



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of August 2019



Downtown Core Submarket Report - August 2019



Downtown Core		GTA
Active Projects	9	345
Total Units	4,638	87,891
Total Sales	3,968	75,812
Rem. Inv.	670	12,079
Avg. \$/SF	\$1,476	\$991
Avg. SF	661	916
Avg. \$	\$975,972	\$907,368
Current Month Sales (incl. active & sold out)	27	961

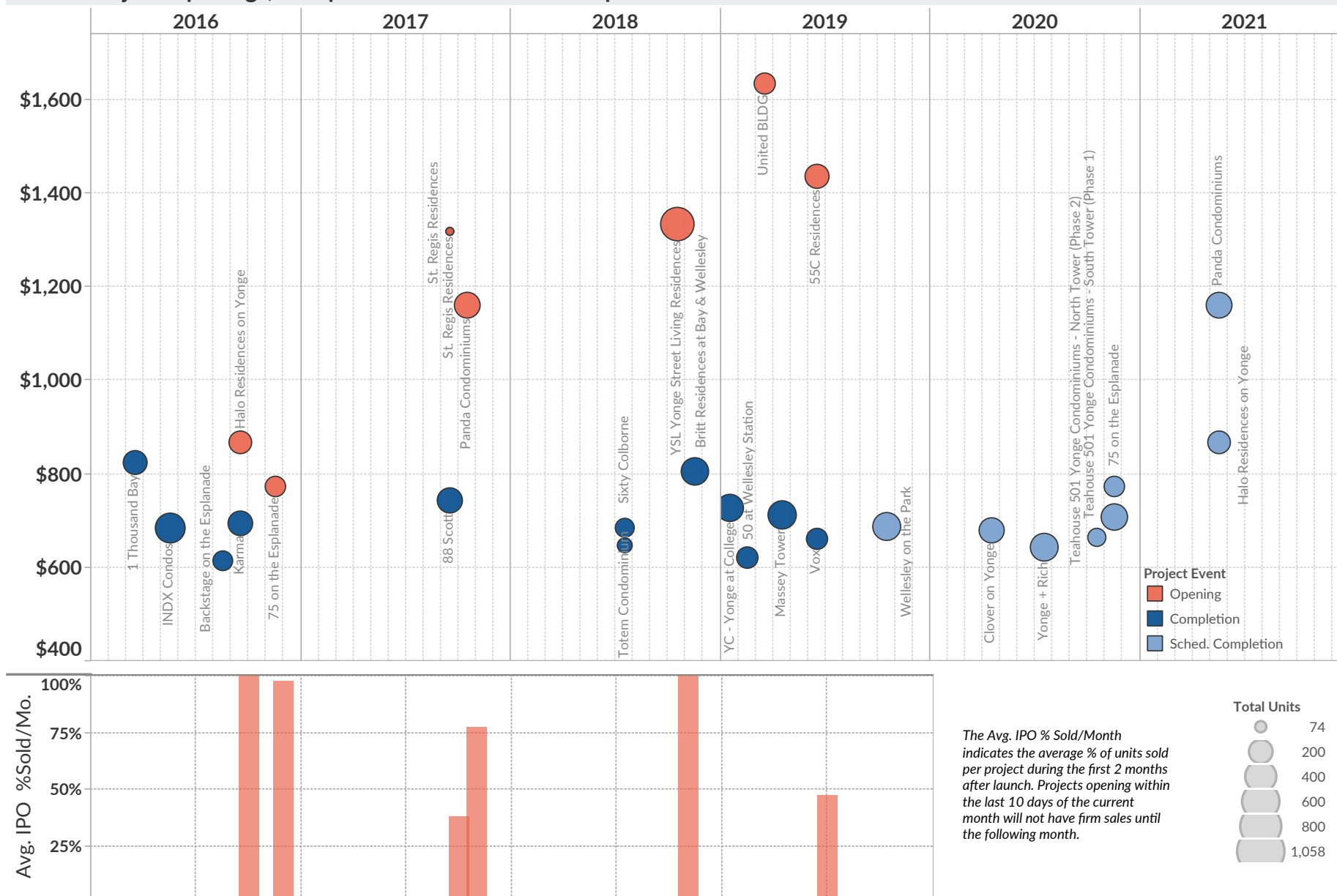
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	20	339
Total Units	12,541	179,893
Min. Floor Space Index	2.0	0.0
Max. Floor Space Index	30.0	34.1
Avg. Floor Space Index	12.8	5.9

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



Downtown Core Submarket Report - August 2019

Recent Project Openings, Completions & Scheduled Completions



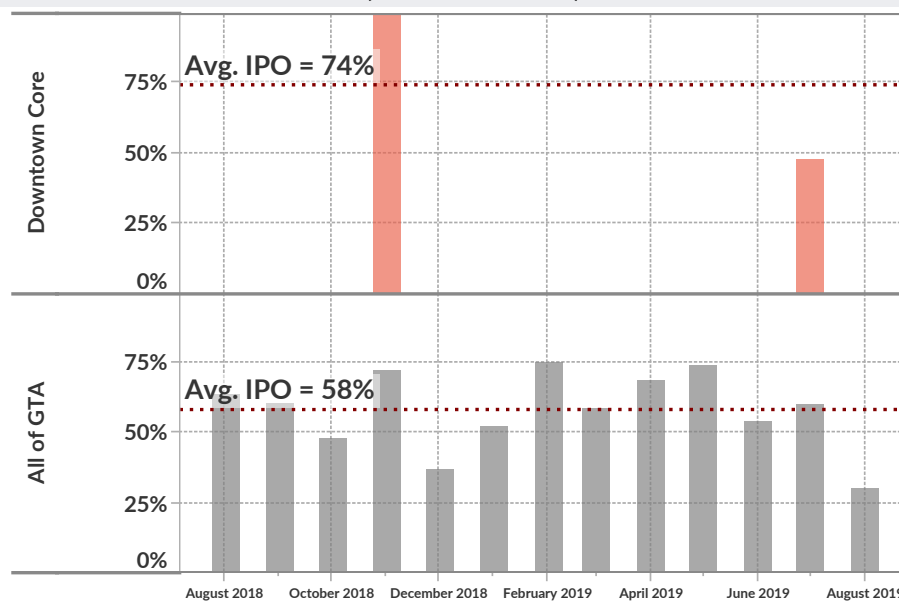
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Project Data by Unit Type

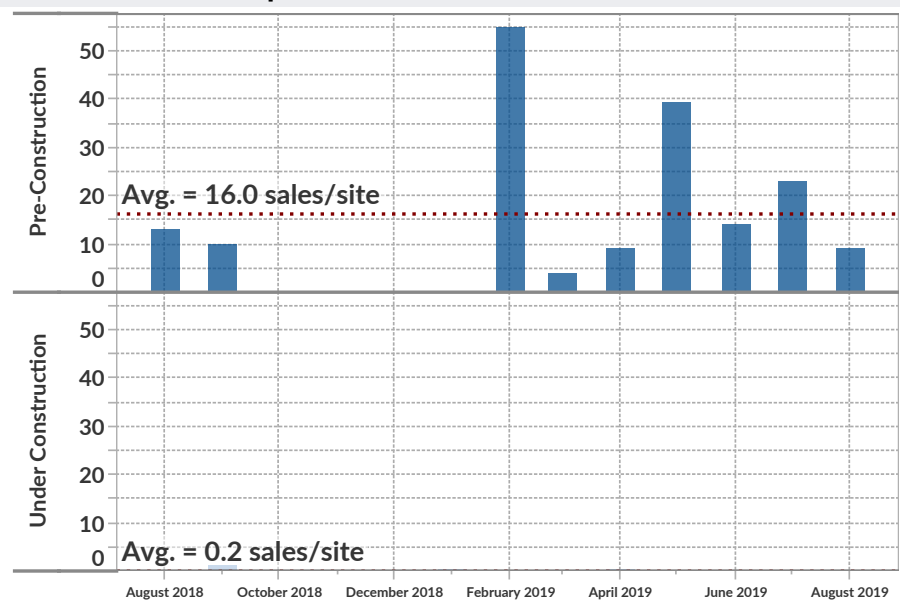
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	561	7	455	106
1 Bedroom	1,385	16	1,144	241
1 Bedroom + Den	935	0	869	66
2 Bedroom	1,089	3	883	206
2 Bedroom + Den	434	0	429	5
3 Bedroom & Up	182	1	139	43
Penthouse	19	0	16	3
Other	33		33	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,368	279	585	\$548,900	\$752,900
\$1,525	461	637	\$699,900	\$955,900
\$1,363	509	1,563	\$729,900	\$1,740,000
\$1,558	595	1,861	\$833,900	\$2,150,000
\$1,240	902	969	\$1,109,900	\$1,209,900
\$1,310	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)

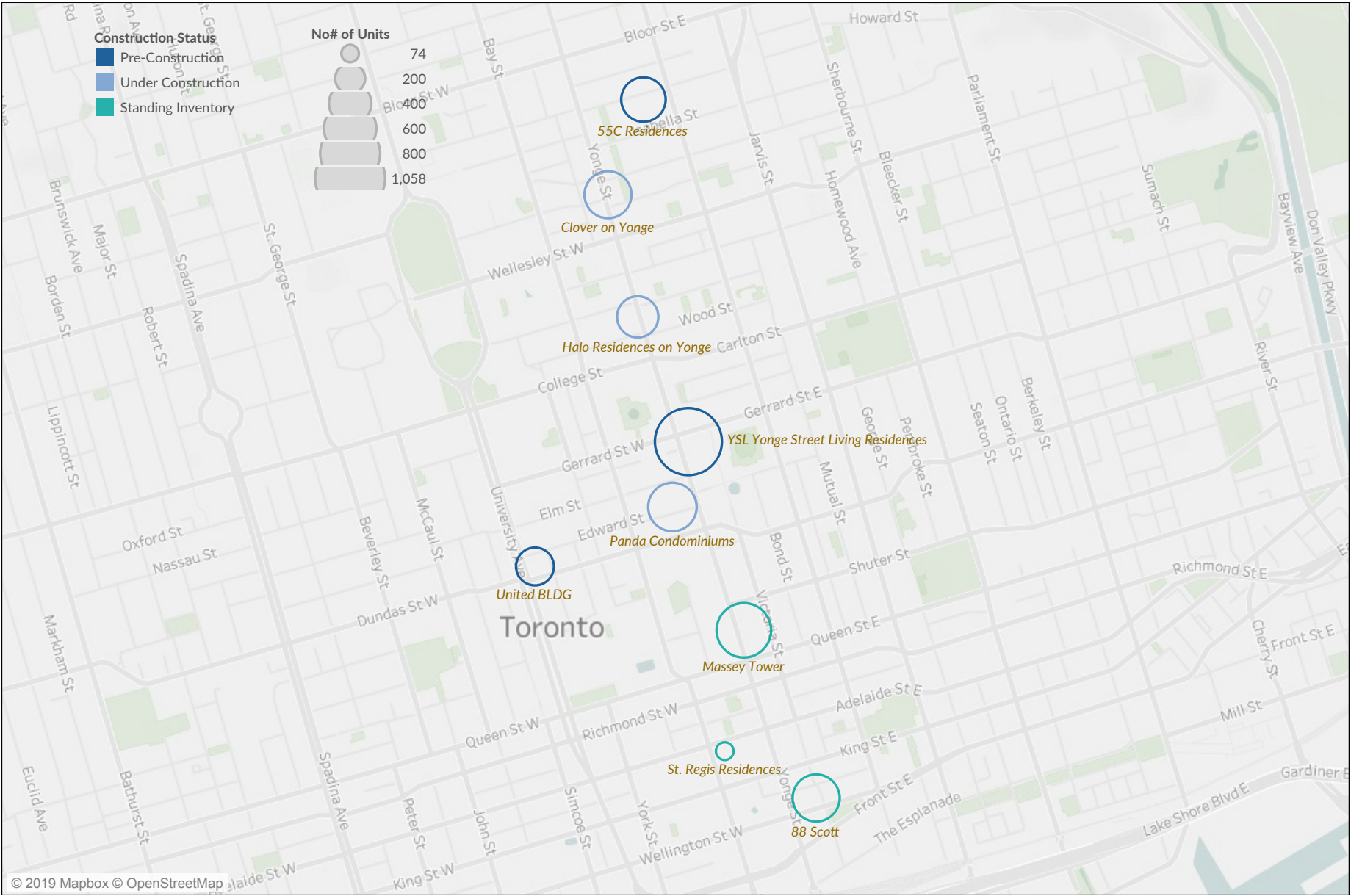


Post Launch Absorption: Downtown Core



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Current Active Projects



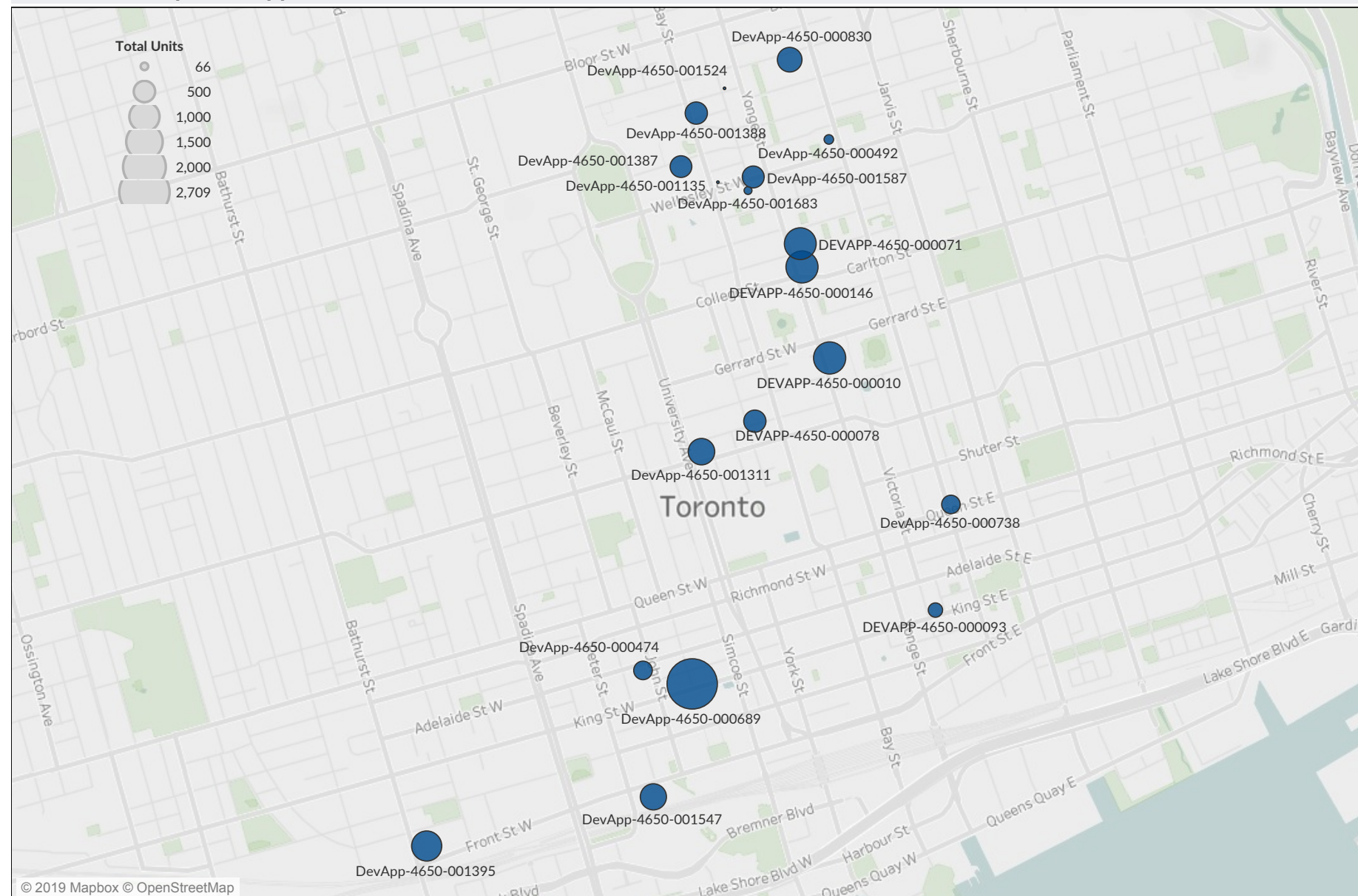
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
55C Residences - Mod Developments Inc.	Apartment	September 2023	9	229	237	466	\$1,437	\$1,425
88 Scott - Concert Properties	Apartment	September 2017	0	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	\$1,390
Panda Condominiums - Lifetime Developments	Apartment	May 2021	0	2	6	555	\$1,161	\$1,465
St. Regis Residences - JCF Capital ULC	Apartment	September 2017	0	5	3	74	\$1,319	\$1,128
United BLDG - Davpart Inc.	Apartment	December 2025	10	150	188	338	\$1,635	\$1,732
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September 2023	8	89	222	1,058	\$1,335	\$1,338

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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-4650-000071	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-4650-001012	1 Delisle Avenue	21.4	263
DevApp-4650-001135	951 Bay Street	12.9	
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-4650-001683	11 Wellesley Street West	6.0	66

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	10	15	4,989	4,759	230	\$2,228	1,726	\$3,846,448	6,419
Central Waterfront	19	13	5,943	5,445	498	\$1,403	1,068	\$1,498,387	18,503
Don Mills - York Mills	34	11	3,149	2,691	458	\$937	1,047	\$981,060	6,357
Downtown Core	27	9	4,638	3,968	670	\$1,476	661	\$975,972	12,541
Downtown East	61	17	5,395	4,938	457	\$1,012	842	\$852,502	16,345
Downtown West	116	28	9,864	8,750	1,114	\$1,377	862	\$1,186,883	16,163
Etobicoke Waterfront	3	4	1,985	1,893	92	\$1,110	817	\$907,259	2,841
Highway7 - Yonge	8	6	1,467	1,120	347	\$653	919	\$600,406	.
Mississauga City Centre	64	11	6,105	5,562	543	\$814	852	\$694,210	.
North Toronto	91	10	3,036	2,507	529	\$1,158	749	\$867,213	9,287
North Yonge Corridor	31	6	1,953	1,791	162	\$1,012	816	\$826,042	3,872
North York East	2	2	527	501	26	\$941	1,021	\$960,092	2,080
North York West	37	10	2,191	1,829	362	\$830	1,075	\$891,870	9,698
Not Applicable	382	153	27,207	22,258	4,949	\$732	932	\$681,769	59,789
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,252	768	\$1,033	814	\$841,074	5,334
Thornhill	4	1	389	386	3	\$780	958	\$747,567	.
Toronto East	13	15	1,740	1,590	150	\$1,018	998	\$1,016,139	2,287
Toronto West	46	13	2,298	1,607	691	\$1,035	903	\$933,772	10,753
Yonge - St. Clair	4	7	995	965	30	\$1,386	1,612	\$2,234,330	1,840

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