



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

Data as of April 2026

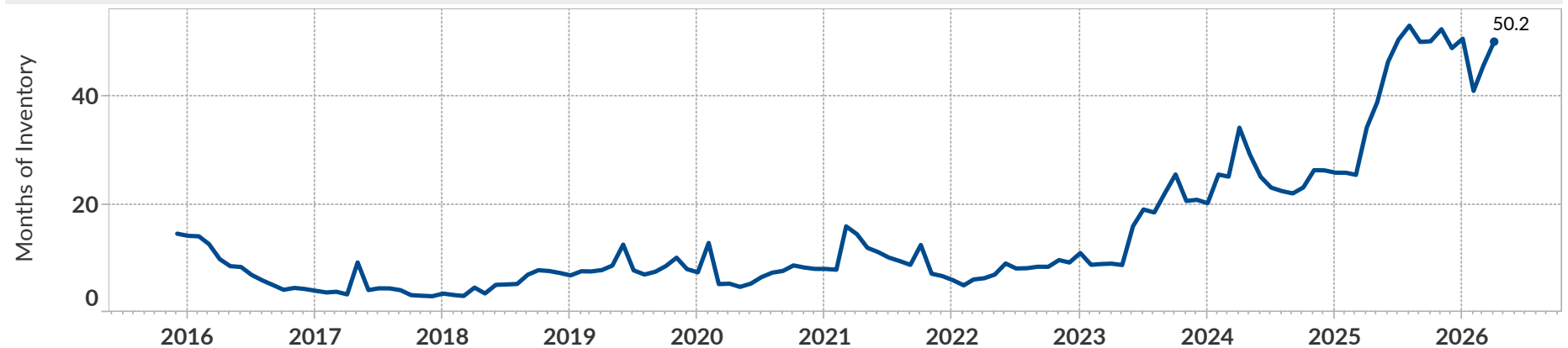


Downtown West Submarket Report - April 2026



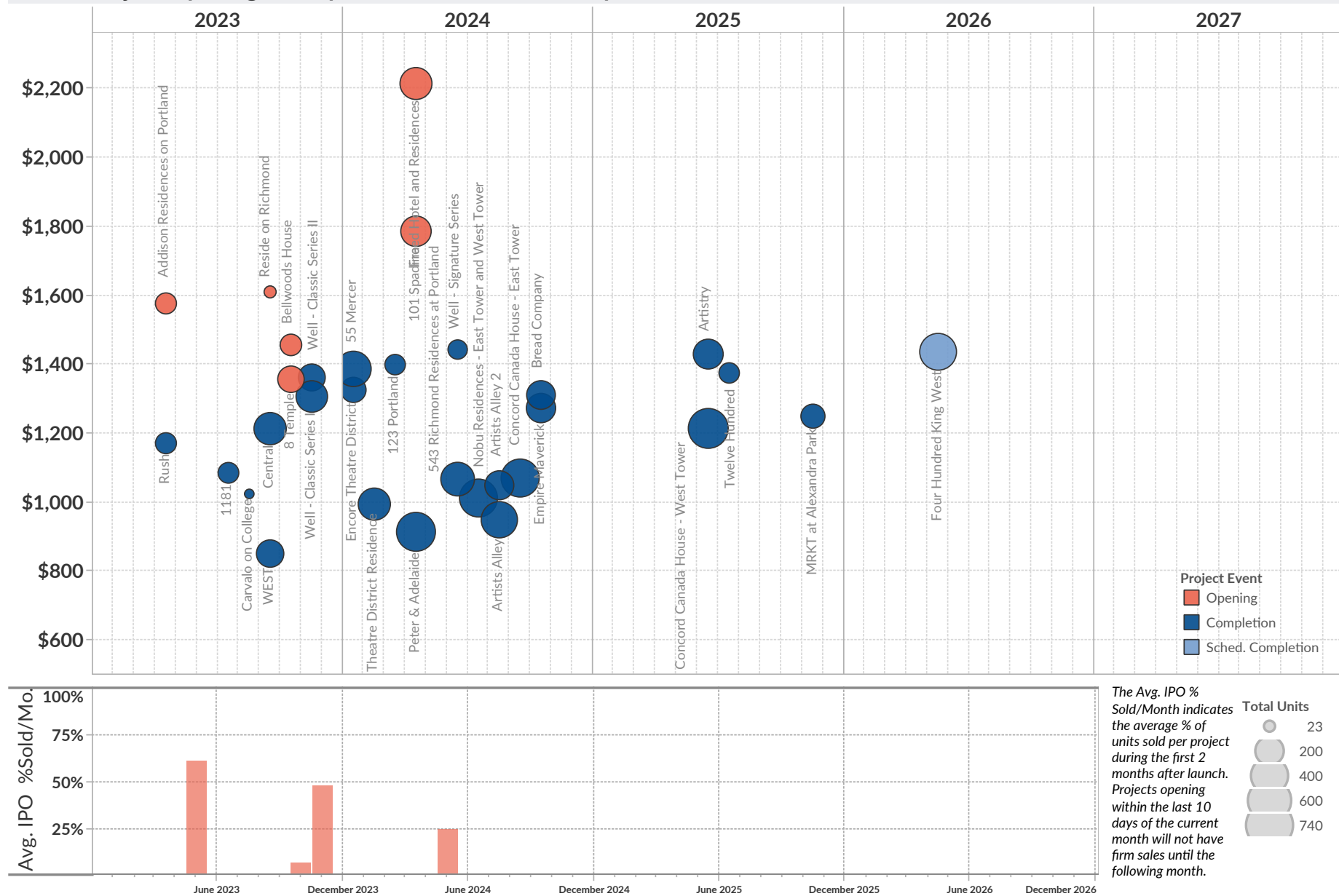
Downtown West		GTA
Distinct count of Site Name	19	300
No. of Units	6,724	78,131
Total Sales	6,030	64,800
Act Inv	694	13,331
Avg. \$/sf	\$1,944	\$1,368
Avg. Project \$/SF	\$1,636	\$1,287
Avg. SF	1,033	803
Avg. \$	\$2,009,061	\$1,098,394
Current Month Sales	3	199

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



Downtown West Submarket Report - April 2026

Recent Project Openings, Completions & Scheduled Completions



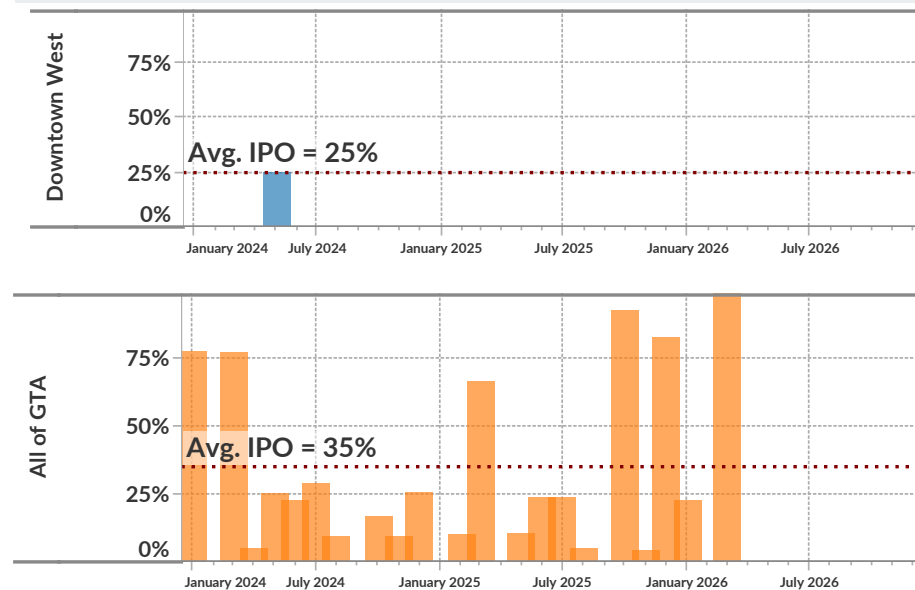
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Project Data by Unit Type

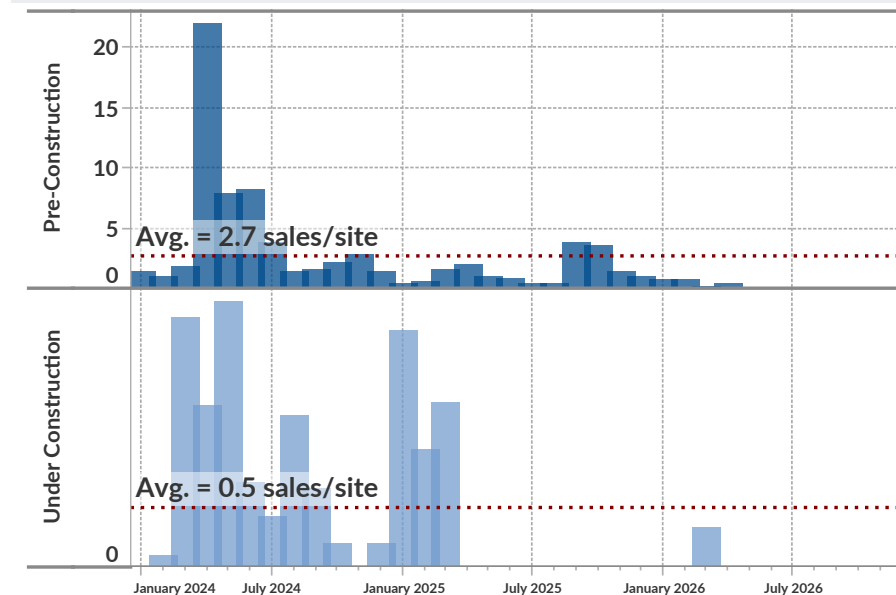
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	822	1	740	82
1 Bedroom	1,831	1	1,744	87
1 Bedroom + Den	1,247	1	1,202	45
2 Bedroom	1,744	0	1,481	263
2 Bedroom + Den	278	0	251	27
3 Bedroom & Up	730	0	576	154
Penthouse	49	0	31	18
Other	14	0	4	10

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,101	275	408	\$590,990	\$849,900
\$1,605	430	753	\$459,990	\$1,454,990
\$1,379	477	746	\$599,900	\$1,473,990
\$1,683	592	1,399	\$785,000	\$2,476,990
\$1,471	768	2,489	\$696,990	\$3,810,000
\$2,225	830	6,169	\$900,000	\$13,500,000
\$2,332	859	4,264	\$964,990	\$15,224,000
\$1,231	836	1,350	\$1,070,000	\$1,620,000

IPO Launch Performance (first 2 months)

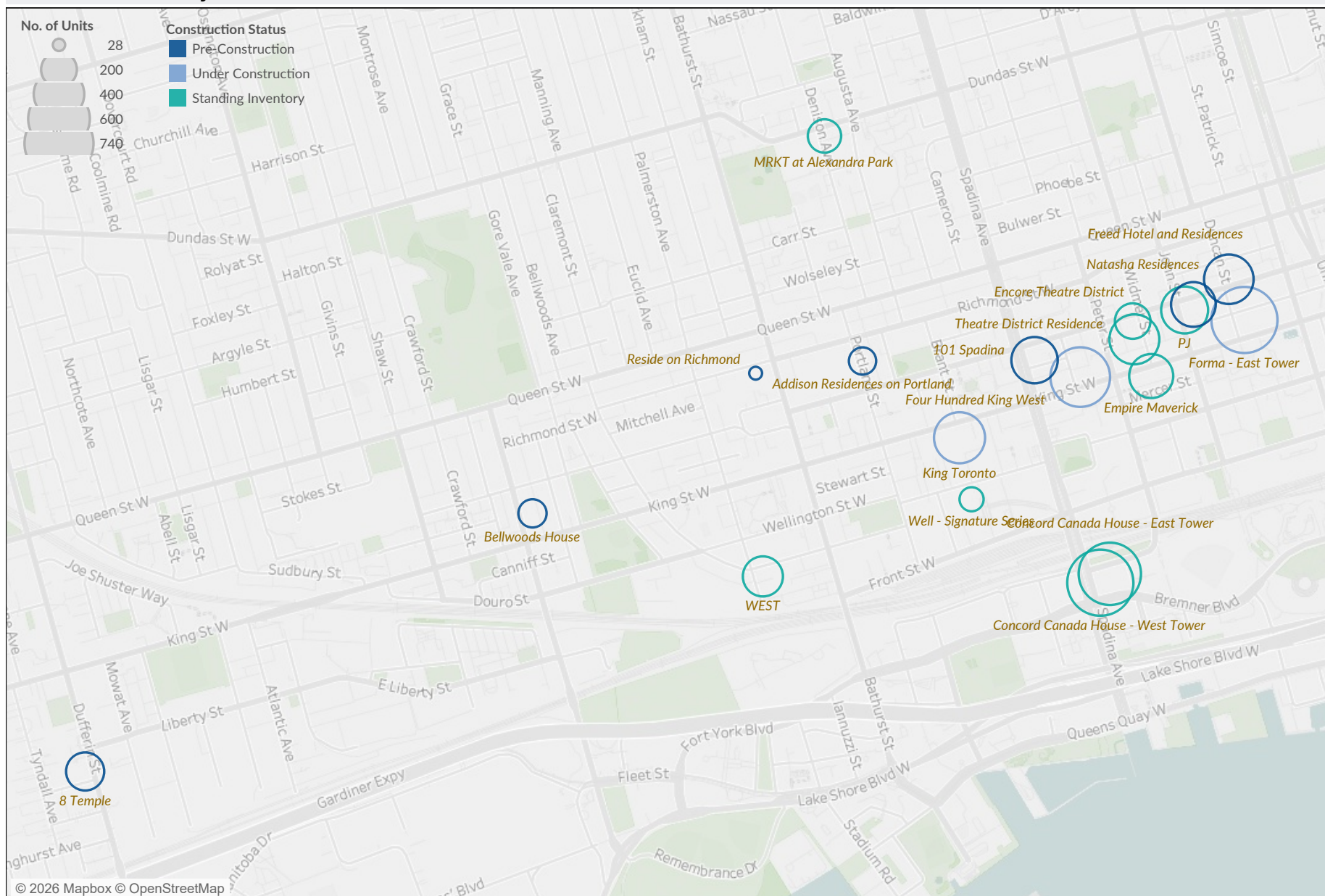


Post Launch Absorption: Downtown West



Downtown West Submarket Report - April 2026

Current Active Projects



Downtown West Submarket Report - April 2026



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	October 2028	1	2	57	246	\$1,358	\$1,240
101 Spadina - Devron	Apartment	October 2030	1	8	164	363	\$1,787	\$1,826
Addison Residences on Portland - ADI Development Group	Apartment	July 2028	0	0	42	126	\$1,578	\$1,613
Bellwoods House - Republic Developments Inc.	Apartment	November 2028	0	0	27	135	\$1,457	\$1,449
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	0	0	24	657	\$1,071	\$1,320
Concord Canada House - West Tower - Concord Adex	Apartment	June 2025	0	0	23	740	\$1,215	\$1,327
Empire Maverick - Empire	Apartment	October 2024	0	0	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	1	4	247	415	\$2,216	\$2,534
King Toronto - Westbank Projects Corp.	Apartment	June 2026	0	1	22	441	\$0	\$2,937
MRKT at Alexandra Park - Tridel	Apartment	November 2025	0	0	22	188	\$1,250	\$1,241
Natasha Residences - Lanterra Developments	Apartment	September 2028	0	0	0	338	\$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	July 2028	0	0	0	28	\$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	6	6	98	\$1,444	\$1,621
WEST - Aspen Ridge Homes	Apartment	September 2023	0	3	5	272	\$852	\$1,071

Downtown West Submarket Report - April 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 4	• 15
Central Waterfront	• 2	• 4
Don Mills - York Mills	• 3	• 9
Downtown Core	• 1	• 6
Downtown East	• 1	• 15
Downtown West	• 3	• 19
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 3
Mississauga City Centre	• 9	• 9
North Toronto	• 1	• 14
North Yonge Corridor	• 2	• 8
North York East		
North York West	• 6	• 7
Not Applicable	• 163	• 153
Scarborough City Centre		
Sheppard Corridor	• 1	• 8
Thornhill	• 0	• 2
Toronto East	• 0	• 5
Toronto West	• 2	• 16
Yonge - St. Clair	• 0	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,990	• 401	• \$2,318	• 1,028	• \$2,381,629
• 1,847	• 907	• \$1,642	• 909	• \$1,492,084
• 1,794	• 98	• \$1,334	• 1,348	• \$1,797,430
• 3,690	• 432	• \$1,864	• 788	• \$1,469,228
• 4,493	• 683	• \$1,334	• 743	• \$990,951
• 6,030	• 694	• \$1,944	• 1,033	• \$2,009,061
• 560	• 5	• \$1,678	• 610	• \$1,023,850
• 764	• 174	• \$1,002	• 829	• \$830,940
• 4,577	• 632	• \$1,207	• 656	• \$792,027
• 2,332	• 290	• \$1,605	• 900	• \$1,444,886
• 2,417	• 684	• \$1,606	• 679	• \$1,090,364
• 768	• 507	• \$1,301	• 743	• \$966,929
• 25,602	• 6,833	• \$1,114	• 762	• \$849,247
• 1,929	• 334	• \$1,335	• 834	• \$1,114,083
• 423	• 30	• \$1,573	• 1,718	• \$2,701,583
• 890	• 166	• \$1,221	• 681	• \$831,025
• 2,618	• 311	• \$1,307	• 840	• \$1,097,405
• 1,076	• 150	• \$2,169	• 1,308	• \$2,837,027



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