



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of June 2020



Central Waterfront Submarket Report - June 2020



Central Waterfront		GTA
Active Projects	13	360
Total Units	6,642	95,384
Total Sales	5,810	80,981
Rem. Inv.	818	9,679
Avg. \$/SF	\$1,459	\$1,092
Avg. SF	1,087	984
Avg. \$	\$1,586,790	\$1,073,753
Current Month Sales (incl. active & sold out)	10	744

Development Applications

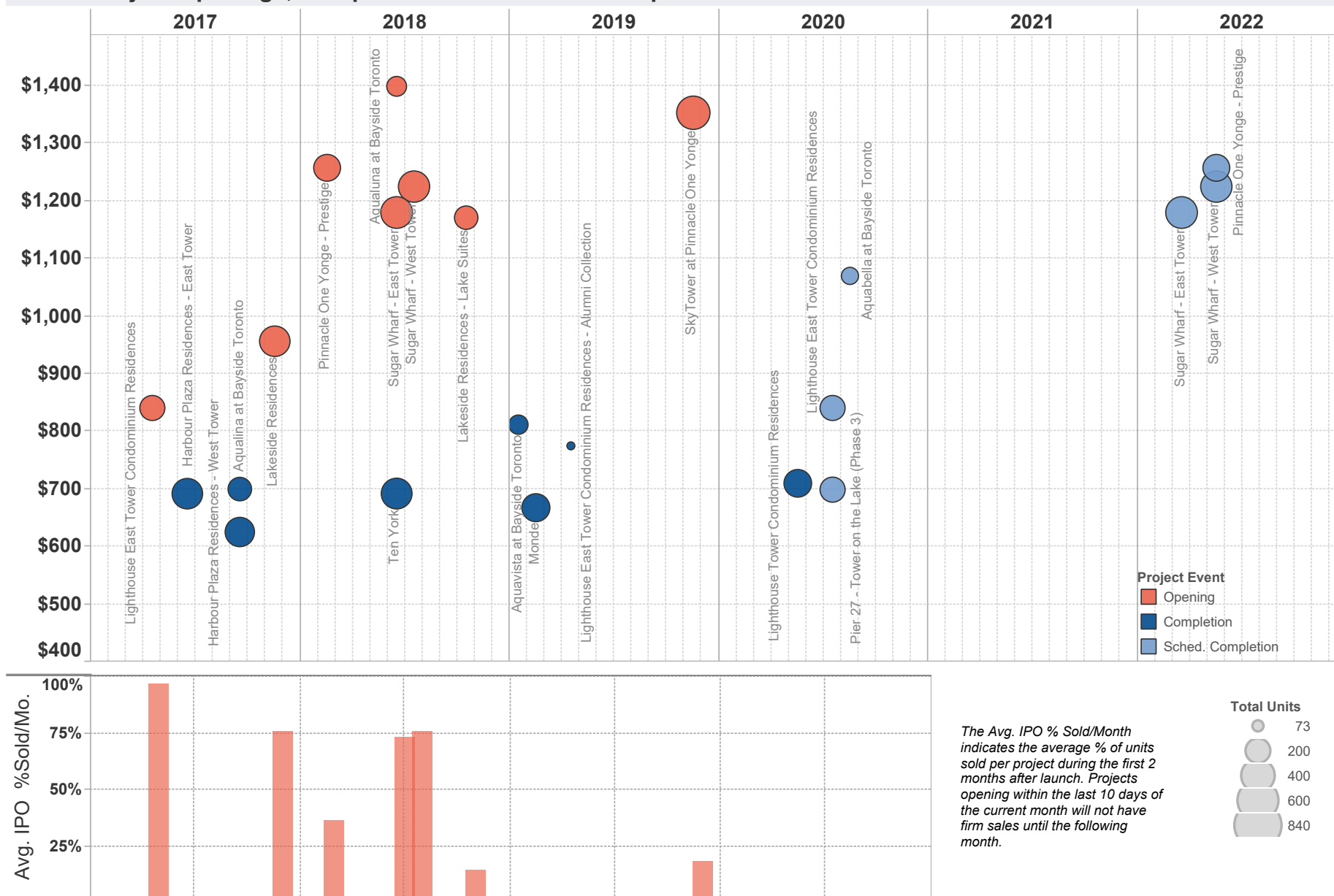
Central Waterfront	City of Toronto
Number of Dev. Apps.	400
Total Units	226,181
Min. Floor Space Index	0.1
Max. Floor Space Index	61.7
Avg. Floor Space Index	6.6

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



Central Waterfront Submarket Report - June 2020

Recent Project Openings, Completions & Scheduled Completions



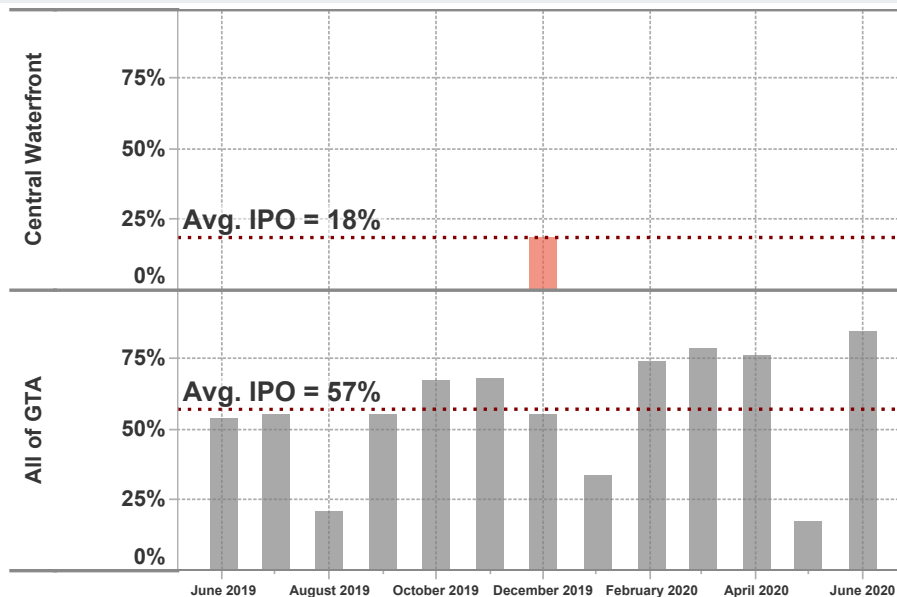
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Project Data by Unit Type

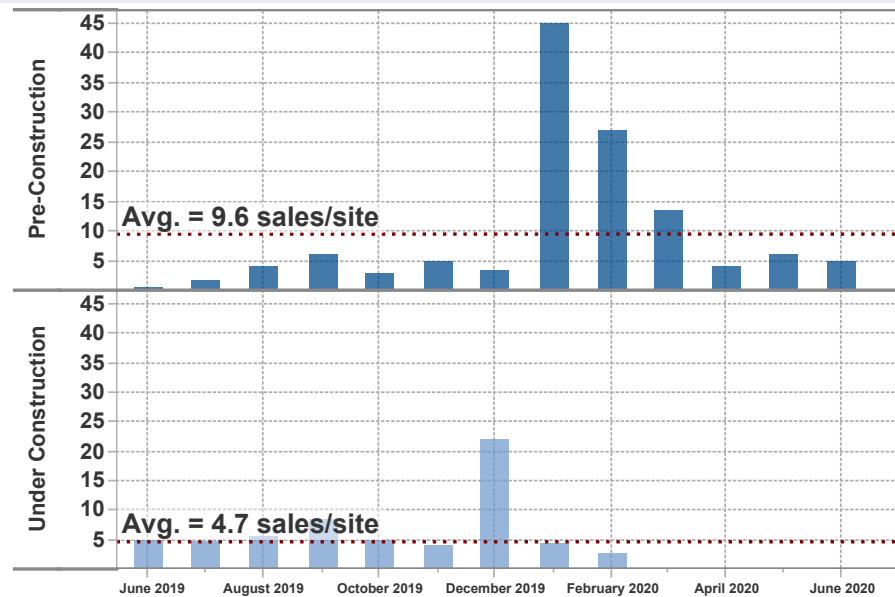
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	129	0	129	0
1 Bedroom	1,795	2	1,737	58
1 Bedroom + Den	2,013	4	1,823	190
2 Bedroom	1,180	1	1,119	61
2 Bedroom + Den	841	2	599	242
3 Bedroom & Up	574	1	317	257
Penthouse	78	0	74	4
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,477	466	586	\$739,990	\$834,900
\$1,378	564	790	\$692,000	\$1,079,900
\$1,580	600	2,258	\$761,900	\$3,990,000
\$1,387	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)

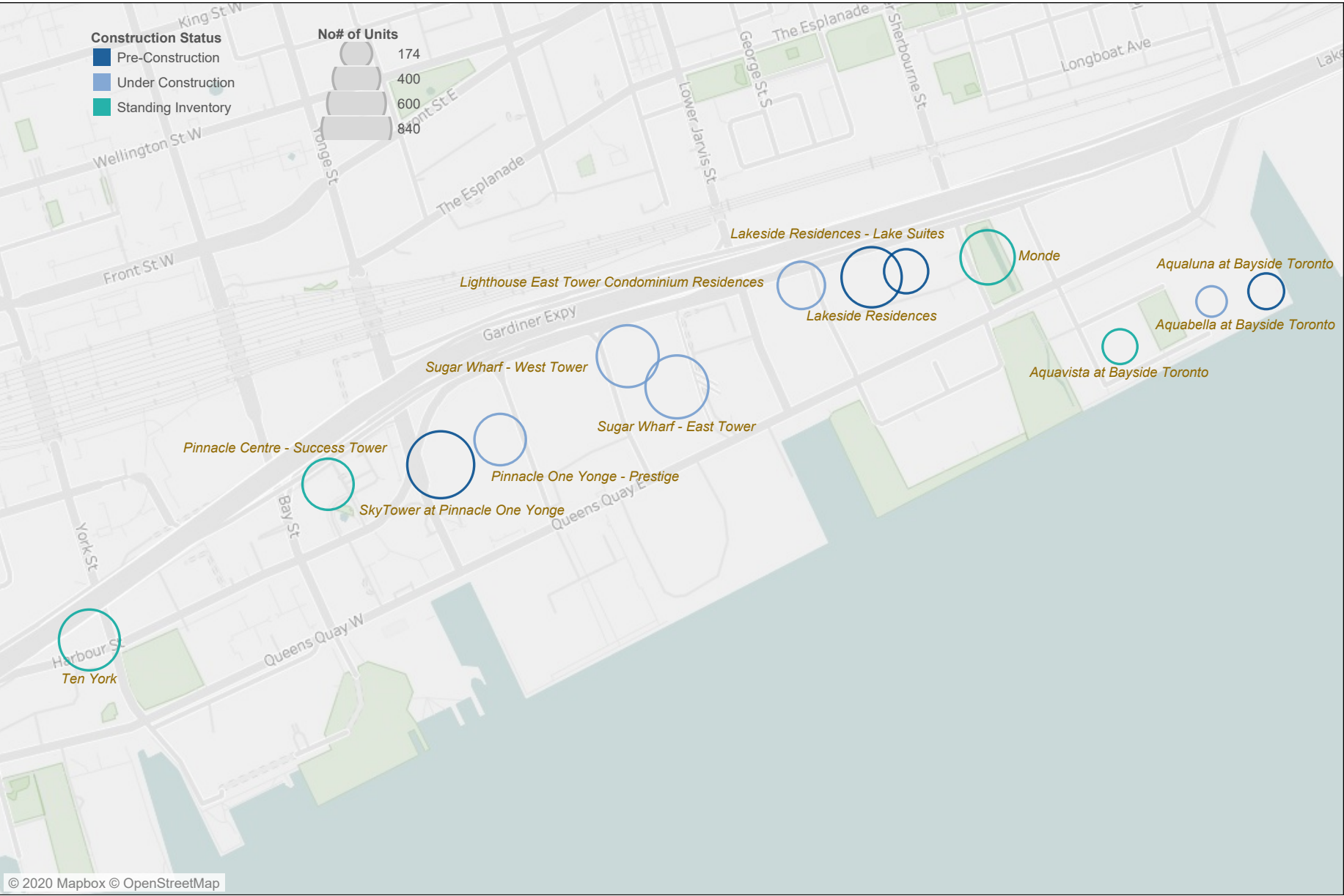


Post Launch Absorption: Central Waterfront



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Current Active Projects



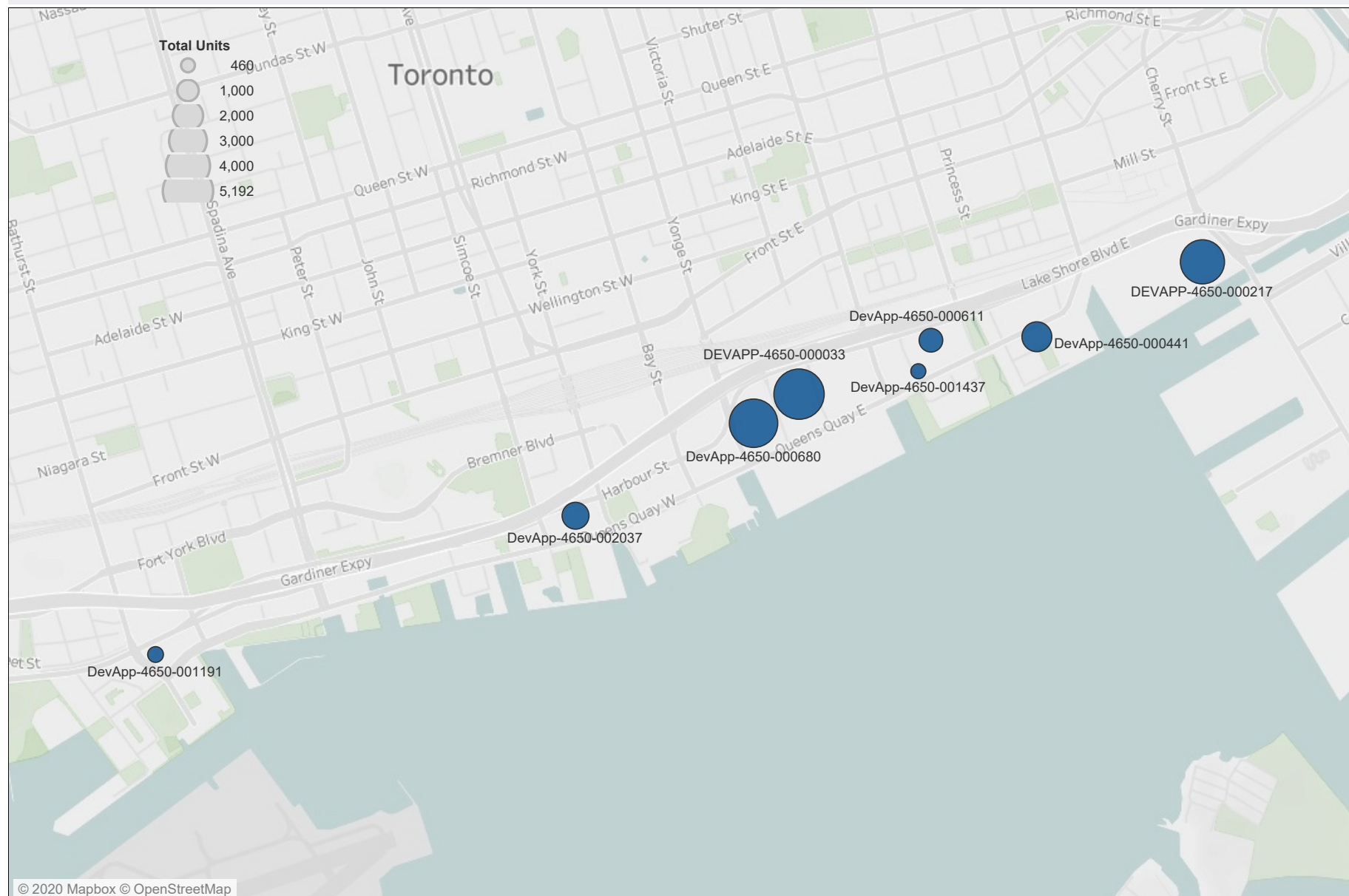
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Current Active Project List

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	0	98	47	365	\$1,171	\$1,385
Lighthouse East Tower Condominium Residences - Daniels ..	Apartment	July 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	\$1,551
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	10	174	512	840	\$1,353	\$1,446
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	9	43	720	\$1,225	\$1,417
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	22.4	4,812
DevApp-4650-001191	545 Lake Shore Boulevard West	7.5	508
DevApp-4650-001437	162 Queens Quay East	11.3	460
DevApp-4650-002037	200 Queens Quay West	19.1	1,482

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	2	15	5,973	5,172	176	\$2,412	1,894	\$4,568,809	8,932
Central Waterfront	10	13	6,642	5,810	818	\$1,459	1,087	\$1,586,790	19,434
Don Mills - York Mills	4	11	3,306	2,927	244	\$935	1,187	\$1,110,394	11,337
Downtown Core	17	8	4,759	4,103	238	\$1,632	737	\$1,203,027	18,136
Downtown East	26	19	6,450	5,661	506	\$1,246	837	\$1,042,982	15,970
Downtown West	14	32	11,097	9,572	987	\$1,445	885	\$1,278,789	17,851
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	37	6	1,553	1,383	170	\$692	1,240	\$857,927	.
Mississauga City Centre	53	11	6,645	5,898	514	\$898	782	\$701,954	.
North Toronto	16	12	3,194	2,520	496	\$1,263	842	\$1,063,407	10,333
North Yonge Corridor	30	6	1,715	1,434	150	\$1,146	811	\$928,813	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	35	9	1,168	1,026	94	\$1,102	1,344	\$1,481,165	9,485
Not Applicable	414	161	30,938	25,184	3,880	\$779	977	\$760,940	74,928
Scarborough City Centre									2,245
Sheppard Corridor	15	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	38	5	1,443	1,188	255	\$1,102	1,277	\$1,407,853	.
Toronto East	1	13	1,352	1,140	171	\$990	925	\$915,535	3,051
Toronto West	32	14	2,613	2,133	396	\$1,132	952	\$1,077,841	10,940
Yonge - St. Clair	0	7	728	632	93	\$1,474	1,591	\$2,345,544	3,047

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