



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of December 2019



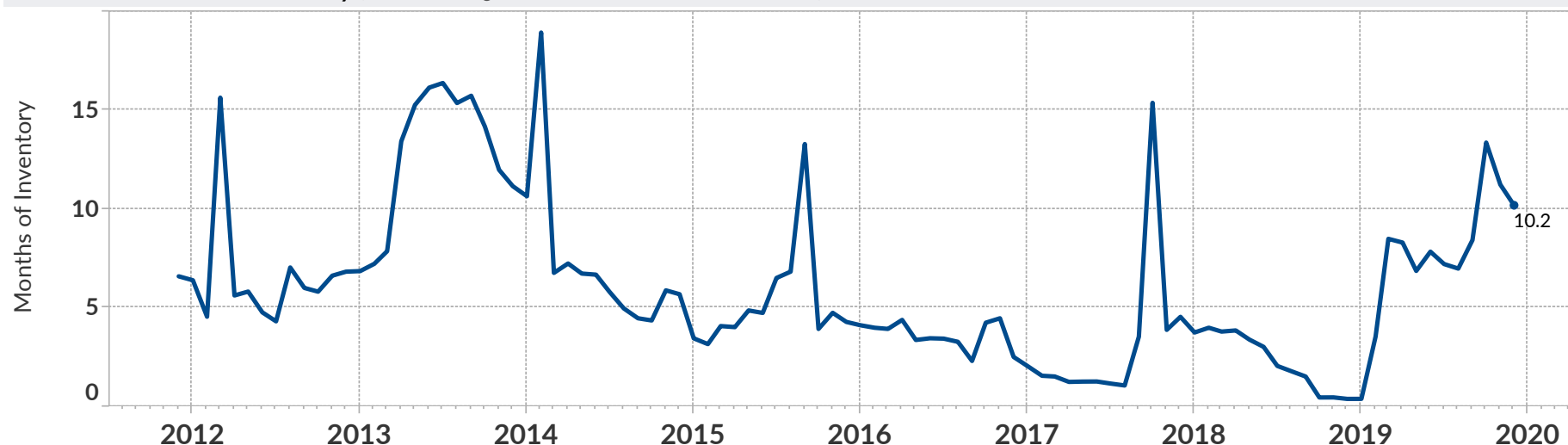
Downtown Core Submarket Report - December 2019



Downtown Core		GTA
Active Projects	8	355
Total Units	4,457	93,377
Total Sales	3,592	77,895
Rem. Inv.	681	12,280
Avg. \$/SF	\$1,543	\$1,055
Avg. SF	668	930
Avg. \$	\$1,031,118	\$980,872
Current Month Sales (incl. active & sold out)	39	1,871

Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	22	375
Total Units	15,031	202,805
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	30.0	44.5
Avg. Floor Space Index	13.7	6.2

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



Top Chart: Average IPO % Sold/Mo. vs. Price per Unit (\$/sq. ft.)

Year	Project Name	Event Type	Price per Unit (\$/sq. ft.)	Avg. IPO % Sold/Mo.	Total Units (Approx.)
2016	1 Thousand Bay	Completion	~\$820	~100%	~200
	INDX Condos	Completion	~\$680	~100%	~400
	Backstage on the Esplanade	Completion	~\$610	~100%	~200
	Karma	Completion	~\$690	~100%	~200
	75 on the Esplanade	Opening	~\$770	~100%	~200
2017	88 Scott	Completion	~\$740	~35%	~200
	Panda Condominiums	Opening	~\$1160	~78%	~400
	St. Regis Residences	Opening	~\$1310	~35%	~200
2018	Totem Condominium	Completion	~\$660	~100%	~200
	Sixty Colborne	Completion	~\$680	~100%	~200
	YSL Yonge Street Living Residences	Completion	~\$800	~100%	~400
	Britt Residences at Bay & Wellesley	Completion	~\$800	~100%	~200
2019	YC - Yonge at College	Completion	~\$730	~100%	~200
	50 at Wellesley Station	Completion	~\$610	~100%	~200
	Massey Tower	Completion	~\$710	~48%	~400
	Vox	Completion	~\$660	~100%	~200
	United BLDG	Opening	~\$1630	~100%	~200
2020	Wellesley on the Park	Sched. Completion	~\$680	~100%	~400
	Yonge + Rich	Sched. Completion	~\$630	~100%	~200
	Teahouse 501 Yonge Condominiums - North Tower (Phase 2)	Sched. Completion	~\$660	~100%	~200
2021	Teahouse 501 Yonge Condominiums - South Tower (Phase 1)	Sched. Completion	~\$700	~100%	~400
	Halo Residences on Yonge	Sched. Completion	~\$860	~100%	~200
	Panda Condominiums	Sched. Completion	~\$1160	~100%	~200

Bottom Chart: Average IPO % Sold/Mo.

Year	Project Name	Avg. IPO % Sold/Mo.
2016	1 Thousand Bay	~100%
2016	INDX Condos	~100%
2016	Backstage on the Esplanade	~100%
2016	Karma	~100%
2016	75 on the Esplanade	~100%
2017	88 Scott	~35%
2017	Panda Condominiums	~78%
2017	St. Regis Residences	~35%
2018	Totem Condominium	~100%
2018	Sixty Colborne	~100%
2018	YSL Yonge Street Living Residences	~100%
2018	Britt Residences at Bay & Wellesley	~100%
2019	YC - Yonge at College	~100%
2019	50 at Wellesley Station	~100%
2019	Massey Tower	~48%
2019	Vox	~100%
2019	United BLDG	~100%
2020	Wellesley on the Park	~100%
2020	Yonge + Rich	~100%
2020	Teahouse 501 Yonge Condominiums - North Tower (Phase 2)	~100%
2021	Teahouse 501 Yonge Condominiums - South Tower (Phase 1)	~100%
2021	Halo Residences on Yonge	~100%
2021	Panda Condominiums	~100%

Legend:

- Opening (Red)
- Completion (Dark Blue)
- Sched. Completion (Light Blue)

Total Units Legend:

- 74
- 200
- 400
- 600
- 800
- 1,058

Note: The Avg. IPO % Sold/Mo. indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.

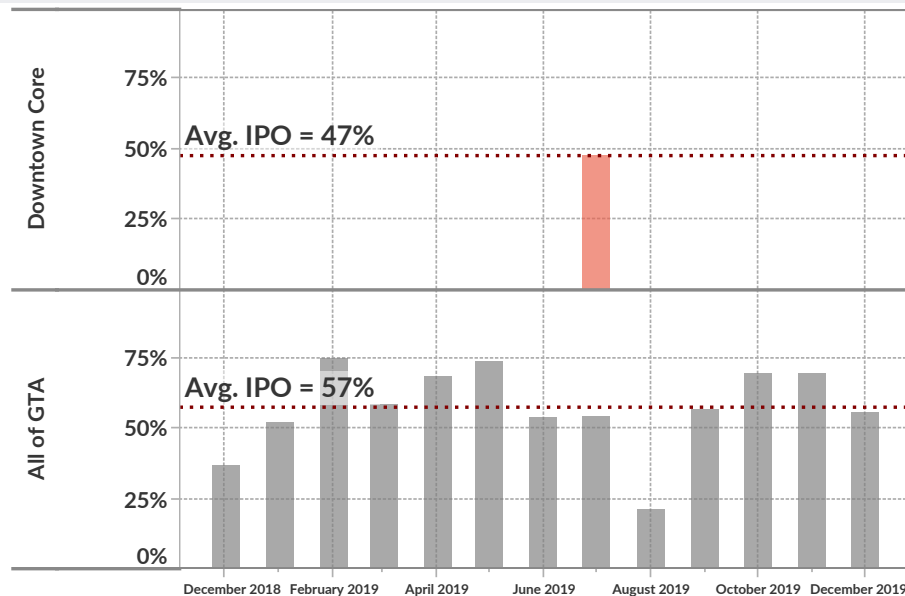
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Project Data by Unit Type

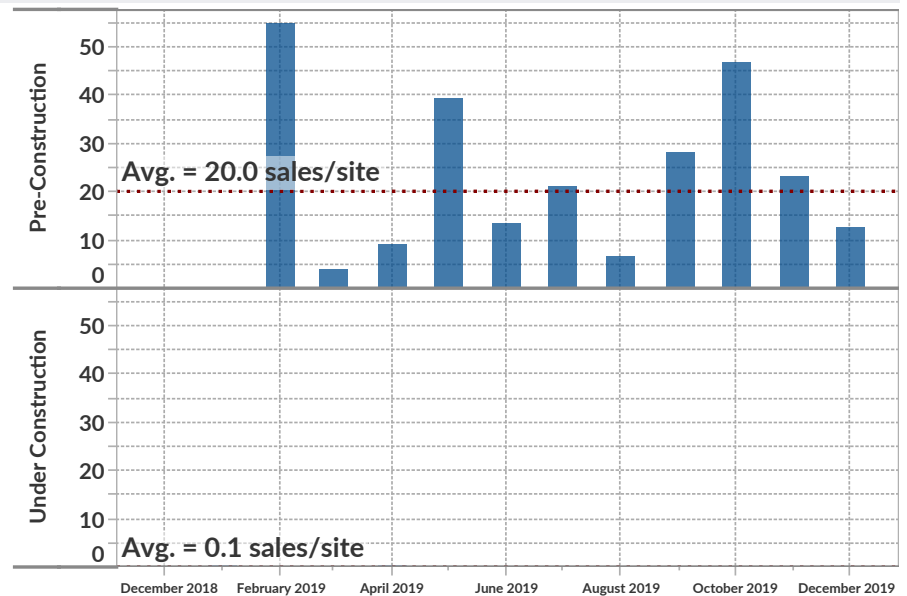
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	629	8	510	119
1 Bedroom	1,039	14	846	193
1 Bedroom + Den	802	4	747	55
2 Bedroom	1,132	11	885	247
2 Bedroom + Den	445	0	441	4
3 Bedroom & Up	174	2	114	60
Penthouse	19	0	16	3
Other	33		33	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,435	279	585	\$605,900	\$752,900
\$1,549	461	609	\$699,900	\$948,990
\$1,342	509	1,445	\$789,900	\$1,605,000
\$1,662	595	1,861	\$909,900	\$2,055,000
\$1,240	902	969	\$1,109,900	\$1,209,900
\$1,443	966	1,904	\$1,223,900	\$2,760,900
\$1,525	2,717	4,732	\$4,075,000	\$7,288,000

IPO Launch Performance (first 2 months)

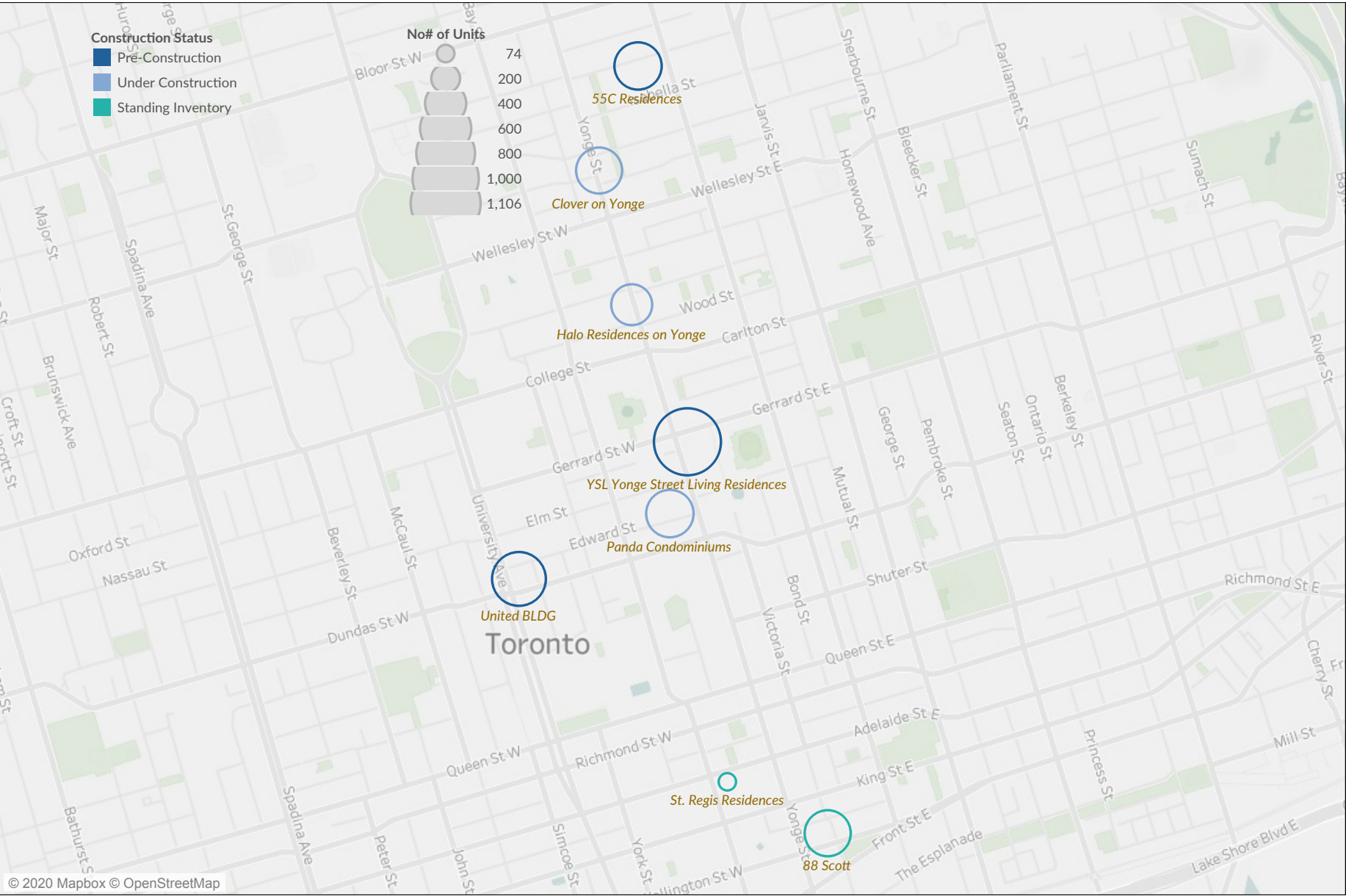


Post Launch Absorption: Downtown Core



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Current Active Projects



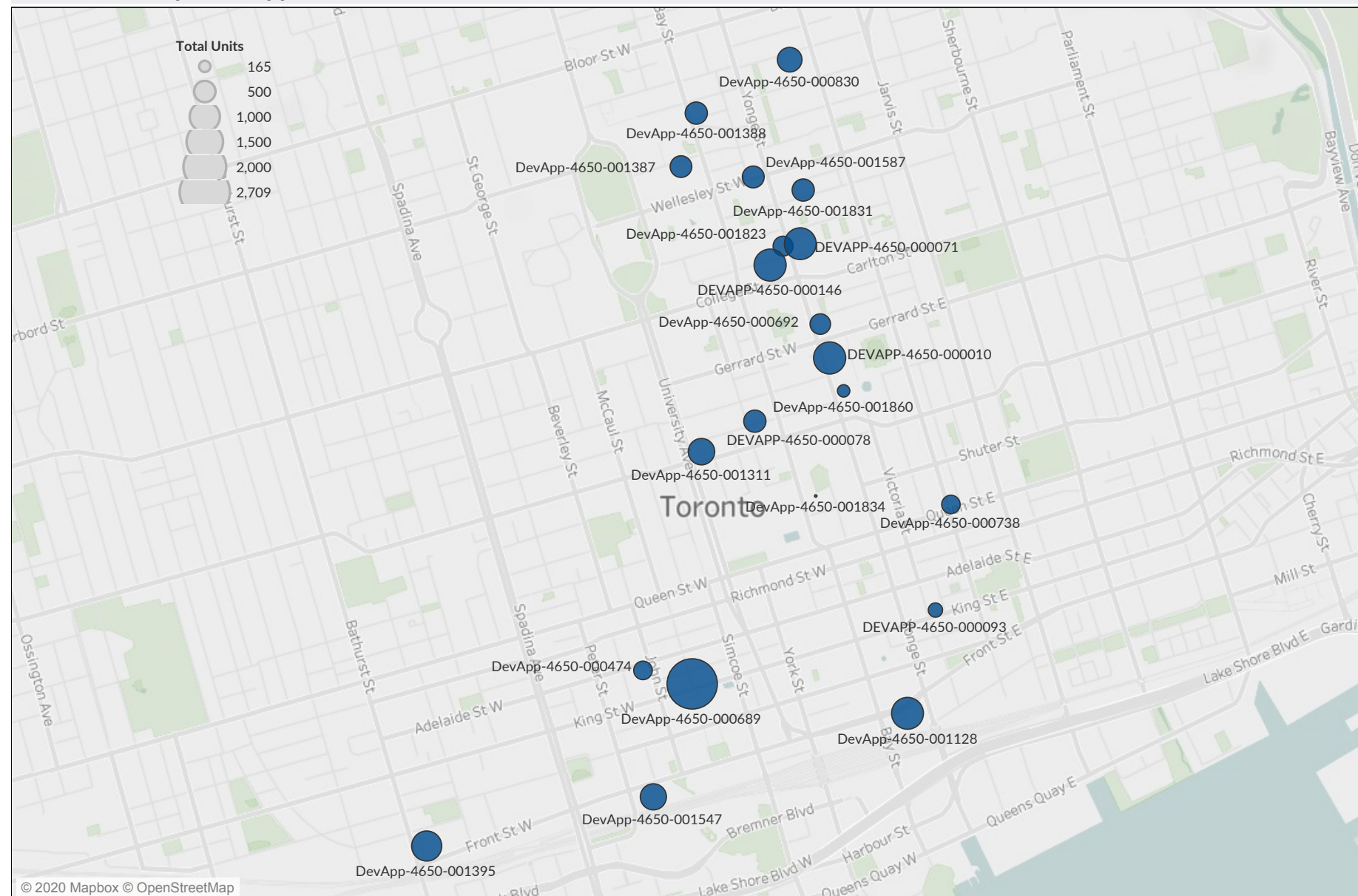
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Current Active Project List

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	20	316	150	551	\$1,437	\$1,446
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	1	4	5	555	\$1,161	\$1,470
St. Regis Residences - JCF Capital ULC	Apartment	September 2017	0	5	3	74	\$1,319	\$1,107
United BLDG - Davpart Inc.	Apartment	December 2025	16	392	290	713	\$1,635	\$1,761
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September 2023	2	81	230	1,106	\$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-4650-000071	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-4650-000689	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-4650-001311	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-4650-001547	325 Front Street West	19.3	732
DevApp-4650-001587	10 Wellesley Street West	31.6	512
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.

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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	5	15	5,704	5,061	348	\$2,111	1,285	\$2,712,126	8,068
Central Waterfront	222	13	6,642	5,448	1,182	\$1,418	912	\$1,292,723	17,952
Don Mills - York Mills	17	11	3,289	2,837	379	\$945	1,080	\$1,020,388	7,471
Downtown Core	39	8	4,457	3,592	681	\$1,543	668	\$1,031,118	15,031
Downtown East	184	19	6,513	5,624	691	\$1,186	791	\$937,883	13,408
Downtown West	127	30	10,279	8,815	1,137	\$1,403	872	\$1,223,880	17,553
Etobicoke Waterfront	12	4	2,126	1,927	66	\$1,158	862	\$998,967	7,446
Highway7 - Yonge	70	8	1,862	1,365	282	\$652	1,164	\$758,821	.
Mississauga City Centre	66	11	6,227	5,764	397	\$798	917	\$731,659	.
North Toronto	21	9	2,396	1,892	434	\$1,214	821	\$996,561	8,137
North Yonge Corridor	1	5	1,692	1,367	106	\$1,105	775	\$855,995	5,372
North York East	11	2	528	519	8	\$965	986	\$951,150	2,056
North York West	17	9	1,812	1,525	262	\$901	1,147	\$1,033,818	9,050
Not Applicable	959	159	29,797	24,092	4,491	\$755	962	\$726,568	67,193
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,338	677	\$1,080	830	\$896,967	8,157
Thornhill	21	2	736	574	162	\$822	739	\$607,524	.
Toronto East	39	12	1,395	1,154	191	\$1,011	915	\$924,465	3,735
Toronto West	34	16	2,924	2,141	679	\$1,068	919	\$981,074	13,238
Yonge - St. Clair	17	8	978	860	107	\$1,474	1,700	\$2,506,240	2,383

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