



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of October 2020



Central Waterfront Submarket Report - October 2020

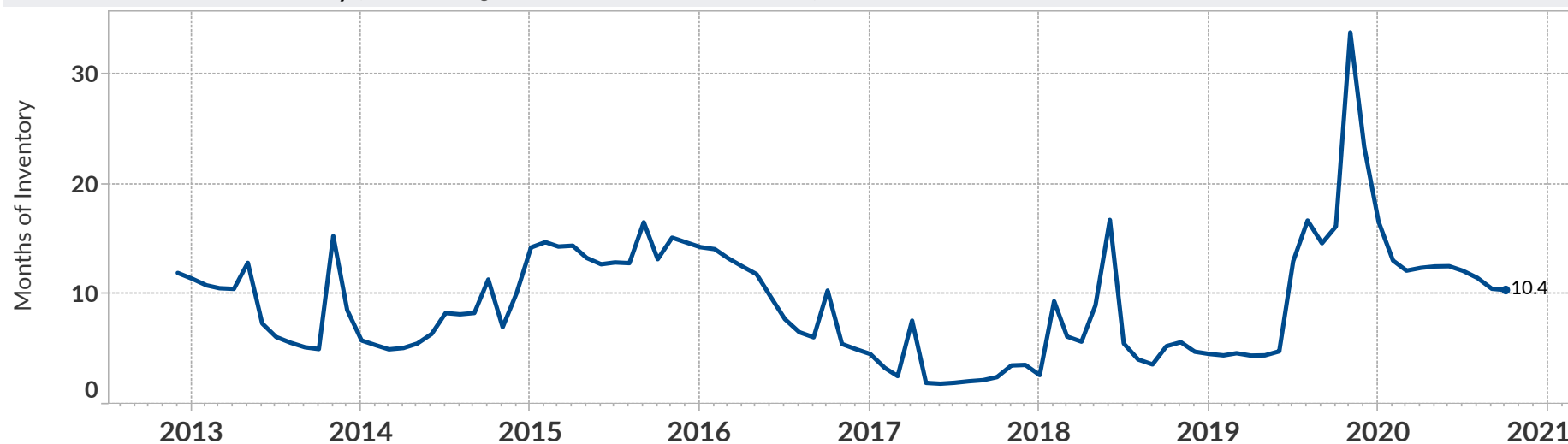


Central Waterfront		GTA
Active Projects	9	356
Total Units	4,721	93,557
Total Sales	3,771	77,464
Rem. Inv.	834	11,643
Avg. \$/SF	\$1,470	\$1,134
Avg. SF	1,039	945
Avg. \$	\$1,527,561	\$1,071,265
Current Month Sales (incl. active & sold out)	17	2,340

Development Applications

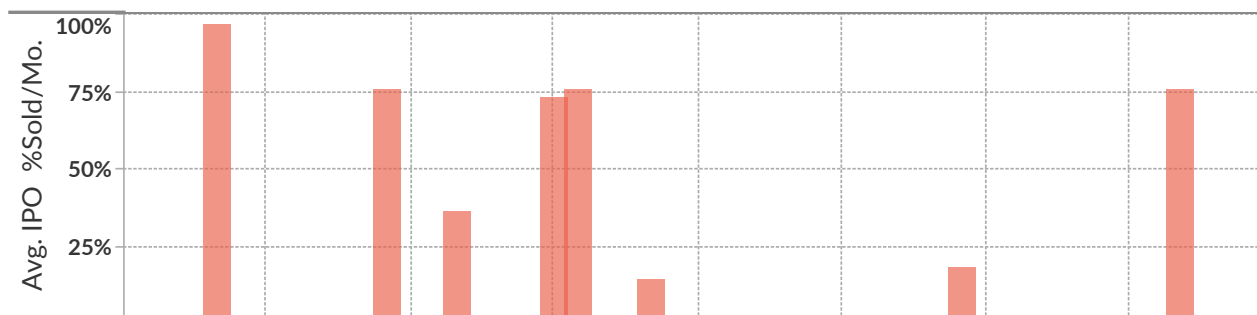
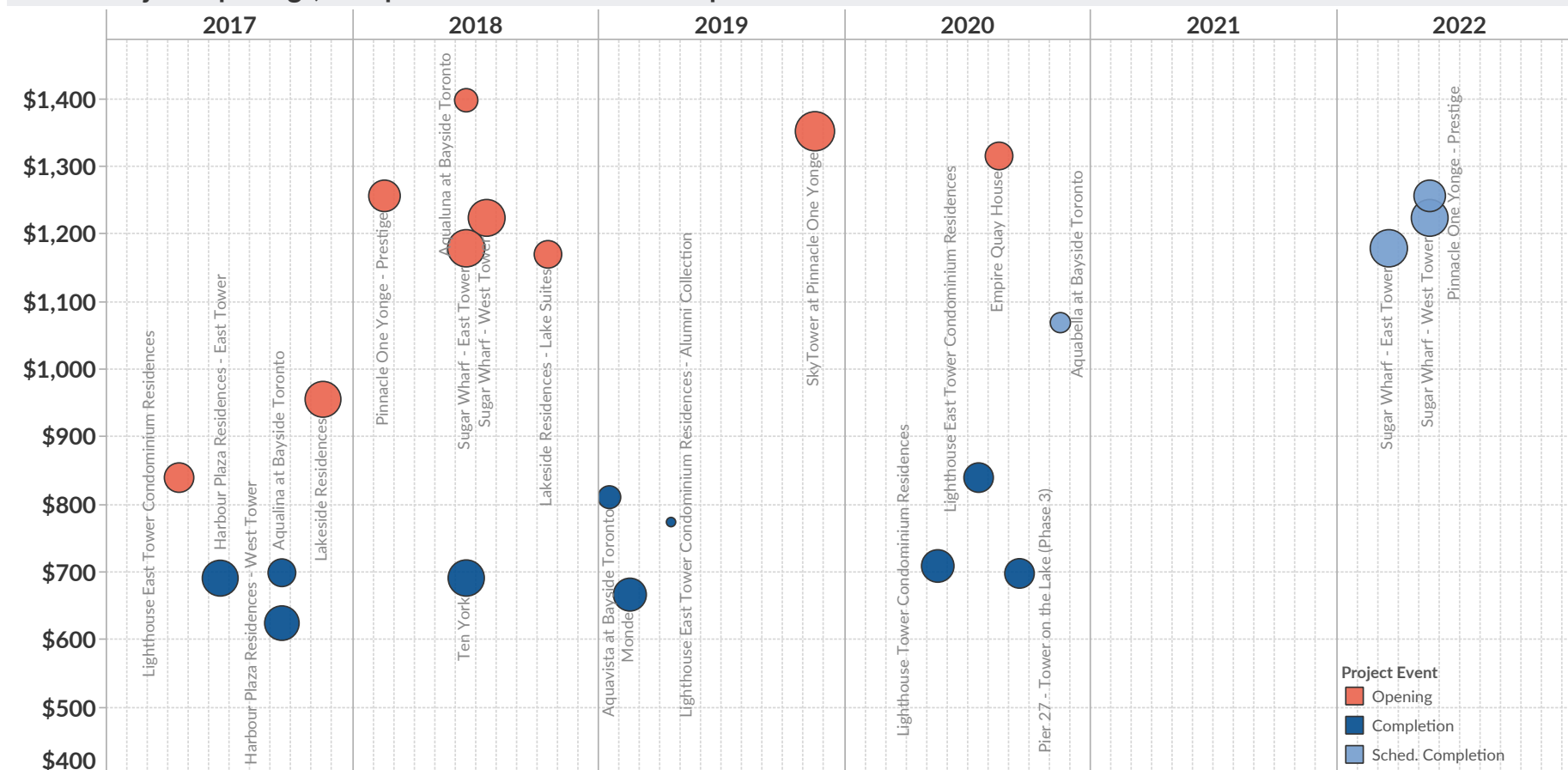
Central Waterfront		City of Toronto
Number of Dev. Apps.	8	449
Total Units	19,434	252,224
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	19.1	61.7
Avg. Floor Space Index	9.2	6.6

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

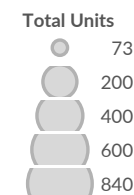


Central Waterfront Submarket Report - October 2020

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.



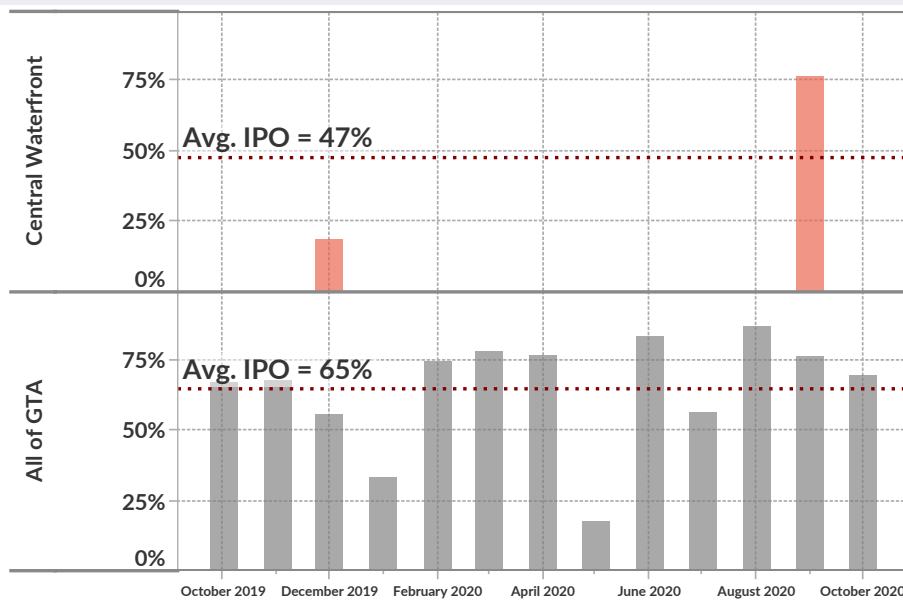
Central Waterfront Submarket Report - October 2020

Project Data by Unit Type

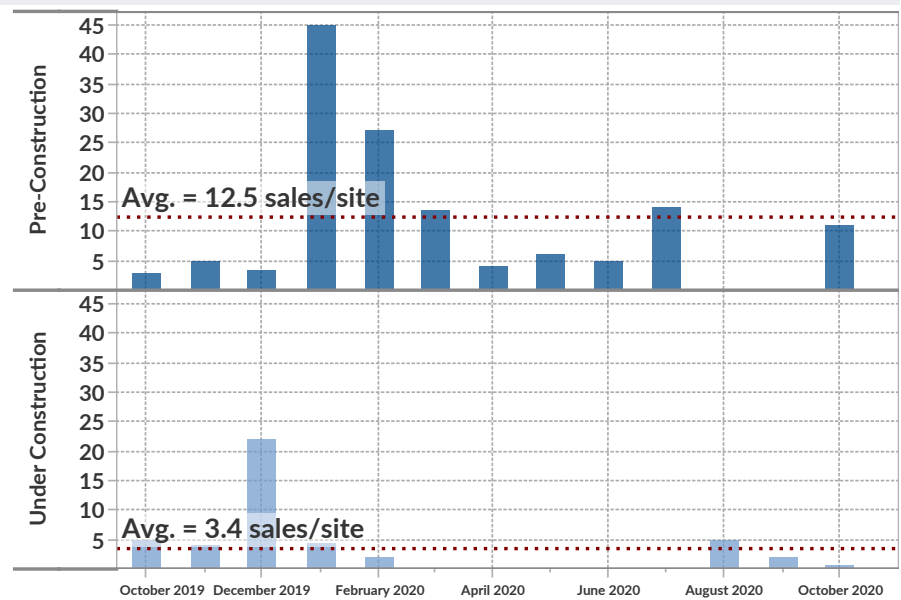
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	96	0	80	16
1 Bedroom	1,266	7	1,204	62
1 Bedroom + Den	1,352	6	1,165	187
2 Bedroom	813	0	734	79
2 Bedroom + Den	548	2	318	230
3 Bedroom & Up	492	2	238	254
Penthouse	20	0	20	0
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,361	416	445	\$568,990	\$602,990
\$1,474	448	676	\$545,000	\$838,990
\$1,368	544	790	\$692,000	\$1,079,900
\$1,498	622	2,066	\$780,000	\$2,550,000
\$1,380	756	2,722	\$988,990	\$4,290,000
\$1,574	812	2,515	\$961,000	\$3,990,000
\$1,226	1,847	2,416	\$2,275,000	\$2,950,000

IPO Launch Performance (first 2 months)

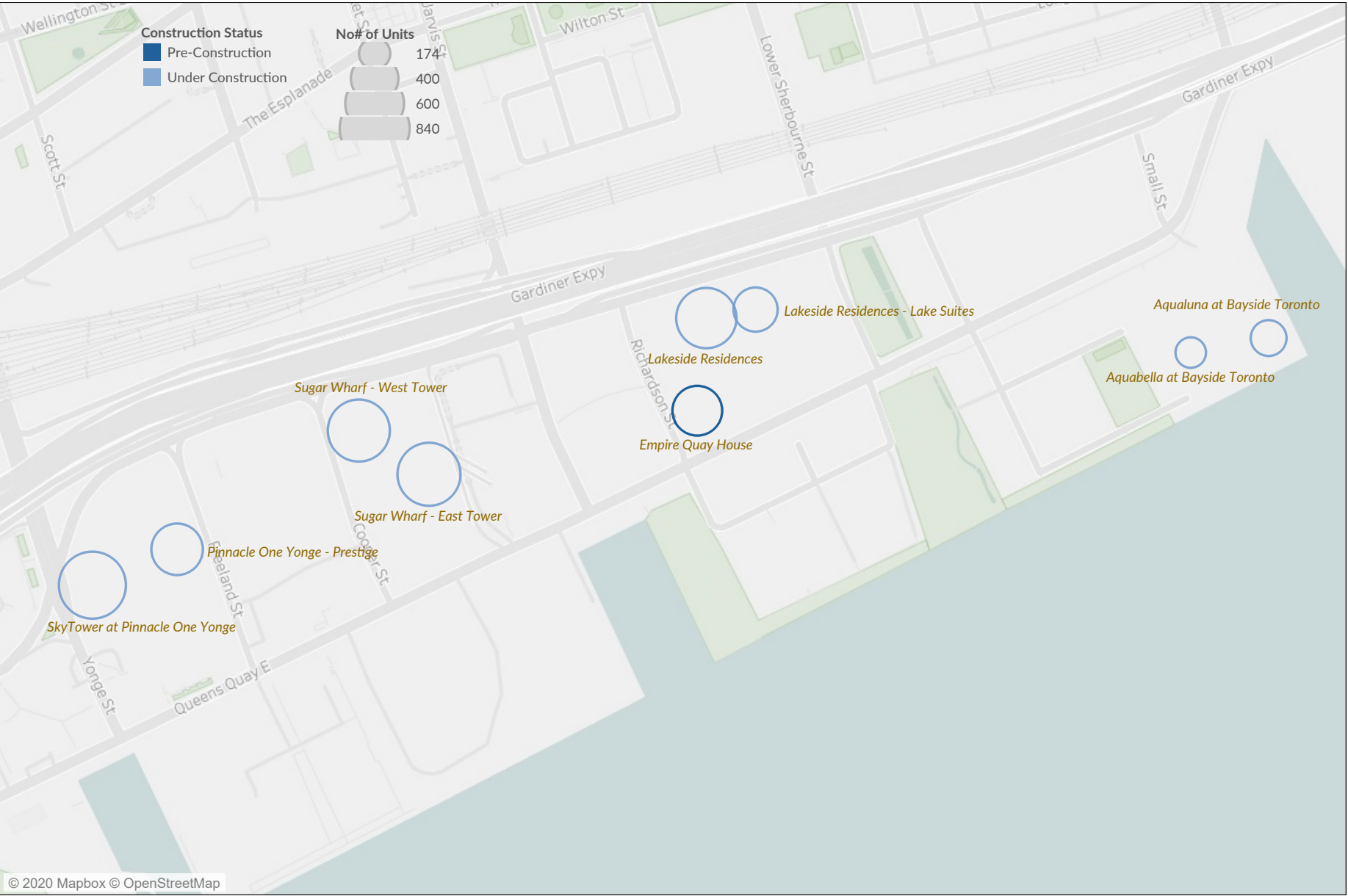


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - October 2020

Current Active Projects



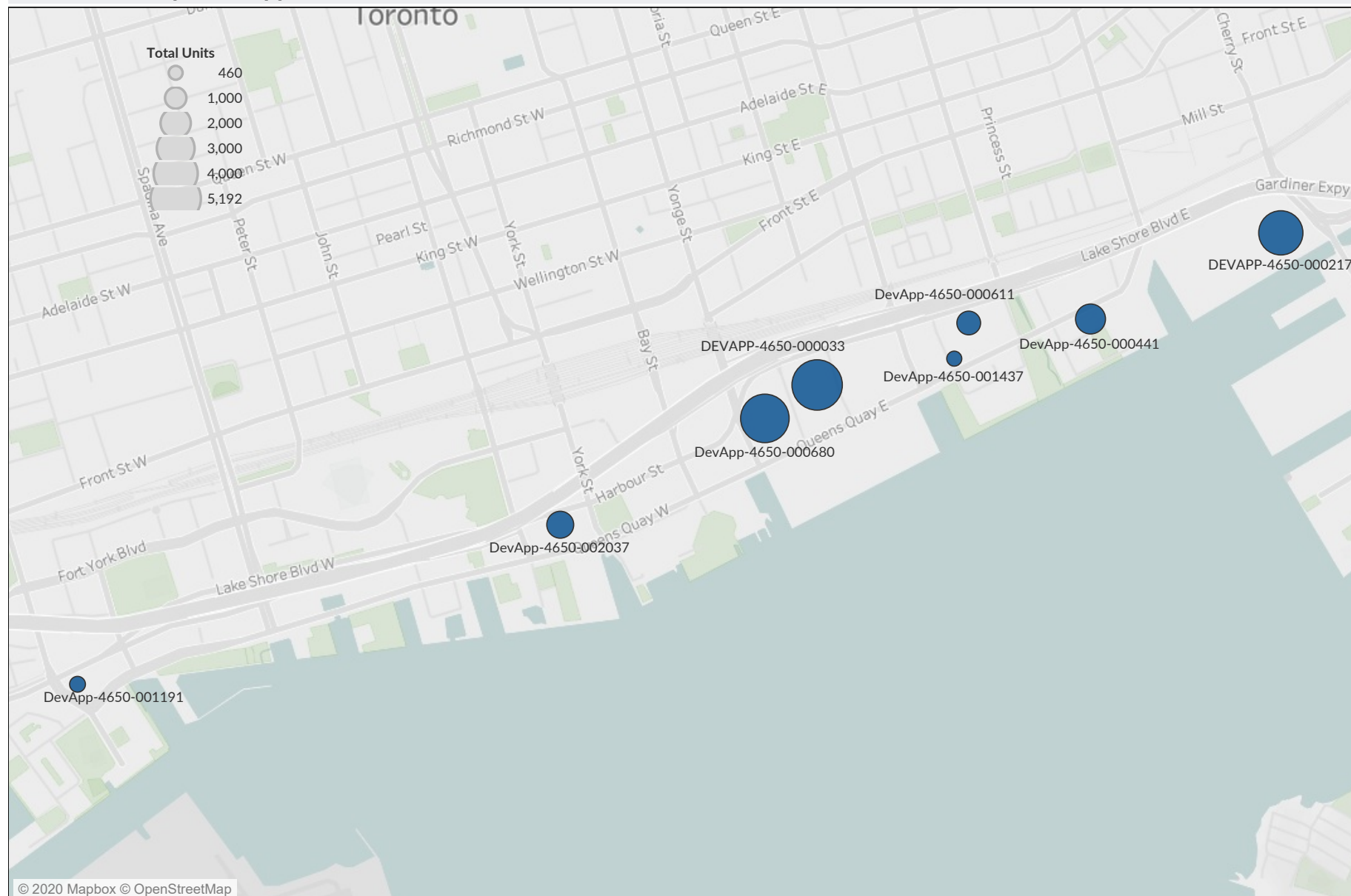
Central Waterfront Submarket Report - October 2020

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	1	6	29	240	\$1,399	\$1,398
Empire Quay House - Empire	Apartment	January 2024	11	285	75	463	\$1,317	\$1,305
Lakeside Residences - Greenland Group	Apartment	June 2023	2	15	3	680	\$957	\$1,229
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	2	13	127	496	\$1,258	\$1,544
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	1	203	483	840	\$1,353	\$1,494
Sugar Wharf - East Tower - Menkes	Apartment	March 2022	0	25	29	743	\$1,180	\$1,396
Sugar Wharf - West Tower - Menkes	Apartment	May 2022	0	9	43	720	\$1,225	\$1,423

Central Waterfront Submarket Report - October 2020

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	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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