



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

Data as of July 2026

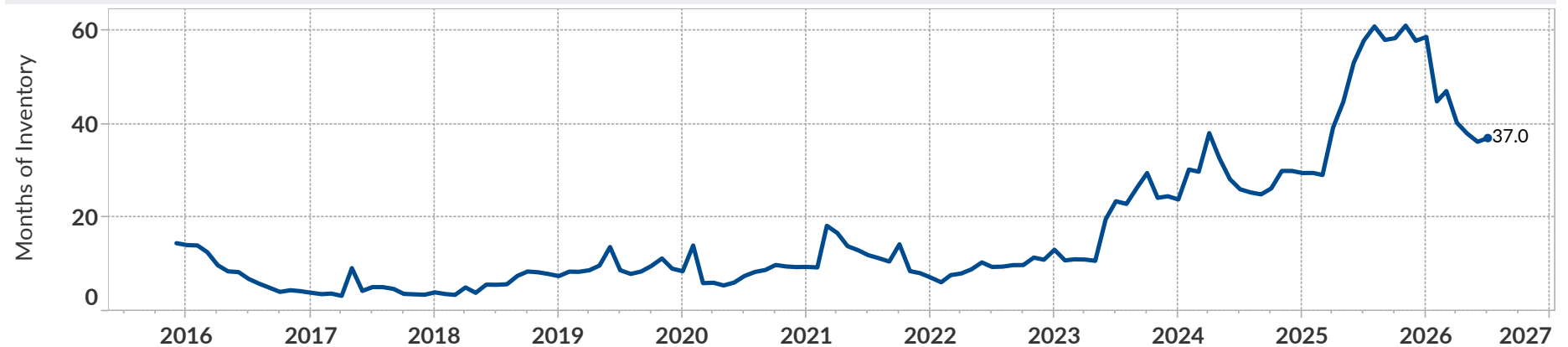


Downtown West Submarket Report - July 2026



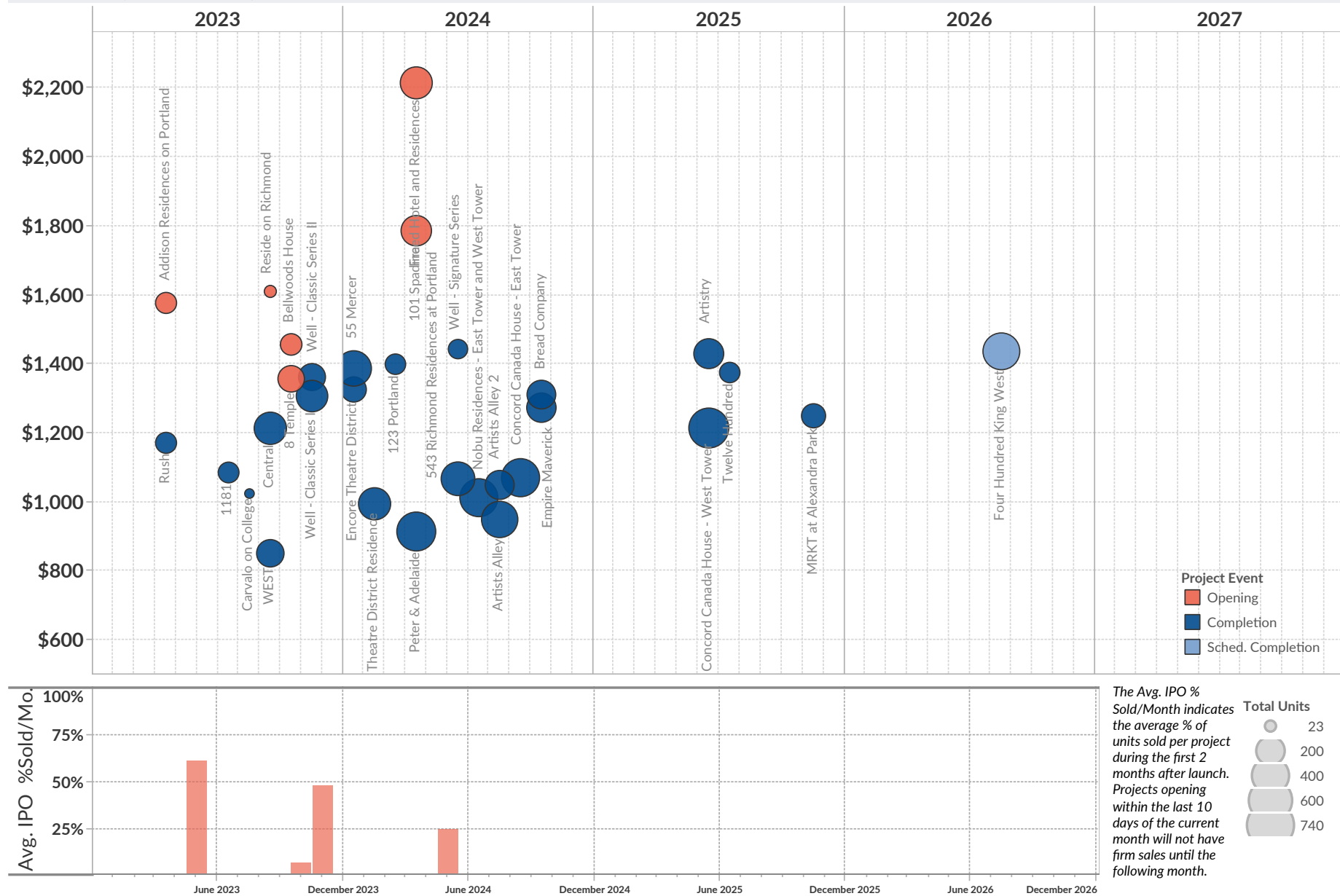
Downtown West		GTA
Distinct count of Site Name	19	291
No. of Units	6,724	75,173
Total Sales	5,980	62,828
Act Inv	744	12,345
Avg. \$/sf		\$1,389
Avg. Project \$/SF		\$1,278
Avg. SF		810
Avg. \$		\$1,125,410
Current Month Sales		237

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



Downtown West Submarket Report - July 2026

Recent Project Openings, Completions & Scheduled Completions



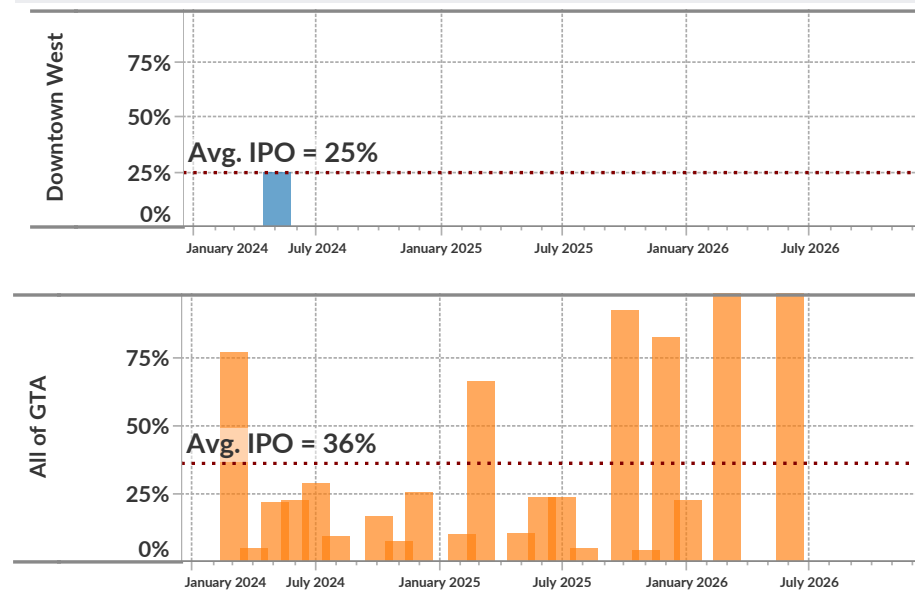
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Project Data by Unit Type

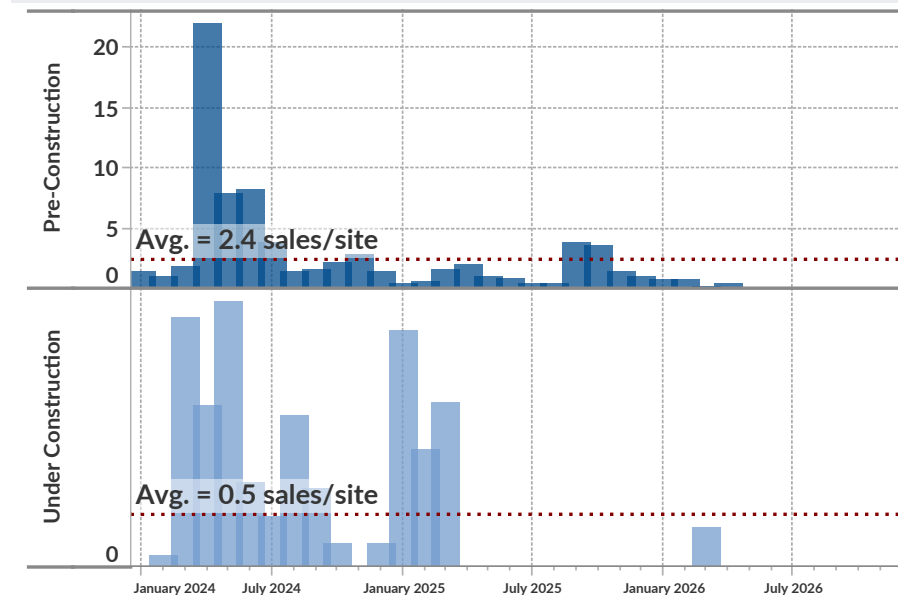
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	822	0	740	82
1 Bedroom	1,831	1	1,730	101
1 Bedroom + Den	1,247	0	1,195	52
2 Bedroom	1,744	1	1,464	280
2 Bedroom + Den	278	0	254	24
3 Bedroom & Up	730	3	564	166
Penthouse	49	0	27	22
Other	14	0	5	9

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,101	275	408	\$590,990	\$849,900
\$1,535	430	753	\$500,000	\$1,454,990
\$1,338	477	746	\$599,900	\$1,473,990
\$1,644	592	1,399	\$700,000	\$2,476,990
\$1,492	768	2,489	\$954,900	\$3,810,000
\$2,167	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)

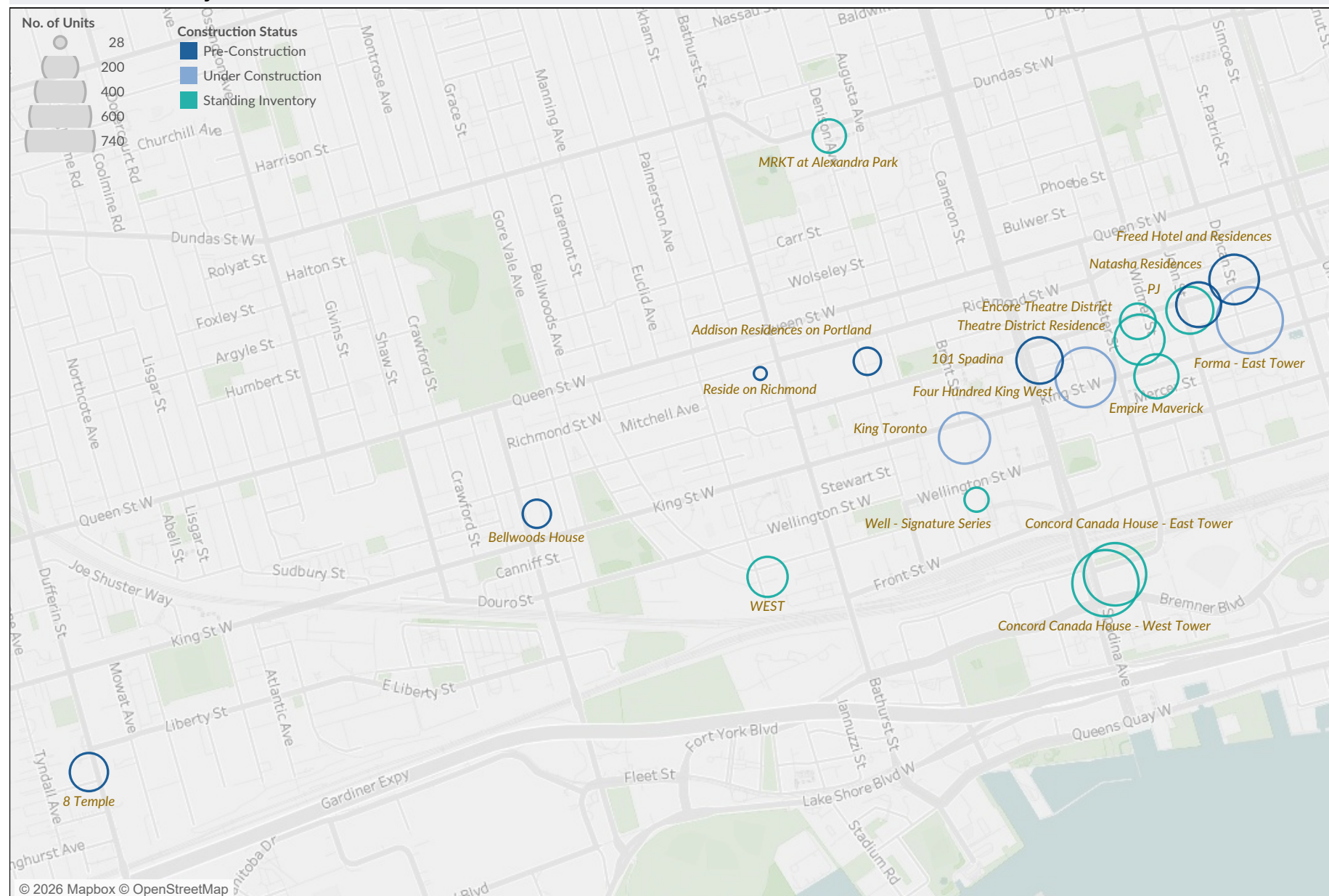


Post Launch Absorption: Downtown West



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Current Active Projects



Downtown West Submarket Report - July 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	0	45	35	657	\$1,071	\$1,254
Concord Canada House - West Tower - Concord Adex	Apartment	June 2025	4	66	70	740	\$1,215	\$1,182
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	3	19	188	\$1,250	\$1,242
Natasha Residences - Lanterra Developments	Apartment	September 2030	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	November 2029	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 - July 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	15
Central Waterfront	3	4
Don Mills - York Mills	1	9
Downtown Core	0	6
Downtown East	4	15
Downtown West	5	19
Etobicoke Waterfront		
Highway7 - Yonge	2	3
Mississauga City Centre	0	8
North Toronto	0	14
North Yonge Corridor	1	8
North York East		
North York West	1	6
Not Applicable	213	147
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	1	5
Toronto West	2	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,991	400	\$2,329	1,030	\$2,398,125
1,852	905	\$1,701	1,006	\$1,711,201
1,800	68	\$1,515	1,367	\$2,071,875
3,693	429	\$1,865	788	\$1,469,700
4,514	663	\$1,340	736	\$987,083
5,980	744	\$1,898	1,018	\$1,930,917
777	161	\$1,036	777	\$805,168
4,049	621	\$1,214	656	\$796,392
2,334	288	\$1,605	903	\$1,448,838
2,447	654	\$1,610	668	\$1,074,775
746	501	\$1,260	744	\$937,295
24,657	6,008	\$1,103	761	\$839,810
1,959	268	\$1,396	837	\$1,168,075
423	30	\$1,573	1,718	\$2,701,583
891	165	\$1,216	686	\$833,692
2,639	290	\$1,321	843	\$1,114,270
1,076	150	\$2,169	1,308	\$2,837,027



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