



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of December 2020



Downtown Core Submarket Report - December 2020

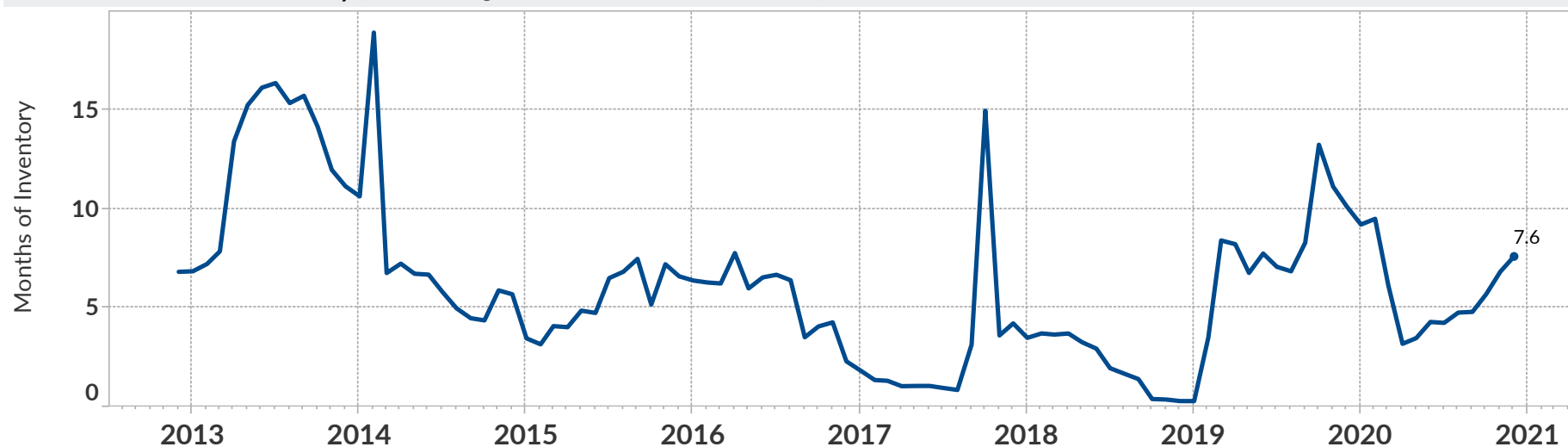


Downtown Core		GTA
Active Projects	6	355
Total Units	3,714	92,467
Total Sales	3,145	77,167
Rem. Inv.	198	10,653
Avg. \$/SF	\$1,906	\$1,159
Avg. SF	866	982
Avg. \$	\$1,651,052	\$1,137,470
Current Month Sales (incl. active & sold out)	1	857

Development Applications

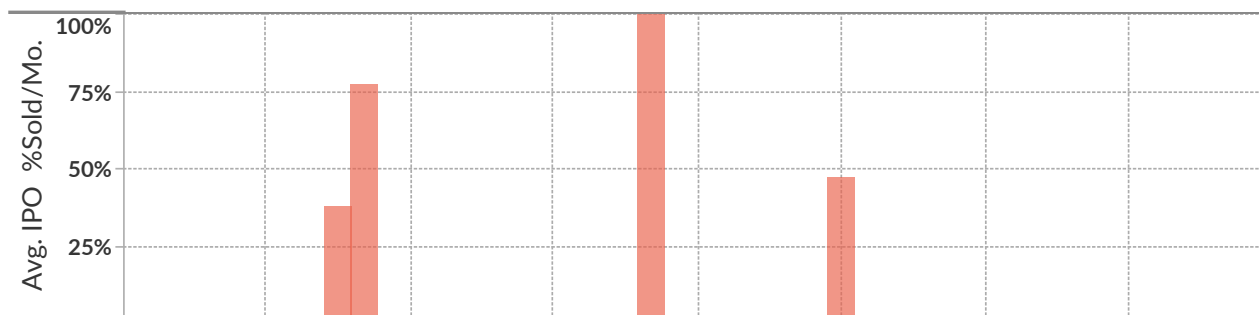
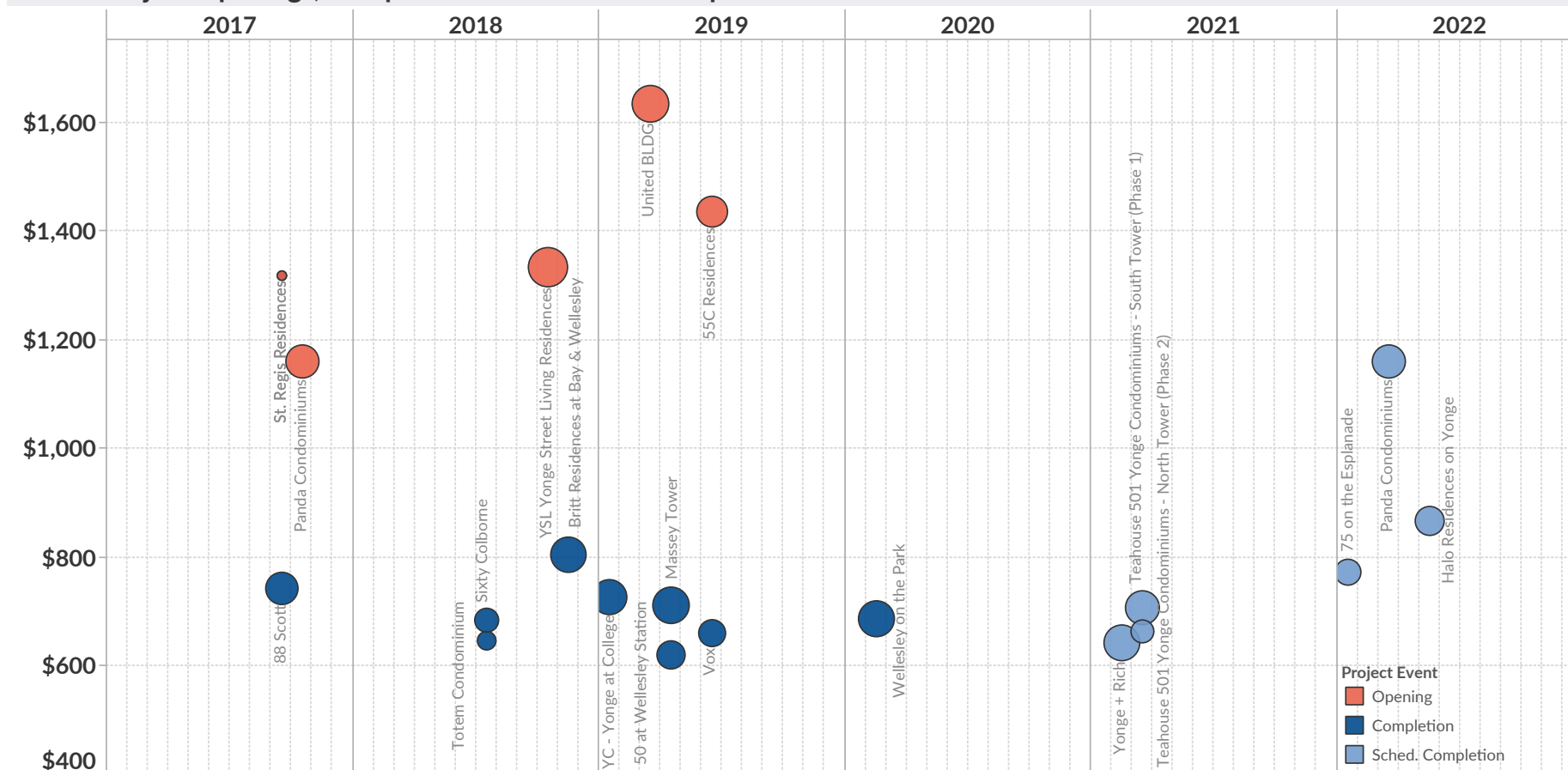
Downtown Core		City of Toronto
Number of Dev. Apps.	28	482
Total Units	19,624	266,905
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	37.3	61.7
Avg. Floor Space Index	13.8	6.8

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

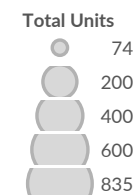


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Recent Project Openings, Completions & Scheduled Completions



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.



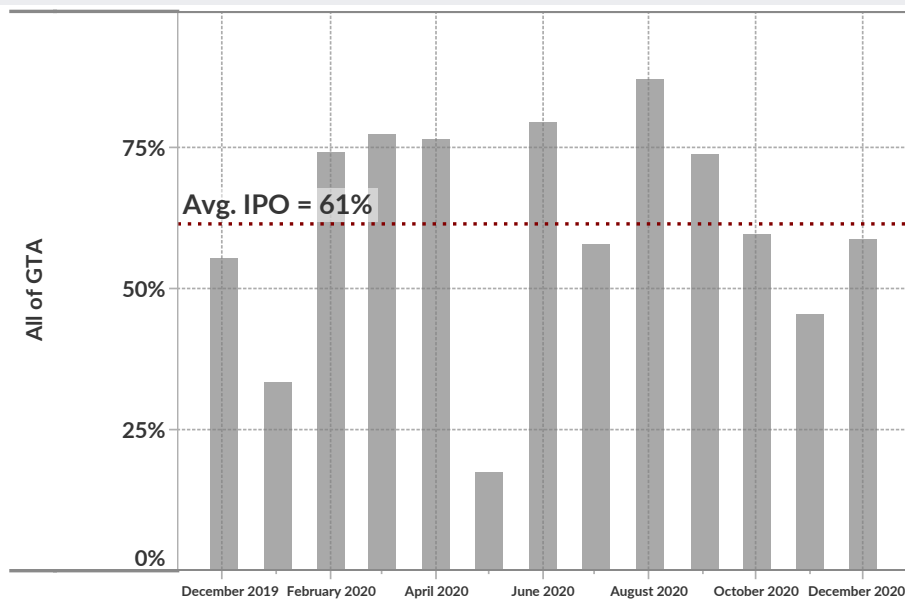
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Project Data by Unit Type

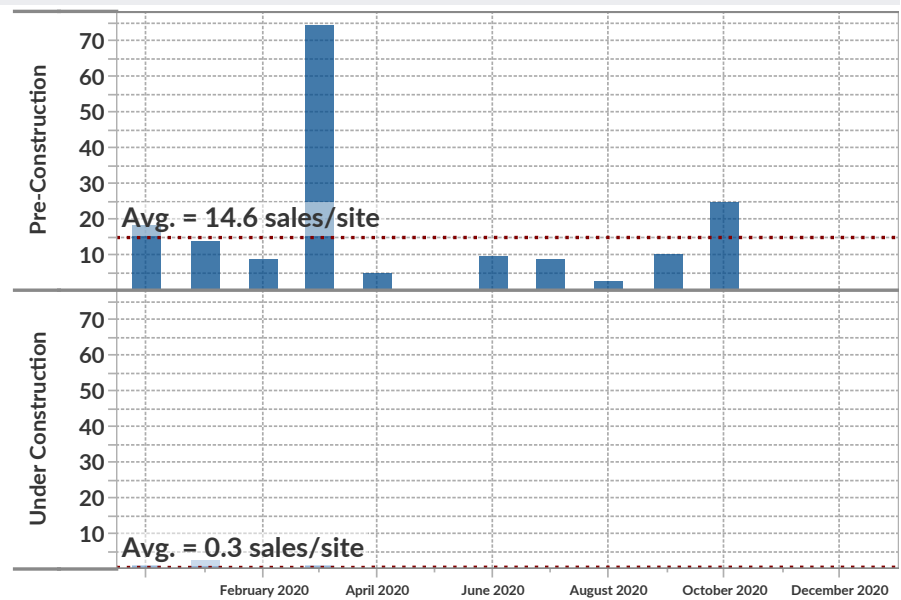
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	397	0	387	10
1 Bedroom	904	0	840	64
1 Bedroom + Den	544	0	542	2
2 Bedroom	1,063	1	1,000	63
2 Bedroom + Den	229	0	229	0
3 Bedroom & Up	196	0	146	50
Penthouse				
Other	10	0	1	9

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,421	279	335	\$640,900	\$829,990
\$1,713	461	609	\$779,900	\$1,060,990
\$1,481	605	648	\$790,000	\$1,065,990
\$2,047	722	1,197	\$1,091,900	\$2,730,990
\$2,034	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)

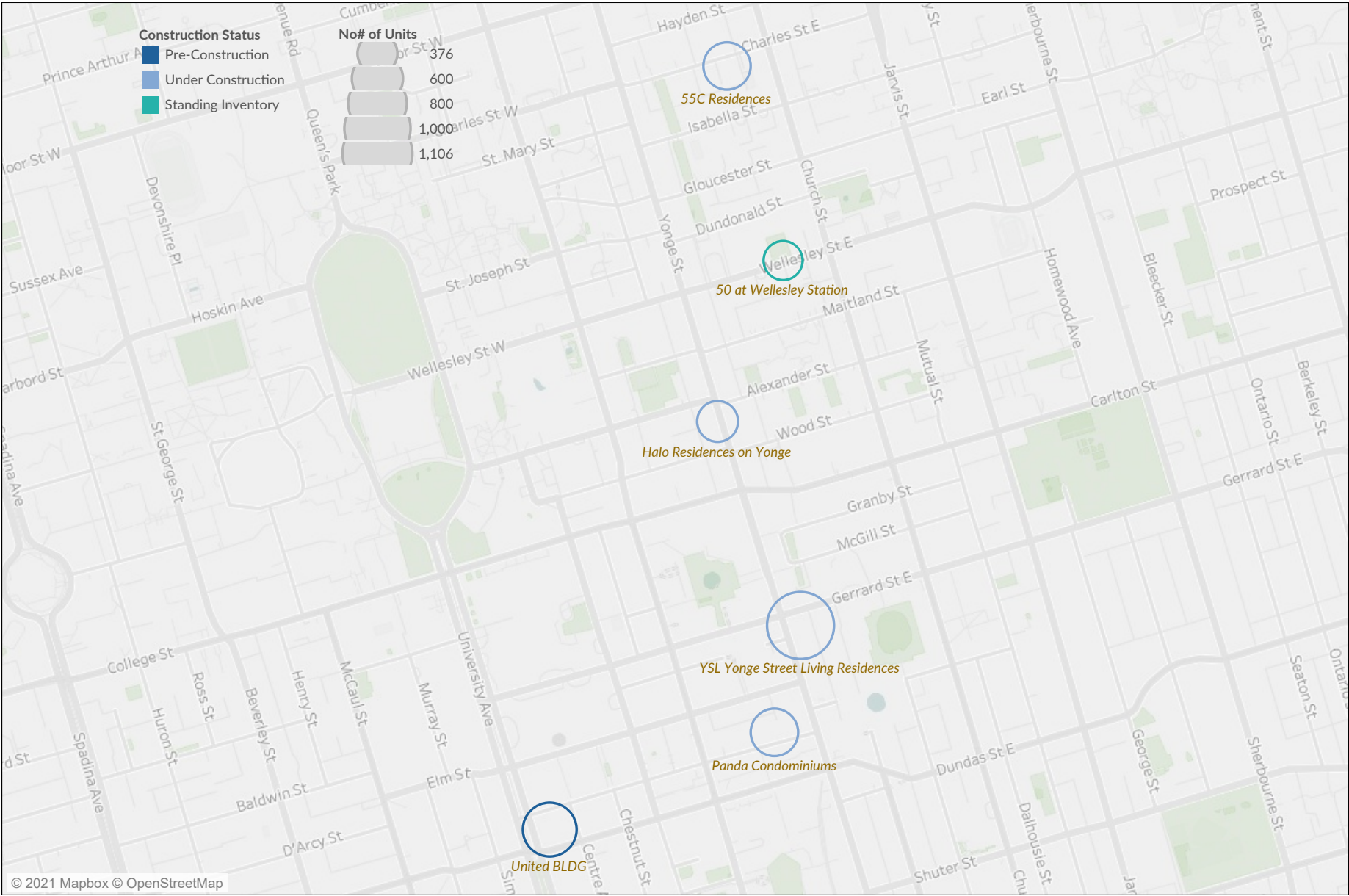


Post Launch Absorption: Downtown Core



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Current Active Projects



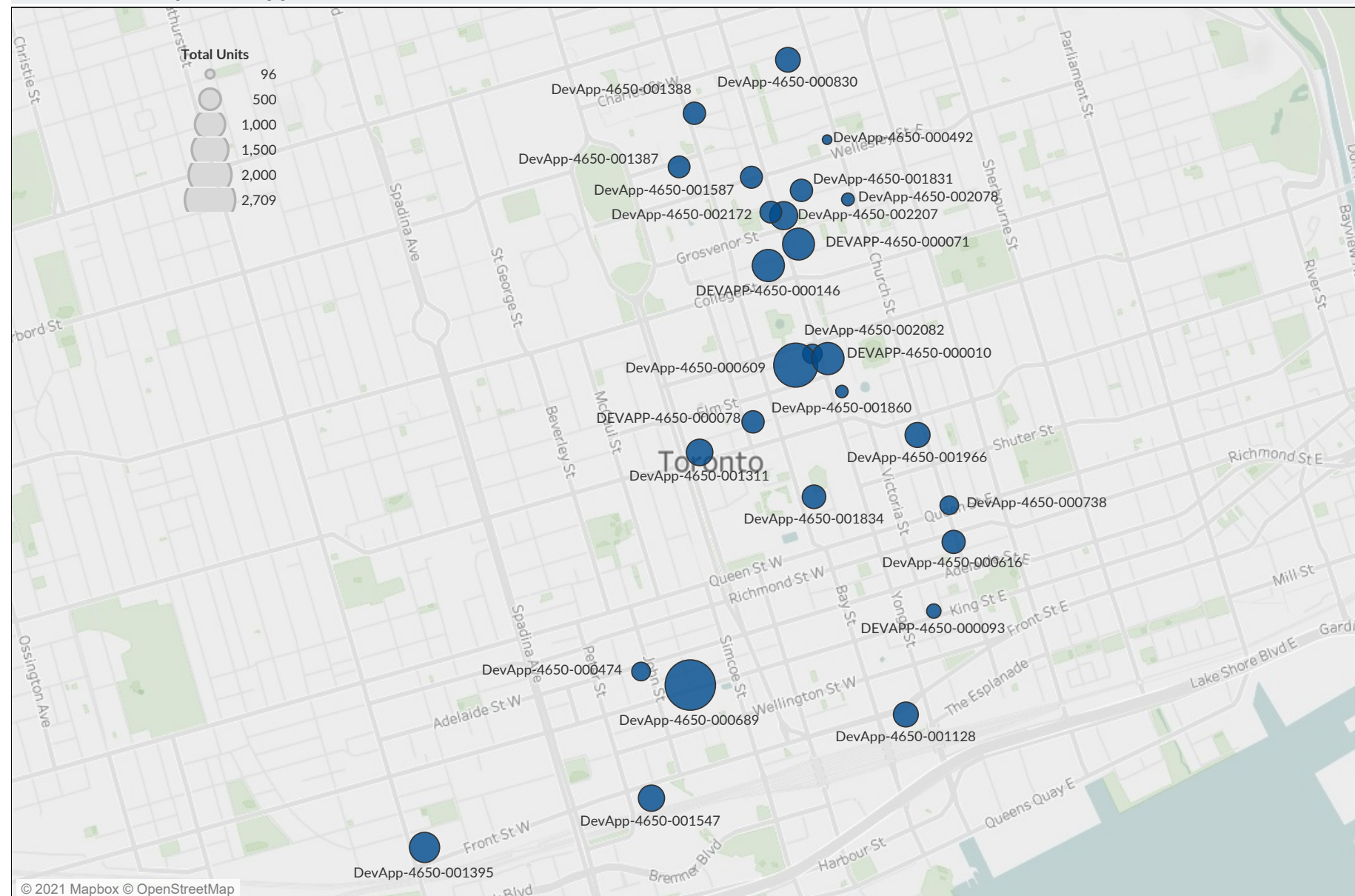
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Current Active Project List

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	11	17	376	\$622	\$1,251
55C Residences - Mod Developments Inc.	Apartment	September 2023	0	56	94	551	\$1,437	\$1,558
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	1	235	82	713	\$1,635	\$2,437
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.

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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	● 27	● 17	● 5,500	● 4,277	● 641	● \$1,985	● 1,226	● \$2,433,040	● 9,636
Central Waterfront	● 6	● 9	● 4,721	● 3,773	● 832	● \$1,515	● 1,064	● \$1,611,998	● 19,434
Don Mills - York Mills	● 22	● 12	● 3,683	● 3,196	● 265	● \$1,000	● 1,029	● \$1,028,709	● 14,212
Downtown Core	● 1	● 6	● 3,714	● 3,145	● 198	● \$1,906	● 866	● \$1,651,052	● 19,624
Downtown East	● 25	● 21	● 7,499	● 6,546	● 675	● \$1,253	● 809	● \$1,013,562	● 17,043
Downtown West	● 7	● 28	● 9,675	● 8,445	● 888	● \$1,454	● 943	● \$1,372,204	● 21,009
Etobicoke Waterfront	● 0	● 1	● 602	● 454	● 39	● \$1,325	● 847	● \$1,121,541	● 8,726
Highway7 - Yonge	● 2	● 5	● 1,399	● 1,311	● 80	● \$721	● 1,180	● \$851,508	●
Mississauga City Centre	● 15	● 12	● 7,004	● 6,420	● 565	● \$923	● 777	● \$716,789	●
North Toronto	● 3	● 13	● 3,679	● 3,064	● 516	● \$1,277	● 818	● \$1,043,907	● 13,863
North Yonge Corridor	● 0	● 6	● 1,715	● 1,486	● 84	● \$1,158	● 826	● \$956,825	● 8,776
North York East	● 0	● 2	● 528	● 519	● 8	● \$942	● 978	● \$921,150	● 1,367
North York West	● 22	● 10	● 1,258	● 954	● 258	● \$1,236	● 1,487	● \$1,836,869	● 13,842
Not Applicable	● 640	● 158	● 30,673	● 24,769	● 4,116	● \$815	● 971	● \$791,049	● 94,291
Scarborough City Centre									● 2,245
Sheppard Corridor	● 23	● 13	● 3,443	● 3,039	● 400	● \$1,125	● 944	● \$1,062,398	● 7,811
Thornhill	● 37	● 6	● 1,720	● 1,403	● 307	● \$1,071	● 1,101	● \$1,179,450	●
Toronto East	● 4	● 12	● 1,535	● 1,117	● 201	● \$1,103	● 834	● \$919,532	● 3,374
Toronto West	● 10	● 17	● 3,458	● 2,738	● 430	● \$1,165	● 961	● \$1,119,814	● 12,688
Yonge - St. Clair	● 13	● 7	● 661	● 511	● 150	● \$1,765	● 1,460	● \$2,577,465	● 3,576

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