



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of March 2019



Central Waterfront Submarket Report - March 2019

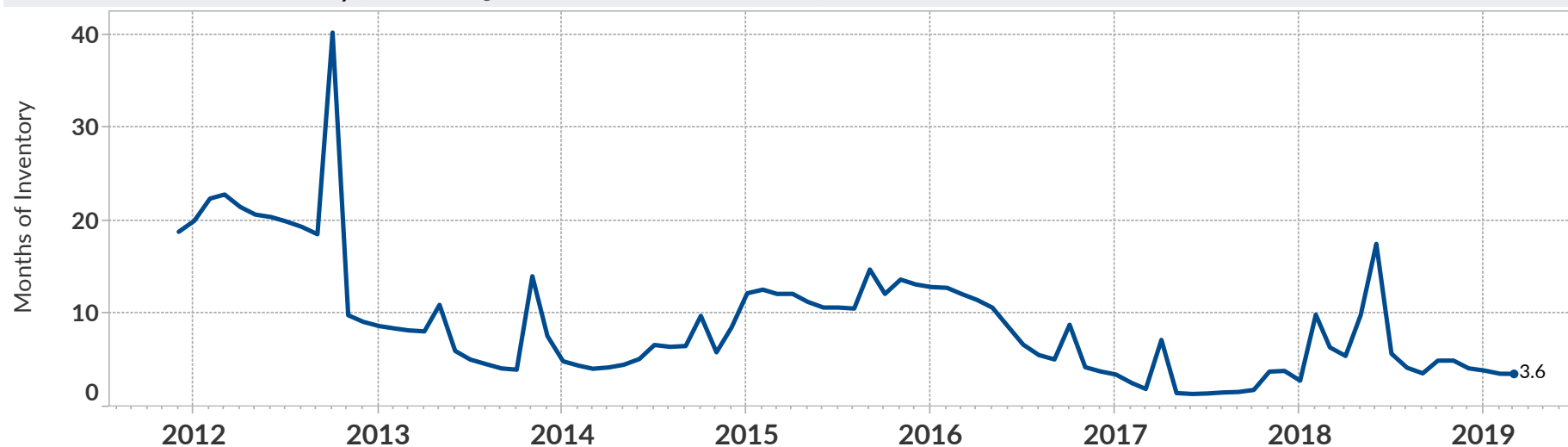


Central Waterfront		GTA
Active Projects	15	329
Total Units	6,871	87,136
Total Sales	6,145	71,790
Rem. Inv.	647	11,744
Avg. \$/SF	\$1,327	\$968
Avg. SF	1,039	889
Avg. \$	\$1,379,237	\$860,701
Current Month Sales (incl. active & sold out)	40	1,428

Development Applications

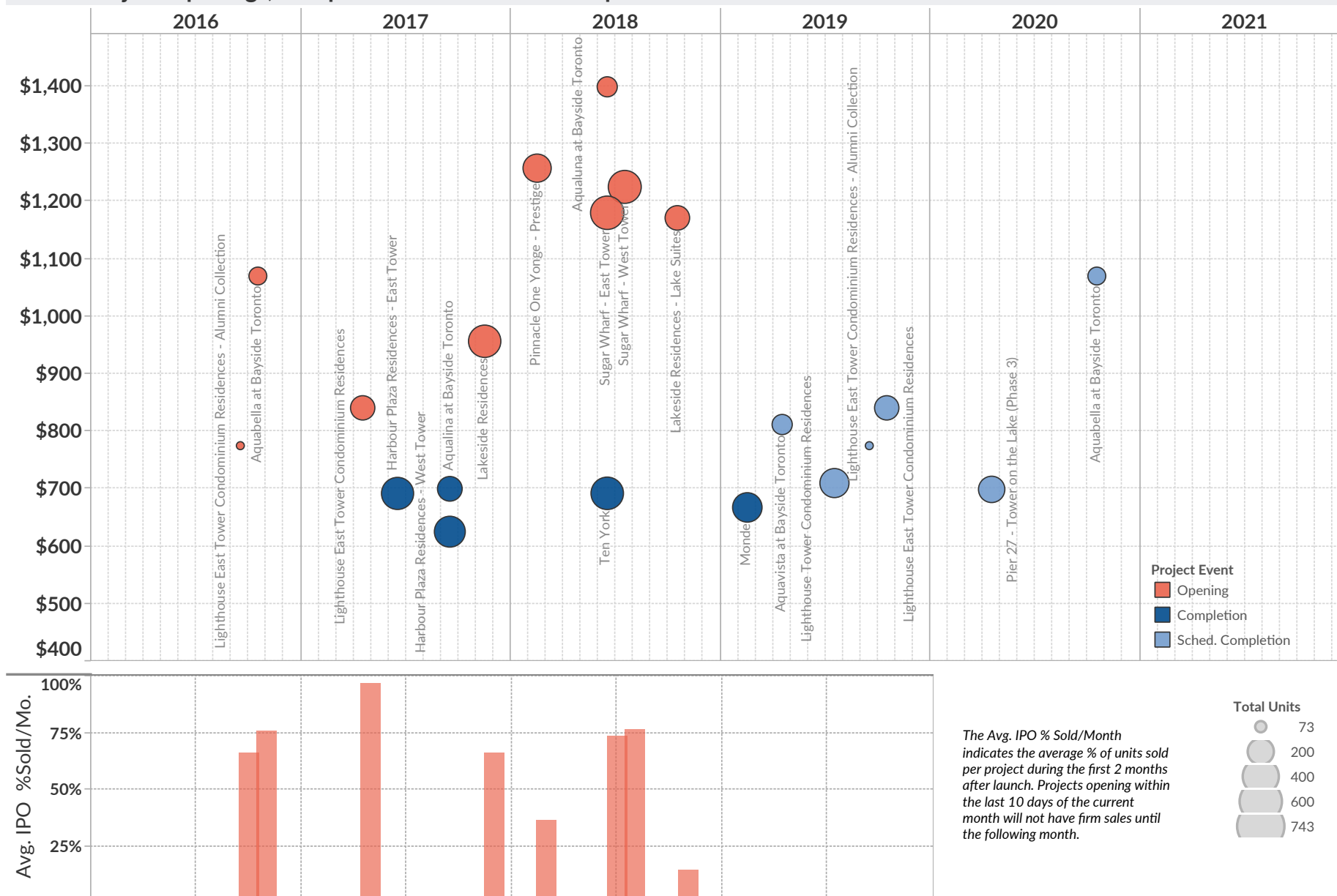
Central Waterfront		City of Toronto
Number of Dev. Apps.	7	317
Total Units	17,304	165,657
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	22.0	32.2
Avg. Floor Space Index	8.3	5.9

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



Central Waterfront Submarket Report - March 2019

Recent Project Openings, Completions & Scheduled Completions



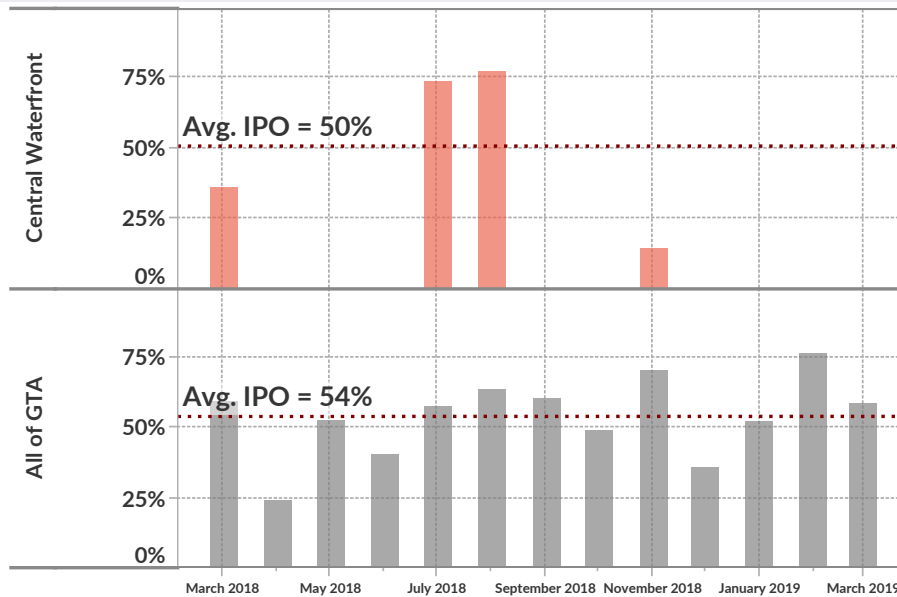
Central Waterfront Submarket Report - March 2019

Project Data by Unit Type

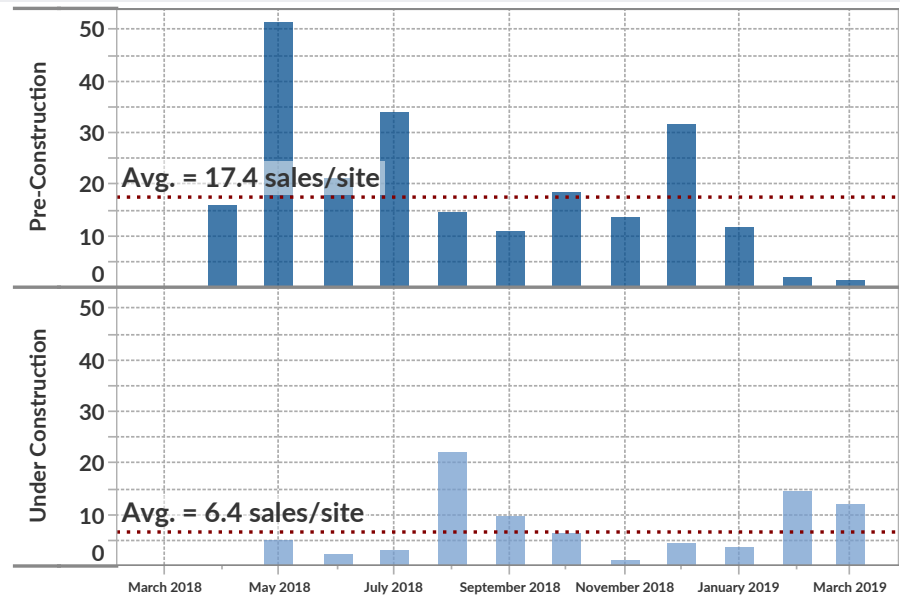
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	123	0	122	1
1 Bedroom	1,832	17	1,767	65
1 Bedroom + Den	2,149	12	1,981	168
2 Bedroom	1,247	3	1,133	114
2 Bedroom + Den	688	1	604	84
3 Bedroom & Up	476	7	279	197
Penthouse	209	0	197	12
Other	68	0	62	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,391	325	325	\$451,990	\$451,990
\$1,260	487	587	\$558,990	\$797,990
\$1,179	564	743	\$691,990	\$941,990
\$1,231	735	2,695	\$780,000	\$4,125,000
\$1,398	845	3,041	\$991,990	\$4,750,000
\$1,419	812	2,551	\$895,000	\$3,950,000
\$1,338	948	6,106	\$1,228,990	\$8,800,000
\$1,119	1,847	3,066	\$2,275,000	\$3,035,000

IPO Launch Performance (first 2 months)

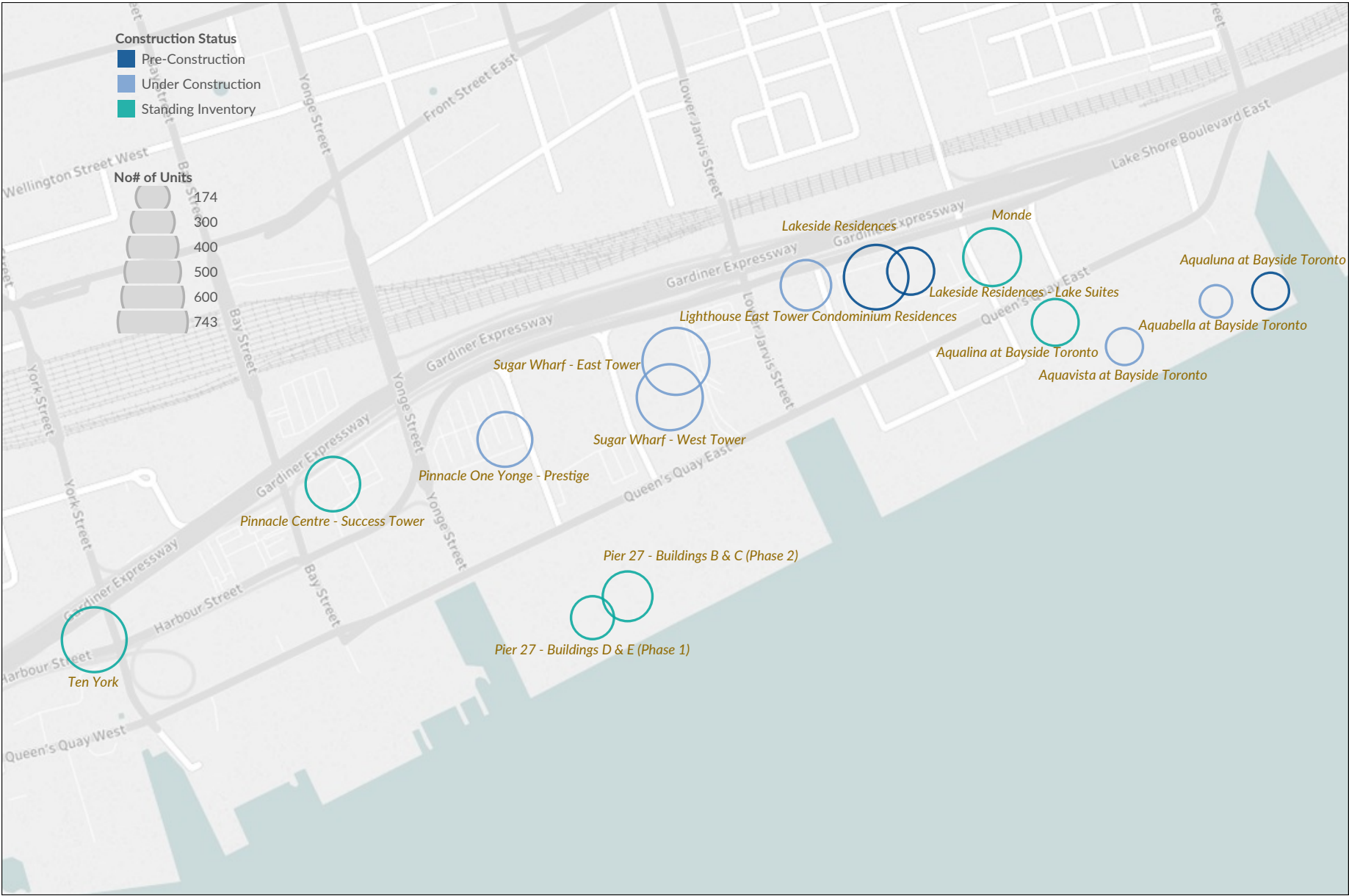


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - March 2019

Current Active Projects



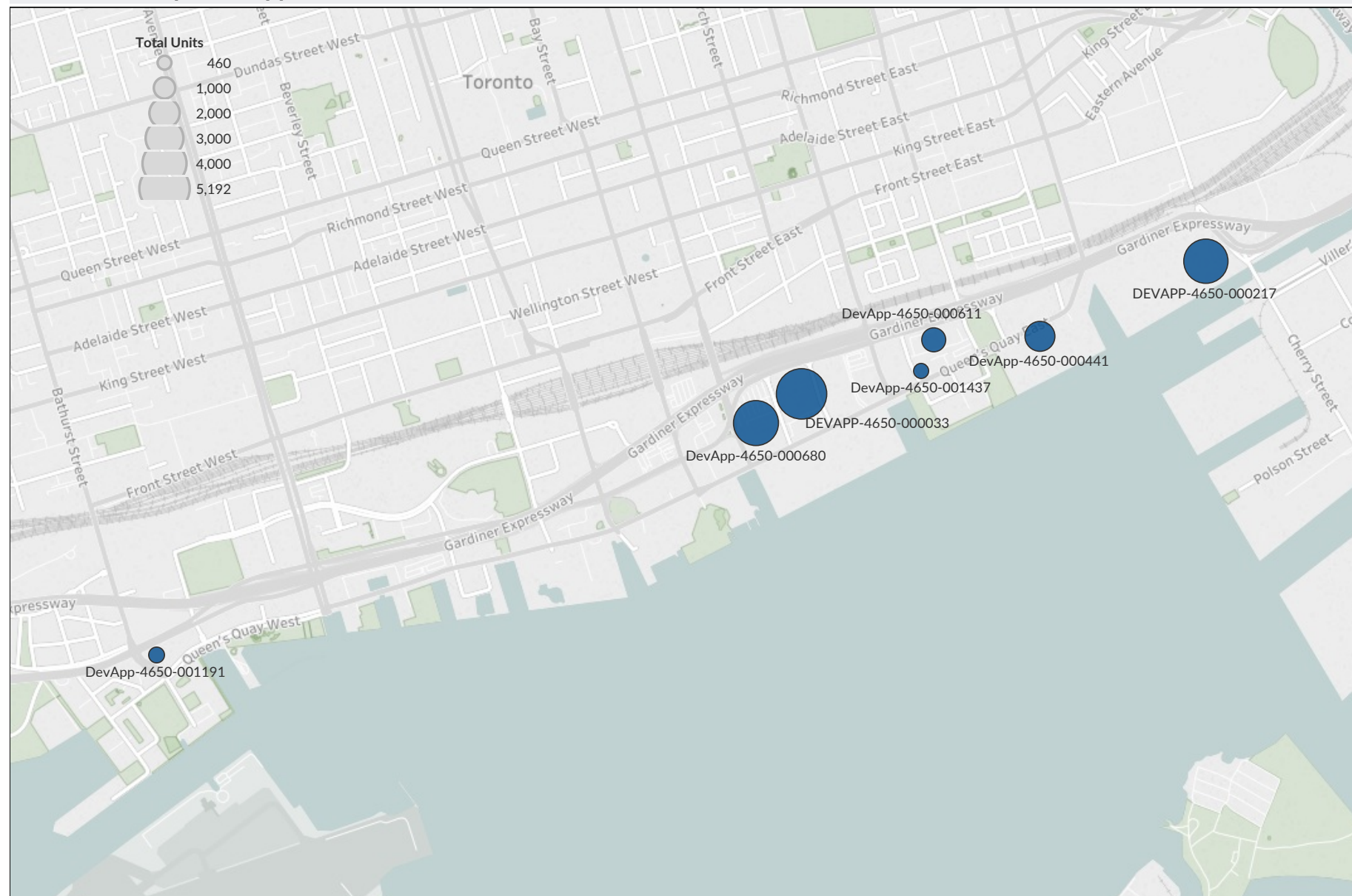
Central Waterfront Submarket Report - March 2019

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Aquabella at Bayside Toronto - Tridel and Hines	Apartment	October 2020	0	1	3	174	\$1,070	\$1,538
Aqualina at Bayside Toronto - Tridel and Hines	Apartment	September 2017	0	0	1	362	\$700	\$1,027
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	June 2023	1	4	39	225	\$1,399	\$1,466
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	April 2019	0	0	1	227	\$812	\$1,228
Lakeside Residences - Greenland Group	Apartment	July 2022	1	3	43	688	\$957	\$1,053
Lakeside Residences - Lake Suites - Greenland Group	Apartment	March 2023	2	38	175	365	\$1,171	\$1,274
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	October 2019	0	0	0	421	\$841	\$842
Monde - Great Gulf	Apartment	February 2019	0	1	6	551	\$668	\$1,362
Pier 27 - Buildings B & C (Phase 2) - Fernbrook Homes and Cit..	Apartment	June 2014	0	0	2	409	\$674	\$994
Pier 27 - Buildings D & E (Phase 1) - Fernbrook Homes and Cit..	Apartment	August 2014	0	0	3	305	\$722	\$1,081
Pinnacle Centre - Success Tower - Pinnacle International	Apartment	January 2009	0	0	1	491	\$427	\$1,187
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	May 2022	2	5	231	496	\$1,258	\$1,393
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	16	47	45	743	\$1,180	\$1,077
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	18	39	92	720	\$1,225	\$1,380
Ten York - Tridel	Apartment	June 2018	0	0	5	694	\$692	\$966

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000033	55 Lake Shore Boulevard East	11.2	5,192
DEVAPP-4650-000217	324 Cherry Street; 429 Lake Shore Boulevard East	4.1	4,000
DevApp-4650-000441	261 Queens Quay East	3.9	1,833
DevApp-4650-000611	215 Lake Shore Boulevard East	10.2	1,174
DevApp-4650-000680	1 Yonge Street	28.0	4,137
DevApp-4650-001191	545 Lake Shore Blvd West	7.5	508
DevApp-4650-001437	162 Queens Quay East	9.9	460

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

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Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 3	• 16	• 5,445	• 4,929	• 213	• \$2,258	• 1,961	• \$4,429,540	• 5,654
Central Waterfront	• 40	• 15	• 6,871	• 6,145	• 647	• \$1,327	• 1,039	• \$1,379,237	• 17,304
Don Mills - York Mills	• 7	• 8	• 2,327	• 2,094	• 173	• \$866	• 1,174	• \$1,016,259	• 10,877
Downtown Core	• 27	• 9	• 4,687	• 3,543	• 628	• \$1,481	• 606	• \$897,485	• 16,861
Downtown East	• 25	• 16	• 5,192	• 4,900	• 264	• \$990	• 890	• \$880,827	• 17,160
Downtown West	• 157	• 27	• 9,952	• 8,409	• 1,199	• \$1,338	• 765	• \$1,022,635	• 14,557
Etobicoke Waterfront	• 8	• 8	• 3,727	• 3,417	• 172	• \$1,064	• 860	• \$915,377	• 1,439
Highway7 - Yonge	• 0	• 7	• 1,704	• 1,184	• 452	• \$650	• 919	• \$597,211	•
Mississauga City Centre	• 34	• 9	• 5,083	• 3,844	• 1,068	• \$781	• 724	• \$565,159	•
North Toronto	• 191	• 10	• 3,192	• 2,719	• 375	• \$1,100	• 818	• \$900,174	• 6,551
North Yonge Corridor	• 174	• 5	• 1,885	• 1,432	• 351	• \$929	• 758	• \$704,826	• 4,271
North York East	• 0	• 2	• 528	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,168
North York West	• 16	• 9	• 2,311	• 2,016	• 245	• \$829	• 717	• \$593,779	• 10,549
Not Applicable	• 592	• 141	• 24,497	• 18,634	• 4,278	• \$704	• 954	• \$671,849	• 43,256
Scarborough City Centre									• 2,245
Sheppard Corridor	• 100	• 14	• 4,391	• 3,703	• 688	• \$984	• 798	• \$784,927	• 3,966
Thornhill	• 14	• 1	• 389	• 315	• 74	• \$753	• 944	• \$710,984	•
Toronto East	• 17	• 14	• 1,733	• 1,564	• 134	• \$962	• 966	• \$928,885	• 2,236
Toronto West	• 21	• 10	• 1,936	• 1,226	• 694	• \$988	• 864	• \$854,154	• 12,363
Yonge - St. Clair	• 2	• 8	• 1,286	• 1,217	• 61	• \$1,223	• 1,290	• \$1,578,647	• 169

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