



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of February 2020



Central Waterfront Submarket Report - February 2020



Central Waterfront		GTA
Active Projects	13	356
Total Units	6,642	94,976
Total Sales	5,807	78,256
Rem. Inv.	889	12,909
Avg. \$/SF	\$1,432	\$1,084
Avg. SF	982	951
Avg. \$	\$1,406,550	\$1,031,390
Current Month Sales (incl. active & sold out)	97	2,418

Development Applications

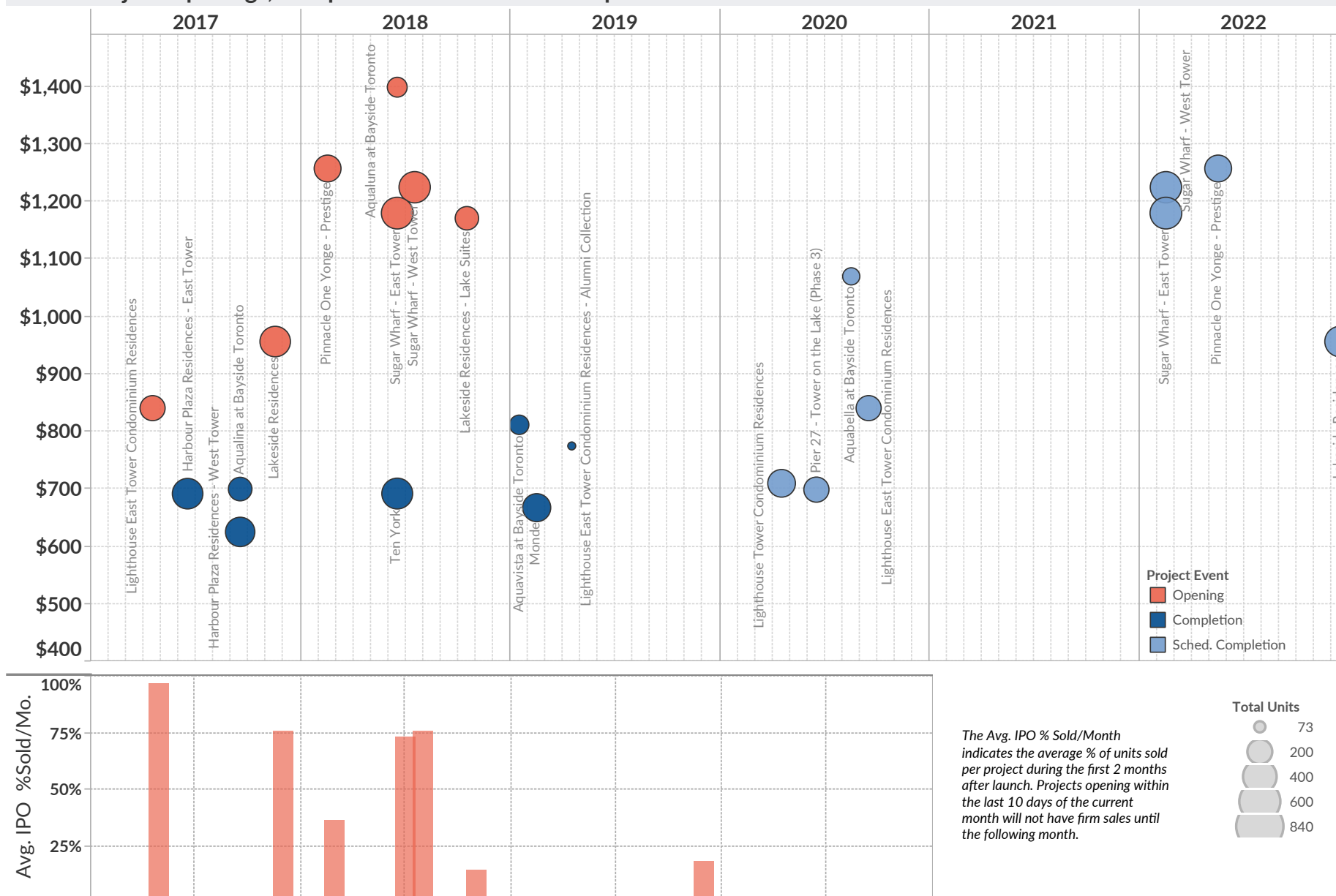
Central Waterfront		City of Toronto
Number of Dev. Apps.	7	395
Total Units	17,952	219,390
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	14.3	44.5
Avg. Floor Space Index	7.8	6.4

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



Central Waterfront Submarket Report - February 2020

Recent Project Openings, Completions & Scheduled Completions



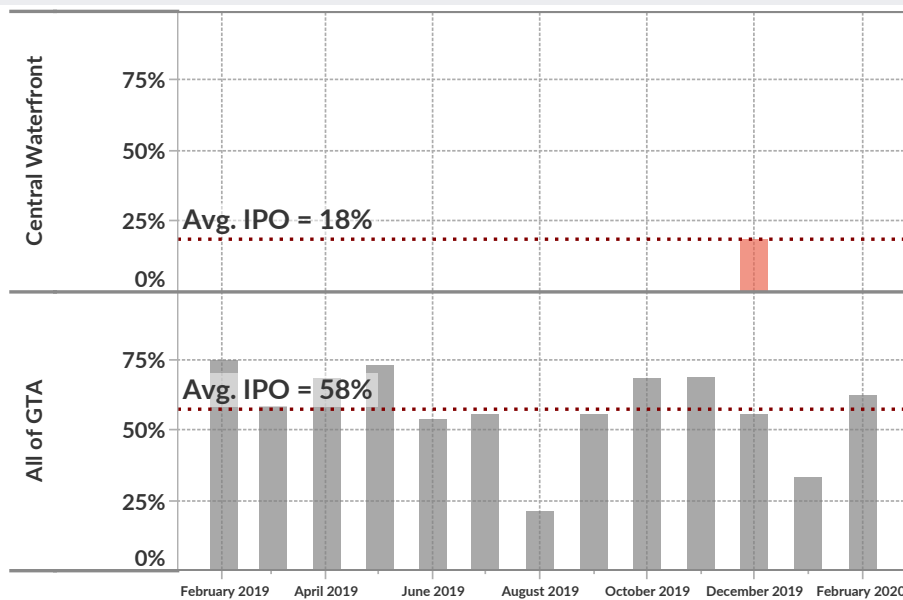
Central Waterfront Submarket Report - February 2020

Project Data by Unit Type

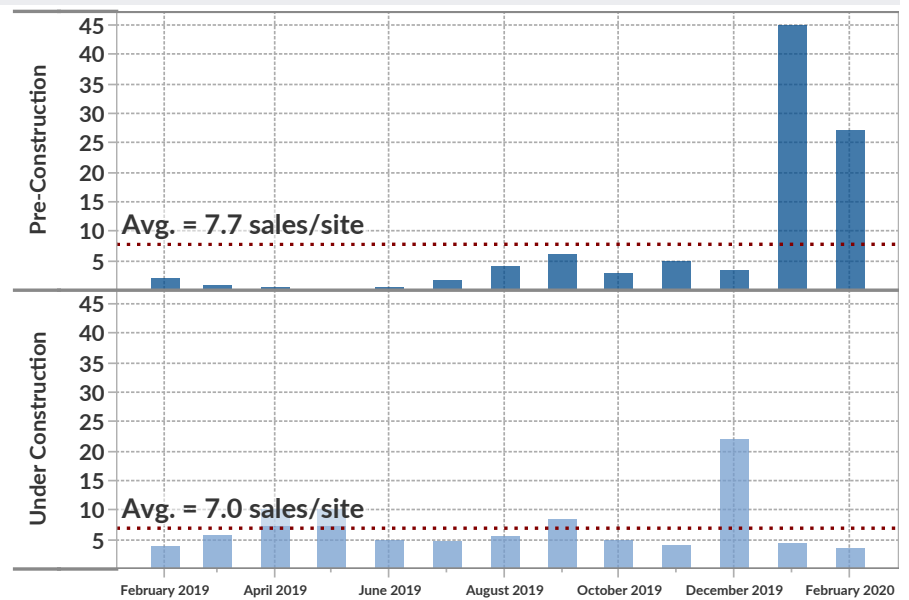
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	129	0	129	0
1 Bedroom	1,795	36	1,719	76
1 Bedroom + Den	2,013	38	1,797	216
2 Bedroom	1,192	4	1,117	75
2 Bedroom + Den	841	10	585	256
3 Bedroom & Up	563	9	309	254
Penthouse	79	0	139	6
Other	18	0	12	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,443	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
\$1,413	845	2,722	\$1,078,900	\$4,290,000
\$1,489	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)

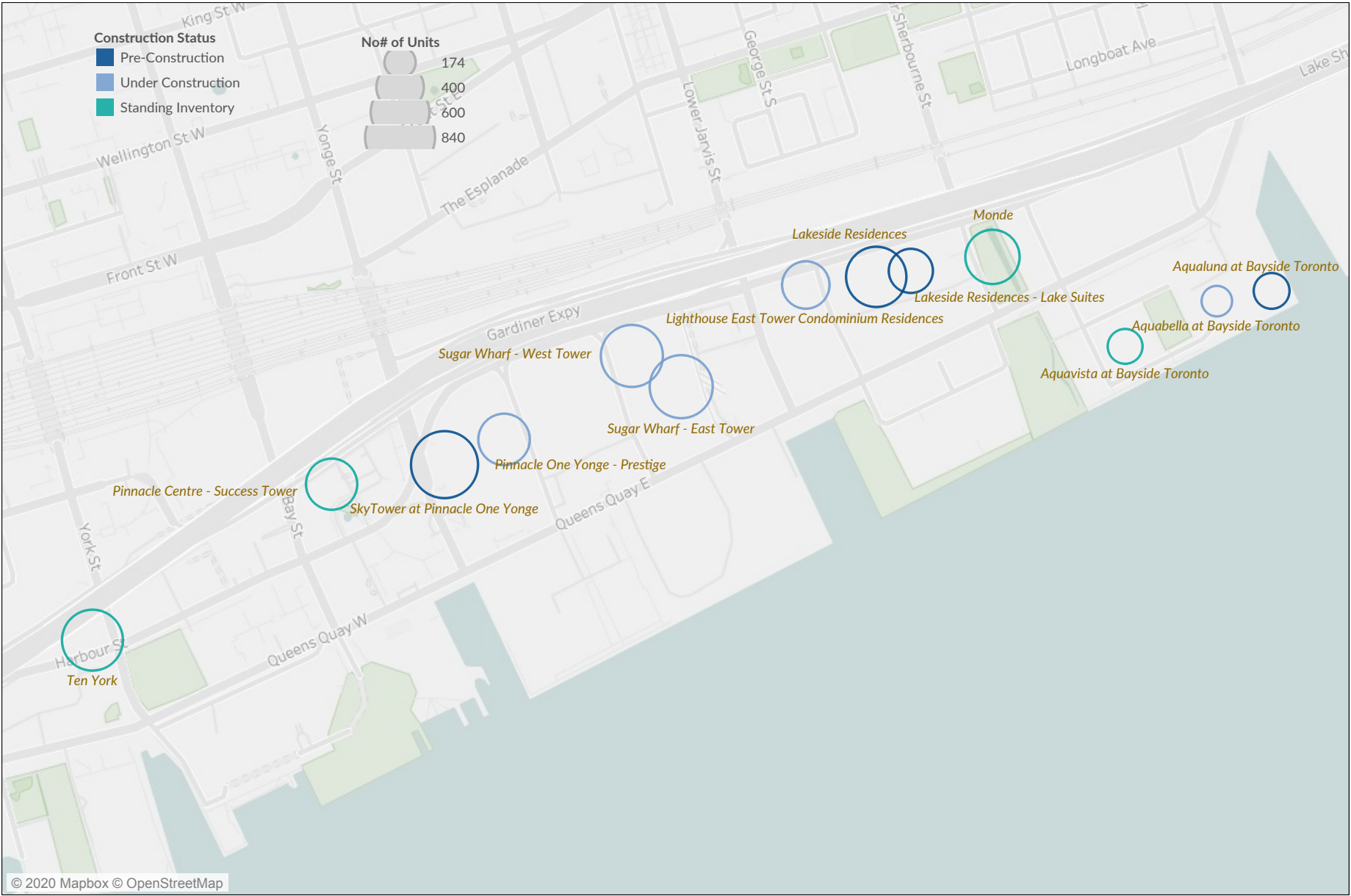


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - February 2020

Current Active Projects



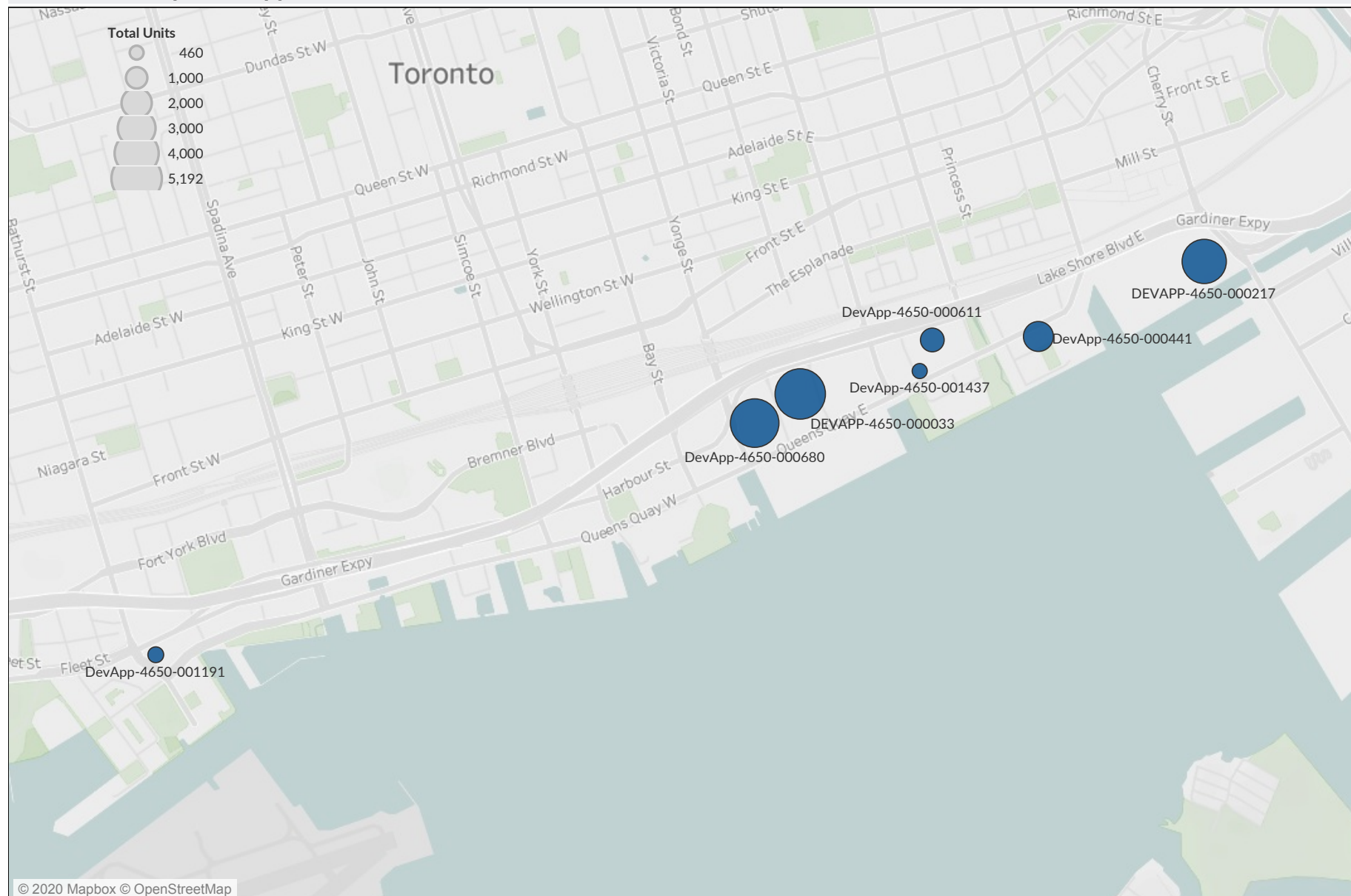
Central Waterfront Submarket Report - February 2020

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	1	1	34	240	\$1,399	\$1,522
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	January 2019	0	0	1	227	\$812	\$1,341
Lakeside Residences - Greenland Group	Apartment	December 2022	2	10	8	680	\$957	\$1,328
Lakeside Residences - Lake Suites - Greenland Group	Apartment	March 2023	8	89	56	365	\$1,171	\$1,320
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	66	1	491	\$427	\$1,187
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	May 2022	3	6	132	496	\$1,258	\$1,550
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	72	126	560	840	\$0	\$1,413
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	6	14	40	743	\$1,180	\$1,348
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	4	9	43	720	\$1,225	\$1,390
Ten York - Tridel	Apartment	June 2018	1	1	3	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 Boulevard West	7.5	508
DevApp-4650-001437	162 Queens Quay East	11.3	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	13	15	5,708	5,122	325	\$2,280	1,400	\$3,191,265	8,168
Central Waterfront	97	13	6,642	5,807	889	\$1,432	982	\$1,406,550	17,952
Don Mills - York Mills	20	11	3,306	2,884	332	\$950	1,092	\$1,038,279	11,337
Downtown Core	11	8	4,457	3,638	635	\$1,553	675	\$1,048,330	18,916
Downtown East	524	19	6,738	5,866	671	\$1,224	795	\$973,125	14,947
Downtown West	61	31	10,639	8,504	1,674	\$1,410	768	\$1,082,975	18,736
Etobicoke Waterfront	6	3	1,632	1,449	63	\$1,155	856	\$988,625	8,726
Highway7 - Yonge	50	7	1,957	1,388	354	\$682	1,049	\$715,531	.
Mississauga City Centre	336	11	6,383	5,666	493	\$869	838	\$728,538	.
North Toronto	367	11	3,148	2,305	667	\$1,224	1,059	\$1,296,877	8,331
North Yonge Corridor	8	5	1,692	1,373	100	\$1,160	766	\$887,988	7,470
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	8	9	1,812	1,536	251	\$905	1,165	\$1,054,562	10,525
Not Applicable	807	158	29,890	23,934	4,428	\$754	1,004	\$757,025	70,780
Scarborough City Centre									2,245
Sheppard Corridor	10	14	4,015	3,394	621	\$1,075	852	\$916,347	8,157
Thornhill	40	5	1,444	800	644	\$1,047	1,064	\$1,114,343	.
Toronto East	5	12	1,395	1,169	176	\$1,029	931	\$957,708	3,735
Toronto West	50	14	2,613	2,022	481	\$1,099	940	\$1,033,531	11,311
Yonge - St. Clair	5	8	977	880	97	\$1,470	1,631	\$2,398,297	2,403

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