



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of March 2021



Central Waterfront Submarket Report - March 2021



Central Waterfront			GTA	
Active Projects	9		336	
Total Units	4,721		90,168	
Total Sales	3,876		76,104	
Rem. Inv.	832		9,799	
Avg. \$/SF	\$1,517		\$1,210	
Avg. Project \$/SF	\$1,407		\$1,072	
Avg. SF	1,033		983	
Avg. \$	\$1,566,060		\$1,188,980	
Current Month Sales (incl. active & sold out)		76	3,297	

Development Applications

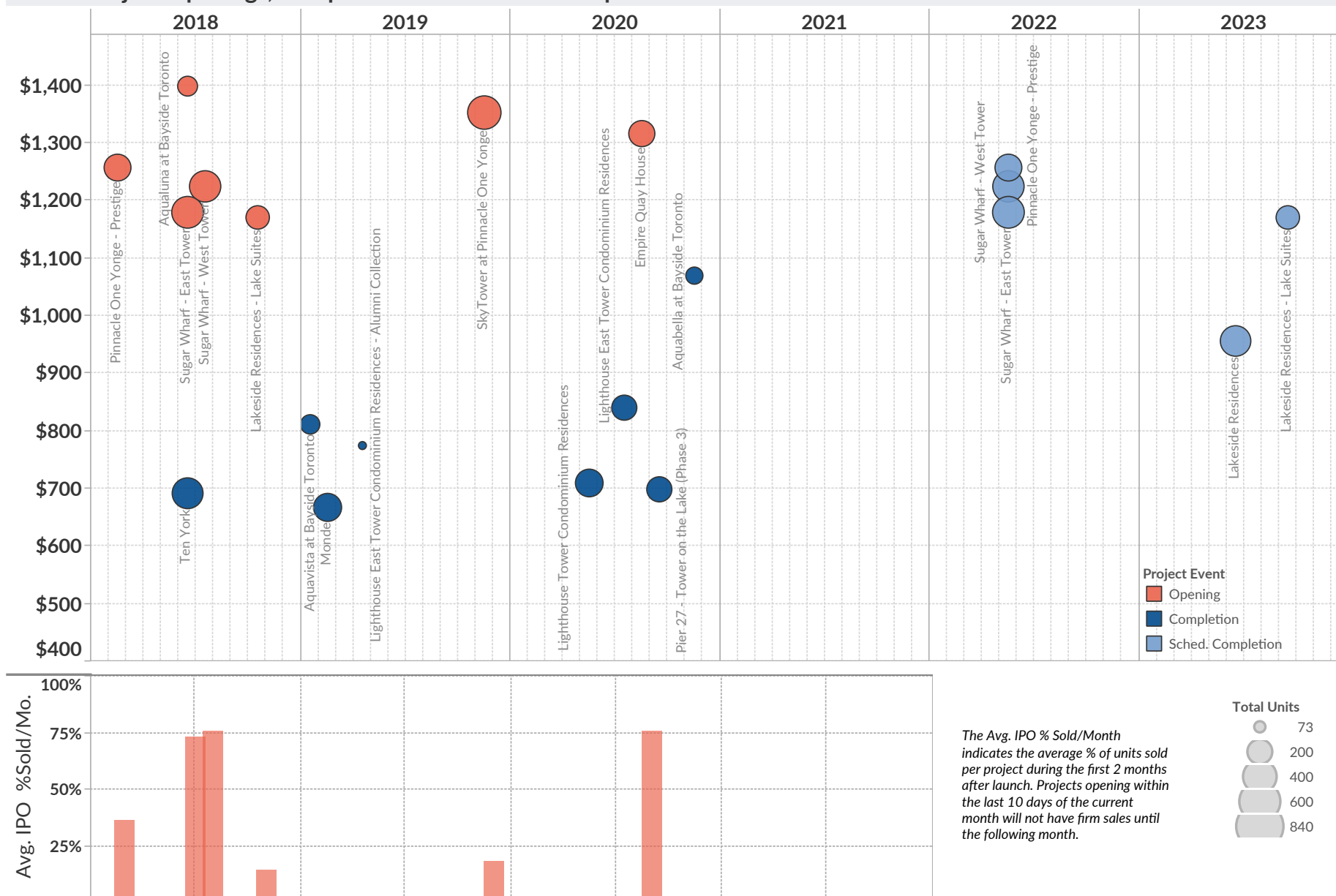
Central Waterfront			City of Toronto	
Number of Dev. Apps.	8		480	
Total Units	19,434		265,957	
Min. Floor Space Index	1.5		0.1	
Max. Floor Space Index	19.1		61.7	
Avg. Floor Space Index	9.2		6.8	

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



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Recent Project Openings, Completions & Scheduled Completions



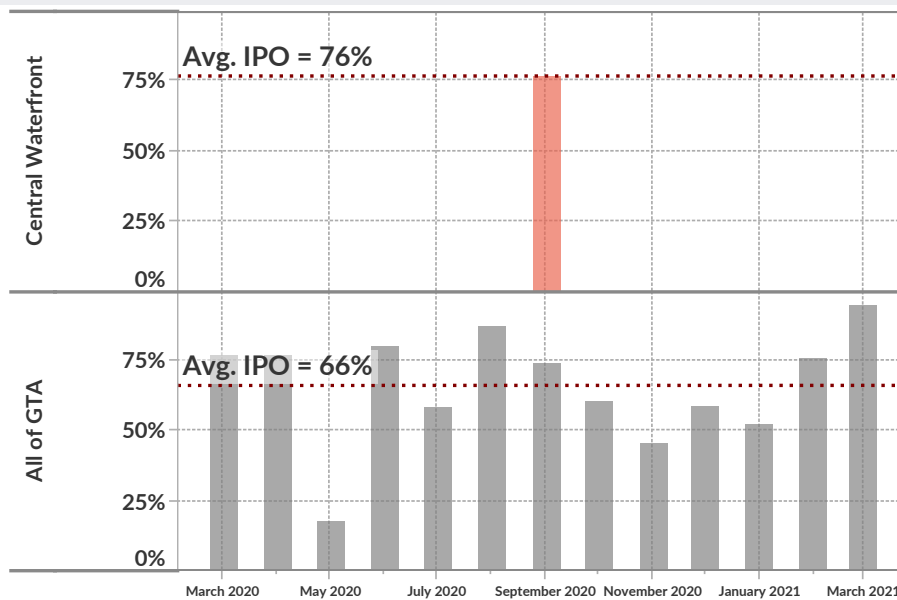
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Project Data by Unit Type

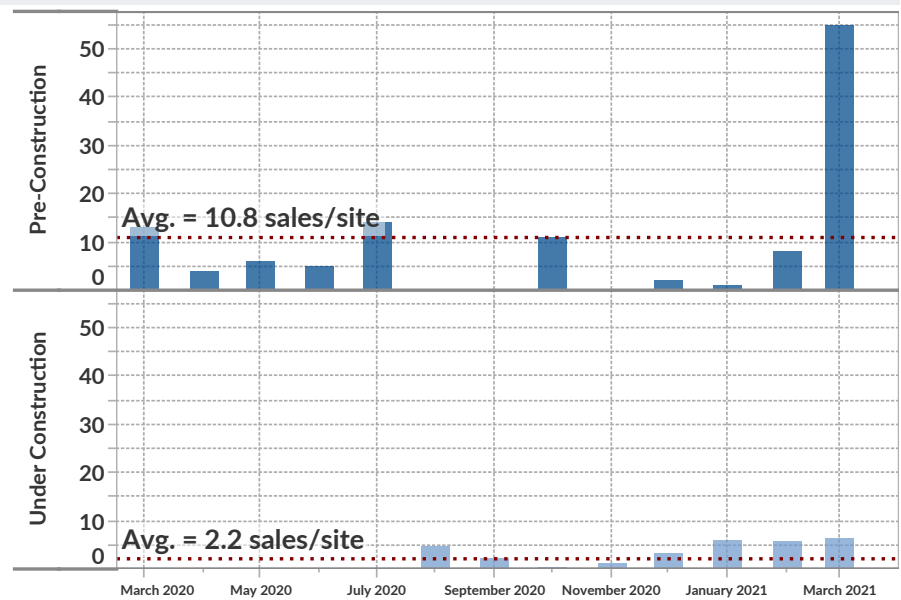
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	124	16	96	28
1 Bedroom	1,304	24	1,237	67
1 Bedroom + Den	1,365	12	1,186	179
2 Bedroom	825	8	747	78
2 Bedroom + Den	550	9	332	218
3 Bedroom & Up	502	7	246	256
Penthouse	20	0	20	0
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,474	400	400	\$588,990	\$589,990
\$1,466	448	676	\$545,000	\$850,900
\$1,398	564	790	\$692,000	\$1,147,900
\$1,470	627	2,435	\$780,000	\$3,340,000
\$1,513	756	2,722	\$988,990	\$3,390,000
\$1,584	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)

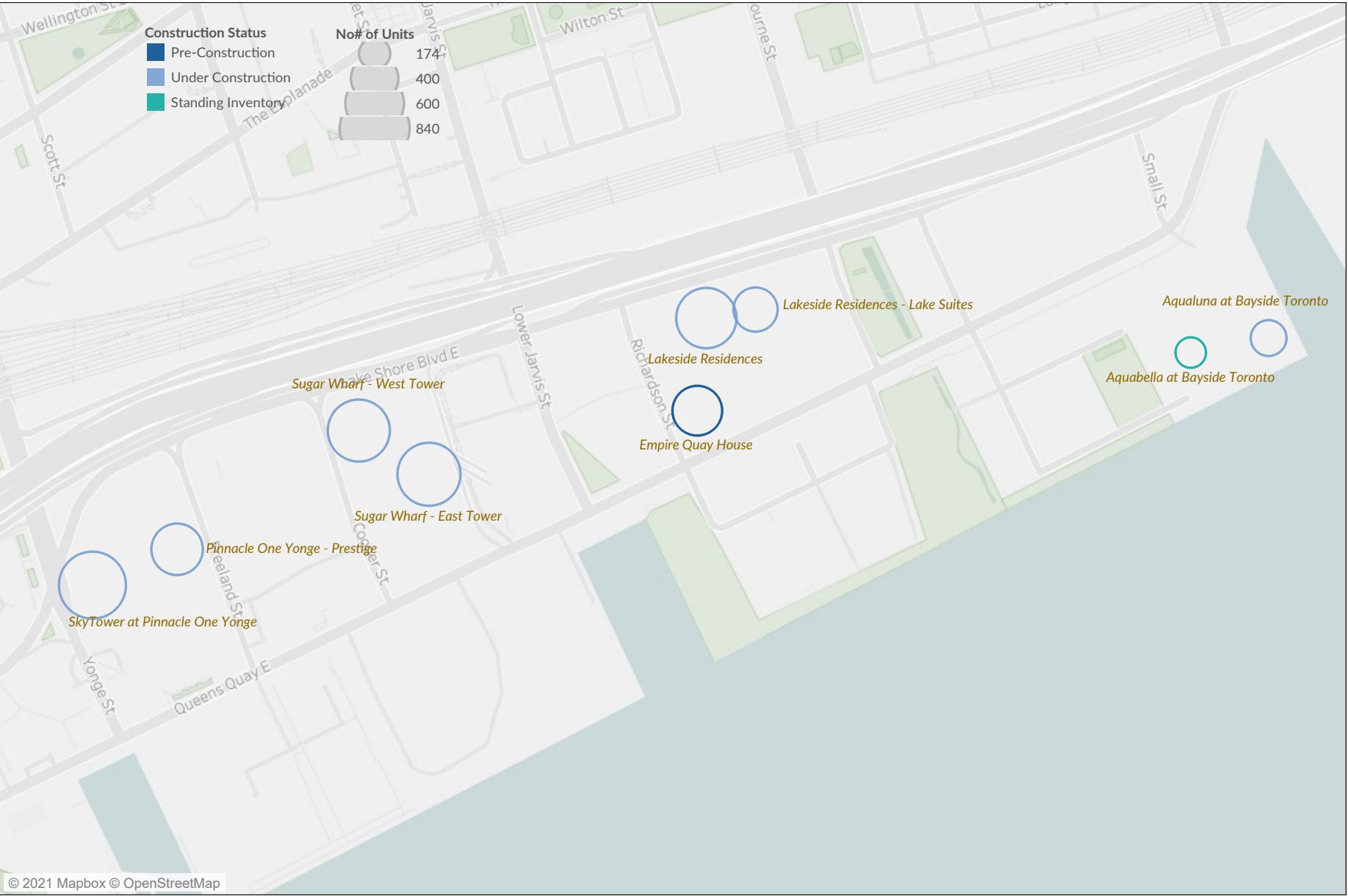


Post Launch Absorption: Central Waterfront



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Current Active Projects



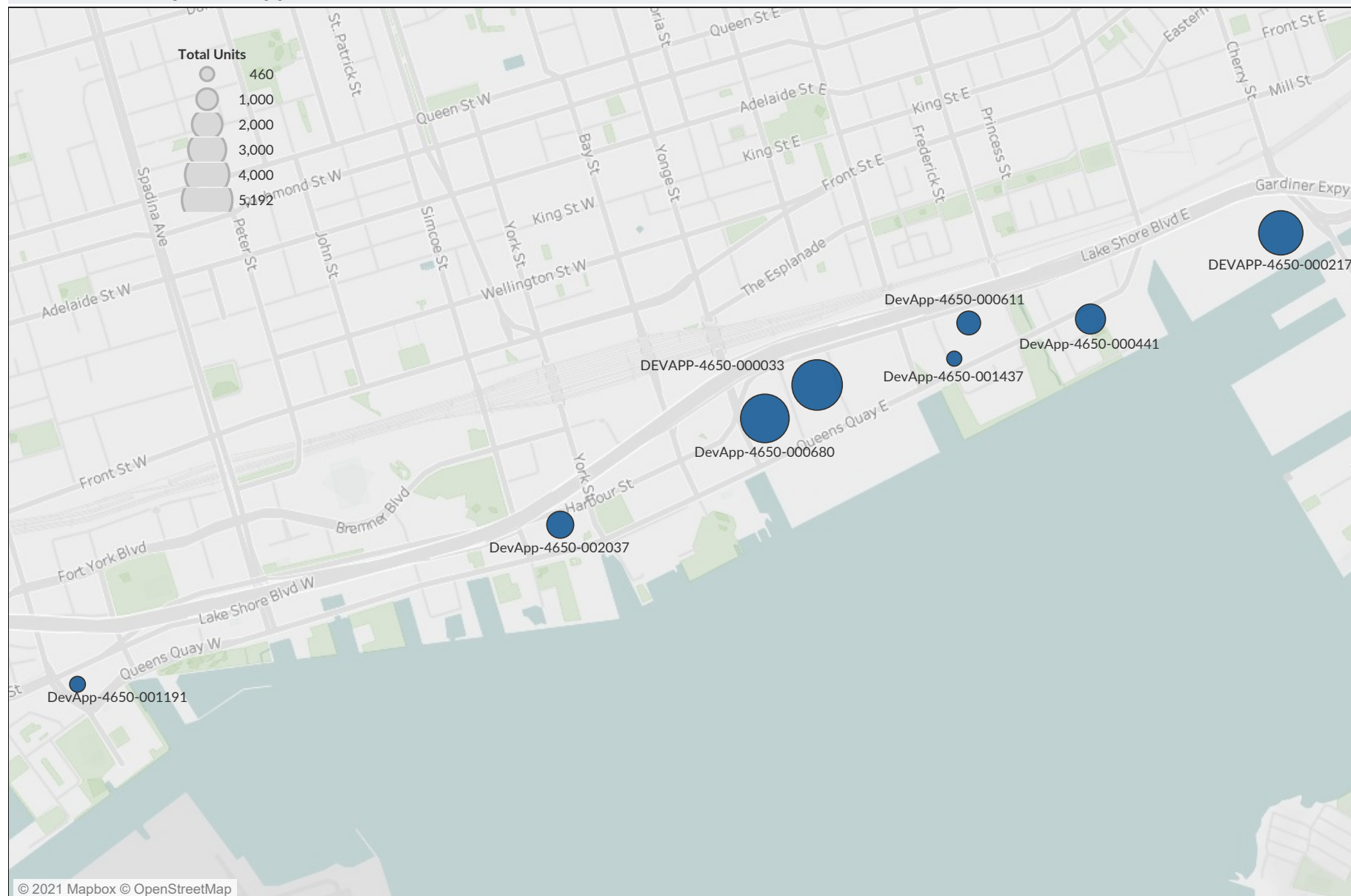
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Current Active Project List

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	3	26	240	\$1,399	\$1,318
Empire Quay House - Empire	Apartment	January 2024	55	64	112	463	\$1,317	\$1,322
Lakeside Residences - Greenland Group	Apartment	June 2023	2	2	1	680	\$957	\$1,238
Lakeside Residences - Lake Suites - Greenland Group	Apartment	September 2023	6	6	39	365	\$1,171	\$1,340
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	May 2022	1	1	129	496	\$1,258	\$1,571
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	11	28	453	840	\$1,353	\$1,584
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	54	16	5,477	4,445	445	\$2,156	1,507	\$3,249,723	9,998
Central Waterfront	76	9	4,721	3,876	832	\$1,517	1,033	\$1,566,060	19,434
Don Mills - York Mills	15	12	3,664	3,252	204	\$1,016	1,088	\$1,105,791	13,974
Downtown Core	989	7	4,237	3,561	336	\$1,765	782	\$1,380,371	19,143
Downtown East	285	21	7,347	6,428	682	\$1,269	808	\$1,025,017	15,953
Downtown West	509	29	10,543	8,998	1,118	\$1,459	903	\$1,316,907	21,954
Etobicoke Waterfront	0	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	12	5	1,187	1,118	61	\$814	1,129	\$918,189	.
Mississauga City Centre	24	12	7,004	6,473	434	\$908	828	\$752,150	.
North Toronto	24	14	3,707	3,109	499	\$1,272	852	\$1,084,258	13,988
North Yonge Corridor	17	6	1,715	1,518	73	\$1,186	851	\$1,009,796	8,173
North York East	1	2	528	525	2	\$949	1,028	\$974,900	1,240
North York West	23	9	1,220	960	214	\$1,286	1,601	\$2,059,515	15,241
Not Applicable	1,037	141	28,404	23,324	3,541	\$842	957	\$806,225	92,760
Scarborough City Centre									2,245
Sheppard Corridor	165	10	2,437	2,016	404	\$1,141	912	\$1,040,689	8,665
Thornhill	31	6	1,720	1,500	210	\$1,089	1,234	\$1,344,323	.
Toronto East	2	12	1,533	1,136	182	\$1,148	864	\$991,982	3,308
Toronto West	31	17	3,461	2,891	382	\$1,174	1,000	\$1,174,628	13,544
Yonge - St. Clair	2	7	661	517	144	\$1,766	1,444	\$2,550,694	3,536

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