



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

Data as of September 2025

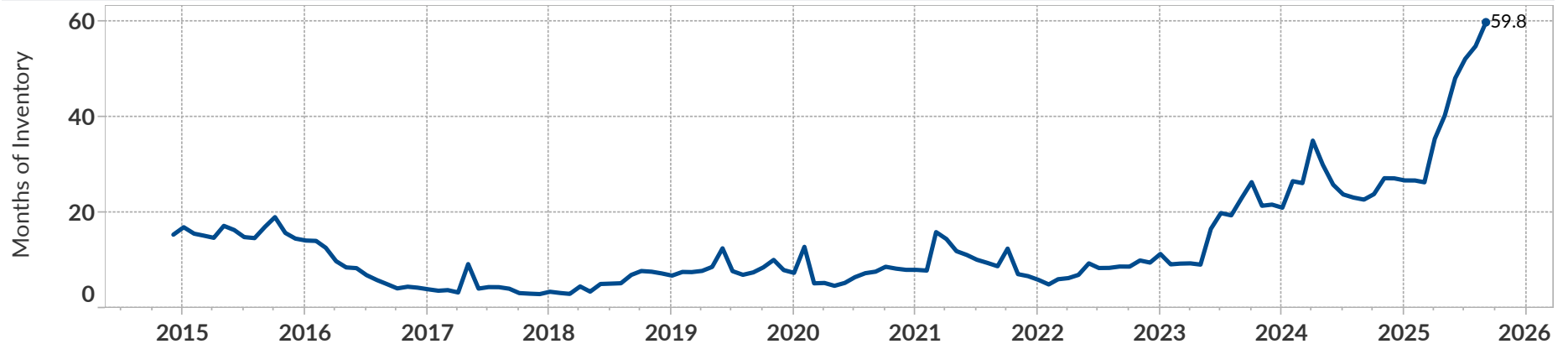


Downtown West Submarket Report - September 2025



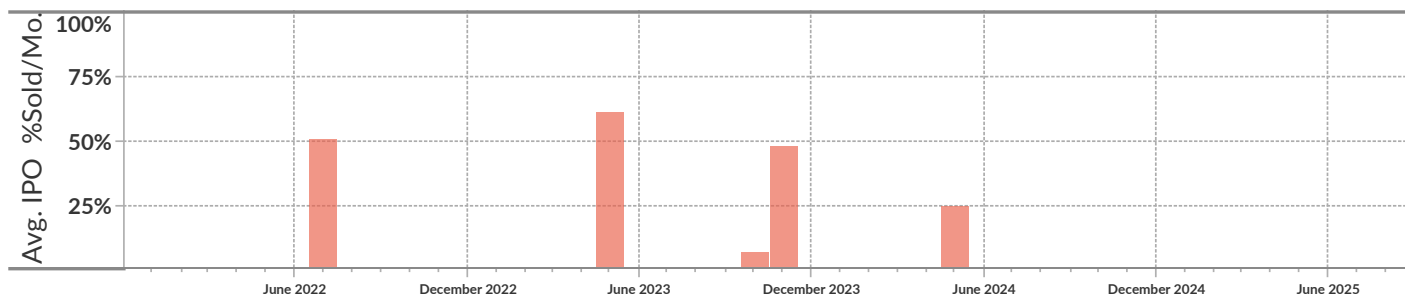
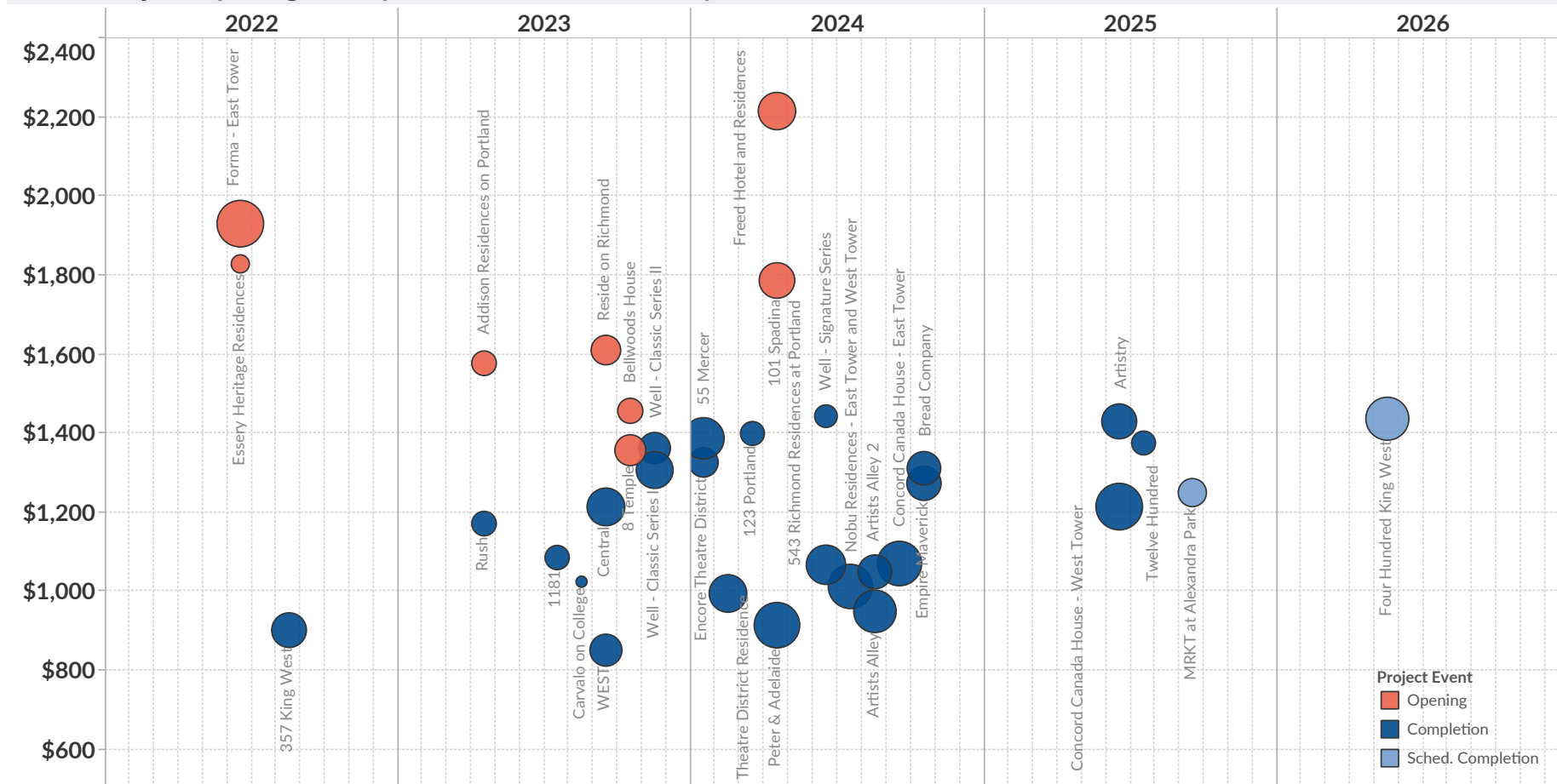
Downtown West		GTA
Distinct count of Site Name	21	326
No. of Units	7,471	83,117
Total Sales	6,365	67,242
Act Inv	1,106	15,875
Avg. \$/sf	\$1,875	\$1,378
Avg. Project \$/SF	\$1,636	\$1,298
Avg. SF	960	793
Avg. \$	\$1,799,774	\$1,092,524
Current Month Sales	8	155

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

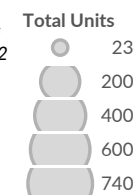


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



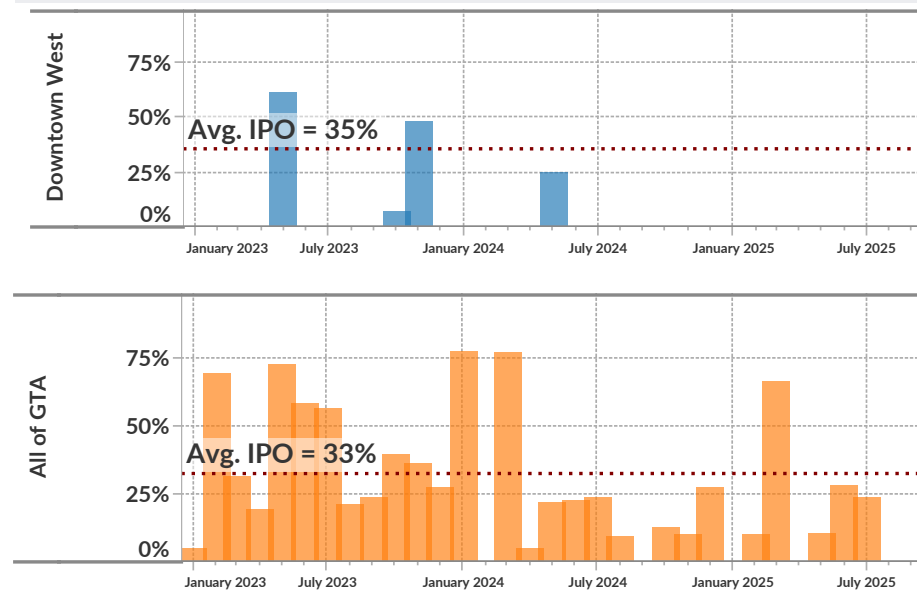
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Project Data by Unit Type

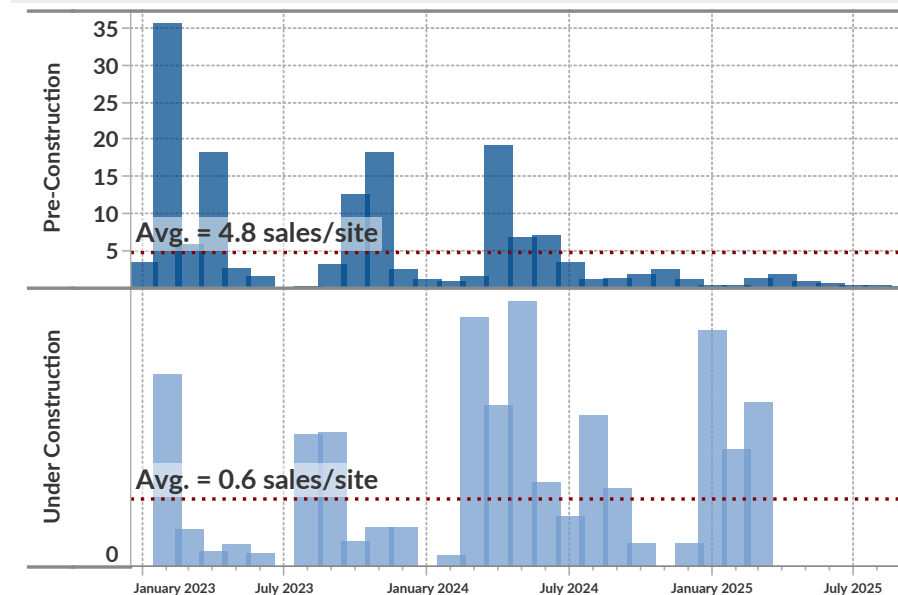
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	843	0	740	103
1 Bedroom	2,005	2	1,816	189
1 Bedroom + Den	1,266	0	1,191	75
2 Bedroom	2,087	2	1,688	399
2 Bedroom + Den	307	2	244	63
3 Bedroom & Up	881	2	644	237
Penthouse	59	0	37	22
Other	14	0	4	10

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,056	275	473	\$529,990	\$897,000
\$1,615	411	753	\$484,990	\$1,454,990
\$1,567	477	746	\$719,900	\$1,473,990
\$1,690	549	1,870	\$713,990	\$3,554,990
\$1,596	734	2,489	\$865,990	\$3,810,000
\$2,123	830	6,169	\$863,990	\$13,500,000
\$2,237	859	4,264	\$875,990	\$15,224,000
\$1,231	836	1,350	\$1,070,000	\$1,620,000

IPO Launch Performance (first 2 months)

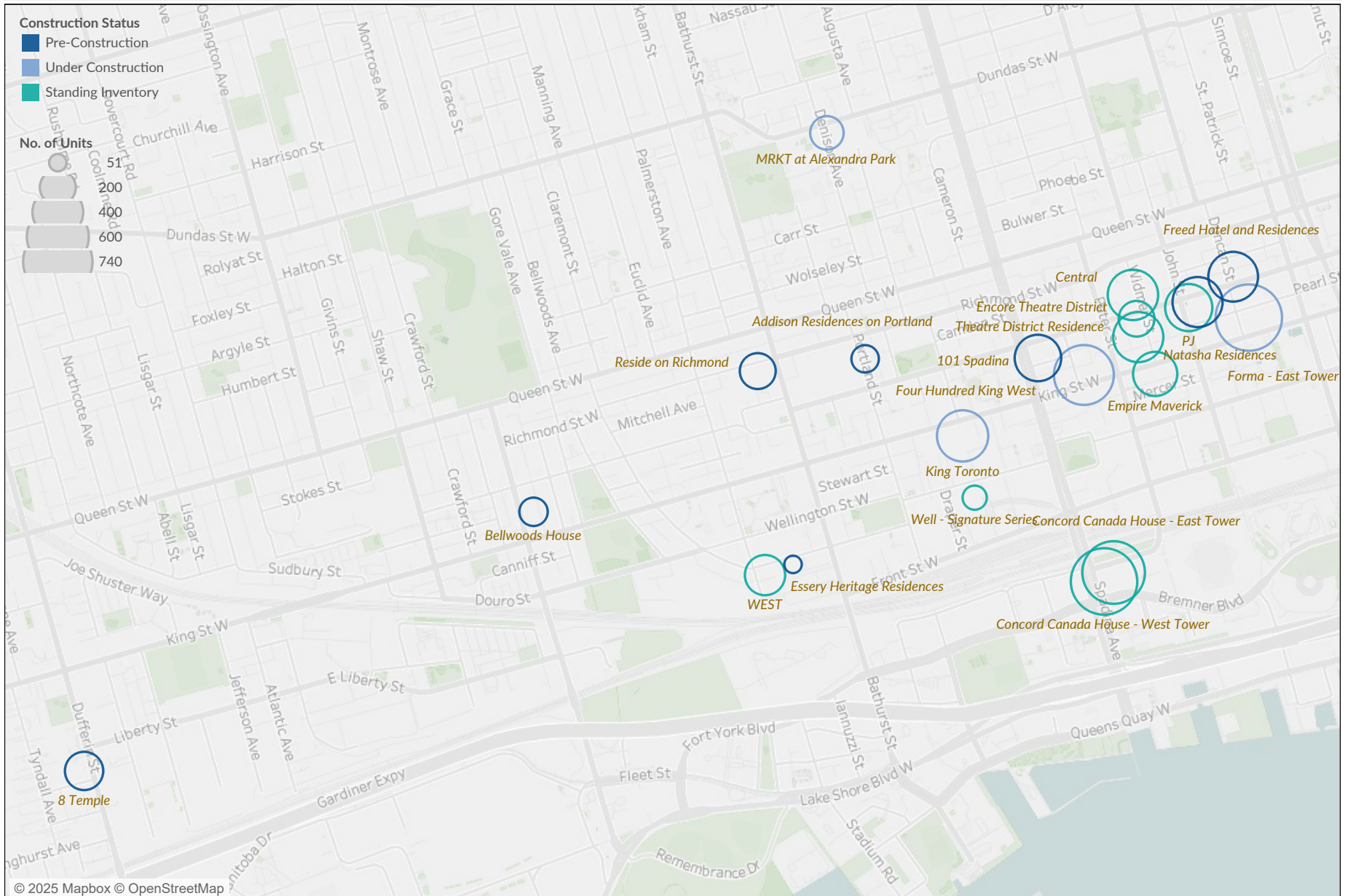


Post Launch Absorption: Downtown West



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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	0	12	232	363	\$1,787	\$1,860
Addison Residences on Portland - ADI Development Group	Apartment	February 2028	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	10	3	426	\$1,214	\$1,123
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	3	19	27	657	\$1,071	\$1,317
Concord Canada House - West Tower - Concord Adex	Apartment	June 2025	1	27	26	740	\$1,215	\$1,460
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	2	16	256	415	\$2,216	\$2,525
King Toronto - Westbank Projects Corp.	Apartment	June 2026	0	3	23	441	\$0	\$2,918
MRKT at Alexandra Park - Tridel	Apartment	November 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	1	8	15	98	\$1,444	\$1,585
WEST - Aspen Ridge Homes	Apartment	September 2023	1	6	8	272	\$852	\$1,139

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Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	16
Central Waterfront	2	4
Don Mills - York Mills	1	9
Downtown Core	1	6
Downtown East	4	16
Downtown West	8	21
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	3	9
North Toronto	1	15
North Yonge Corridor	1	8
North York East		
North York West	6	10
Not Applicable	115	168
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	1	5
Toronto West	9	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,001	424	\$2,349	999	\$2,347,350
1,836	918	\$1,642	904	\$1,484,508
1,807	279	\$1,593	1,006	\$1,603,304
3,685	436	\$1,867	788	\$1,471,778
4,638	868	\$1,381	738	\$1,018,833
6,365	1,106	\$1,875	960	\$1,799,774
557	8	\$1,642	827	\$1,357,056
894	198	\$1,056	798	\$842,726
4,576	633	\$1,223	661	\$808,511
2,547	316	\$1,574	911	\$1,433,064
2,353	710	\$1,628	685	\$1,115,786
1,219	602	\$1,327	757	\$1,004,799
26,827	8,360	\$1,130	752	\$849,709
1,928	347	\$1,362	833	\$1,134,324
418	25	\$1,547	1,686	\$2,607,500
881	165	\$1,261	663	\$835,765
2,603	325	\$1,325	839	\$1,112,538
1,107	155	\$2,157	1,295	\$2,792,973



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