



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of December 2020



Central Waterfront Submarket Report - December 2020



Central Waterfront		GTA
Active Projects	9	355
Total Units	4,721	92,467
Total Sales	3,773	77,167
Rem. Inv.	832	10,653
Avg. \$/SF	\$1,515	\$1,159
Avg. SF	1,064	982
Avg. \$	\$1,611,998	\$1,137,470
Current Month Sales (incl. active & sold out)	6	857

Development Applications

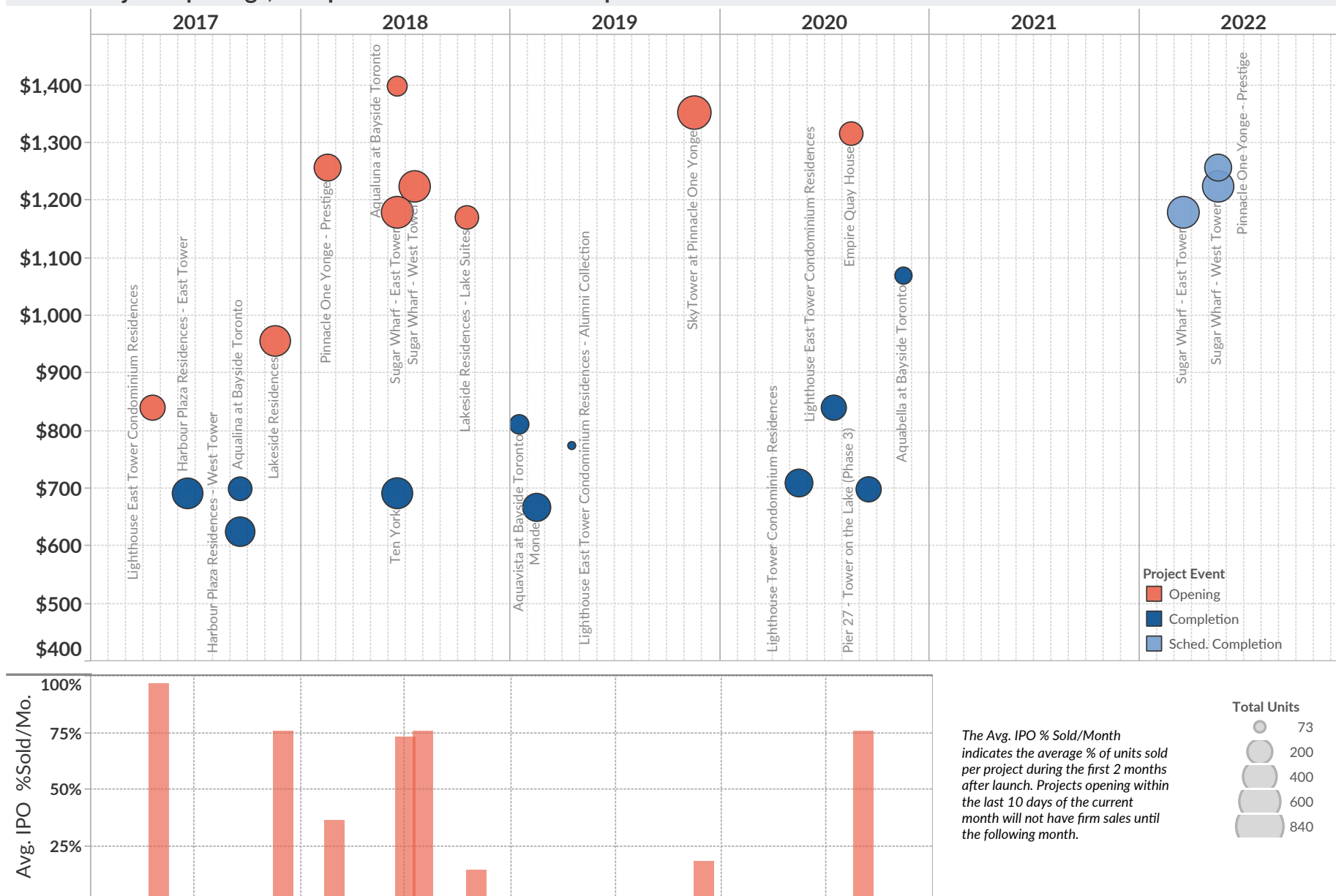
Central Waterfront		City of Toronto
Number of Dev. Apps.	8	482
Total Units	19,434	266,905
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	19.1	61.7
Avg. Floor Space Index	9.2	6.8

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



Central Waterfront Submarket Report - December 2020

Recent Project Openings, Completions & Scheduled Completions



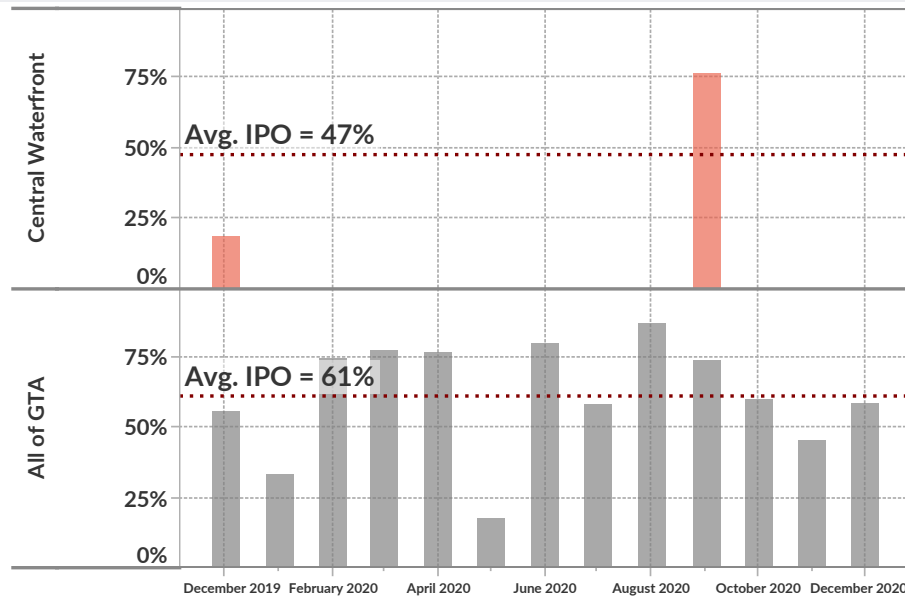
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Project Data by Unit Type

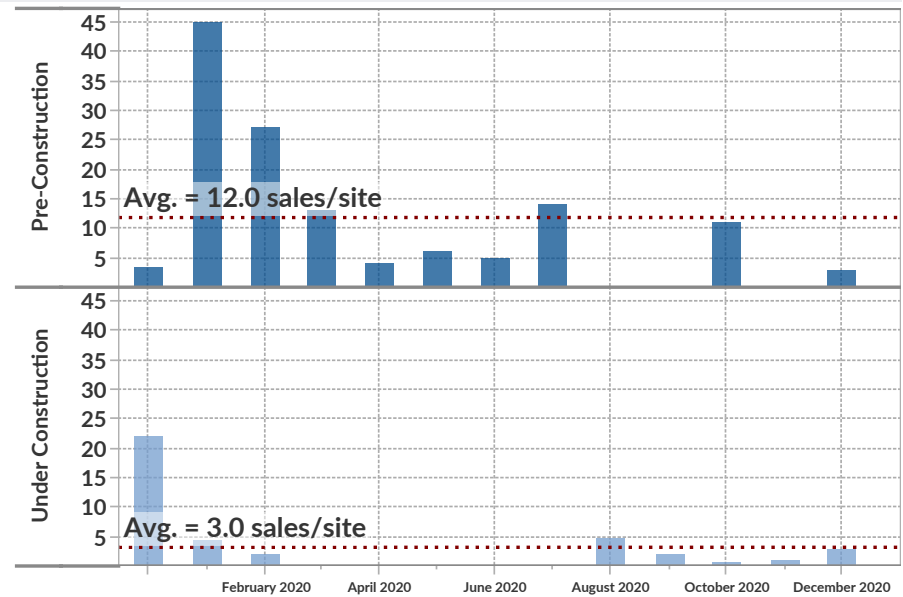
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	96	1	81	15
1 Bedroom	1,266	1	1,202	64
1 Bedroom + Den	1,352	3	1,166	186
2 Bedroom	813	1	736	77
2 Bedroom + Den	548	0	318	230
3 Bedroom & Up	492	0	238	254
Penthouse	20	0	20	0
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,361	416	445	\$568,990	\$602,990
\$1,479	448	676	\$545,000	\$838,990
\$1,371	544	790	\$692,000	\$1,088,900
\$1,467	622	2,066	\$780,000	\$2,550,000
\$1,528	756	2,722	\$988,990	\$4,290,000
\$1,588	812	2,515	\$961,000	\$3,990,000
\$1,289	1,720	2,416	\$2,275,000	\$2,950,000

IPO Launch Performance (first 2 months)

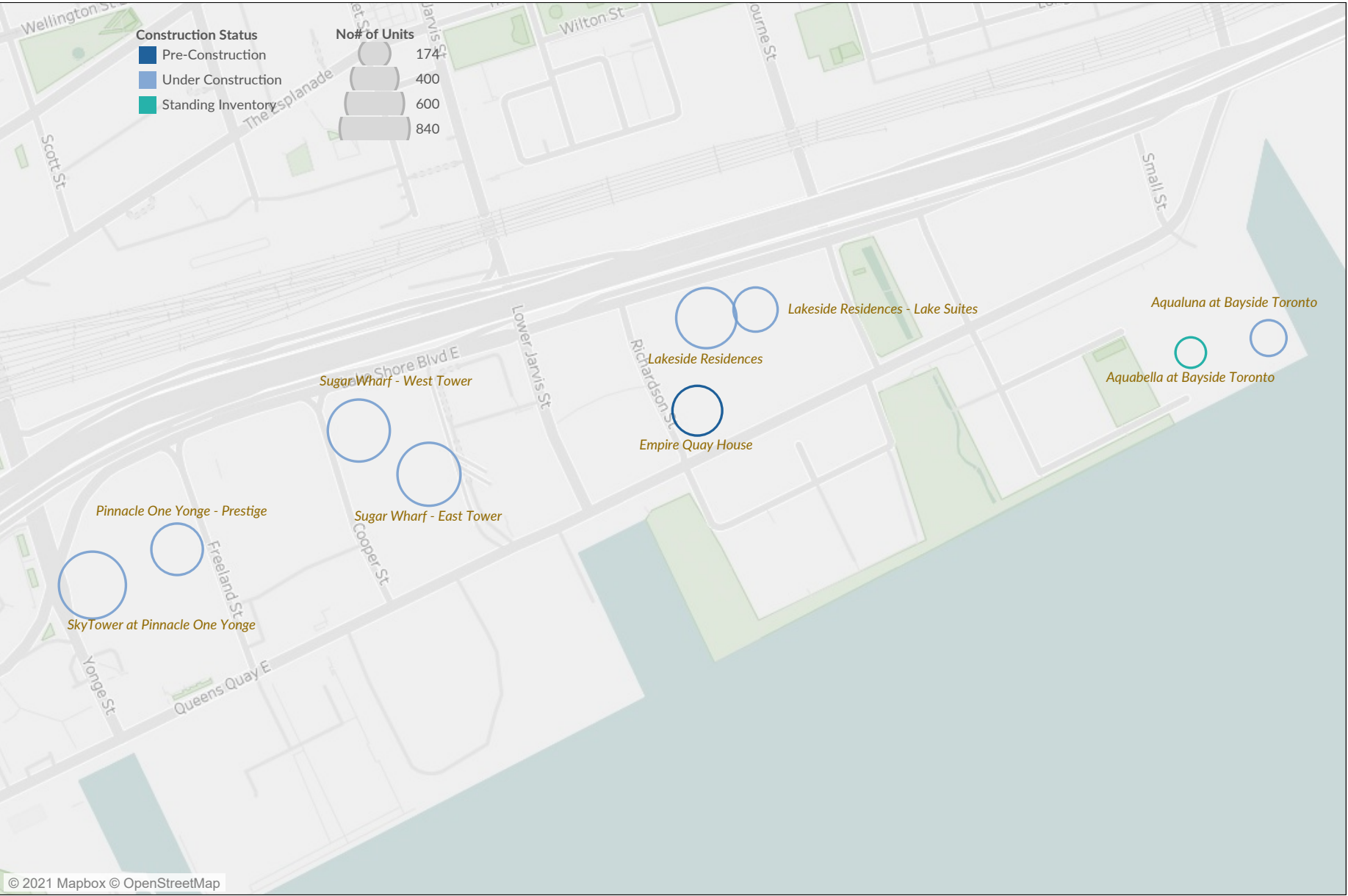


Post Launch Absorption: Central Waterfront



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Current Active Projects



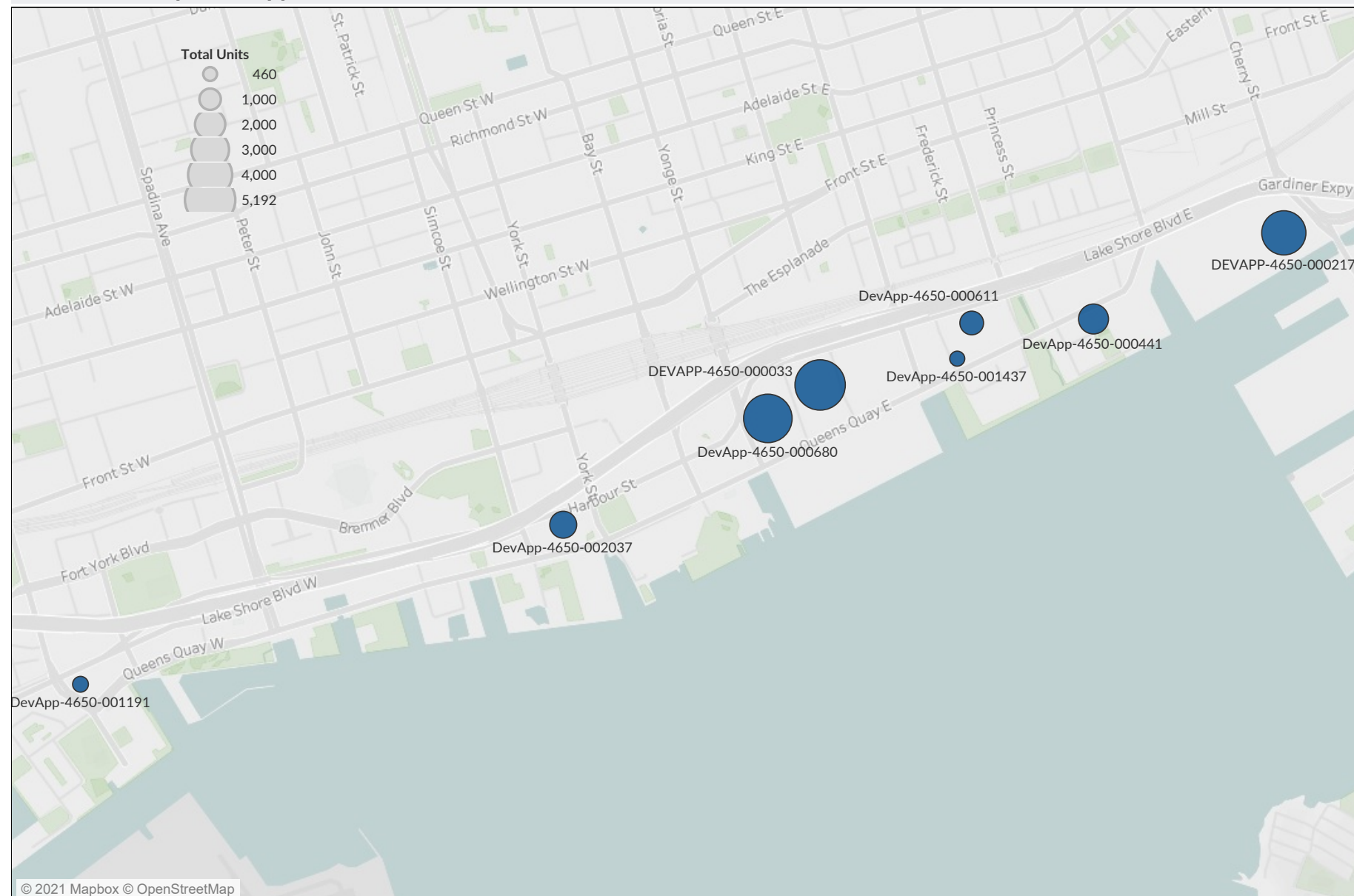
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Current Active Project List

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	0	6	29	240	\$1,399	\$1,398
Empire Quay House - Empire	Apartment	January 2024	3	288	72	463	\$1,317	\$1,304
Lakeside Residences - Greenland Group	Apartment	June 2023	0	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	0	10	130	496	\$1,258	\$1,570
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	3	205	481	840	\$1,353	\$1,564
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

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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	10.8	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	● 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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