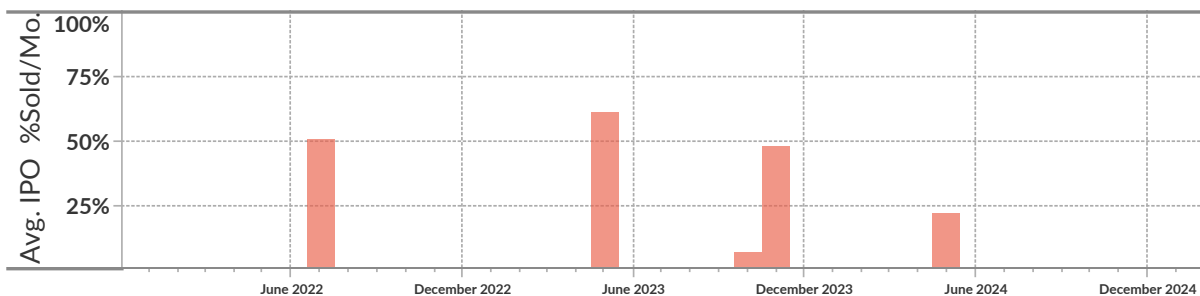
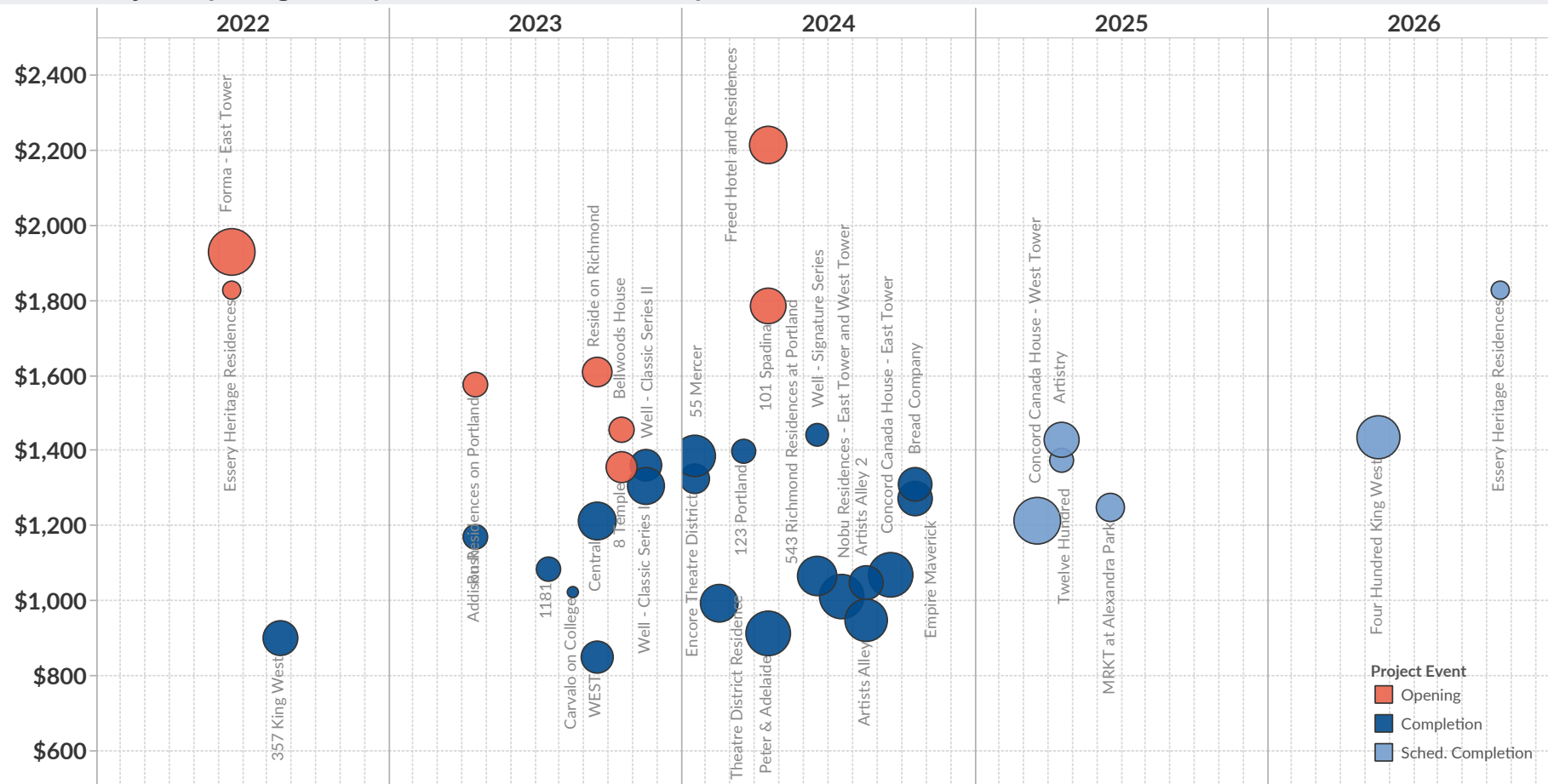
Downtown West		GTA
Distinct count of Site Name	23	337
No. of Units	8,388	86,773
Total Sales	7,142	69,778
Act Inv	1,246	16,995
Avg. \$/sf	\$1,867	\$1,404
Avg. Project \$/SF	\$1,662	\$1,313
Avg. SF	930	779
Avg. \$	\$1,737,522	\$1,093,395
Current Month Sales	13	152

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

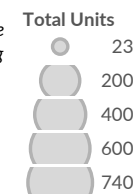


Downtown West Submarket Report - February 2025

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.



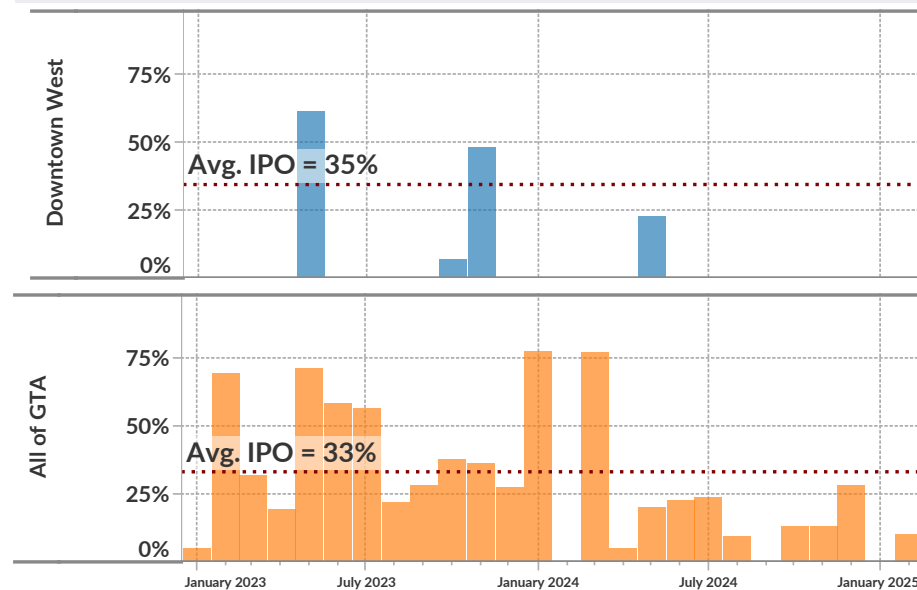
Downtown West Submarket Report - February 2025

Project Data by Unit Type

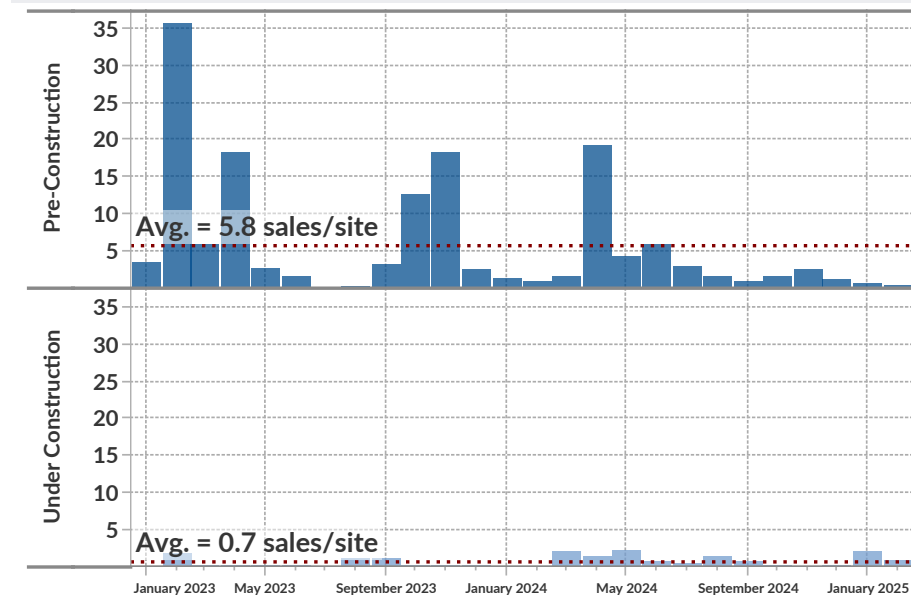
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	850	0	696	154
1 Bedroom	2,212	4	1,993	219
1 Bedroom + Den	1,530	3	1,449	81
2 Bedroom	2,350	4	1,944	406
2 Bedroom + Den	398	0	329	69
3 Bedroom & Up	960	2	698	262
Penthouse	59	0	28	31
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,096	275	473	\$529,990	\$997,900
\$1,603	411	753	\$512,990	\$1,454,990
\$1,615	477	746	\$699,900	\$1,473,990
\$1,707	549	1,870	\$713,990	\$3,554,990
\$1,604	734	2,489	\$1,010,990	\$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)

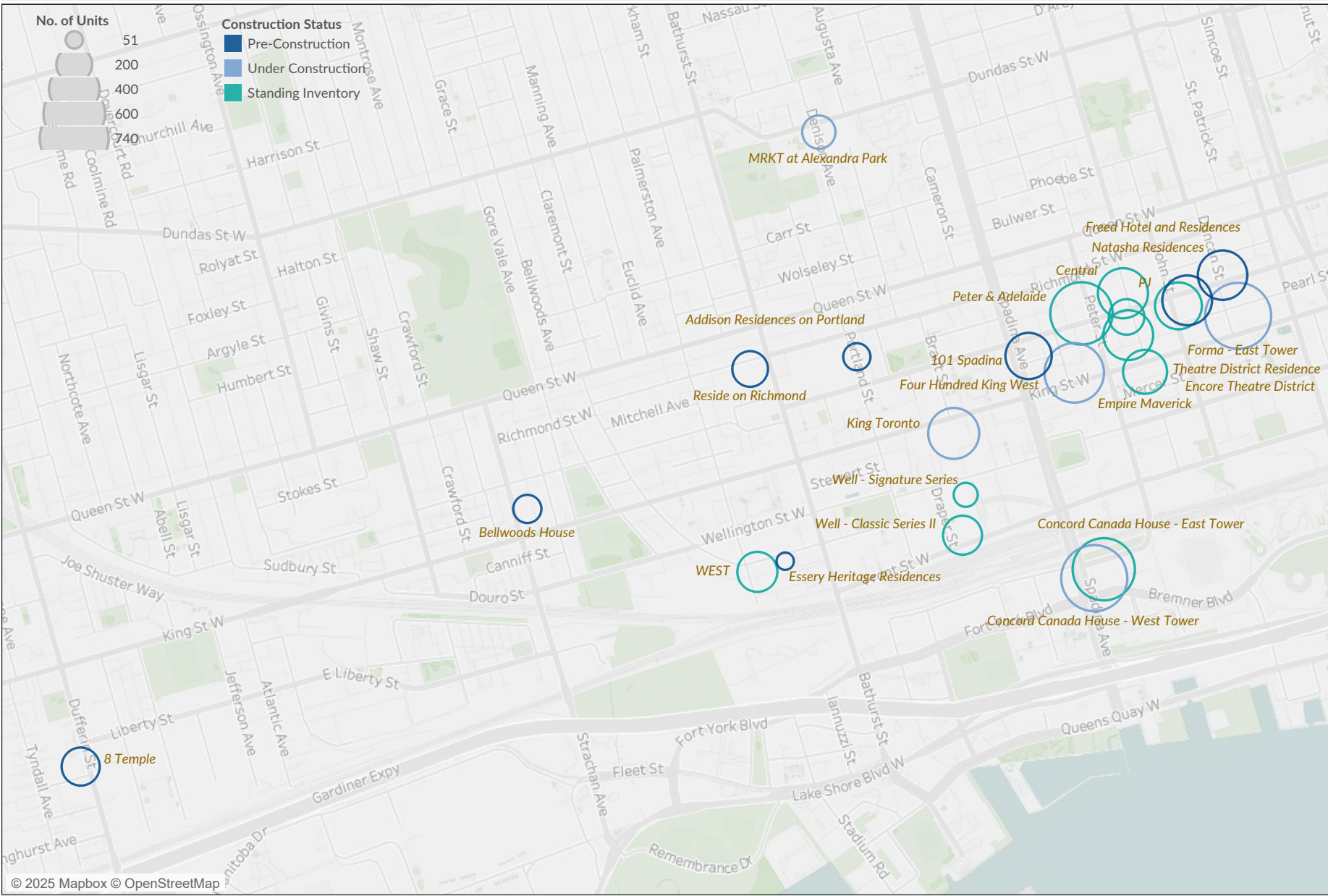


Post Launch Absorption: Downtown West



Downtown West Submarket Report - February 2025

Current Active Projects



Downtown West Submarket Report - February 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	2	8	59	246	\$1,358	\$1,387
101 Spadina - Devron	Apartment	October 2028	1	1	243	363	\$1,787	\$1,858
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	1	1	12	426	\$1,214	\$1,407
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	0	0	46	657	\$1,071	\$1,490
Concord Canada House - West Tower - Concord Adex	Apartment	March 2025	5	12	41	740	\$1,215	\$1,550
Empire Maverick - Empire	Apartment	October 2024	1	1	12	328	\$1,274	\$1,291
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	1	1	306	415	\$2,216	\$2,488
King Toronto - Westbank Projects Corp.	Apartment	September 2025	0	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	1	22	98	\$1,444	\$1,581
WEST - Aspen Ridge Homes	Apartment	September 2023	2	2	10	272	\$852	\$1,473

Downtown West Submarket Report - February 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 15
Central Waterfront	• 2	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 2	• 6
Downtown East	• 3	• 18
Downtown West	• 13	• 23
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 1	• 10
North Toronto	• 4	• 16
North Yonge Corridor	• 3	• 9
North York East		
North York West	• 3	• 10
Not Applicable	• 106	• 171
Scarborough City Centre		
Sheppard Corridor	• 3	• 9
Thornhill	• 0	• 2
Toronto East	• 1	• 6
Toronto West	• 6	• 18
Yonge - St. Clair	• 2	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,970	• 510	• \$2,490	• 1,110	• \$2,763,736
• 1,821	• 820	• \$1,709	• 896	• \$1,531,229
• 1,797	• 282	• \$1,221	• 791	• \$966,545
• 3,677	• 444	• \$1,866	• 785	• \$1,464,427
• 5,330	• 1,144	• \$1,422	• 710	• \$1,010,262
• 7,142	• 1,246	• \$1,867	• 930	• \$1,737,522
• 553	• 12	• \$1,649	• 782	• \$1,289,608
• 889	• 203	• \$1,055	• 799	• \$842,676
• 4,799	• 650	• \$1,230	• 662	• \$814,614
• 2,561	• 338	• \$1,599	• 932	• \$1,490,740
• 2,720	• 784	• \$1,620	• 677	• \$1,097,777
• 1,200	• 627	• \$1,323	• 764	• \$1,010,069
• 26,935	• 8,734	• \$1,159	• 730	• \$846,290
• 1,913	• 413	• \$1,395	• 810	• \$1,129,161
• 416	• 27	• \$1,553	• 1,661	• \$2,580,278
• 902	• 170	• \$1,258	• 660	• \$829,998
• 3,047	• 435	• \$1,220	• 930	• \$1,135,614
• 1,106	• 156	• \$2,152	• 1,232	• \$2,650,066



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.