



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

Data as of May 2026

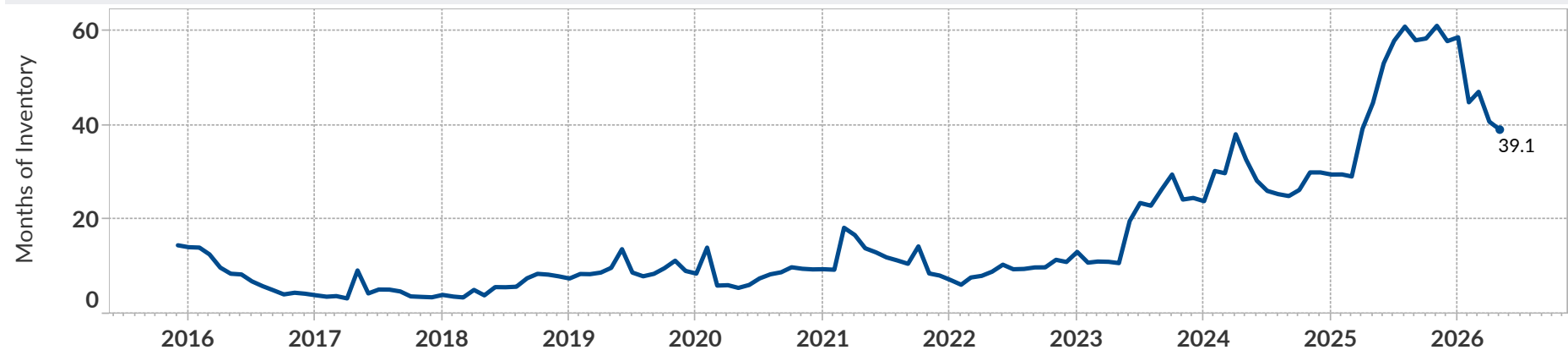


Downtown West Submarket Report - May 2026



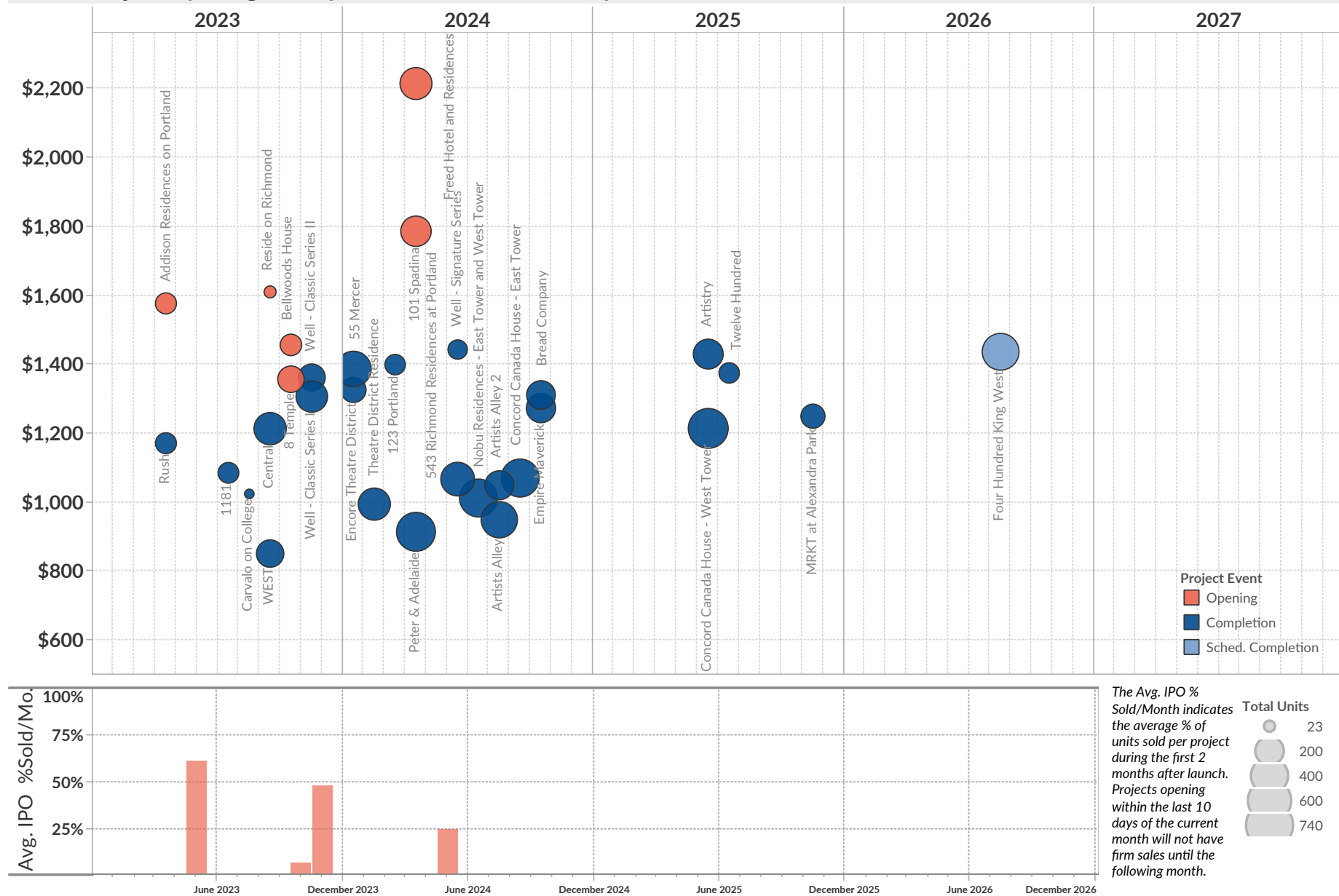
Downtown West		GTA
Distinct count of Site Name	19	297
No. of Units	6,724	77,205
Total Sales	5,952	64,067
Act Inv	772	13,138
Avg. \$/sf		\$1,370
Avg. Project \$/SF		\$1,282
Avg. SF		803
Avg. \$		\$1,100,032
Current Month Sales		193

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



Downtown West Submarket Report - May 2026

Recent Project Openings, Completions & Scheduled Completions



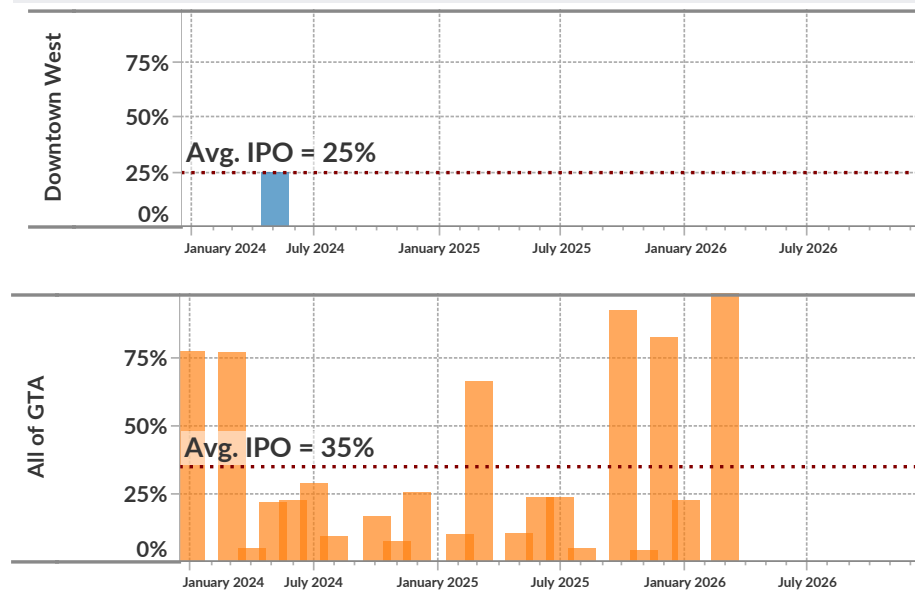
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Project Data by Unit Type

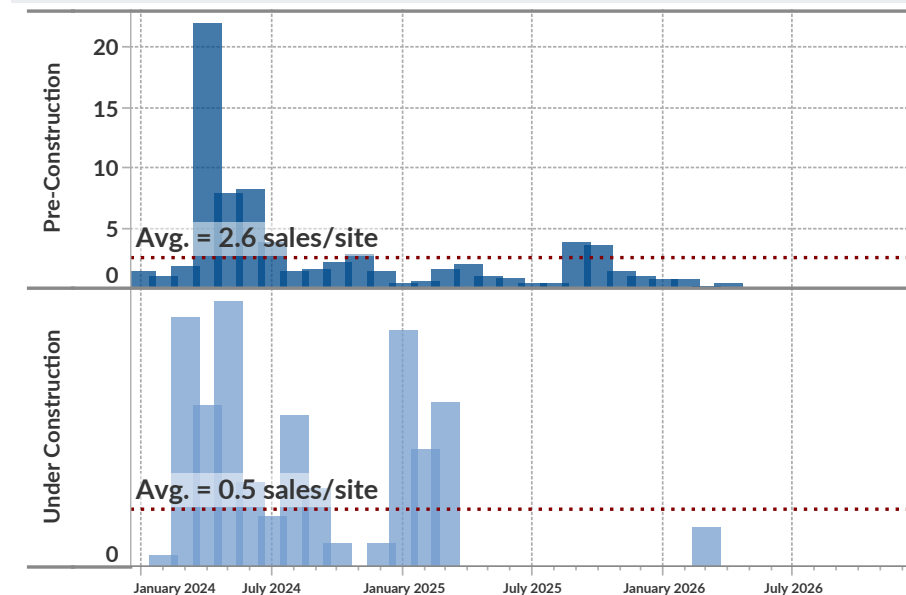
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	822	0	740	82
1 Bedroom	1,831	6	1,724	107
1 Bedroom + Den	1,247	1	1,193	54
2 Bedroom	1,744	10	1,456	288
2 Bedroom + Den	278	0	250	28
3 Bedroom & Up	730	6	557	173
Penthouse	49	0	27	22
Other	14	0	4	10

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,101	275	408	\$590,990	\$849,900
\$1,511	430	753	\$459,990	\$1,454,990
\$1,328	477	746	\$599,900	\$1,473,990
\$1,628	592	1,399	\$700,000	\$2,476,990
\$1,459	768	2,489	\$696,990	\$3,810,000
\$2,143	842	6,169	\$850,000	\$13,500,000
\$2,265	718	4,264	\$964,990	\$15,224,000
\$1,231	836	1,350	\$1,070,000	\$1,620,000

IPO Launch Performance (first 2 months)

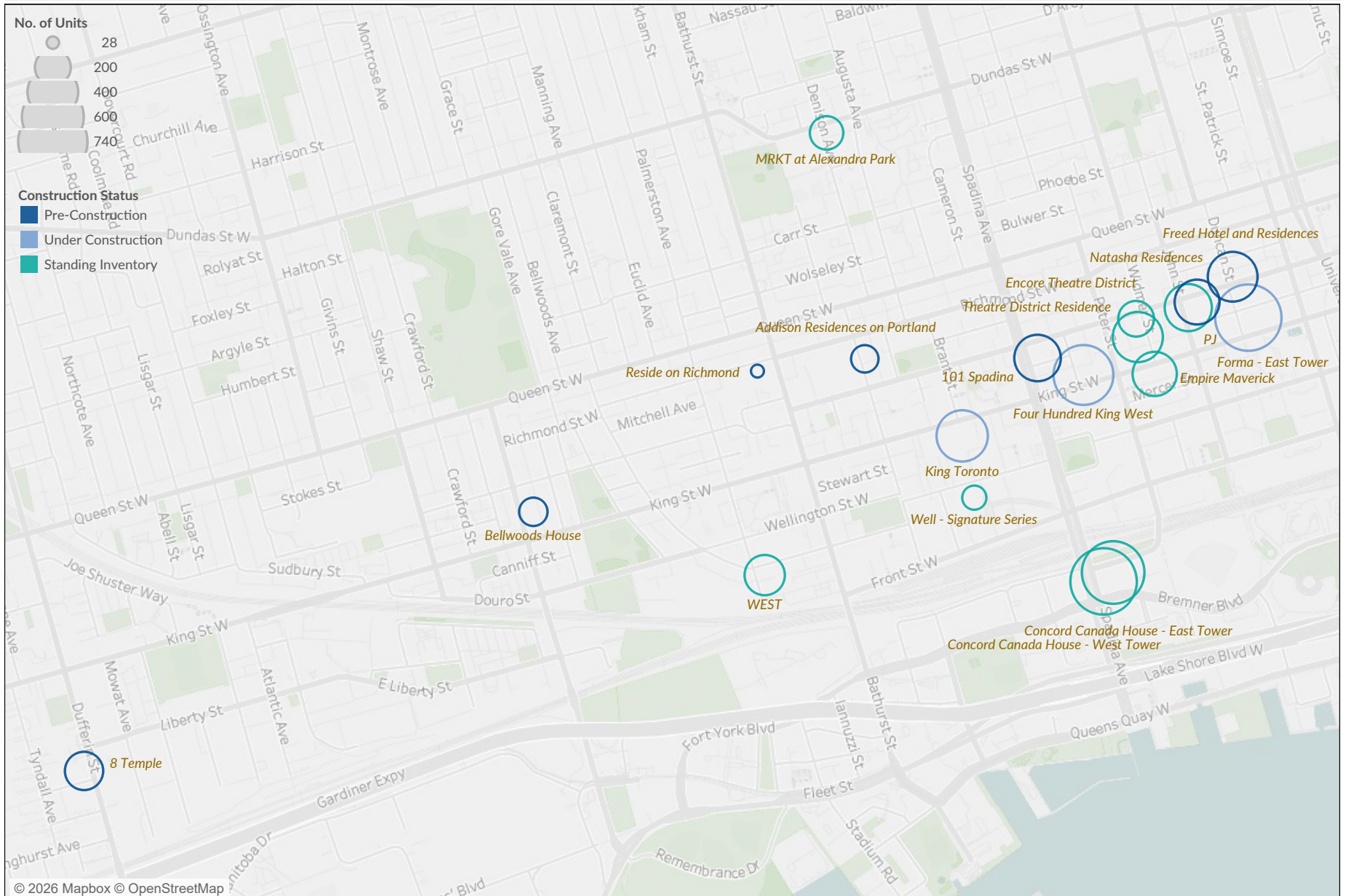


Post Launch Absorption: Downtown West



Downtown West Submarket Report - May 2026

Current Active Projects



Downtown West Submarket Report - May 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	0	2	57	246	\$1,358	\$1,240
101 Spadina - Devron	Apartment	October 2030	0	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	11	37	43	657	\$1,071	\$1,242
Concord Canada House - West Tower - Concord Adex	Apartment	June 2025	12	54	82	740	\$1,215	\$1,188
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	August 2026	0	0	9	601	\$1,437	\$1,511
Freed Hotel and Residences - Freed Developments Ltd.	Apartment	May 2030	0	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 - May 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	2	4
Don Mills - York Mills	2	9
Downtown Core	2	6
Downtown East	19	15
Downtown West	23	19
Etobicoke Waterfront		
Highway7 - Yonge	1	3
Mississauga City Centre	0	9
North Toronto	0	14
North Yonge Corridor	1	8
North York East		
North York West	3	6
Not Applicable	133	152
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	0	5
Toronto West	4	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,987	404	\$2,326	1,028	\$2,391,693
1,849	905	\$1,642	910	\$1,493,481
1,796	72	\$1,515	1,359	\$2,059,196
3,692	430	\$1,865	788	\$1,468,542
4,514	662	\$1,346	738	\$993,904
5,952	772	\$1,874	1,015	\$1,902,764
765	173	\$1,004	826	\$829,338
4,577	632	\$1,207	656	\$792,027
2,332	290	\$1,605	900	\$1,444,886
2,431	670	\$1,623	674	\$1,094,478
743	504	\$1,302	744	\$968,469
25,468	6,658	\$1,106	764	\$844,559
1,950	313	\$1,363	830	\$1,131,609
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,622	307	\$1,314	841	\$1,104,653
1,076	150	\$2,169	1,308	\$2,837,027



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