



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

Data as of August 2025

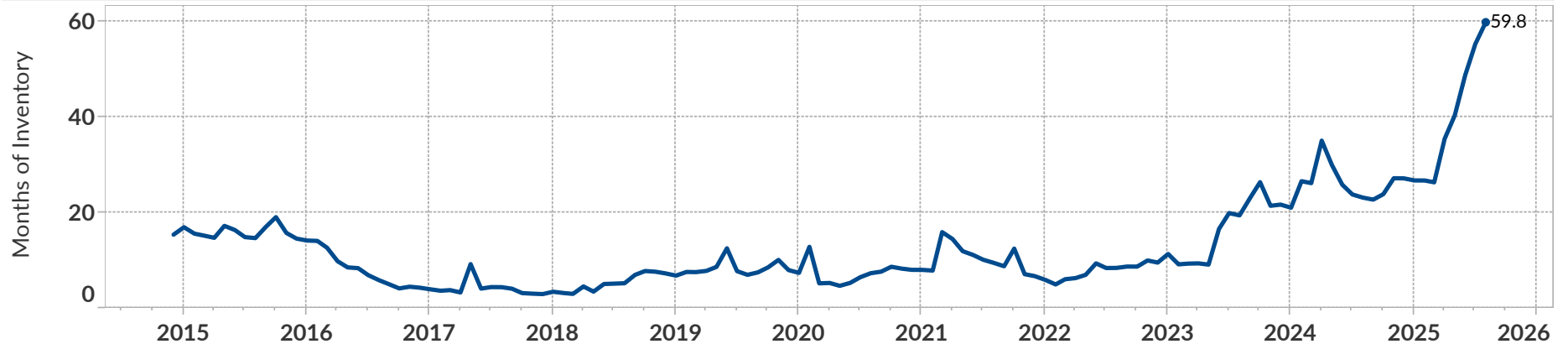


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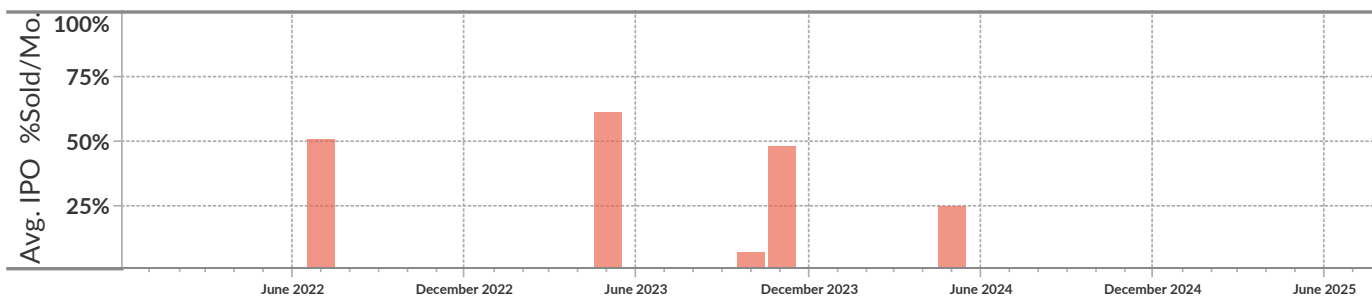
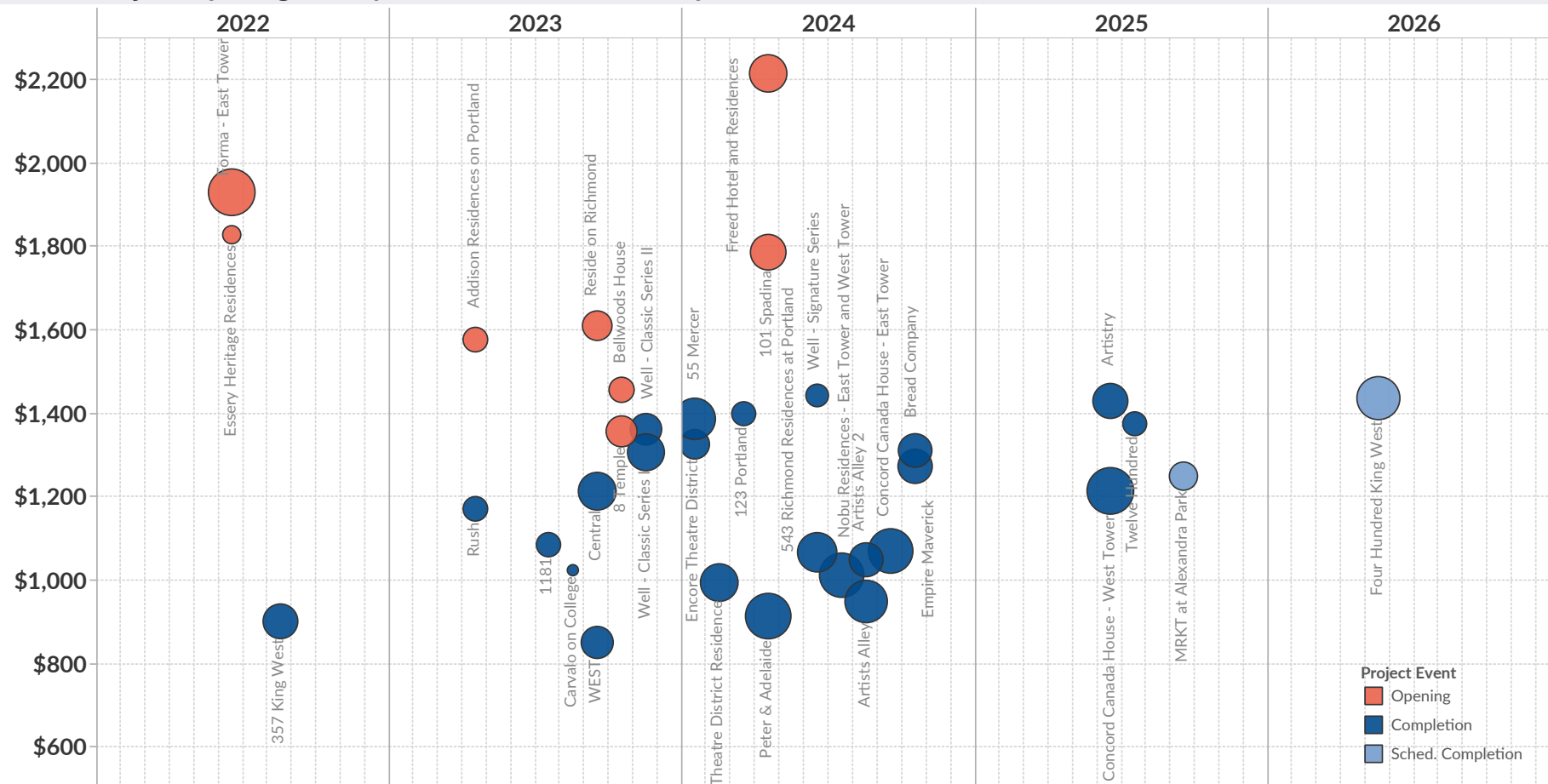
Downtown West		GTA
Distinct count of Site Name	21	330
No. of Units	7,471	84,491
Total Sales	6,340	68,044
Act Inv	1,131	16,447
Avg. \$/sf		\$1,385
Avg. Project \$/SF		\$1,305
Avg. SF		787
Avg. \$		\$1,090,094
Current Month Sales		118

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

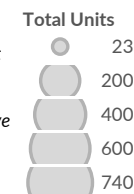


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Recent Project Openings, Completions & Scheduled Completions



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.



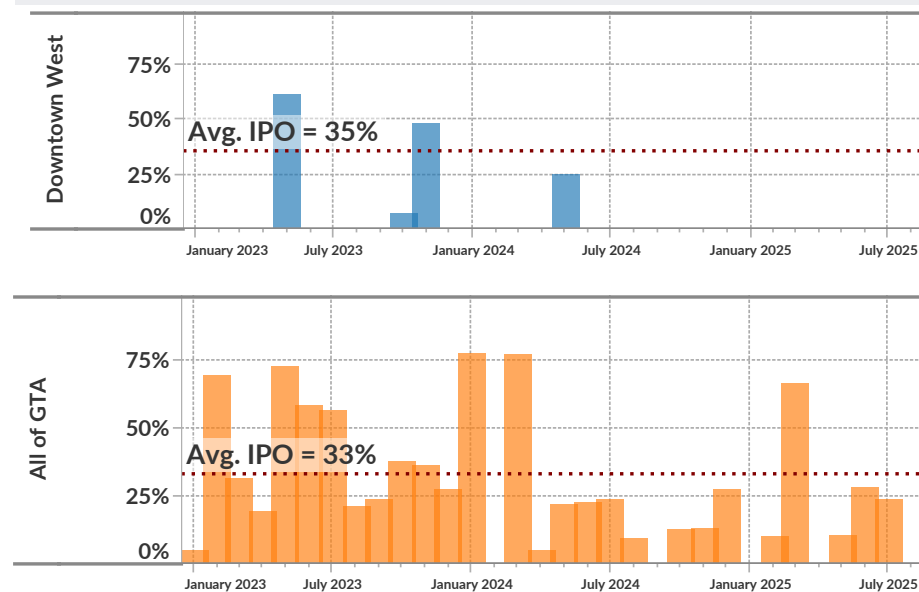
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Project Data by Unit Type

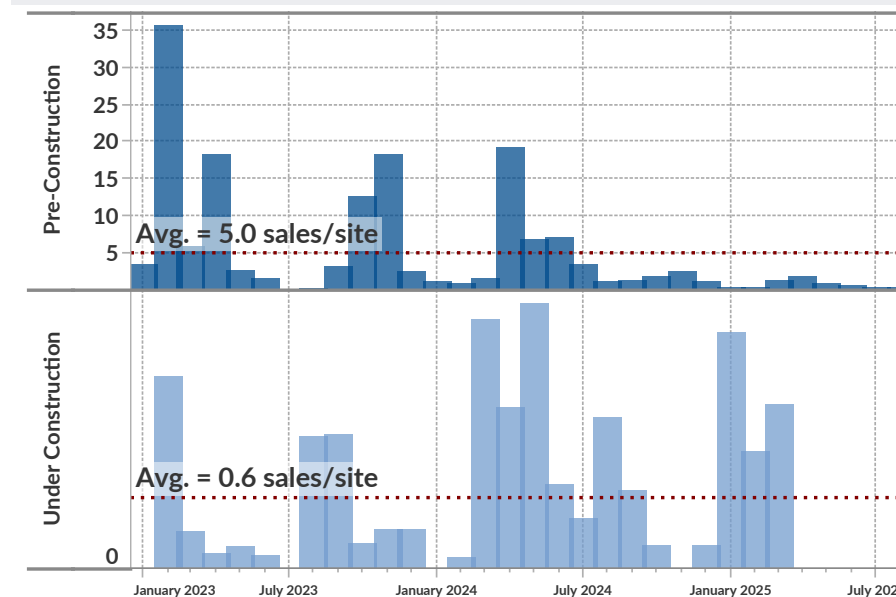
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	843	0	740	103
1 Bedroom	2,005	2	1,811	194
1 Bedroom + Den	1,266	0	1,191	75
2 Bedroom	2,087	1	1,683	404
2 Bedroom + Den	307	2	242	65
3 Bedroom & Up	881	1	633	248
Penthouse	59	0	35	24
Other	14	0	4	10

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,056	275	473	\$529,990	\$897,000
\$1,604	411	753	\$484,990	\$1,454,990
\$1,571	477	746	\$719,900	\$1,473,990
\$1,697	549	1,870	\$713,990	\$3,554,990
\$1,590	734	2,489	\$865,990	\$3,810,000
\$2,117	830	6,169	\$863,990	\$13,500,000
\$2,250	603	4,264	\$875,990	\$15,224,000
\$1,231	836	1,350	\$1,070,000	\$1,620,000

IPO Launch Performance (first 2 months)

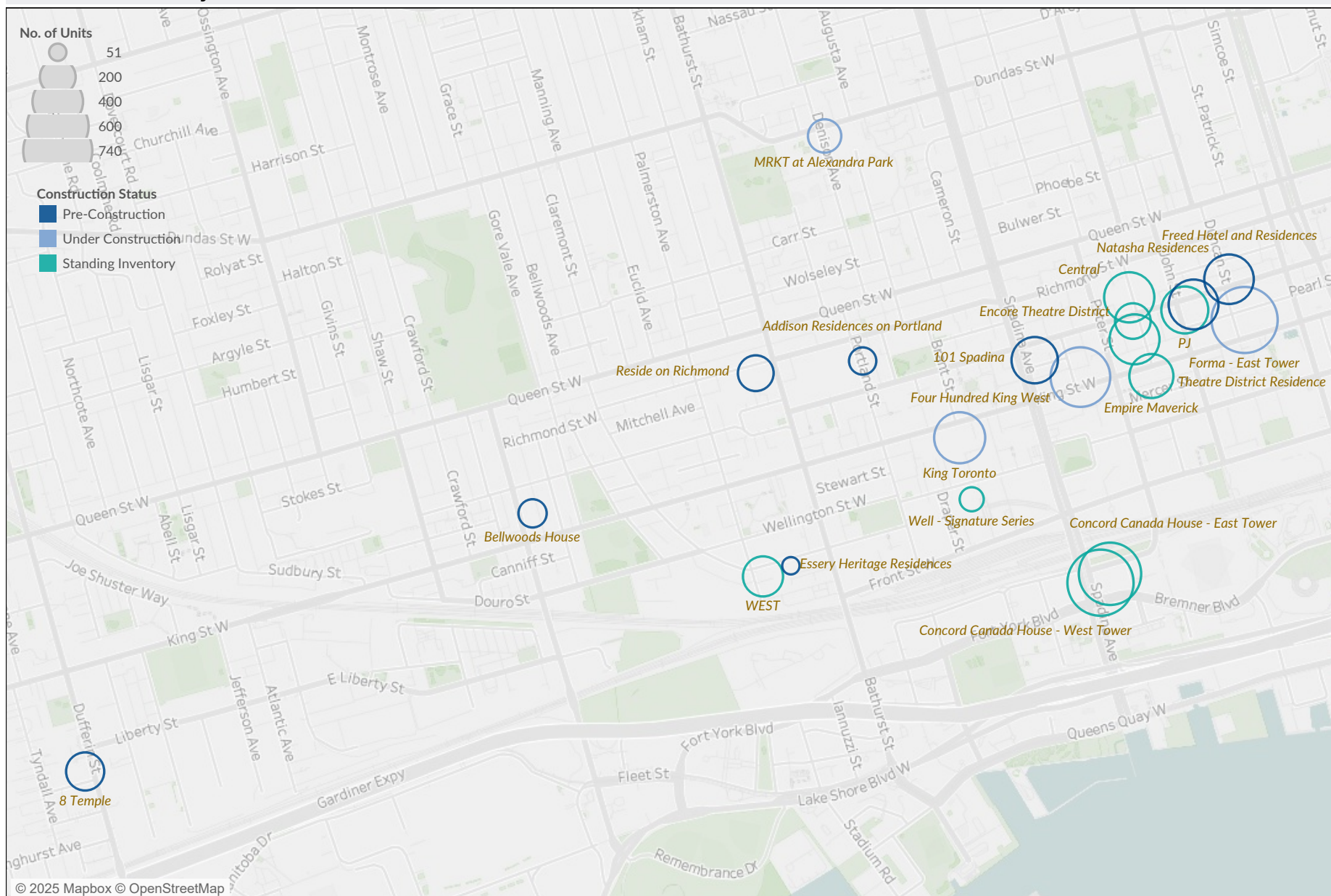


Post Launch Absorption: Downtown West



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Current Active Projects



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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	2	12	232	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	0	6	7	426	\$1,214	\$1,285
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	0	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	39	51	\$1,829	\$1,843
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	14	258	415	\$2,216	\$2,522
King Toronto - Westbank Projects Corp.	Apartment	June 2026	0	3	23	441	\$0	\$2,918
MRKT at Alexandra Park - Tridel	Apartment	September 2025	0	0	22	188	\$1,250	\$1,241
Natasha Residences - Lanterra Developments	Apartment	March 2028	0	10	82	420	\$1,579	\$1,792
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	2	7	16	98	\$1,444	\$1,580
WEST - Aspen Ridge Homes	Apartment	September 2023	1	5	9	272	\$852	\$1,340

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Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	16
Central Waterfront	0	4
Don Mills - York Mills	1	9
Downtown Core	2	6
Downtown East	12	18
Downtown West	6	21
Etobicoke Waterfront	2	1
Highway7 - Yonge	2	4
Mississauga City Centre	3	9
North Toronto	1	16
North Yonge Corridor	0	8
North York East		
North York West	3	10
Not Applicable	77	169
Scarborough City Centre		
Sheppard Corridor	3	9
Thornhill	1	2
Toronto East	0	5
Toronto West	3	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,000	425	\$2,349	999	\$2,347,350
1,833	921	\$1,642	903	\$1,483,572
1,806	280	\$1,593	1,005	\$1,601,440
3,684	437	\$1,867	789	\$1,472,037
5,354	1,120	\$1,377	712	\$981,350
6,340	1,131	\$1,876	958	\$1,797,659
557	8	\$1,642	827	\$1,357,056
894	198	\$1,056	798	\$842,726
4,573	636	\$1,222	662	\$808,725
2,573	326	\$1,588	938	\$1,488,856
2,352	749	\$1,625	679	\$1,103,015
1,213	608	\$1,328	759	\$1,008,283
26,943	8,525	\$1,145	748	\$855,541
1,919	407	\$1,398	814	\$1,138,459
418	25	\$1,547	1,686	\$2,607,500
880	166	\$1,256	663	\$833,110
2,594	334	\$1,334	847	\$1,130,155
1,111	151	\$2,155	1,241	\$2,674,955



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