



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of April 2020



Central Waterfront Submarket Report - April 2020



Central Waterfront		GTA
Active Projects	13	358
Total Units	6,642	94,800
Total Sales	5,786	80,443
Rem. Inv.	842	9,931
Avg. \$/SF	\$1,444	\$1,080
Avg. SF	992	979
Avg. \$	\$1,432,421	\$1,057,613
Current Month Sales (incl. active & sold out)	8	470

Development Applications

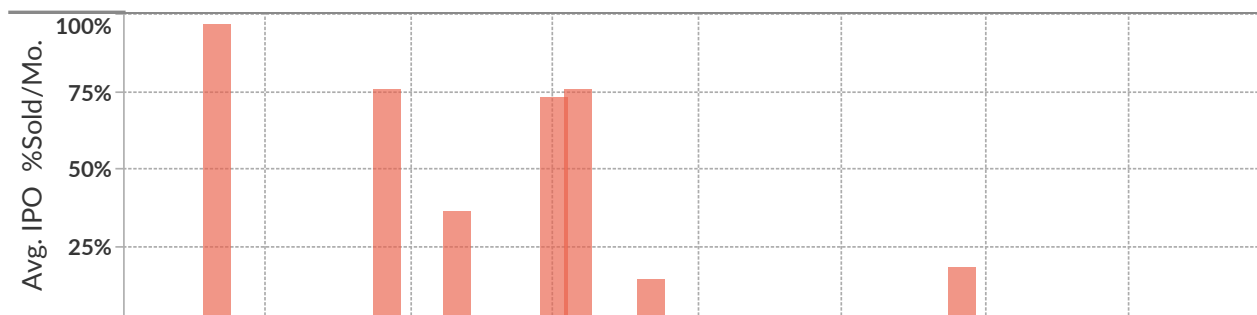
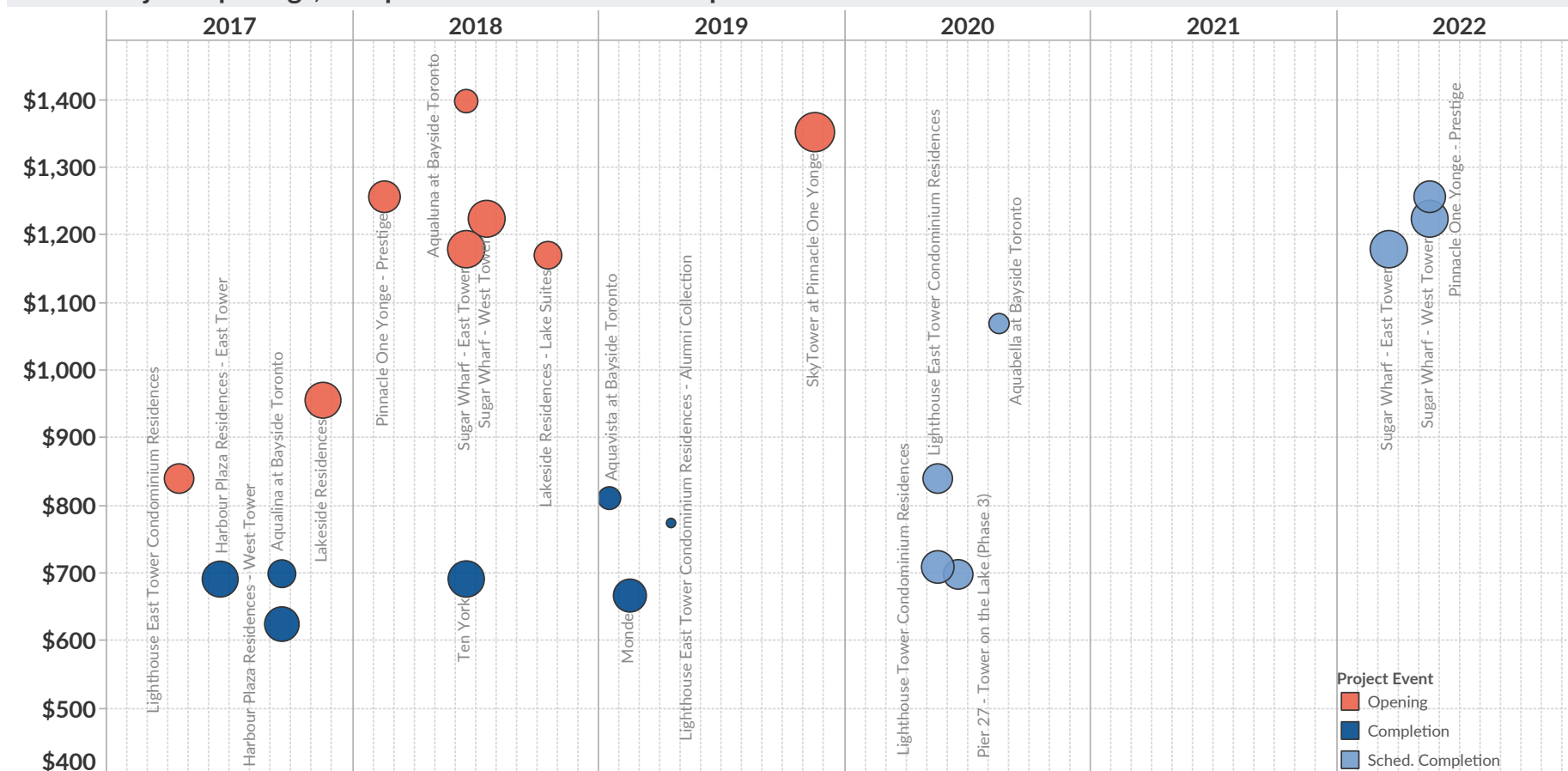
Central Waterfront		City of Toronto
Number of Dev. Apps.	7	383
Total Units	17,952	214,454
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	14.3	44.5
Avg. Floor Space Index	7.8	6.5

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

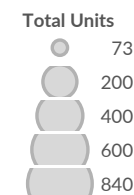


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Recent Project Openings, Completions & Scheduled Completions



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.



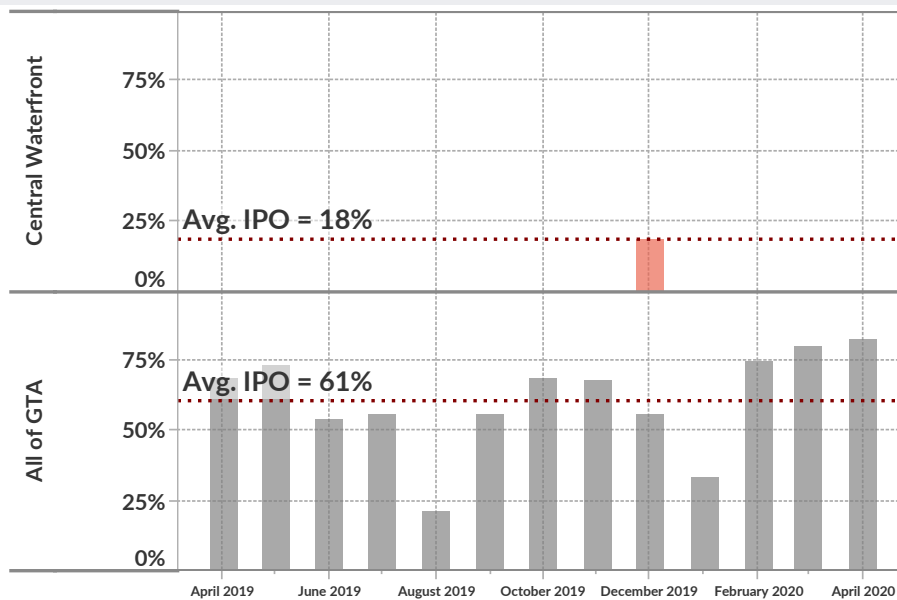
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Project Data by Unit Type

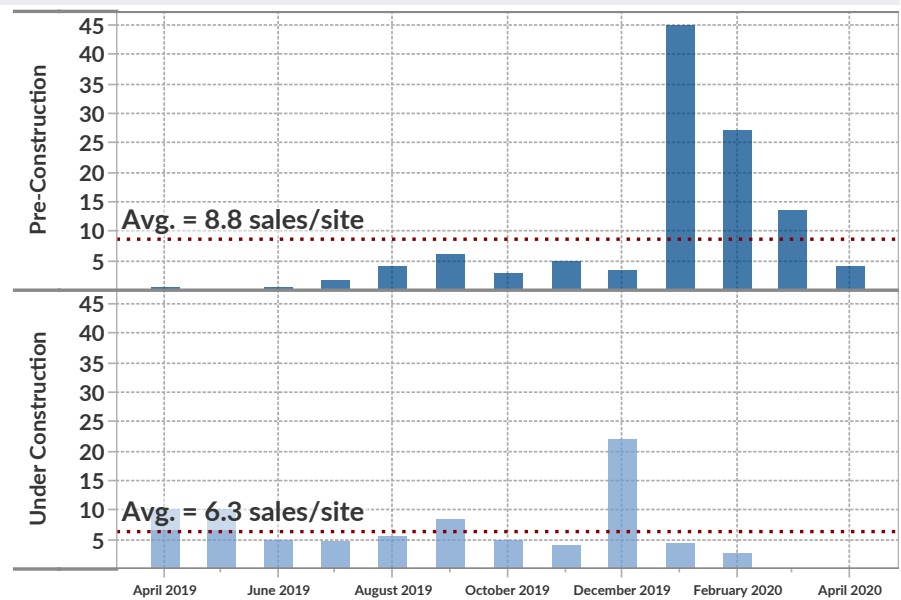
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	129	0	129	0
1 Bedroom	1,795	1	1,730	65
1 Bedroom + Den	2,013	1	1,813	200
2 Bedroom	1,191	0	1,117	74
2 Bedroom + Den	841	4	596	245
3 Bedroom & Up	563	2	315	248
Penthouse	78	0	74	4
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,466	494	586	\$659,900	\$826,900
\$1,410	564	790	\$692,000	\$1,146,900
\$1,386	600	2,258	\$761,900	\$3,990,000
\$1,411	845	2,722	\$1,078,900	\$4,290,000
\$1,524	812	2,551	\$961,000	\$3,990,000
\$1,468	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)

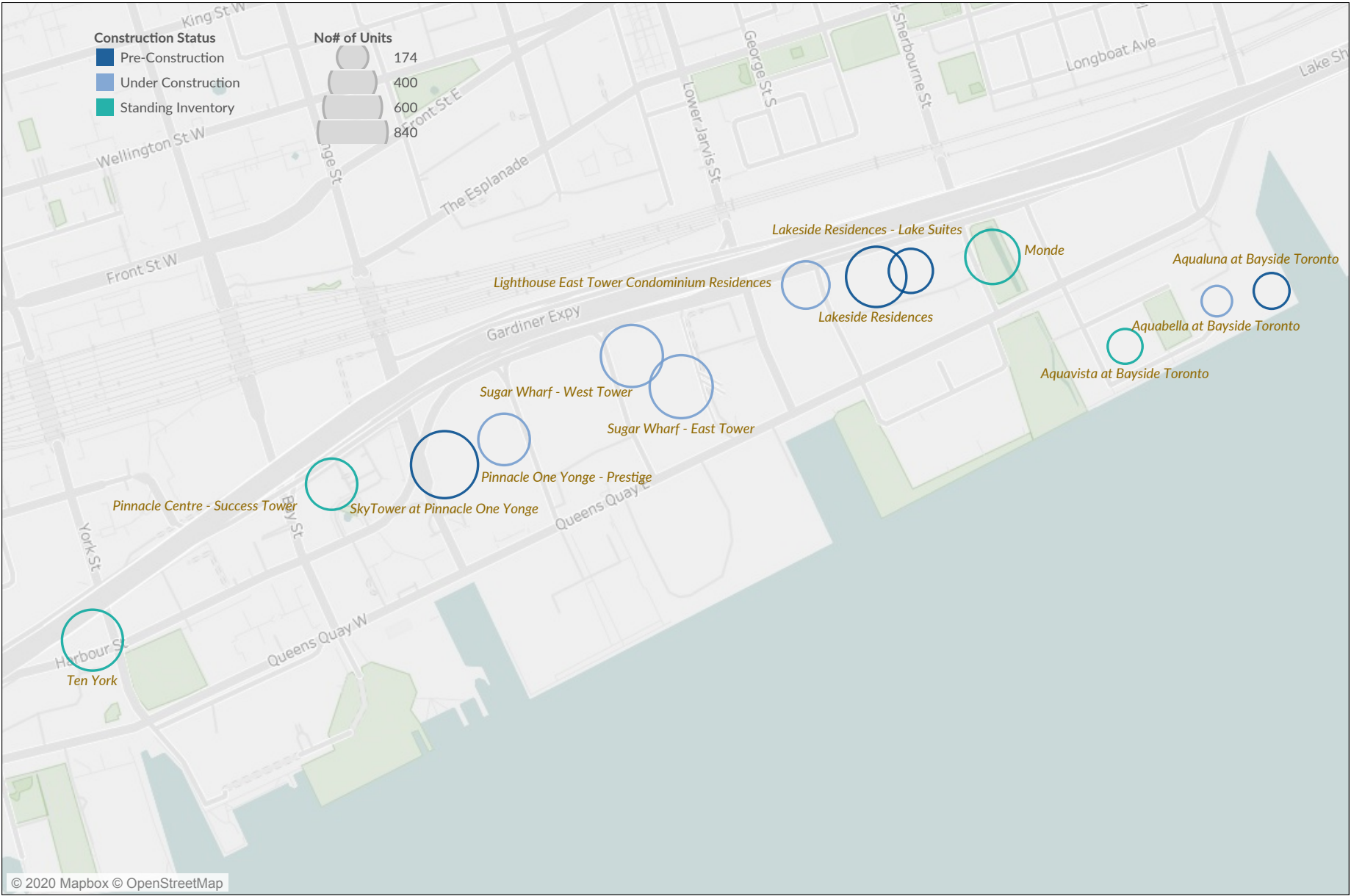


Post Launch Absorption: Central Waterfront



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Current Active Projects



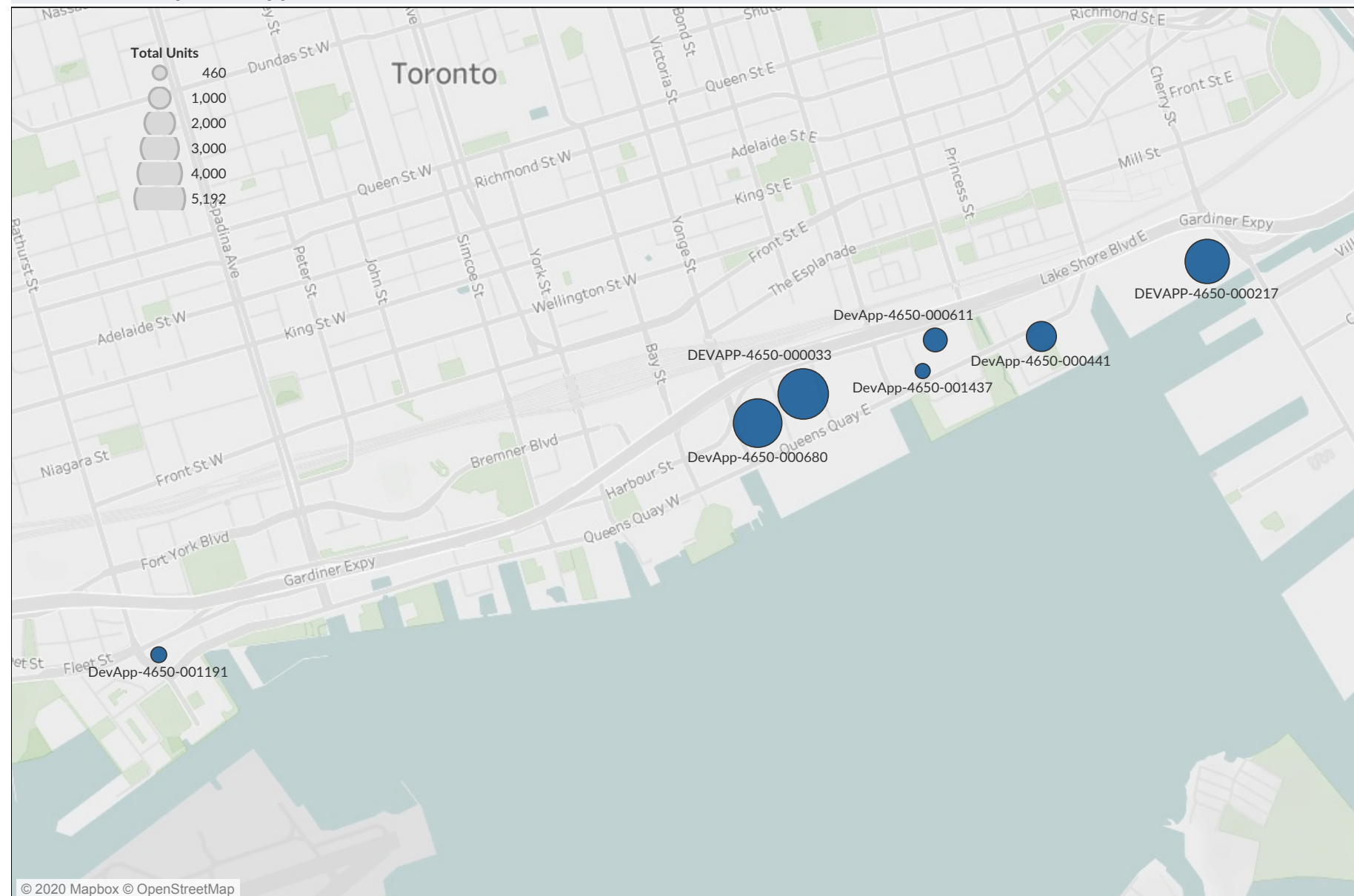
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Current Active Project List

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	0	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	0	227	\$812	\$1,341
Lakeside Residences - Greenland Group	Apartment	June 2023	0	10	8	680	\$957	\$1,328
Lakeside Residences - Lake Suites - Greenland Group	Apartment	September 2023	3	98	47	365	\$1,171	\$1,380
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	May 2020	0	2	4	421	\$841	\$1,240
Monde - Great Gulf	Apartment	February 2019	0	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	5	152	534	840	\$1,353	\$1,412
Sugar Wharf - East Tower - Menkes	Apartment	March 2022	0	23	31	743	\$1,180	\$1,358
Sugar Wharf - West Tower - Menkes	Apartment	May 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	• 4	• 16	• 6,218	• 5,414	• 178	• \$2,457	• 1,844	• \$4,531,312	• 8,278
Central Waterfront	• 8	• 13	• 6,642	• 5,786	• 842	• \$1,444	• 992	• \$1,432,421	• 17,952
Don Mills - York Mills	• 0	• 11	• 3,306	• 2,914	• 257	• \$935	• 1,196	• \$1,119,192	• 11,337
Downtown Core	• 11	• 8	• 4,525	• 4,087	• 254	• \$1,625	• 735	• \$1,194,228	• 18,490
Downtown East	• 19	• 19	• 6,444	• 5,623	• 623	• \$1,235	• 832	• \$1,027,745	• 14,710
Downtown West	• 64	• 32	• 11,055	• 9,560	• 1,012	• \$1,440	• 893	• \$1,286,361	• 18,622
Etobicoke Waterfront	• 2	• 3	• 1,632	• 1,468	• 71	• \$1,229	• 758	• \$931,751	• 8,726
Highway7 - Yonge	• 4	• 7	• 1,742	• 1,422	• 320	• \$705	• 1,088	• \$766,886	•
Mississauga City Centre	• 5	• 11	• 6,441	• 5,840	• 377	• \$830	• 882	• \$731,642	•
North Toronto	• 24	• 11	• 3,150	• 2,526	• 446	• \$1,247	• 822	• \$1,024,840	• 7,829
North Yonge Corridor	• 2	• 6	• 1,721	• 1,402	• 100	• \$1,163	• 776	• \$902,142	• 7,142
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 2,056
North York West	• 8	• 9	• 1,375	• 1,136	• 217	• \$926	• 1,197	• \$1,108,770	• 9,016
Not Applicable	• 222	• 159	• 29,938	• 24,319	• 3,789	• \$788	• 975	• \$768,755	• 70,188
Scarborough City Centre									• 2,245
Sheppard Corridor	• 6	• 14	• 4,020	• 3,474	• 462	• \$1,101	• 919	• \$1,011,983	• 7,370
Thornhill	• 68	• 5	• 1,443	• 1,136	• 307	• \$1,078	• 1,194	• \$1,286,375	•
Toronto East	• 16	• 11	• 1,279	• 1,085	• 144	• \$1,007	• 925	• \$931,160	• 3,051
Toronto West	• 7	• 14	• 2,613	• 2,105	• 424	• \$1,125	• 942	• \$1,059,985	• 11,001
Yonge - St. Clair	• 0	• 7	• 728	• 627	• 100	• \$1,488	• 1,629	• \$2,424,006	• 2,403

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