



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of August 2020



Central Waterfront Submarket Report - August 2020

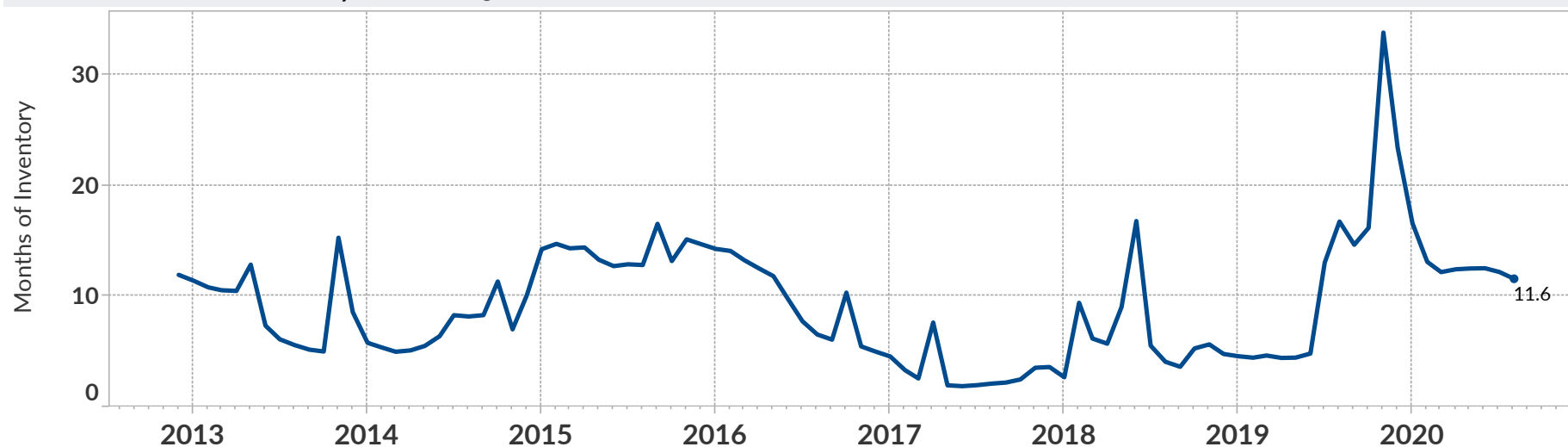


Central Waterfront		GTA
Active Projects	14	376
Total Units	7,103	99,527
Total Sales	6,093	84,332
Rem. Inv.	996	10,776
Avg. \$/SF	\$1,433	\$1,114
Avg. SF	996	943
Avg. \$	\$1,428,003	\$1,049,976
Current Month Sales (incl. active & sold out)	269	2,609

Development Applications

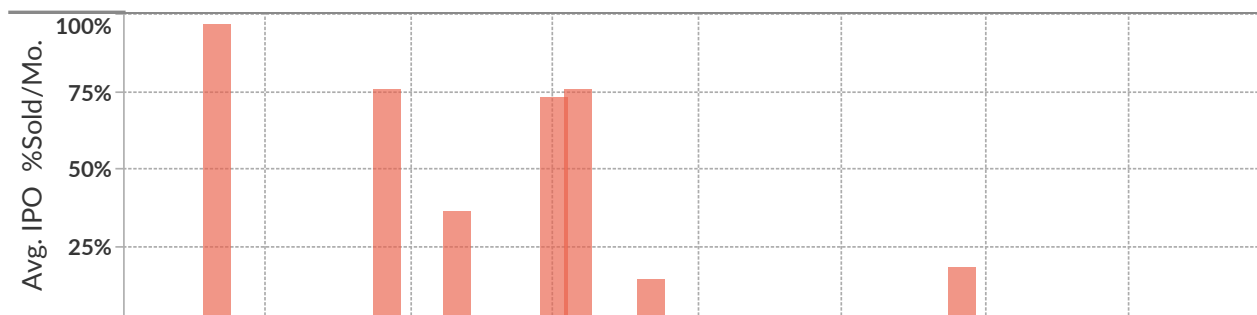
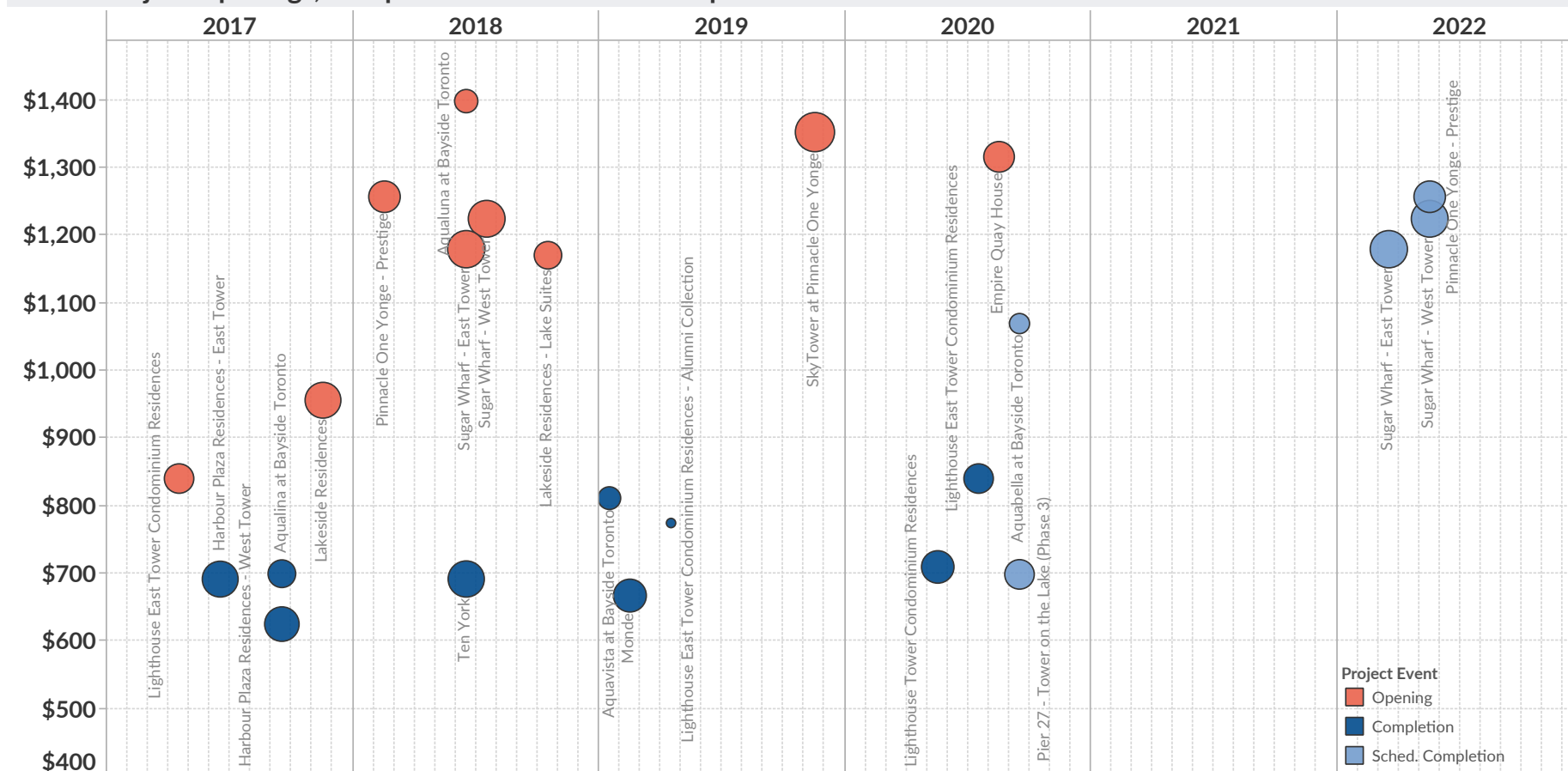
Central Waterfront		City of Toronto
Number of Dev. Apps.	8	419
Total Units	19,434	235,756
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	19.1	61.7
Avg. Floor Space Index	9.2	6.6

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

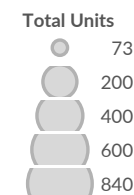


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Recent Project Openings, Completions & Scheduled Completions



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.



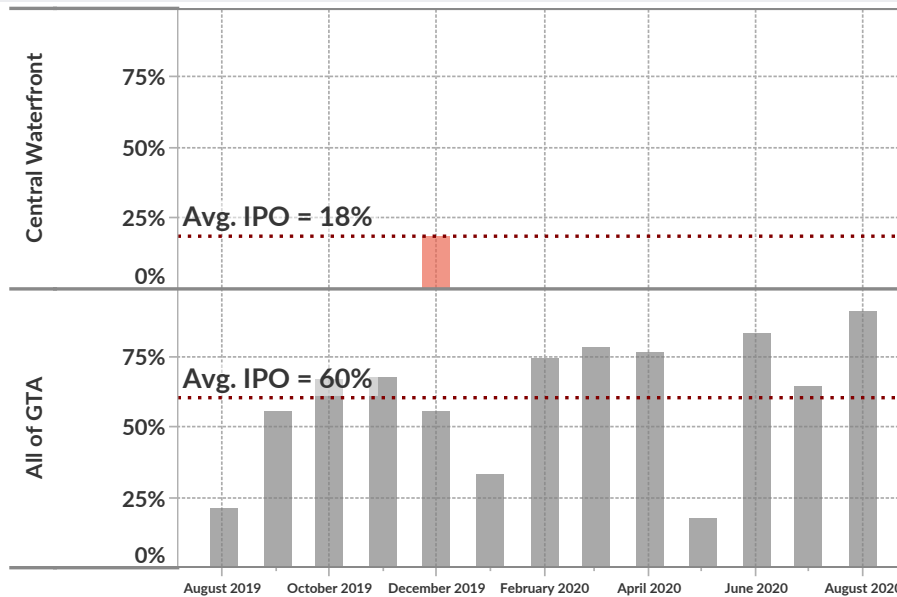
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Project Data by Unit Type

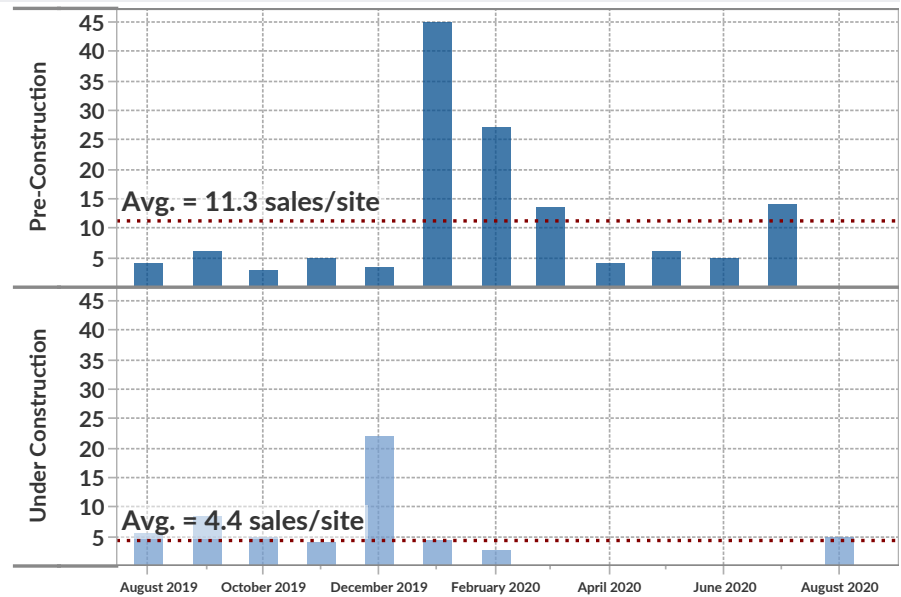
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	220	38	167	53
1 Bedroom	1,990	140	1,879	111
1 Bedroom + Den	2,028	32	1,825	203
2 Bedroom	1,322	38	1,230	92
2 Bedroom + Den	814	5	574	240
3 Bedroom & Up	623	16	333	290
Penthouse	74	0	73	1
Other	18	0	12	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,372	339	445	\$475,990	\$599,990
\$1,355	448	706	\$345,000	\$834,900
\$1,364	536	790	\$692,000	\$1,079,900
\$1,488	600	2,066	\$761,900	\$2,550,000
\$1,383	756	2,722	\$988,990	\$4,290,000
\$1,502	812	2,551	\$961,000	\$3,990,000
\$1,187	6,106	6,106	\$7,250,000	\$7,250,000
\$1,226	1,847	2,416	\$2,275,000	\$2,950,000

IPO Launch Performance (first 2 months)

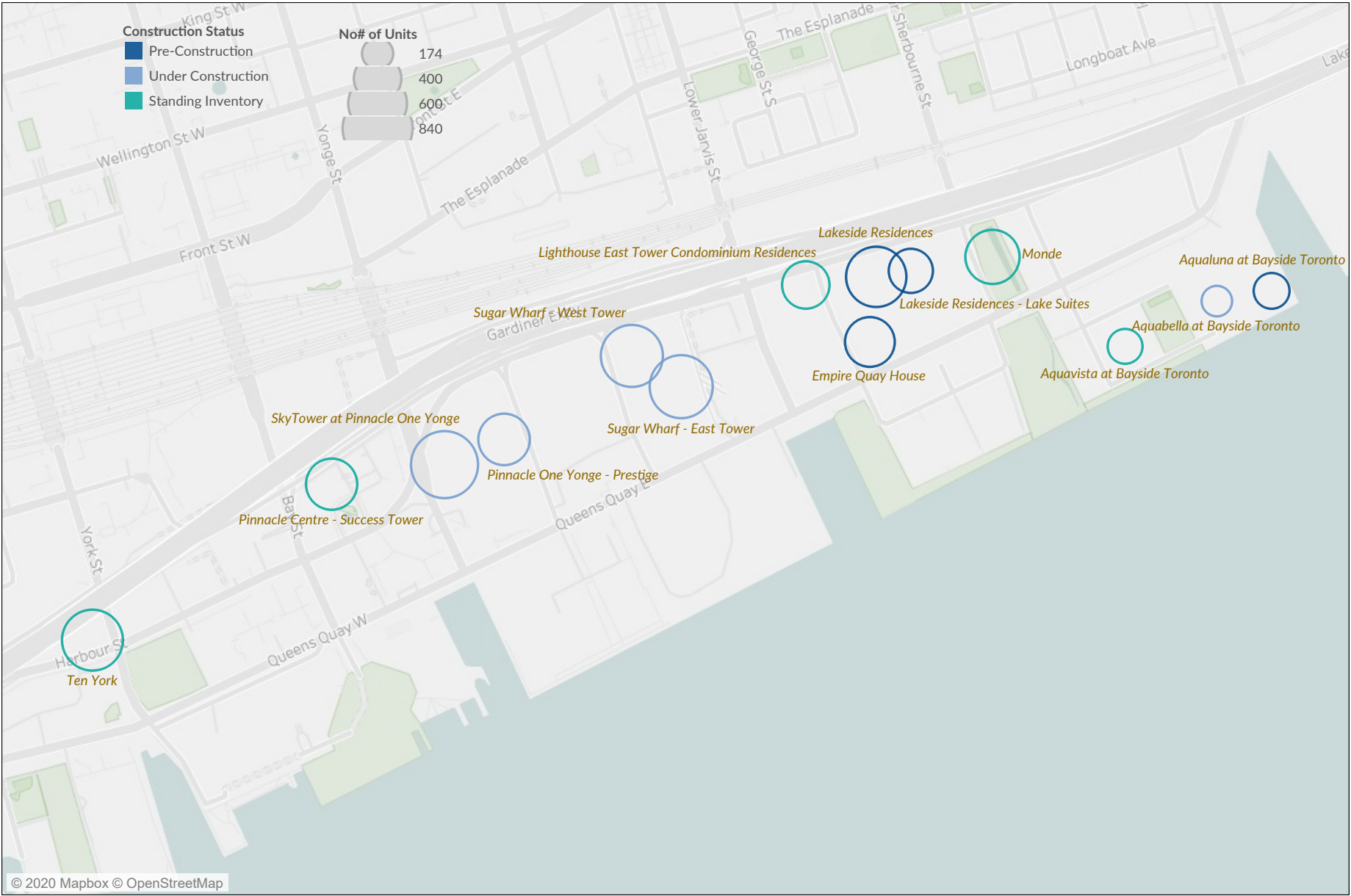


Post Launch Absorption: Central Waterfront



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Current Active Projects



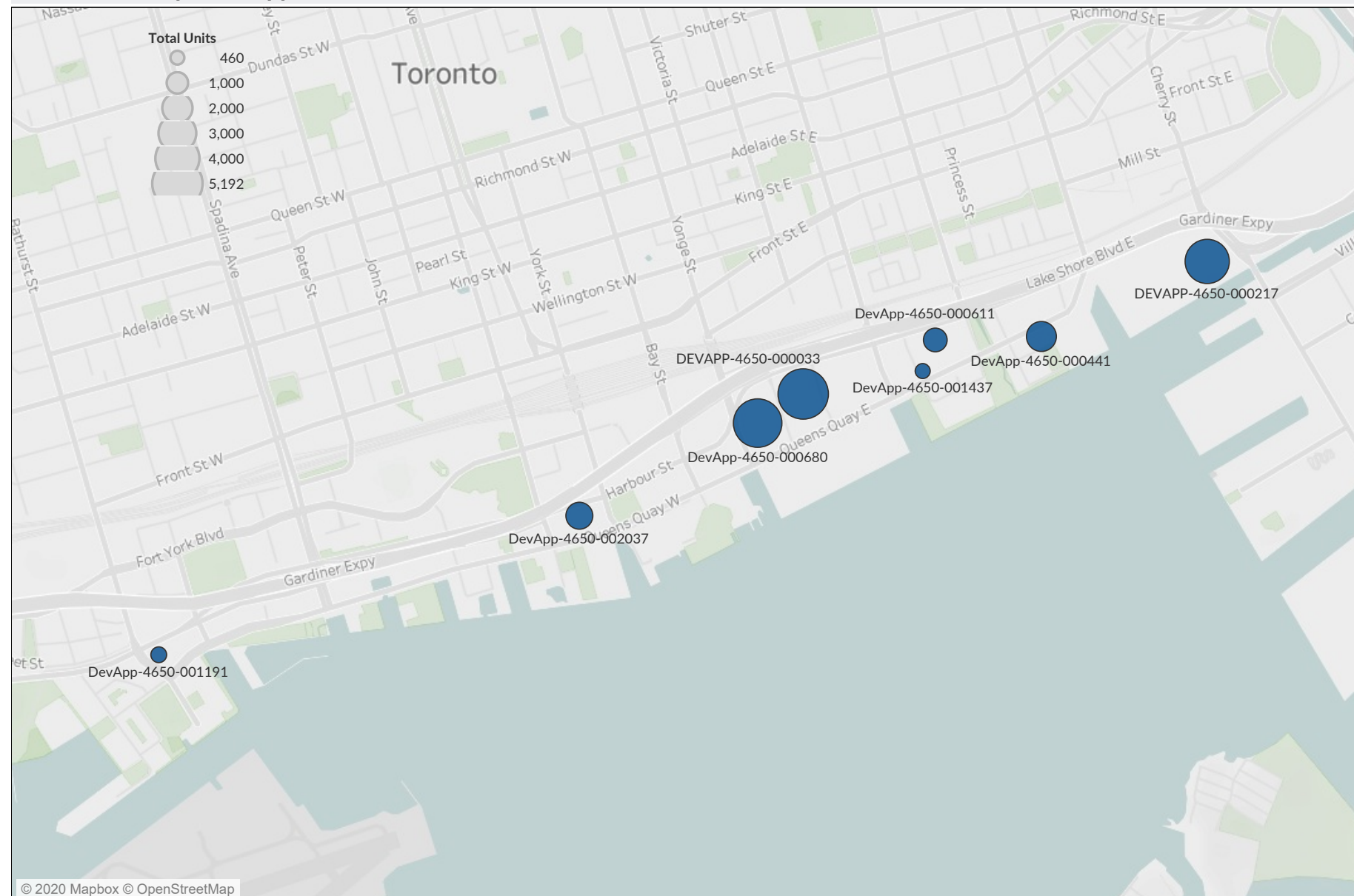
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Current Active Project List

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	September 2020	0	0	0	174	\$1,070	\$1,473
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	June 2023	0	3	32	240	\$1,399	\$1,422
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	January 2019	0	0	0	227	\$812	\$1,341
Empire Quay House - Empire	Apartment	January 2024	246	246	217	463	\$1,317	\$1,320
Lakeside Residences - Greenland Group	Apartment	June 2023	4	15	3	680	\$957	\$1,231
Lakeside Residences - Lake Suites - Greenland Group	Apartment	September 2023	2	100	45	365	\$1,171	\$1,385
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	July 2020	0	3	3	421	\$841	\$1,235
Monde - Great Gulf	Apartment	February 2019	1	3	5	549	\$668	\$1,270
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	1	10	130	496	\$1,258	\$1,552
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	10	198	488	840	\$1,353	\$1,446
Sugar Wharf - East Tower - Menkes	Apartment	March 2022	2	25	29	743	\$1,180	\$1,365
Sugar Wharf - West Tower - Menkes	Apartment	May 2022	3	12	40	720	\$1,225	\$1,416
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	3	15	5,973	5,149	174	\$2,518	1,855	\$4,670,222	8,932
Central Waterfront	269	14	7,103	6,093	996	\$1,433	996	\$1,428,003	19,434
Don Mills - York Mills	11	11	3,267	2,961	149	\$960	1,283	\$1,231,624	11,337
Downtown Core	6	8	4,786	4,128	240	\$1,989	811	\$1,613,706	18,038
Downtown East	706	22	7,643	6,527	772	\$1,265	793	\$1,003,836	16,000
Downtown West	42	33	11,123	9,672	1,073	\$1,455	895	\$1,302,716	18,134
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	19	6	1,545	1,435	110	\$688	1,203	\$828,478	.
Mississauga City Centre	28	11	6,459	5,968	472	\$920	797	\$732,747	.
North Toronto	52	12	3,270	2,559	534	\$1,269	814	\$1,032,449	10,342
North Yonge Corridor	17	6	1,715	1,472	106	\$1,153	822	\$948,460	7,943
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	15	8	921	807	68	\$1,106	1,409	\$1,557,875	10,270
Not Applicable	1,234	171	33,377	26,912	4,626	\$805	922	\$742,134	83,024
Scarborough City Centre									2,245
Sheppard Corridor	149	14	3,833	3,360	469	\$1,119	917	\$1,026,098	7,376
Thornhill	37	6	1,651	1,368	283	\$1,069	1,199	\$1,281,510	.
Toronto East	1	13	1,360	1,148	171	\$991	929	\$920,472	3,051
Toronto West	17	14	2,613	2,149	390	\$1,133	945	\$1,070,592	11,491
Yonge - St. Clair	3	7	728	636	89	\$1,473	1,670	\$2,459,783	3,113

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