



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

Data as of March 2025

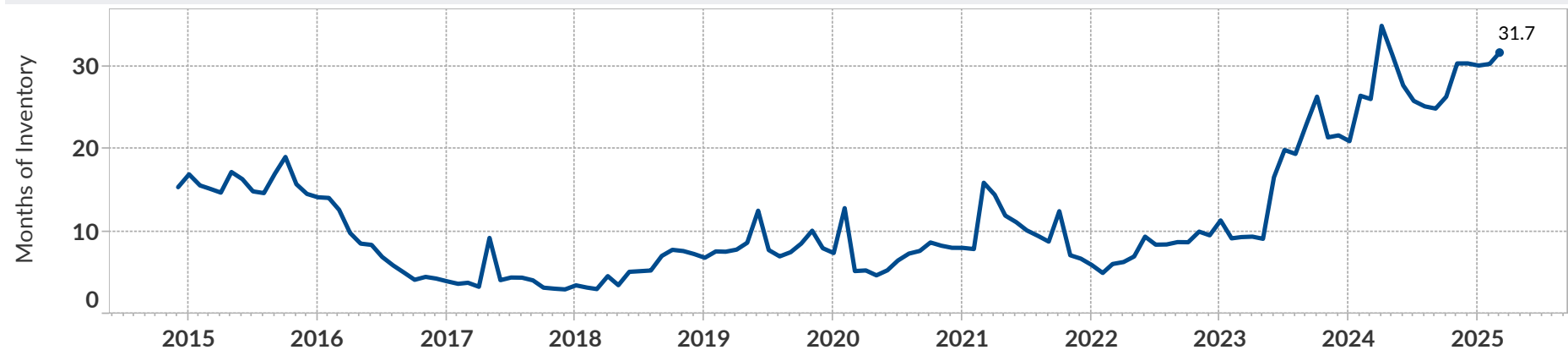


Downtown West Submarket Report - March 2025



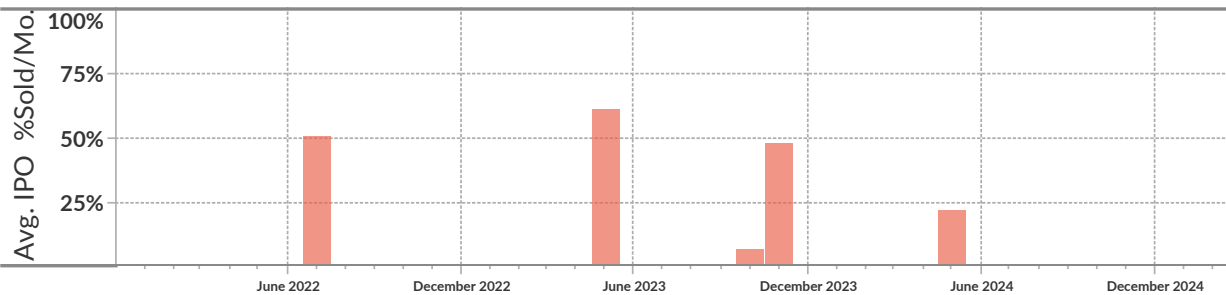
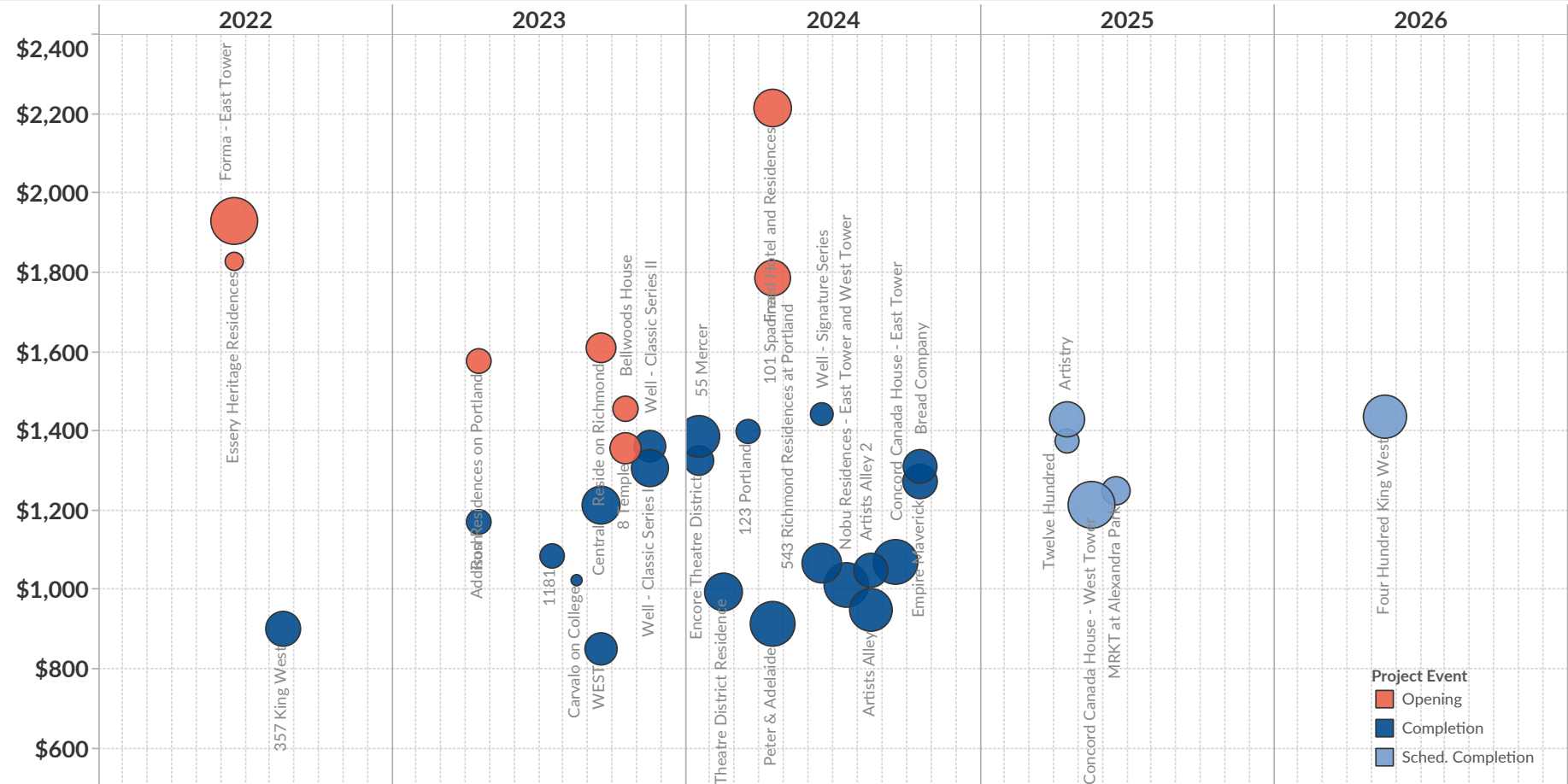
Downtown West		GTA
Distinct count of Site Name	23	334
No. of Units	8,388	85,947
Total Sales	7,133	69,144
Act Inv	1,255	16,803
Avg. \$/sf	\$1,865	\$1,401
Avg. Project \$/SF	\$1,662	\$1,311
Avg. SF	926	780
Avg. \$	\$1,727,951	\$1,092,679
Current Month Sales	6	160

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

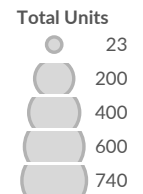


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Recent Project Openings, Completions & Scheduled Completions



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.



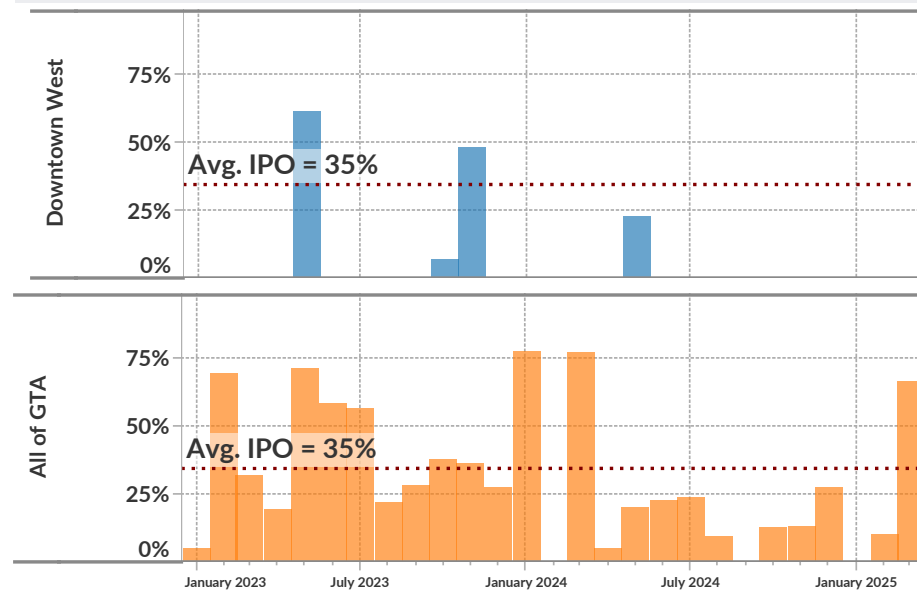
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Project Data by Unit Type

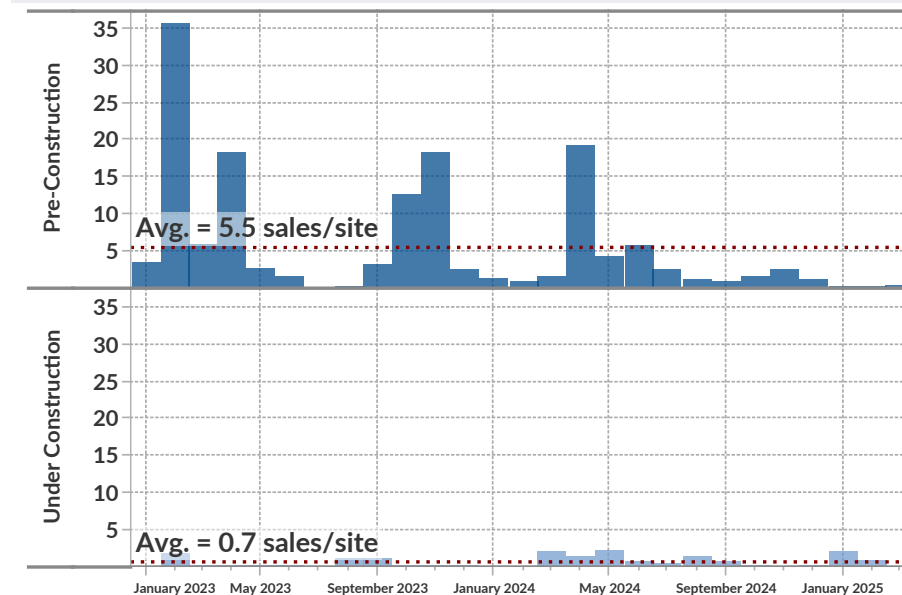
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	850	0	696	154
1 Bedroom	2,212	2	1,994	218
1 Bedroom + Den	1,530	0	1,441	89
2 Bedroom	2,350	1	1,939	411
2 Bedroom + Den	398	1	330	68
3 Bedroom & Up	960	1	699	261
Penthouse	59	1	29	30
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,096	275	473	\$529,990	\$997,900
\$1,605	411	753	\$512,990	\$1,454,990
\$1,605	477	746	\$699,900	\$1,473,990
\$1,699	549	1,870	\$713,990	\$3,554,990
\$1,609	734	2,489	\$1,010,990	\$3,810,000
\$2,084	830	6,169	\$1,000,000	\$13,500,000
\$2,213	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)

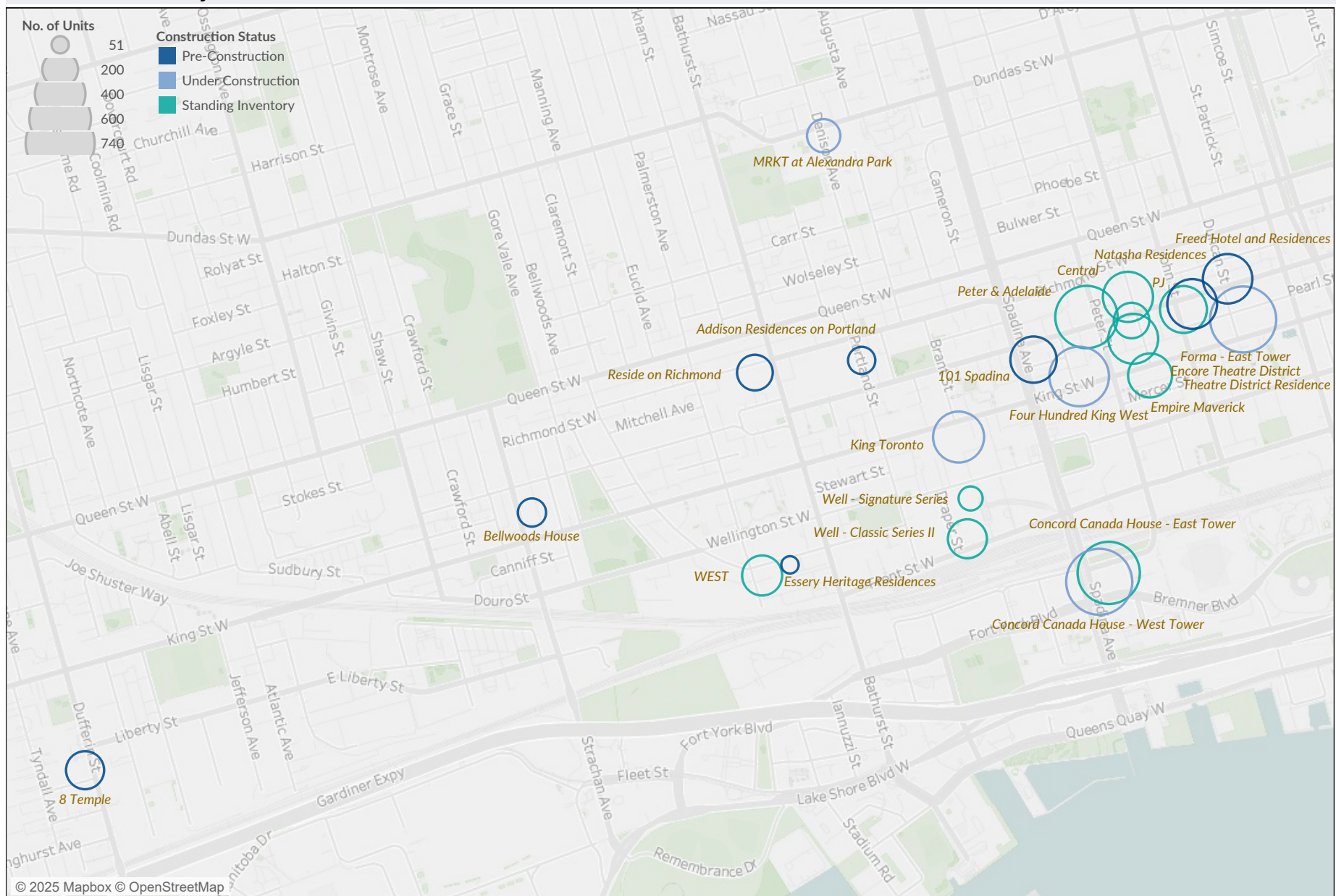


Post Launch Absorption: Downtown West



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Current Active Projects



Downtown West Submarket Report - March 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	1	2	74	246	\$1,358	\$1,391
101 Spadina - Devron	Apartment	October 2028	1	2	242	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	0	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	May 2025	0	12	41	740	\$1,215	\$1,550
Empire Maverick - Empire	Apartment	October 2024	1	2	11	328	\$1,274	\$1,305
Encore Theatre District - Plaza	Apartment	January 2024	0	0	11	214	\$1,327	\$1,581
Essery Heritage Residences - Aspen Ridge Homes	Apartment	October 2027	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	2	305	415	\$2,216	\$2,489
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	August 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	1	3	20	98	\$1,444	\$1,584
WEST - Aspen Ridge Homes	Apartment	September 2023	1	3	9	272	\$852	\$1,466

Downtown West Submarket Report - March 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	8	15
Central Waterfront	2	4
Don Mills - York Mills	0	8
Downtown Core	2	6
Downtown East	9	18
Downtown West	6	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	2	10
North Toronto	4	16
North Yonge Corridor	3	9
North York East		
North York West	3	10
Not Applicable	109	170
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	16
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,978	502	\$2,487	1,111	\$2,762,801
1,823	818	\$1,698	908	\$1,541,892
1,797	282	\$1,221	791	\$966,545
3,679	442	\$1,866	786	\$1,466,658
5,338	1,136	\$1,369	711	\$973,636
7,133	1,255	\$1,865	926	\$1,727,951
553	12	\$1,649	782	\$1,289,608
889	203	\$1,055	799	\$842,676
4,801	648	\$1,227	663	\$813,191
2,558	341	\$1,593	939	\$1,495,930
2,723	781	\$1,621	677	\$1,097,116
1,203	624	\$1,325	763	\$1,010,661
26,739	8,671	\$1,152	737	\$848,497
1,915	411	\$1,396	809	\$1,130,235
416	27	\$1,553	1,661	\$2,580,278
903	169	\$1,259	661	\$831,439
2,589	326	\$1,350	858	\$1,158,951
1,107	155	\$2,153	1,236	\$2,661,060



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