



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of January 2020



Central Waterfront Submarket Report - January 2020

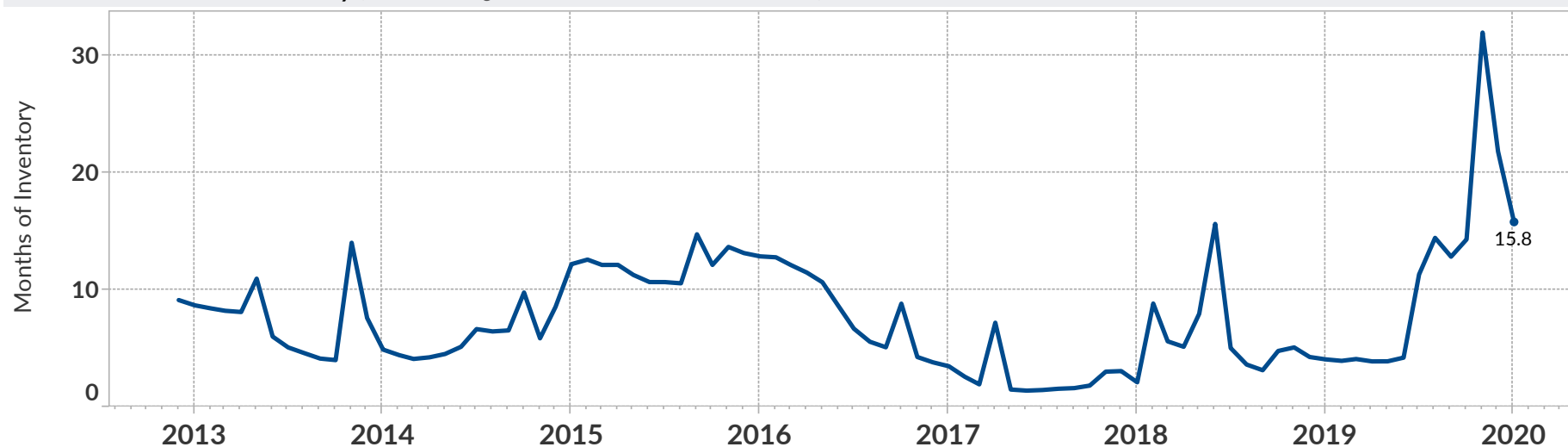


Central Waterfront		GTA
Active Projects	13	348
Total Units	6,642	92,351
Total Sales	5,645	77,567
Rem. Inv.	985	11,632
Avg. \$/SF	\$1,434	\$1,058
Avg. SF	954	944
Avg. \$	\$1,367,210	\$998,477
Current Month Sales (incl. active & sold out)	160	1,100

Development Applications

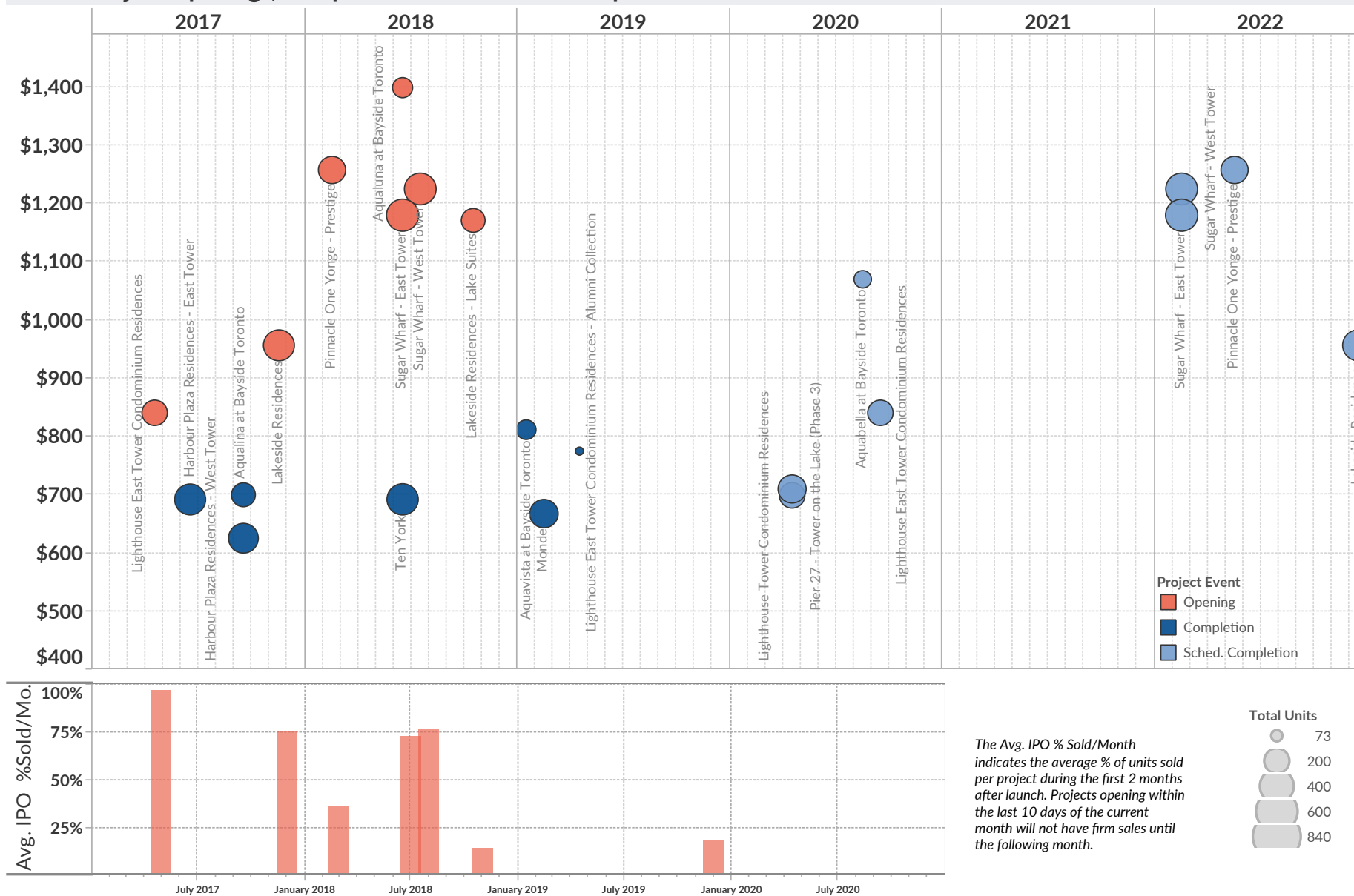
Central Waterfront		City of Toronto
Number of Dev. Apps.	7	382
Total Units	17,952	209,320
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	14.3	44.5
Avg. Floor Space Index	7.7	6.3

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



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Recent Project Openings, Completions & Scheduled Completions



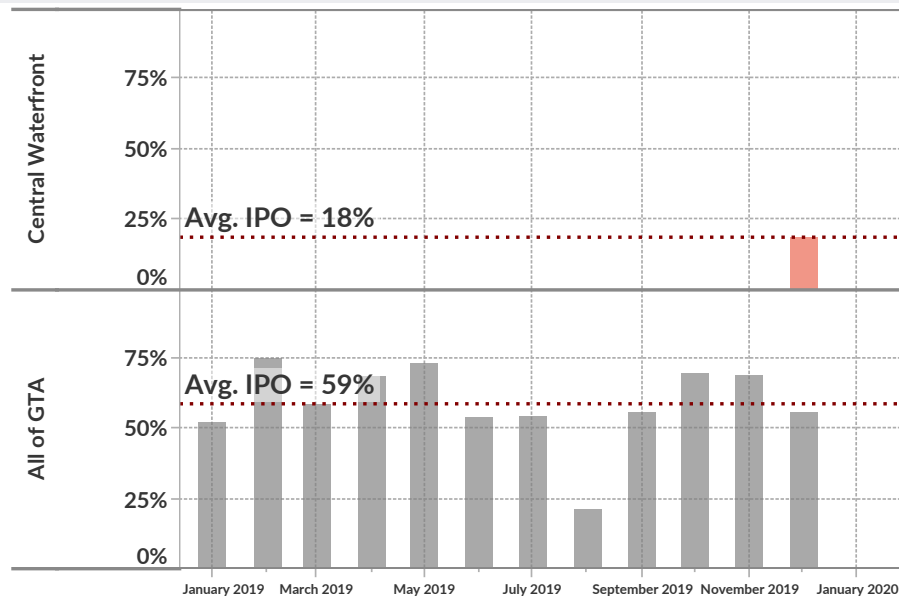
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Project Data by Unit Type

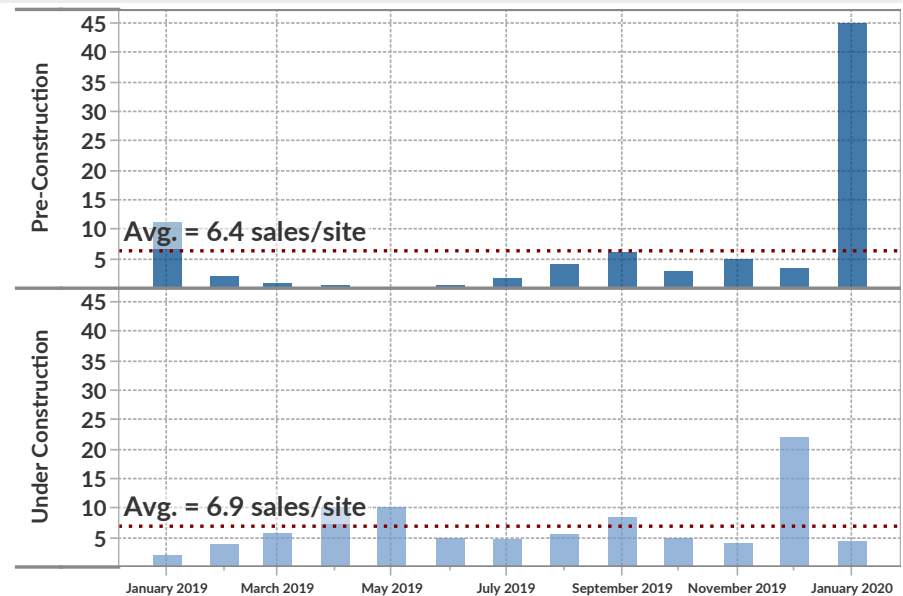
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	129	0	129	0
1 Bedroom	1,795	47	1,683	112
1 Bedroom + Den	2,013	58	1,759	254
2 Bedroom	1,192	39	1,113	79
2 Bedroom + Den	841	12	576	265
3 Bedroom & Up	563	4	300	263
Penthouse	79	0	73	6
Other	18	0	12	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,453	466	586	\$545,000	\$826,900
\$1,405	564	790	\$692,000	\$1,146,900
\$1,390	600	2,258	\$761,900	\$3,990,000
\$1,406	845	2,722	\$991,990	\$4,290,000
\$1,501	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)

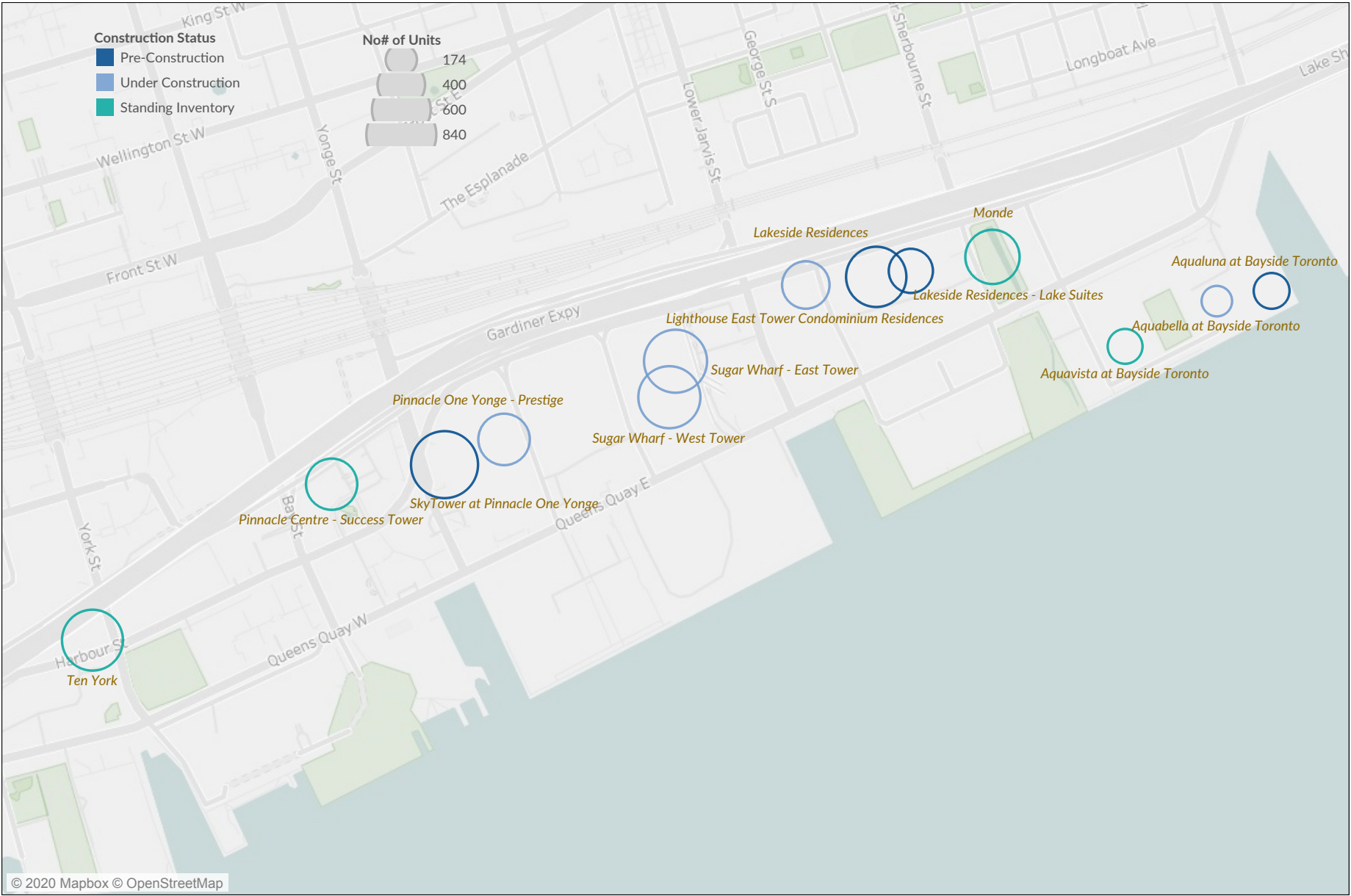


Post Launch Absorption: Central Waterfront



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Current Active Projects



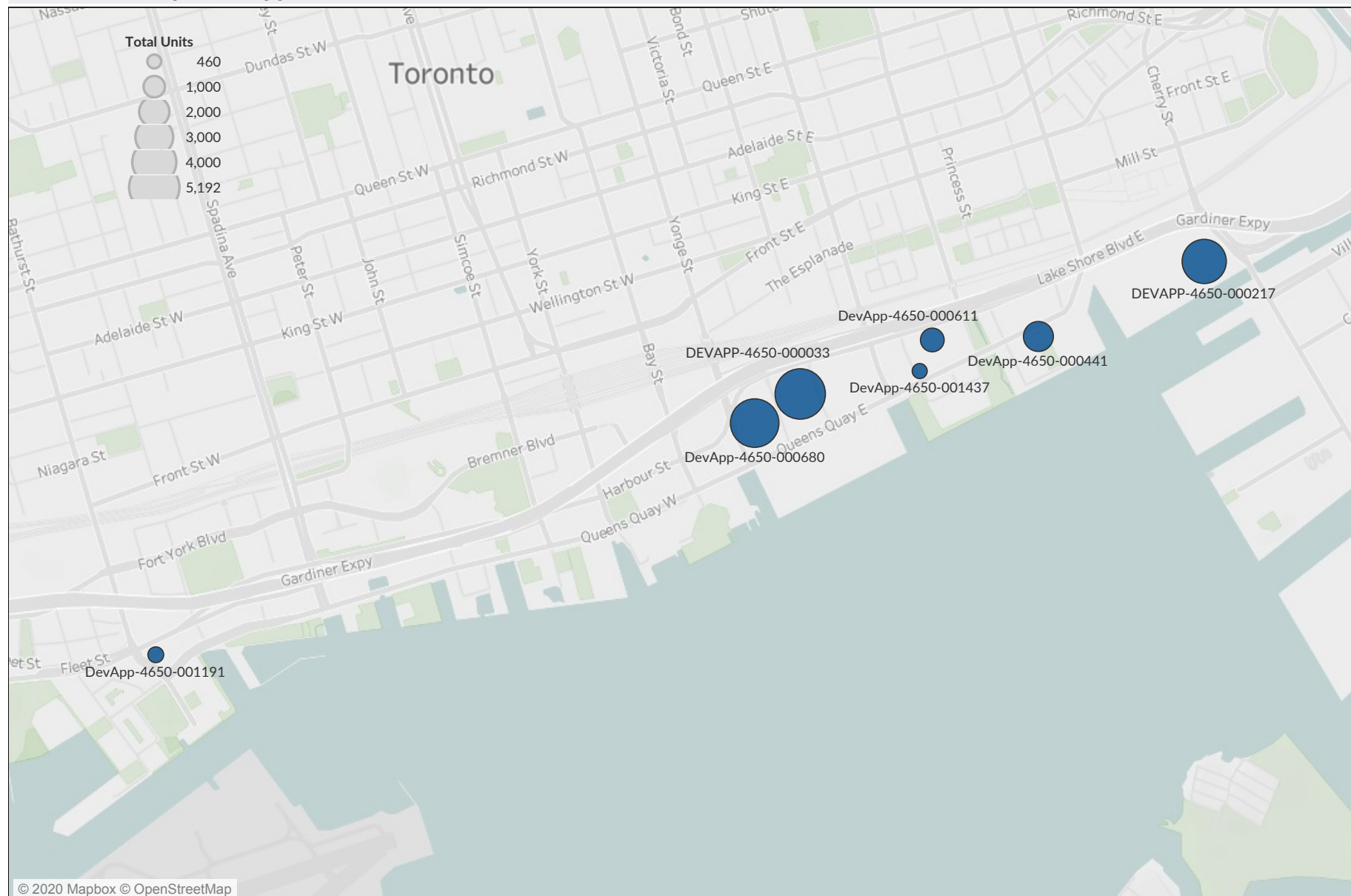
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Current Active Project List

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	0	1	174	\$1,070	\$1,473
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	June 2023	0	0	35	240	\$1,399	\$1,525
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	January 2019	0	0	1	227	\$812	\$1,341
Lakeside Residences - Greenland Group	Apartment	December 2022	9	9	9	680	\$957	\$1,351
Lakeside Residences - Lake Suites - Greenland Group	Apartment	March 2023	81	81	64	365	\$1,171	\$1,374
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	September 2020	0	0	6	421	\$841	\$1,253
Monde - Great Gulf	Apartment	February 2019	0	0	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	3	135	496	\$1,258	\$1,547
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	54	54	632	840	\$0	\$1,416
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	8	8	46	743	\$1,180	\$1,336
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	5	5	47	720	\$1,225	\$1,370
Ten York - Tridel	Apartment	June 2018	0	0	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	12.9	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

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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