

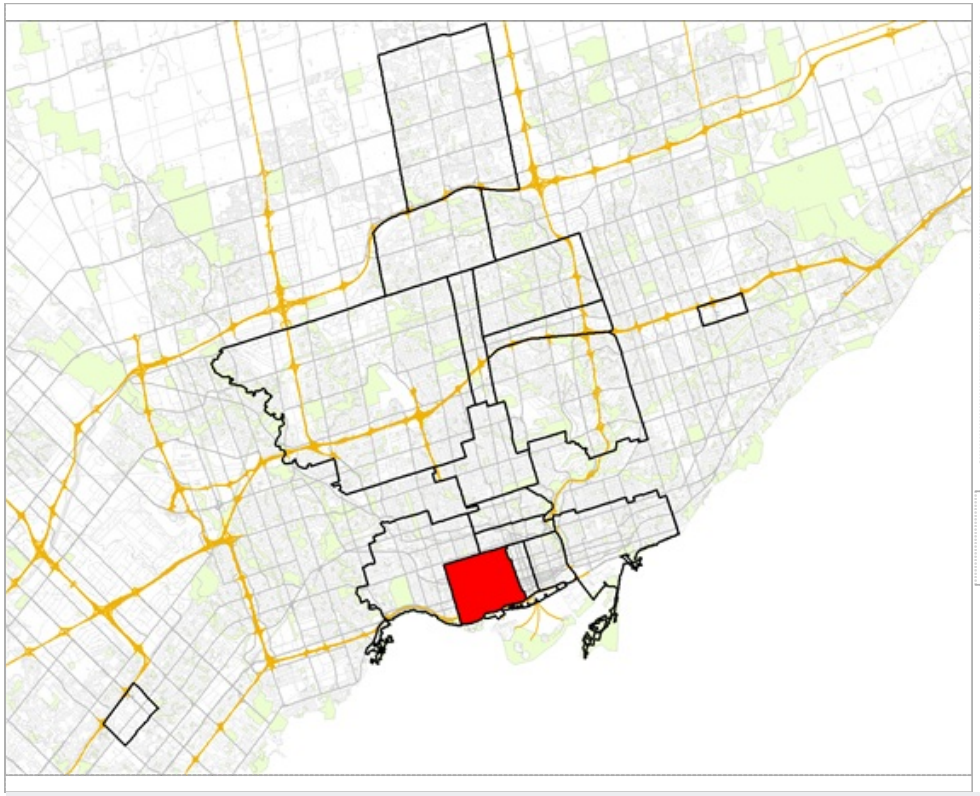
Greater Toronto Area | Downtown West

New Homes High Rise Submarket Report

Data as of September 2026

Altus Group

Downtown West Submarket Report - September 2026



	Downtown West	GTA
Distinct count of Site Name	18	289
No. of Units	6,452	74,344
Total Sales	5,734	61,435
Act Inv	718	12,909
Avg. $/sf	$1,919	$1,341
Avg. Project $/SF	$1,665	$1,266
Avg. SF	1,023	823
Avg. $	$1,962,707	$1,103,238
Current Month Sales	6	129

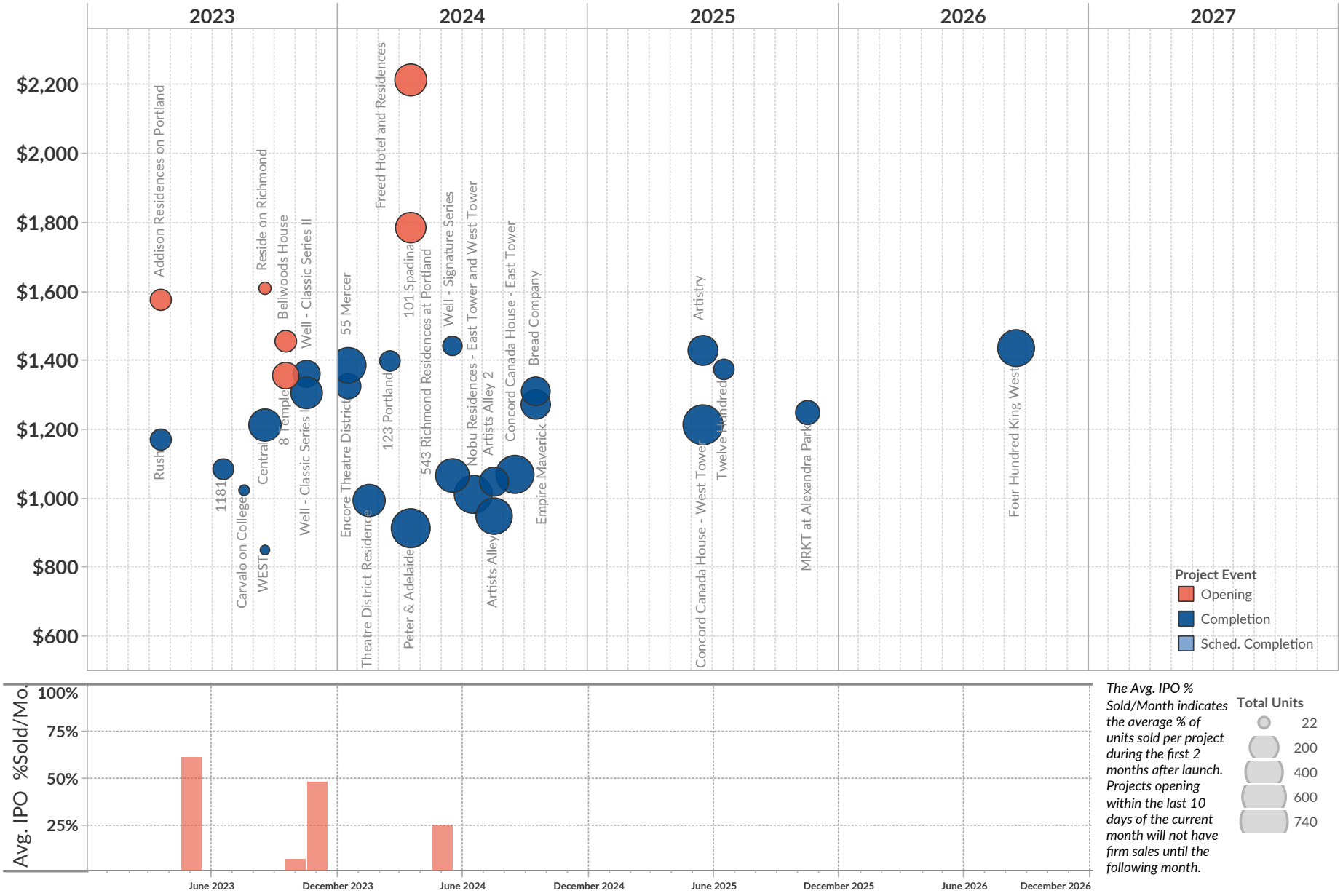
Submarket - Months of Inventory *(calculated using current rem. inv. and last 12 month sales)*



Downtown West Submarket Report - September 2026

Altus Group

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.

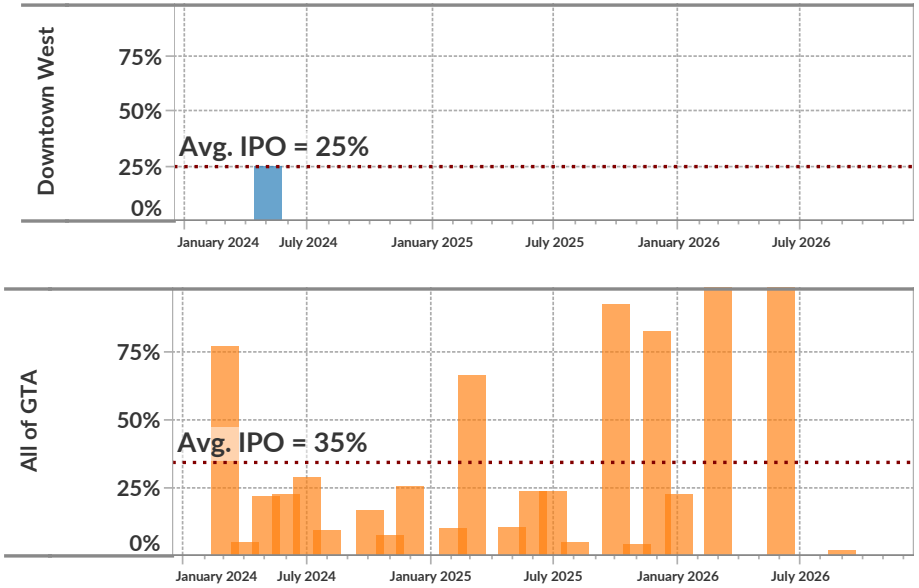
Total Units
22
200
400
600
740

Downtown West Submarket Report - September 2026

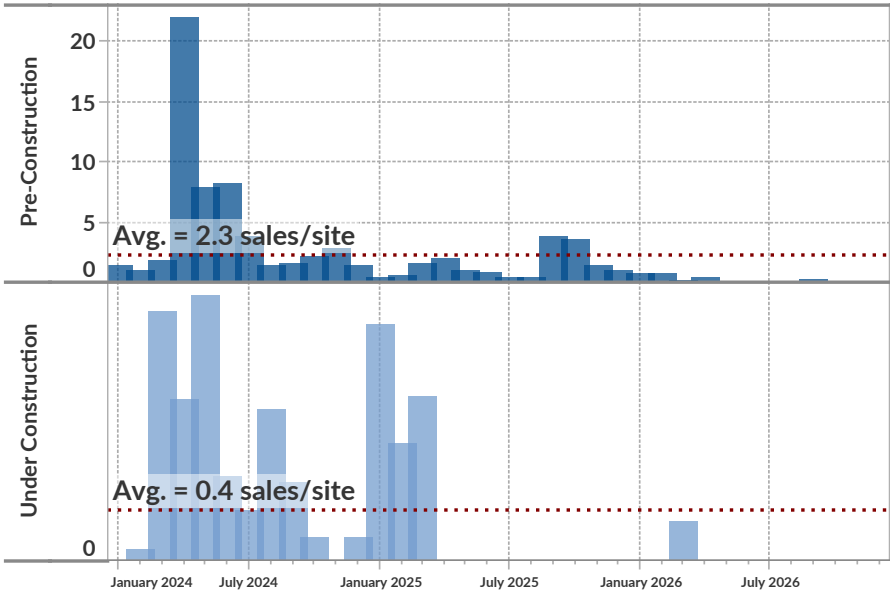
Project Data by Unit Type

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	818	1	737	81	$2,101	275	408	$590,990	$849,900
1 Bedroom	1,756	1	1,662	94	$1,567	430	753	$500,000	$1,454,990
1 Bedroom + Den	1,185	0	1,136	49	$1,355	477	746	$599,900	$1,473,990
2 Bedroom	1,720	1	1,444	276	$1,652	592	1,399	$700,000	$2,476,990
2 Bedroom + Den	218	0	197	21	$1,533	768	2,489	$954,900	$3,810,000
3 Bedroom & Up	705	3	544	161	$2,186	842	6,169	$850,000	$13,500,000
Penthouse	27	0	7	20	$2,300	718	4,264	$1,050,000	$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)

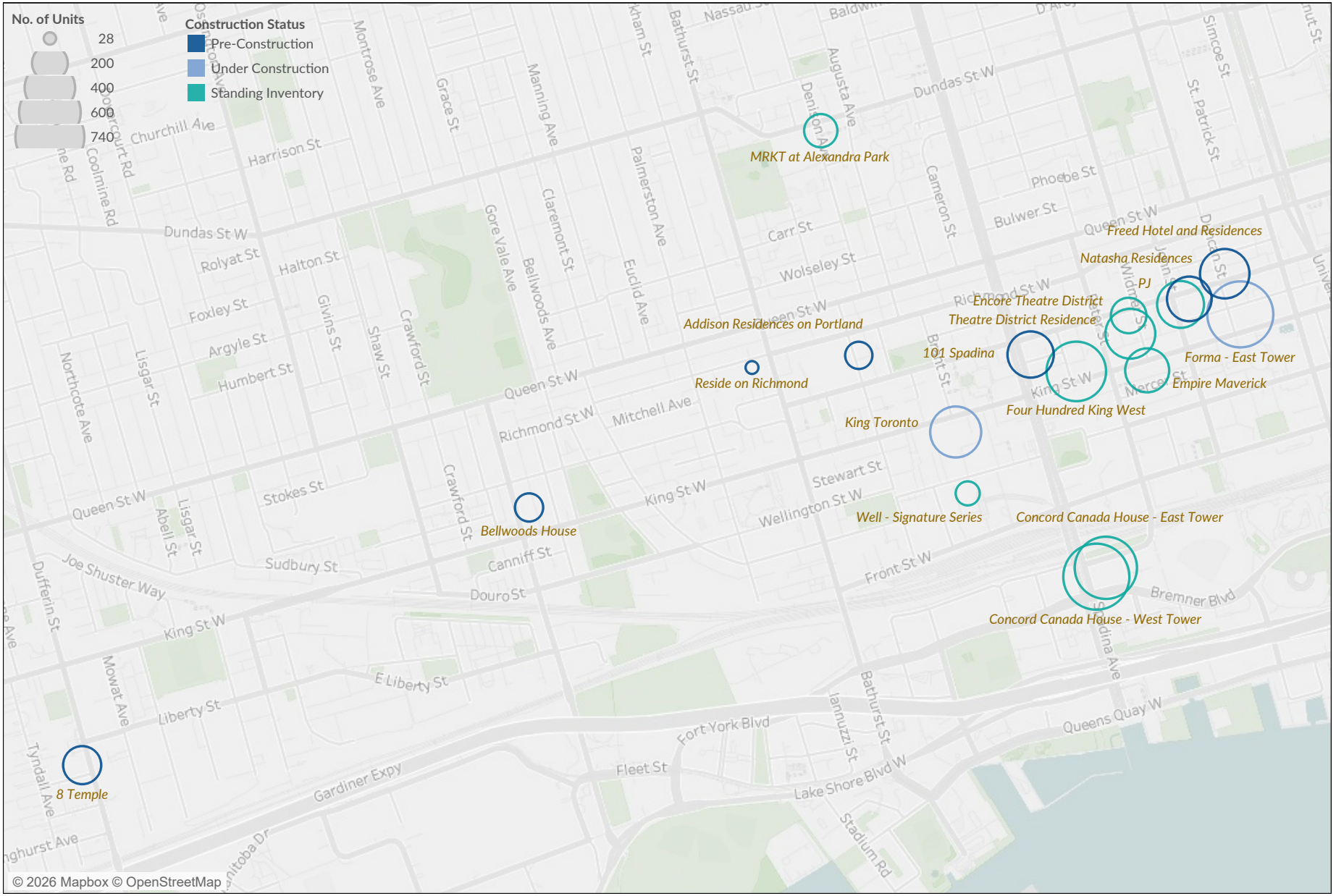


Post Launch Absorption: Downtown West



Downtown West Submarket Report - September 2026

Current Active Projects



Downtown West Submarket Report - September 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	1	1	26	135	$1,457	$1,450
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	0	49	31	657	$1,071	$1,259
Concord Canada House - West Tower - Concord Adex	Apartment	June 2025	0	83	53	740	$1,215	$1,204
Empire Maverick - Empire	Apartment	October 2024	2	3	16	328	$1,274	$1,371
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	1	5	246	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	2	7	15	188	$1,250	$1,236
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	10	2	98	$1,444	$1,698

Downtown West Submarket Report - September 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	0	11
Downtown Core	0	6
Downtown East	5	15
Downtown West	6	18
Etobicoke Waterfront		
Highway7 - Yonge	1	2
Mississauga City Centre	2	8
North Toronto	3	14
North Yonge Corridor	3	7
North York East		
North York West	2	5
Not Applicable	89	148
Scarborough City Centre		
Sheppard Corridor	6	8
Thornhill	0	1
Toronto East	0	5
Toronto West	5	16
Yonge - St. Clair	4	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
2,993	398	$2,357	1,067	$2,514,137
1,813	944	$1,697	997	$1,691,411
1,761	263	$1,109	1,177	$1,305,513
3,696	426	$1,866	790	$1,473,369
4,522	655	$1,338	740	$989,807
5,734	718	$1,919	1,023	$1,962,707
585	153	$1,050	736	$773,154
4,051	619	$1,214	656	$796,277
2,337	301	$1,573	892	$1,402,762
2,096	678	$1,525	670	$1,021,565
693	464	$1,260	748	$942,564
24,475	6,363	$1,052	779	$819,796
1,883	344	$1,300	831	$1,079,838
155	16	$1,550	1,708	$2,647,813
891	162	$1,190	684	$813,509
2,650	279	$1,328	846	$1,123,943
1,100	126	$2,066	1,515	$3,128,931



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