



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of April 2021



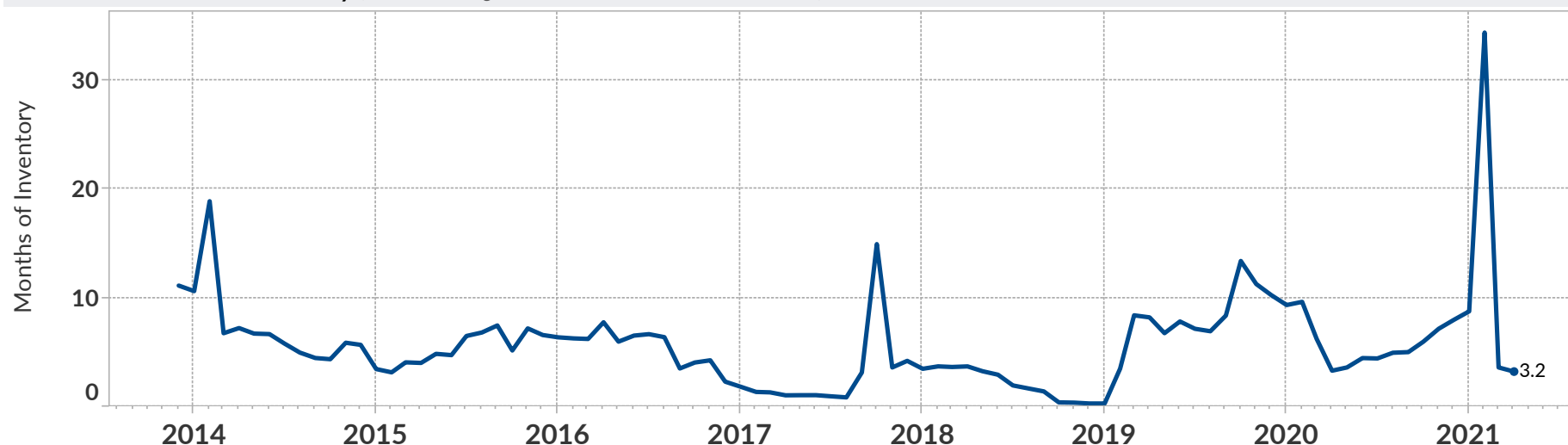
Downtown Core Submarket Report - April 2021



Downtown Core			GTA	
Active Projects	7		340	
Total Units	4,237		92,806	
Total Sales	3,591		78,055	
Rem. Inv.	306		10,715	
Avg. \$/SF	\$1,779		\$1,222	
Avg. Project \$/SF	\$1,506		\$1,076	
Avg. SF	805		964	
Avg. \$	\$1,431,852		\$1,178,878	
Current Month Sales (incl. active & sold out)	30		3,619	

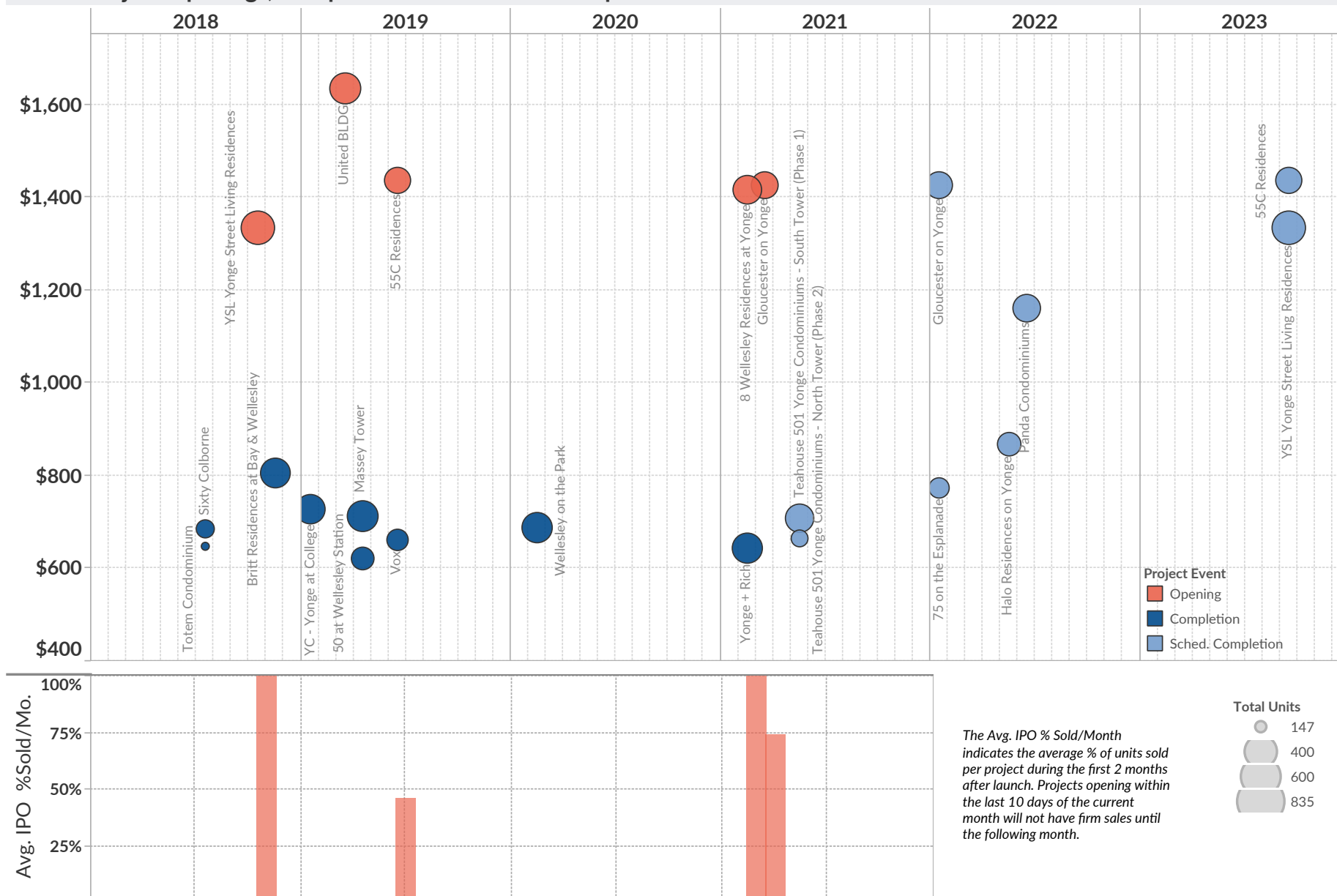
Development Applications			City of Toronto	
Number of Dev. Apps.	25		480	
Total Units	18,616		259,614	
Min. Floor Space Index	2.0		0.1	
Max. Floor Space Index	37.3		61.7	
Avg. Floor Space Index	14.5		6.8	

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



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Recent Project Openings, Completions & Scheduled Completions



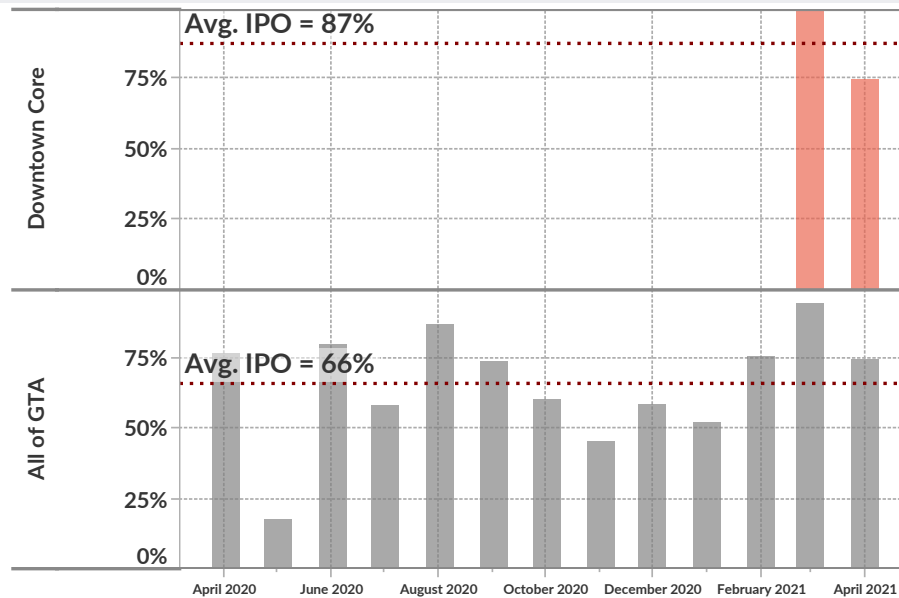
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Project Data by Unit Type

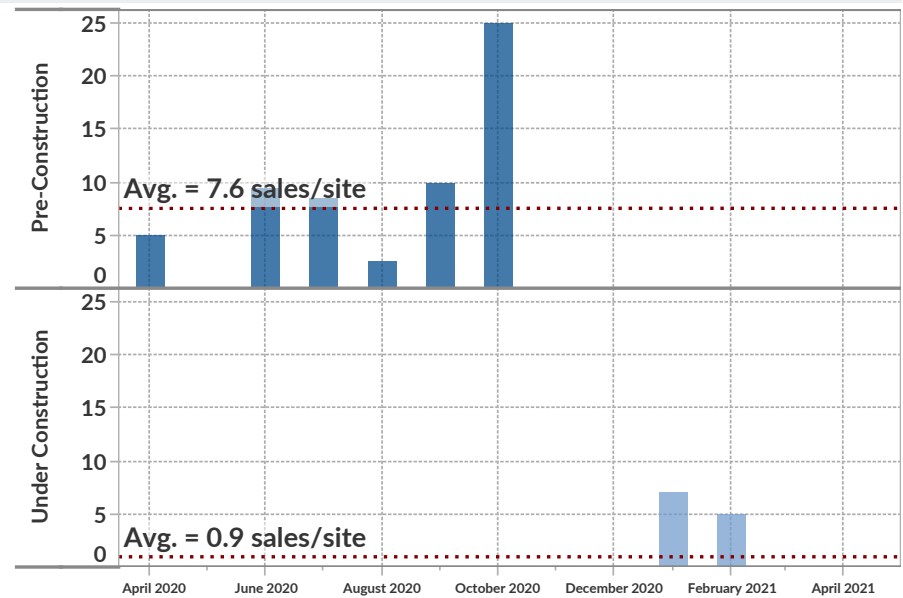
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	513	12	487	26
1 Bedroom	1,064	15	984	80
1 Bedroom + Den	566	0	560	6
2 Bedroom	1,246	3	1,134	112
2 Bedroom + Den	279	0	264	15
3 Bedroom & Up	207	0	151	56
Penthouse	2	0	0	2
Other	20	0	11	9

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,847	279	488	\$540,000	\$829,990
\$1,758	461	637	\$690,000	\$1,077,900
\$1,590	492	710	\$680,000	\$1,165,000
\$1,824	600	1,197	\$710,000	\$2,730,990
\$1,455	814	1,158	\$1,270,000	\$1,600,000
\$1,965	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)

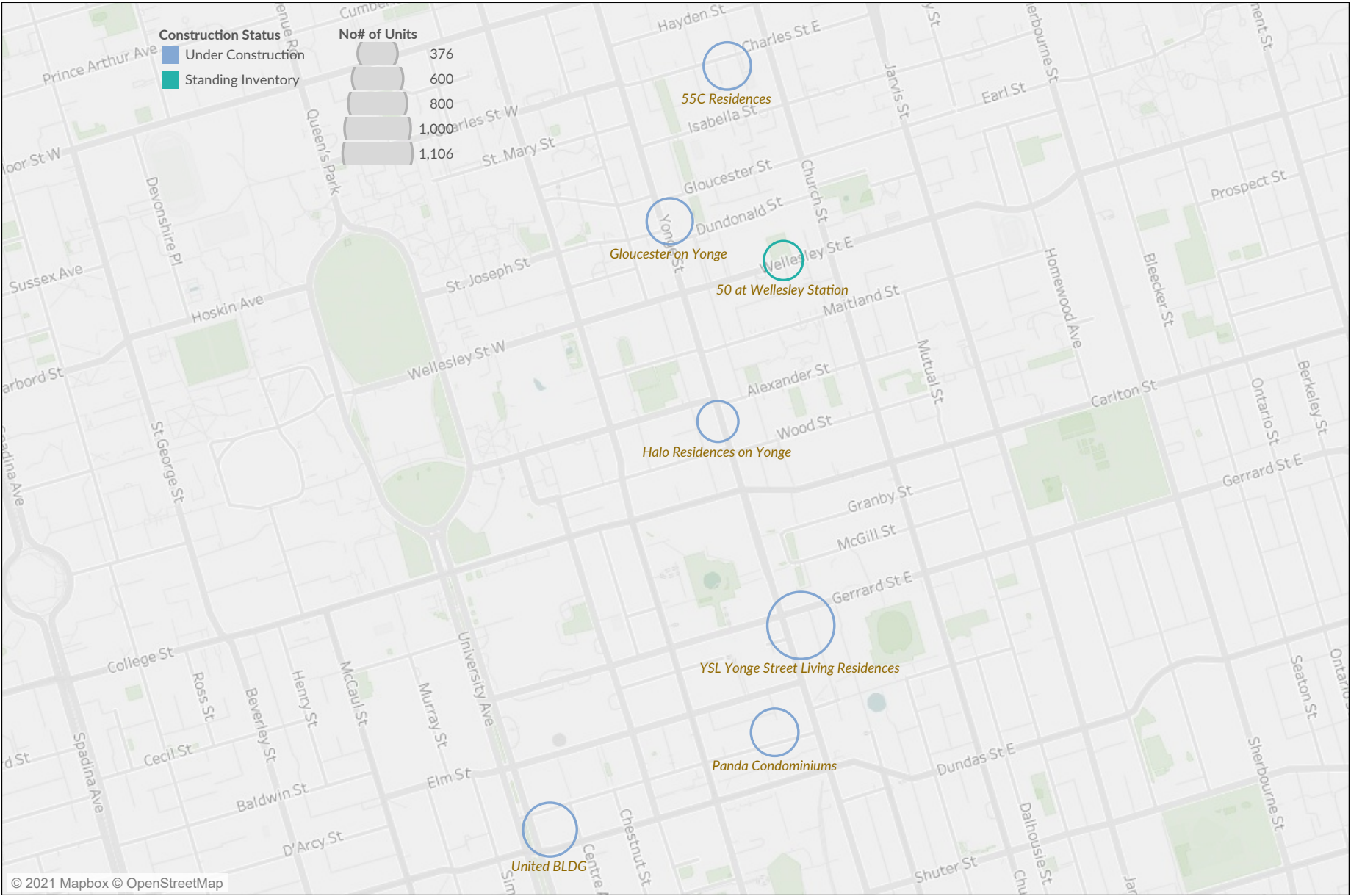


Post Launch Absorption: Downtown Core



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Current Active Projects



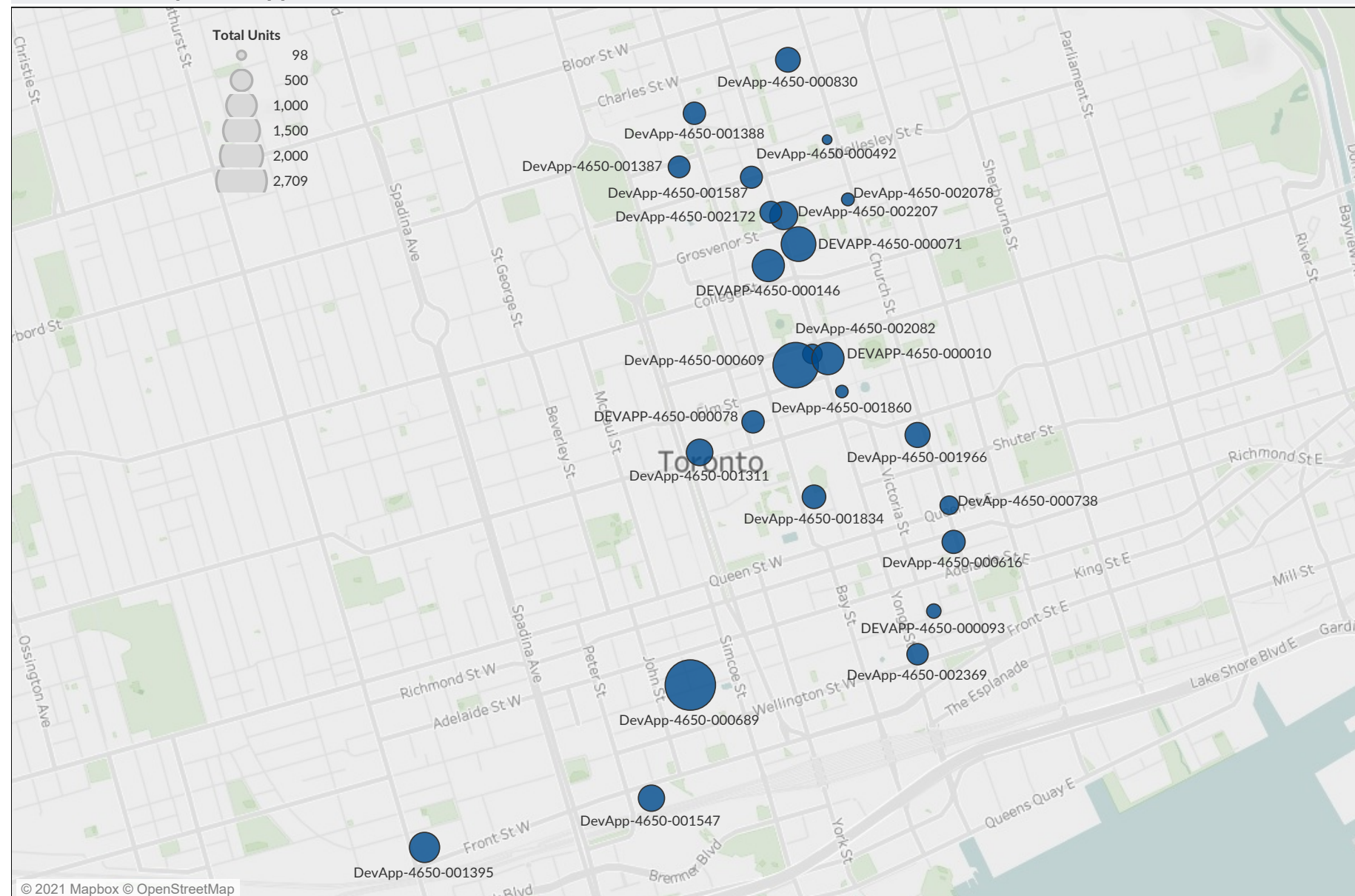
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Current Active Project List

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	5	55	70	551	\$1,437	\$1,672
Gloucester on Yonge - Concord Adex	Apartment	January 2022	25	389	134	523	\$1,426	\$1,428
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	\$2,438
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-4650-001834	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	7.7	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	8	16	5,476	4,453	437	\$2,158	1,518	\$3,276,546	8,832
Central Waterfront	33	9	4,721	3,908	800	\$1,519	1,049	\$1,594,374	19,434
Don Mills - York Mills	13	12	3,683	3,265	191	\$1,014	1,096	\$1,111,746	13,974
Downtown Core	30	7	4,237	3,591	306	\$1,779	805	\$1,431,852	18,616
Downtown East	111	22	7,795	6,507	1,198	\$1,311	668	\$875,828	14,922
Downtown West	72	29	10,538	9,071	1,071	\$1,461	911	\$1,330,784	19,053
Etobicoke Waterfront	3	1	602	463	30	\$1,341	842	\$1,129,067	7,446
Highway7 - Yonge	4	5	1,187	1,122	57	\$816	1,134	\$925,433	.
Mississauga City Centre	732	13	7,939	7,215	417	\$913	856	\$781,515	.
North Toronto	5	14	3,707	3,114	494	\$1,271	849	\$1,079,214	13,529
North Yonge Corridor	5	6	1,715	1,523	68	\$1,187	858	\$1,018,376	8,127
North York East	0	2	528	525	2	\$949	1,028	\$974,900	206
North York West	28	9	1,220	983	191	\$1,298	1,685	\$2,186,518	15,556
Not Applicable	2,015	138	28,647	23,512	3,695	\$840	986	\$828,230	92,402
Scarborough City Centre									2,245
Sheppard Corridor	92	10	2,434	2,108	312	\$1,116	981	\$1,094,137	7,745
Thornhill	100	8	1,977	1,601	366	\$1,054	1,019	\$1,073,961	.
Toronto East	18	12	1,533	1,307	116	\$1,109	964	\$1,069,418	3,237
Toronto West	346	20	4,206	3,266	824	\$1,203	877	\$1,054,333	14,488
Yonge - St. Clair	4	7	661	521	140	\$1,767	1,451	\$2,565,247	3,539

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