



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of January 2020



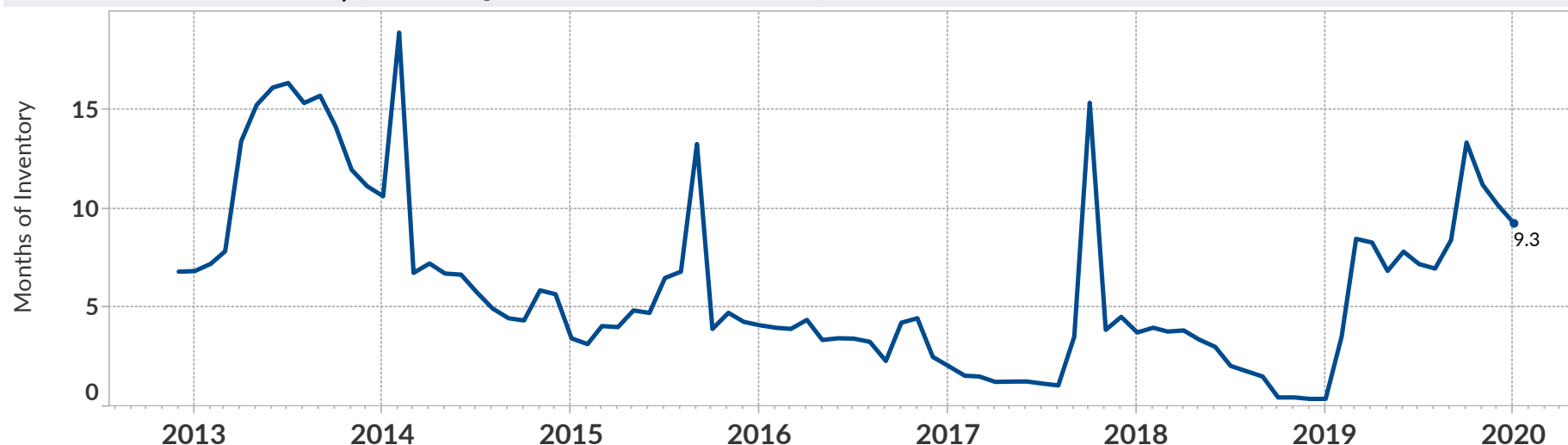
Downtown Core Submarket Report - January 2020



Downtown Core		GTA
Active Projects	8	348
Total Units	4,457	92,351
Total Sales	3,627	77,567
Rem. Inv.	646	11,632
Avg. \$/SF	\$1,549	\$1,058
Avg. SF	673	944
Avg. \$	\$1,042,551	\$998,477
Current Month Sales (incl. active & sold out)	35	1,100

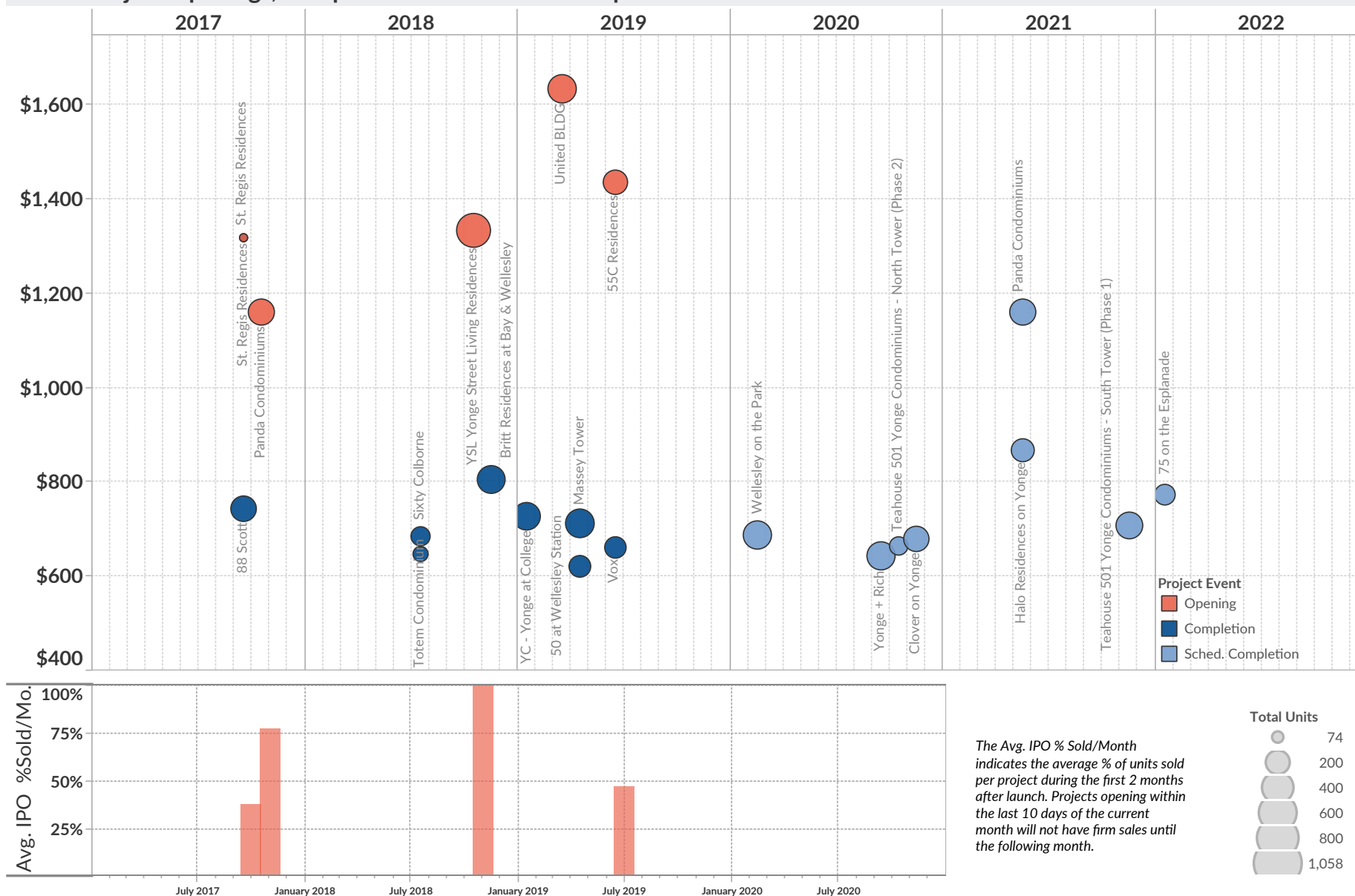
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	23	382
Total Units	17,688	209,320
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	30.0	44.5
Avg. Floor Space Index	13.6	6.3

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



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Recent Project Openings, Completions & Scheduled Completions



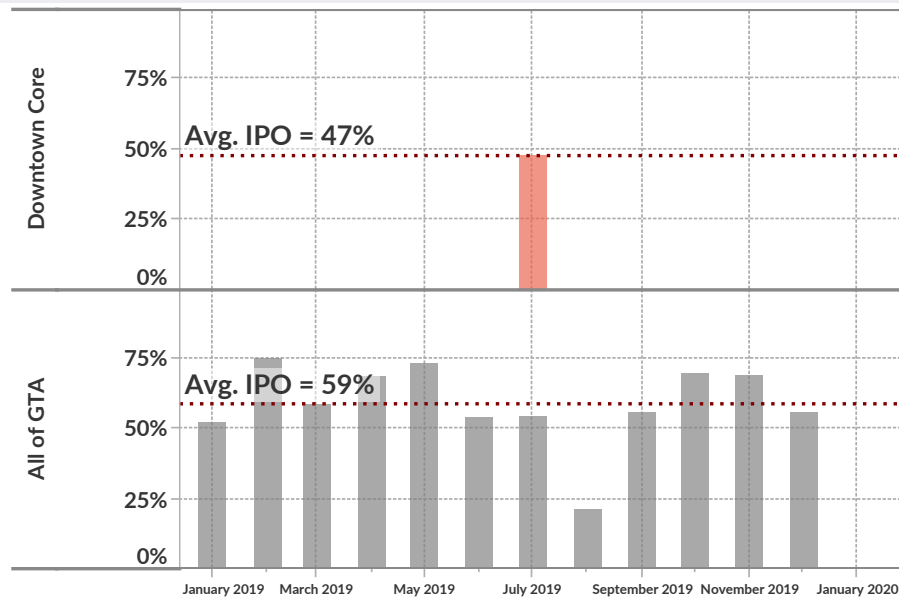
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Project Data by Unit Type

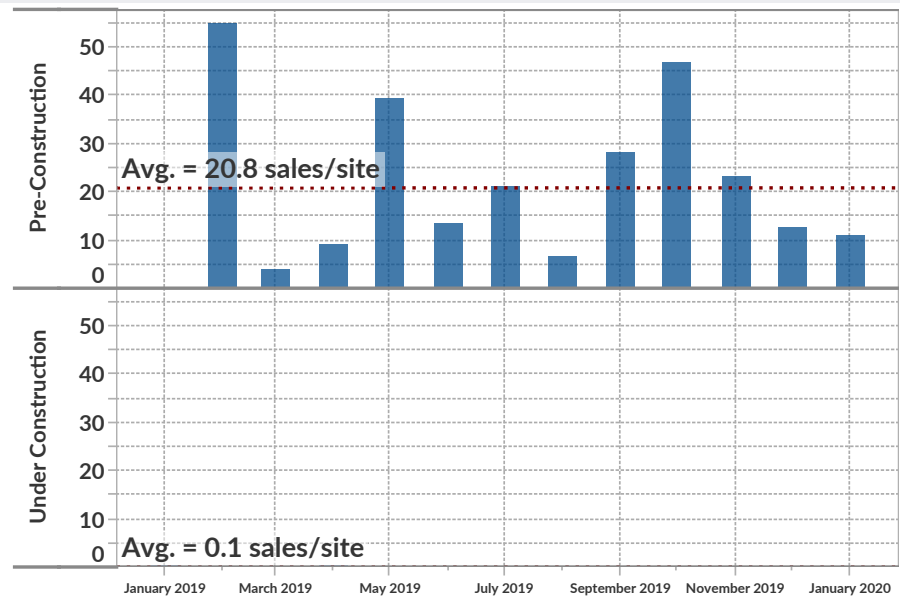
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	629	10	520	109
1 Bedroom	1,039	14	860	179
1 Bedroom + Den	802	4	751	51
2 Bedroom	1,132	6	891	241
2 Bedroom + Den	445	0	441	4
3 Bedroom & Up	174	1	115	59
Penthouse	19	0	16	3
Other	33		33	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,405	279	585	\$640,900	\$752,900
\$1,555	461	609	\$699,900	\$972,900
\$1,340	509	1,445	\$789,900	\$1,601,250
\$1,677	595	1,006	\$909,900	\$1,580,900
\$1,240	902	969	\$1,109,900	\$1,209,900
\$1,454	966	1,904	\$1,243,900	\$2,760,900
\$1,525	2,717	4,732	\$4,075,000	\$7,288,000

IPO Launch Performance (first 2 months)

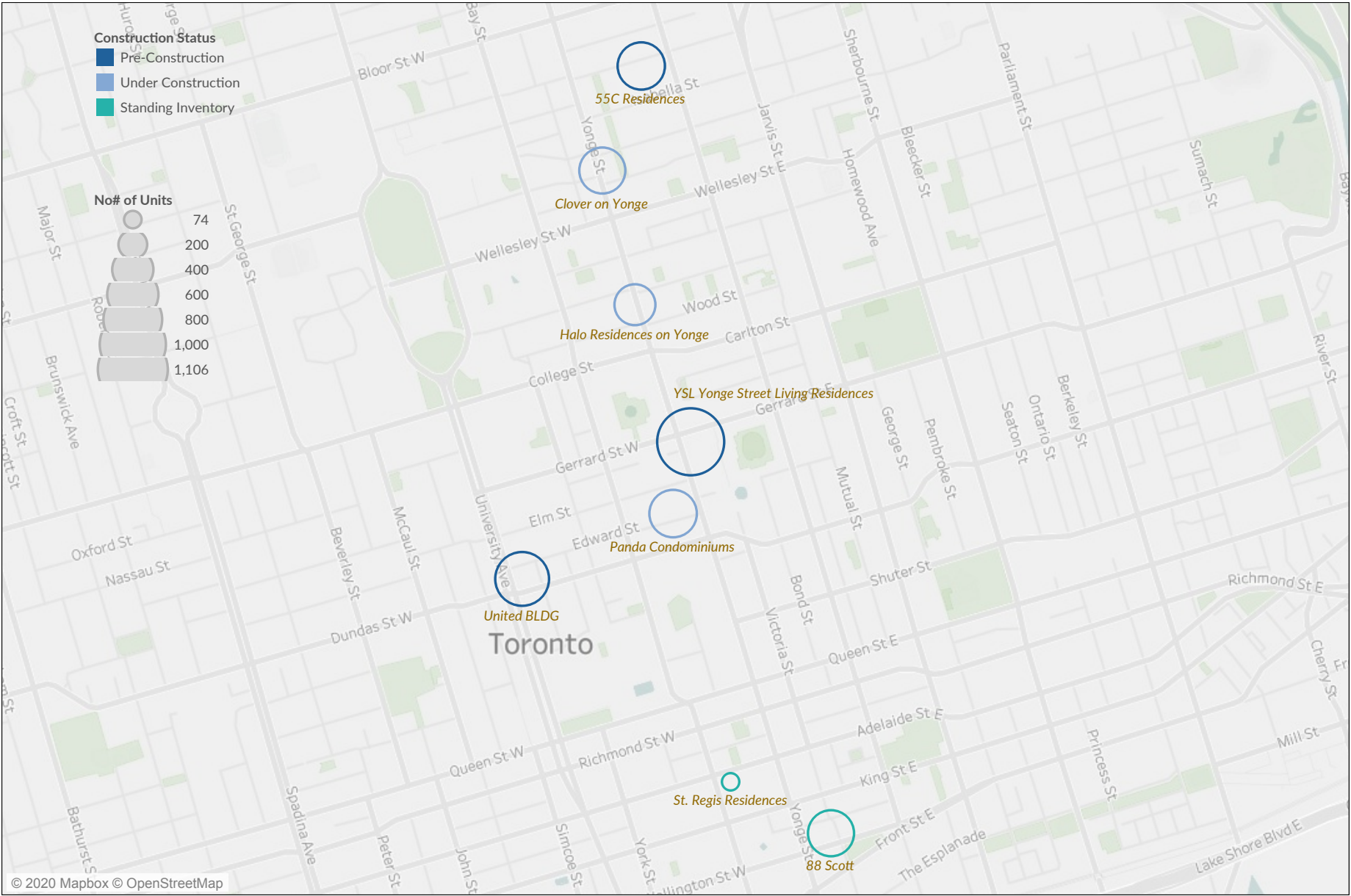


Post Launch Absorption: Downtown Core



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Current Active Projects



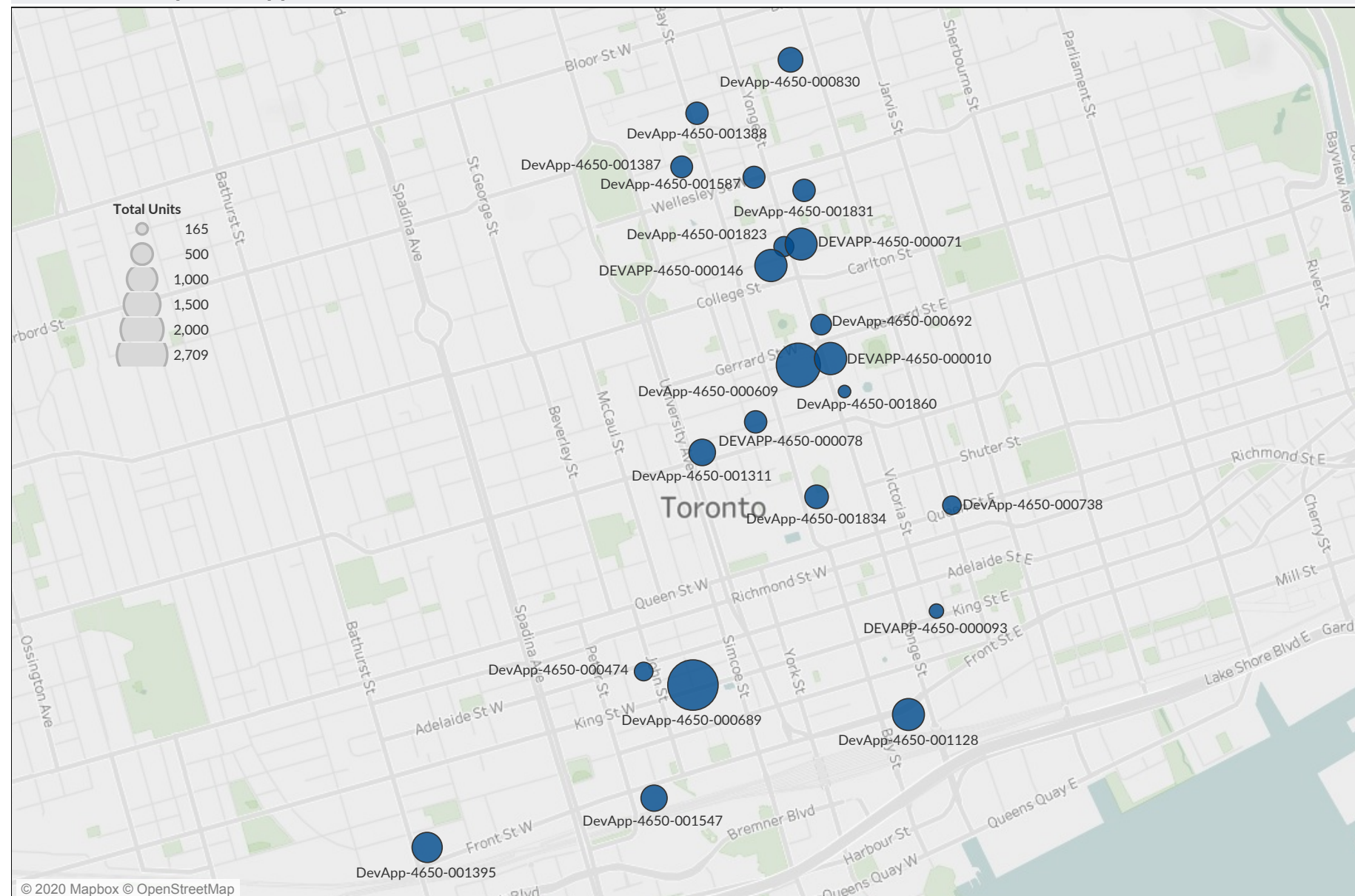
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Current Active Project List

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	6	6	144	551	\$1,437	\$1,485
88 Scott - Concert Properties	Apartment	September 2017	0	0	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	0	5	555	\$1,161	\$1,470
St. Regis Residences - JCF Capital ULC	Apartment	September 2017	2	2	1	74	\$1,319	\$1,108
United BLDG - Davpart Inc.	Apartment	December 2025	22	22	268	713	\$1,635	\$1,753
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September 2023	5	5	225	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-4650-000609	33 Gerrard Street West; 22 Elm Street	24.6	2,067
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	31.1	364
DevApp-4650-000830	55 Charles Street East	21.7	648
DevApp-4650-001012	1 Delisle Avenue	19.9	263
DevApp-4650-001128	1 Front Street West	17.2	1,087
DevApp-4650-001311	481 University Avenue	29.1	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	28.9	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	590
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	19	15	5,708	5,080	329	\$2,302	1,318	\$3,032,510	8,068
Central Waterfront	160	13	6,642	5,645	985	\$1,434	954	\$1,367,210	17,952
Don Mills - York Mills	27	11	3,306	2,864	352	\$954	1,087	\$1,036,831	6,363
Downtown Core	35	8	4,457	3,627	646	\$1,549	673	\$1,042,551	17,688
Downtown East	65	18	6,168	5,344	658	\$1,190	807	\$960,885	13,836
Downtown West	68	30	10,291	8,920	993	\$1,431	907	\$1,297,816	17,698
Etobicoke Waterfront	1	4	2,121	1,928	65	\$1,153	873	\$1,006,728	8,726
Highway7 - Yonge	22	7	1,742	1,338	189	\$677	1,155	\$781,819	.
Mississauga City Centre	27	10	5,766	5,330	408	\$818	921	\$753,952	.
North Toronto	47	9	2,396	1,939	387	\$1,238	835	\$1,033,352	7,793
North Yonge Corridor	1	5	1,692	1,365	108	\$1,119	774	\$865,693	7,470
North York East	1	2	528	519	8	\$942	978	\$921,150	2,056
North York West	3	9	1,812	1,528	259	\$903	1,149	\$1,038,008	9,868
Not Applicable	538	154	29,452	23,795	4,484	\$751	974	\$730,763	70,473
Scarborough City Centre									2,245
Sheppard Corridor	20	14	4,015	3,384	631	\$1,074	849	\$911,847	8,157
Thornhill	17	3	949	760	189	\$831	769	\$638,654	.
Toronto East	12	12	1,395	1,166	179	\$1,030	926	\$953,791	3,735
Toronto West	22	16	2,934	2,160	660	\$1,069	923	\$987,041	11,194
Yonge - St. Clair	15	8	977	875	102	\$1,463	1,592	\$2,328,155	2,403

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