



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of February 2021



Downtown Core Submarket Report - February 2021

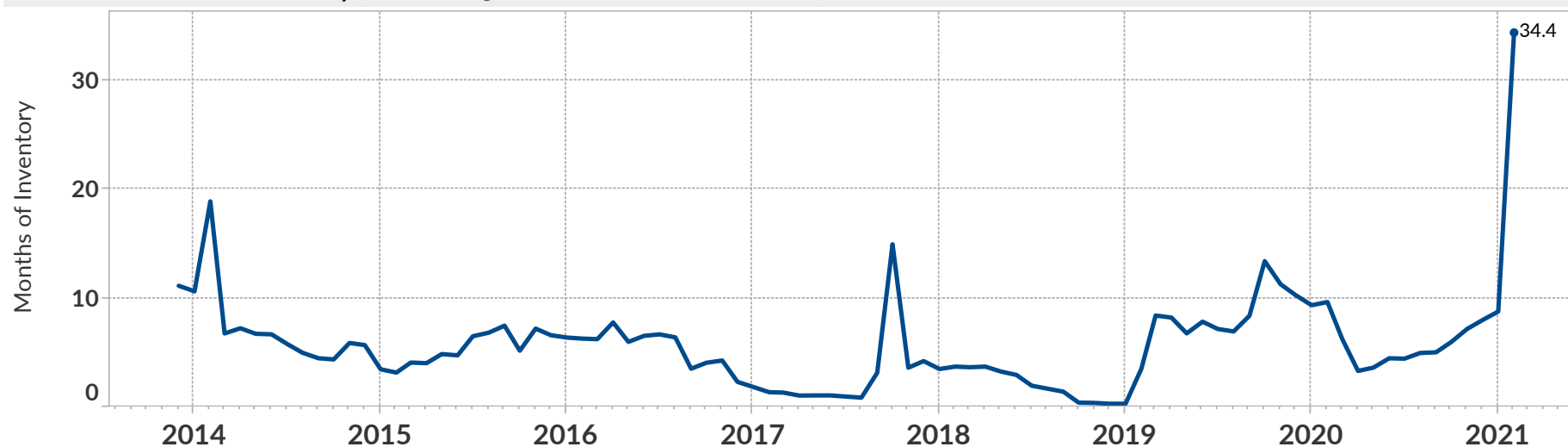


Downtown Core		GTA
Active Projects	7	348
Total Units	4,313	91,626
Total Sales	3,171	76,833
Rem. Inv.	802	10,305
Avg. \$/SF	\$1,586	\$1,191
Project Avg. \$/SF	\$1,578	\$1,070
Avg. SF	650	972
Avg. \$	\$1,030,561	\$1,157,617
Current Month Sales (incl. active & sold out)	11	1,623

Development Applications

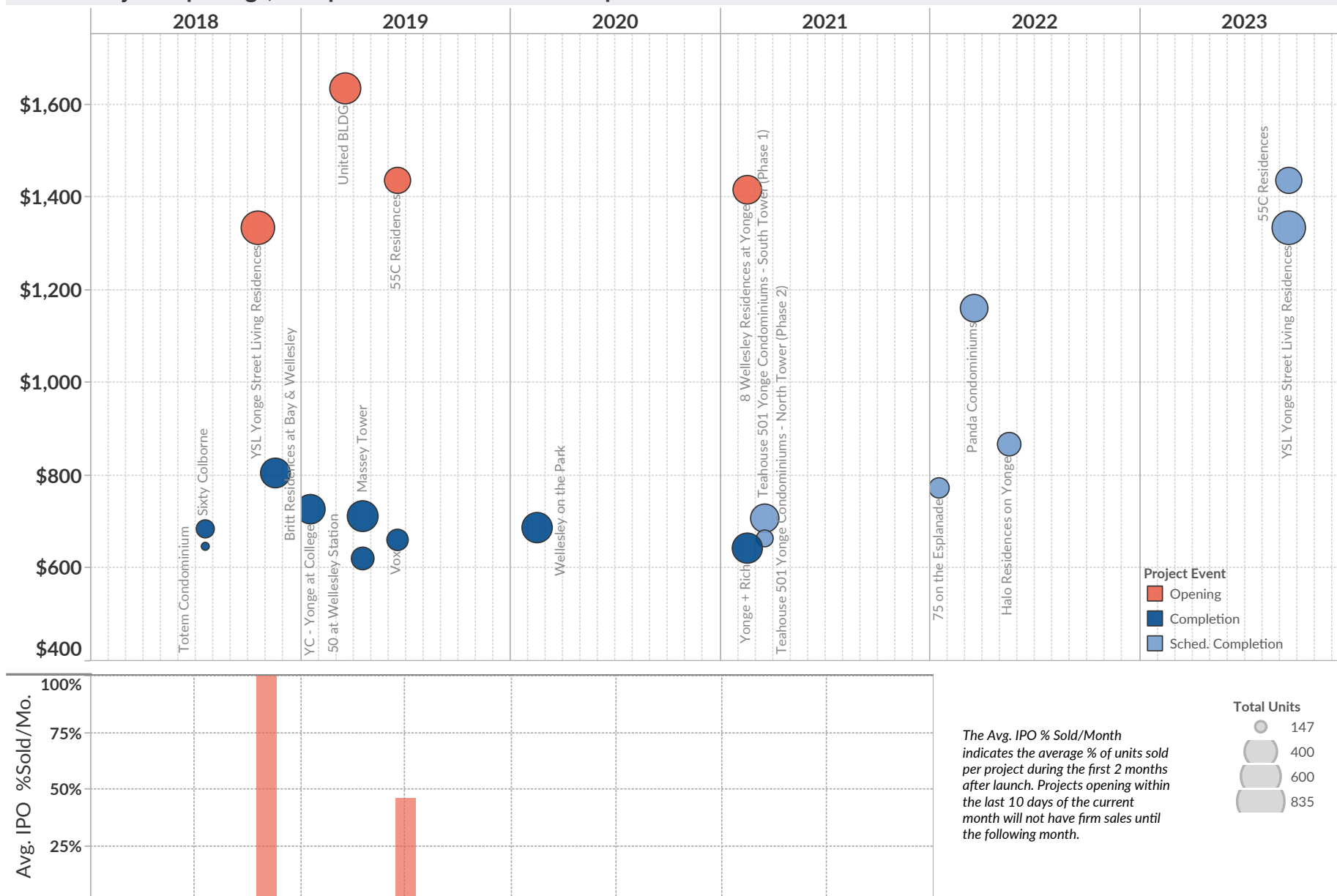
Downtown Core		City of Toronto
Number of Dev. Apps.	25	489
Total Units	18,400	265,025
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	37.3	61.7
Avg. Floor Space Index	14.1	6.7

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



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Recent Project Openings, Completions & Scheduled Completions



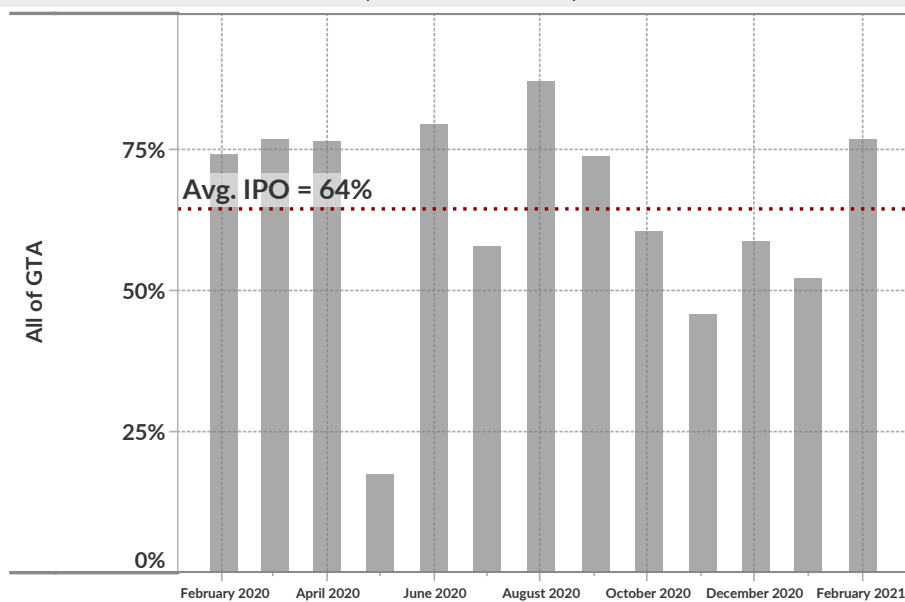
Downtown Core Submarket Report - February 2021

Project Data by Unit Type

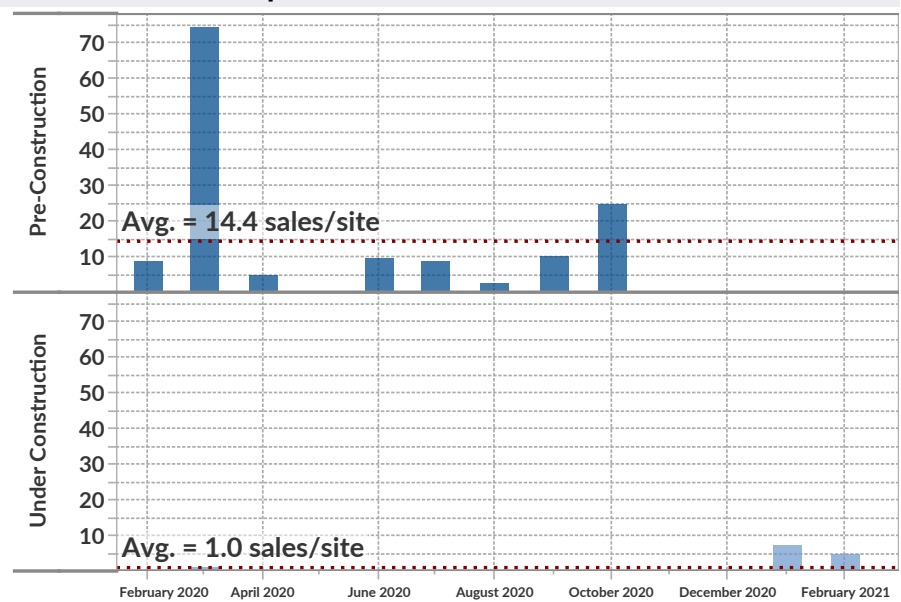
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	477	0	389	88
1 Bedroom	1,125	8	848	277
1 Bedroom + Den	634	1	543	91
2 Bedroom	1,219	2	1,006	213
2 Bedroom + Den	240	0	229	11
3 Bedroom & Up	258	0	147	111
Penthouse				
Other	20	0	9	11

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,612	279	392	\$524,990	\$829,990
\$1,535	459	609	\$674,990	\$1,060,990
\$1,474	524	625	\$804,990	\$1,065,990
\$1,610	716	1,197	\$959,990	\$2,730,990
\$1,715	828	1,904	\$1,084,990	\$4,180,990
\$1,241	1,048	1,839	\$1,523,900	\$2,442,900

IPO Launch Performance (first 2 months)

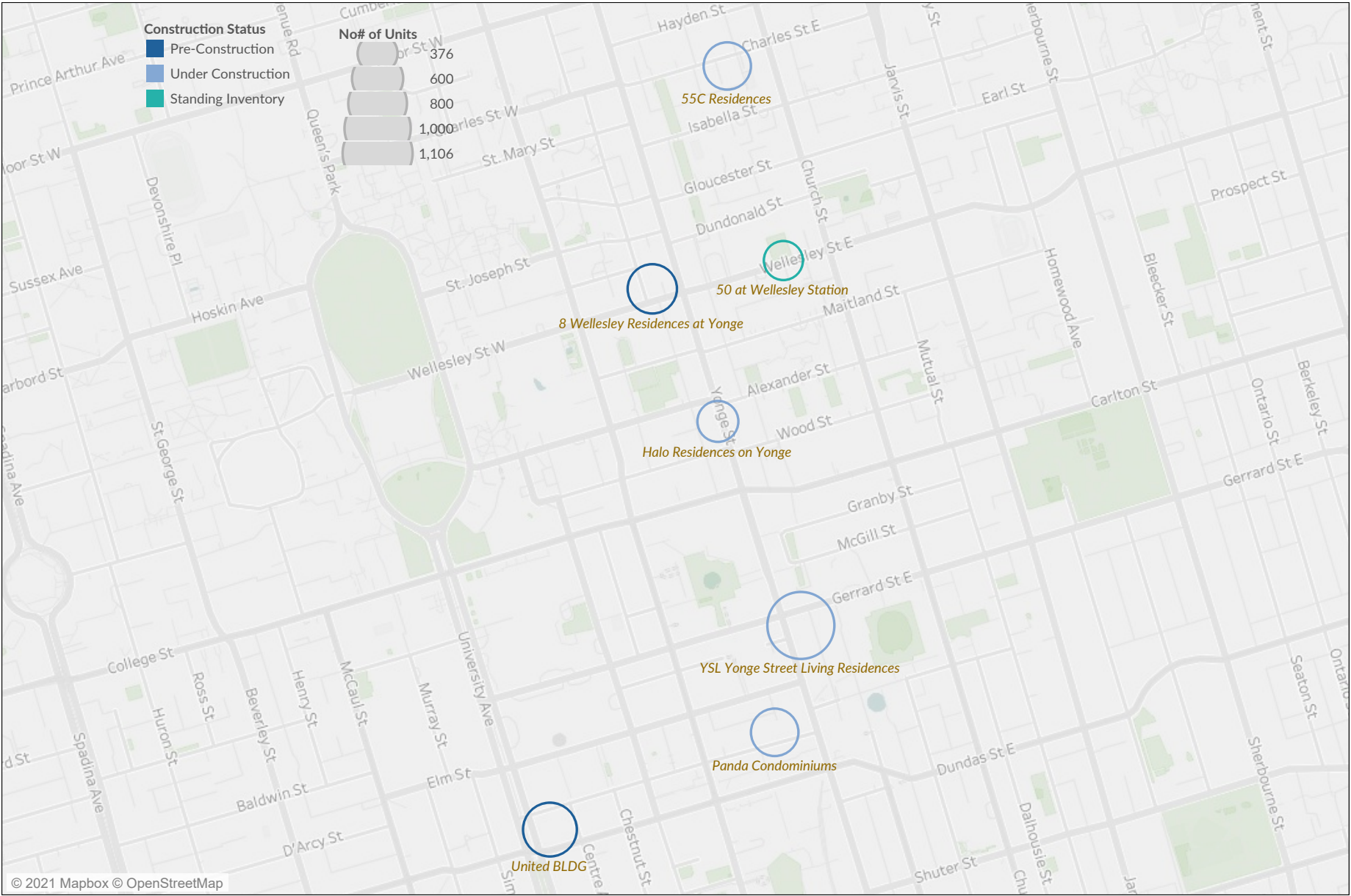


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - February 2021

Current Active Projects



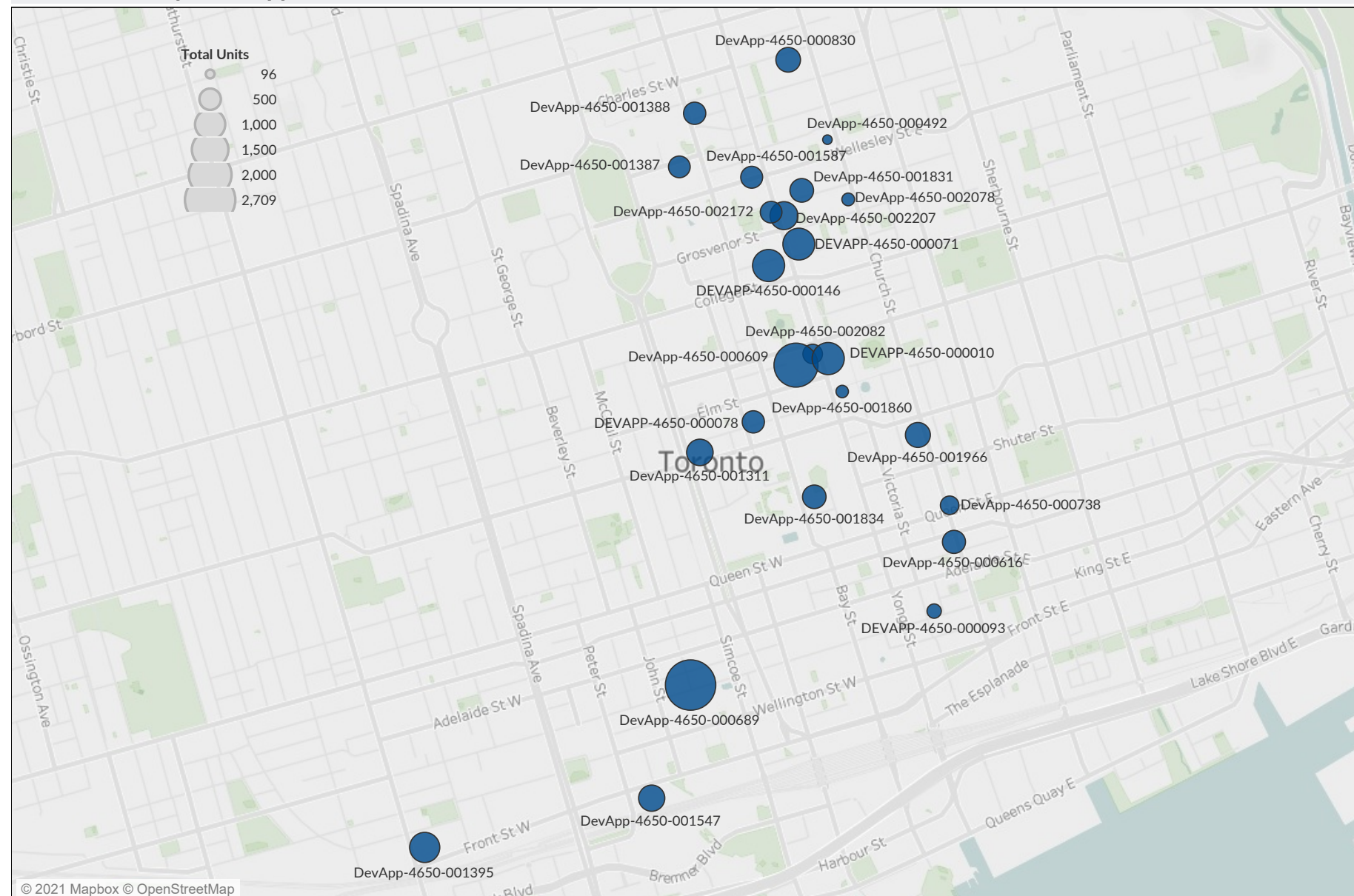
Downtown Core Submarket Report - February 2021

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
8 Wellesley Residences at Yonge - Bazis International Inc. and ..	Apartment	February 2025	0	0	599	599	\$1,417	\$1,417
50 at Wellesley Station - Plaza	Apartment	April 2019	1	2	15	376	\$622	\$1,251
55C Residences - Mod Developments Inc.	Apartment	September 2023	10	24	101	551	\$1,437	\$1,582
Halo Residences on Yonge - Cresford Developments	Apartment	May 2022	0	0	0	413	\$868	\$877
Panda Condominiums - Lifetime Developments	Apartment	March 2022	0	0	5	555	\$1,161	\$1,528
United BLDG - Davpart Inc.	Apartment	December 2025	0	0	82	713	\$1,635	\$2,437
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September 2023	0	0	0	1,106	\$1,335	\$1,339

Downtown Core Submarket Report - February 2021

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-4650-000492	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	24.9	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-4650-001311	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	19.6	732
DevApp-4650-001587	10 Wellesley Street West	28.9	512
DevApp-4650-001831	20 Matiland Street	12.9	596
DevApp-4650-001834	483 Bay Street	11.7	590
DevApp-4650-001860	335 Yonge Street	19.9	165
DevApp-4650-001966	244 Church Street	20.0	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.

Downtown Core Submarket Report - February 2021

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	145	16	5,455	4,391	477	\$2,105	1,424	\$2,998,545	10,317
Central Waterfront	20	9	4,721	3,801	907	\$1,515	1,008	\$1,526,962	19,434
Don Mills - York Mills	19	12	3,683	3,228	247	\$1,022	1,041	\$1,063,344	10,655
Downtown Core	11	7	4,313	3,171	802	\$1,586	650	\$1,030,561	18,400
Downtown East	65	21	7,479	6,630	611	\$1,264	809	\$1,021,754	16,724
Downtown West	32	28	9,781	8,508	819	\$1,459	954	\$1,392,086	22,630
Etobicoke Waterfront	2	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	55	6	1,309	1,229	72	\$808	1,089	\$879,915	.
Mississauga City Centre	20	12	7,004	6,447	460	\$900	816	\$734,727	.
North Toronto	4	14	3,707	3,085	523	\$1,274	866	\$1,103,376	14,007
North Yonge Corridor	11	6	1,715	1,499	92	\$1,163	819	\$951,994	8,145
North York East	1	2	528	524	3	\$949	1,028	\$974,900	1,278
North York West	24	10	1,262	979	237	\$1,253	1,537	\$1,926,697	15,326
Not Applicable	1,128	151	29,897	24,520	3,663	\$830	972	\$806,246	95,013
Scarborough City Centre									2,245
Sheppard Corridor	26	11	2,792	2,435	353	\$1,127	965	\$1,087,705	8,256
Thornhill	26	6	1,720	1,469	241	\$1,084	1,194	\$1,294,158	.
Toronto East	5	12	1,533	1,135	183	\$1,106	852	\$942,498	3,290
Toronto West	27	17	3,464	2,810	433	\$1,161	980	\$1,137,832	13,049
Yonge - St. Clair	2	7	661	515	146	\$1,730	1,494	\$2,585,564	3,536

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