

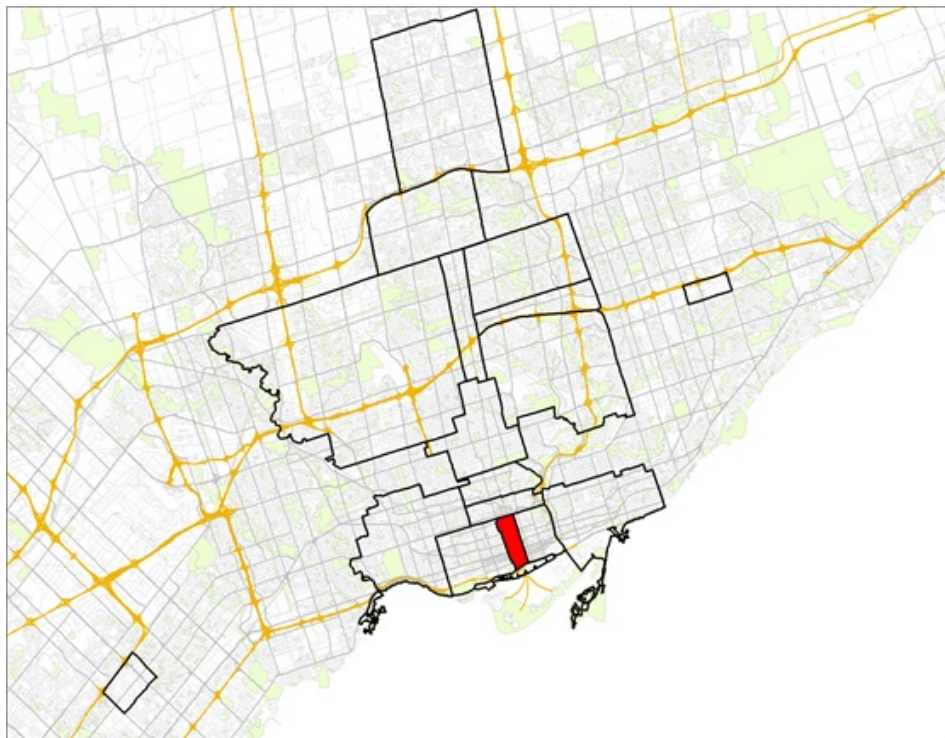


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of January 2022



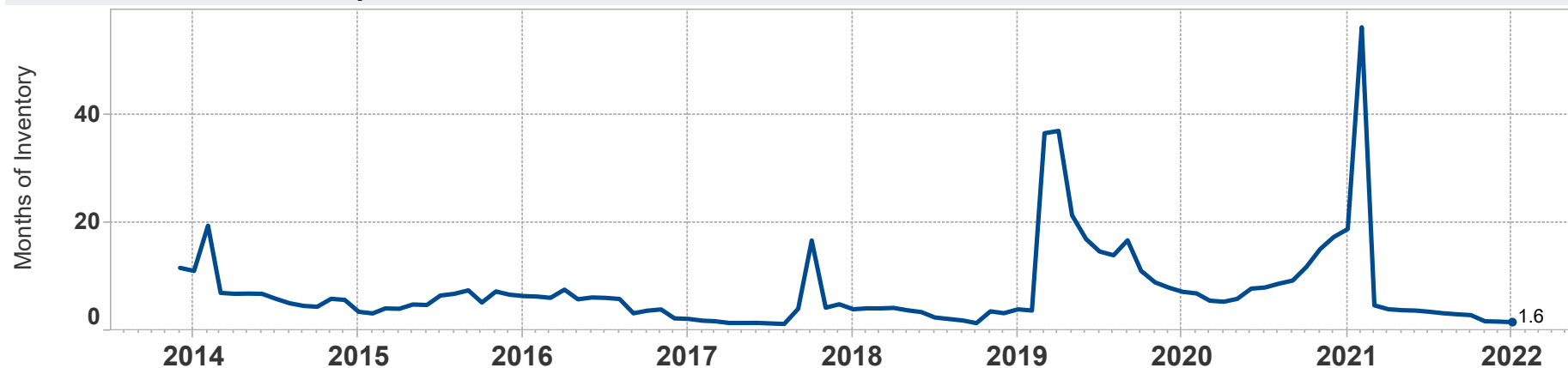
Downtown Core Submarket Report - January 2022



Downtown Core		GTA
Distinct count of Site Name	8	341
No. of Units	4,439	89,623
Total Sales	4,187	81,290
Act Inv	252	8,333
Avg. \$/sf	\$1,936	\$1,363
Avg. Project \$/SF	\$1,552	\$1,182
Avg. SF	903	961
Avg. \$	\$1,747,021	\$1,309,467
No Measure Value	614	2,274

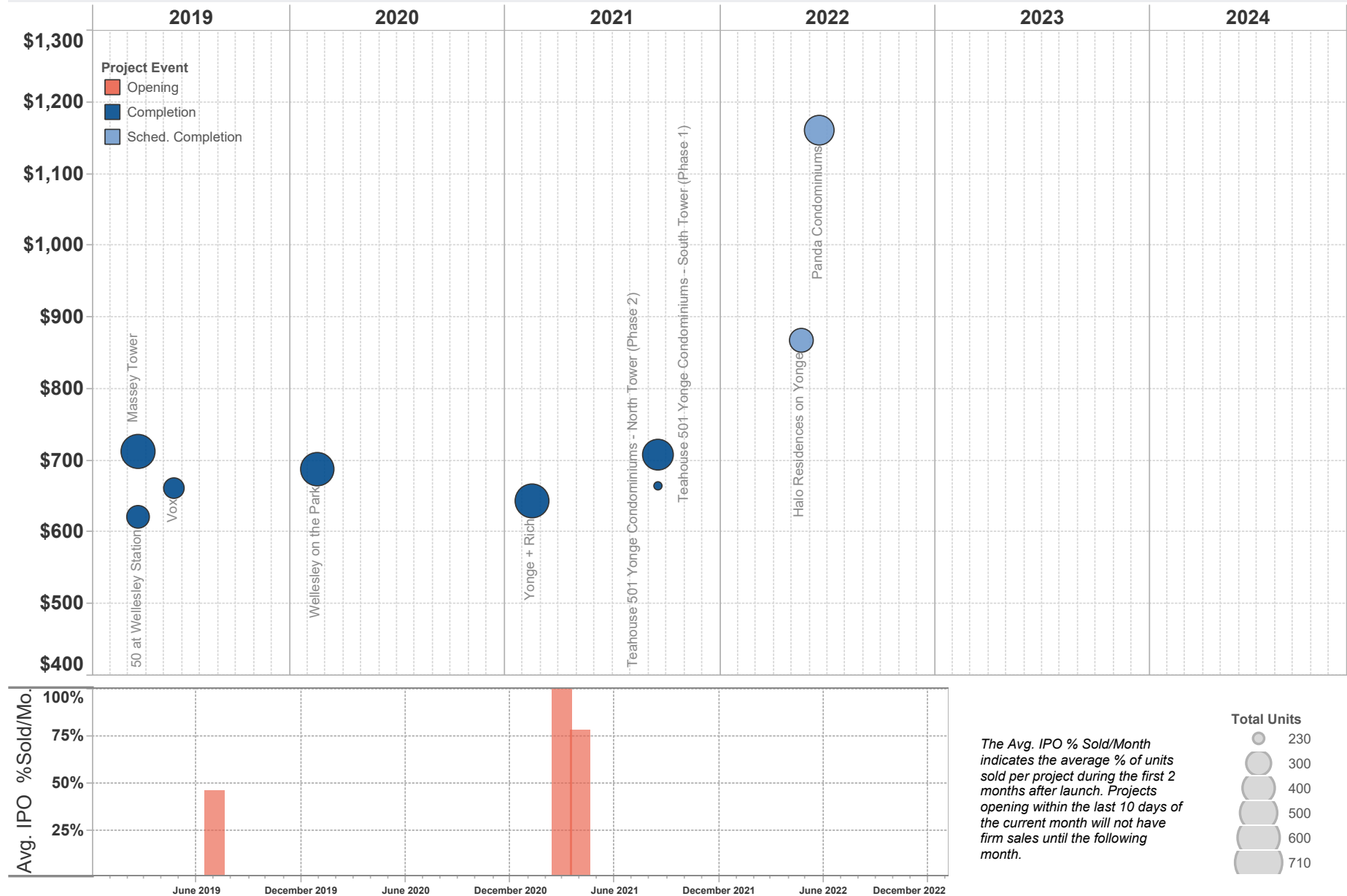
Development Applications		
Downtown Core		City of Toronto
Count of Address	35	631
Total Units	42,806	636,062
Min. Density	2.0	0.0
Max. Density	37.8	620.0
Avg. Density	15.7	7.9

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



Downtown Core Submarket Report - January 2022

Recent Project Openings, Completions & Scheduled Completions



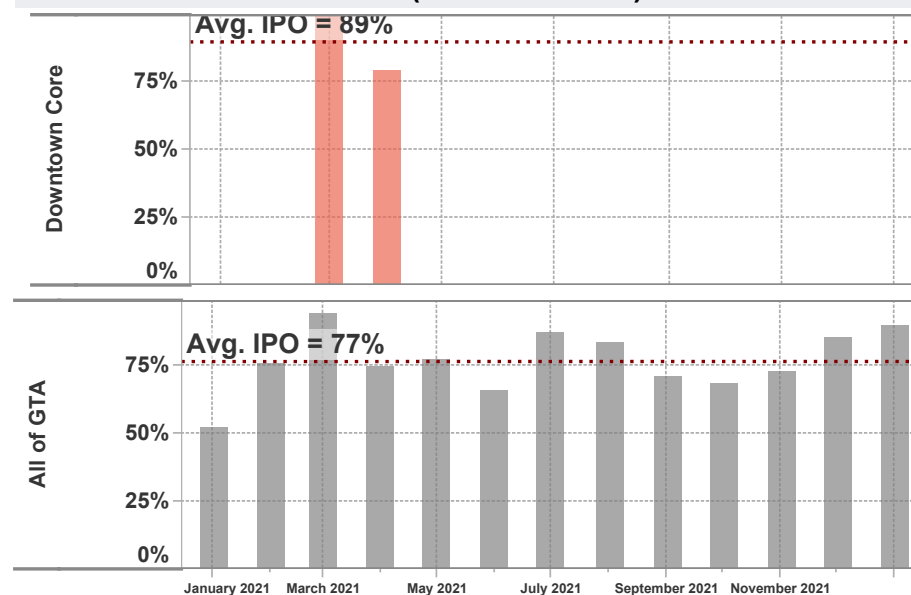
Downtown Core Submarket Report - January 2022

Project Data by Unit Type

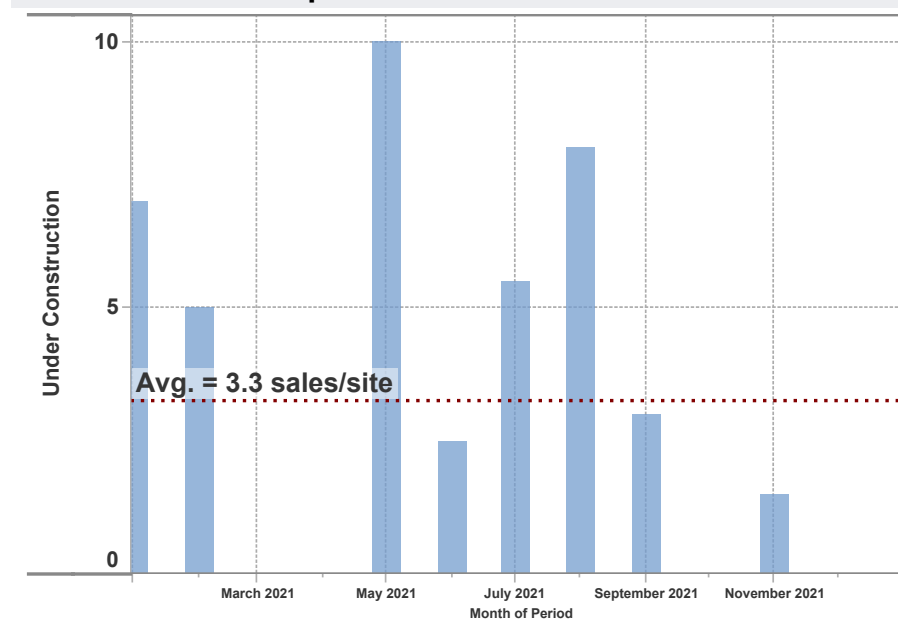
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	428	102	411	17
1 Bedroom	1,314	178	1,286	28
1 Bedroom + Den	905	296	903	2
2 Bedroom	1,243	37	1,124	119
2 Bedroom + Den	315	0	287	28
3 Bedroom & Up	212	1	164	48
Penthouse	2	0	2	0
Other	20	0	10	10

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,736	324	488	\$620,000	\$790,000
\$1,863	461	637	\$839,900	\$1,111,990
\$1,499	648	710	\$790,000	\$1,245,000
\$1,792	600	1,334	\$952,000	\$2,805,990
\$1,510	814	1,554	\$1,470,000	\$2,207,990
\$2,538	931	1,539	\$1,584,000	\$4,205,990
\$1,259	1,447	1,839	\$1,750,000	\$2,388,000

IPO Launch Performance (first 2 months)

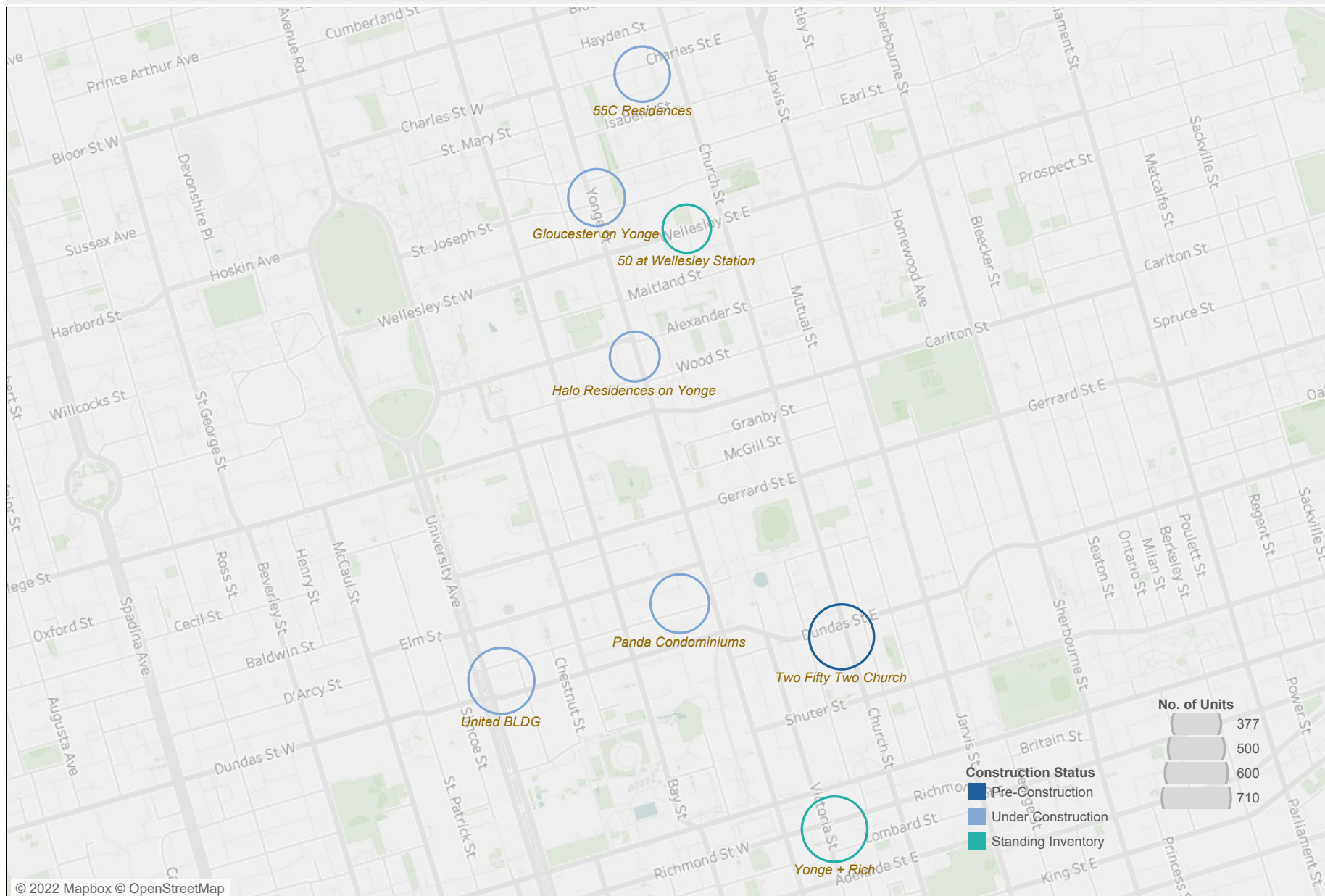


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - January 2022

Current Active Projects



Downtown Core Submarket Report - January 2022

Current Active Project List

							*	
Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Fo..
50 at Wellesley Station - Plaza	Apartment	April 2019	1	1	13	377	\$622	\$1,258
55C Residences - Mod Developments Inc.	Apartment	September 2023	0	0	0	497	\$1,437	\$1,717
Gloucester on Yonge - Concord Adex	Apartment	February 2022	0	0	55	523	\$1,426	\$1,678
Halo Residences on Yonge - Cresford Developments	Apartment	May 2022	0	0	0	402	\$868	\$877
Panda Condominiums - Lifetime Developments	Apartment	June 2022	0	0	2	555	\$1,161	\$1,640
Two Fifty Two Church - Centrecourt Developments Inc.	Apartment	November 2024	610	610	71	681	\$1,524	\$1,397
United BLDG - Davpart Inc.	Apartment	December 2025	3	3	94	710	\$1,635	\$2,506
Yonge + Rich - Great Gulf	Apartment	February 2021	0	0	17	694	\$644	\$1,343

Downtown Core Submarket Report - January 2022

Current Development Applications



Downtown Core Submarket Report - January 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DevApp-4650-000045	8 Elm Street	6.0	1,288
DevApp-4650-000078	100 Edward Street	7.8	1,053
DevApp-4650-000093	34 - 50 King Street East; 2 Toronto Street	7.8	438
DevApp-4650-000146	2 Carlton Street	7.8	2,090
DevApp-4650-000492	572 Church Street	3.0	194
DevApp-4650-000609	33 Gerrard Street West; 22 Elm Street	7.8	4,306
DevApp-4650-000616	114 Church Street	6.0	1,064
DevApp-4650-000689	322 King Street West	17.7	4,743
DevApp-4650-000738	60 Queen Street East	3.0	809
DevApp-4650-000830	55 Charles Street East	2.0	1,313
DevApp-4650-001311	481 University Avenue	7.8	1,457
DevApp-4650-001387	95 St. Joseph Street	2.0	1,072
DevApp-4650-001388	1075 Bay Street	20.8	1,068
DevApp-4650-001547	325 Front Street West	19.6	1,564
DevApp-4650-001587	10 Wellesley Street West	3.0	1,112
DevApp-4650-001831	20 Matiland Street	12.0	1,029
DevApp-4650-001834	483 Bay Street	11.7	1,128
DevApp-4650-001966	244 Church Street	20.5	1,359
DevApp-4650-002078	506 Church Street	7.7	370
DevApp-4650-002082	372 Yonge Street	37.3	1,227
DevApp-4650-002172	510 Yonge Street	23.7	1,000
DevApp-4650-002207	501 Yonge Street	14.8	832
DevApp-4650-002369	53 Yonge Street	34.8	964
DevApp-4650-002436	25 St Mary Street	15.7	2,286
DevApp-4650-002486	98 Bond Street	19.3	574
DevApp-4650-002505	363 - 391 Yonge Street; 3 Gerrard Street East	4.0	2,209
DevApp-4650-002525	480 Yonge Street	18.0	874
DevApp-4650-002530	10 St Mary Street	15.2	720
DevApp-4650-002554	415 Yonge Street	7.8	900
DevApp-4650-002604	475 Yonge Street	19.6	1,161
DevApp-4650-002657	619 Yonge Street	20.3	606
DevApp-4650-002686	49 Yonge Street	37.8	258
DevApp-4650-002691	66 Wellesley Street East	9.2	369
DevApp-4650-002745	15 Charles Street East	23.8	549
DevApp-4650-002764	45 The Esplanade	13.8	820

Downtown Core Submarket Report - January 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 30	• 18	• 4,884	• 371	• \$2,399	• 1,453	• \$3,484,803	• 23,683
Central Waterfront	• 5	• 9	• 4,127	• 581	• \$1,610	• 1,128	• \$1,816,302	• 38,096
Don Mills - York Mills	• 36	• 13	• 3,272	• 175	• \$1,049	• 1,116	• \$1,170,511	• 30,497
Downtown Core	• 614	• 8	• 4,187	• 252	• \$1,936	• 903	• \$1,747,021	• 42,806
Downtown East	• 34	• 19	• 6,003	• 617	• \$1,333	• 817	• \$1,090,011	• 35,238
Downtown West	• 193	• 25	• 8,029	• 800	• \$1,554	• 974	• \$1,514,452	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 9	• 6	• 1,552	• 38	• \$1,013	• 1,307	• \$1,323,684	• 31,614
Mississauga City Centre	• 46	• 12	• 7,232	• 291	• \$1,122	• 866	• \$971,730	• 22,002
North Toronto	• 69	• 18	• 3,602	• 433	• \$1,433	• 1,025	• \$1,468,698	• 412
North Yonge Corridor	• 7	• 5	• 1,367	• 79	• \$1,584	• 802	• \$1,270,765	• 42,142
North York East	• 1	• 1	• 497	• 0	• .	• .	• .	• 217,068
North York West	• 58	• 9	• 1,347	• 135	• \$1,351	• 1,713	• \$2,314,272	• 20,900
Not Applicable	• 812	• 139	• 24,742	• 3,357	• \$1,033	• 839	• \$866,164	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 13	• 11	• 2,261	• 233	• \$1,158	• 990	• \$1,145,602	• 41,546
Thornhill	• 11	• 7	• 1,529	• 130	• \$1,061	• 1,231	• \$1,305,573	• 7,833
Toronto East	• 25	• 11	• 1,410	• 47	• \$1,267	• 1,019	• \$1,291,188	
Toronto West	• 283	• 22	• 3,987	• 635	• \$1,246	• 878	• \$1,094,317	
Yonge - St. Clair	• 28	• 7	• 753	• 153	• \$2,208	• 1,626	• \$3,591,360	

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