



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of January 2021



Central Waterfront Submarket Report - January 2021



Central Waterfront		GTA
Active Projects	9	355
Total Units	4,824	93,173
Total Sales	3,782	77,679
Rem. Inv.	926	10,651
Avg. \$/SF	\$1,515	\$1,159
Project Avg. \$/SF	\$1,411	\$1,063
Avg. SF	1,005	977
Avg. \$	\$1,522,904	\$1,131,783
Current Month Sales (incl. active & sold out)	8	665

Development Applications

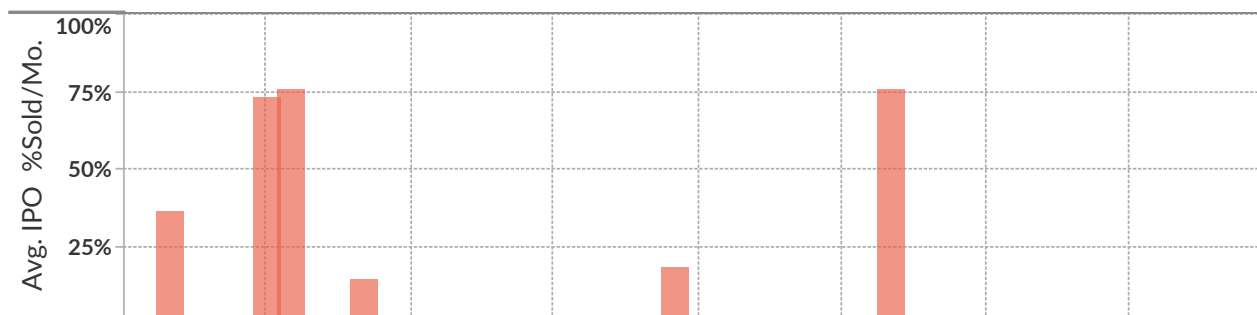
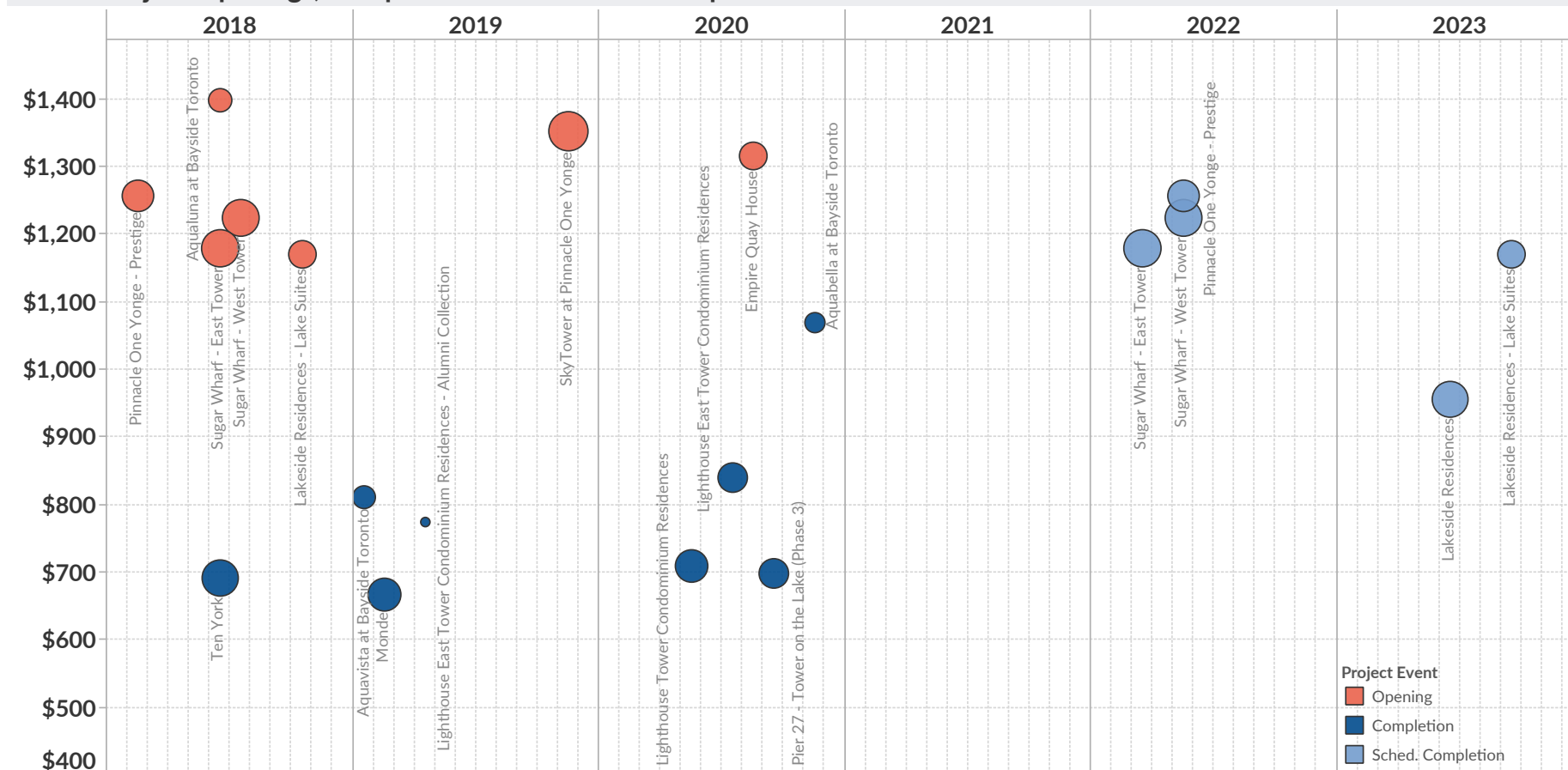
Central Waterfront		City of Toronto
Number of Dev. Apps.	8	491
Total Units	19,434	265,998
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	19.1	61.7
Avg. Floor Space Index	9.2	6.7

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

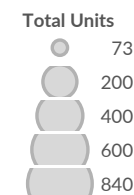


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Recent Project Openings, Completions & Scheduled Completions



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.



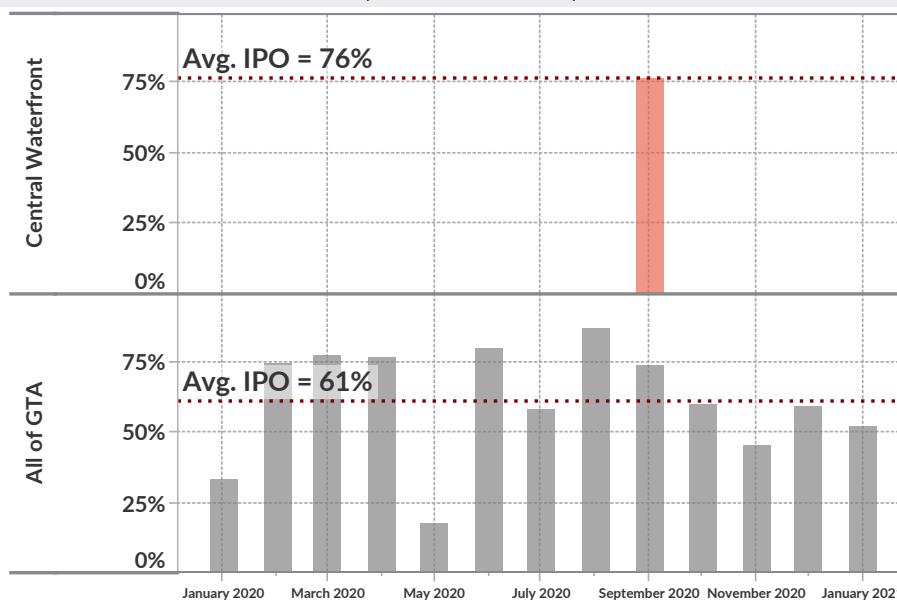
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Project Data by Unit Type

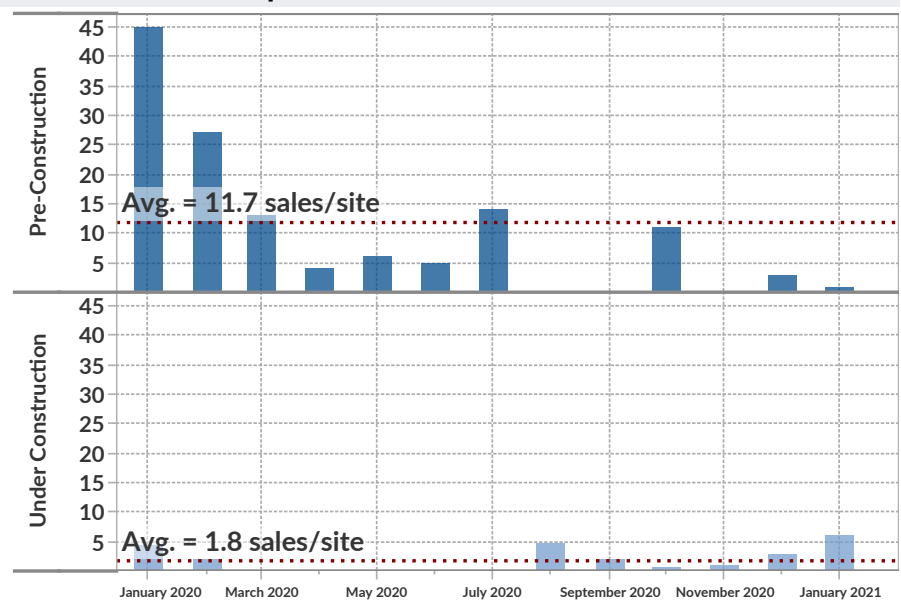
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	124	0	81	43
1 Bedroom	1,308	3	1,205	103
1 Bedroom + Den	1,361	0	1,167	194
2 Bedroom	825	2	738	87
2 Bedroom + Den	550	3	321	229
3 Bedroom & Up	502	0	238	264
Penthouse	20	0	20	0
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,361	416	445	\$568,990	\$602,990
\$1,413	448	676	\$545,000	\$850,900
\$1,442	544	790	\$692,000	\$1,134,900
\$1,454	622	2,066	\$780,000	\$2,550,000
\$1,526	756	2,722	\$988,990	\$4,290,000
\$1,579	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)

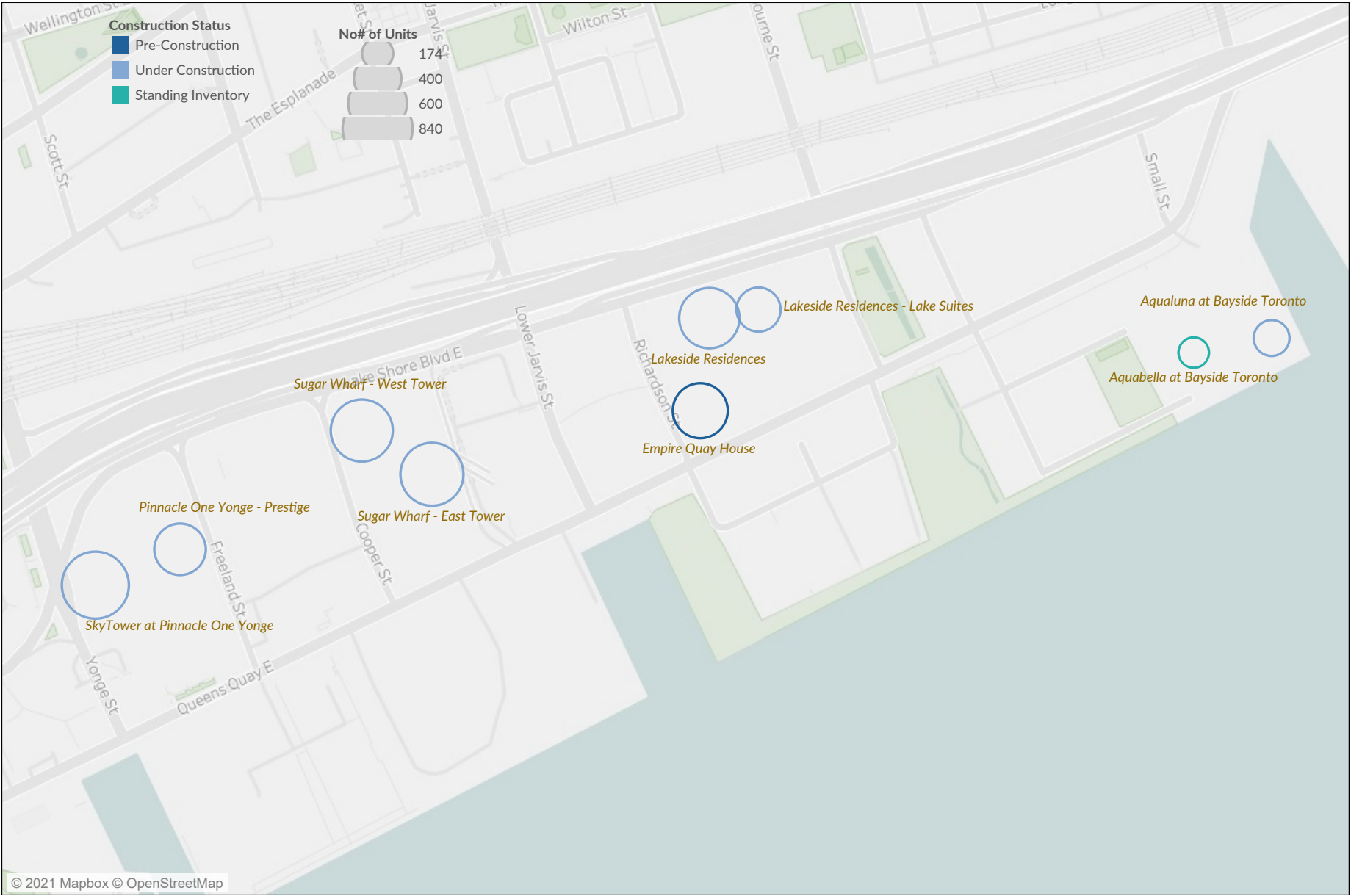


Post Launch Absorption: Central Waterfront



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Current Active Projects



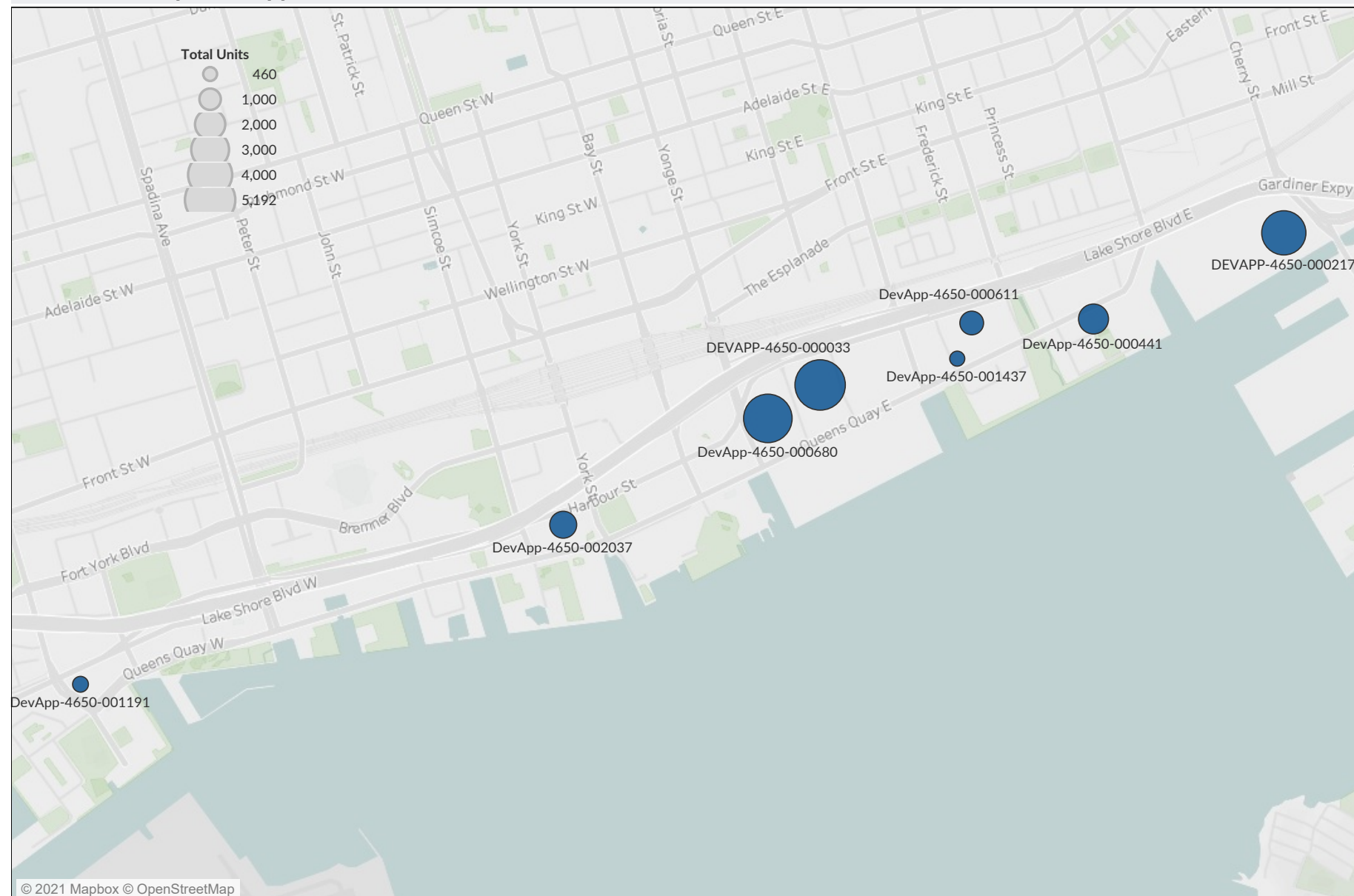
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project 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	1	28	240	\$1,399	\$1,404
Empire Quay House - Empire	Apartment	January 2024	1	1	174	566	\$1,317	\$1,310
Lakeside Residences - Greenland Group	Apartment	June 2023	0	0	3	680	\$957	\$1,229
Lakeside Residences - Lake Suites - Greenland Group	Apartment	September 2023	0	0	45	365	\$1,171	\$1,361
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	May 2022	0	0	129	496	\$1,258	\$1,571
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	6	6	475	840	\$1,353	\$1,588
Sugar Wharf - East Tower - Menkes	Apartment	May 2022	0	0	29	743	\$1,180	\$1,396
Sugar Wharf - West Tower - Menkes	Apartment	May 2022	0	0	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	14	17	5,495	4,291	622	\$2,001	1,231	\$2,463,528	9,636
Central Waterfront	8	9	4,824	3,782	926	\$1,515	1,005	\$1,522,904	19,434
Don Mills - York Mills	14	12	3,697	3,209	266	\$1,024	1,027	\$1,052,029	10,895
Downtown Core	15	6	3,735	3,160	214	\$1,903	857	\$1,630,290	19,032
Downtown East	17	21	7,499	6,563	679	\$1,264	806	\$1,019,484	17,186
Downtown West	26	28	9,781	8,476	854	\$1,458	950	\$1,385,473	22,630
Etobicoke Waterfront	0	1	602	454	39	\$1,325	847	\$1,121,541	8,726
Highway7 - Yonge	8	5	1,399	1,319	72	\$726	1,153	\$837,527	.
Mississauga City Centre	15	12	7,004	6,435	472	\$900	814	\$732,396	.
North Toronto	17	13	3,679	3,081	499	\$1,276	816	\$1,041,295	13,863
North Yonge Corridor	3	6	1,736	1,489	102	\$1,160	808	\$937,668	8,776
North York East	0	2	528	524	3	\$940	862	\$809,900	1,367
North York West	18	10	1,260	970	244	\$1,247	1,526	\$1,902,388	13,615
Not Applicable	410	158	31,054	25,005	4,215	\$810	958	\$776,330	95,882
Scarborough City Centre									2,245
Sheppard Corridor	12	13	3,443	3,060	379	\$1,124	957	\$1,076,200	8,256
Thornhill	38	6	1,720	1,442	268	\$1,080	1,153	\$1,245,724	.
Toronto East	8	12	1,533	1,122	196	\$1,110	839	\$930,944	3,381
Toronto West	40	17	3,523	2,784	453	\$1,158	967	\$1,119,974	13,018
Yonge - St. Clair	2	7	661	513	148	\$1,765	1,421	\$2,507,407	3,576

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