



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of September 2020



Central Waterfront Submarket Report - September 2020

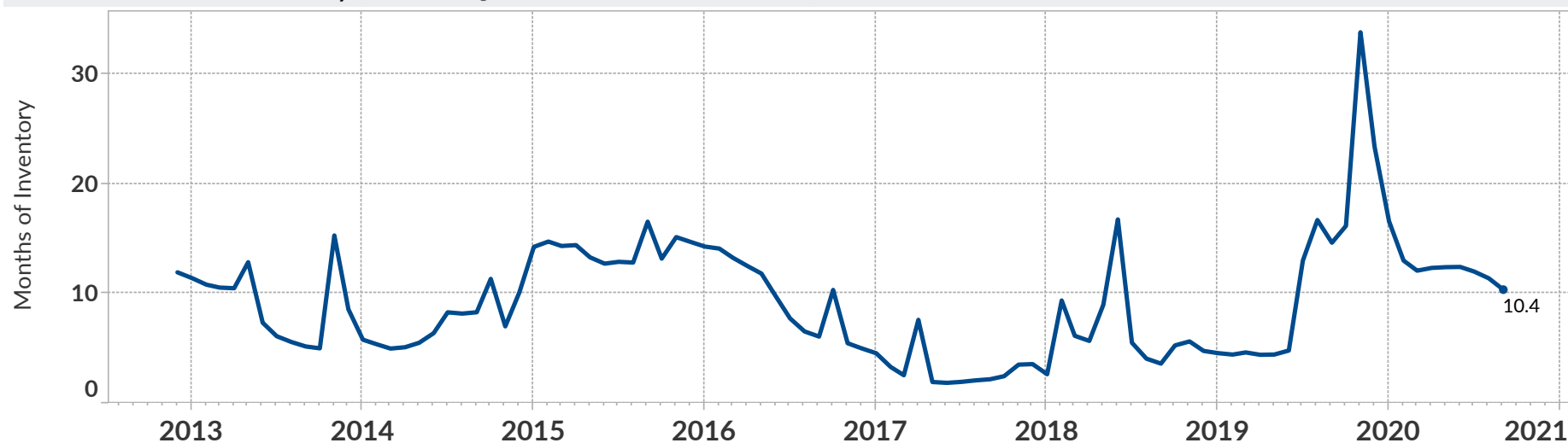


Central Waterfront		GTA
Active Projects	9	348
Total Units	4,618	91,264
Total Sales	3,760	76,516
Rem. Inv.	845	10,768
Avg. \$/SF	\$1,503	\$1,148
Avg. SF	1,094	965
Avg. \$	\$1,645,056	\$1,108,137
Current Month Sales (incl. active & sold out)	39	2,603

Development Applications

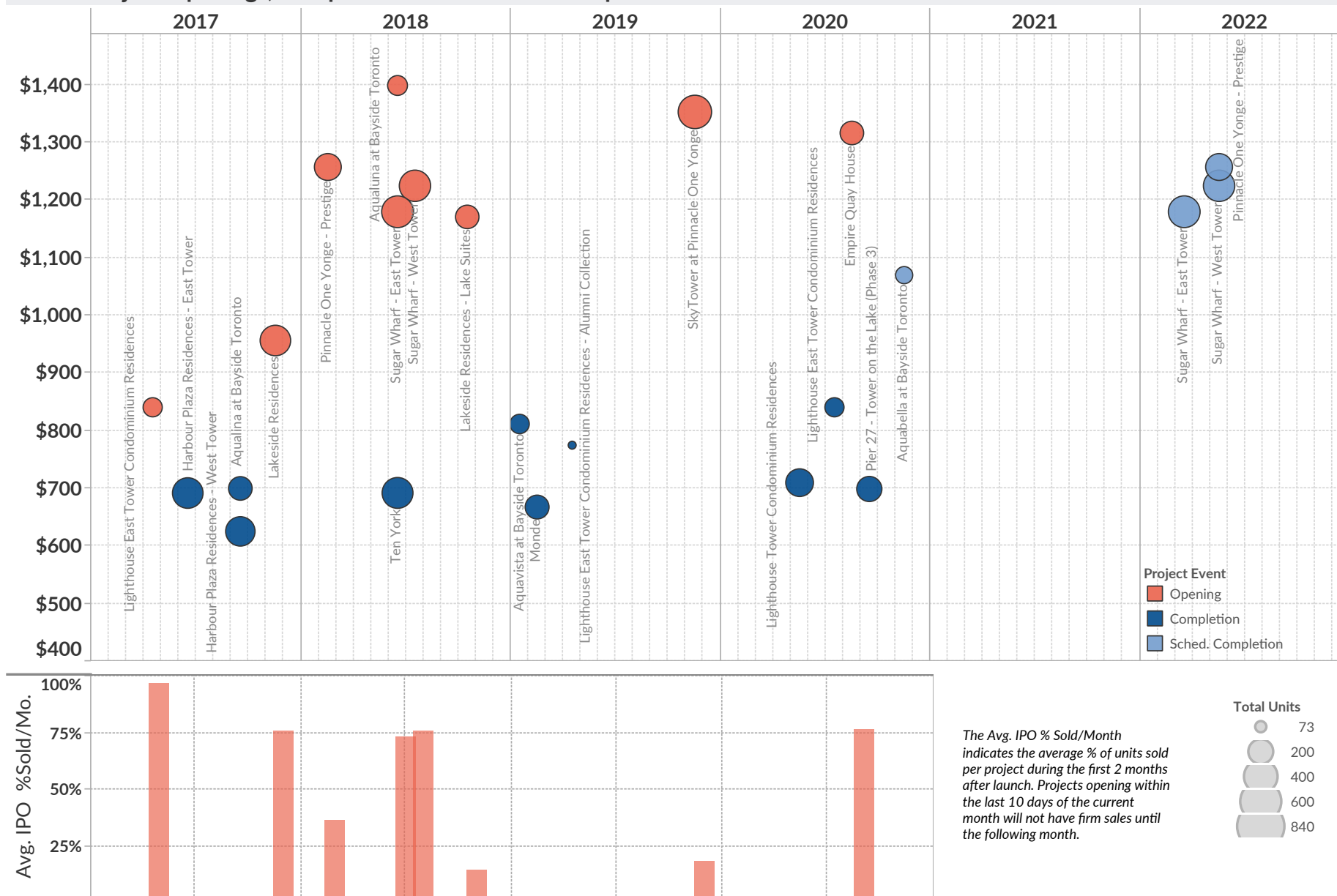
Central Waterfront		City of Toronto
Number of Dev. Apps.	8	427
Total Units	19,434	240,396
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	19.1	61.7
Avg. Floor Space Index	9.2	6.5

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



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Recent Project Openings, Completions & Scheduled Completions



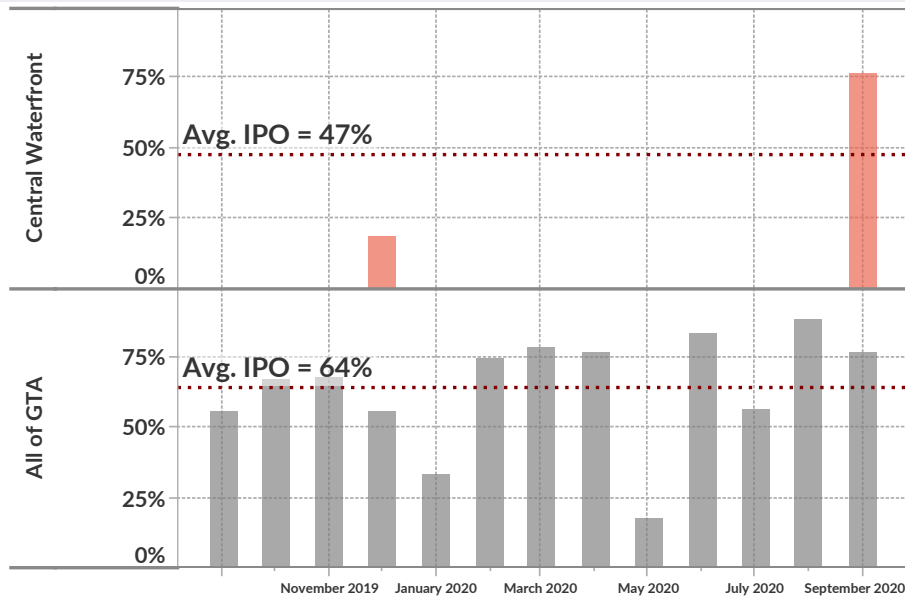
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Project Data by Unit Type

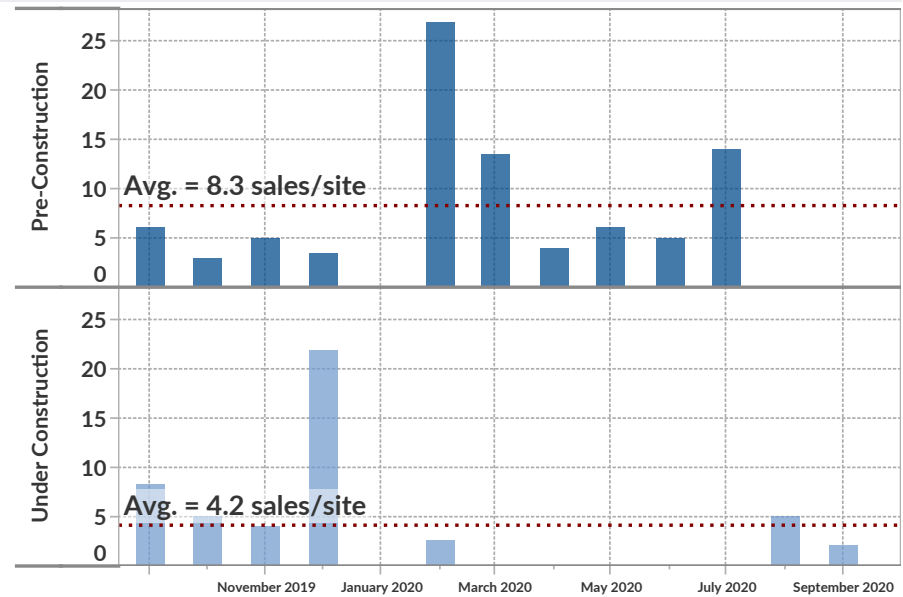
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	96	9	80	16
1 Bedroom	1,266	6	1,204	62
1 Bedroom + Den	1,352	7	1,165	187
2 Bedroom	802	11	737	65
2 Bedroom + Den	548	4	315	233
3 Bedroom & Up	503	2	227	276
Penthouse	20	0	20	0
Other	18	0	12	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,361	416	445	\$568,990	\$602,990
\$1,477	448	676	\$625,990	\$838,990
\$1,398	544	790	\$692,000	\$1,134,900
\$1,486	622	2,066	\$780,000	\$2,550,000
\$1,671	756	2,722	\$988,990	\$4,290,000
\$1,452	812	2,700	\$961,000	\$3,990,000
\$1,226	1,847	2,416	\$2,275,000	\$2,950,000

IPO Launch Performance (first 2 months)

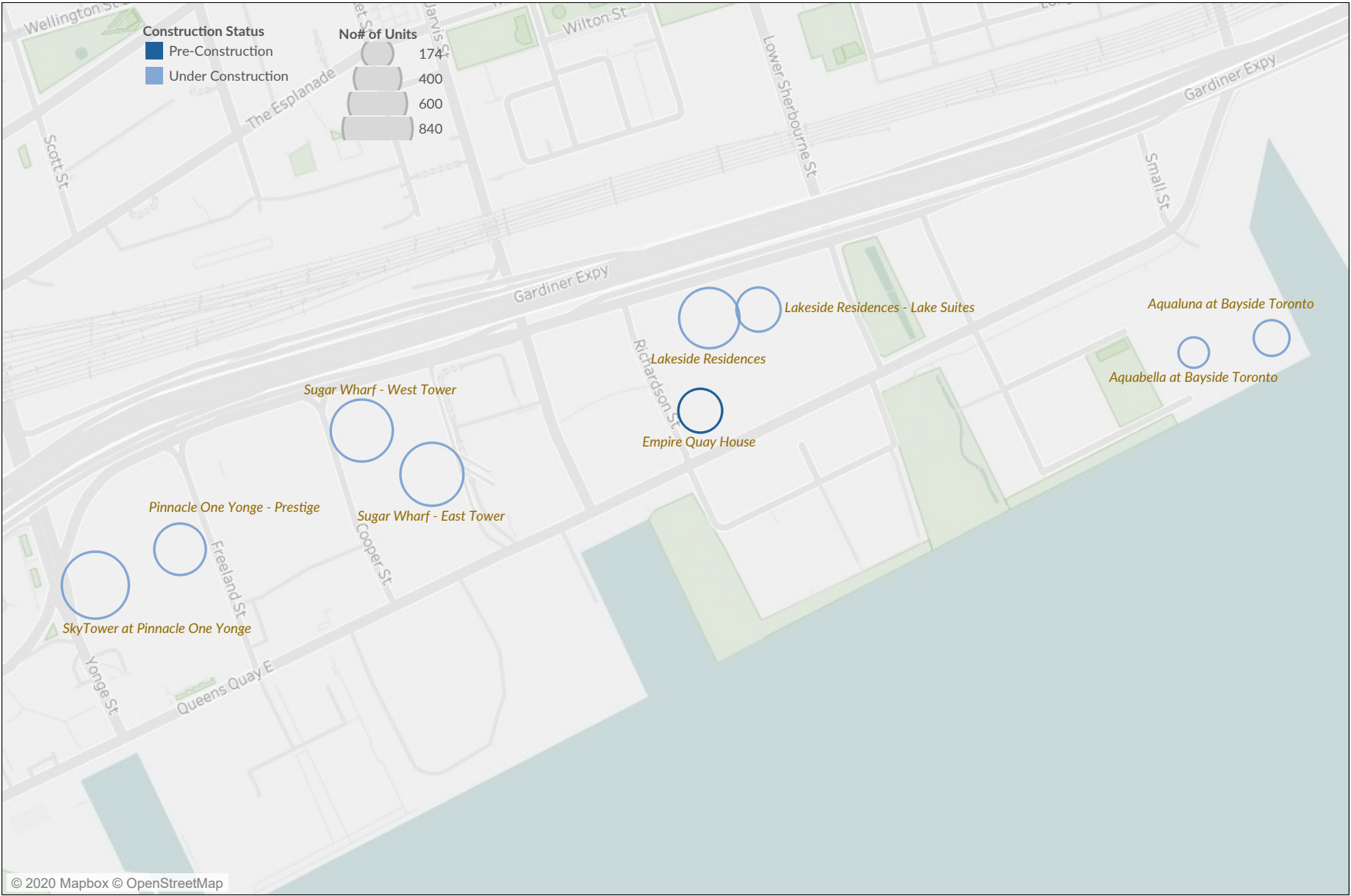


Post Launch Absorption: Central Waterfront



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Current Active Projects



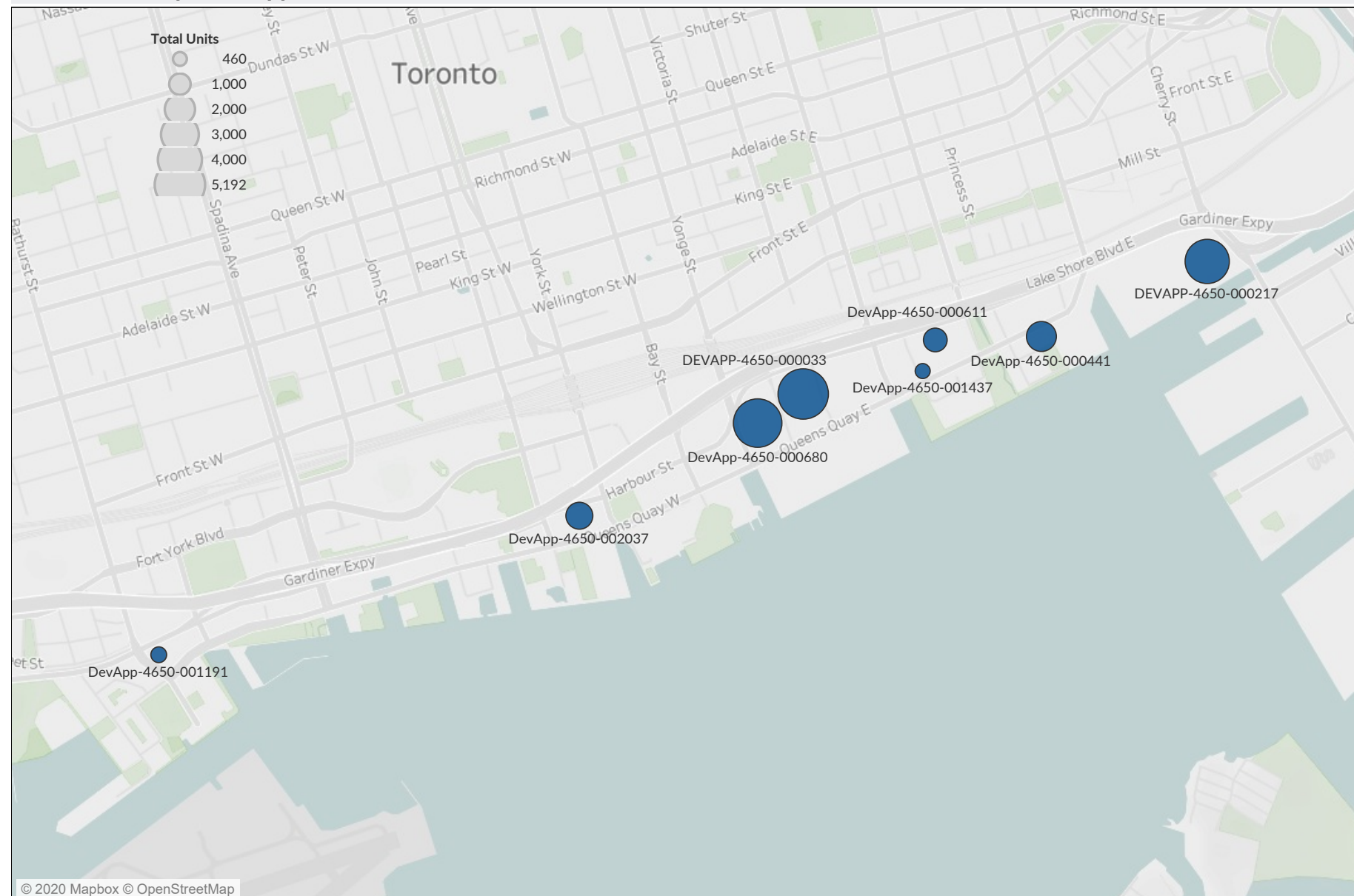
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Current Active Project List

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	November 2020	0	0	0	174	\$1,070	\$1,473
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	September 2024	2	5	30	240	\$1,399	\$1,425
Empire Quay House - Empire	Apartment	January 2024	30	275	85	360	\$1,317	\$1,306
Lakeside Residences - Greenland Group	Apartment	June 2023	0	13	5	680	\$957	\$1,236
Lakeside Residences - Lake Suites - Greenland Group	Apartment	September 2023	0	100	45	365	\$1,171	\$1,360
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	May 2022	1	11	129	496	\$1,258	\$1,304
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	4	202	484	840	\$1,353	\$1,645
Sugar Wharf - East Tower - Menkes	Apartment	March 2022	1	26	28	743	\$1,180	\$1,369
Sugar Wharf - West Tower - Menkes	Apartment	May 2022	1	13	39	720	\$1,225	\$1,416

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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	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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