



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

Data as of May 2025

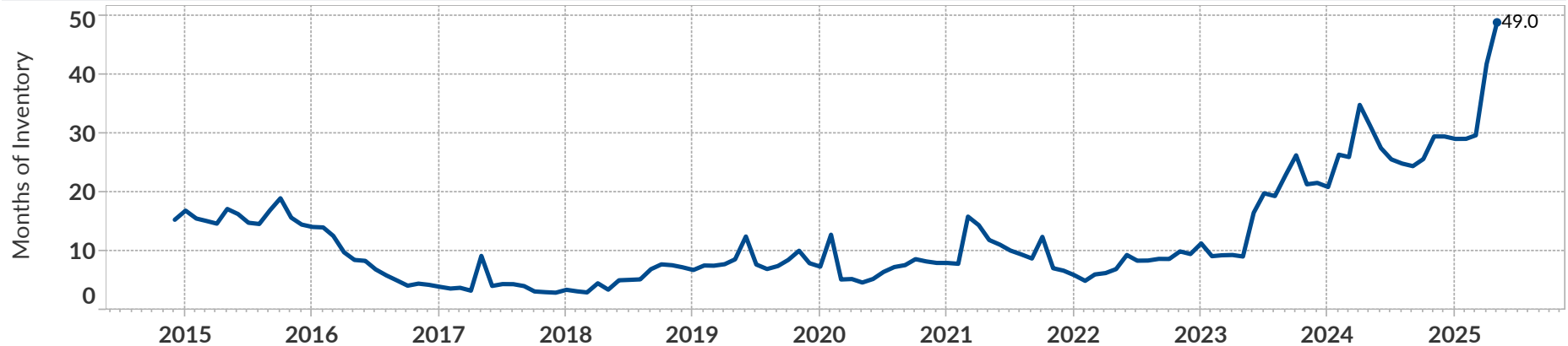


Downtown West Submarket Report - May 2025



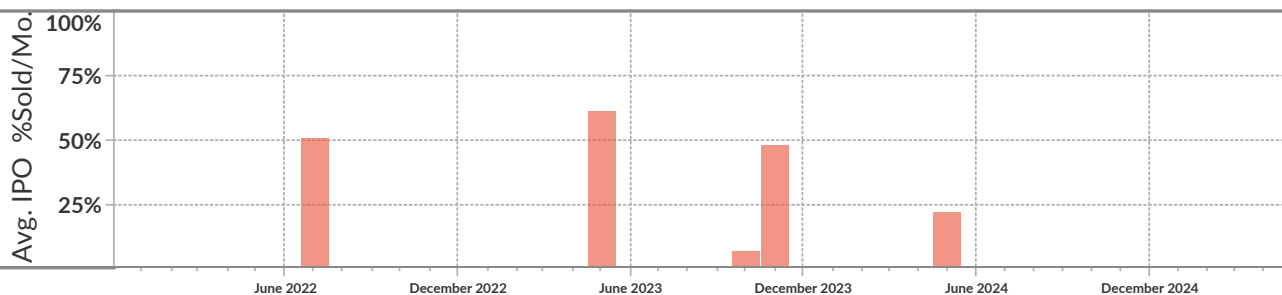
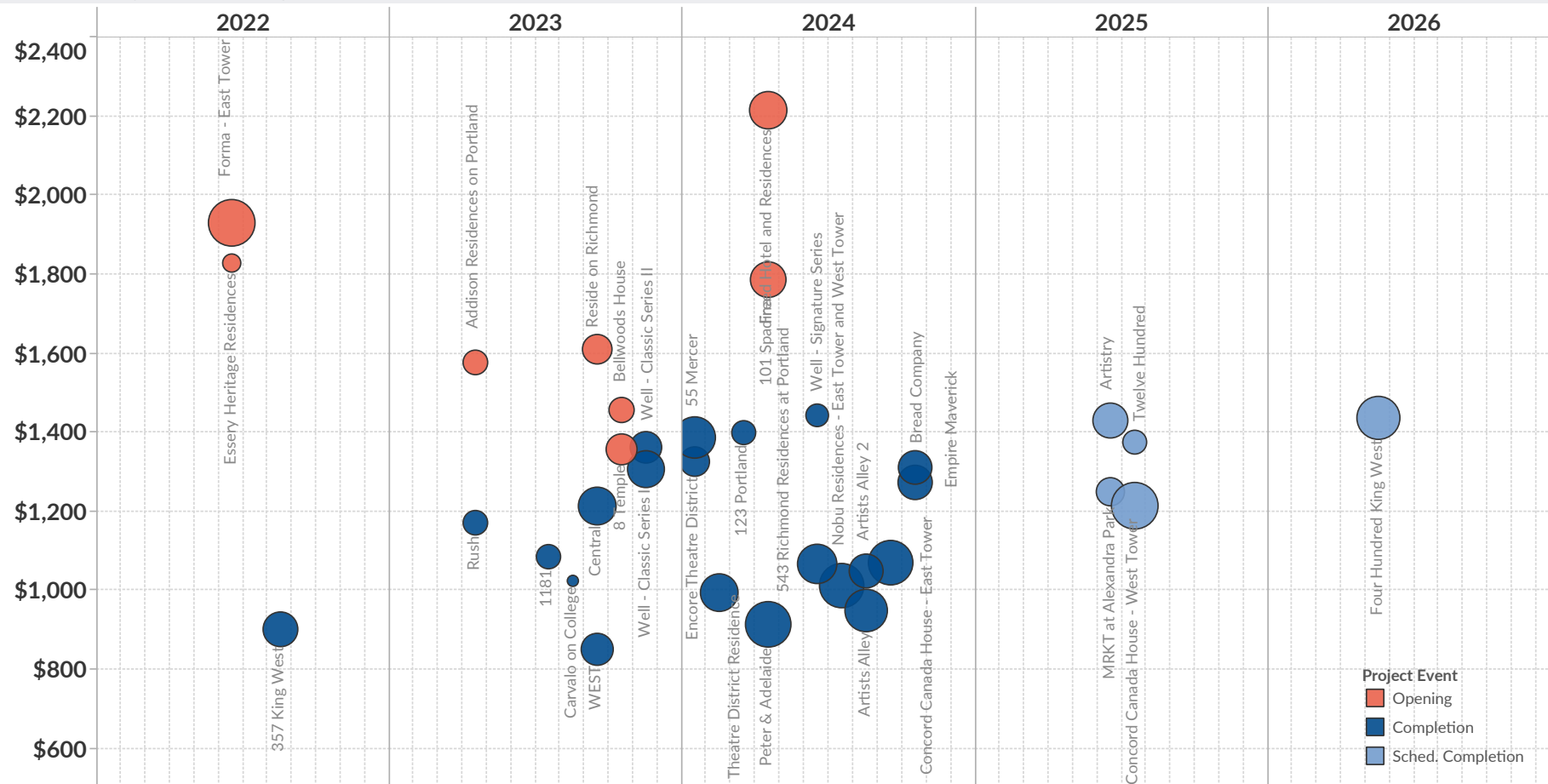
Downtown West		GTA
Distinct count of Site Name	22	329
No. of Units	7,729	84,006
Total Sales	6,516	67,622
Act Inv	1,213	16,384
Avg. \$/sf		\$1,388
Avg. Project \$/SF		\$1,310
Avg. SF		780
Avg. \$		\$1,082,883
Current Month Sales		137

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

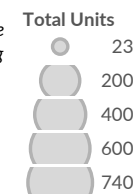


Downtown West Submarket Report - May 2025

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.



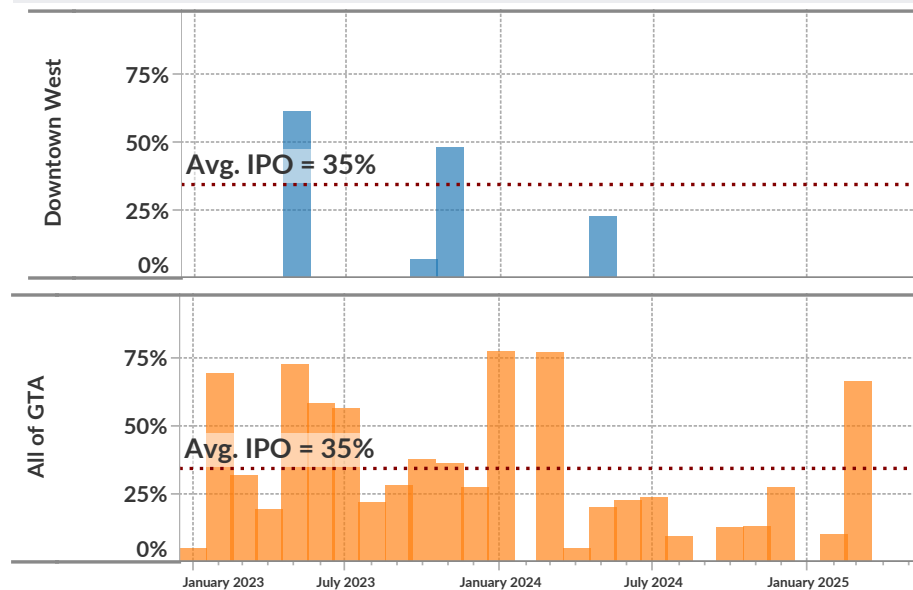
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Project Data by Unit Type

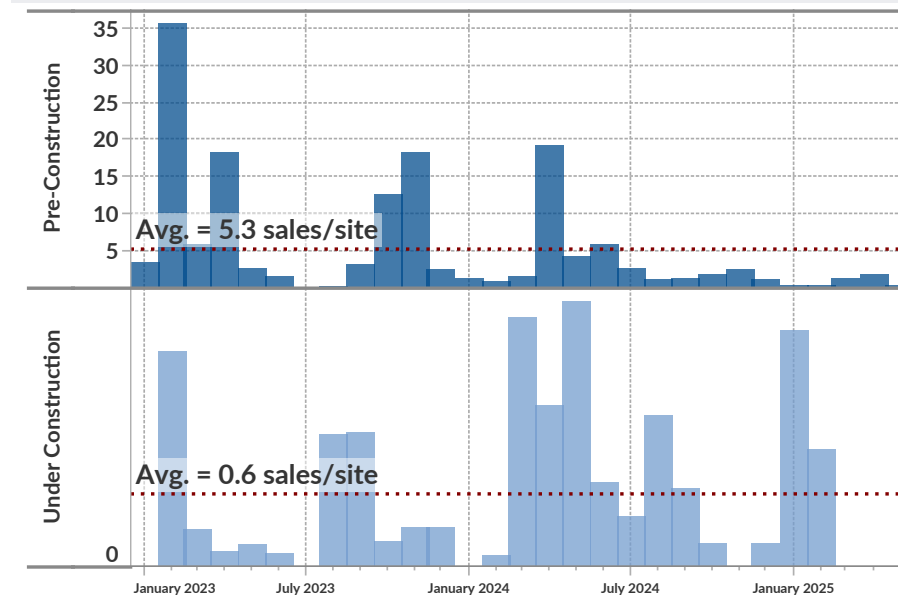
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	843	0	699	144
1 Bedroom	2,074	1	1,865	209
1 Bedroom + Den	1,322	0	1,245	77
2 Bedroom	2,144	0	1,738	406
2 Bedroom + Den	351	2	286	65
3 Bedroom & Up	907	0	649	258
Penthouse	59	0	29	30
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,073	275	473	\$529,990	\$897,000
\$1,602	411	753	\$512,990	\$1,454,990
\$1,571	477	746	\$719,900	\$1,473,990
\$1,697	549	1,870	\$713,990	\$3,554,990
\$1,599	734	2,489	\$984,990	\$3,810,000
\$2,100	830	6,169	\$1,000,000	\$13,500,000
\$2,194	603	4,264	\$984,990	\$15,224,000
\$1,347	836	1,394	\$1,070,000	\$2,170,000

IPO Launch Performance (first 2 months)

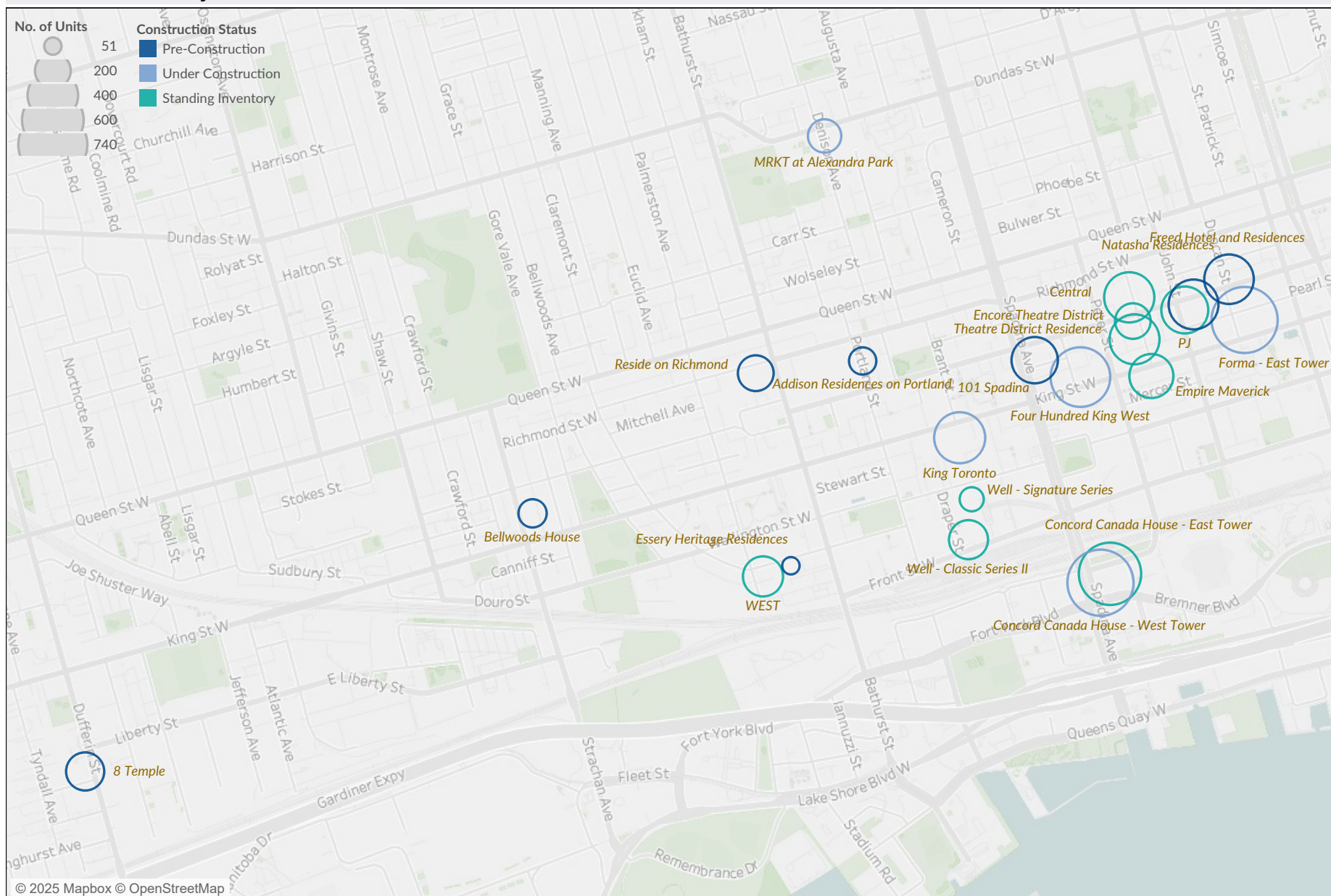


Post Launch Absorption: Downtown West



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Current Active Projects



Downtown West Submarket Report - May 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	15	61	246	\$1,358	\$1,394
101 Spadina - Devron	Apartment	October 2028	1	9	235	363	\$1,787	\$1,860
Addison Residences on Portland - ADI Development Group	Apartment	May 2027	0	0	42	126	\$1,578	\$1,613
Bellwoods House - Republic Developments Inc.	Apartment	October 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	July 2025	0	12	41	740	\$1,215	\$1,550
Empire Maverick - Empire	Apartment	October 2024	0	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	0	3	304	415	\$2,216	\$2,490
King Toronto - Westbank Projects Corp.	Apartment	June 2026	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	March 2028	0	8	84	420	\$1,579	\$1,795
PJ - Pinnacle International	Apartment	August 2021	0	0	23	373	\$652	\$1,514
Reside on Richmond - Harlo Capital and Originate Developme..	Apartment	February 2028	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	1	6	258	\$1,363	\$1,506
Well - Signature Series - Tridel	Apartment	June 2024	0	3	20	98	\$1,444	\$1,588
WEST - Aspen Ridge Homes	Apartment	September 2023	0	3	9	272	\$852	\$1,307

Downtown West Submarket Report - May 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	16
Central Waterfront	2	4
Don Mills - York Mills	0	8
Downtown Core	0	6
Downtown East	4	18
Downtown West	3	22
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	0	9
North Toronto	1	16
North Yonge Corridor	0	7
North York East		
North York West	2	10
Not Applicable	111	168
Scarborough City Centre		
Sheppard Corridor	0	9
Thornhill	0	2
Toronto East	2	6
Toronto West	6	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,987	436	\$2,348	999	\$2,347,045
1,832	809	\$1,697	914	\$1,551,898
1,797	233	\$1,308	765	\$1,000,872
3,681	440	\$1,867	787	\$1,468,986
5,339	1,135	\$1,368	713	\$975,664
6,516	1,213	\$1,869	938	\$1,753,501
554	11	\$1,652	770	\$1,271,832
889	203	\$1,055	799	\$842,676
4,576	654	\$1,205	677	\$816,191
2,559	340	\$1,591	942	\$1,498,452
1,965	776	\$1,632	672	\$1,097,489
1,208	619	\$1,328	763	\$1,012,970
26,776	8,431	\$1,152	743	\$855,963
1,913	413	\$1,392	811	\$1,128,514
417	26	\$1,550	1,673	\$2,593,365
905	167	\$1,258	663	\$833,339
2,600	324	\$1,339	846	\$1,132,645
1,108	154	\$2,155	1,240	\$2,672,197



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