



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of September 2020



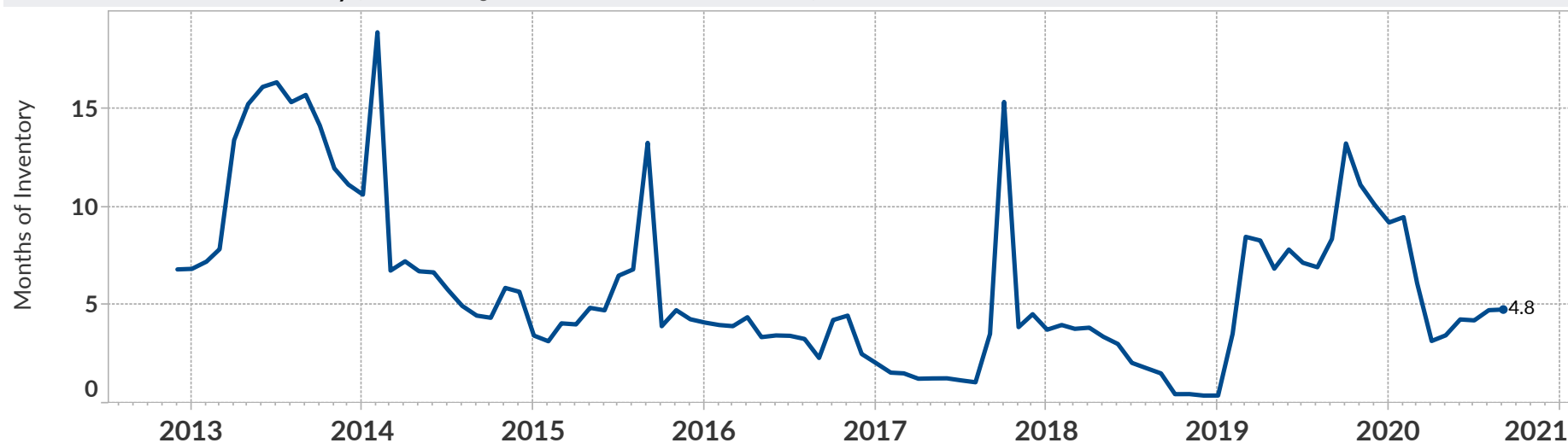
Downtown Core Submarket Report - September 2020



Downtown Core		GTA
Active Projects	7	348
Total Units	4,236	91,264
Total Sales	3,631	76,516
Rem. Inv.	214	10,768
Avg. \$/SF	\$2,045	\$1,148
Avg. SF	782	965
Avg. \$	\$1,599,521	\$1,108,137
Current Month Sales (incl. active & sold out)	23	2,603

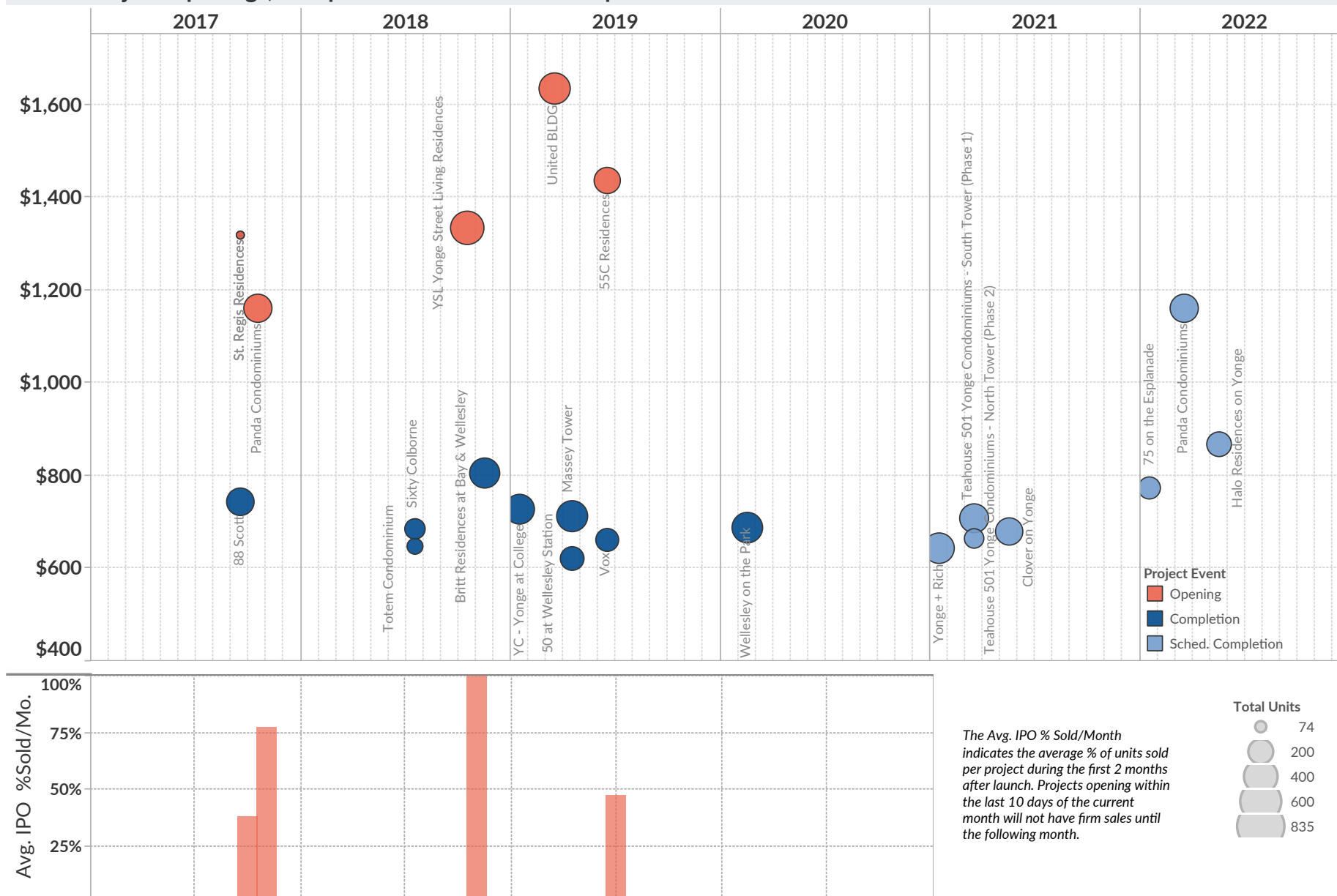
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	24	427
Total Units	17,615	240,396
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	37.3	61.7
Avg. Floor Space Index	13.3	6.5

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



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Recent Project Openings, Completions & Scheduled Completions



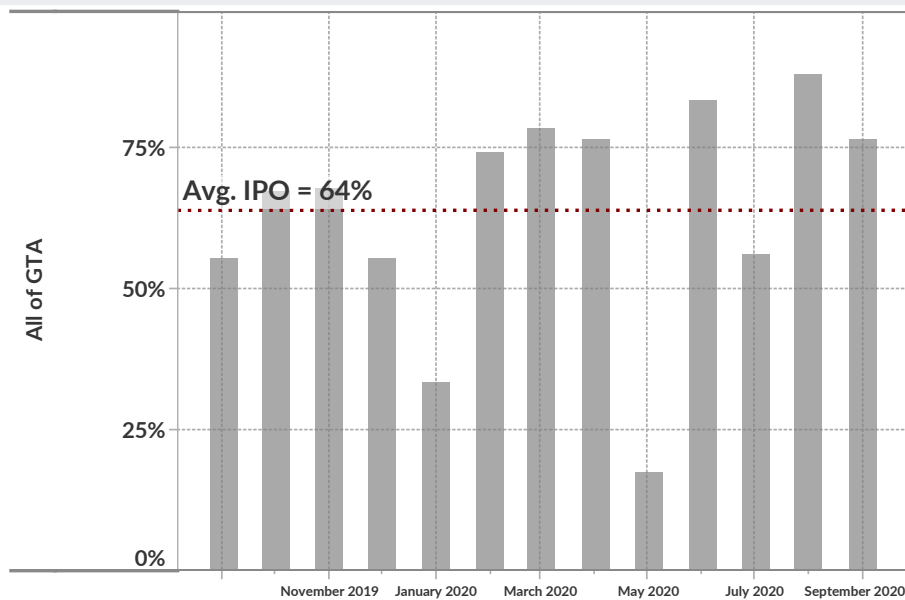
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Project Data by Unit Type

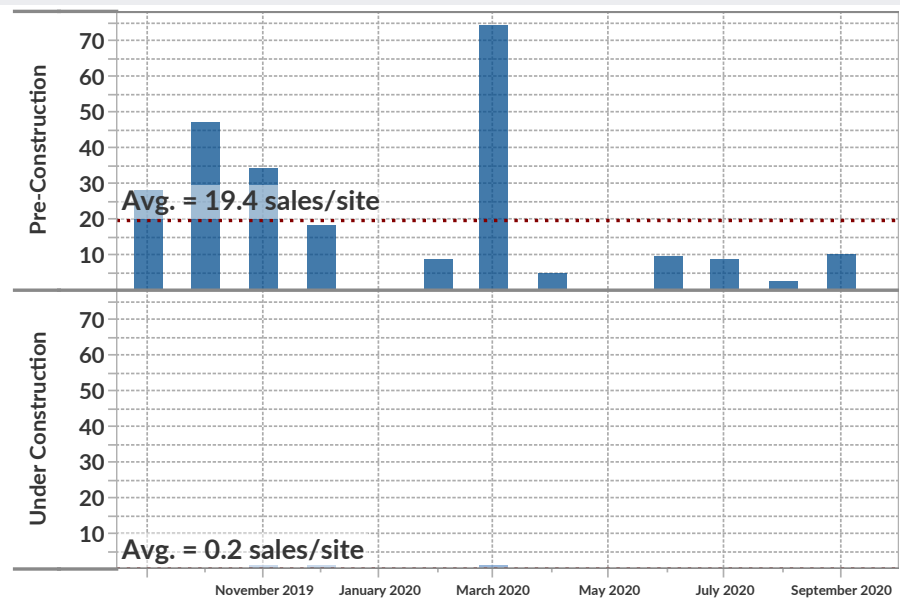
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	508	0	499	9
1 Bedroom	957	16	892	65
1 Bedroom + Den	663	0	662	1
2 Bedroom	1,192	5	1,103	89
2 Bedroom + Den	322	0	322	0
3 Bedroom & Up	203	2	153	50
Penthouse				
Other	0		0	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,475	279	335	\$640,900	\$829,990
\$1,686	461	537	\$806,900	\$1,060,990
\$1,762	605	605	\$1,065,990	\$1,065,990
\$2,241	642	1,197	\$1,122,900	\$2,730,990
\$1,996	953	1,904	\$1,340,900	\$4,180,990

IPO Launch Performance (first 2 months)

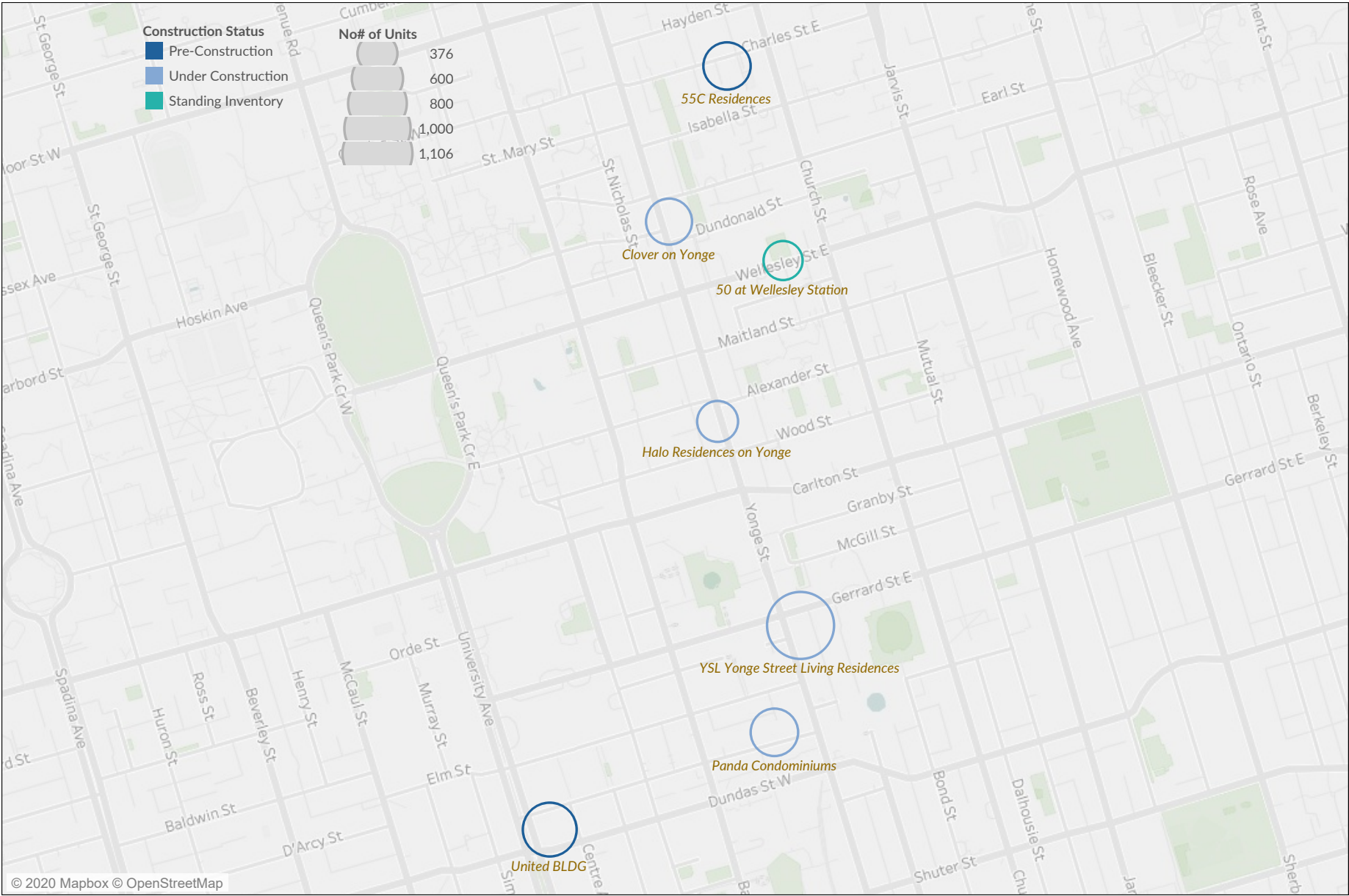


Post Launch Absorption: Downtown Core



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Current Active Projects



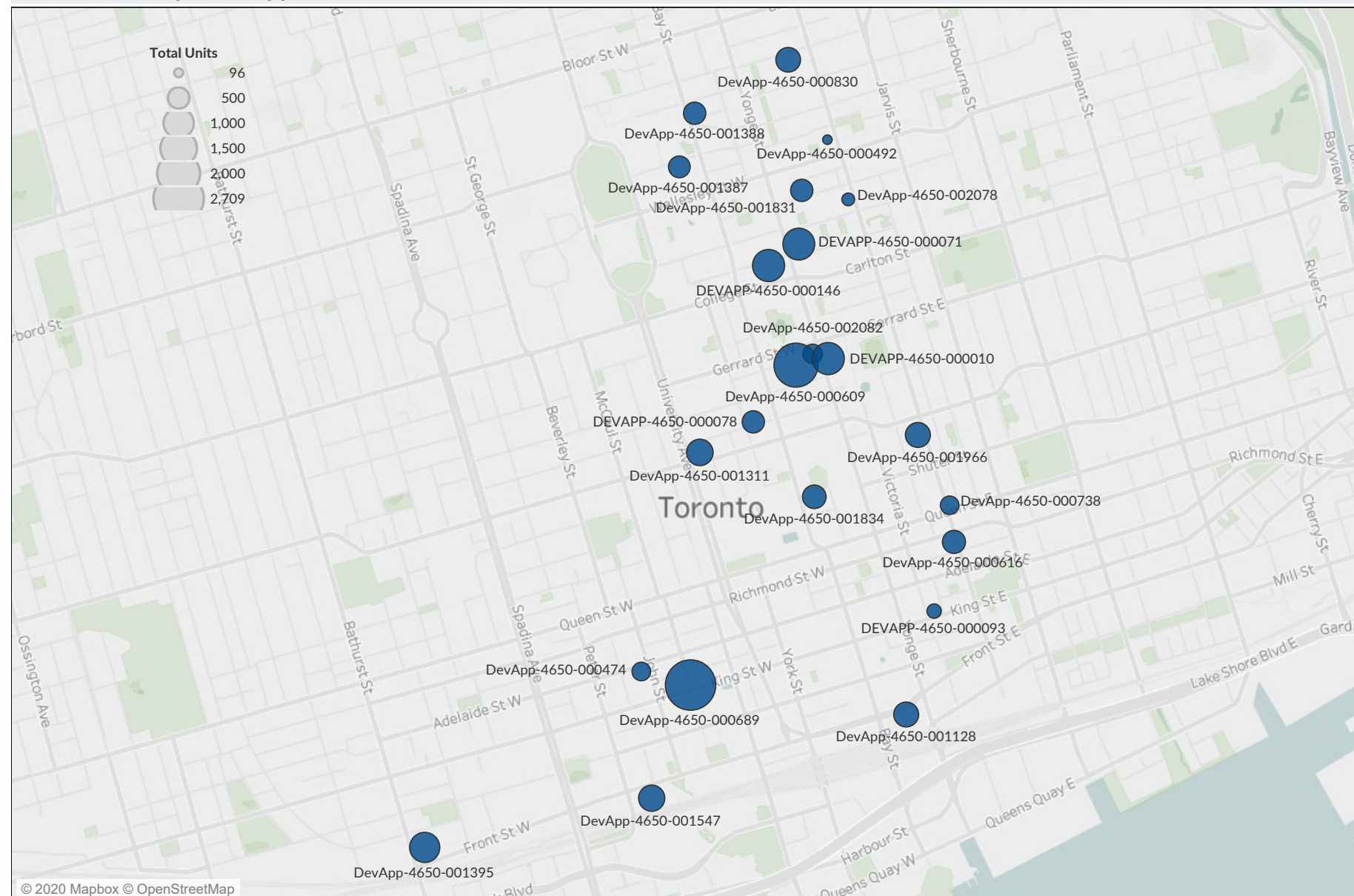
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Current Active Project List

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	3	10	7	376	\$622	\$1,348
55C Residences - Mod Developments Inc.	Apartment	September 2023	20	56	94	551	\$1,437	\$1,527
Clover on Yonge - Cresford Developments	Apartment	May 2021	0	0	0	522	\$680	\$1,340
Halo Residences on Yonge - Cresford Developments	Apartment	May 2022	0	0	0	413	\$868	\$877
Panda Condominiums - Lifetime Developments	Apartment	March 2022	0	1	5	555	\$1,161	\$1,528
United BLDG - Davpart Inc.	Apartment	December 2025	0	209	108	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-4650-001831	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

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	0	13	4,898	4,083	165	\$2,581	1,856	\$4,788,810	9,336
Central Waterfront	39	9	4,618	3,760	845	\$1,503	1,094	\$1,645,056	19,434
Don Mills - York Mills	2	12	3,683	2,963	496	\$1,024	861	\$881,188	14,212
Downtown Core	23	7	4,236	3,631	214	\$2,045	782	\$1,599,521	17,615
Downtown East	64	21	7,475	6,458	722	\$1,258	806	\$1,013,215	16,000
Downtown West	43	29	9,950	8,663	1,025	\$1,455	901	\$1,311,827	18,569
Etobicoke Waterfront	8	1	602	448	44	\$1,321	847	\$1,118,605	8,726
Highway7 - Yonge	14	6	1,553	1,448	97	\$716	1,185	\$848,595	.
Mississauga City Centre	416	12	6,998	6,384	595	\$929	791	\$735,372	.
North Toronto	24	12	3,194	2,581	512	\$1,272	818	\$1,040,488	10,177
North Yonge Corridor	10	6	1,715	1,482	96	\$1,155	811	\$936,872	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	2	9	1,044	802	189	\$1,316	1,844	\$2,427,617	10,938
Not Applicable	1,896	156	30,884	24,910	4,368	\$821	940	\$772,269	83,408
Scarborough City Centre									2,245
Sheppard Corridor	12	14	3,833	3,374	455	\$1,118	927	\$1,036,029	7,384
Thornhill	28	6	1,651	1,391	260	\$1,077	1,183	\$1,273,175	.
Toronto East	4	12	1,128	999	97	\$1,016	1,029	\$1,045,627	2,938
Toronto West	17	14	2,613	2,141	398	\$1,125	948	\$1,066,020	11,904
Yonge - St. Clair	1	7	661	479	182	\$1,773	1,441	\$2,555,685	3,113

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