



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

Data as of June 2025

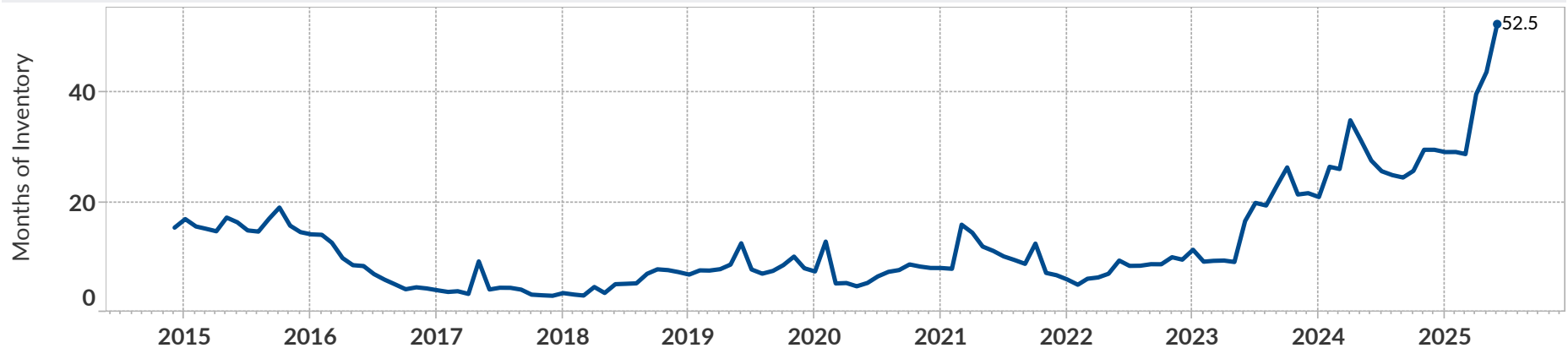


Downtown West Submarket Report - June 2025



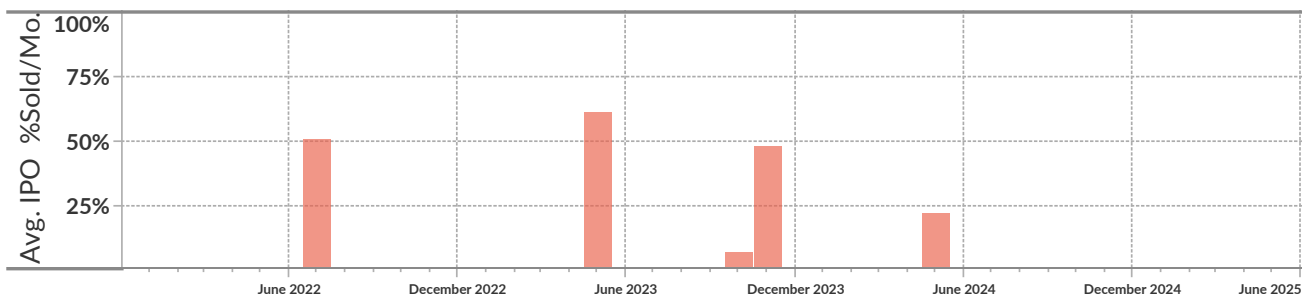
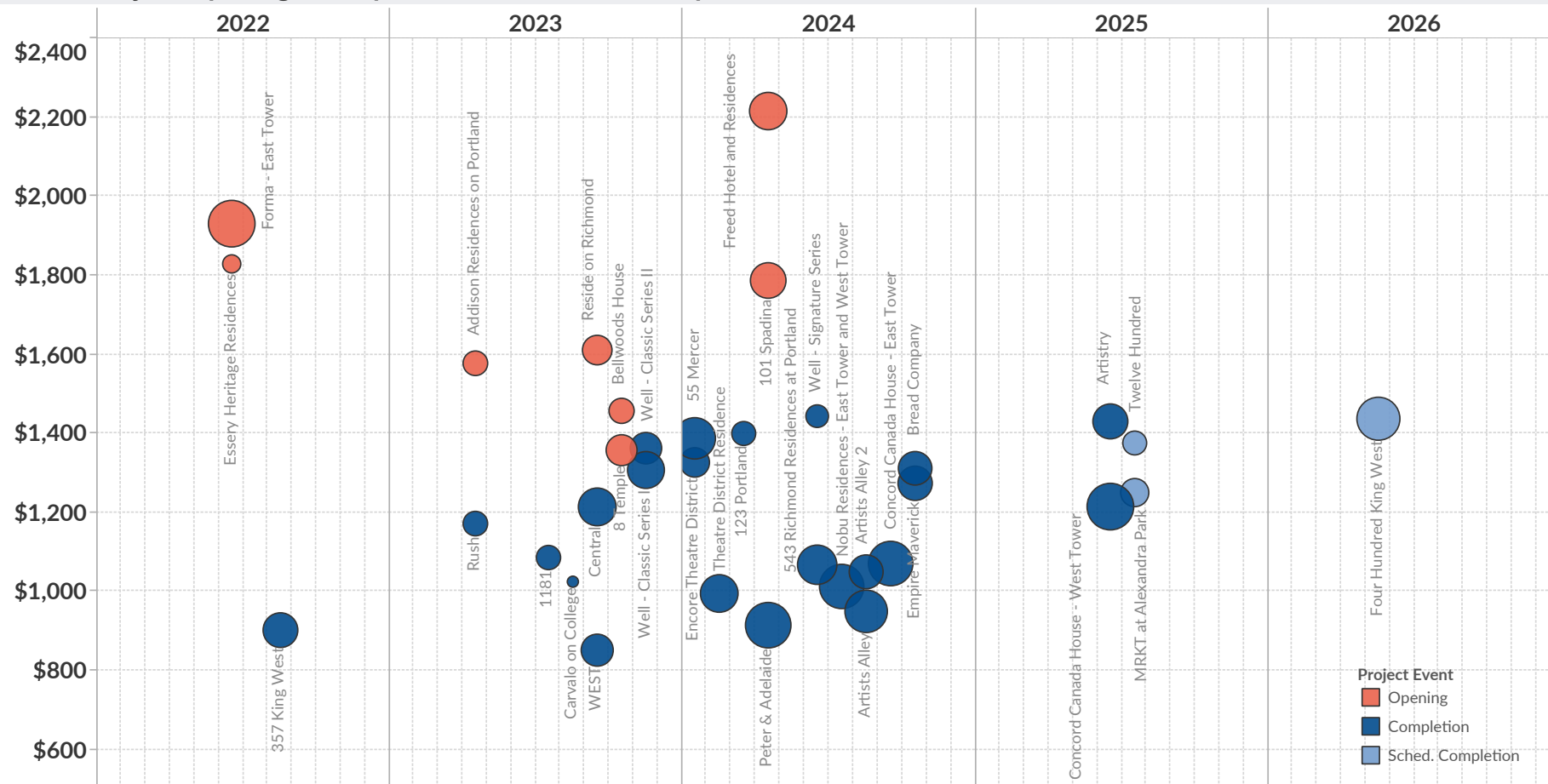
Downtown West		GTA
Distinct count of Site Name	21	329
No. of Units	7,471	84,228
Total Sales	6,290	67,532
Act Inv	1,181	16,696
Avg. \$/sf	\$1,880	\$1,385
Avg. Project \$/SF	\$1,665	\$1,310
Avg. SF	936	783
Avg. \$	\$1,759,620	\$1,084,408
Current Month Sales	4	217

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

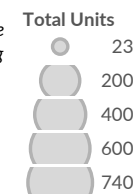


Downtown West Submarket Report - June 2025

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.



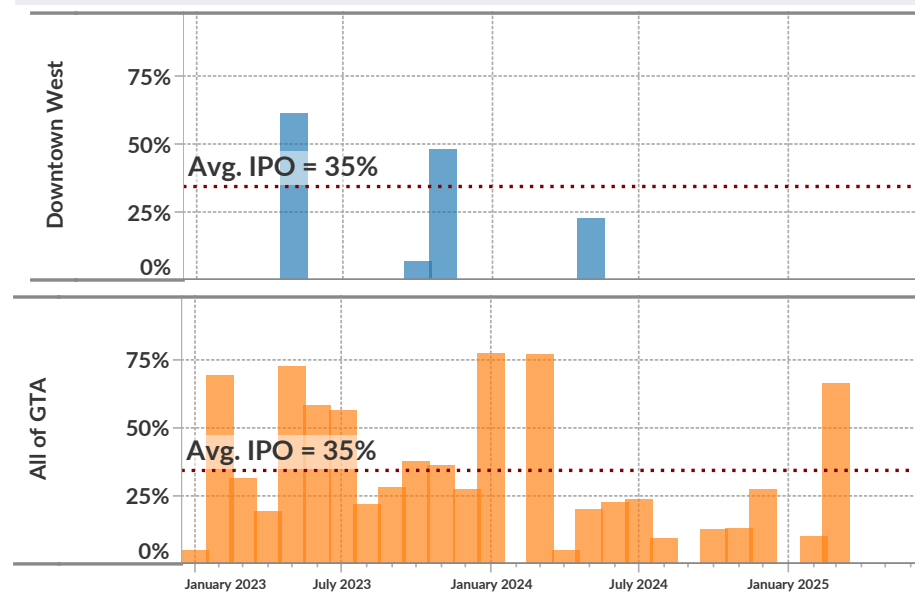
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Project Data by Unit Type

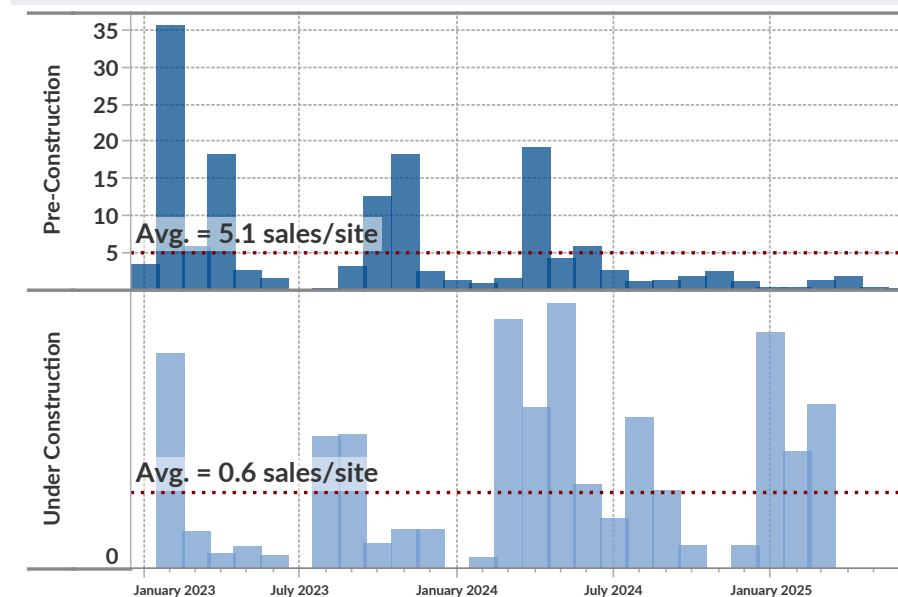
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	843	1	700	143
1 Bedroom	2,005	1	1,804	201
1 Bedroom + Den	1,266	0	1,190	76
2 Bedroom	2,087	0	1,683	404
2 Bedroom + Den	307	0	244	63
3 Bedroom & Up	881	1	633	248
Penthouse	59	1	31	28
Other	14	0	4	10

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,074	275	473	\$529,990	\$897,000
\$1,614	411	753	\$512,990	\$1,454,990
\$1,575	477	746	\$719,900	\$1,473,990
\$1,698	549	1,870	\$713,990	\$3,554,990
\$1,604	734	2,489	\$984,990	\$3,810,000
\$2,118	830	6,169	\$1,000,000	\$13,500,000
\$2,196	603	4,264	\$984,990	\$15,224,000
\$1,231	836	1,350	\$1,070,000	\$1,620,000

IPO Launch Performance (first 2 months)

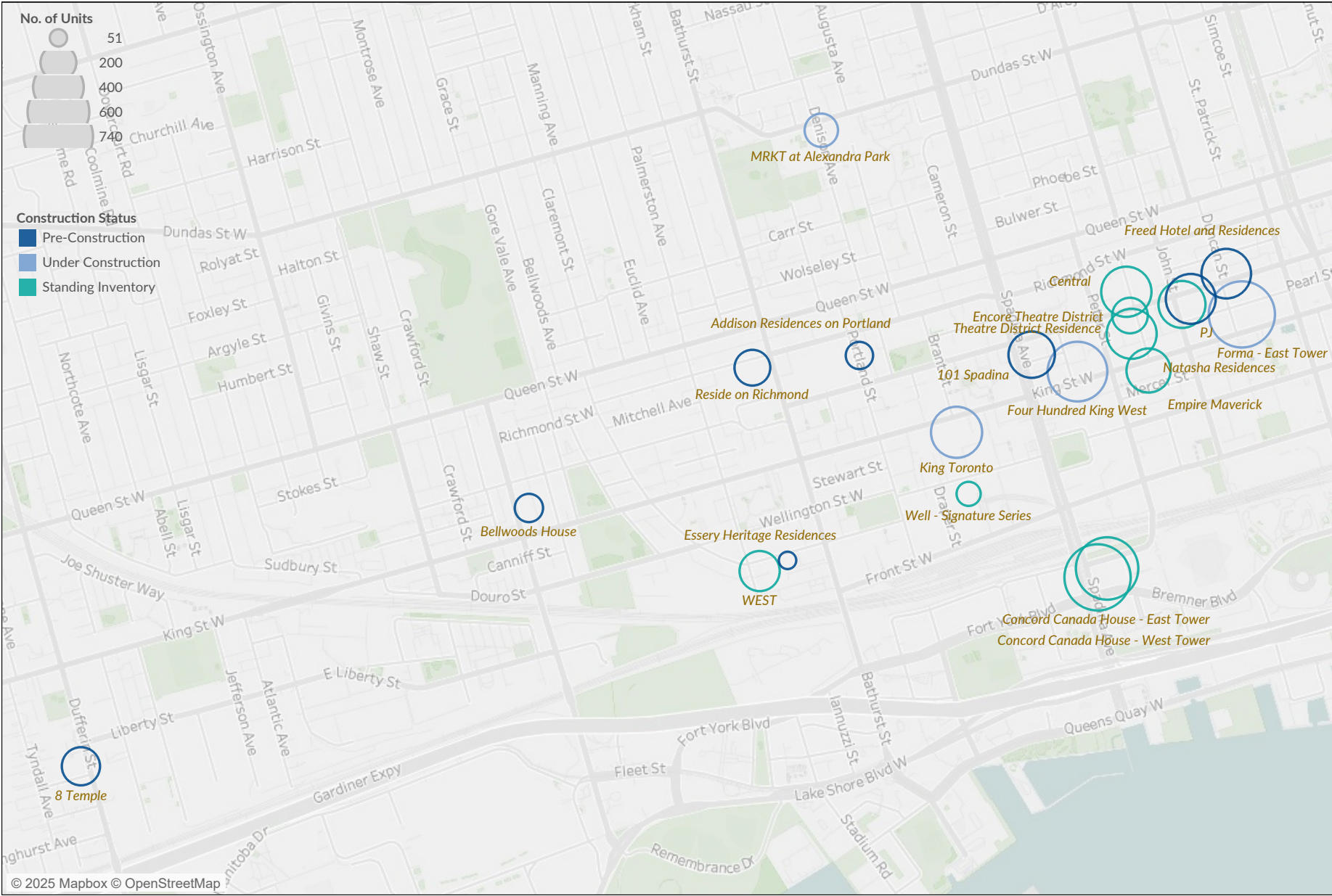


Post Launch Absorption: Downtown West



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Current Active Projects



Downtown West Submarket Report - June 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	15	61	246	\$1,358	\$1,394
101 Spadina - Devron	Apartment	October 2028	1	10	234	363	\$1,787	\$1,860
Addison Residences on Portland - ADI Development Group	Apartment	September 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	1	6	7	426	\$1,214	\$1,285
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	1	10	36	657	\$1,071	\$1,496
Concord Canada House - West Tower - Concord Adex	Apartment	June 2025	0	19	34	740	\$1,215	\$1,578
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	July 2025	0	0	22	188	\$1,250	\$1,241
Natasha Residences - Lanterra Developments	Apartment	March 2028	1	9	83	420	\$1,579	\$1,794
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 - Signature Series - Tridel	Apartment	June 2024	0	5	18	98	\$1,444	\$1,593
WEST - Aspen Ridge Homes	Apartment	September 2023	0	3	9	272	\$852	\$1,307

Downtown West Submarket Report - June 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	9	16
Central Waterfront	0	4
Don Mills - York Mills	4	9
Downtown Core	1	6
Downtown East	2	18
Downtown West	4	21
Etobicoke Waterfront	1	1
Highway7 - Yonge	2	4
Mississauga City Centre	2	9
North Toronto	11	16
North Yonge Corridor	0	7
North York East		
North York West	1	10
Not Applicable	162	168
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	10	6
Toronto West	6	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,996	429	\$2,348	997	\$2,342,020
1,832	922	\$1,642	903	\$1,483,222
1,804	282	\$1,599	1,013	\$1,619,338
3,682	439	\$1,866	788	\$1,470,493
5,342	1,132	\$1,372	713	\$978,634
6,290	1,181	\$1,880	936	\$1,759,620
555	10	\$1,649	759	\$1,250,725
891	201	\$1,055	799	\$842,895
4,578	631	\$1,221	661	\$807,456
2,571	328	\$1,587	938	\$1,489,540
1,965	776	\$1,632	672	\$1,097,489
1,209	618	\$1,329	763	\$1,013,372
26,856	8,677	\$1,143	743	\$848,808
1,915	411	\$1,393	812	\$1,130,303
417	26	\$1,550	1,673	\$2,593,365
915	157	\$1,243	668	\$830,915
2,606	322	\$1,339	851	\$1,139,248
1,108	154	\$2,155	1,240	\$2,672,197



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