



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of July 2019



Central Waterfront Submarket Report - July 2019

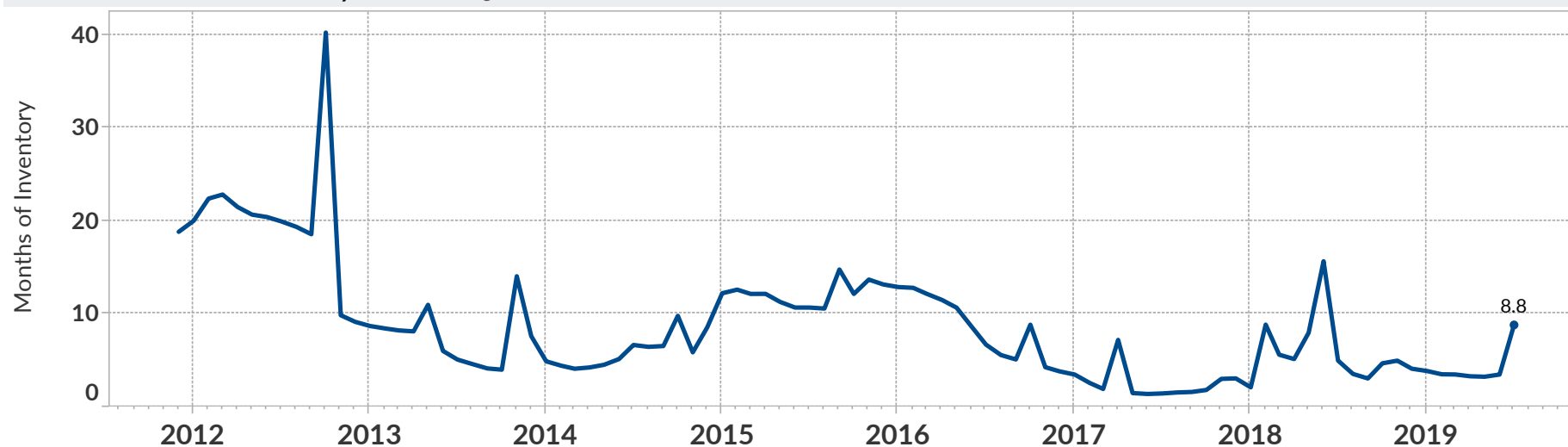


Central Waterfront		GTA
Active Projects	13	352
Total Units	5,943	92,985
Total Sales	5,426	76,495
Rem. Inv.	517	12,873
Avg. \$/SF	\$1,398	\$984
Avg. SF	1,068	914
Avg. \$	\$1,492,241	\$899,216
Current Month Sales (incl. active & sold out)	18	2,297

Development Applications

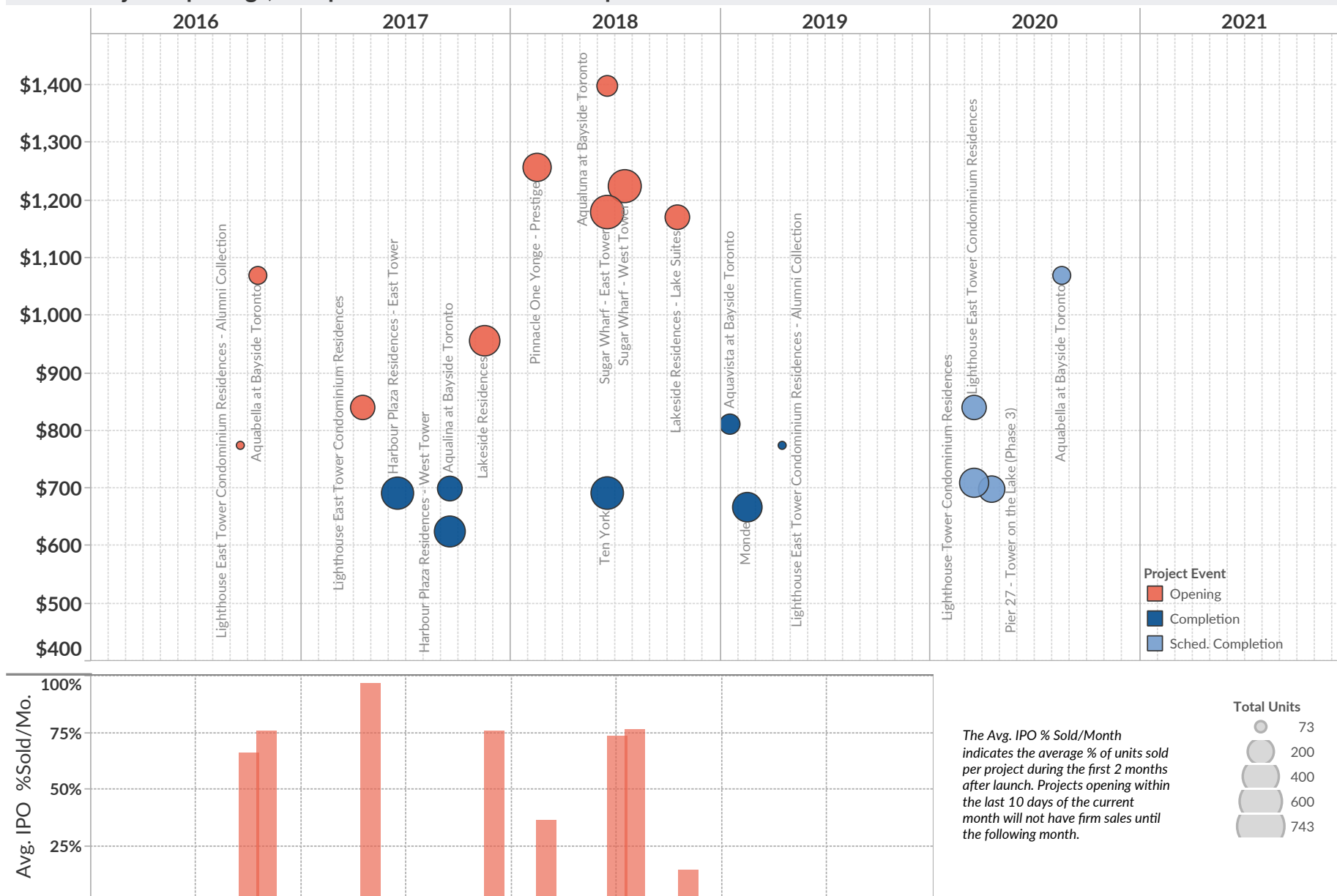
Central Waterfront		City of Toronto
Number of Dev. Apps.	8	385
Total Units	18,503	184,667
Min. Floor Space Index	1.5	0.0
Max. Floor Space Index	14.3	32.2
Avg. Floor Space Index	7.8	5.9

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



Central Waterfront Submarket Report - July 2019

Recent Project Openings, Completions & Scheduled Completions



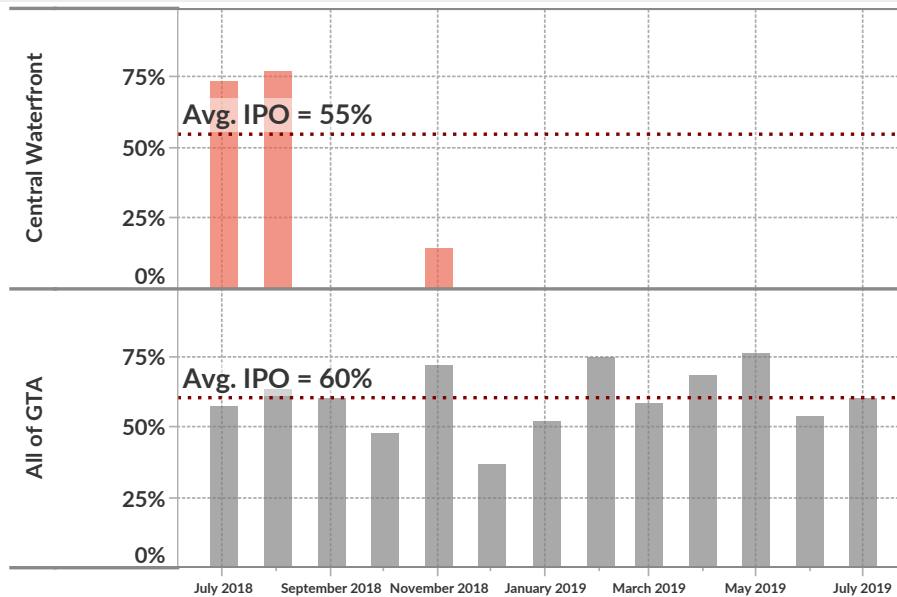
Central Waterfront Submarket Report - July 2019

Project Data by Unit Type

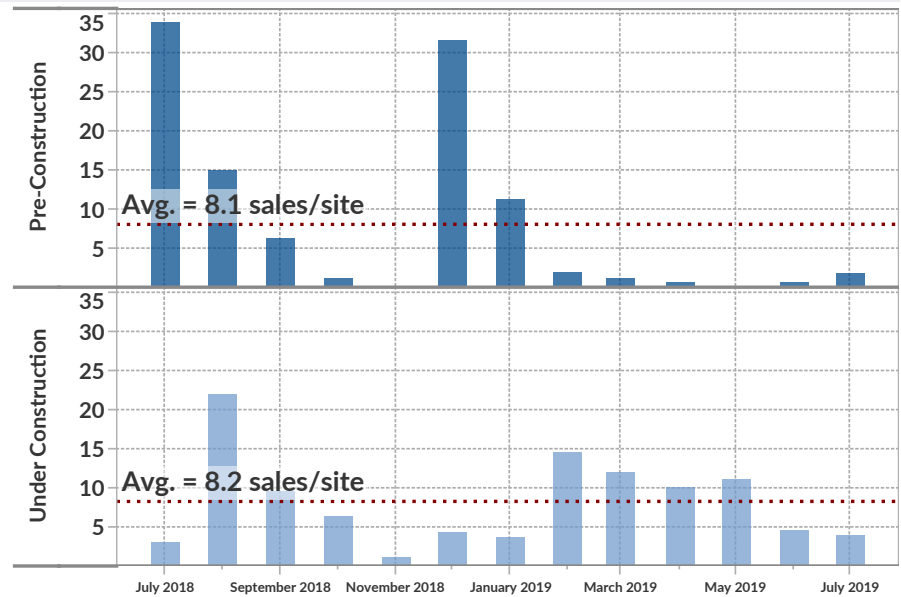
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	123	0	122	1
1 Bedroom	1,593	1	1,540	53
1 Bedroom + Den	1,793	9	1,710	83
2 Bedroom	1,163	6	1,057	106
2 Bedroom + Den	649	0	576	73
3 Bedroom & Up	463	2	275	188
Penthouse	115	0	108	7
Other	44	0	38	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,391	325	325	\$451,990	\$451,990
\$1,352	487	802	\$558,990	\$975,000
\$1,297	564	713	\$691,990	\$965,990
\$1,295	735	2,522	\$780,000	\$3,990,000
\$1,429	845	2,722	\$991,990	\$4,290,000
\$1,476	812	2,551	\$895,000	\$3,990,000
\$1,384	938	6,106	\$1,228,990	\$8,800,000
\$1,132	1,847	3,066	\$2,275,000	\$2,950,000

IPO Launch Performance (first 2 months)

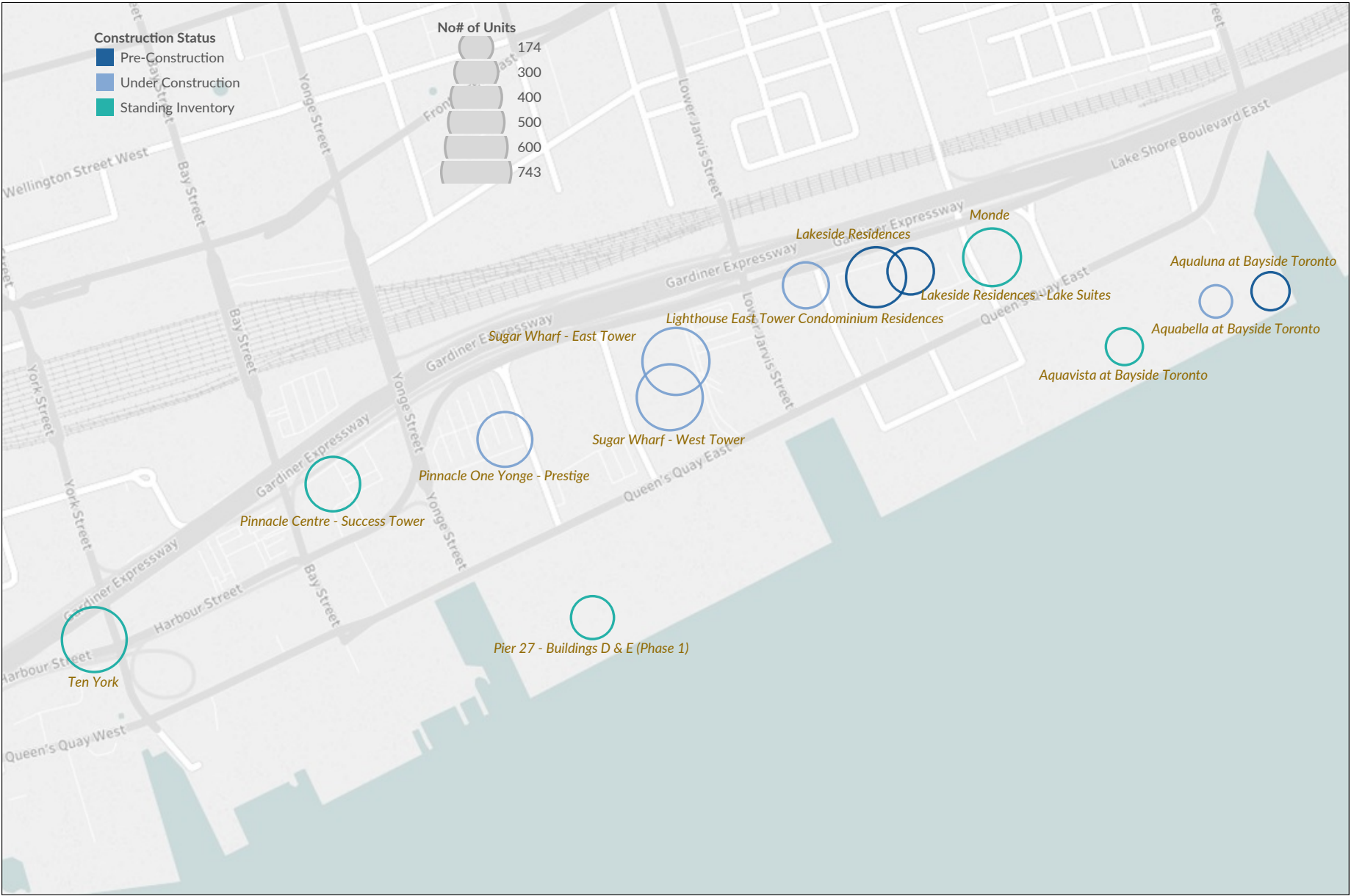


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - July 2019

Current Active Projects



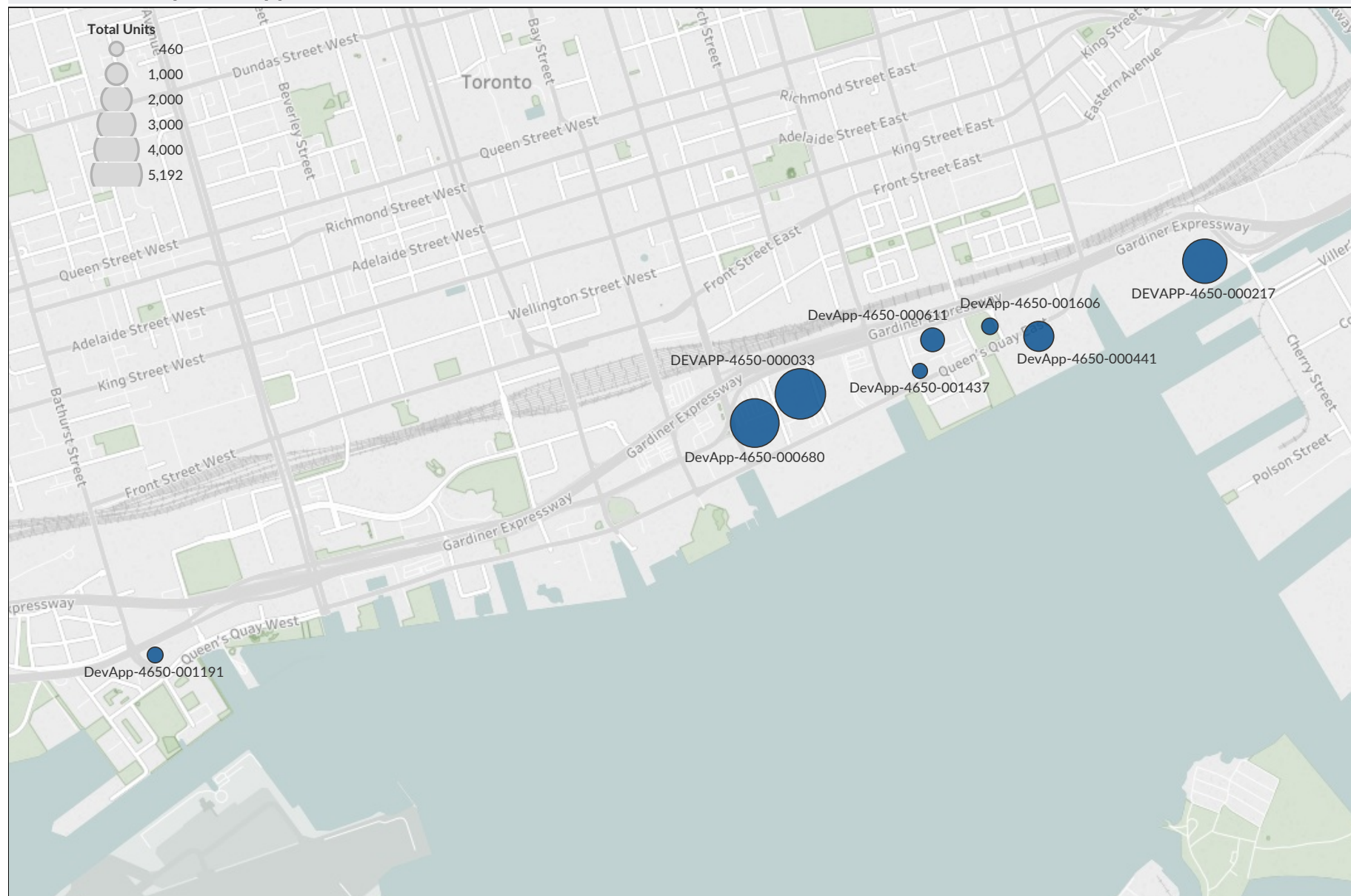
Central Waterfront Submarket Report - July 2019

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	August 2020	1	3	1	174	\$1,070	\$1,479
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	June 2023	3	8	50	240	\$1,399	\$1,484
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	January 2019	0	0	1	227	\$812	\$1,228
Lakeside Residences - Greenland Group	Apartment	July 2022	2	4	2	595	\$957	\$946
Lakeside Residences - Lake Suites - Greenland Group	Apartment	March 2023	0	40	173	357	\$1,171	\$1,322
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	March 2020	0	0	0	350	\$841	\$842
Monde - Great Gulf	Apartment	February 2019	0	3	4	551	\$668	\$1,413
Pier 27 - Buildings D & E (Phase 1) - Fernbrook Homes and Cit..	Apartment	August 2014	0	1	2	305	\$722	\$1,016
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	12	70	166	496	\$1,258	\$1,521
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	0	54	38	743	\$1,180	\$1,073
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	0	56	75	720	\$1,225	\$1,382
Ten York - Tridel	Apartment	June 2018	0	1	4	694	\$692	\$888

Central Waterfront Submarket Report - July 2019

Current Development Applications



Central Waterfront Submarket Report - July 2019

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000033	55 Lake Shore Boulevard East	10.7	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	10.1	1,147
DevApp-4650-000680	1 Yonge Street	20.3	4,812
DevApp-4650-001191	545 Lake Shore Blvd West	7.5	508
DevApp-4650-001437	162 Queens Quay East	9.9	460
DevApp-4650-001606	12 Bonnycastle Street	11.3	551

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.

Central Waterfront 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

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.