

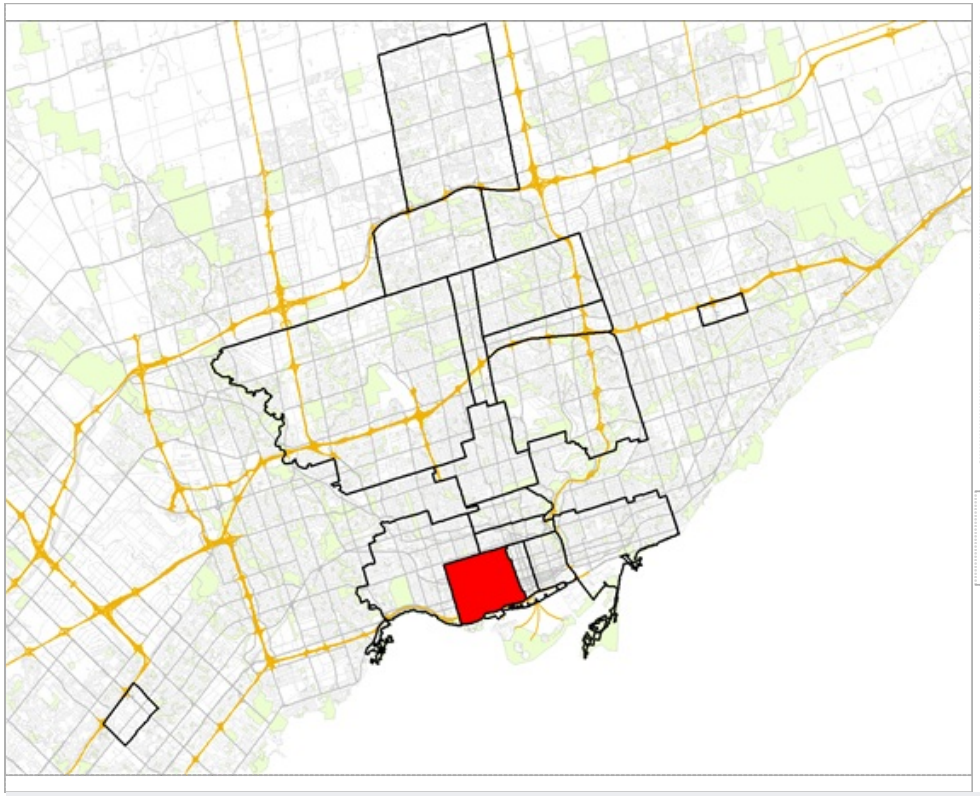
Greater Toronto Area | Downtown West

New Homes High Rise Submarket Report

Data as of August 2026

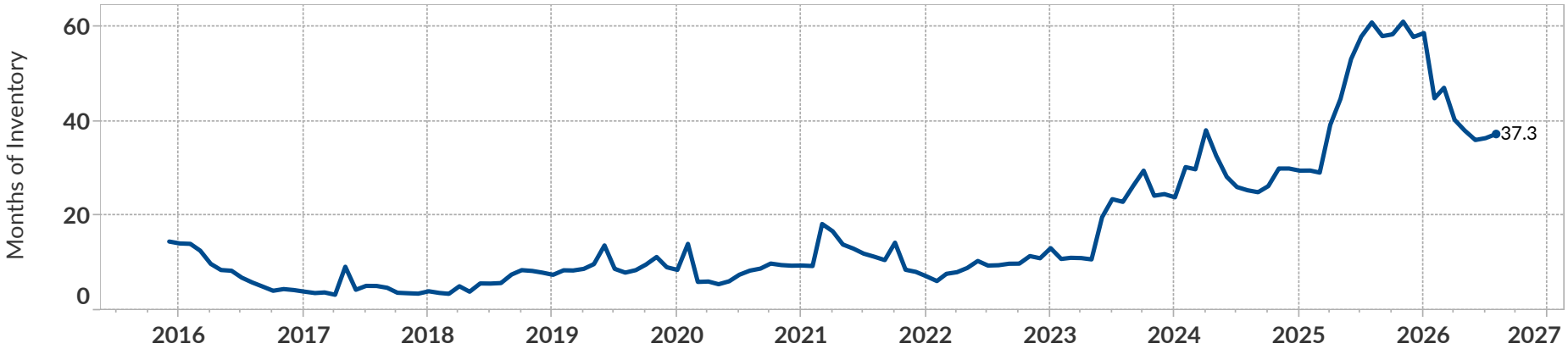
Altus Group

Downtown West Submarket Report - August 2026



	Downtown West	GTA
Distinct count of Site Name	19	290
No. of Units	6,724	74,874
Total Sales	5,987	62,140
Act Inv	737	12,734
Avg. $/sf	$1,902	$1,352
Avg. Project $/SF	$1,642	$1,271
Avg. SF	1,017	822
Avg. $	$1,934,684	$1,110,782
Current Month Sales	4	215

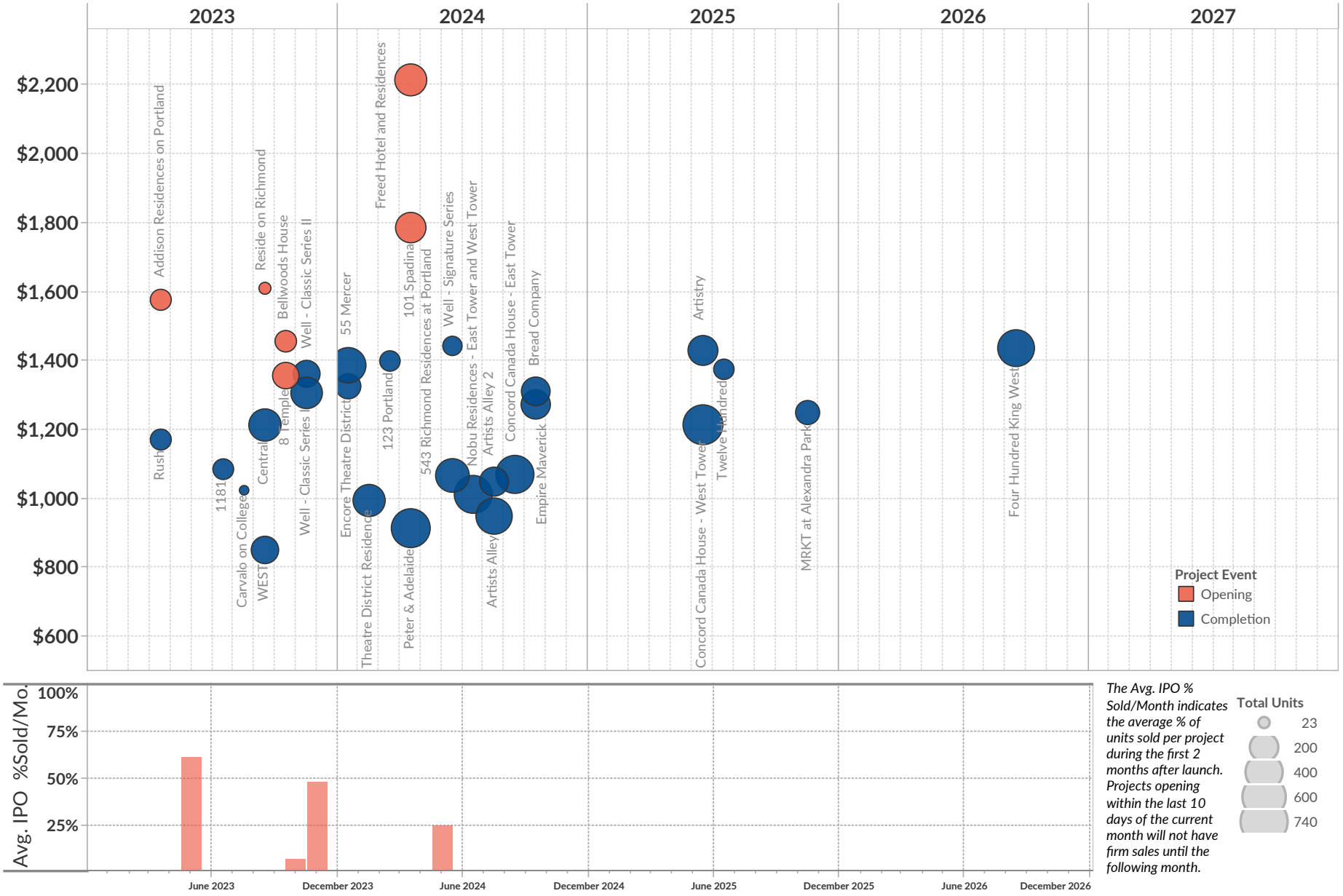
Submarket - Months of Inventory *(calculated using current rem. inv. and last 12 month sales)*



Downtown West Submarket Report - August 2026

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Recent Project Openings, Completions & Scheduled Completions



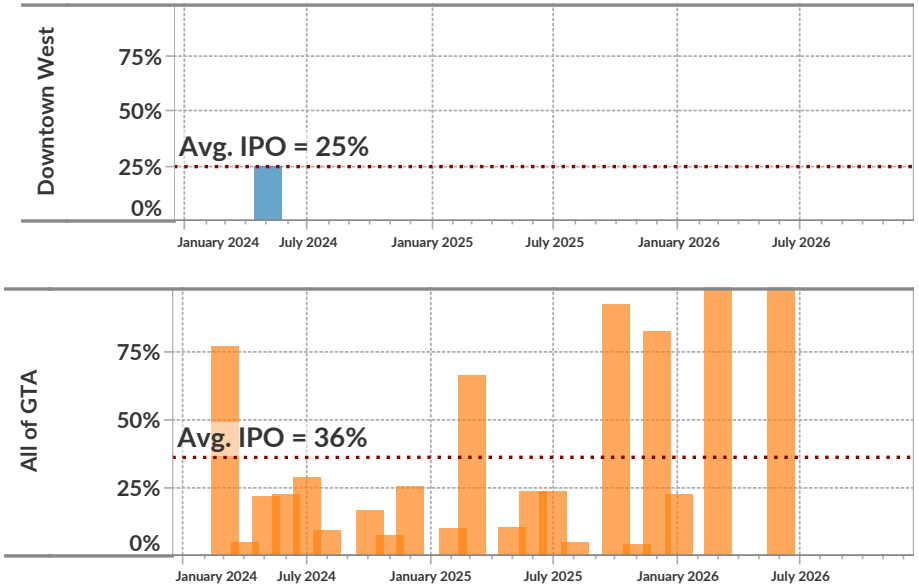
The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.

Downtown West Submarket Report - August 2026

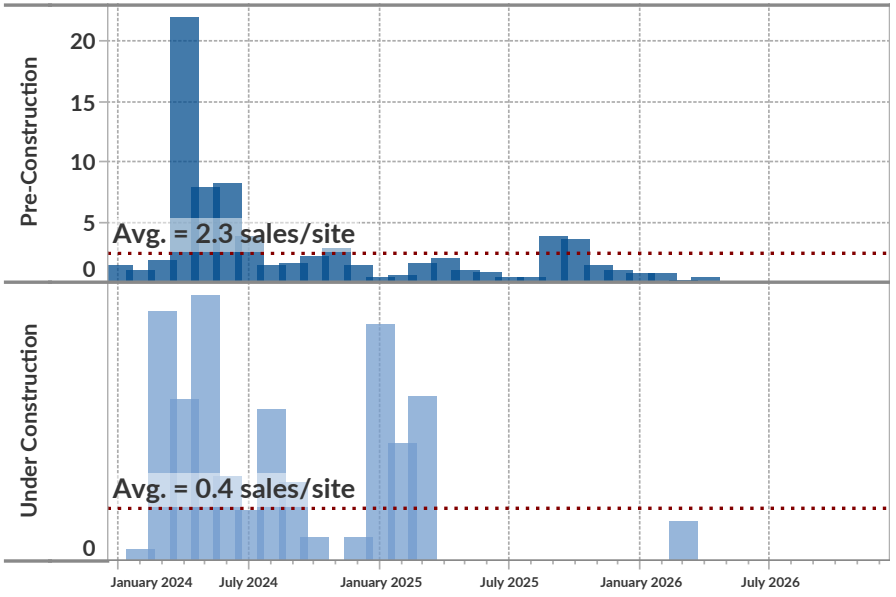
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	822	0	740	82	$2,101	275	408	$590,990	$849,900
1 Bedroom	1,831	2	1,734	97	$1,556	430	753	$500,000	$1,454,990
1 Bedroom + Den	1,247	0	1,195	52	$1,338	477	746	$599,900	$1,473,990
2 Bedroom	1,744	0	1,464	280	$1,644	592	1,399	$700,000	$2,476,990
2 Bedroom + Den	278	0	255	23	$1,495	768	2,489	$954,900	$3,810,000
3 Bedroom & Up	730	2	565	165	$2,170	842	6,169	$850,000	$13,500,000
Penthouse	49	0	27	22	$2,265	718	4,264	$964,990	$15,224,000
Other	14	0	6	8	$1,231	836	1,350	$1,070,000	$1,620,000

IPO Launch Performance (first 2 months)

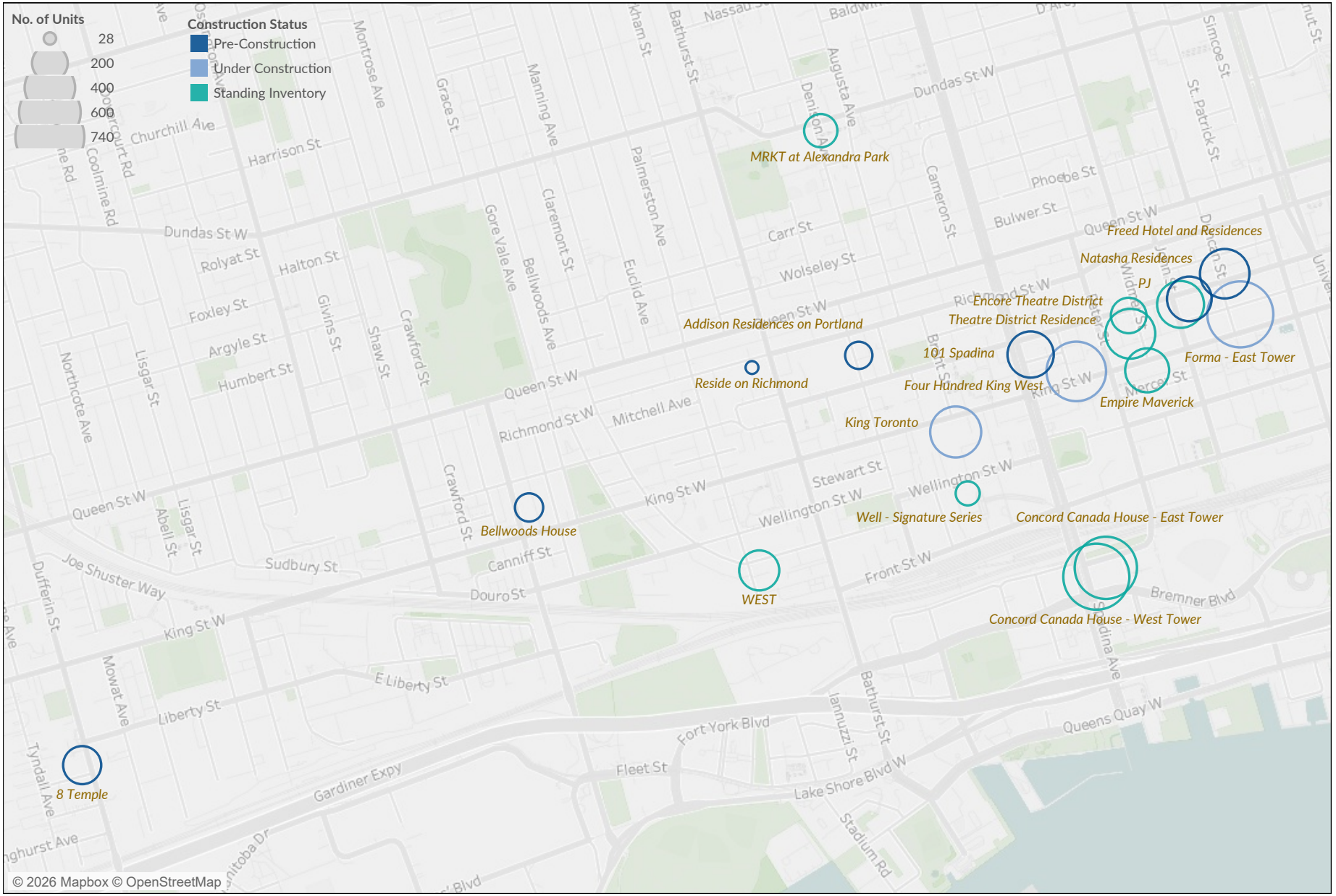


Post Launch Absorption: Downtown West



Downtown West Submarket Report - August 2026

Current Active Projects



Downtown West Submarket Report - August 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	2	68	68	740	$1,215	$1,194
Empire Maverick - Empire	Apartment	October 2024	0	1	10	328	$1,274	$1,322
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	September 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	October 2026	0	1	22	441	$0	$2,937
MRKT at Alexandra Park - Tridel	Apartment	November 2025	1	5	17	188	$1,250	$1,249
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	1	10	2	98	$1,444	$1,698
WEST - Aspen Ridge Homes	Apartment	September 2023	0	6	2	272	$852	$1,280

Downtown West Submarket Report - August 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	20	4
Don Mills - York Mills	0	11
Downtown Core	3	6
Downtown East	6	15
Downtown West	4	19
Etobicoke Waterfront		
Highway7 - Yonge	2	2
Mississauga City Centre	0	8
North Toronto	0	14
North Yonge Corridor	6	7
North York East		
North York West	1	5
Not Applicable	164	148
Scarborough City Centre		
Sheppard Corridor	1	8
Thornhill	1	1
Toronto East	0	5
Toronto West	6	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
2,992	399	$2,335	1,028	$2,400,671
1,855	902	$1,701	1,007	$1,713,073
1,759	263	$1,109	1,177	$1,305,513
3,696	426	$1,866	790	$1,473,369
4,520	657	$1,340	739	$990,650
5,987	737	$1,902	1,017	$1,934,684
584	154	$1,050	754	$791,398
4,049	621	$1,214	656	$796,392
2,334	304	$1,583	889	$1,406,795
2,093	648	$1,609	665	$1,070,444
691	466	$1,260	747	$941,919
24,853	6,275	$1,062	780	$828,162
1,960	267	$1,397	837	$1,169,416
154	17	$1,556	1,687	$2,623,824
891	165	$1,216	686	$833,692
2,646	283	$1,326	845	$1,120,142
1,076	150	$2,169	1,308	$2,837,027



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