



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of March 2019



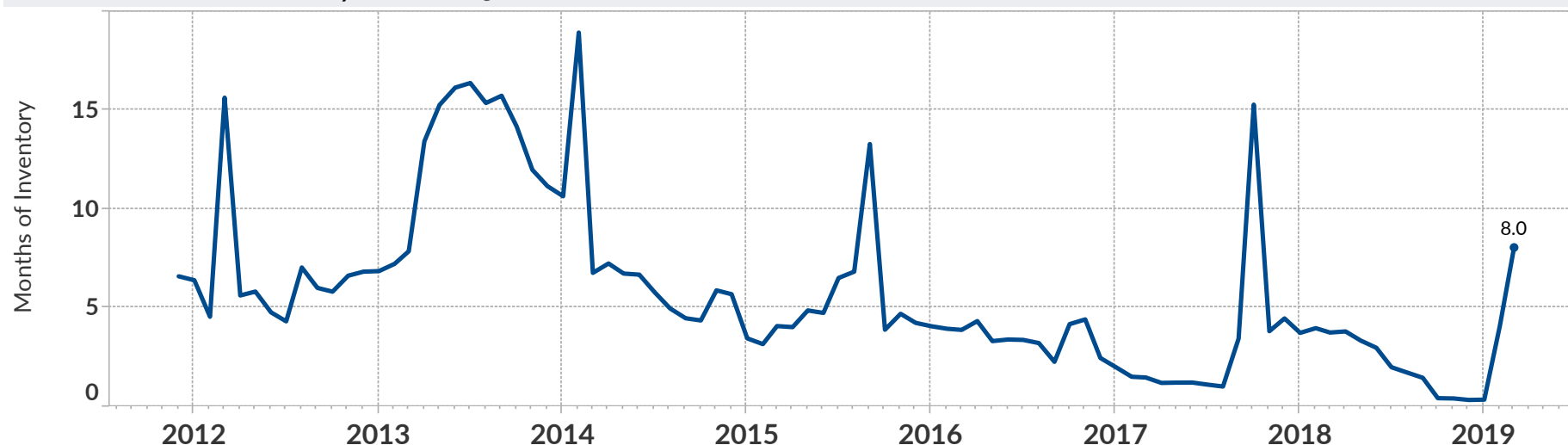
Downtown Core Submarket Report - March 2019



Downtown Core		GTA
Active Projects	9	329
Total Units	4,687	87,136
Total Sales	3,543	71,790
Rem. Inv.	628	11,744
Avg. \$/SF	\$1,481	\$968
Avg. SF	606	889
Avg. \$	\$897,485	\$860,701
Current Month Sales (incl. active & sold out)	27	1,428

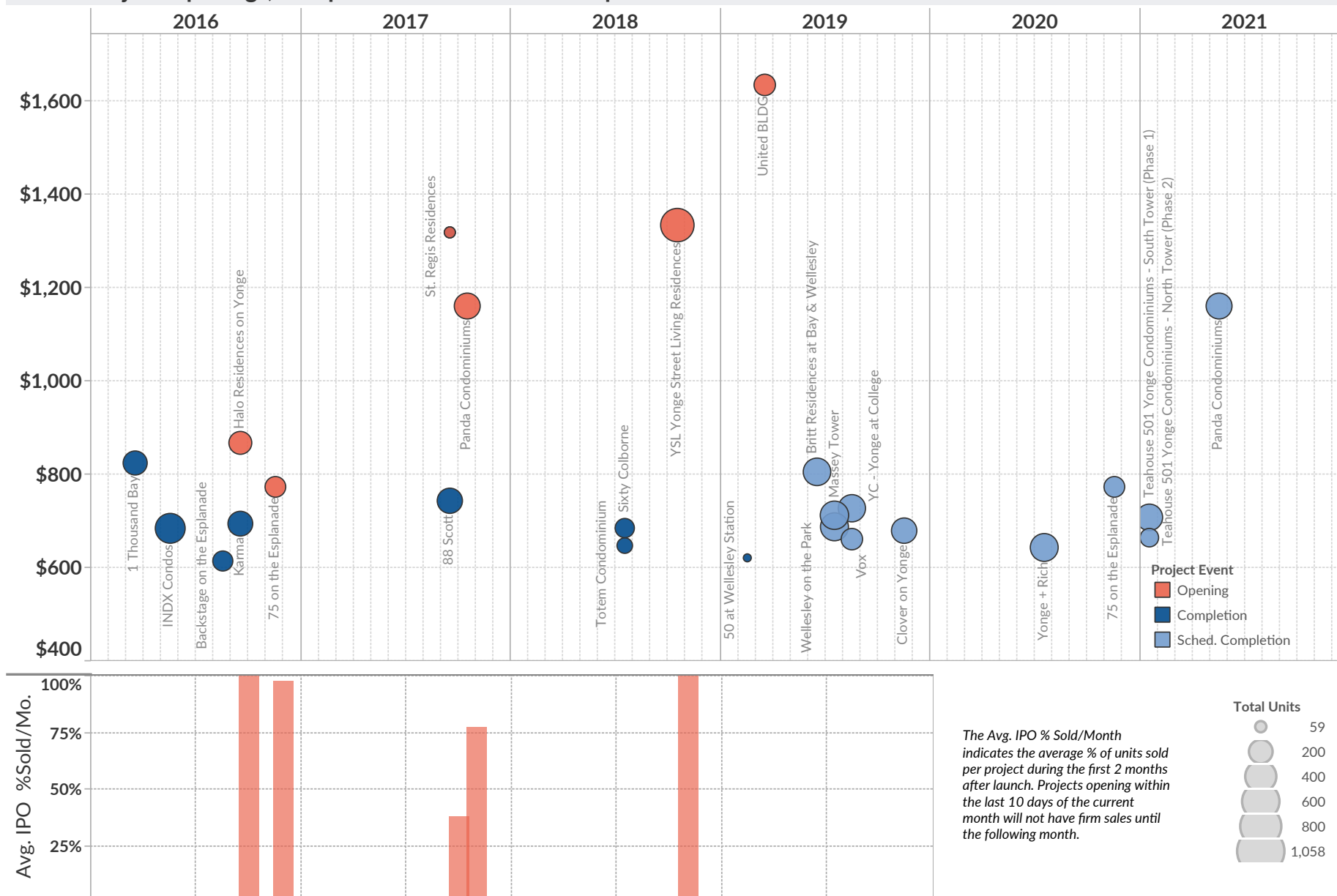
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	23	317
Total Units	15,891	165,657
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	30.2	32.2
Avg. Floor Space Index	12.8	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



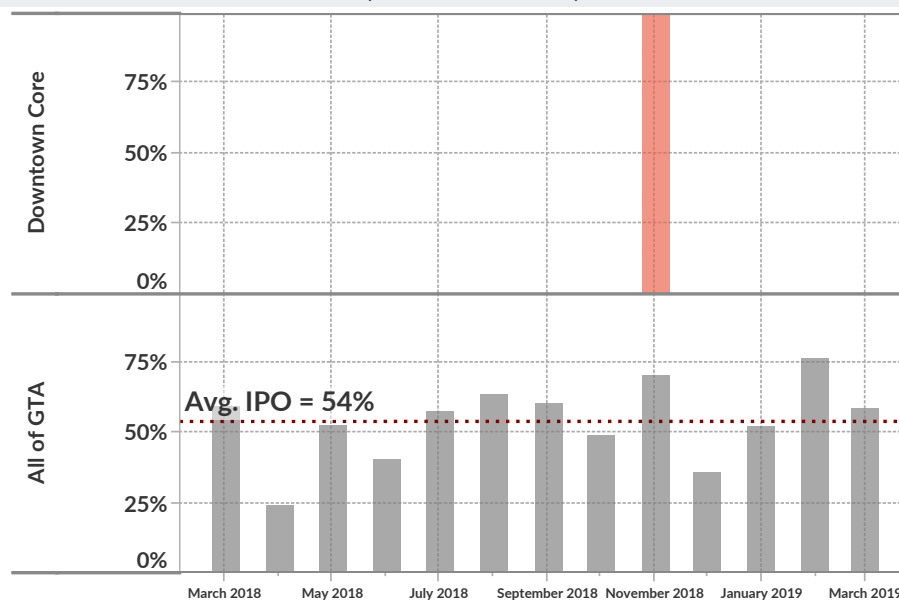
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Project Data by Unit Type

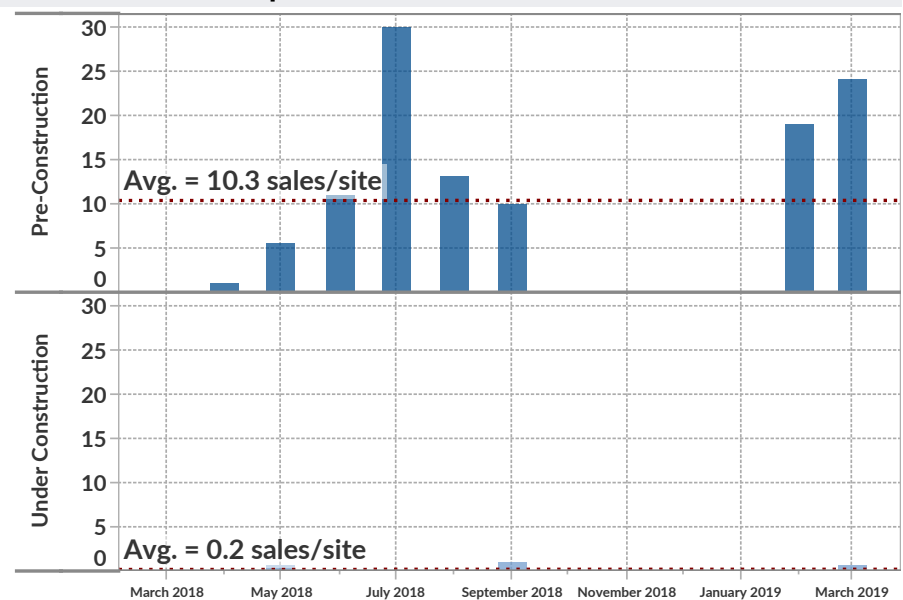
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	523	15	384	139
1 Bedroom	1,128	8	950	178
1 Bedroom + Den	935	2	838	97
2 Bedroom	972	1	774	198
2 Bedroom + Den	434	0	426	8
3 Bedroom & Up	131	1	123	8
Penthouse	15	0	15	0
Other	33		33	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,389	279	585	\$489,900	\$752,900
\$1,568	457	637	\$685,900	\$865,900
\$1,370	509	1,563	\$729,900	\$1,760,000
\$1,541	595	2,385	\$833,900	\$3,281,000
\$1,240	902	969	\$1,109,900	\$1,209,900
\$1,365	931	1,904	\$1,299,900	\$2,602,900

IPO Launch Performance (first 2 months)

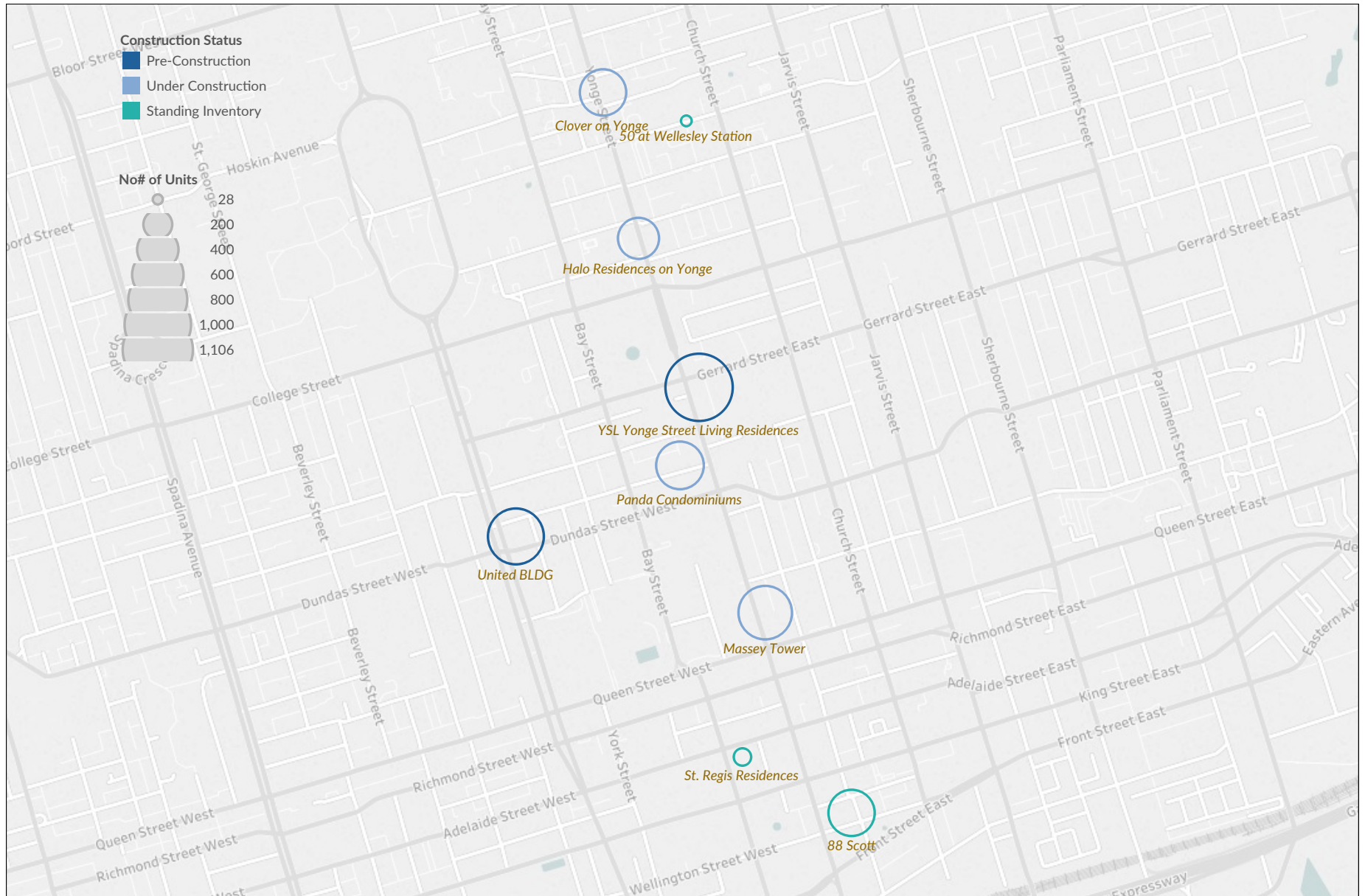


Post Launch Absorption: Downtown Core



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Current Active Projects



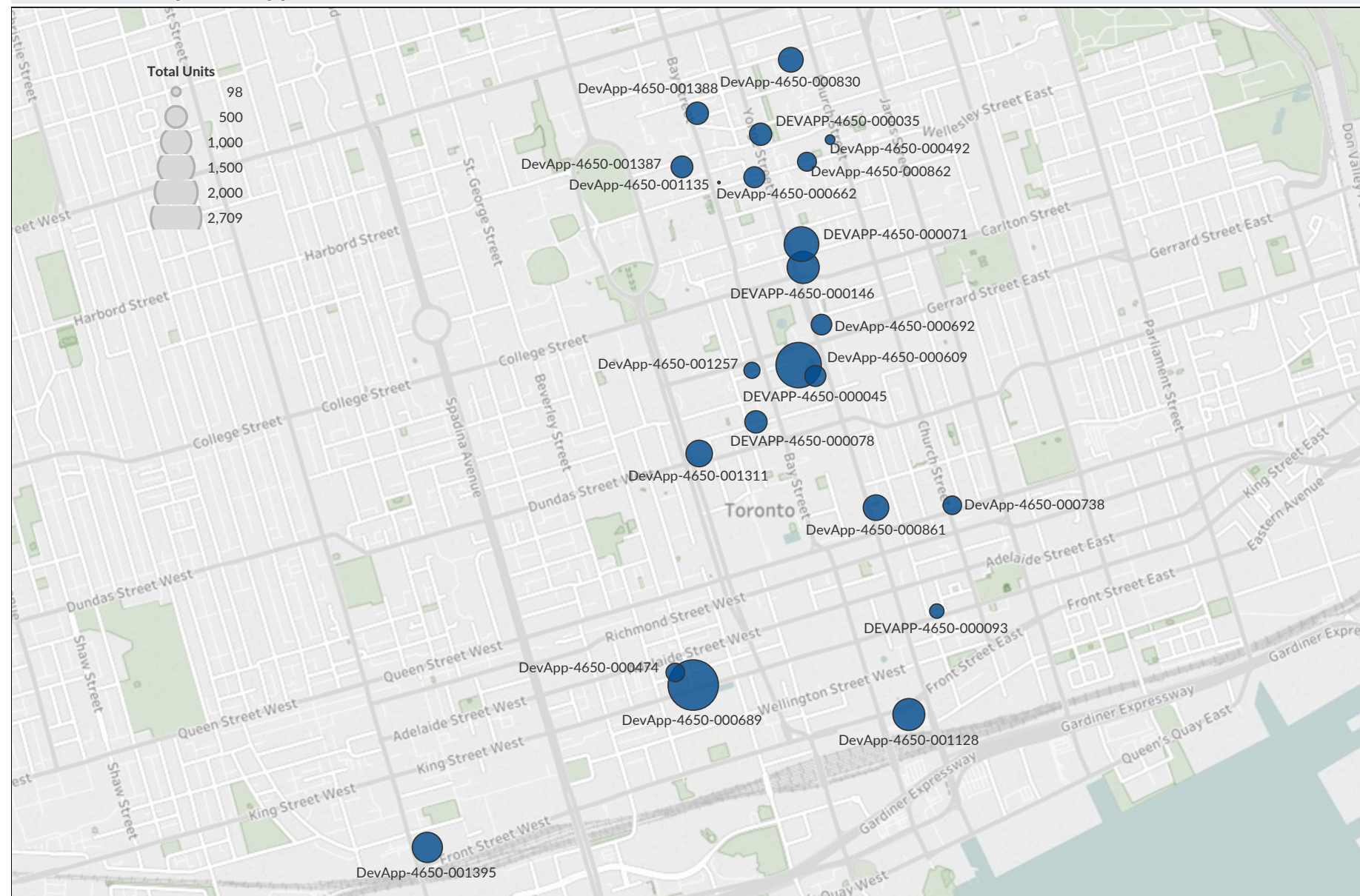
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
50 at Wellesley Station - Plaza	Apartment	February 2019				28		
88 Scott - Concert Properties	Apartment	September 2017	0	0	0	523	\$744	\$1,012
Clover on Yonge - Cresford Developments	Apartment	November 2019	0	0	7	525	\$680	\$1,348
Halo Residences on Yonge - Cresford Developments	Apartment	November 2022	0	0	0	413	\$868	\$877
Massey Tower - Mod Developments Inc.	Apartment	July 2019	2	2	2	700	\$713	\$1,248
Panda Condominiums - Lifetime Developments	Apartment	May 2021	1	1	7	555	\$1,161	\$1,358
St. Regis Residences - JCF Capital ULC	Apartment	September 2017	0	2	6	74	\$1,319	\$1,228
United BLDG - Davpart Inc.	Apartment	September 2025	0	0	338	763	\$1,635	\$1,635
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September 2023	24	43	268	1,106	\$1,335	\$1,333

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000035	587 - 599 Yonge Street; 4 Dundonald Street; 7 - 9 Gloucester Street	14.8	524
DEVAPP-4650-000045	8 Elm Street	36.2	469
DEVAPP-4650-000071	475 Yonge Street	24.3	1,277
DEVAPP-4650-000078	100 Edward Street	17.0	527
DEVAPP-4650-000093	34 - 50 King Street East; 2 Toronto Street	23.8	219
DEVAPP-4650-000146	2 Carlton Street	37.8	1,100
DevApp-4650-000474	14 Duncan Street	17.6	369
DevApp-4650-000492	572 Church Street	9.7	98
DevApp-4650-000609	33 Gerrard Street West; 22 Elm Street	24.6	2,197
DevApp-4650-000662	10 Wellesley Street West	32.3	466
DevApp-4650-000689	322 King Street West	18.0	2,709
DevApp-4650-000692	415 Yonge Street	32.1	450
DevApp-4650-000738	60 Queen Street East	27.8	364
DevApp-4650-000830	55 Charles Street East	22.0	648
DevApp-4650-000861	197 Yonge Street	33.3	695
DevApp-4650-000862	46 Wellesley Street East	9.9	377
DevApp-4650-001012	1 Delisle Avenue	21.4	263
DevApp-4650-001128	1 Front Street West	17.2	1,087
DevApp-4650-001135	951 Bay Street	12.9	
DevApp-4650-001257	700 Bay Street	25.7	274
DevApp-4650-001311	481 University Avenue	29.8	748
DevApp-4650-001387	95 St. Joseph Street	11.3	502
DevApp-4650-001388	1075 Bay Street	26.9	528
DevApp-4650-001395	578 Front Street West		970

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.

Downtown Core Submarket Report - March 2019

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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