



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

Data as of June 2026

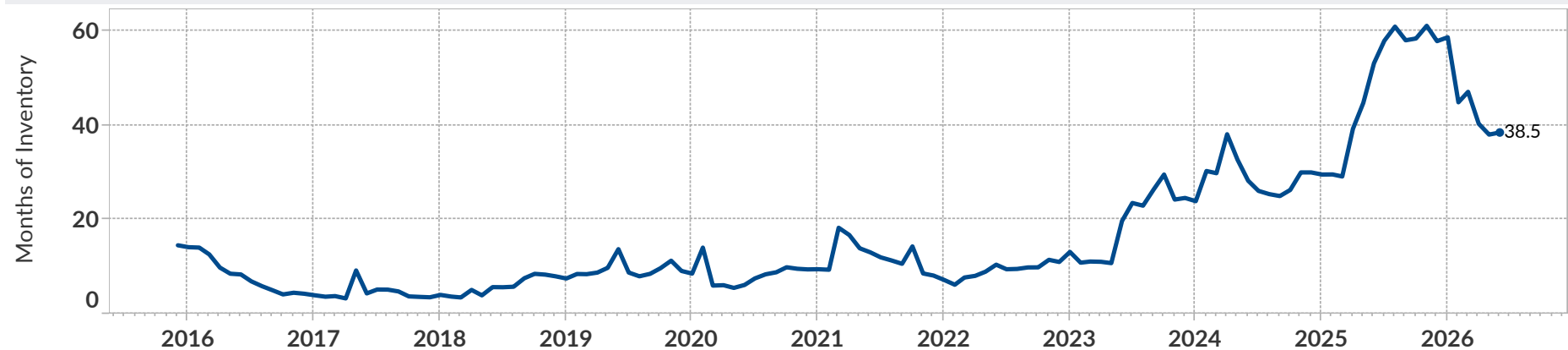


Downtown West Submarket Report - June 2026



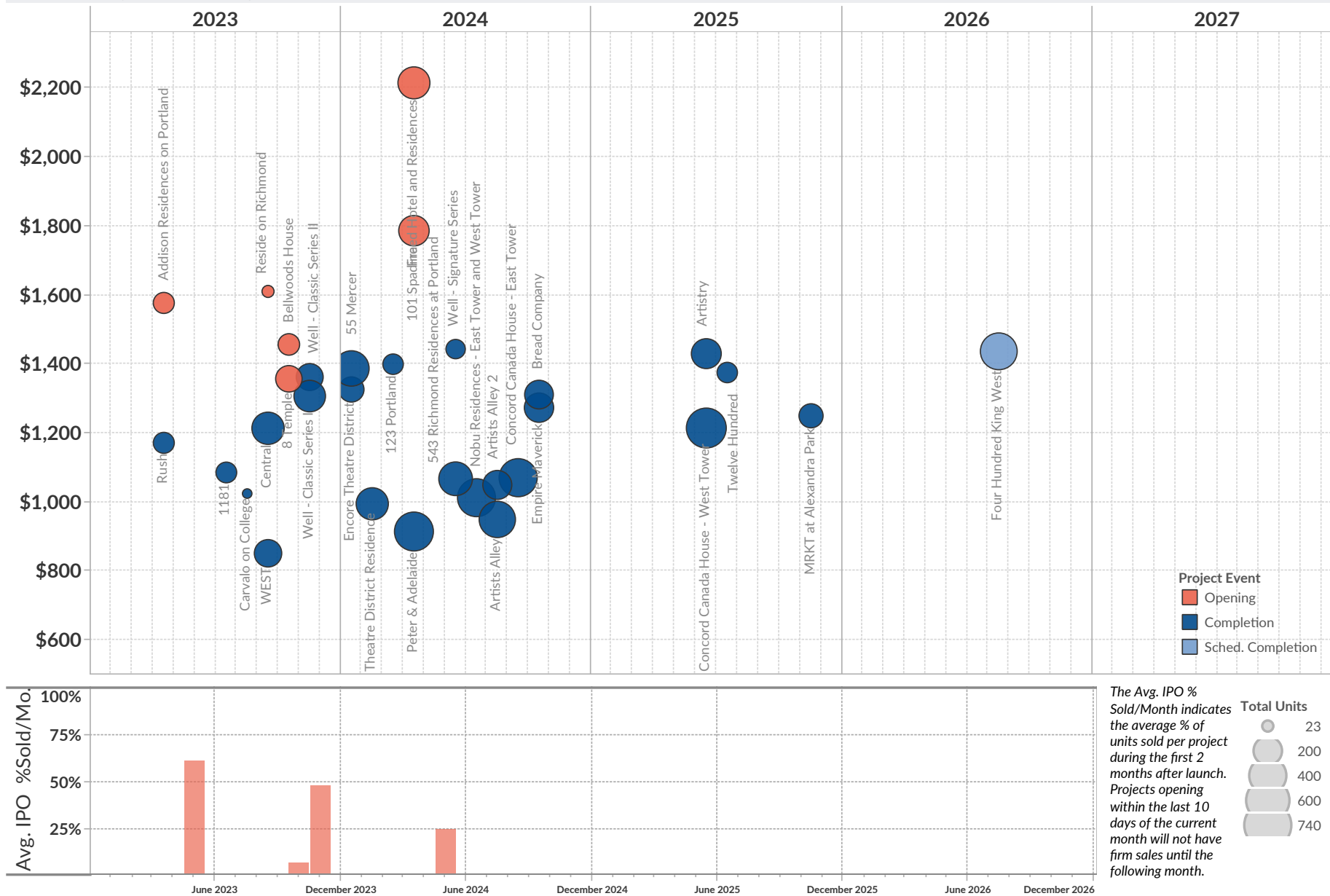
Downtown West		GTA
Distinct count of Site Name	19	294
No. of Units	6,724	75,732
Total Sales	5,964	63,153
Act Inv	760	12,579
Avg. \$/sf		\$1,380
Avg. Project \$/SF		\$1,280
Avg. SF		805
Avg. \$		\$1,111,897
Current Month Sales		273

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



Downtown West Submarket Report - June 2026

Recent Project Openings, Completions & Scheduled Completions



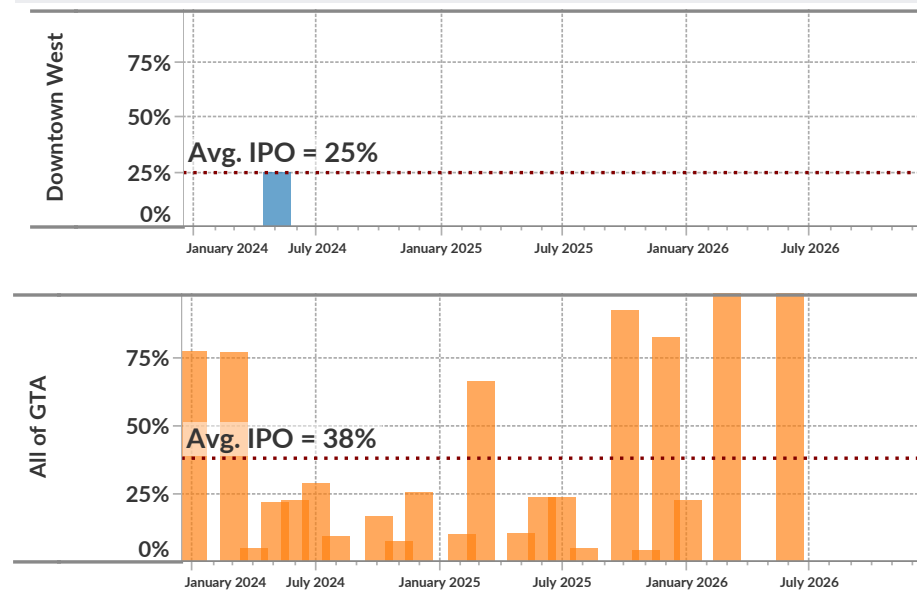
Downtown West Submarket Report - June 2026

Project Data by Unit Type

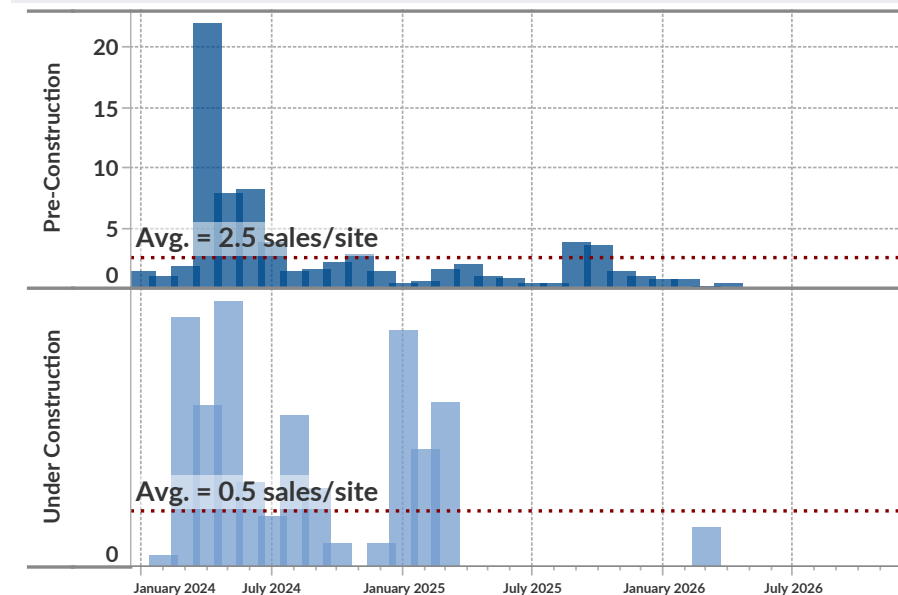
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	822	0	740	82
1 Bedroom	1,831	0	1,725	106
1 Bedroom + Den	1,247	0	1,193	54
2 Bedroom	1,744	6	1,462	282
2 Bedroom + Den	278	0	254	24
3 Bedroom & Up	730	0	557	173
Penthouse	49	0	27	22
Other	14	1	5	9

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,101	275	408	\$590,990	\$849,900
\$1,515	430	753	\$500,000	\$1,454,990
\$1,328	477	746	\$599,900	\$1,473,990
\$1,640	592	1,399	\$700,000	\$2,476,990
\$1,492	768	2,489	\$954,900	\$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)

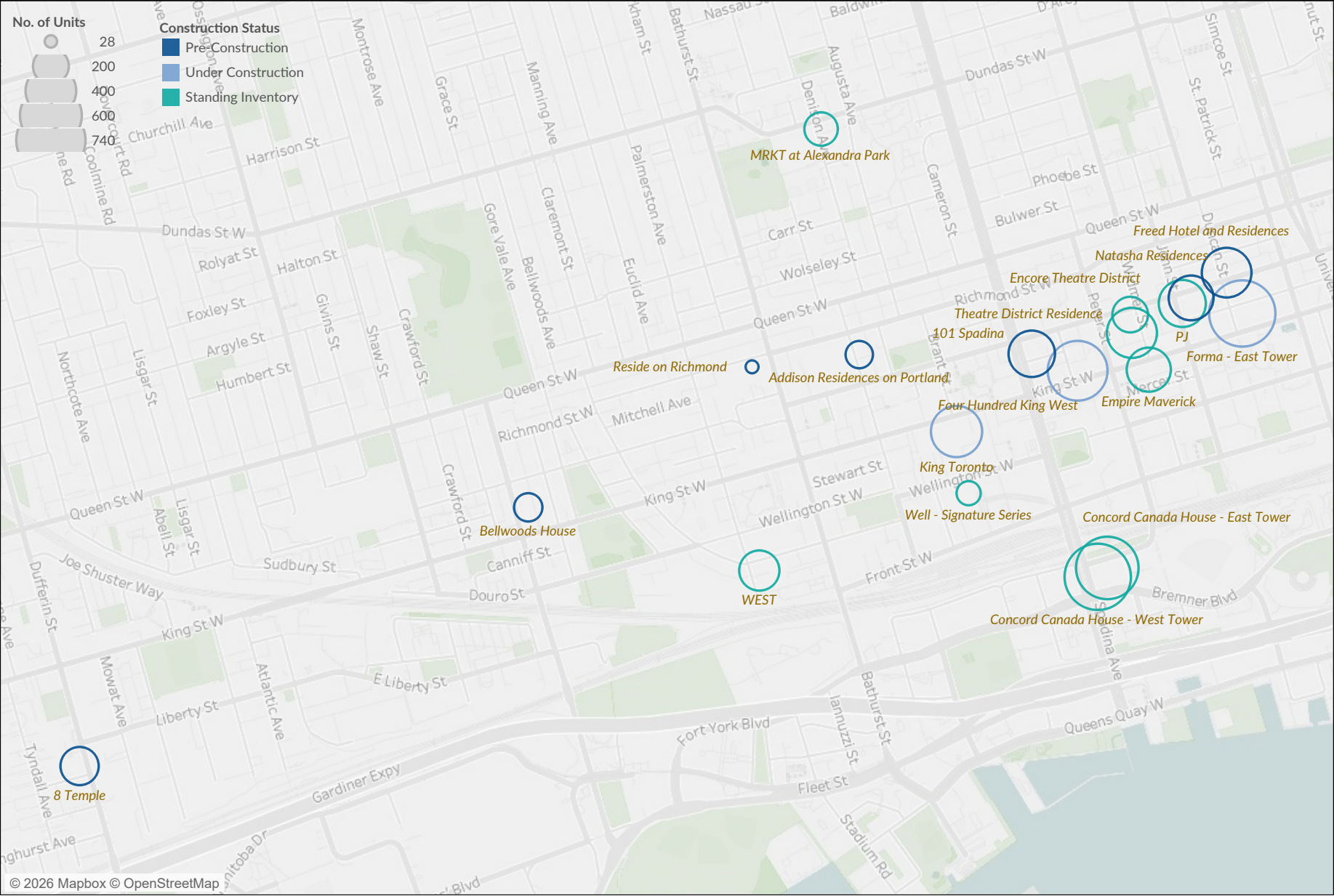


Post Launch Absorption: Downtown West



Downtown West Submarket Report - June 2026

Current Active Projects



Downtown West Submarket Report - June 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	November 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	3	40	40	657	\$1,071	\$1,249
Concord Canada House - West Tower - Concord Adex	Apartment	June 2025	3	57	79	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	August 2026	0	1	22	441	\$0	\$2,937
MRKT at Alexandra Park - Tridel	Apartment	November 2025	1	1	21	188	\$1,250	\$1,242
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	8	4	98	\$1,444	\$1,697
WEST - Aspen Ridge Homes	Apartment	September 2023	0	6	2	272	\$852	\$1,280

Downtown West Submarket Report - June 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	15
Central Waterfront	0	4
Don Mills - York Mills	1	9
Downtown Core	1	6
Downtown East	2	15
Downtown West	7	19
Etobicoke Waterfront		
Highway7 - Yonge	0	3
Mississauga City Centre	4	8
North Toronto	2	14
North Yonge Corridor	4	8
North York East		
North York West	2	6
Not Applicable	234	150
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	0	5
Toronto West	12	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,989	402	\$2,328	1,027	\$2,392,241
1,849	905	\$1,642	910	\$1,493,481
1,799	69	\$1,519	1,371	\$2,083,153
3,693	429	\$1,865	788	\$1,469,700
4,510	667	\$1,338	737	\$985,886
5,964	760	\$1,884	1,015	\$1,912,732
765	173	\$1,004	826	\$829,338
4,049	621	\$1,214	656	\$796,392
2,334	288	\$1,605	903	\$1,448,872
2,450	651	\$1,619	666	\$1,077,381
745	502	\$1,302	743	\$968,080
25,028	6,199	\$1,110	767	\$850,515
1,952	275	\$1,388	834	\$1,157,470
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,637	292	\$1,332	841	\$1,120,863
1,076	150	\$2,169	1,308	\$2,837,027



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