



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of November 2019



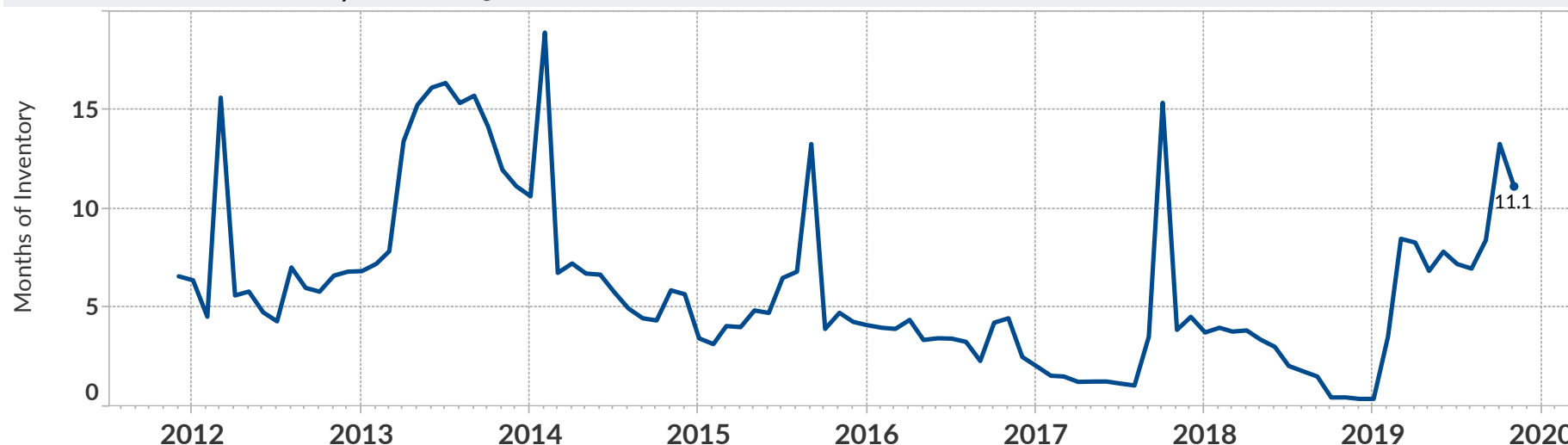
Downtown Core Submarket Report - November 2019



Downtown Core		GTA
Active Projects	8	368
Total Units	4,457	95,673
Total Sales	3,556	78,197
Rem. Inv.	717	14,396
Avg. \$/SF	\$1,540	\$1,029
Avg. SF	665	901
Avg. \$	\$1,024,439	\$927,150
Current Month Sales (incl. active & sold out)	74	3,564

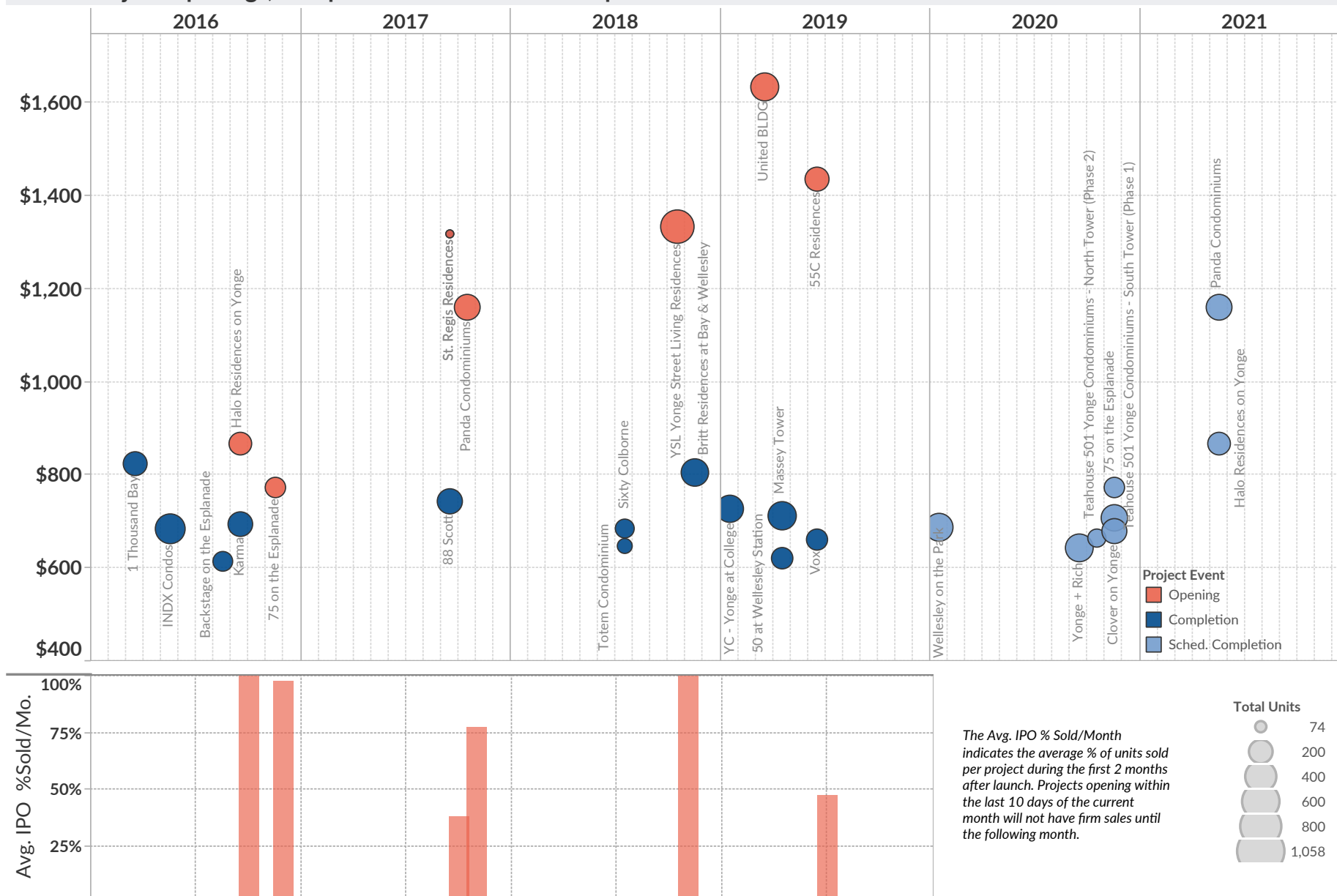
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	26	396
Total Units	15,193	213,970
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	30.0	44.5
Avg. Floor Space Index	13.0	6.2

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



Downtown Core Submarket Report - November 2019

Recent Project Openings, Completions & Scheduled Completions



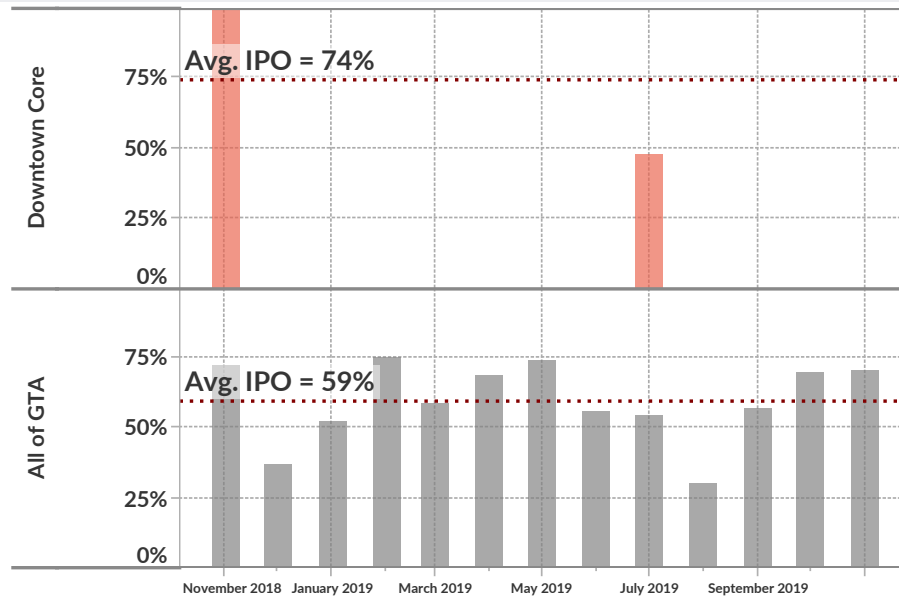
Downtown Core Submarket Report - November 2019

Project Data by Unit Type

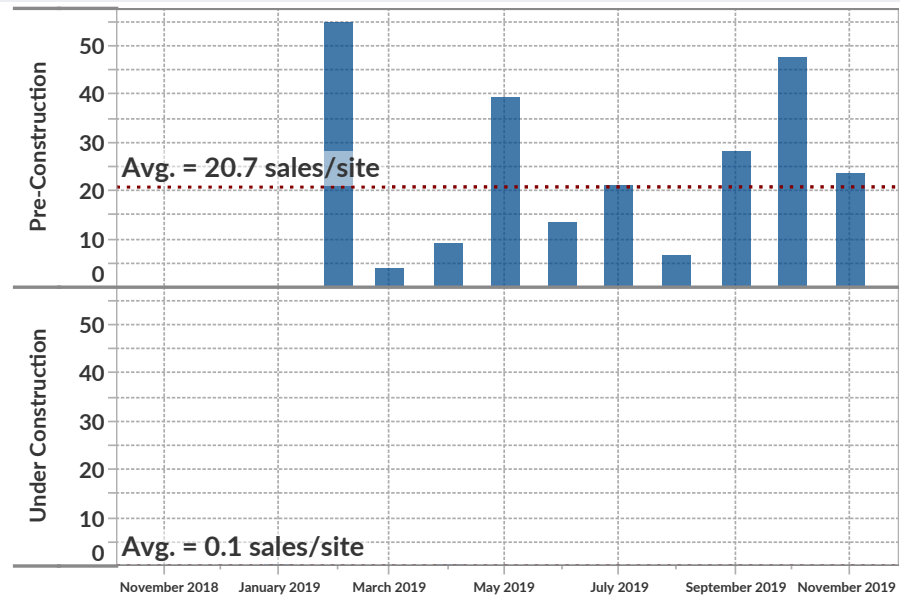
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	629	16	502	127
1 Bedroom	1,039	19	834	205
1 Bedroom + Den	802	6	743	59
2 Bedroom	1,132	18	875	257
2 Bedroom + Den	445	9	441	4
3 Bedroom & Up	174	3	112	62
Penthouse	19	0	16	3
Other	33		33	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,459	279	585	\$548,900	\$752,900
\$1,533	461	609	\$699,900	\$948,990
\$1,356	509	1,563	\$789,900	\$1,740,000
\$1,656	595	1,861	\$909,900	\$2,055,000
\$1,240	902	969	\$1,109,900	\$1,209,900
\$1,430	966	1,904	\$1,239,900	\$2,760,900
\$1,525	2,717	4,732	\$4,075,000	\$7,288,000

IPO Launch Performance (first 2 months)

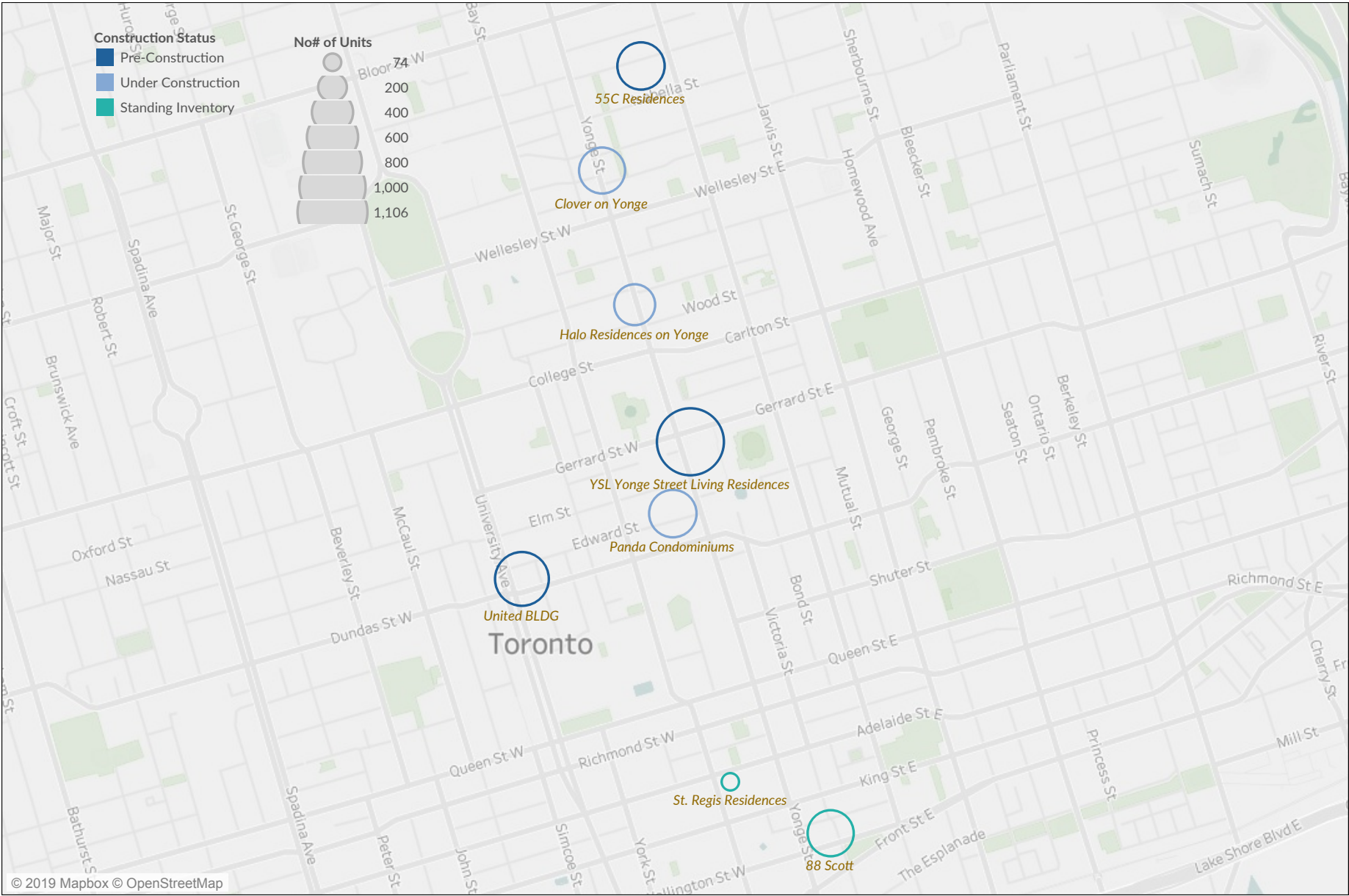


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - November 2019

Current Active Projects



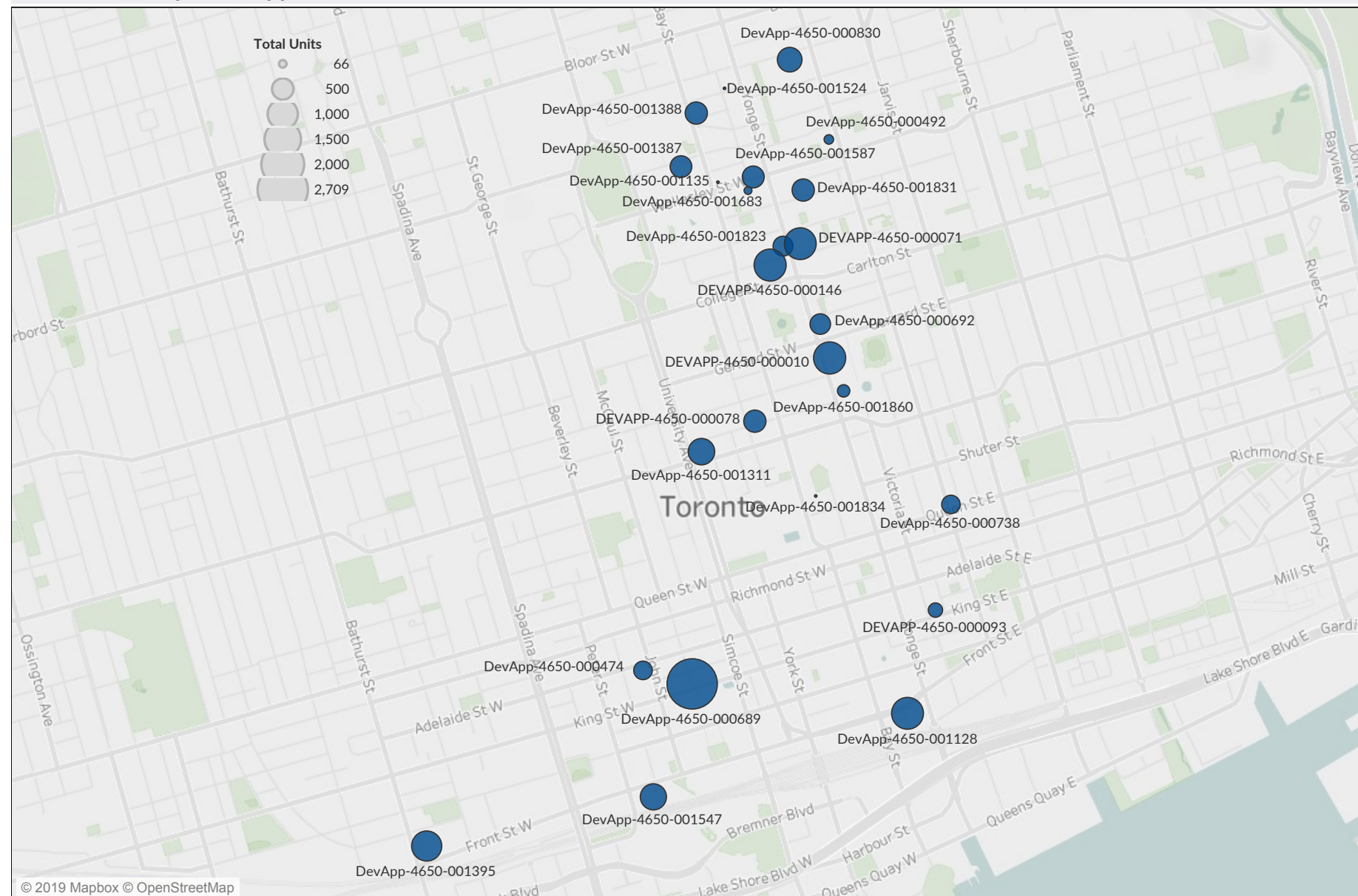
Downtown Core Submarket Report - November 2019

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
55C Residences - Mod Developments Inc.	Apartment	September 2023	18	296	170	551	\$1,437	\$1,424
88 Scott - Concert Properties	Apartment	September 2017	0	1	3	523	\$744	\$1,525
Clover on Yonge - Cresford Developments	Apartment	November 2020	0	0	0	522	\$680	\$1,340
Halo Residences on Yonge - Cresford Developments	Apartment	May 2021	0	0	0	413	\$868	\$877
Panda Condominiums - Lifetime Developments	Apartment	May 2021	0	3	6	555	\$1,161	\$1,469
St. Regis Residences - JCF Capital ULC	Apartment	September 2017	0	5	3	74	\$1,319	\$1,108
United BLDG - Davpart Inc.	Apartment	December 2025	51	376	306	713	\$1,635	\$1,765
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September 2023	2	82	229	1,106	\$1,335	\$1,337

Downtown Core Submarket Report - November 2019

Current Development Applications



Downtown Core Submarket Report - November 2019

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-4650-000692	415 Yonge Street	32.1	450
DevApp-4650-000738	60 Queen Street East	28.6	364
DevApp-4650-000830	55 Charles Street East	21.7	648
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-4650-001311	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
DevApp-4650-001823	480 Yonge Street	18.0	423
DevApp-4650-001831	20 Matiland Street	13.0	527
DevApp-4650-001834	483 Bay Street	11.7	
DevApp-4650-001860	335 Yonge Street	19.9	165

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 - November 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	• 54	• 14	• 5,086	• 4,446	• 345	• \$2,109	• 1,303	• \$2,746,965	• 9,129
Central Waterfront	• 35	• 13	• 6,642	• 5,228	• 1,402	• \$1,409	• 996	• \$1,403,588	• 18,503
Don Mills - York Mills	• 36	• 11	• 3,366	• 2,814	• 419	• \$959	• 1,049	• \$1,005,825	• 7,441
Downtown Core	• 74	• 8	• 4,457	• 3,556	• 717	• \$1,540	• 665	• \$1,024,439	• 15,193
Downtown East	• 374	• 19	• 6,559	• 5,436	• 941	• \$1,204	• 739	• \$889,725	• 17,959
Downtown West	• 109	• 31	• 10,473	• 8,751	• 1,392	• \$1,393	• 843	• \$1,174,333	• 18,595
Etobicoke Waterfront	• 2	• 4	• 2,121	• 1,901	• 82	• \$1,160	• 821	• \$951,809	• 10,287
Highway7 - Yonge	• 108	• 8	• 1,862	• 1,295	• 352	• \$654	• 1,128	• \$738,172	•
Mississauga City Centre	• 80	• 12	• 6,571	• 6,044	• 461	• \$806	• 901	• \$725,832	•
North Toronto	• 123	• 9	• 2,412	• 1,871	• 455	• \$1,213	• 815	• \$988,984	• 9,738
North Yonge Corridor	• 6	• 5	• 1,622	• 1,366	• 152	• \$1,118	• 773	• \$864,489	• 5,372
North York East	• 4	• 2	• 528	• 508	• 19	• \$945	• 1,027	• \$970,295	• 2,056
North York West	• 138	• 11	• 2,327	• 2,016	• 279	• \$899	• 1,137	• \$1,022,957	• 8,858
Not Applicable	• 1,891	• 166	• 31,043	• 24,499	• 5,423	• \$753	• 907	• \$683,698	• 68,414
Scarborough City Centre									• 2,245
Sheppard Corridor	• 34	• 14	• 4,020	• 3,312	• 708	• \$1,073	• 827	• \$887,957	• 8,352
Thornhill	• 233	• 2	• 736	• 554	• 182	• \$814	• 729	• \$593,314	•
Toronto East	• 49	• 14	• 1,763	• 1,482	• 223	• \$988	• 921	• \$909,908	• 3,456
Toronto West	• 167	• 16	• 2,927	• 2,108	• 722	• \$1,046	• 915	• \$956,929	• 13,091
Yonge - St. Clair	• 47	• 9	• 1,158	• 1,010	• 122	• \$1,458	• 1,576	• \$2,297,672	• 2,190

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.