



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of July 2020



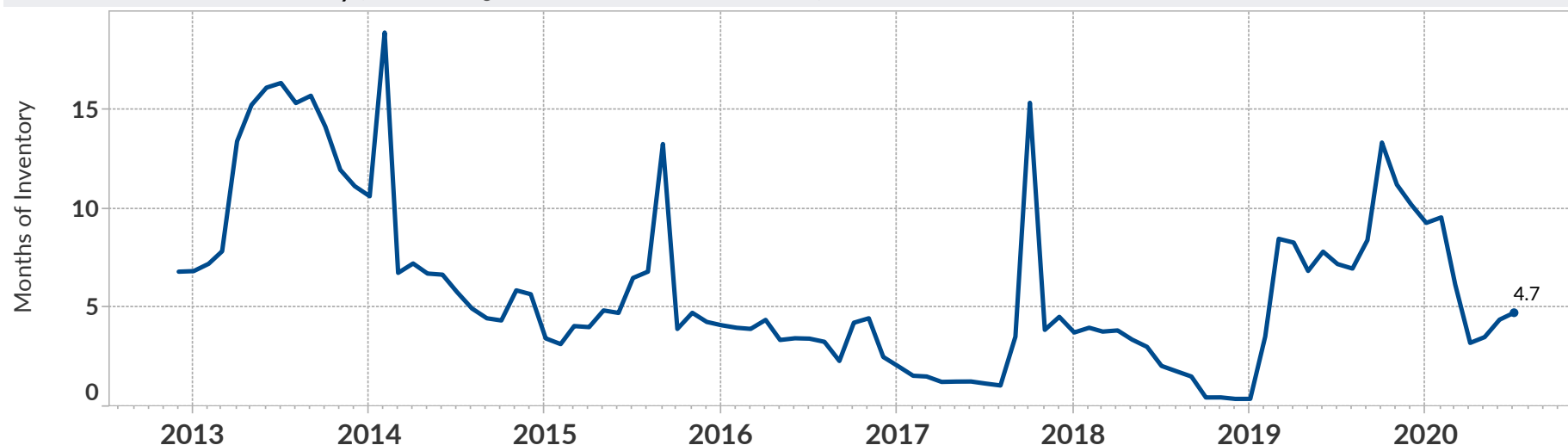
Downtown Core Submarket Report - July 2020



Downtown Core		GTA
Active Projects	8	367
Total Units	4,759	96,937
Total Sales	4,105	82,550
Rem. Inv.	236	9,829
Avg. \$/SF	\$1,640	\$1,108
Avg. SF	746	961
Avg. \$	\$1,224,474	\$1,065,426
Current Month Sales (incl. active & sold out)	2	1,991

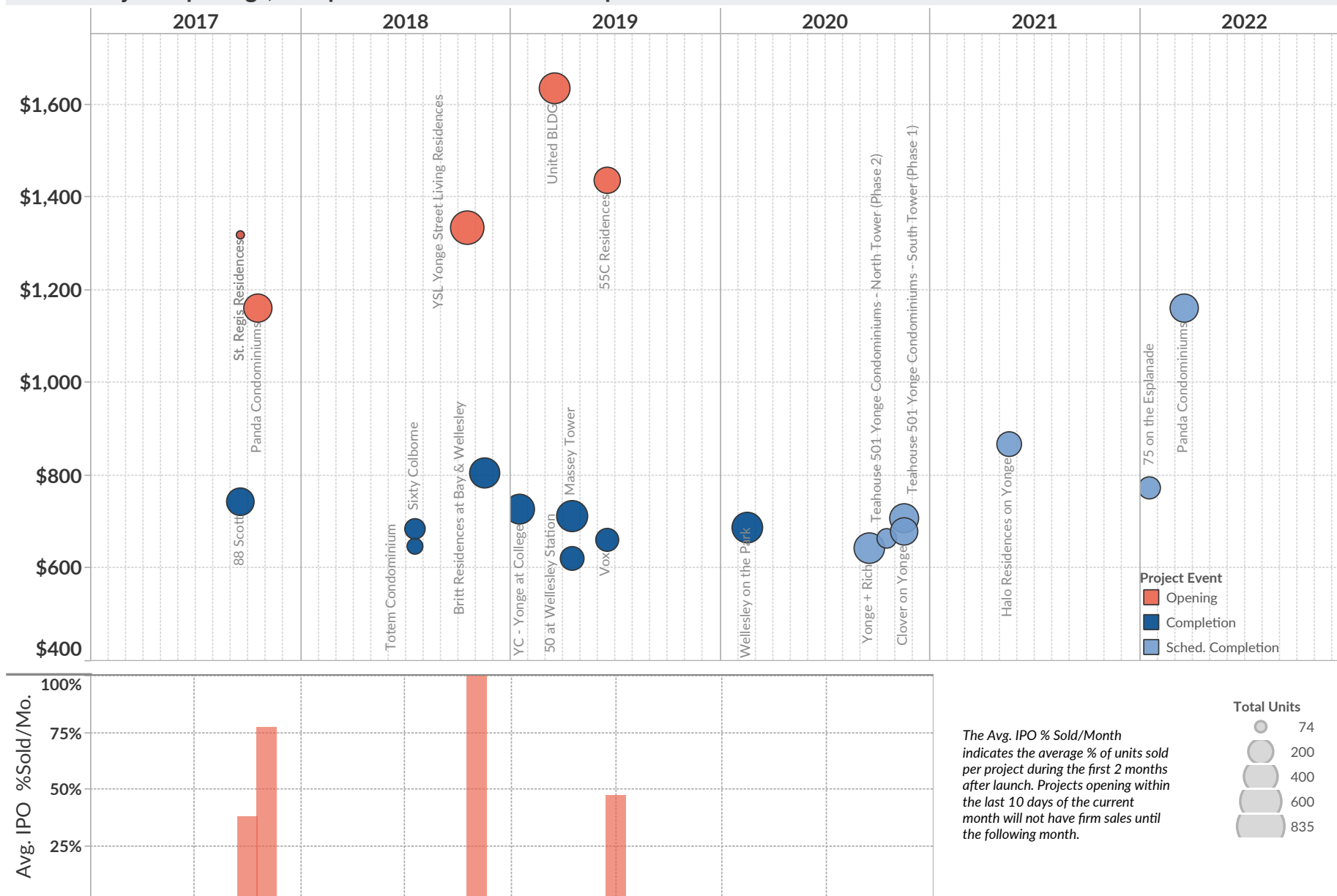
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	25	410
Total Units	18,038	234,134
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	37.3	61.7
Avg. Floor Space Index	13.4	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



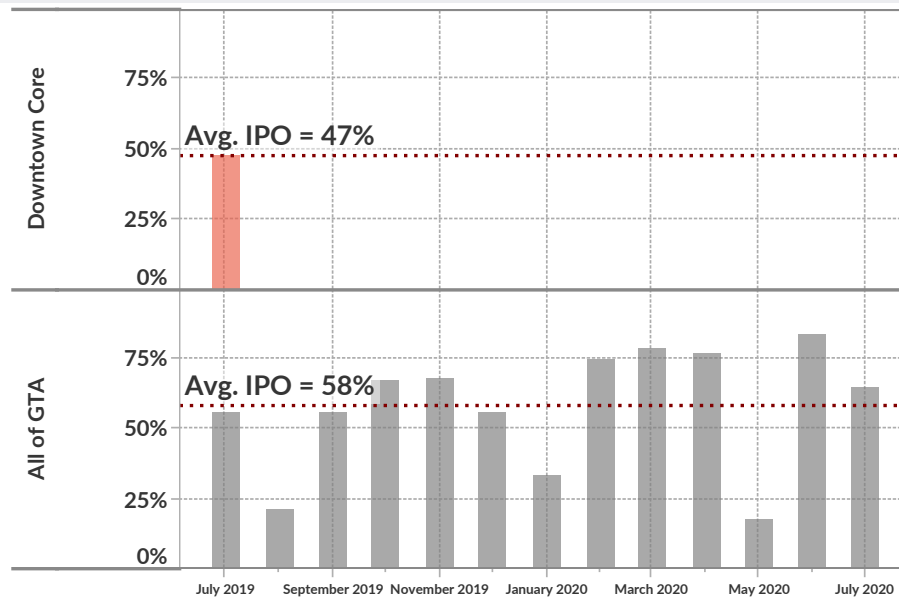
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Project Data by Unit Type

Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	545	2	535	10
1 Bedroom	1,037	0	956	81
1 Bedroom + Den	900	0	899	1
2 Bedroom	1,201	0	1,088	113
2 Bedroom + Den	430	0	430	0
3 Bedroom & Up	179	0	151	28
Penthouse	16	0	13	3
Other	33		33	0

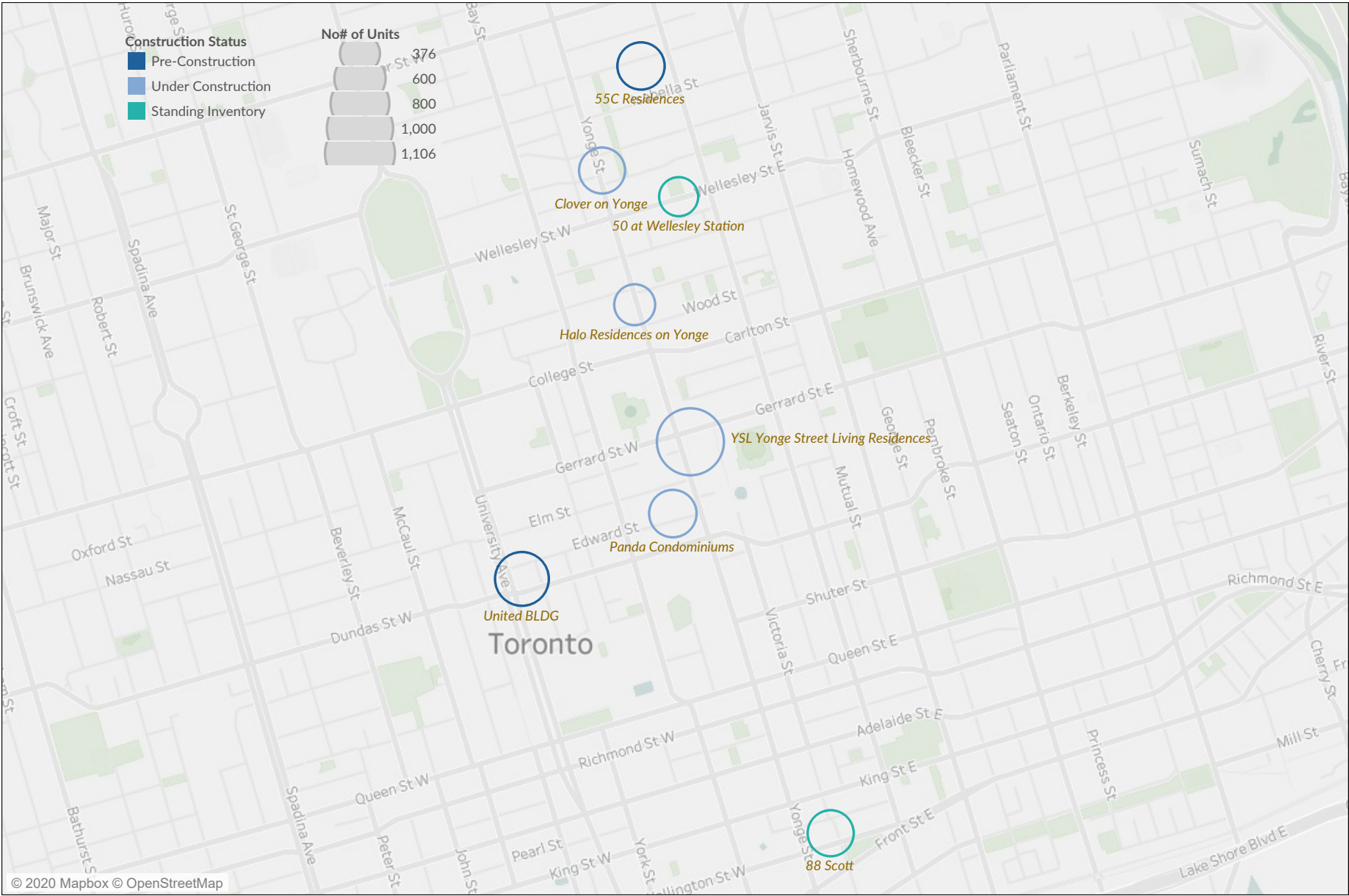
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Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,332	279	458	\$640,900	\$829,990
\$1,622	461	609	\$785,900	\$1,060,990
\$1,843	605	605	\$1,114,990	\$1,114,990
\$1,719	642	1,197	\$1,091,900	\$1,600,000
\$1,420	999	1,904	\$1,339,900	\$2,850,900
\$1,525	2,717	4,732	\$4,075,000	\$7,288,000

IPO Launch Performance (first 2 months)



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Current Active Projects



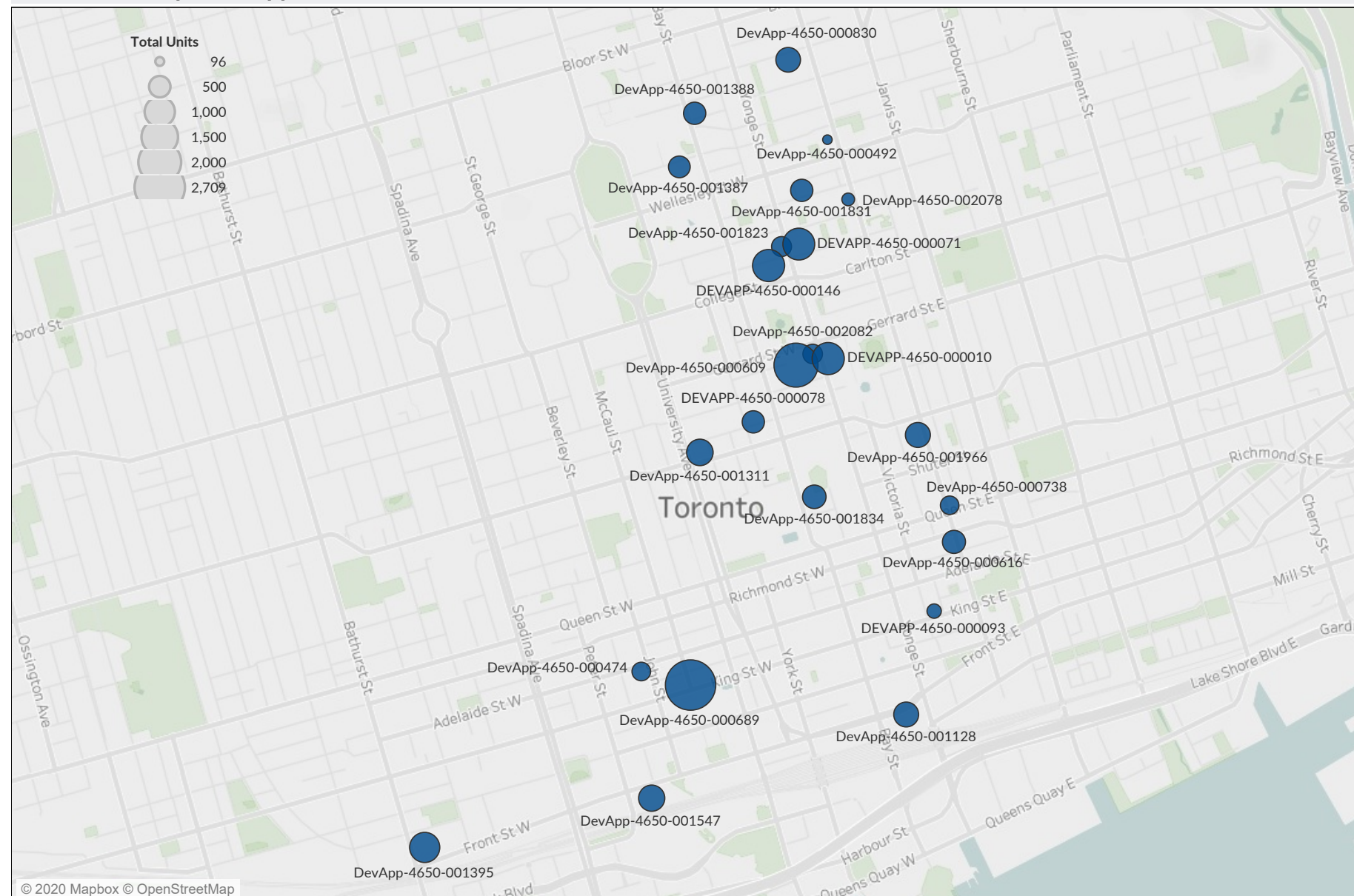
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
50 at Wellesley Station - Plaza	Apartment	April 2019	0	7	10	376	\$622	\$1,360
55C Residences - Mod Developments Inc.	Apartment	September 2023	0	36	114	551	\$1,437	\$1,520
88 Scott - Concert Properties	Apartment	September 2017	0	0	3	523	\$744	\$1,525
Clover on Yonge - Cresford Developments	Apartment	November 2020	0	0	0	522	\$680	\$1,340
Halo Residences on Yonge - Cresford Developments	Apartment	May 2021	0	0	0	413	\$868	\$877
Panda Condominiums - Lifetime Developments	Apartment	March 2022	0	0	6	555	\$1,161	\$1,525
United BLDG - Davpart Inc.	Apartment	December 2025	2	187	103	713	\$1,635	\$1,858
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September 2023	0	7	0	1,106	\$1,335	\$1,339

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000010	363 - 391 Yonge Street; 3 Gerrard Street East	26.8	1,103
DEVAPP-4650-000071	475 Yonge Street	24.3	1,082
DEVAPP-4650-000078	100 Edward Street	17.0	527
DEVAPP-4650-000093	34 - 50 King Street East; 2 Toronto Street	23.8	219
DEVAPP-4650-000146	2 Carlton Street	37.8	1,100
DevApp-4650-000474	14 Duncan Street	17.6	369
DevApp-4650-000492	572 Church Street	8.8	96
DevApp-4650-000609	33 Gerrard Street West; 22 Elm Street	24.6	2,067
DevApp-4650-000616	114 Church Street	24.6	567
DevApp-4650-000689	322 King Street West	17.9	2,709
DevApp-4650-000738	60 Queen Street East	30.5	364
DevApp-4650-000830	55 Charles Street East	21.7	648
DevApp-4650-001012	1 Delisle Avenue	19.9	263
DevApp-4650-001128	1 Front Street West	17.6	661
DevApp-4650-001311	481 University Avenue	29.1	748
DevApp-4650-001387	95 St. Joseph Street	11.3	502
DevApp-4650-001388	1075 Bay Street	26.9	528
DevApp-4650-001395	578 Front Street West		970
DevApp-4650-001547	325 Front Street West	19.3	732
DevApp-4650-001823	480 Yonge Street	18.0	423
DevApp-4650-001831	20 Matiland Street	13.0	527
DevApp-4650-001834	483 Bay Street	11.7	590
DevApp-4650-001966	244 Church Street	22.4	664
DevApp-4650-002078	506 Church Street	8.1	173
DevApp-4650-002082	372 Yonge Street	37.3	406

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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	5,974	5,146	177	\$2,442	1,856	\$4,532,010	8,932
Central Waterfront	20	13	6,642	5,823	803	\$1,454	1,093	\$1,589,498	19,434
Don Mills - York Mills	23	11	3,306	2,950	199	\$968	1,197	\$1,158,263	11,337
Downtown Core	2	8	4,759	4,105	236	\$1,640	746	\$1,224,474	18,038
Downtown East	486	22	7,386	6,154	928	\$1,288	681	\$876,906	16,000
Downtown West	6	32	10,996	9,627	986	\$1,449	887	\$1,284,867	18,144
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	11	6	1,553	1,394	159	\$691	1,250	\$863,410	.
Mississauga City Centre	32	11	6,459	5,932	480	\$895	781	\$699,106	.
North Toronto	14	12	3,194	2,529	487	\$1,268	846	\$1,073,216	10,341
North Yonge Corridor	21	6	1,709	1,455	123	\$1,152	818	\$943,006	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	9	9	1,167	1,034	86	\$1,111	1,411	\$1,566	

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