



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of May 2021



Central Waterfront Submarket Report - May 2021

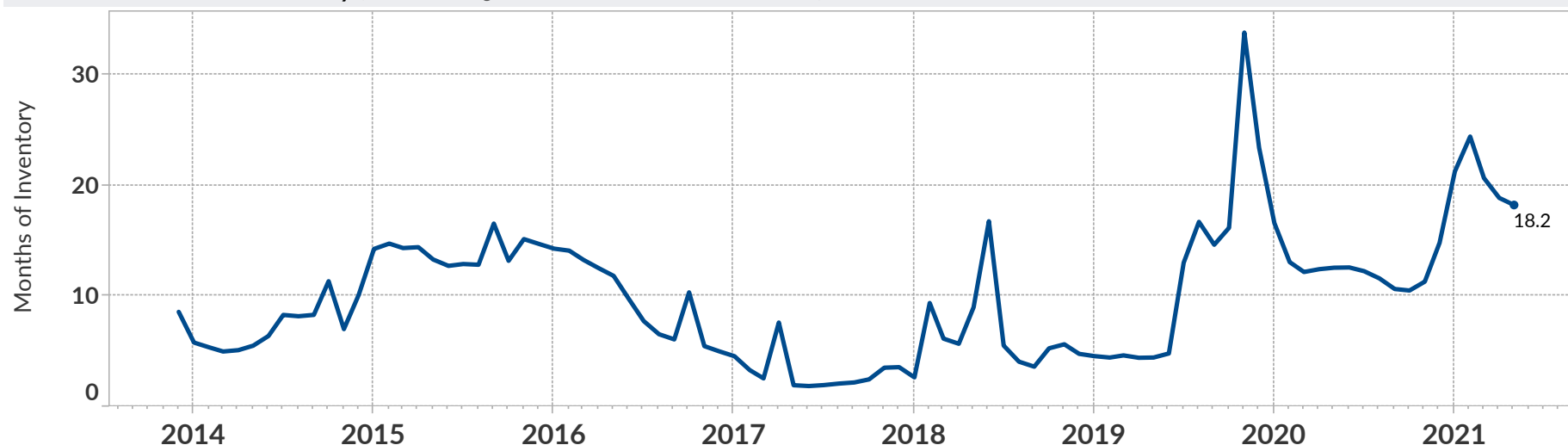


Central Waterfront			GTA	
Active Projects	9		338	
Total Units	4,721		92,166	
Total Sales	3,926		77,131	
Rem. Inv.	782		10,836	
Avg. \$/SF	\$1,520		\$1,201	
Avg. Project \$/SF	\$1,405		\$1,088	
Avg. SF	1,057		984	
Avg. \$	\$1,606,676		\$1,181,327	
Current Month Sales (incl. active & sold out)		18	2,396	

Development Applications

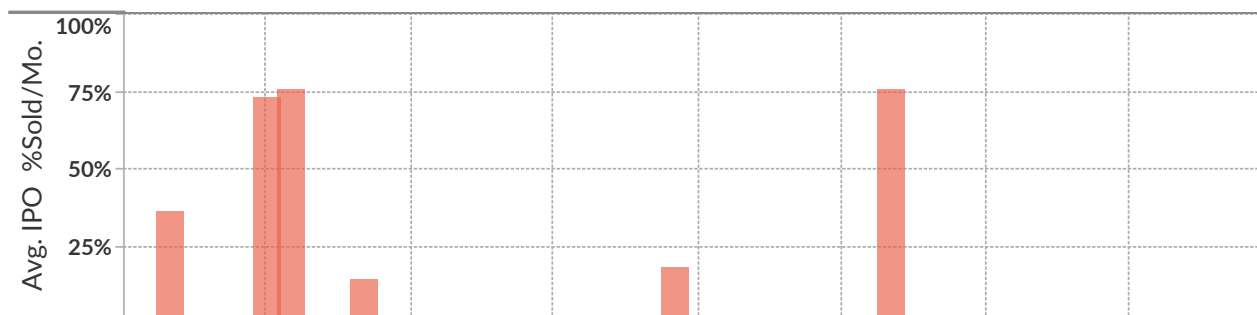
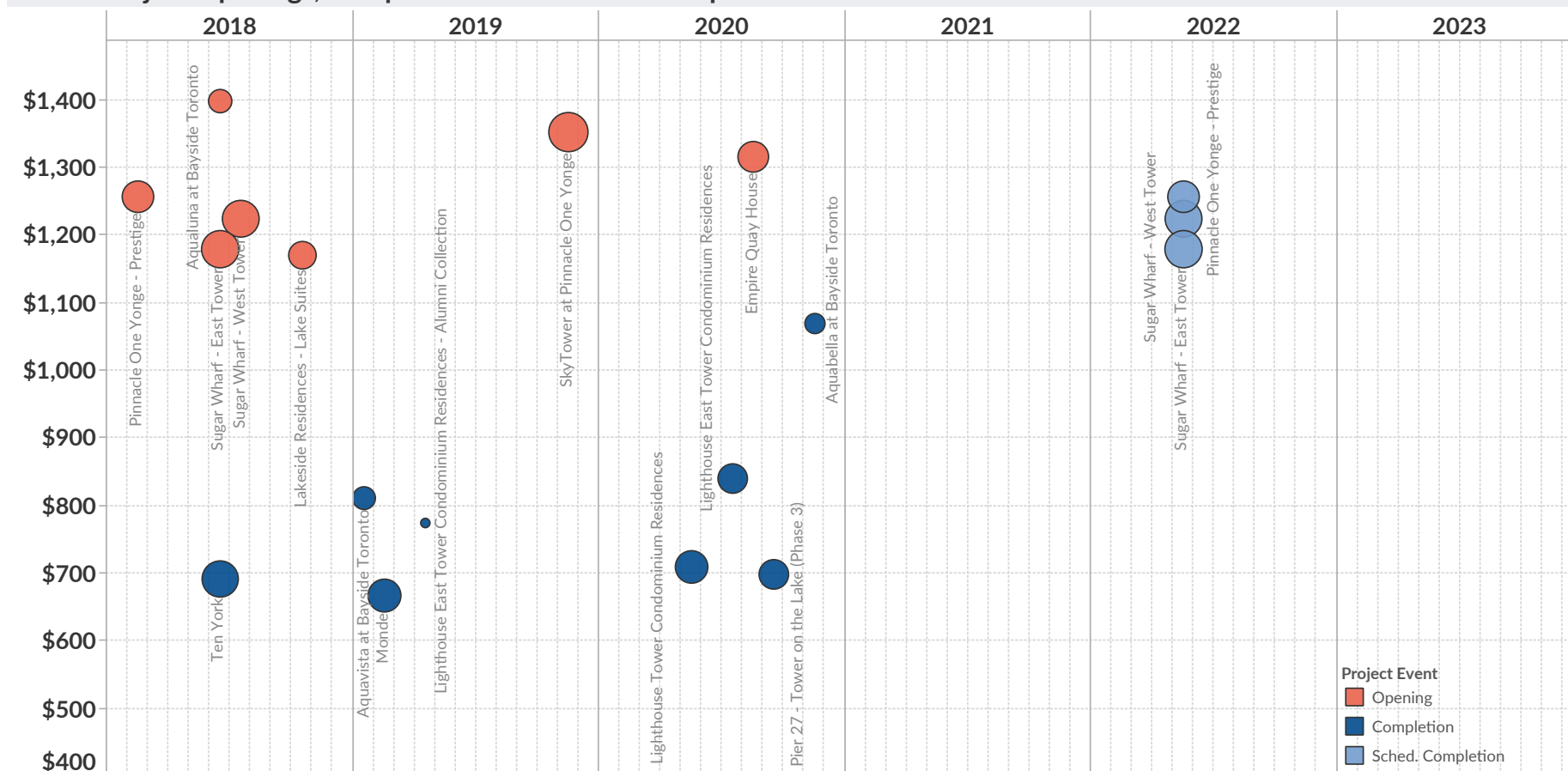
Central Waterfront			City of Toronto	
Number of Dev. Apps.	9		484	
Total Units	36,410		494,318	
Min. Floor Space Index	1.5		0.1	
Max. Floor Space Index	19.1		61.7	
Avg. Floor Space Index	9.0		6.8	

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

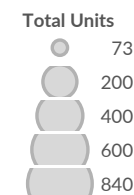


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Recent Project Openings, Completions & Scheduled Completions



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.



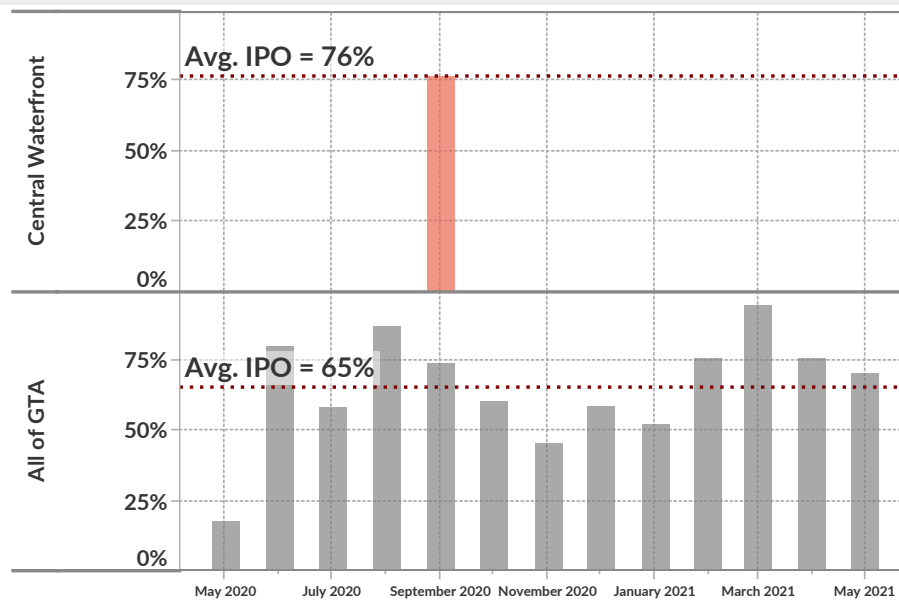
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Project Data by Unit Type

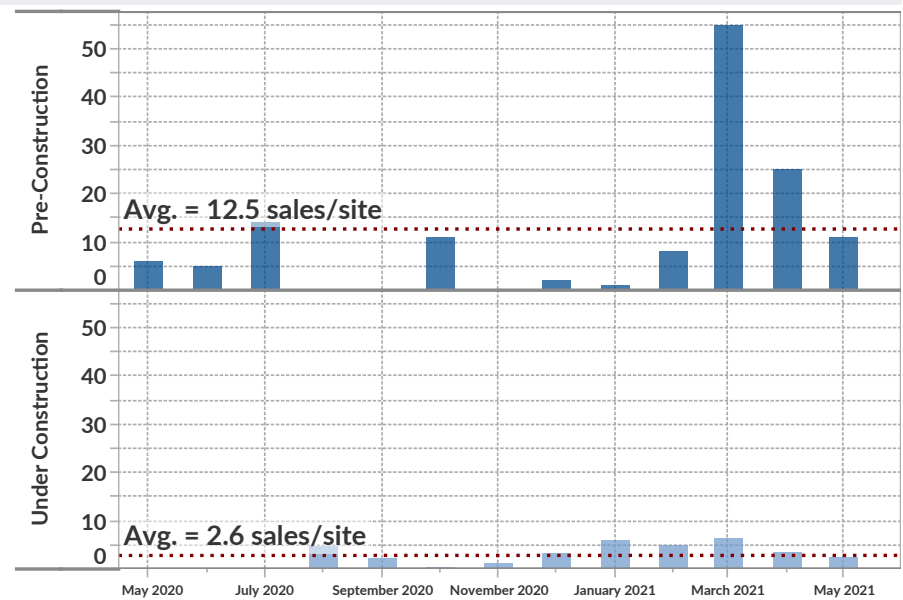
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	124	5	109	15
1 Bedroom	1,304	3	1,246	58
1 Bedroom + Den	1,365	3	1,199	166
2 Bedroom	825	1	753	72
2 Bedroom + Den	550	5	339	211
3 Bedroom & Up	502	1	248	254
Penthouse	20	0	20	0
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,474	400	400	\$588,990	\$589,990
\$1,493	448	676	\$545,000	\$850,900
\$1,399	564	790	\$692,000	\$1,147,900
\$1,480	627	2,435	\$780,000	\$3,340,000
\$1,511	756	2,722	\$988,990	\$3,390,000
\$1,586	812	2,515	\$961,000	\$3,990,000
\$1,287	1,720	2,416	\$2,550,000	\$2,950,000

IPO Launch Performance (first 2 months)

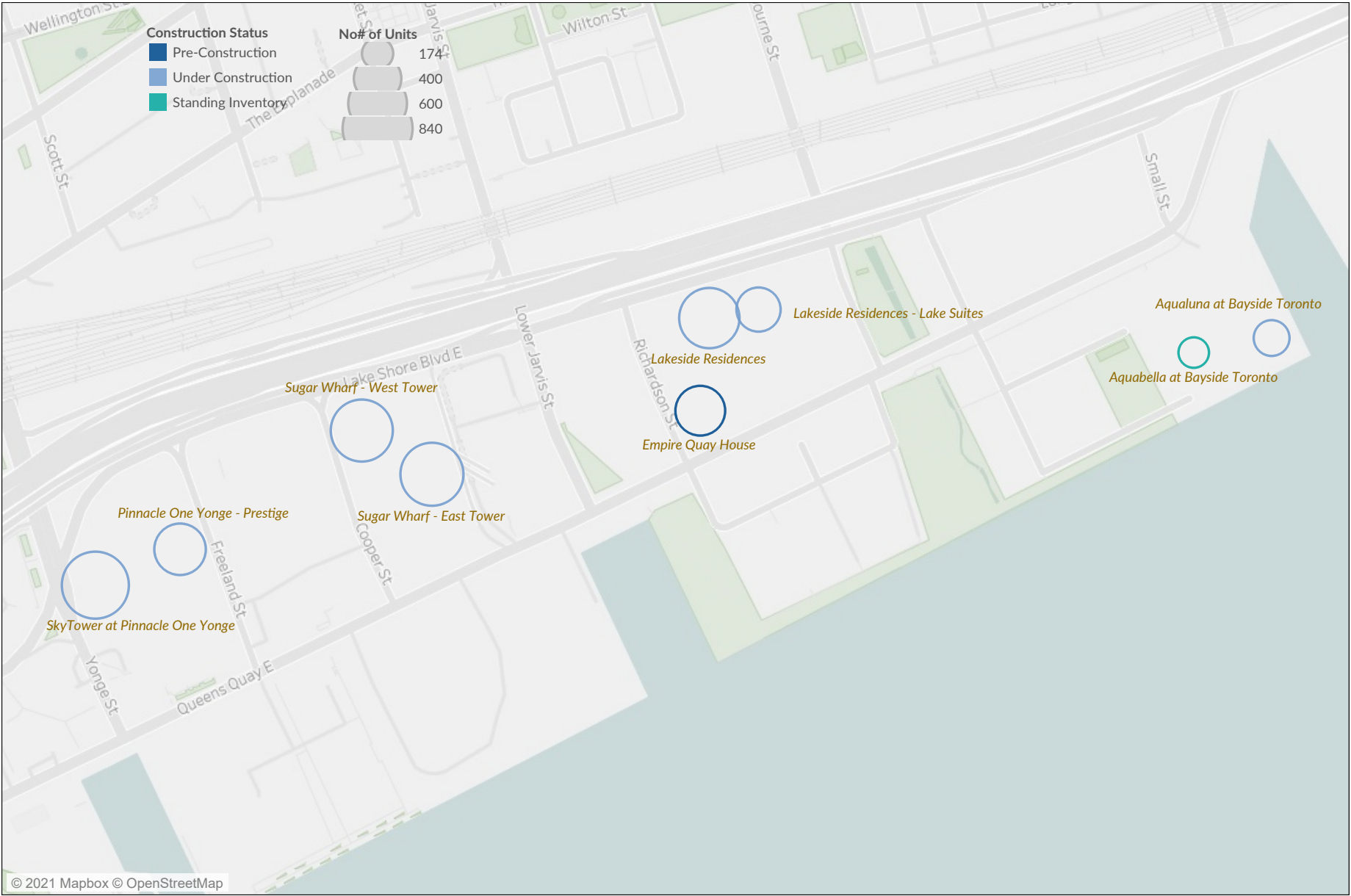


Post Launch Absorption: Central Waterfront



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Current Active Projects



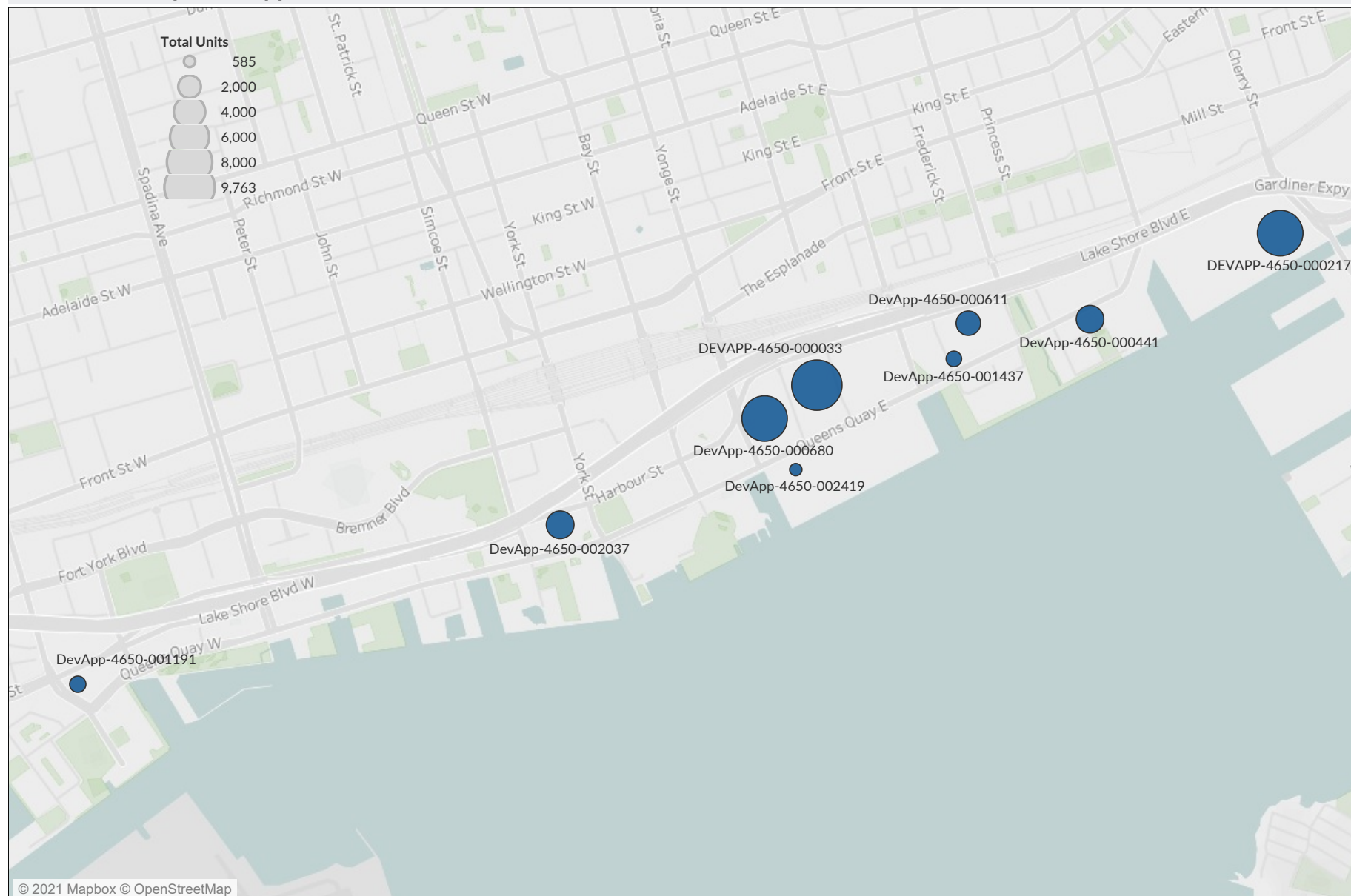
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Current Active Project List

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	\$1,310
Empire Quay House - Empire	Apartment	January 2024	11	100	76	463	\$1,317	\$1,311
Lakeside Residences - Greenland Group	Apartment	November 2024	0	2	1	680	\$957	\$1,238
Lakeside Residences - Lake Suites - Greenland Group	Apartment	November 2024	0	6	39	365	\$1,171	\$1,340
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	May 2022	1	3	127	496	\$1,258	\$1,571
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	6	40	441	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	9,763
DEVAPP-4650-000217	324 Cherry Street; 429 Lake Shore Boulevard East	4.1	8,000
DevApp-4650-000441	261 Queens Quay East	3.9	2,919
DevApp-4650-000611	215 Lake Shore Boulevard East	12.9	2,295
DevApp-4650-000680	1 Yonge Street	22.4	7,945
DevApp-4650-001191	545 Lake Shore Boulevard West	7.5	1,016
DevApp-4650-001437	162 Queens Quay East	11.3	923
DevApp-4650-002037	200 Queens Quay West	19.1	2,964
DevApp-4650-002419	25 Queens Quay East	7.8	585

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	42	16	5,476	4,494	396	\$2,197	1,600	\$3,515,593	17,336
Central Waterfront	18	9	4,721	3,926	782	\$1,520	1,057	\$1,606,676	36,410
Don Mills - York Mills	7	12	3,682	3,274	183	\$1,011	1,107	\$1,119,470	23,874
Downtown Core	26	8	4,931	4,302	289	\$1,814	839	\$1,522,007	35,133
Downtown East	109	20	7,141	6,397	653	\$1,270	813	\$1,032,085	30,116
Downtown West	127	27	9,568	8,213	973	\$1,484	901	\$1,337,162	36,221
Etobicoke Waterfront	10	1	602	473	20	\$1,342	831	\$1,114,875	14,950
Highway7 - Yonge	1	6	1,392	1,123	261	\$778	1,220	\$948,740	.
Mississauga City Centre	73	11	7,076	6,272	500	\$933	830	\$774,230	.
North Toronto	89	15	3,743	3,203	441	\$1,306	918	\$1,199,330	26,183
North Yonge Corridor	6	6	1,715	1,529	62	\$1,205	847	\$1,020,553	15,660
North York East	0	2	528	525	2	\$949	1,028	\$974,900	412
North York West	8	10	1,267	989	232	\$1,264	1,553	\$1,963,778	35,893
Not Applicable	1,308	138	29,223	23,197	4,401	\$869	929	\$807,860	172,168
Scarborough City Centre									5,284
Sheppard Corridor	35	10	2,434	2,140	280	\$1,118	1,006	\$1,124,871	13,768
Thornhill	111	8	1,977	1,712	255	\$1,074	1,116	\$1,198,538	.
Toronto East	31	11	1,442	1,211	121	\$1,119	985	\$1,103,177	6,330
Toronto West	164	20	4,202	3,400	690	\$1,205	907	\$1,093,153	24,915
Yonge - St. Clair	231	8	1,046	751	295	\$1,639	1,174	\$1,923,973	6,891

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