



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of March 2020



Central Waterfront Submarket Report - March 2020



Central Waterfront		GTA
Active Projects	13	356
Total Units	6,642	94,959
Total Sales	5,780	80,698
Rem. Inv.	850	10,083
Avg. \$/SF	\$1,444	\$1,080
Avg. SF	994	981
Avg. \$	\$1,435,507	\$1,059,142
Current Month Sales (incl. active & sold out)	41	2,840

Development Applications

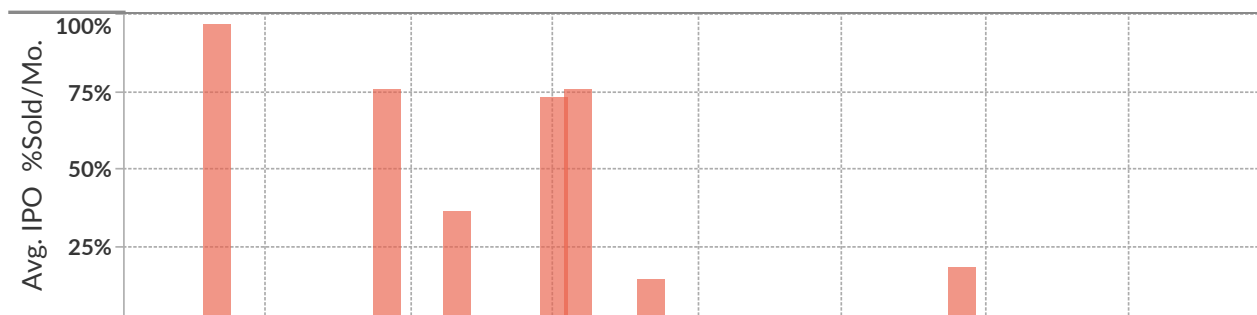
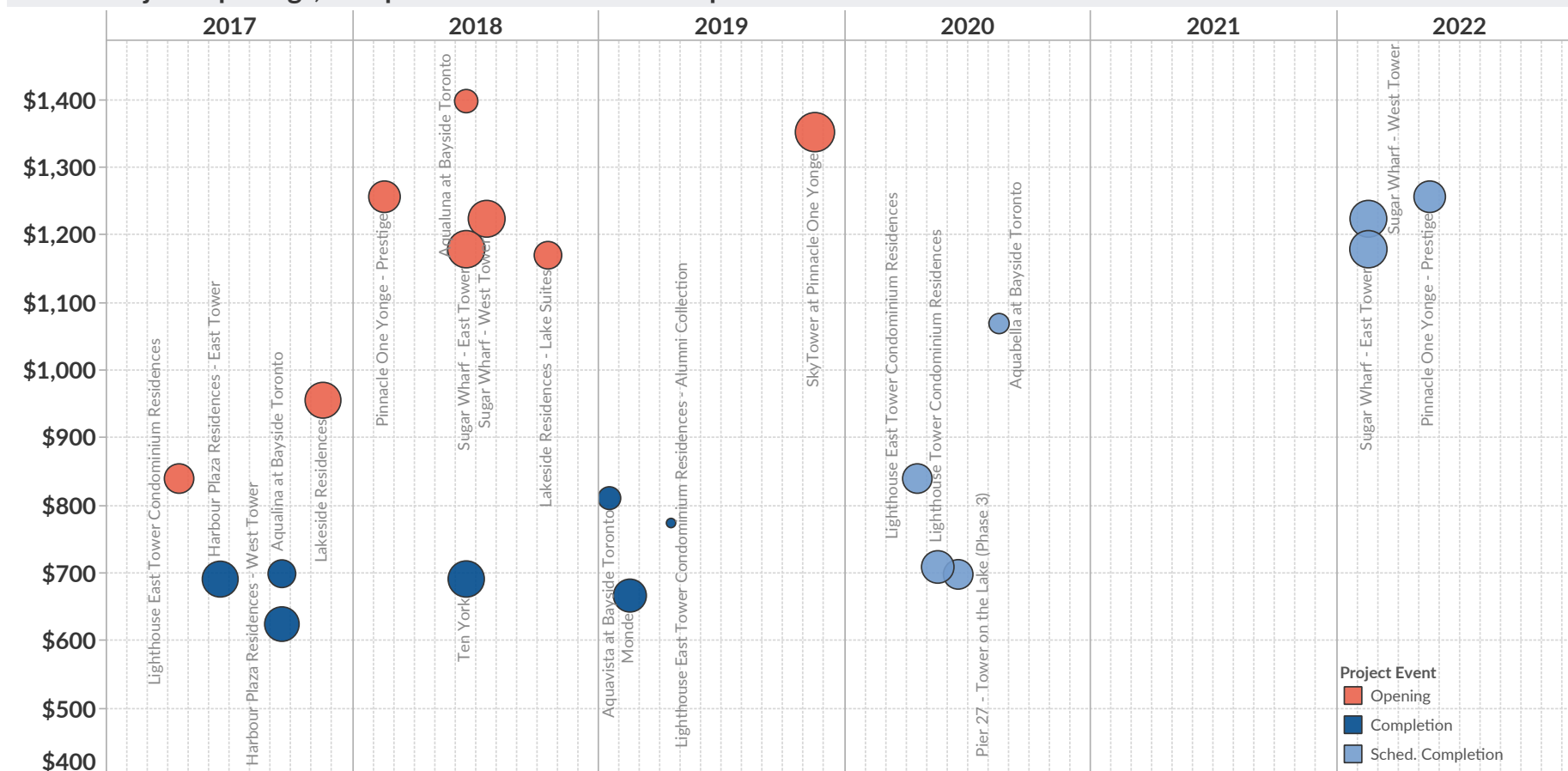
Central Waterfront		City of Toronto
Number of Dev. Apps.	7	387
Total Units	17,952	215,812
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	14.3	44.5
Avg. Floor Space Index	7.8	6.5

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

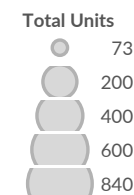


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



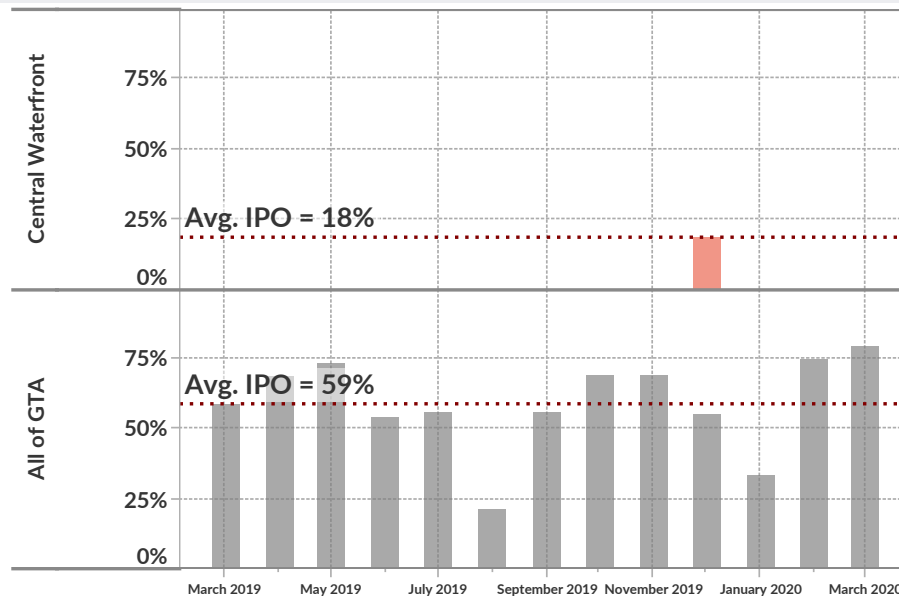
Central Waterfront Submarket Report - March 2020

Project Data by Unit Type

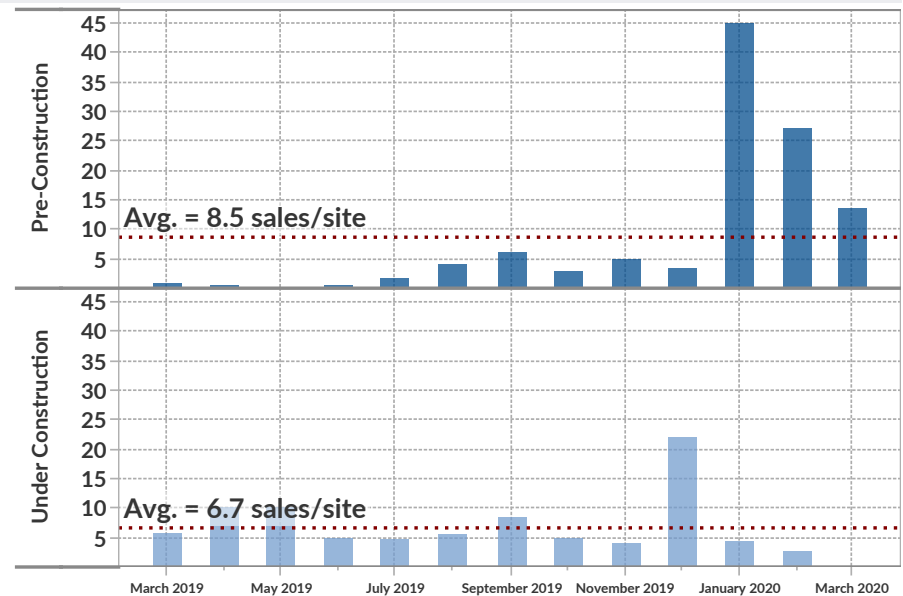
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	129	0	129	0
1 Bedroom	1,795	10	1,729	66
1 Bedroom + Den	2,013	16	1,812	201
2 Bedroom	1,192	1	1,117	75
2 Bedroom + Den	841	9	594	247
3 Bedroom & Up	563	4	313	250
Penthouse	79	1	74	5
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,467	494	586	\$659,900	\$826,900
\$1,410	564	790	\$692,000	\$1,146,900
\$1,389	600	2,258	\$761,900	\$3,990,000
\$1,412	845	2,722	\$1,078,900	\$4,290,000
\$1,523	812	2,551	\$961,000	\$3,990,000
\$1,448	938	6,106	\$1,279,990	\$8,800,000
\$1,226	1,847	2,416	\$2,275,000	\$2,950,000

IPO Launch Performance (first 2 months)

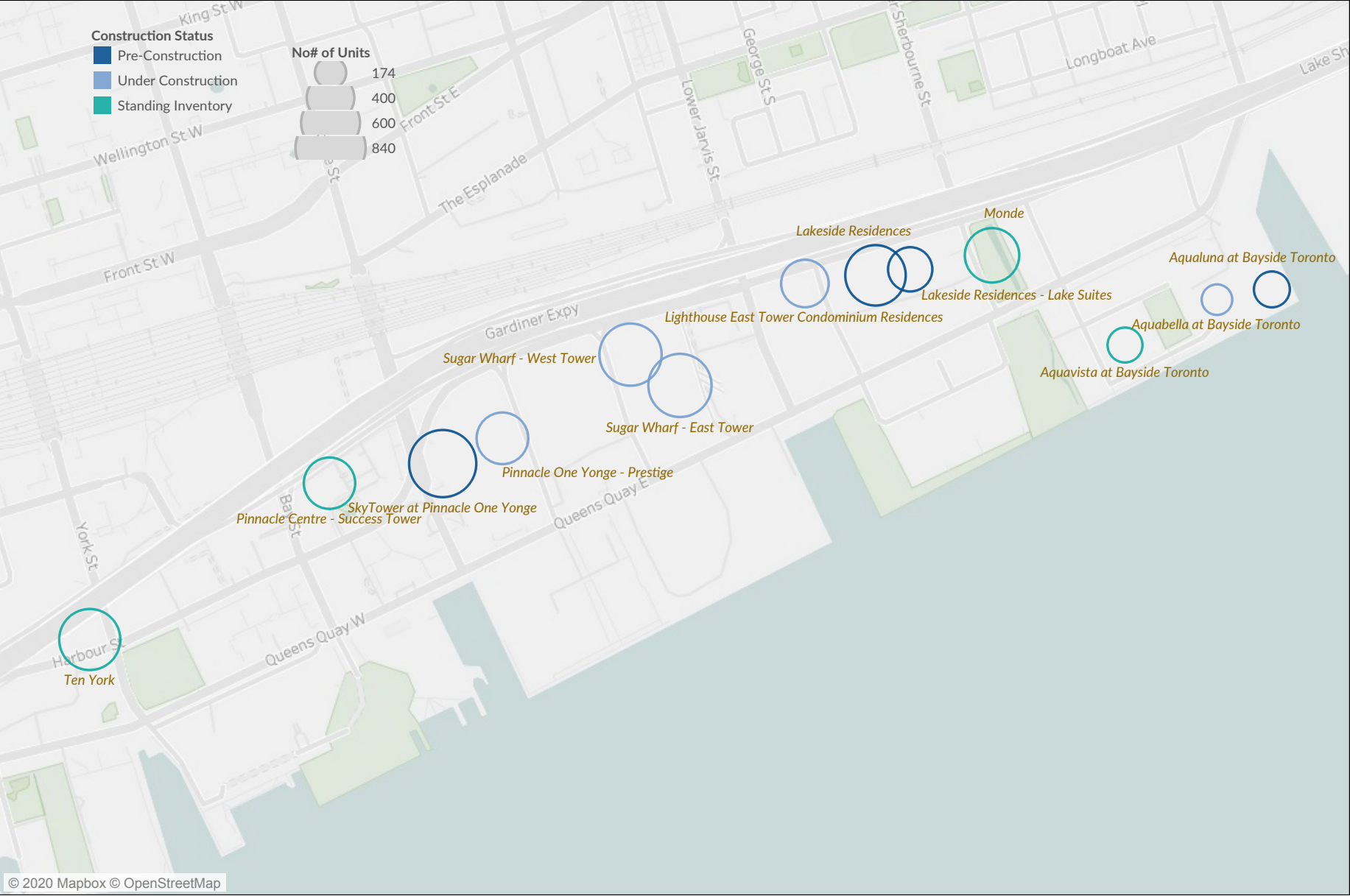


Post Launch Absorption: Central Waterfront



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Current Active Projects



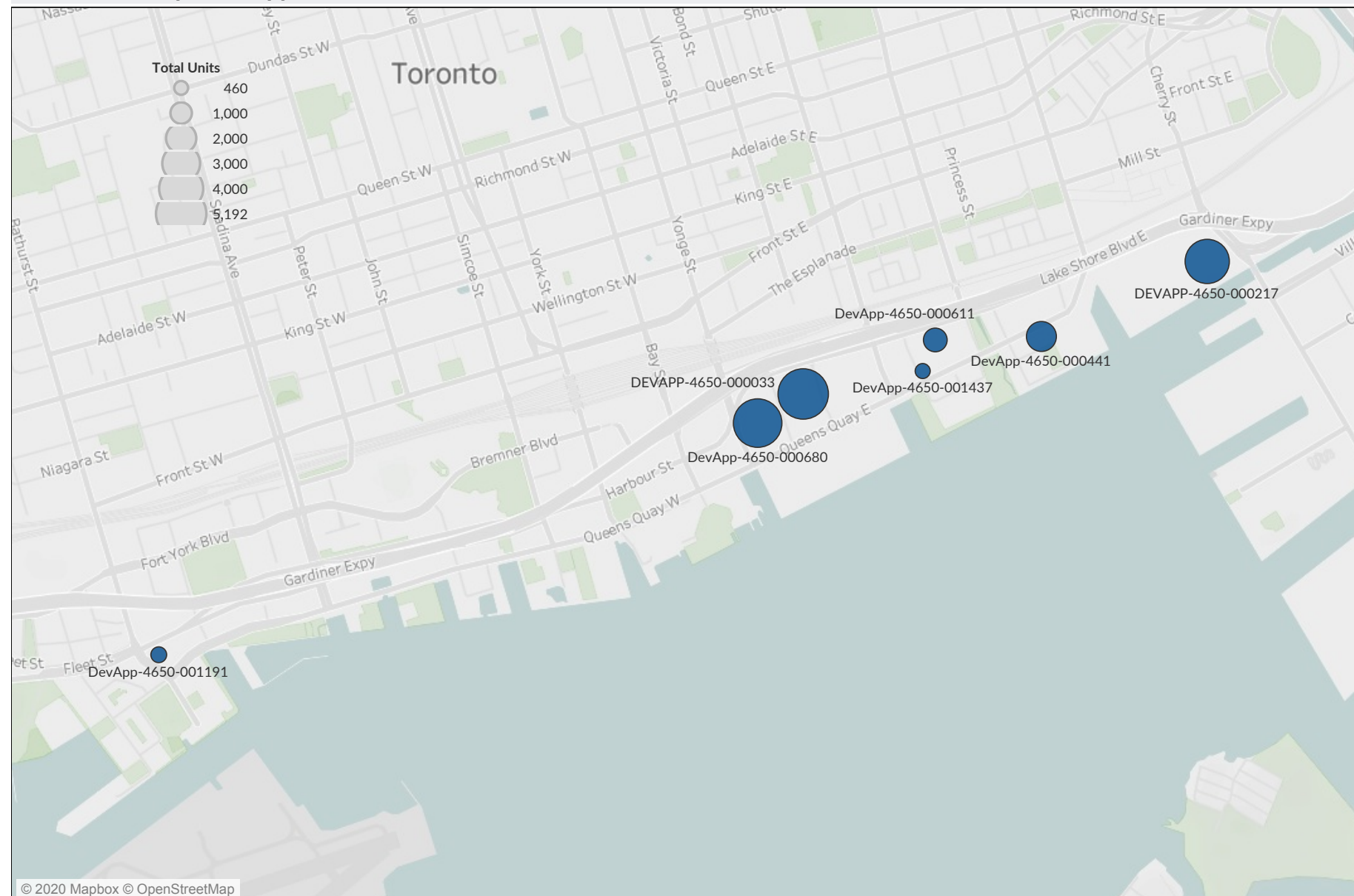
Central Waterfront Submarket Report - March 2020

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	0	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	June 2023	2	12	6	680	\$957	\$1,276
Lakeside Residences - Lake Suites - Greenland Group	Apartment	March 2023	6	95	50	365	\$1,171	\$1,392
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	April 2020	2	2	4	421	\$841	\$1,240
Monde - Great Gulf	Apartment	February 2019	1	1	3	551	\$668	\$1,319
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	0	6	132	496	\$1,258	\$1,550
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	21	147	539	840	\$1,353	\$1,412
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	9	23	31	743	\$1,180	\$1,358
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	0	7	45	720	\$1,225	\$1,418
Ten York - Tridel	Apartment	June 2018	0	1	3	694	\$692	\$1,374

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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	82	16	6,184	5,410	241	\$2,359	1,553	\$3,662,910	8,252
Central Waterfront	41	13	6,642	5,780	850	\$1,444	994	\$1,435,507	17,952
Don Mills - York Mills	35	11	3,261	2,914	257	\$935	1,196	\$1,119,192	11,337
Downtown Core	152	8	4,748	4,076	488	\$1,506	672	\$1,012,221	18,916
Downtown East	67	18	6,423	5,604	619	\$1,235	805	\$994,215	14,710
Downtown West	965	32	10,985	9,478	1,046	\$1,440	884	\$1,273,142	18,650
Etobicoke Waterfront	13	3	1,632	1,464	48	\$1,145	883	\$1,011,008	8,726
Highway7 - Yonge	34	7	1,742	1,422	320	\$685	1,047	\$717,071	.
Mississauga City Centre	142	11	6,383	5,808	351	\$826	912	\$753,150	.
North Toronto	197	11	3,148	2,502	470	\$1,242	820	\$1,018,570	7,829
North Yonge Corridor	7	5	1,692	1,380	93	\$1,154	773	\$891,477	7,142
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	25	9	1,815	1,554	236	\$908	1,165	\$1,058,078	9,016
Not Applicable	734	158	29,577	24,399	3,494	\$762	1,020	\$776,920	70,256
Scarborough City Centre									2,245
Sheppard Corridor	27	14	4,015	3,452	480	\$1,095	919	\$1,005,529	7,370
Thornhill	254	5	1,444	1,059	384	\$1,042	1,092	\$1,137,198	.
Toronto East	8	12	1,395	1,177	168	\$1,027	940	\$965,332	3,735
Toronto West	56	14	2,613	2,072	431	\$1,112	966	\$1,074,237	11,179
Yonge - St. Clair	1	7	732	628	99	\$1,487	1,632	\$2,427,313	2,403

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