



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of February 2021



Central Waterfront Submarket Report - February 2021

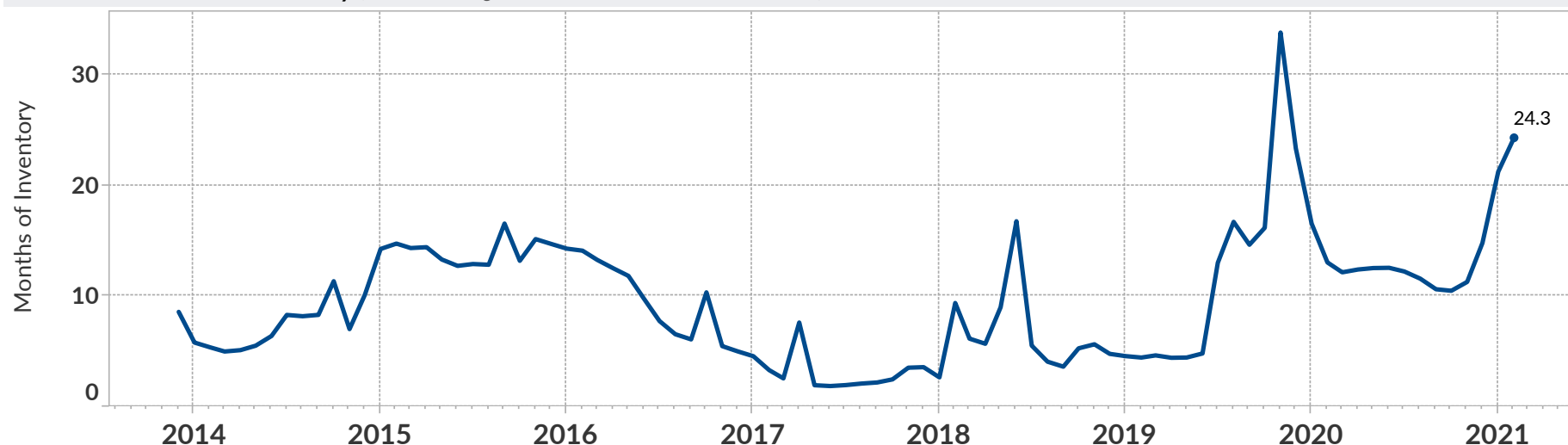


Central Waterfront			GTA	
Active Projects	9		348	
Total Units	4,721		91,626	
Total Sales	3,801		76,833	
Rem. Inv.	907		10,305	
Avg. \$/SF	\$1,515		\$1,191	
Project Avg. \$/SF	\$1,415		\$1,070	
Avg. SF	1,008		972	
Avg. \$	\$1,526,962		\$1,157,617	
Current Month Sales (incl. active & sold out)		20	1,623	

Development Applications

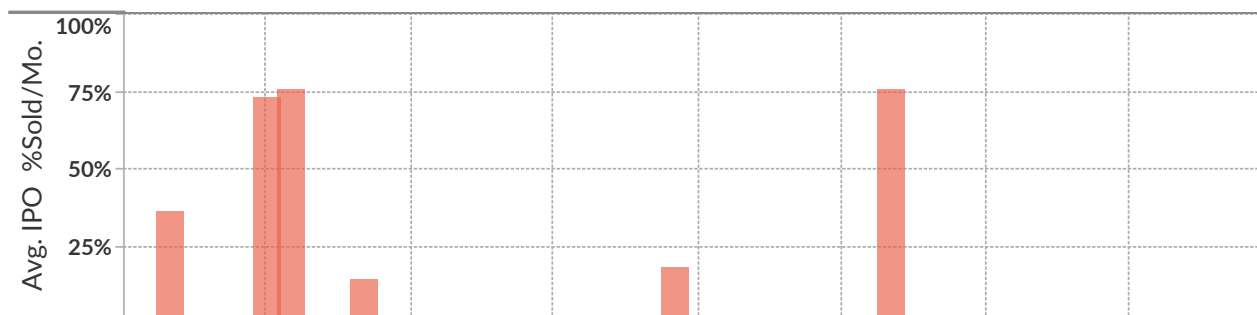
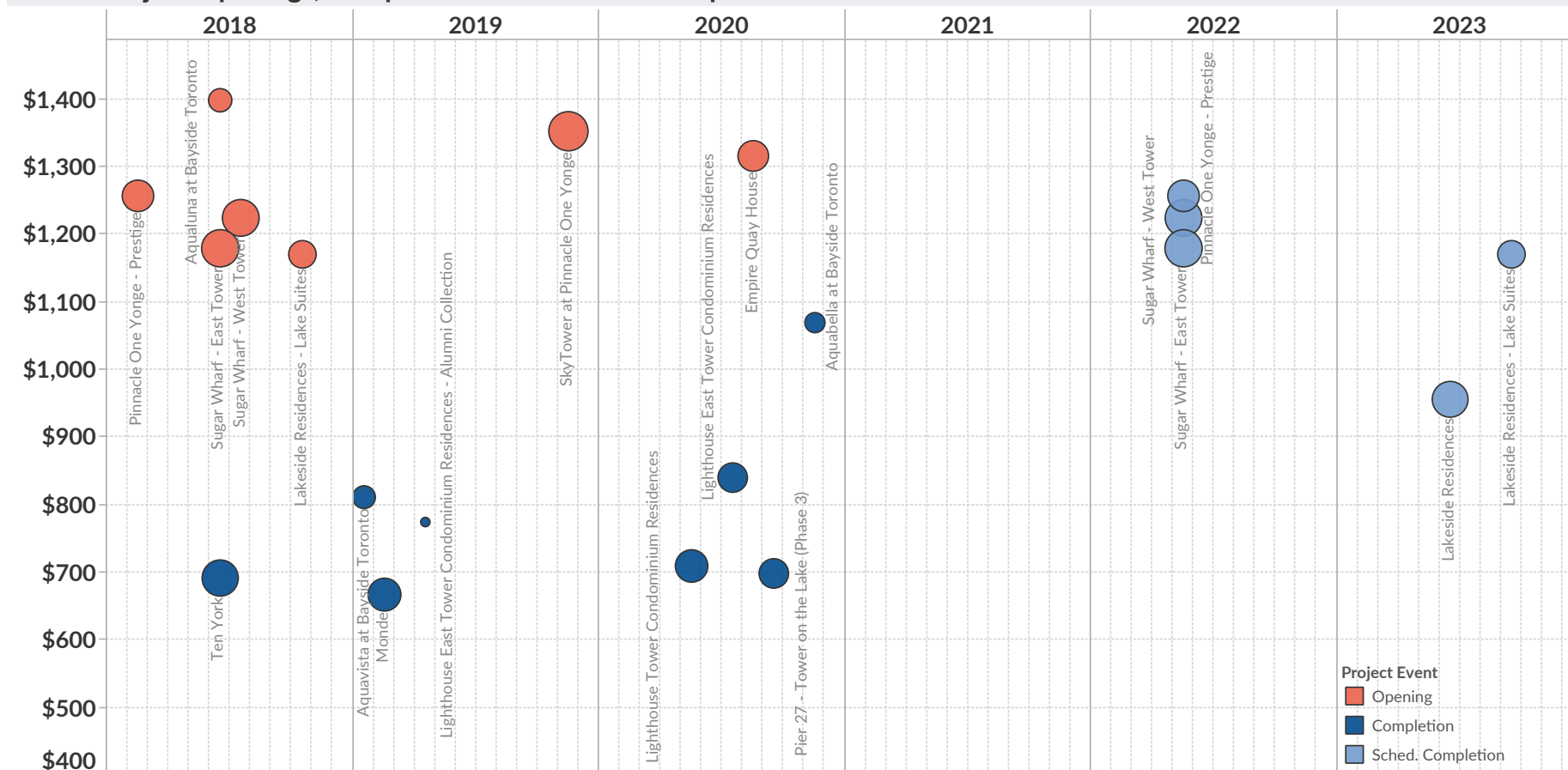
Central Waterfront		City of Toronto	
Number of Dev. Apps.	8	489	
Total Units	19,434	265,025	
Min. Floor Space Index	1.5	0.1	
Max. Floor Space Index	19.1	61.7	
Avg. Floor Space Index	9.2	6.7	

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

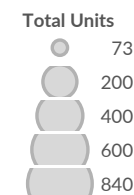


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Recent Project Openings, Completions & Scheduled Completions



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.



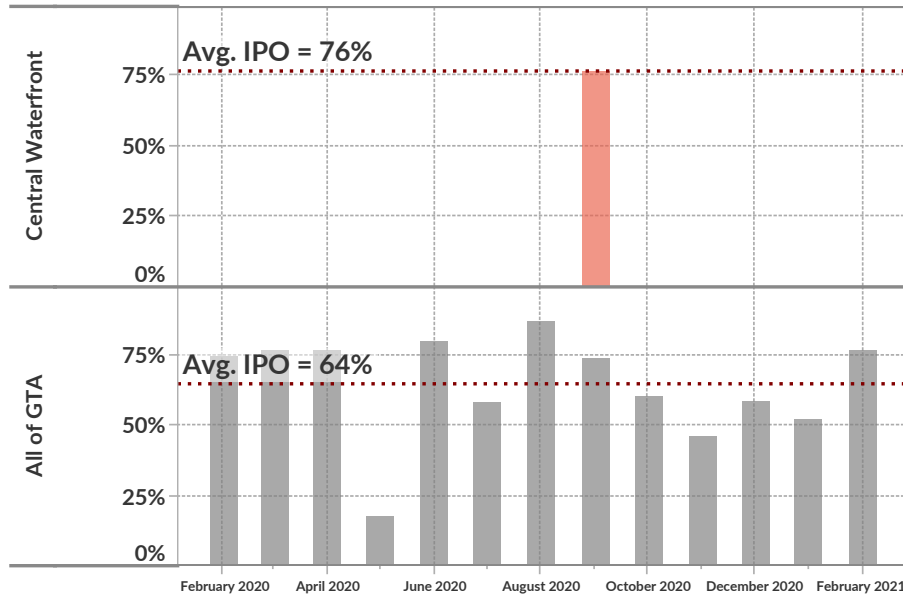
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Project Data by Unit Type

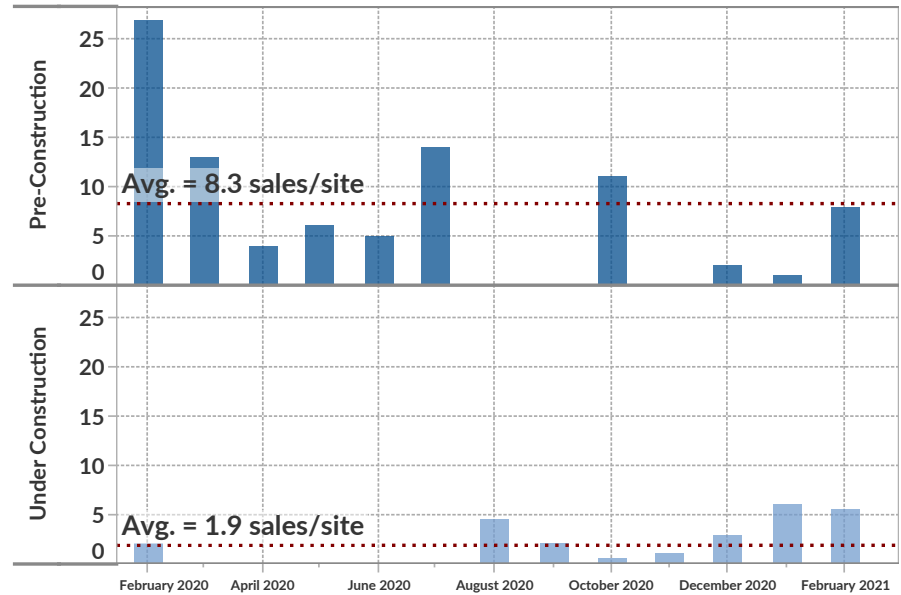
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	124	0	80	44
1 Bedroom	1,304	8	1,213	91
1 Bedroom + Den	1,365	8	1,175	190
2 Bedroom	825	1	739	86
2 Bedroom + Den	550	2	323	227
3 Bedroom & Up	502	1	239	263
Penthouse	20	0	20	0
Other	18	0	12	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,411	400	445	\$588,990	\$602,990
\$1,421	448	676	\$545,000	\$850,900
\$1,397	564	790	\$692,000	\$1,147,900
\$1,472	622	2,435	\$780,000	\$3,390,000
\$1,534	756	2,722	\$988,990	\$4,290,000
\$1,580	812	2,515	\$961,000	\$3,990,000
\$1,323	1,720	2,276	\$2,550,000	\$2,950,000

IPO Launch Performance (first 2 months)

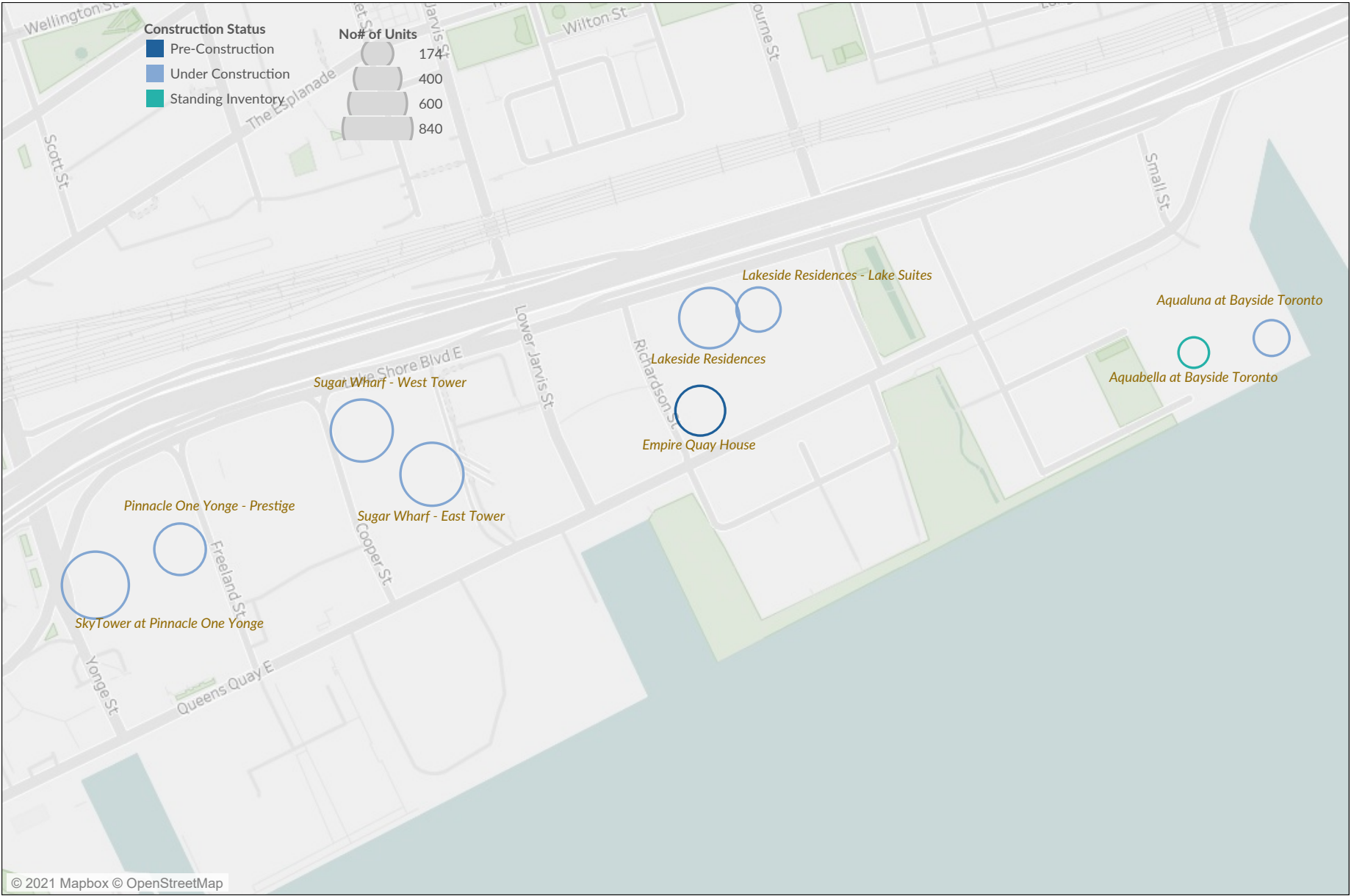


Post Launch Absorption: Central Waterfront



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Current Active Projects



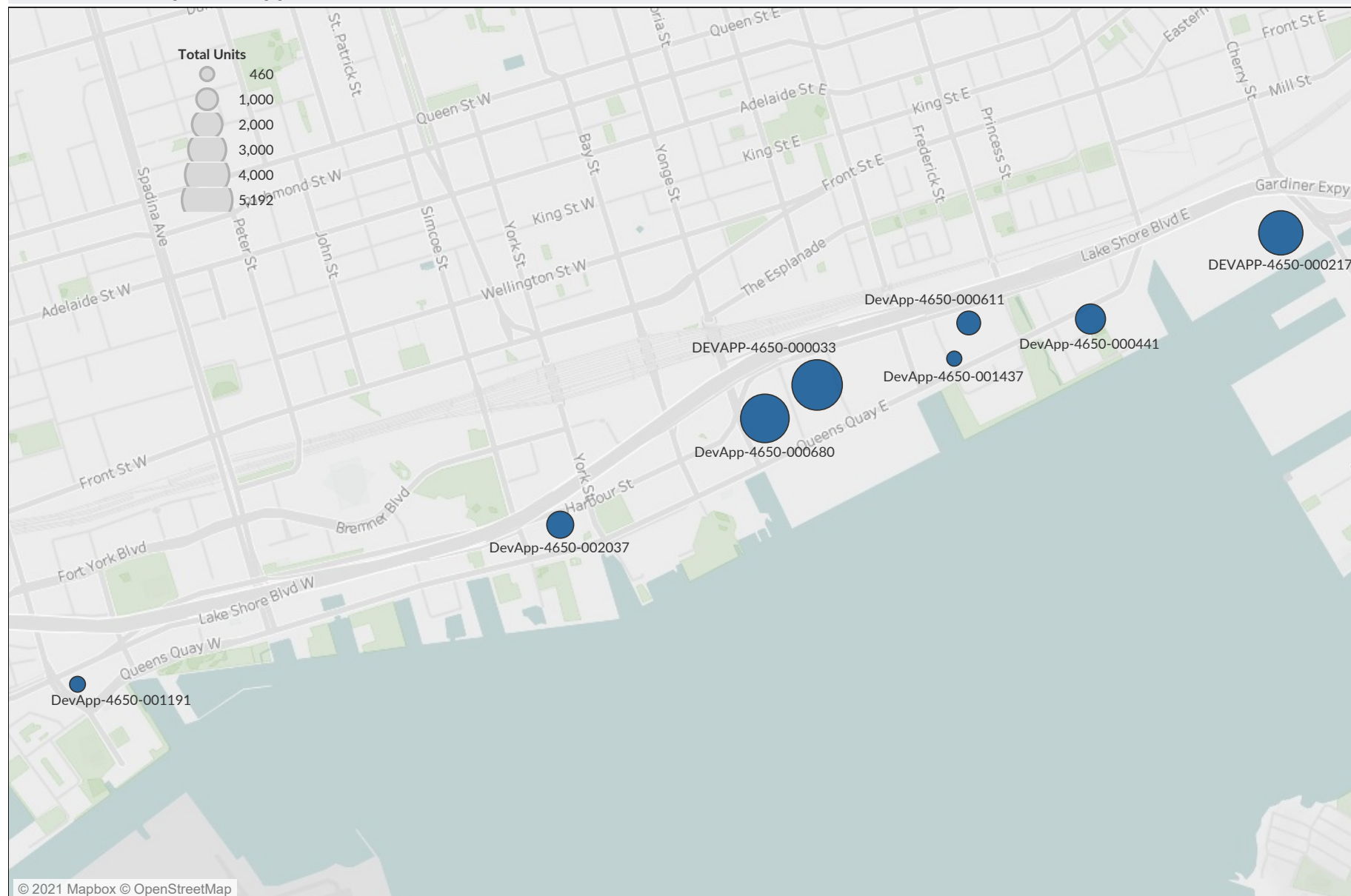
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Current Active Project List

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	2	27	240	\$1,399	\$1,432
Empire Quay House - Empire	Apartment	January 2024	8	9	167	463	\$1,317	\$1,318
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	11	17	464	840	\$1,353	\$1,583
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	● 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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