



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of March 2021



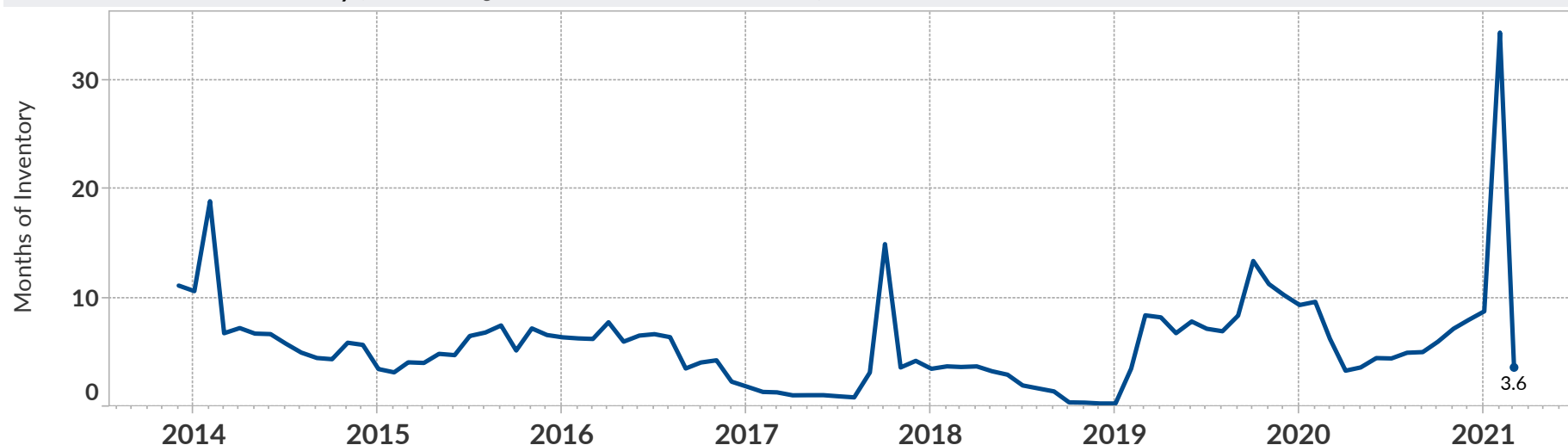
Downtown Core Submarket Report - March 2021



Downtown Core			GTA	
Active Projects	7		336	
Total Units	4,237		90,168	
Total Sales	3,561		76,104	
Rem. Inv.	336		9,799	
Avg. \$/SF	\$1,765		\$1,210	
Avg. Project \$/SF	\$1,507		\$1,072	
Avg. SF	782		983	
Avg. \$	\$1,380,371		\$1,188,980	
Current Month Sales (incl. active & sold out)		989	3,297	

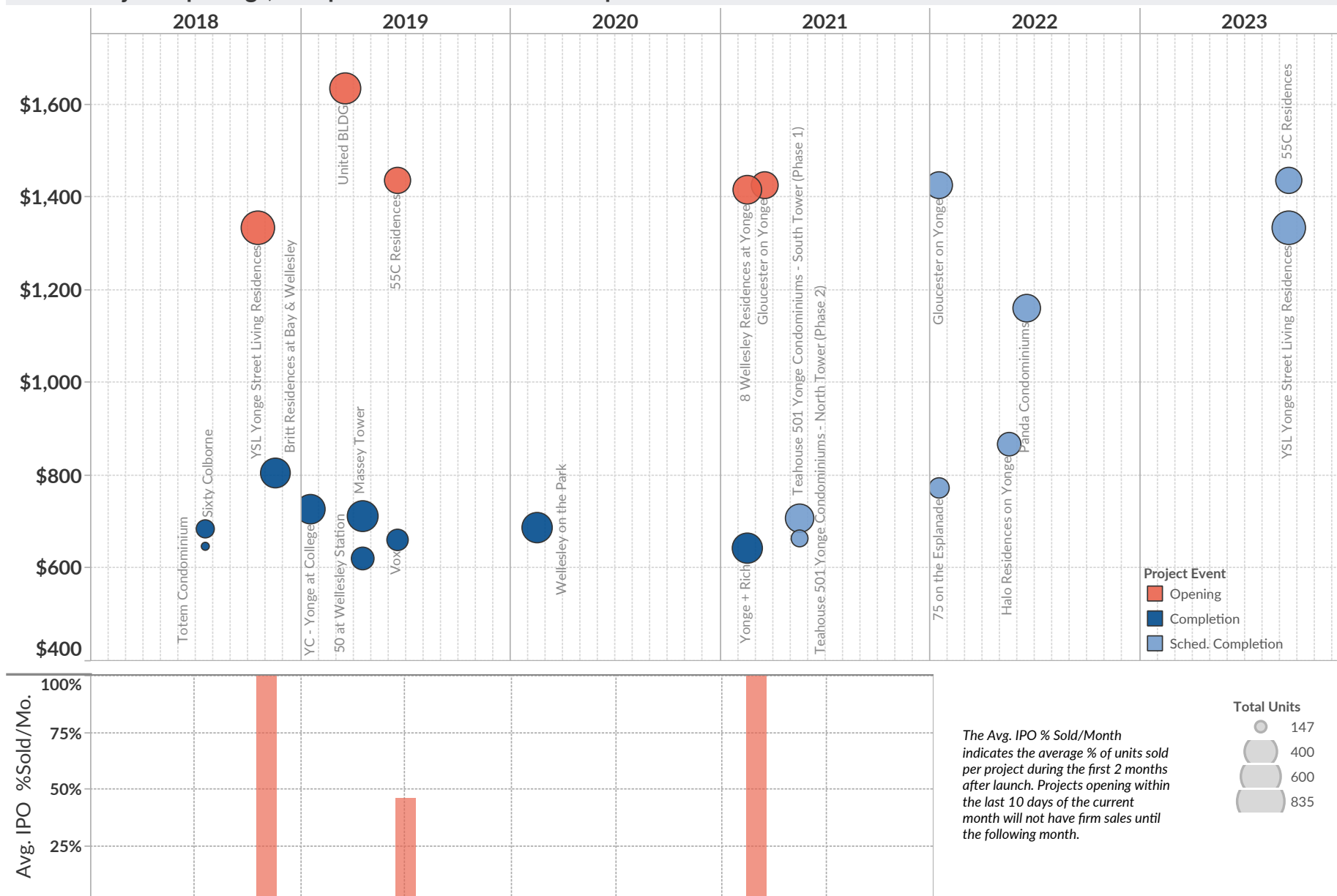
Development Applications			City of Toronto	
Downtown Core				
Number of Dev. Apps.	26		480	
Total Units	19,143		265,957	
Min. Floor Space Index	2.0		0.1	
Max. Floor Space Index	37.3		61.7	
Avg. Floor Space Index	14.5		6.8	

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



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Recent Project Openings, Completions & Scheduled Completions



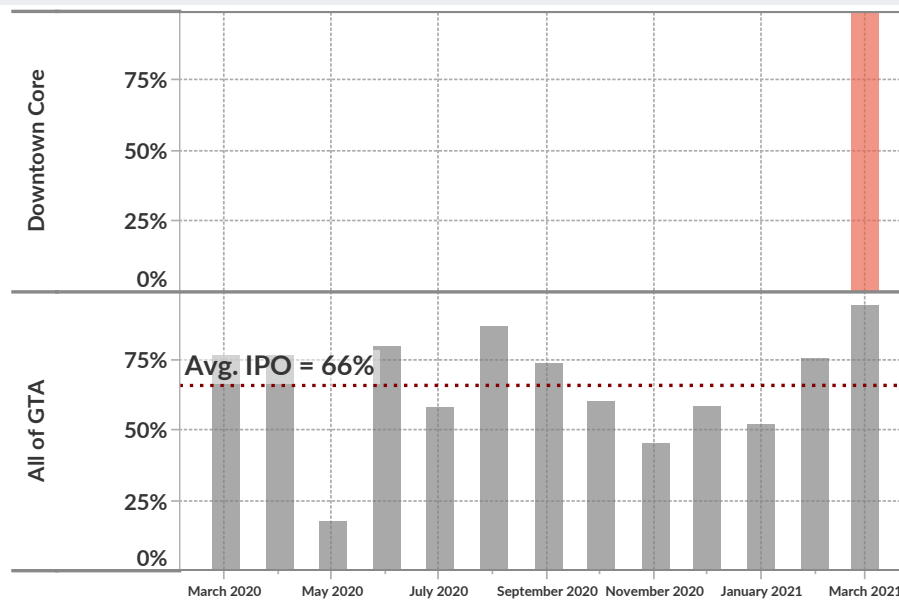
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Project Data by Unit Type

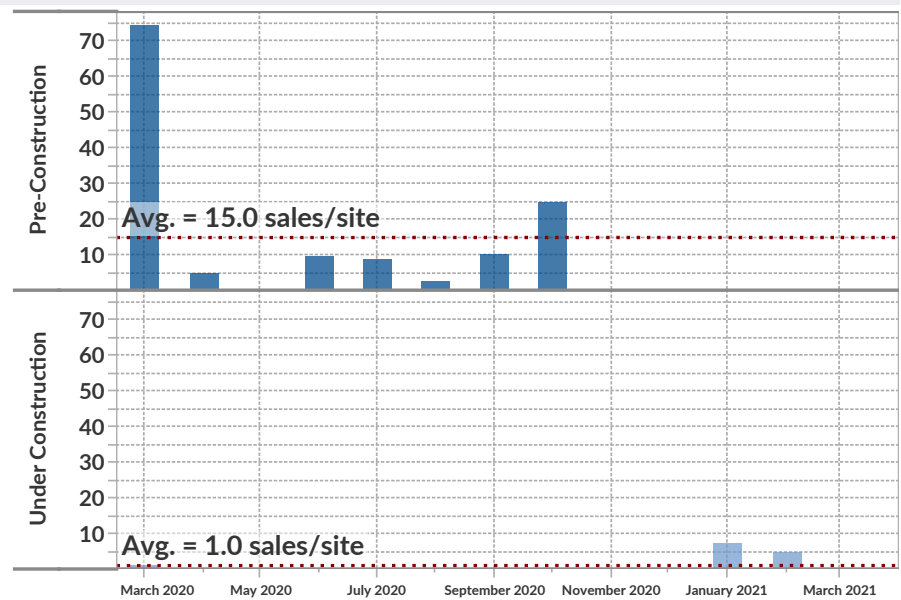
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	513	86	475	38
1 Bedroom	1,064	121	969	95
1 Bedroom + Den	566	17	560	6
2 Bedroom	1,246	125	1,131	115
2 Bedroom + Den	279	35	264	15
3 Bedroom & Up	207	4	151	56
Penthouse	2	0	0	2
Other	20	2	11	9

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,750	279	488	\$540,000	\$829,990
\$1,709	461	637	\$690,000	\$1,132,900
\$1,573	492	710	\$680,000	\$1,165,000
\$1,823	600	1,197	\$710,000	\$2,730,990
\$1,455	814	1,158	\$1,270,000	\$1,600,000
\$1,968	931	1,904	\$1,298,000	\$4,180,990
\$1,100	1,388	1,865	\$1,580,000	\$1,999,000
\$1,202	1,447	1,839	\$1,650,000	\$2,300,000

IPO Launch Performance (first 2 months)

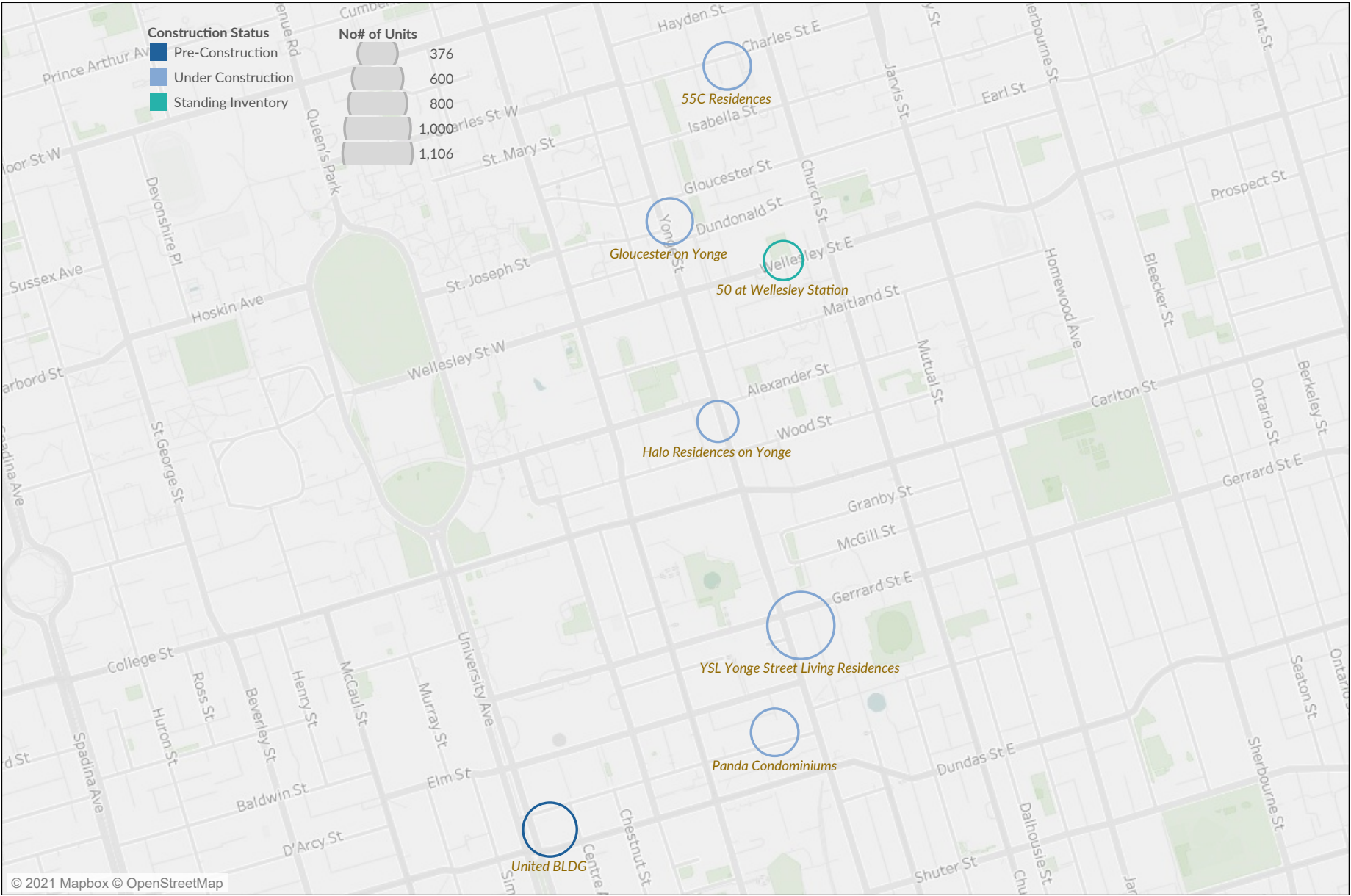


Post Launch Absorption: Downtown Core



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Current Active Projects



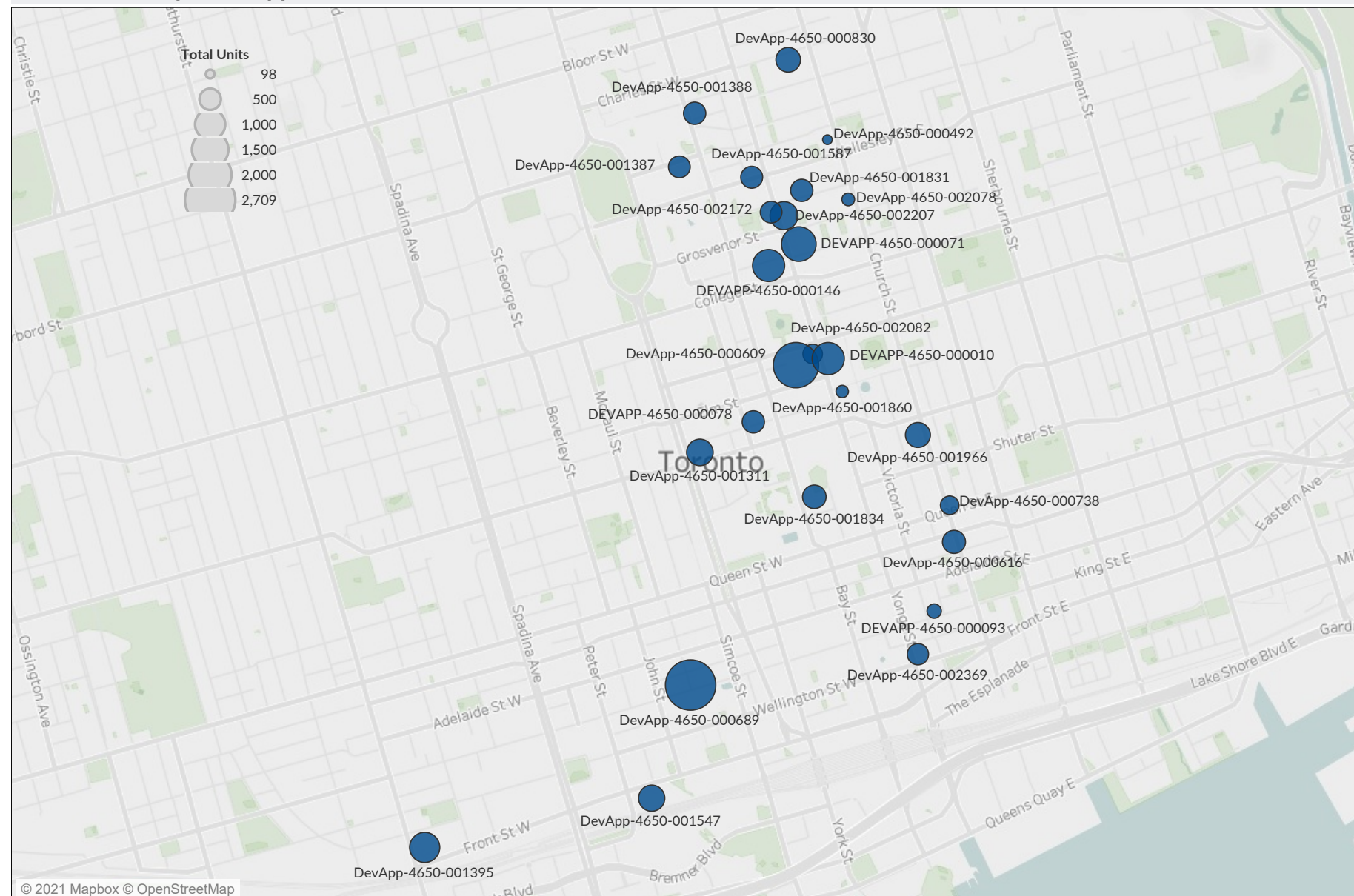
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
50 at Wellesley Station - Plaza	Apartment	April 2019	0	2	15	376	\$622	\$1,257
55C Residences - Mod Developments Inc.	Apartment	September 2023	26	50	75	551	\$1,437	\$1,672
Gloucester on Yonge - Concord Adex	Apartment	January 2022	364	364	159	523	\$1,426	\$1,440
Halo Residences on Yonge - Cresford Developments	Apartment	May 2022	0	0	0	413	\$868	\$877
Panda Condominiums - Lifetime Developments	Apartment	June 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

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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	1,106
DEVAPP-4650-000071	475 Yonge Street	24.3	1,277
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	98
DevApp-4650-000609	33 Gerrard Street West; 22 Elm Street	24.6	2,197
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	20.9	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	527
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
DevApp-4650-002369	53 Yonge Street	34.8	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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