

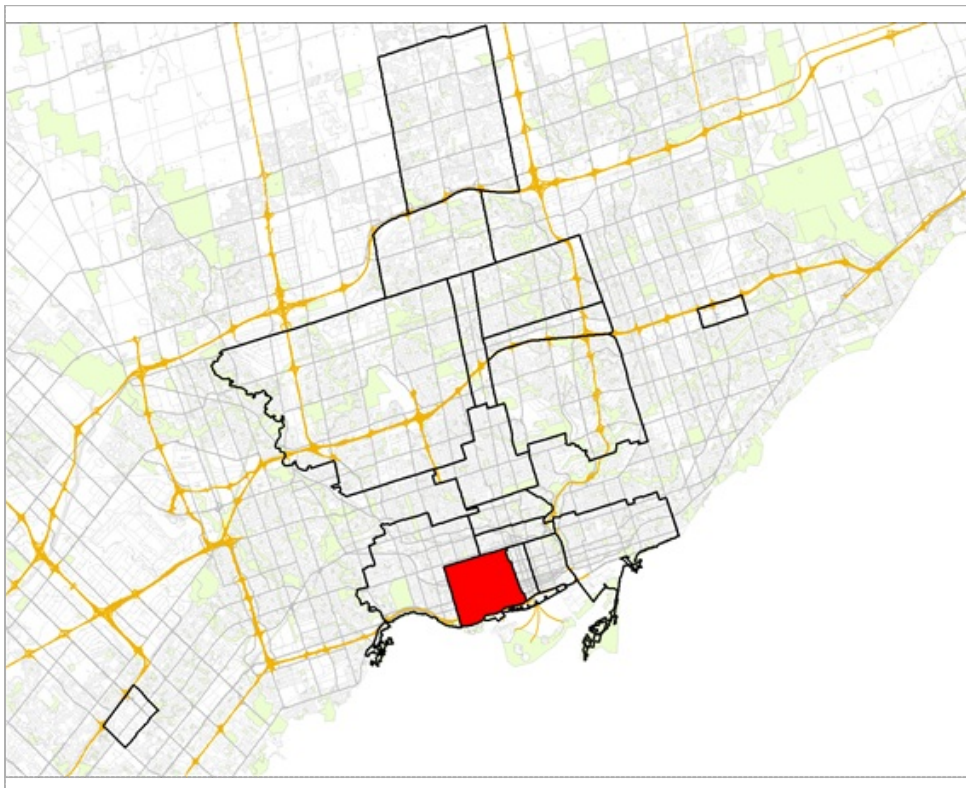


Greater Toronto Area | Downtown West New Homes High Rise Submarket Report

Data as of November 2025

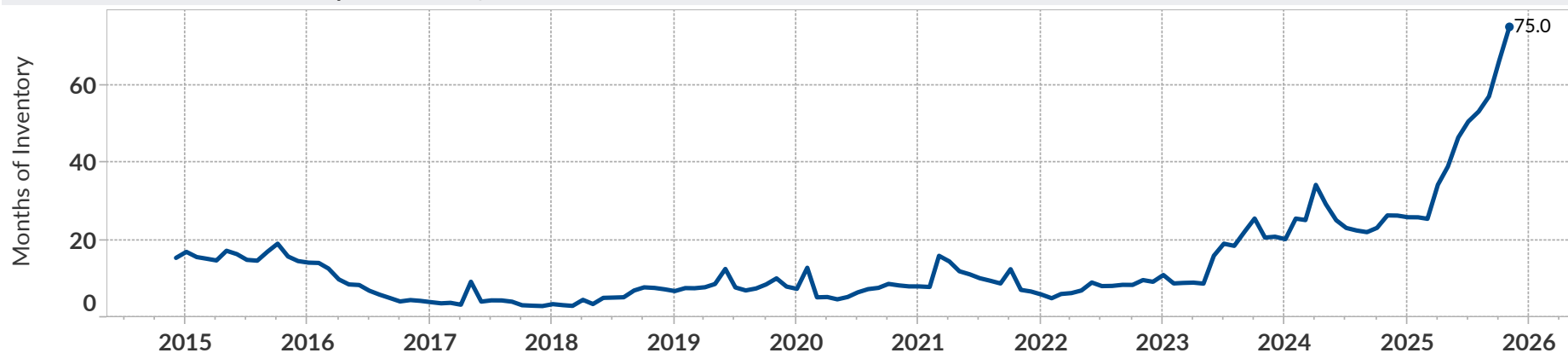


Downtown West Submarket Report - November 2025



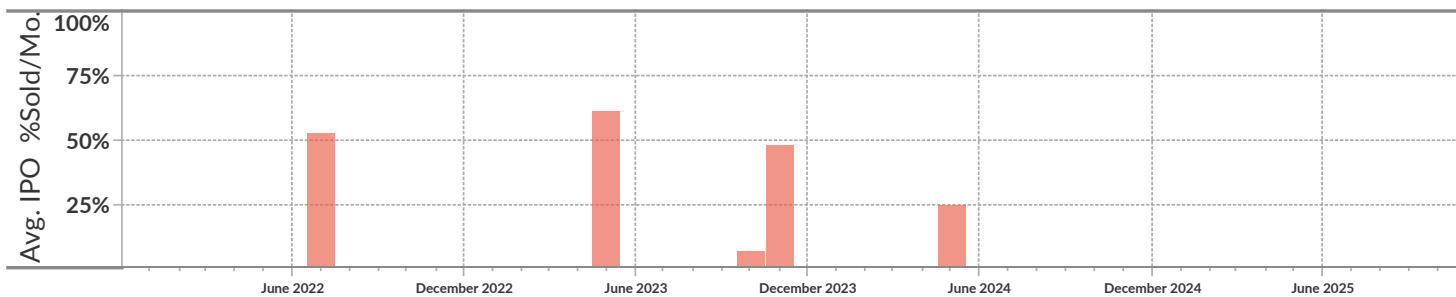
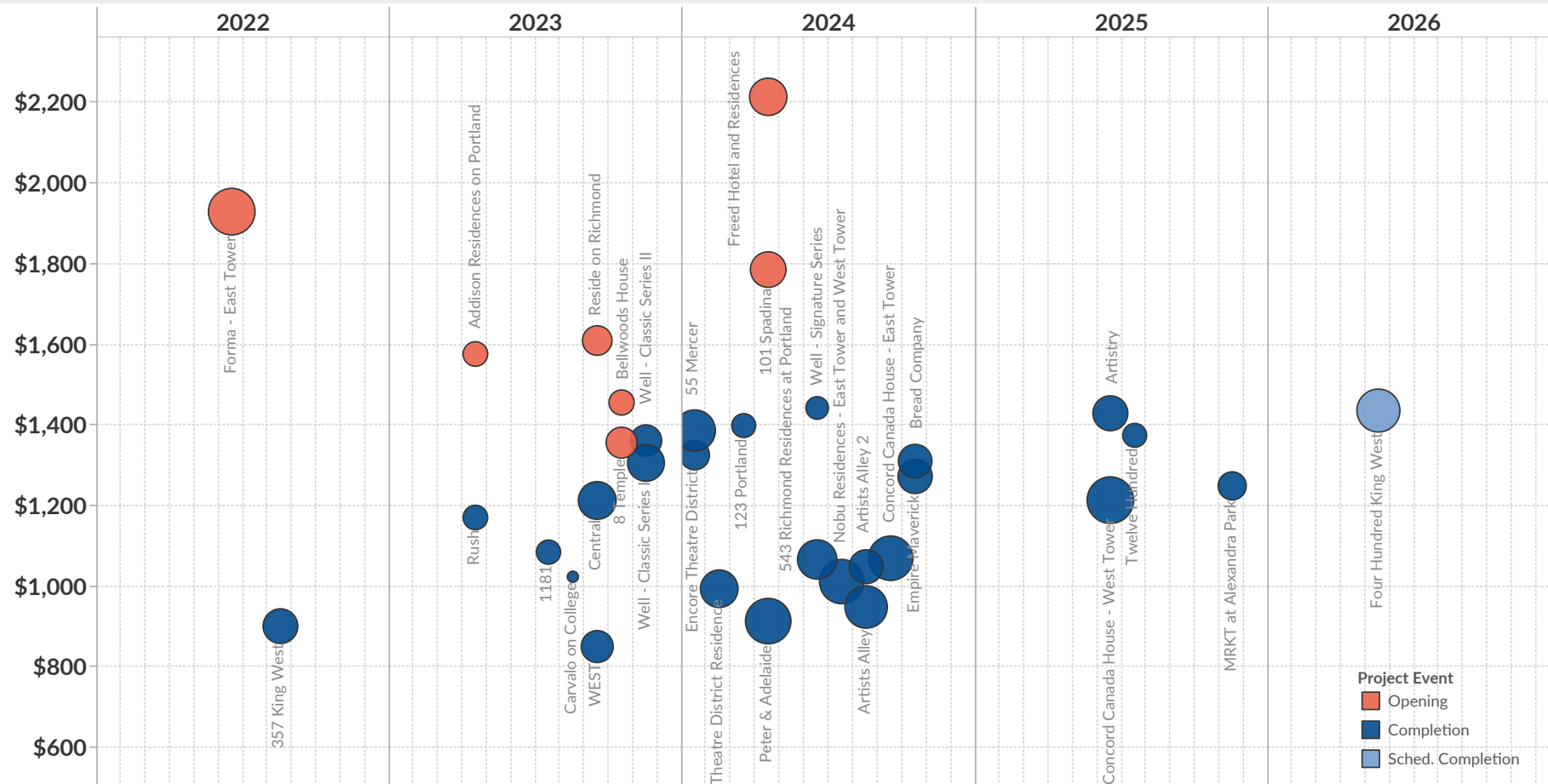
Downtown West		GTA
Distinct count of Site Name	19	317
No. of Units	6,994	81,810
Total Sales	5,938	66,418
Act Inv	1,056	15,392
Avg. \$/sf		\$1,375
Avg. Project \$/SF		\$1,290
Avg. SF		788
Avg. \$		\$1,083,722
Current Month Sales		165

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

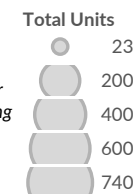


Downtown West Submarket Report - November 2025

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.



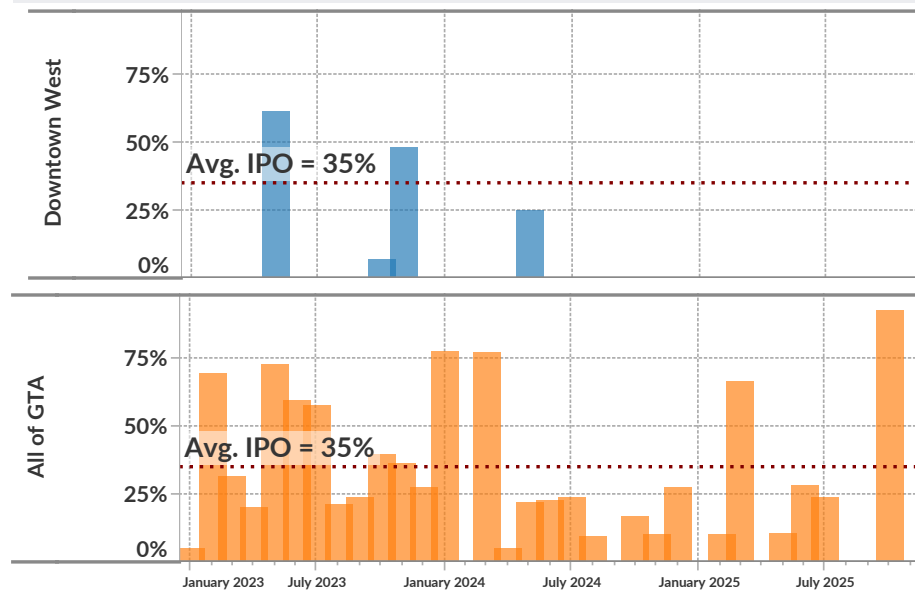
Downtown West Submarket Report - November 2025

Project Data by Unit Type

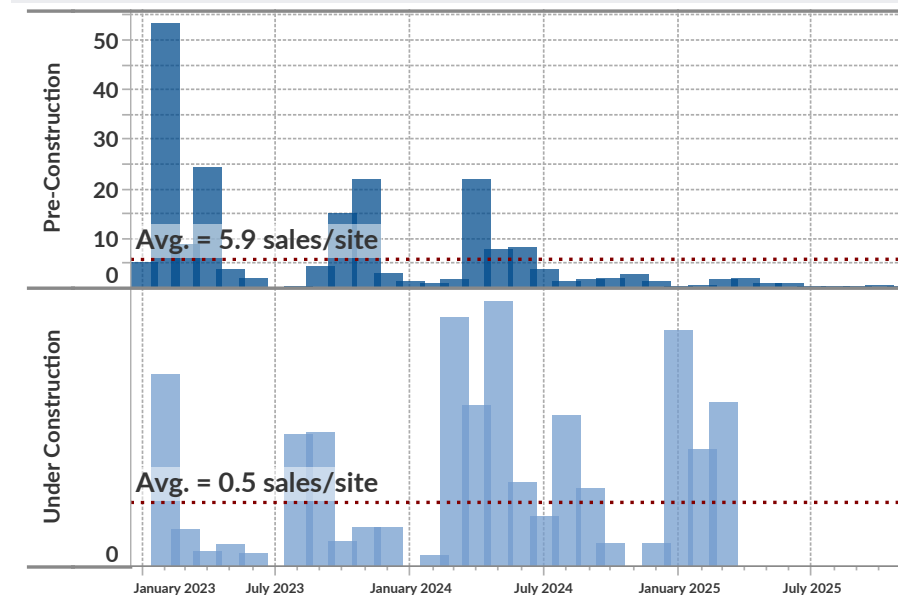
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	837	2	737	100
1 Bedroom	1,913	0	1,729	184
1 Bedroom + Den	1,252	0	1,177	75
2 Bedroom	1,829	0	1,449	380
2 Bedroom + Den	297	0	242	55
3 Bedroom & Up	794	0	569	225
Penthouse	49	0	30	19
Other	14	0	4	10

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,054	275	473	\$529,990	\$897,000
\$1,617	411	753	\$484,990	\$1,454,990
\$1,486	477	746	\$599,900	\$1,473,990
\$1,676	549	1,399	\$713,990	\$2,476,990
\$1,548	734	2,489	\$761,990	\$3,810,000
\$2,133	830	6,169	\$863,990	\$13,500,000
\$2,338	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)

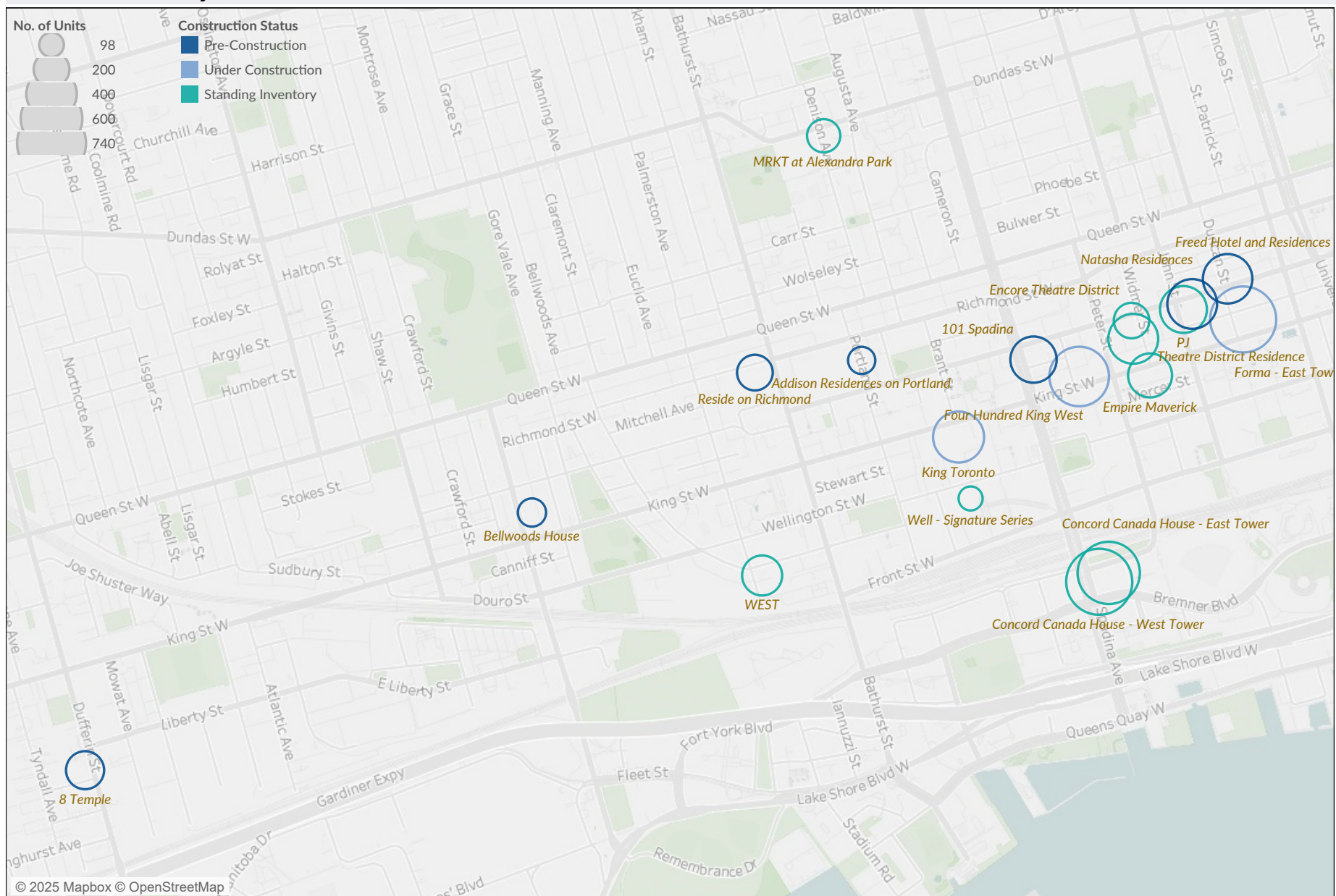


Post Launch Absorption: Downtown West



Downtown West Submarket Report - November 2025

Current Active Projects



Downtown West Submarket Report - November 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	17	59	246	\$1,358	\$1,240
101 Spadina - Devron	Apartment	October 2028	0	13	231	363	\$1,787	\$1,861
Addison Residences on Portland - ADI Development Group	Apartment	February 2028	0	0	42	126	\$1,578	\$1,613
Bellwoods House - Republic Developments Inc.	Apartment	March 2028	0	0	27	135	\$1,457	\$1,449
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	0	19	27	657	\$1,071	\$1,317
Concord Canada House - West Tower - Concord Adex	Apartment	June 2025	0	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
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	19	253	415	\$2,216	\$2,527
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	0	10	13	98	\$1,444	\$1,567
WEST - Aspen Ridge Homes	Apartment	September 2023	0	6	8	272	\$852	\$1,096

Downtown West Submarket Report - November 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 16
Central Waterfront	• 0	• 4
Don Mills - York Mills	• 3	• 10
Downtown Core	• 0	• 6
Downtown East	• 1	• 16
Downtown West	• 2	• 19
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 0	• 9
North Toronto	• 1	• 14
North Yonge Corridor	• 1	• 8
North York East		
North York West	• 4	• 9
Not Applicable	• 138	• 164
Scarborough City Centre		
Sheppard Corridor	• 0	• 8
Thornhill	• 0	• 2
Toronto East	• 3	• 5
Toronto West	• 8	• 16
Yonge - St. Clair	• 0	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 3,006	• 419	• \$2,348	• 996	• \$2,337,249
• 1,838	• 916	• \$1,642	• 905	• \$1,485,872
• 1,827	• 258	• \$1,426	• 912	• \$1,299,813
• 3,687	• 435	• \$1,865	• 785	• \$1,464,664
• 4,644	• 862	• \$1,378	• 737	• \$1,015,041
• 5,938	• 1,056	• \$1,875	• 941	• \$1,763,955
• 559	• 6	• \$1,636	• 782	• \$1,278,733
• 894	• 198	• \$1,056	• 798	• \$842,726
• 4,578	• 631	• \$1,223	• 661	• \$807,988
• 2,379	• 306	• \$1,596	• 912	• \$1,456,142
• 2,350	• 712	• \$1,624	• 687	• \$1,115,830
• 1,133	• 535	• \$1,300	• 759	• \$986,752
• 26,687	• 8,050	• \$1,132	• 748	• \$847,048
• 1,917	• 346	• \$1,346	• 834	• \$1,123,103
• 419	• 24	• \$1,550	• 1,708	• \$2,647,813
• 888	• 158	• \$1,251	• 667	• \$833,914
• 2,600	• 328	• \$1,301	• 840	• \$1,092,905
• 1,074	• 152	• \$2,168	• 1,301	• \$2,819,861



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