



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of November 2019



Central Waterfront Submarket Report - November 2019

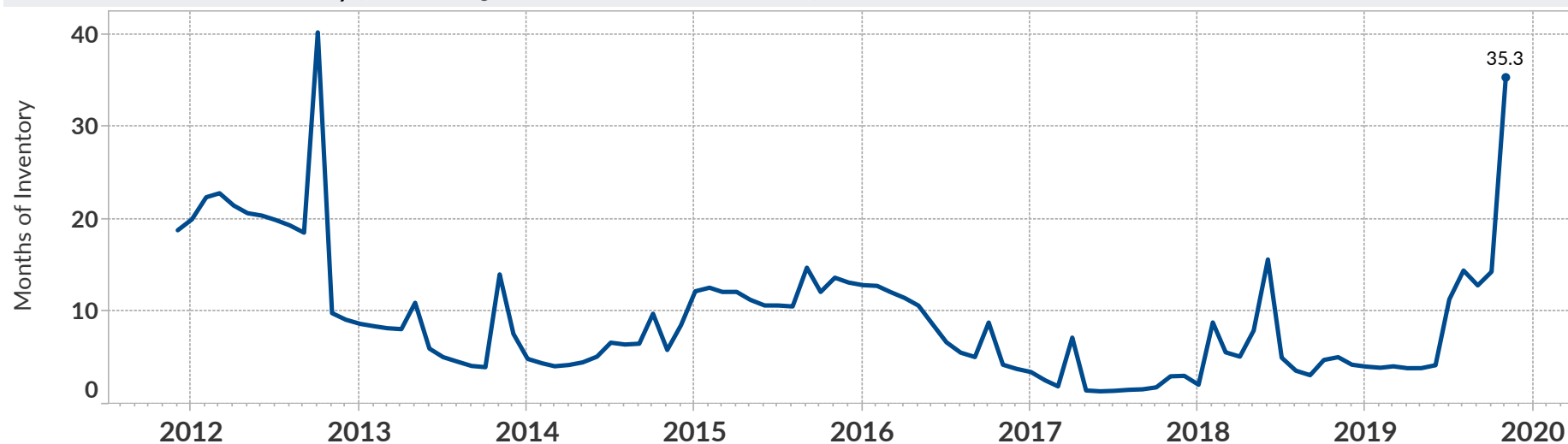


Central Waterfront		GTA
Active Projects	13	368
Total Units	6,642	95,673
Total Sales	5,228	78,197
Rem. Inv.	1,402	14,396
Avg. \$/SF	\$1,409	\$1,029
Avg. SF	996	901
Avg. \$	\$1,403,588	\$927,150
Current Month Sales (incl. active & sold out)	35	3,564

Development Applications

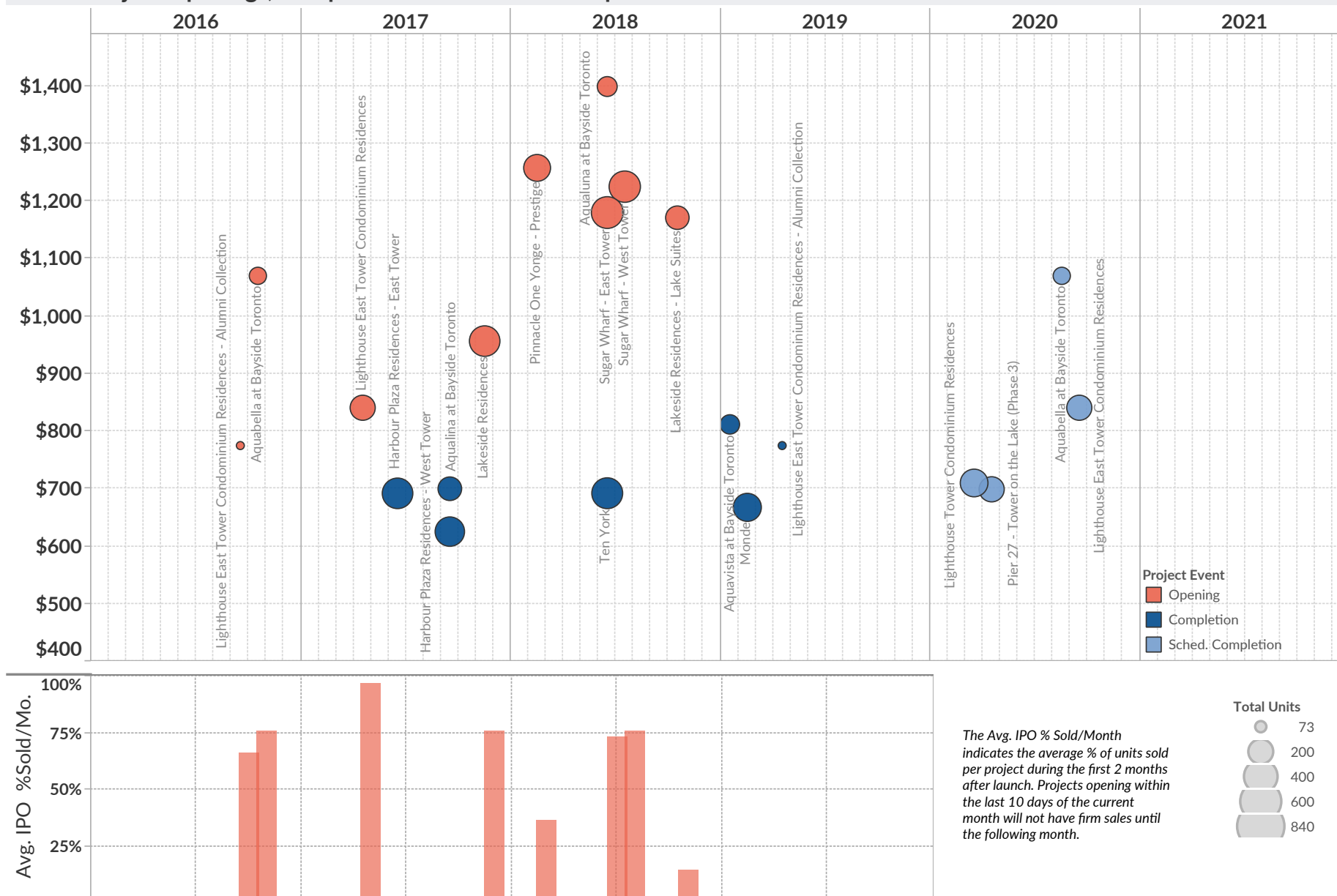
Central Waterfront		City of Toronto
Number of Dev. Apps.	8	396
Total Units	18,503	213,970
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	14.3	44.5
Avg. Floor Space Index	7.8	6.2

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



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Recent Project Openings, Completions & Scheduled Completions



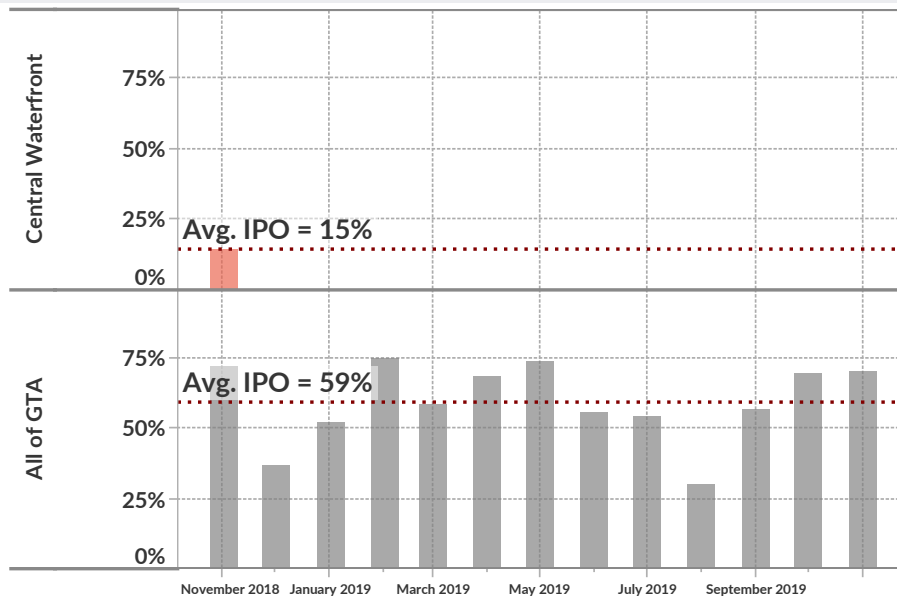
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Project Data by Unit Type

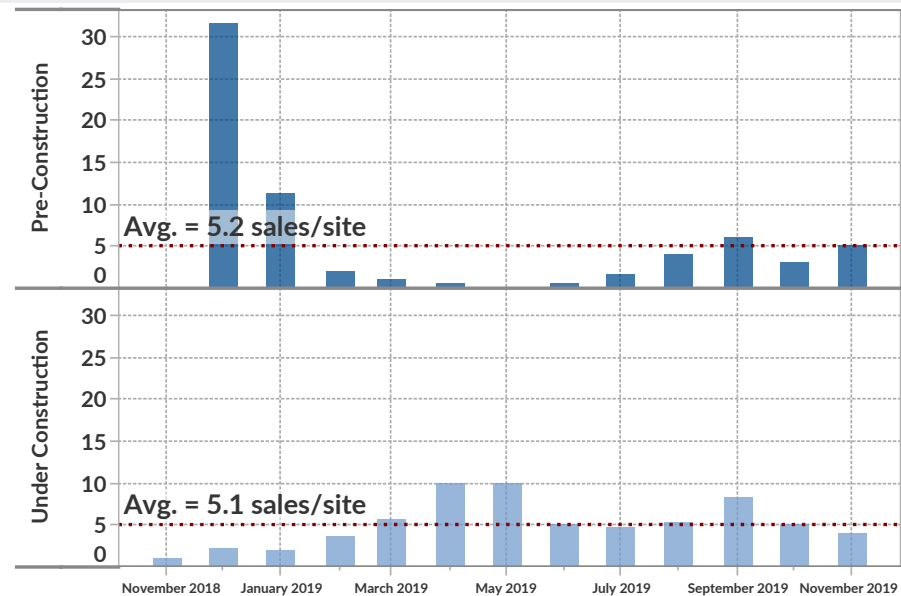
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	129	0	128	1
1 Bedroom	1,795	14	1,537	258
1 Bedroom + Den	2,013	8	1,618	395
2 Bedroom	1,192	5	1,061	131
2 Bedroom + Den	841	5	519	322
3 Bedroom & Up	563	3	280	283
Penthouse	79	0	73	6
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,408	325	325	\$452,000	\$463,000
\$1,292	466	802	\$545,000	\$975,000
\$1,309	564	713	\$692,000	\$1,012,990
\$1,307	600	2,258	\$761,900	\$3,990,000
\$1,429	804	2,722	\$991,990	\$4,290,000
\$1,491	812	2,551	\$895,000	\$3,990,000
\$1,458	938	6,106	\$1,228,990	\$8,800,000
\$1,226	1,847	2,416	\$2,275,000	\$2,950,000

IPO Launch Performance (first 2 months)

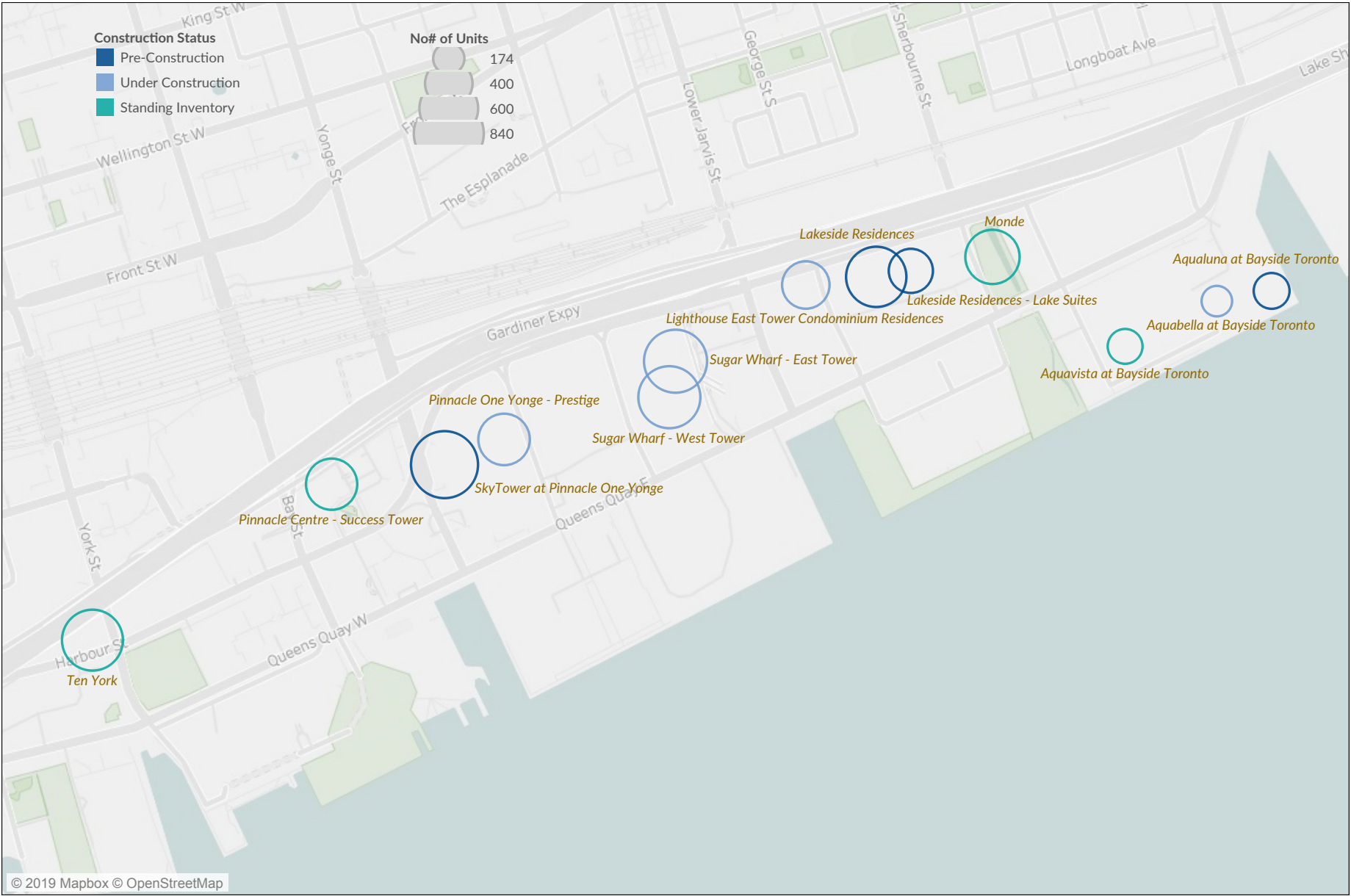


Post Launch Absorption: Central Waterfront



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Current Active Projects



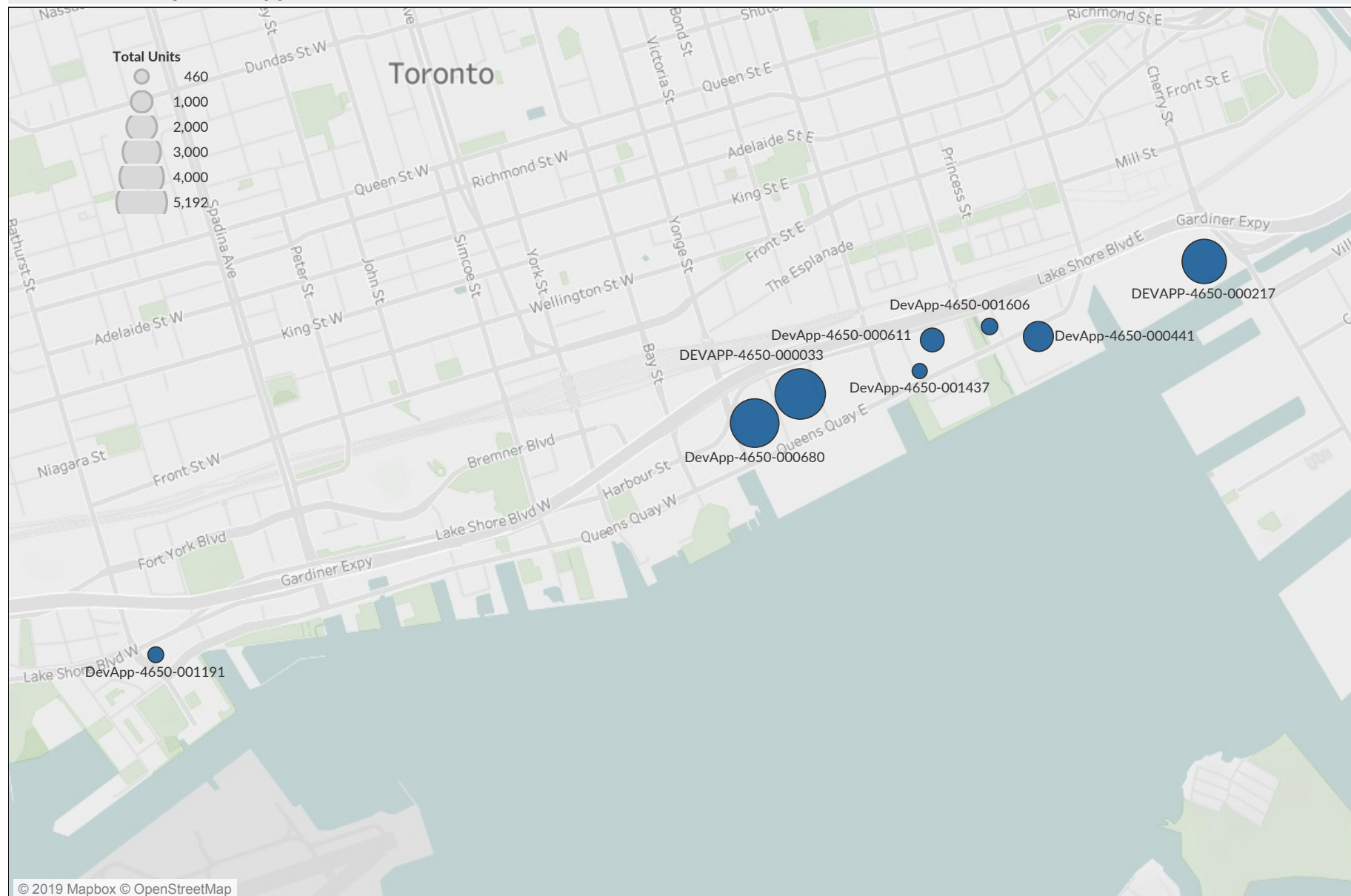
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Aquabella at Bayside Toronto - Tridel and Hines	Apartment	August 2020	0	3	1	174	\$1,070	\$1,473
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	June 2023	2	22	36	240	\$1,399	\$1,521
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	January 2019	0	0	1	227	\$812	\$1,341
Lakeside Residences - Greenland Group	Apartment	July 2022	14	20	67	680	\$957	\$1,301
Lakeside Residences - Lake Suites - Greenland Group	Apartment	March 2023	8	62	151	365	\$1,171	\$1,330
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	September 2020	0	65	6	421	\$841	\$1,255
Monde - Great Gulf	Apartment	February 2019	0	3	4	551	\$668	\$1,413
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	3	95	141	496	\$1,258	\$1,538
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	0	0	840	840	\$0	\$0
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	3	28	80	743	\$1,180	\$1,435
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	5	67	70	720	\$1,225	\$1,425
Ten York - Tridel	Apartment	June 2018	0	1	4	694	\$692	\$888

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Current Development Applications



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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.

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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	• 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

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