



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of October 2020



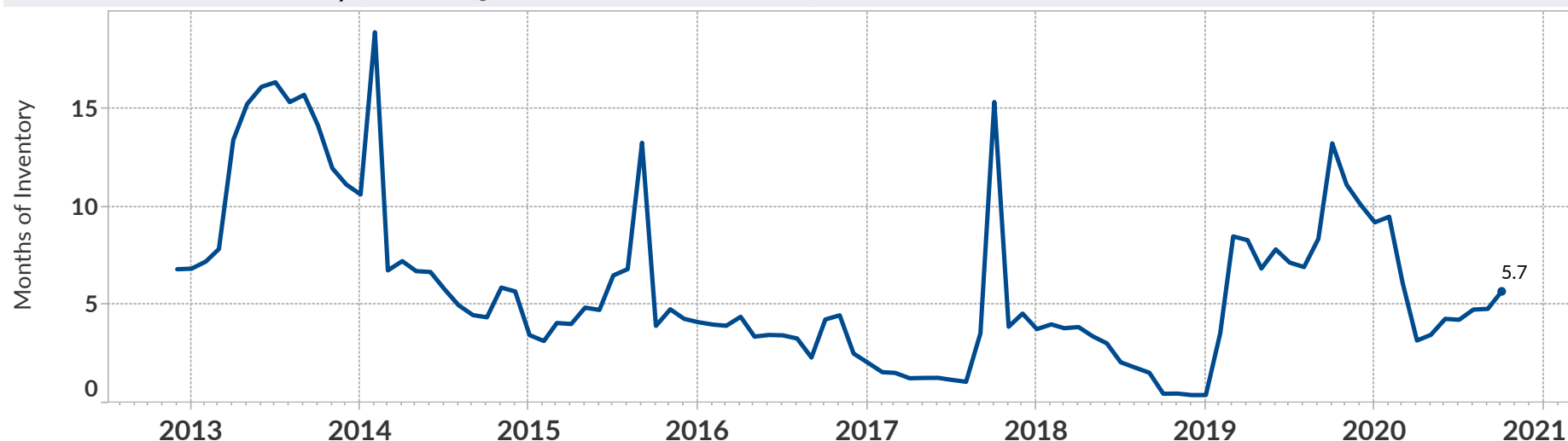
Downtown Core Submarket Report - October 2020



Downtown Core		GTA
Active Projects	7	356
Total Units	4,236	93,557
Total Sales	3,656	77,464
Rem. Inv.	200	11,643
Avg. \$/SF	\$1,911	\$1,134
Avg. SF	831	945
Avg. \$	\$1,587,311	\$1,071,265
Current Month Sales (incl. active & sold out)	25	2,340

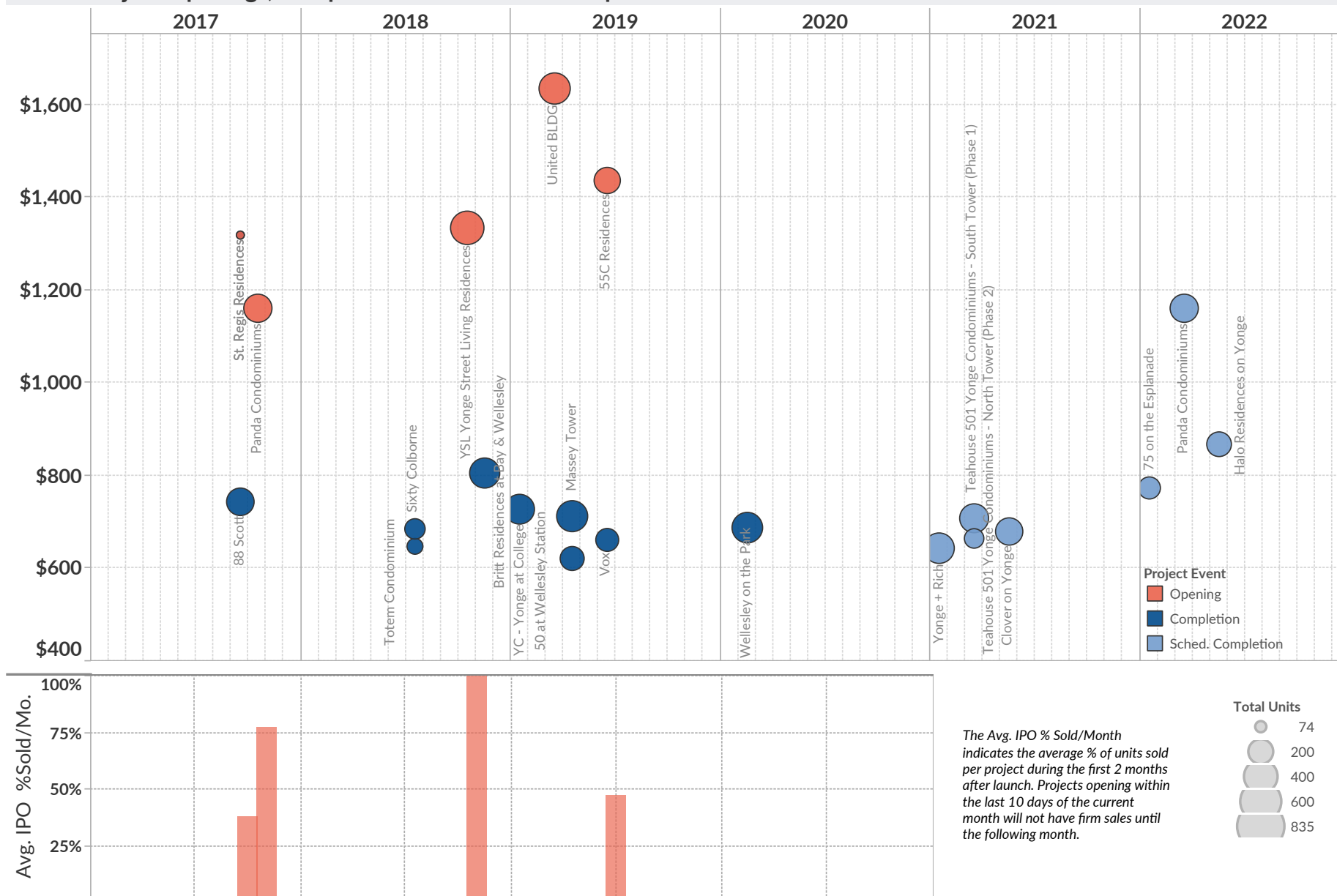
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	28	449
Total Units	19,624	252,224
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	37.3	61.7
Avg. Floor Space Index	13.8	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



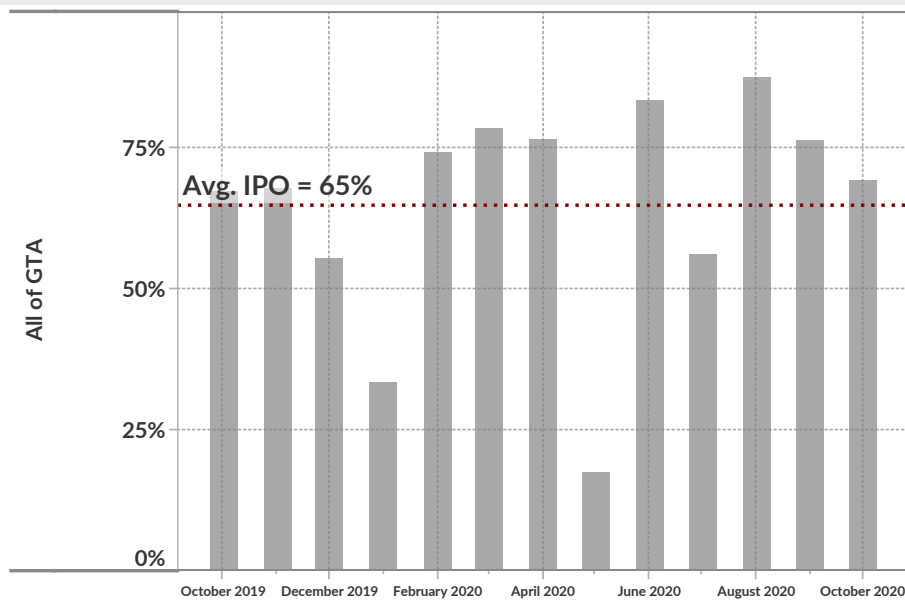
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Project Data by Unit Type

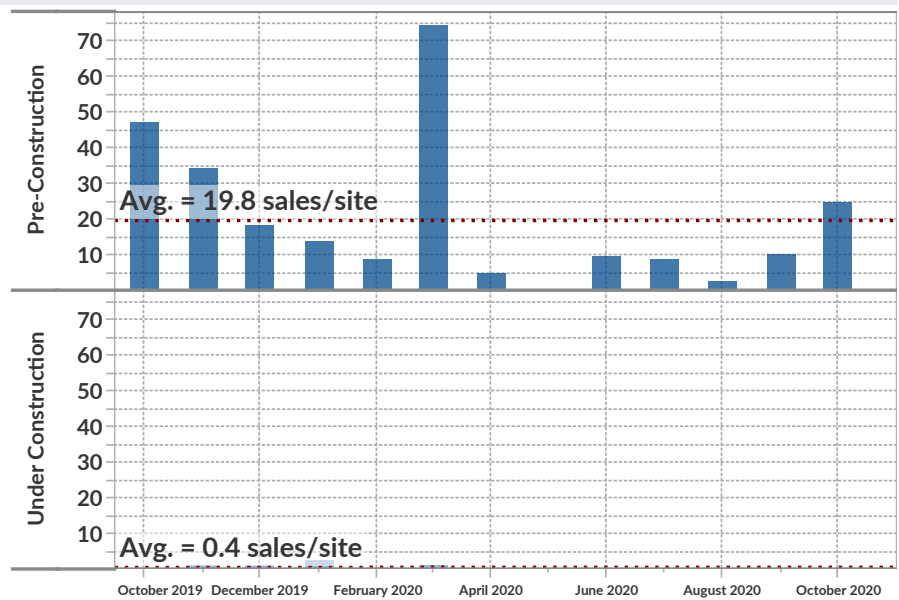
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	508	0	499	9
1 Bedroom	957	0	892	65
1 Bedroom + Den	665	0	663	2
2 Bedroom	1,191	25	1,127	64
2 Bedroom + Den	322	0	322	0
3 Bedroom & Up	203	0	153	50
Penthouse				
Other	10	0	0	10

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,475	279	335	\$640,900	\$829,990
\$1,712	461	609	\$779,900	\$1,060,990
\$1,481	605	648	\$790,000	\$1,065,990
\$2,130	642	1,197	\$1,091,900	\$2,730,990
\$2,014	953	1,904	\$1,339,900	\$4,180,990
\$1,202	1,447	1,839	\$1,650,000	\$2,300,000

IPO Launch Performance (first 2 months)

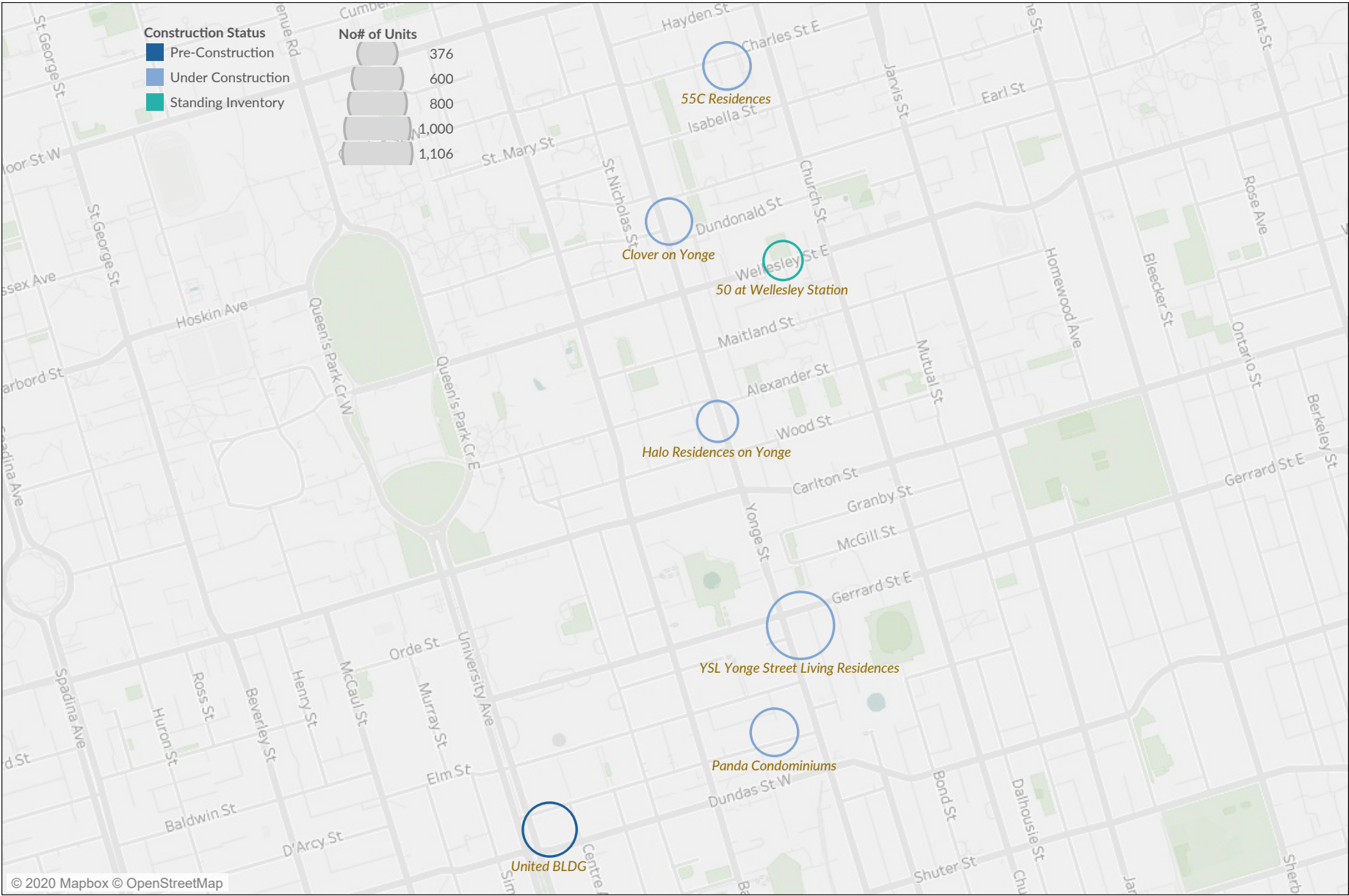


Post Launch Absorption: Downtown Core



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Current Active Projects



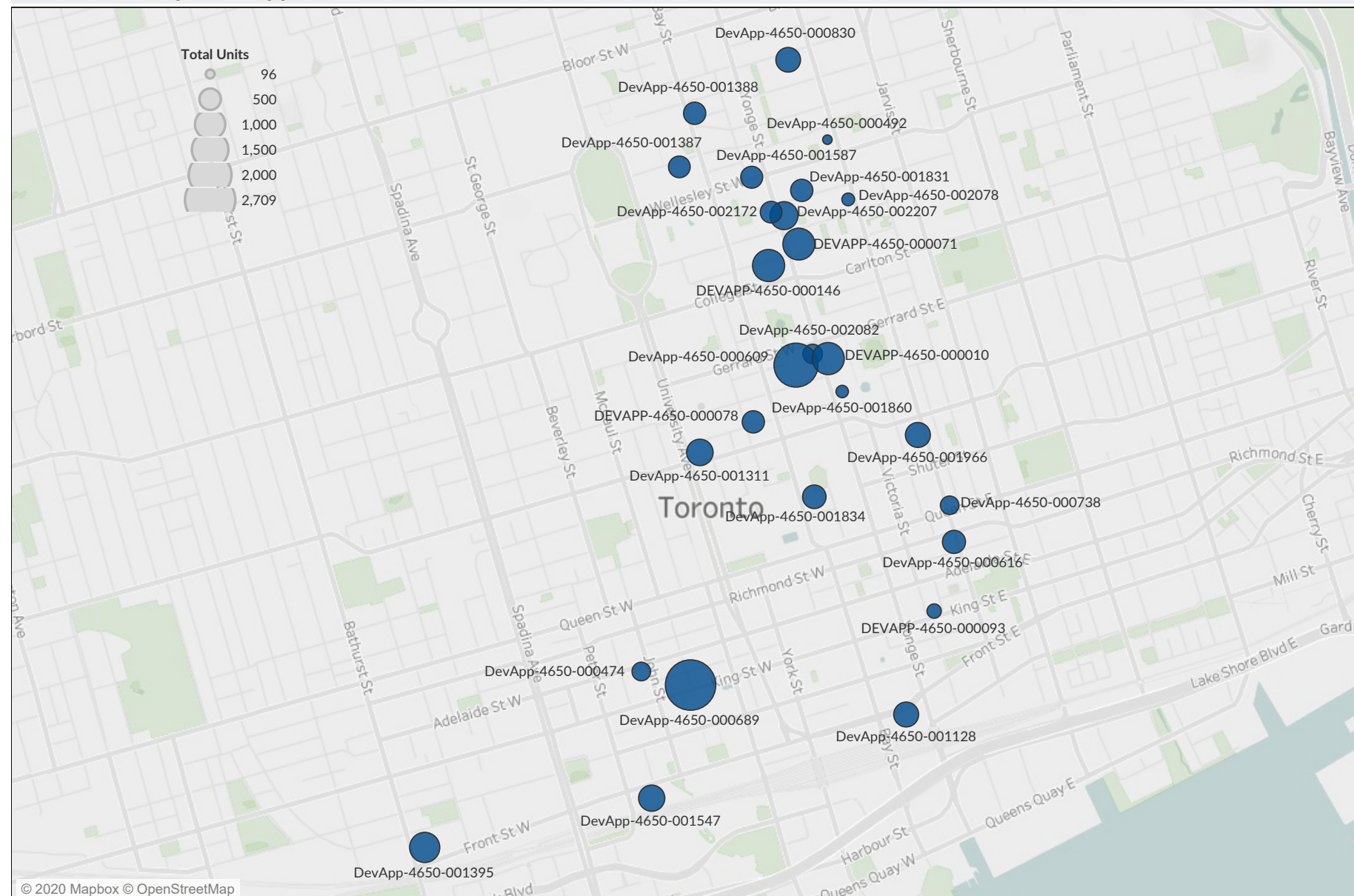
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Current Active Project List

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	0	10	18	376	\$622	\$1,248
55C Residences - Mod Developments Inc.	Apartment	September 2023	0	56	94	551	\$1,437	\$1,556
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	25	234	83	713	\$1,635	\$2,523
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	8.9	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-4650-001587	10 Wellesley Street West	28.9	512
DevApp-4650-001831	20 Matiland Street	13.0	527
DevApp-4650-001834	483 Bay Street	11.7	590
DevApp-4650-001860	335 Yonge Street	19.9	165
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
DevApp-4650-002172	510 Yonge Street	23.7	500
DevApp-4650-002207	501 Yonge Street	14.8	832

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.

Downtown Core Submarket Report - October 2020

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	129	15	5,434	4,212	609	\$1,859	1,074	\$1,996,398	9,336
Central Waterfront	17	9	4,721	3,771	834	\$1,470	1,039	\$1,527,561	19,434
Don Mills - York Mills	174	12	3,683	3,137	324	\$1,013	971	\$983,530	14,212
Downtown Core	25	7	4,236	3,656	200	\$1,911	831	\$1,587,311	19,624
Downtown East	172	22	7,843	6,634	812	\$1,246	795	\$989,756	16,387
Downtown West	71	30	10,518	8,701	1,408	\$1,379	862	\$1,188,609	18,515
Etobicoke Waterfront	5	1	602	453	40	\$1,326	848	\$1,125,069	8,726
Highway7 - Yonge	5	6	1,553	1,453	92	\$719	1,200	\$862,586	.
Mississauga City Centre	61	12	6,998	6,380	599	\$926	787	\$729,033	.
North Toronto	5	12	3,194	2,581	512	\$1,271	820	\$1,041,684	10,499
North Yonge Corridor	4	6	1,715	1,482	88	\$1,166	814	\$948,855	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	29	9	1,040	831	163	\$1,305	1,864	\$2,431,451	12,314
Not Applicable	1,347	159	31,358	25,198	4,445	\$819	939	\$769,197	91,558
Scarborough City Centre									2,245
Sheppard Corridor	10	14	3,833	3,386	443	\$1,121	931	\$1,042,948	7,614
Thornhill	165	6	1,720	1,326	384	\$1,053	1,030	\$1,084,787	.
Toronto East	5	12	1,196	1,002	94	\$1,029	1,015	\$1,044,727	3,120
Toronto West	101	15	2,724	2,248	421	\$1,159	955	\$1,107,121	11,904
Yonge - St. Clair	15	7	661	494	167	\$1,756	1,467	\$2,575,956	3,153

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