



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of October 2020



Central Waterfront Submarket Report - October 2020

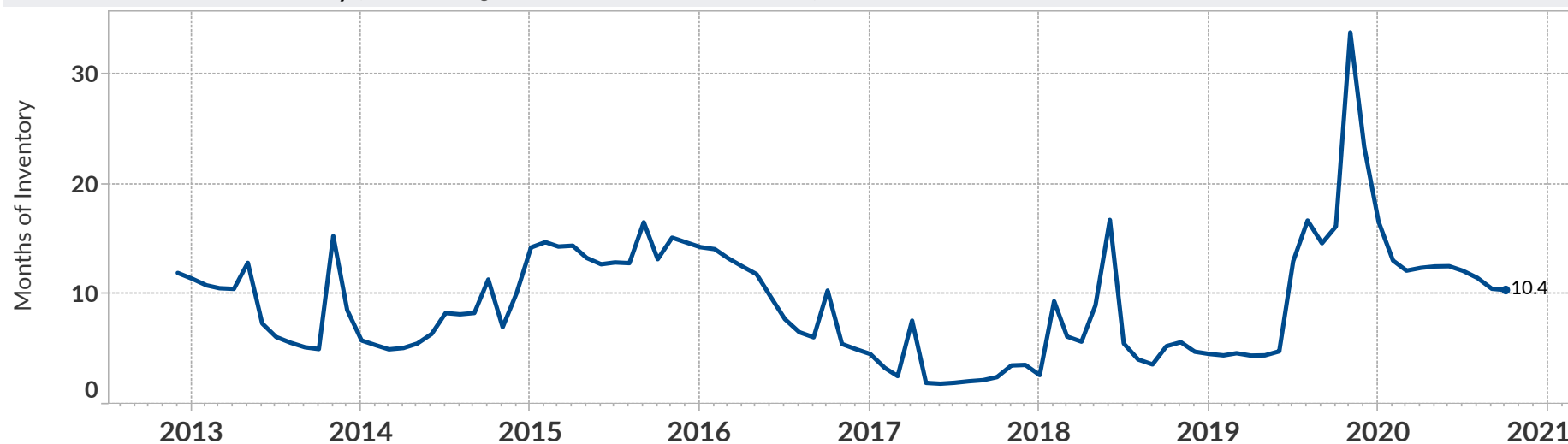


Central Waterfront		GTA
Active Projects	9	356
Total Units	4,721	93,557
Total Sales	3,771	77,464
Rem. Inv.	834	11,643
Avg. \$/SF	\$1,470	\$1,134
Avg. SF	1,039	945
Avg. \$	\$1,527,561	\$1,071,265
Current Month Sales (incl. active & sold out)	17	2,340

Development Applications

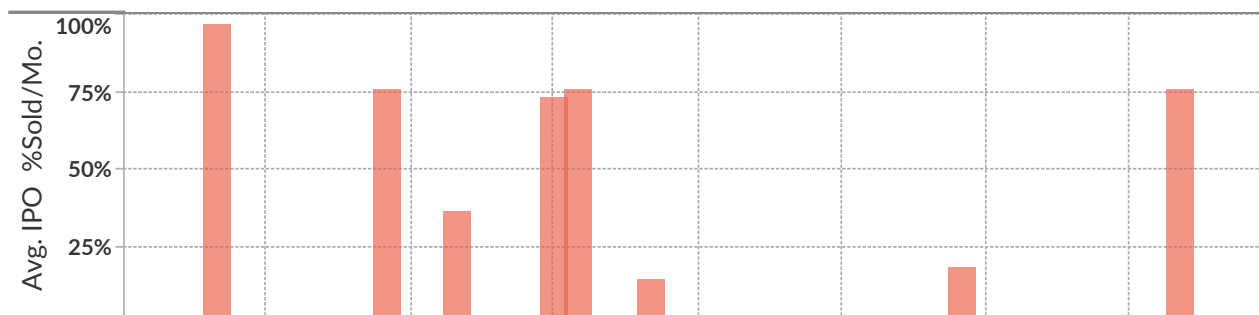
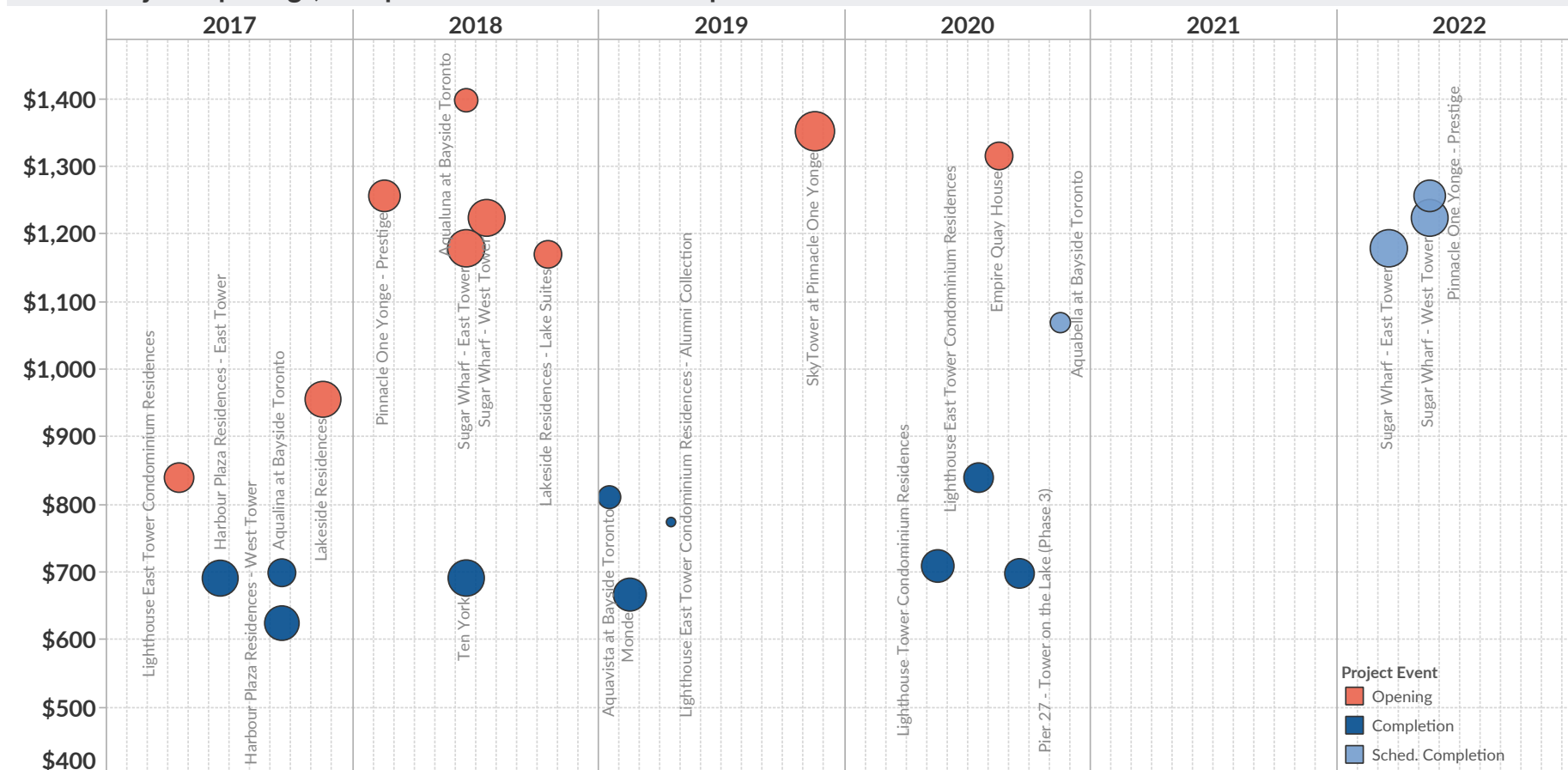
Central Waterfront		City of Toronto
Number of Dev. Apps.	8	449
Total Units	19,434	252,224
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	19.1	61.7
Avg. Floor Space Index	9.2	6.6

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

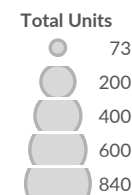


Central Waterfront Submarket Report - October 2020

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.



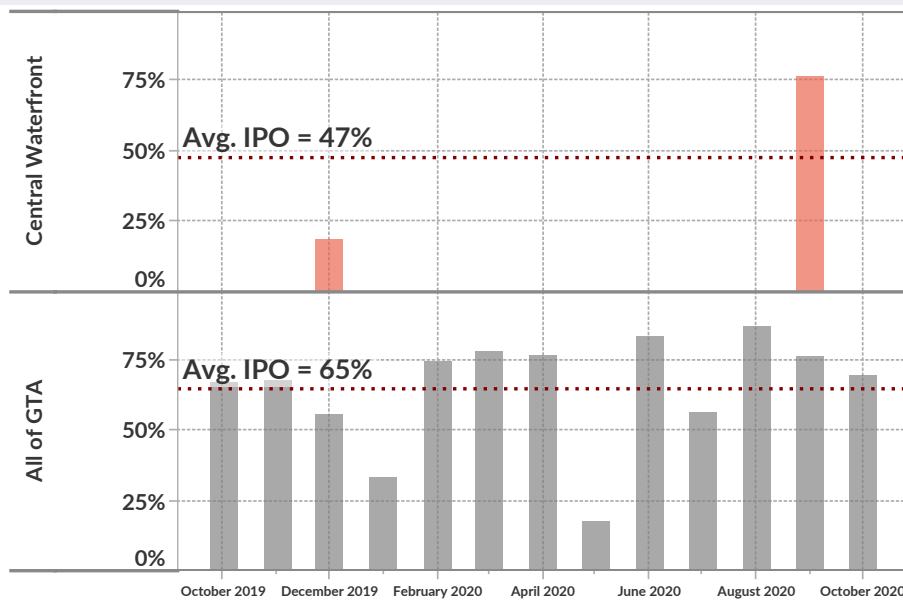
Central Waterfront Submarket Report - October 2020

Project Data by Unit Type

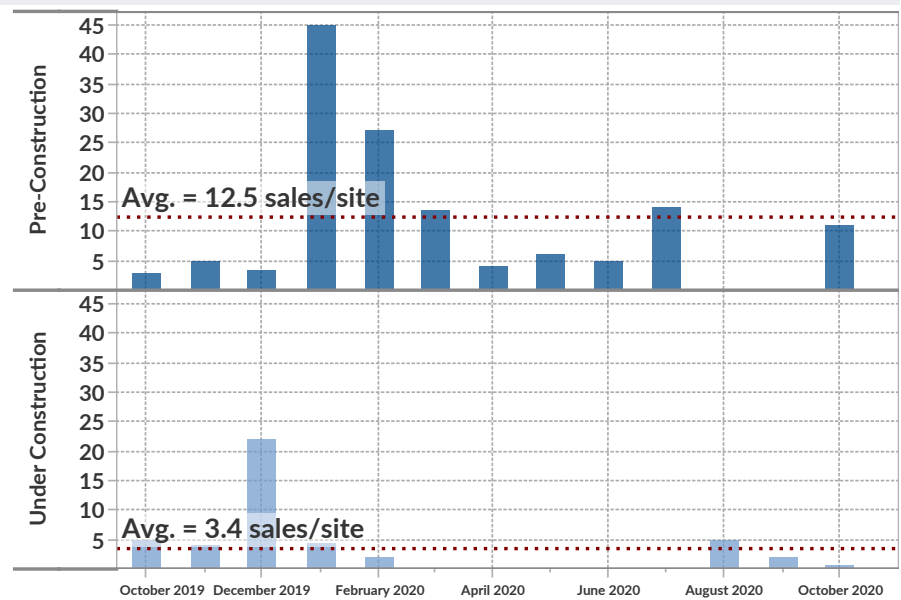
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	96	0	80	16
1 Bedroom	1,266	7	1,204	62
1 Bedroom + Den	1,352	6	1,165	187
2 Bedroom	813	0	734	79
2 Bedroom + Den	548	2	318	230
3 Bedroom & Up	492	2	238	254
Penthouse	20	0	20	0
Other	18	0	12	6

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)

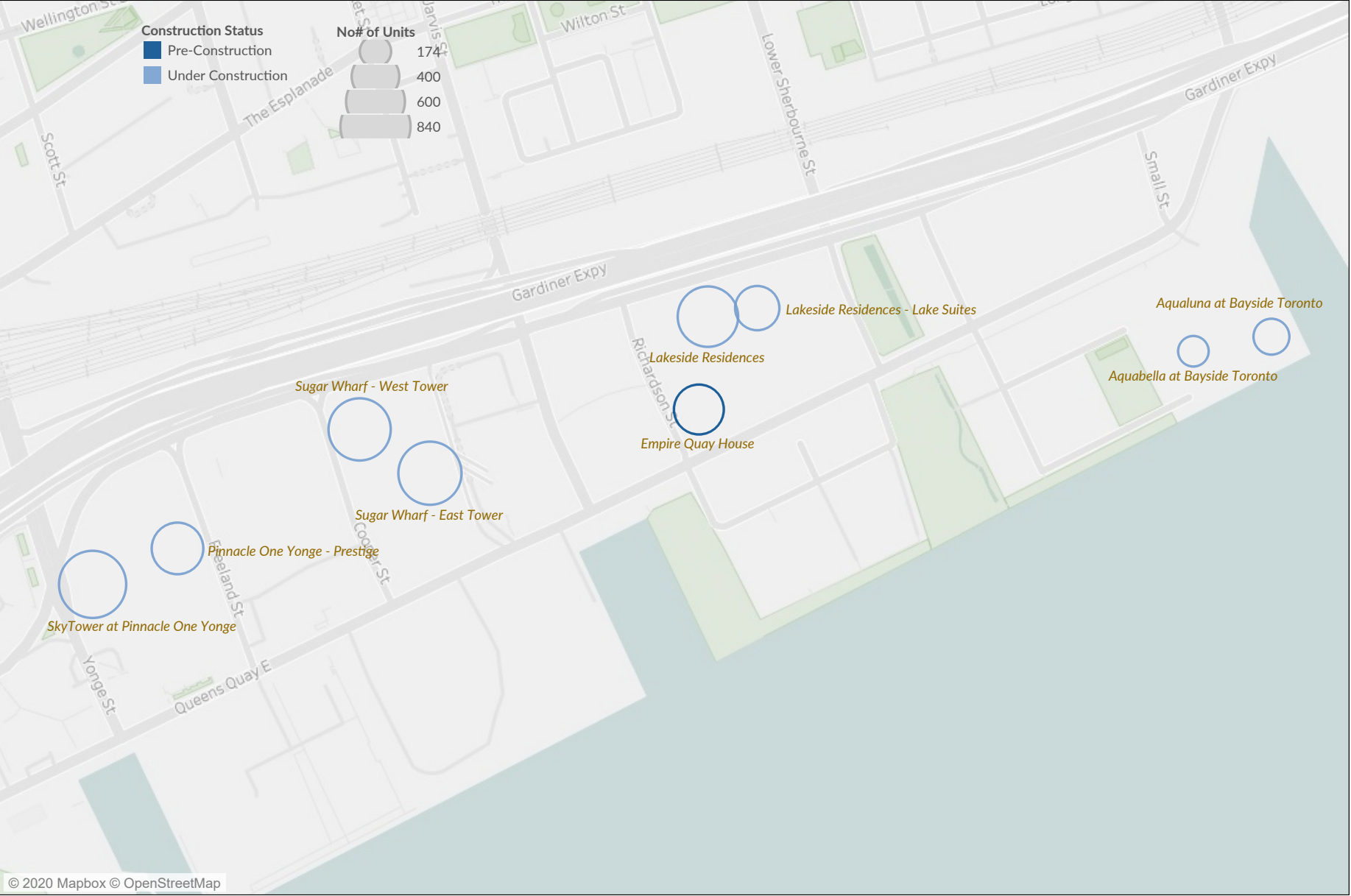


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - October 2020

Current Active Projects



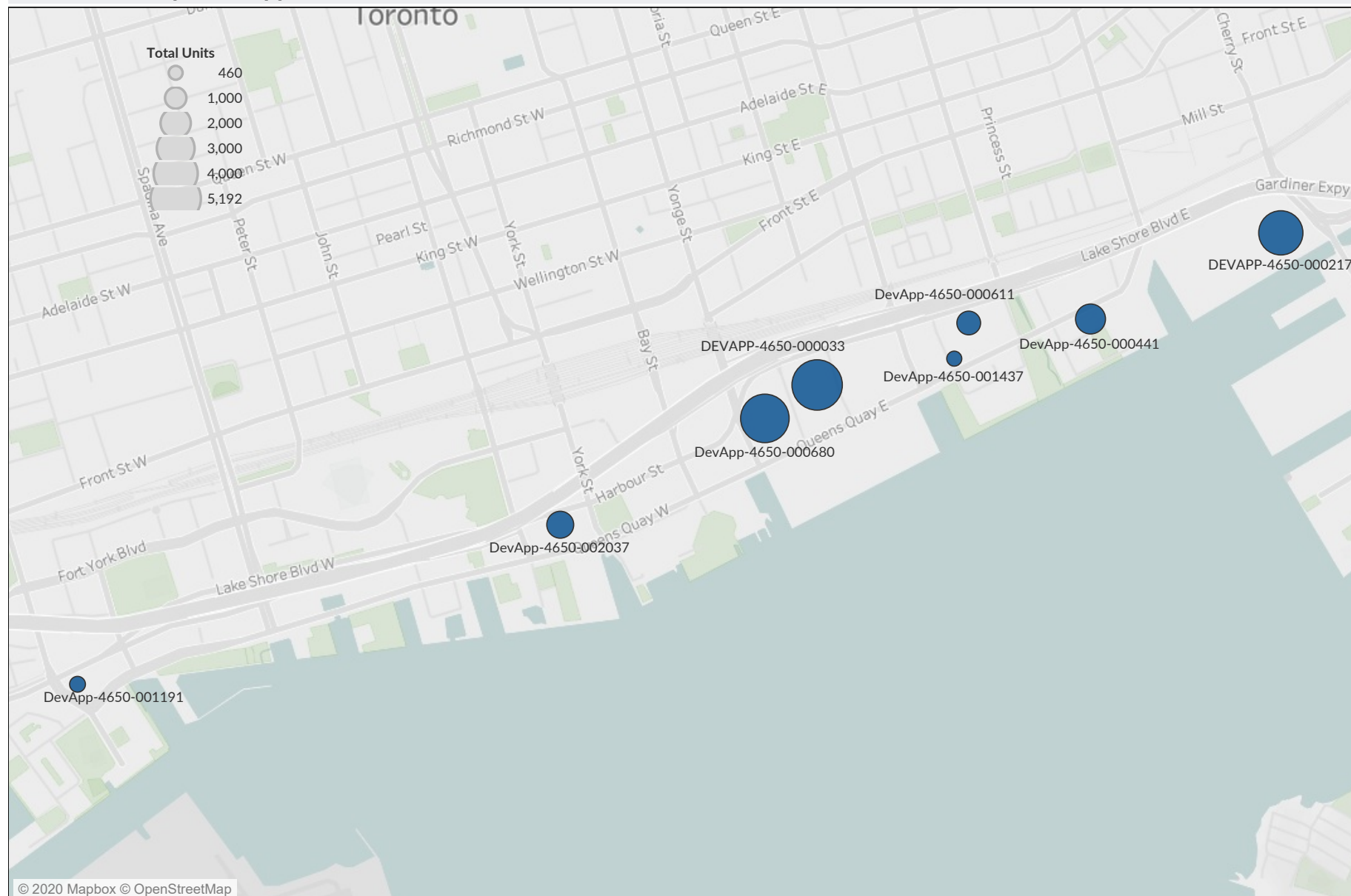
Central Waterfront Submarket Report - October 2020

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



Central Waterfront Submarket Report - October 2020

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.

Central Waterfront 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	32	21	7,477	6,494	703	\$1,253	812	\$1,017,603	16,387
Downtown West	71	29	10,091	8,701	1,129	\$1,434	905	\$1,297,400	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	145	13	1,562	1,142	203	\$1,101	835	\$918,775	3,120
Toronto West	101	16	3,151	2,248	700	\$1,137	848	\$964,291	11,904
Yonge - St. Clair	15	7	661	494	167	\$1,756	1,467	\$2,575,956	3,153

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.