



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of April 2021



Central Waterfront Submarket Report - April 2021

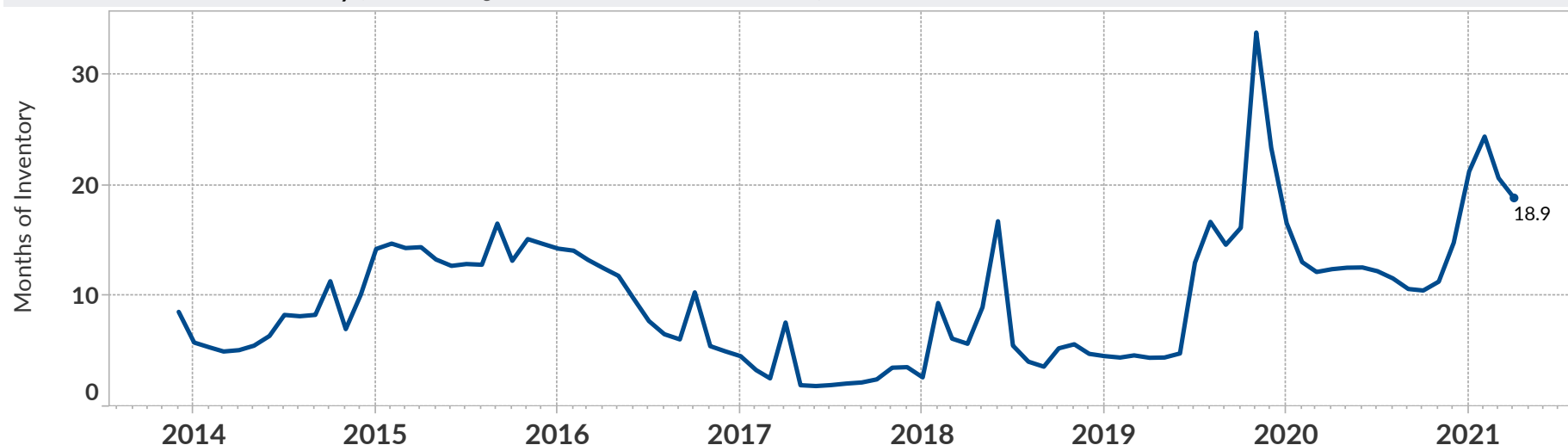


Central Waterfront			GTA	
Active Projects	9		340	
Total Units	4,721		92,806	
Total Sales	3,908		78,055	
Rem. Inv.	800		10,715	
Avg. \$/SF	\$1,519		\$1,222	
Avg. Project \$/SF	\$1,407		\$1,076	
Avg. SF	1,049		964	
Avg. \$	\$1,594,374		\$1,178,878	
Current Month Sales (incl. active & sold out)		33	3,619	

Development Applications

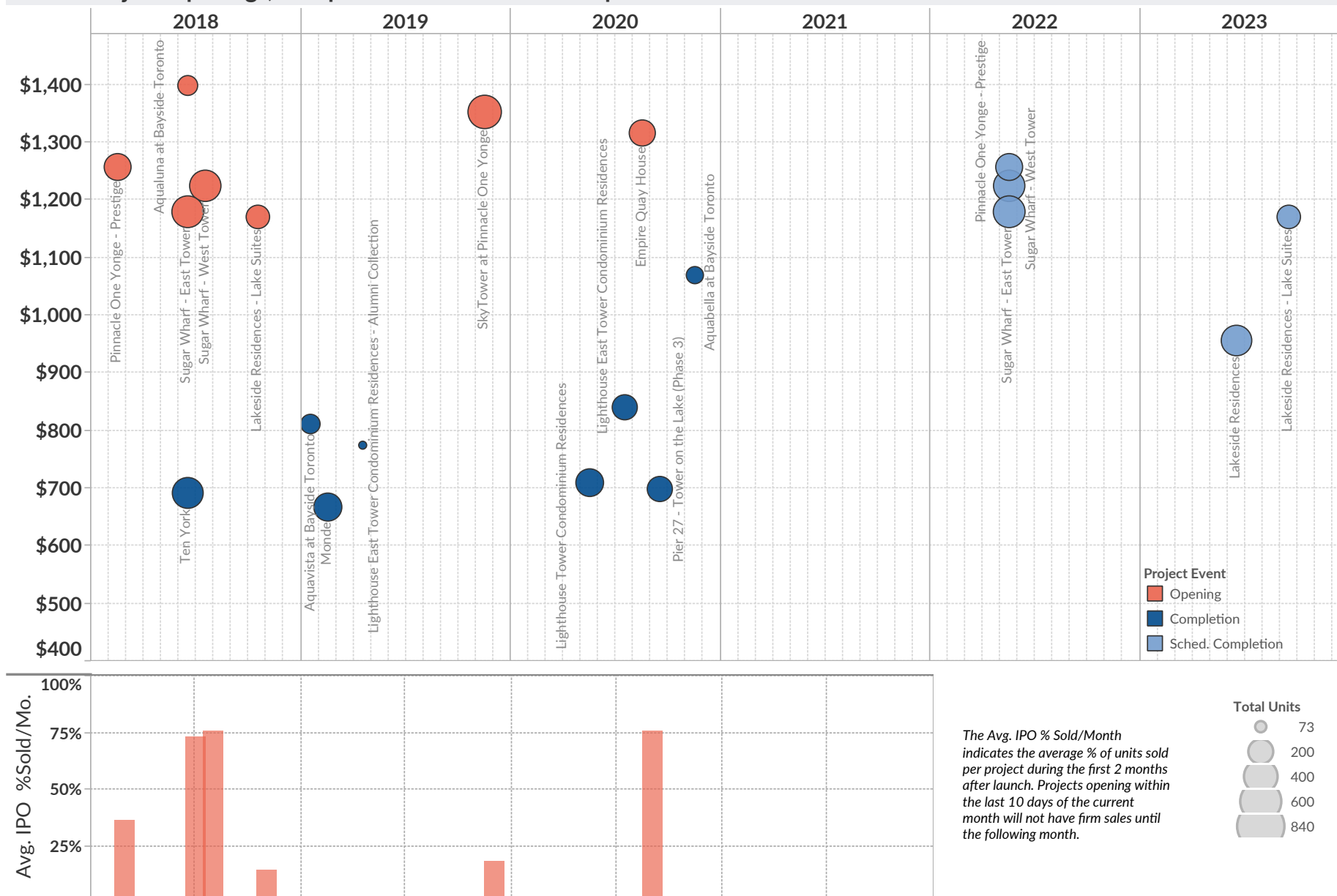
Central Waterfront			City of Toronto	
Number of Dev. Apps.	8		480	
Total Units	19,434		259,614	
Min. Floor Space Index	1.5		0.1	
Max. Floor Space Index	19.1		61.7	
Avg. Floor Space Index	9.2		6.8	

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



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Recent Project Openings, Completions & Scheduled Completions



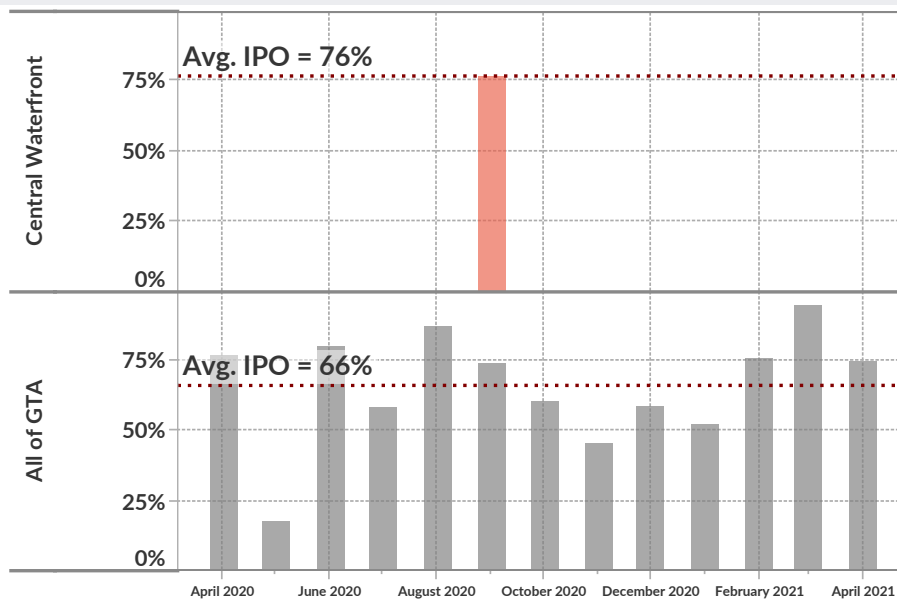
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Project Data by Unit Type

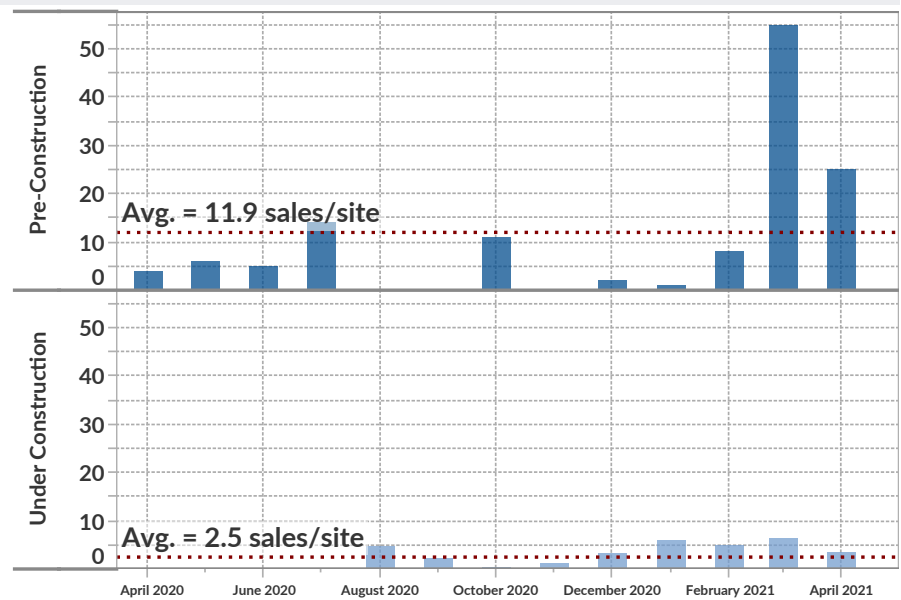
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	124	8	104	20
1 Bedroom	1,304	7	1,243	61
1 Bedroom + Den	1,365	10	1,196	169
2 Bedroom	825	5	752	73
2 Bedroom + Den	550	2	334	216
3 Bedroom & Up	502	1	247	255
Penthouse	20	0	20	0
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,474	400	400	\$588,990	\$589,990
\$1,484	448	676	\$545,000	\$850,900
\$1,398	564	790	\$692,000	\$1,147,900
\$1,478	627	2,435	\$780,000	\$3,340,000
\$1,512	756	2,722	\$988,990	\$3,390,000
\$1,585	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)

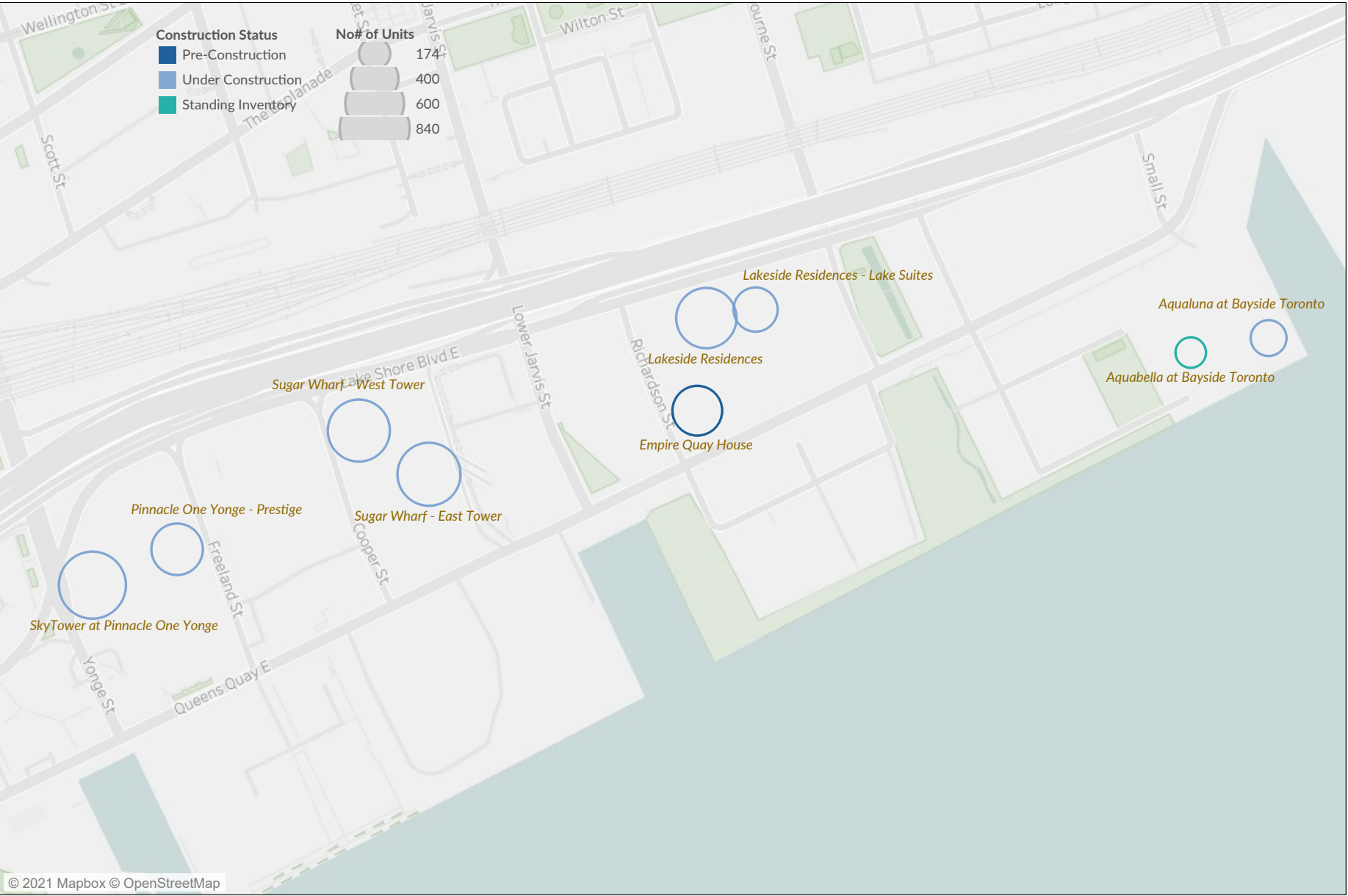


Post Launch Absorption: Central Waterfront



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Current Active Projects



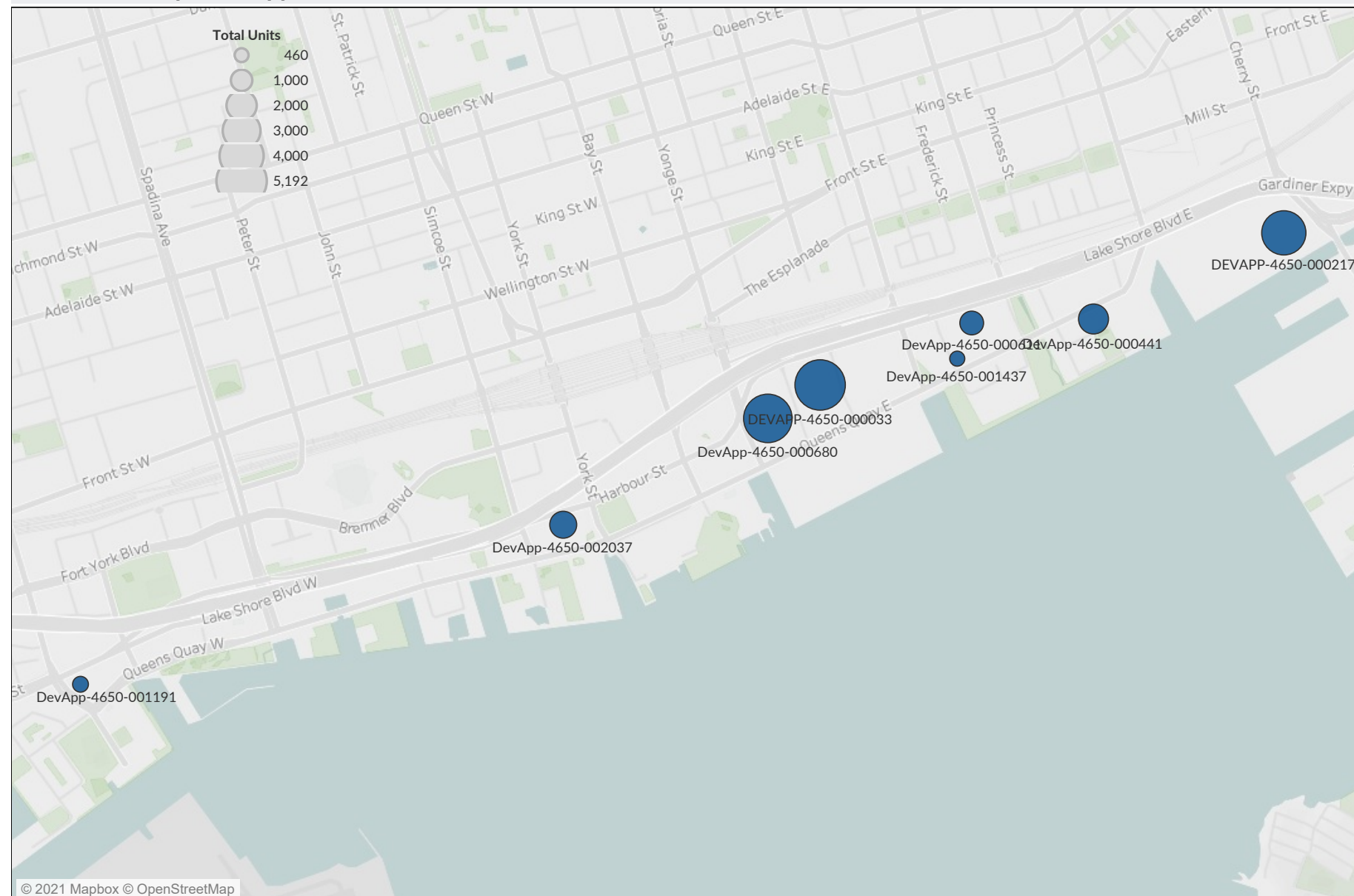
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Current Active Project List

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	0	3	26	240	\$1,399	\$1,318
Empire Quay House - Empire	Apartment	January 2024	25	89	87	463	\$1,317	\$1,316
Lakeside Residences - Greenland Group	Apartment	June 2023	0	2	1	680	\$957	\$1,238
Lakeside Residences - Lake Suites - Greenland Group	Apartment	September 2023	0	6	39	365	\$1,171	\$1,340
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	May 2022	1	2	128	496	\$1,258	\$1,570
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	7	34	447	840	\$1,353	\$1,585
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	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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