



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of July 2019



Downtown Core Submarket Report - July 2019



Downtown Core		GTA
Active Projects	9	352
Total Units	4,638	92,985
Total Sales	3,942	76,495
Rem. Inv.	696	12,873
Avg. \$/SF	\$1,478	\$984
Avg. SF	657	914
Avg. \$	\$970,357	\$899,216
Current Month Sales (incl. active & sold out)	59	2,297

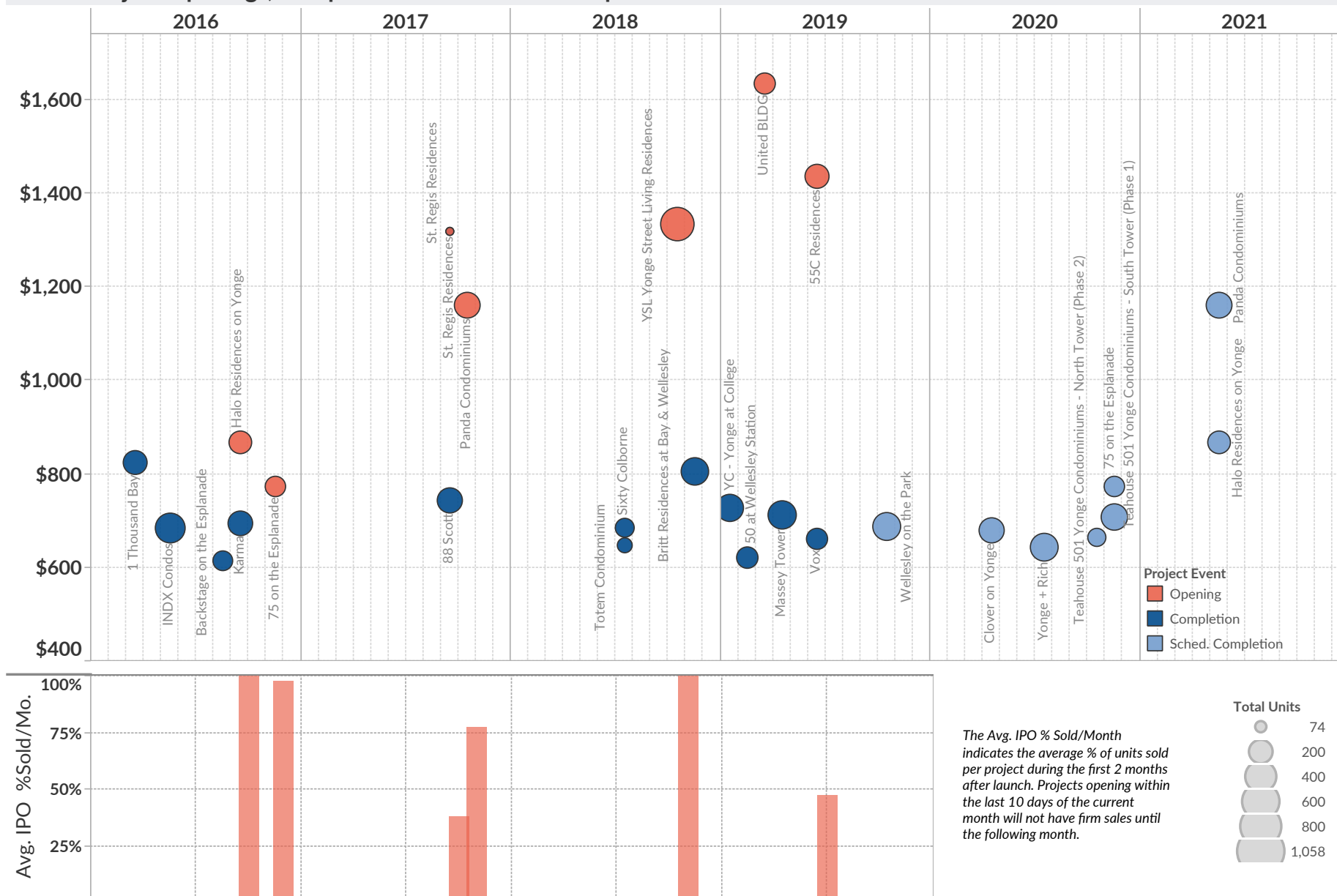
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	27	385
Total Units	15,855	184,667
Min. Floor Space Index	2.0	0.0
Max. Floor Space Index	30.2	32.2
Avg. Floor Space Index	13.2	5.9

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



Downtown Core Submarket Report - July 2019

Recent Project Openings, Completions & Scheduled Completions



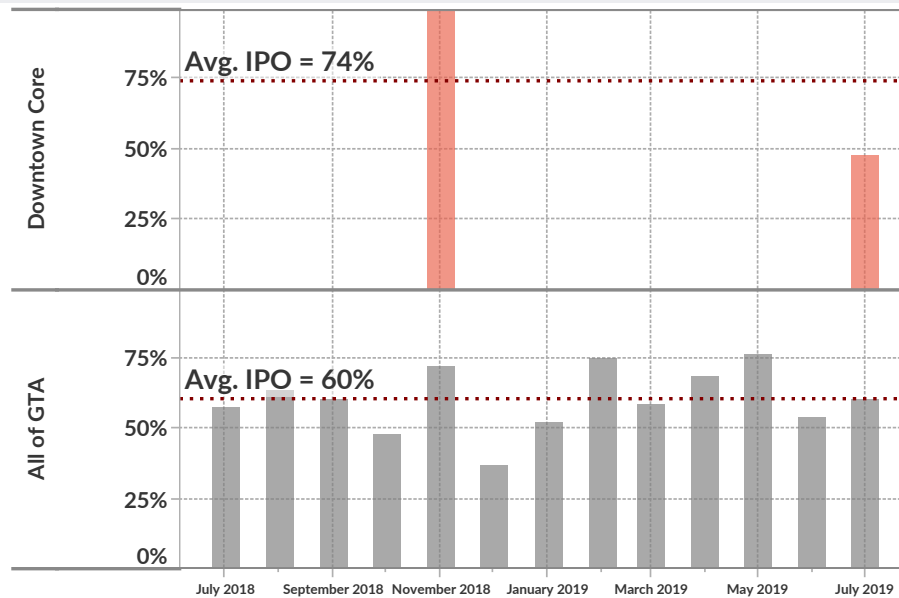
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Project Data by Unit Type

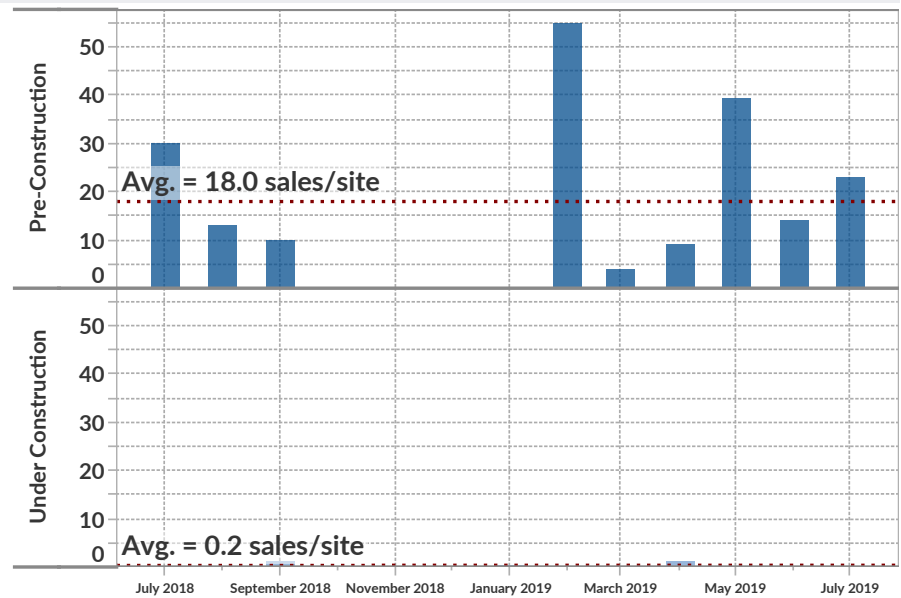
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	561	8	448	113
1 Bedroom	1,385	22	1,128	257
1 Bedroom + Den	935	8	869	66
2 Bedroom	1,089	20	881	208
2 Bedroom + Den	434	0	429	5
3 Bedroom & Up	182	0	138	44
Penthouse	19	1	16	3
Other	33		33	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,376	279	585	\$548,900	\$752,900
\$1,528	461	637	\$699,900	\$955,900
\$1,363	509	1,563	\$729,900	\$1,740,000
\$1,559	595	1,861	\$909,900	\$2,150,000
\$1,240	902	969	\$1,109,900	\$1,209,900
\$1,309	931	1,904	\$1,191,900	\$2,760,900
\$1,525	2,717	4,732	\$4,075,000	\$7,288,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - July 2019

Current Active Projects



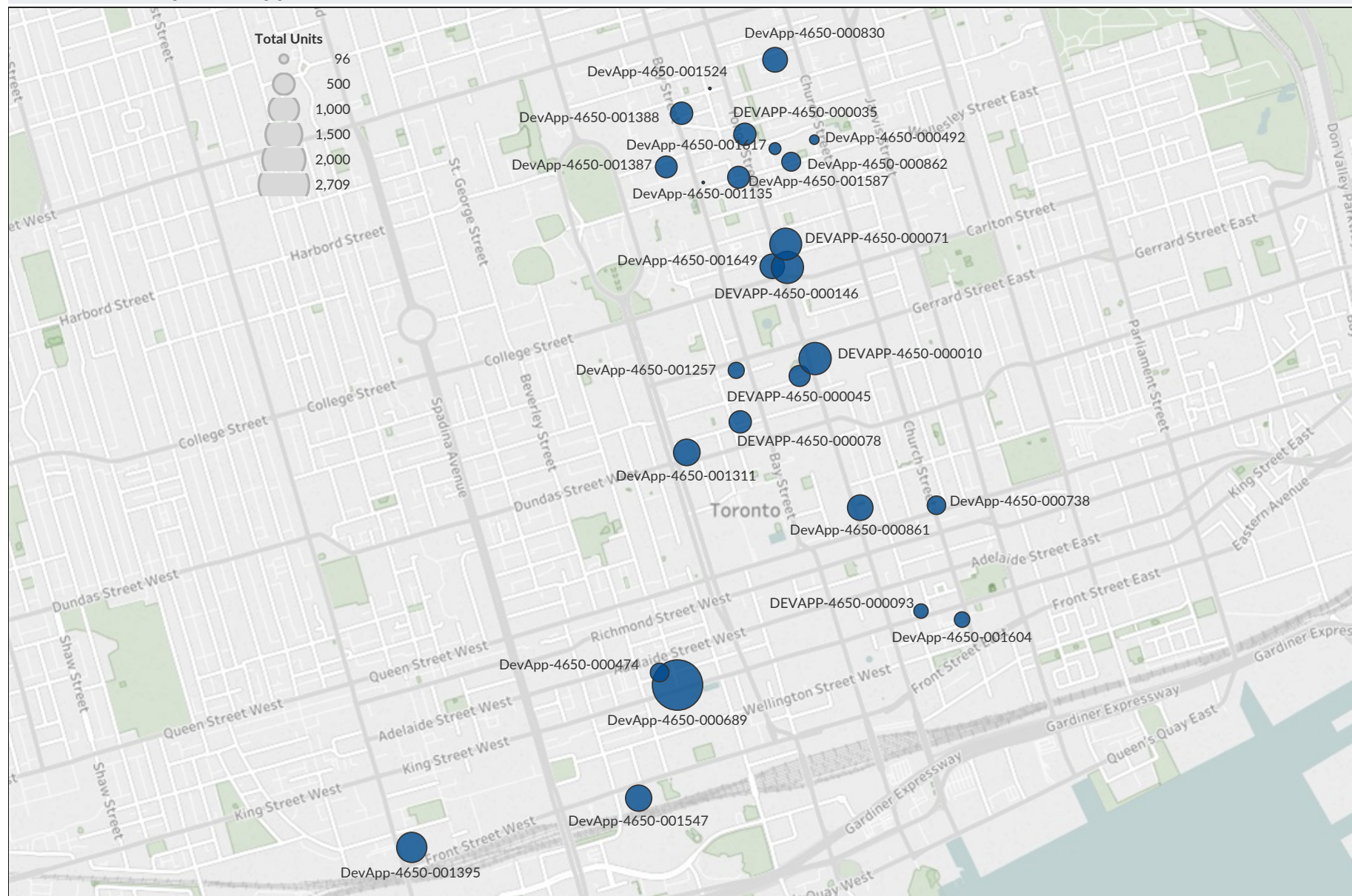
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
55C Residences - Mod Developments Inc.	Apartment	September 2023	9	220	246	466	\$1,437	\$1,427
88 Scott - Concert Properties	Apartment	September 2017	1	1	3	523	\$744	\$1,525
Clover on Yonge - Cresford Developments	Apartment	April 2020	0	0	9	522	\$680	\$1,340
Halo Residences on Yonge - Cresford Developments	Apartment	May 2021	0	0	0	402	\$868	\$877
Massey Tower - Mod Developments Inc.	Apartment	April 2019	0	2	2	700	\$713	\$1,414
Panda Condominiums - Lifetime Developments	Apartment	May 2021	0	3	5	555	\$1,161	\$1,470
St. Regis Residences - JCF Capital ULC	Apartment	September 2017	3	5	3	74	\$1,319	\$1,128
United BLDG - Davpart Inc.	Apartment	December 2025	40	140	198	338	\$1,635	\$1,732
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September 2023	6	81	230	1,058	\$1,335	\$1,339

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000010	363 - 391 Yonge Street; 3 Gerrard Street East	27.0	1,106
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	1,082
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	8.7	96
DevApp-4650-000689	322 King Street West	17.9	2,709
DevApp-4650-000738	60 Queen Street East	28.6	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-4650-001135	951 Bay Street	12.9	
DevApp-4650-001257	700 Bay Street	25.7	274
DevApp-4650-001311	481 University Avenue	29.0	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
DevApp-4650-001524	10 St. Mary Street		
DevApp-4650-001547	325 Front Street West	19.3	732
DevApp-4650-001587	10 Wellesley Street West	31.6	512
DevApp-4650-001604	101 King Street East	11.7	254
DevApp-4650-001617	17 Dundonald Street	8.6	148
DevApp-4650-001649	460 Yonge Street	25.9	639

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 - July 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	• 21	• 15	• 4,991	• 4,751	• 240	• \$2,173	• 1,659	• \$3,603,965	• 6,093
Central Waterfront	• 18	• 13	• 5,943	• 5,426	• 517	• \$1,398	• 1,068	• \$1,492,241	• 18,503
Don Mills - York Mills	• 55	• 11	• 3,142	• 2,662	• 480	• \$956	• 1,046	• \$999,964	• 6,397
Downtown Core	• 59	• 9	• 4,638	• 3,942	• 696	• \$1,478	• 657	• \$970,357	• 15,855
Downtown East	• 61	• 16	• 5,169	• 4,775	• 394	• \$1,019	• 817	• \$831,958	• 17,905
Downtown West	• 434	• 29	• 10,233	• 9,024	• 1,209	• \$1,380	• 870	• \$1,201,218	• 16,359
Etobicoke Waterfront	• 16	• 5	• 2,147	• 2,031	• 116	• \$1,114	• 793	• \$882,935	• 2,841
Highway7 - Yonge	• 10	• 6	• 1,467	• 1,083	• 384	• \$653	• 924	• \$603,399	•
Mississauga City Centre	• 121	• 11	• 6,106	• 5,563	• 543	• \$815	• 853	• \$695,484	•
North Toronto	• 21	• 11	• 3,456	• 2,836	• 620	• \$1,155	• 740	• \$854,506	• 9,542
North Yonge Corridor	• 14	• 6	• 1,953	• 1,761	• 192	• \$1,020	• 815	• \$831,096	• 3,872
North York East	• 0	• 2	• 527	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,233
North York West	• 28	• 10	• 2,192	• 1,792	• 400	• \$826	• 1,084	• \$896,013	• 11,307
Not Applicable	• 1,280	• 158	• 27,912	• 22,563	• 5,349	• \$732	• 930	• \$680,777	• 55,383
Scarborough City Centre									• 2,245
Sheppard Corridor	• 15	• 14	• 4,020	• 3,246	• 774	• \$1,029	• 820	• \$843,638	• 6,474
Thornhill	• 9	• 1	• 389	• 382	• 7	• \$766	• 923	• \$706,579	•
Toronto East	• 2	• 15	• 1,741	• 1,579	• 162	• \$1,011	• 999	• \$1,009,519	• 2,950
Toronto West	• 130	• 13	• 2,347	• 1,619	• 728	• \$1,006	• 917	• \$922,600	• 11,183
Yonge - St. Clair	• 3	• 7	• 995	• 961	• 34	• \$1,343	• 1,560	• \$2,095,059	• 2,114

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