

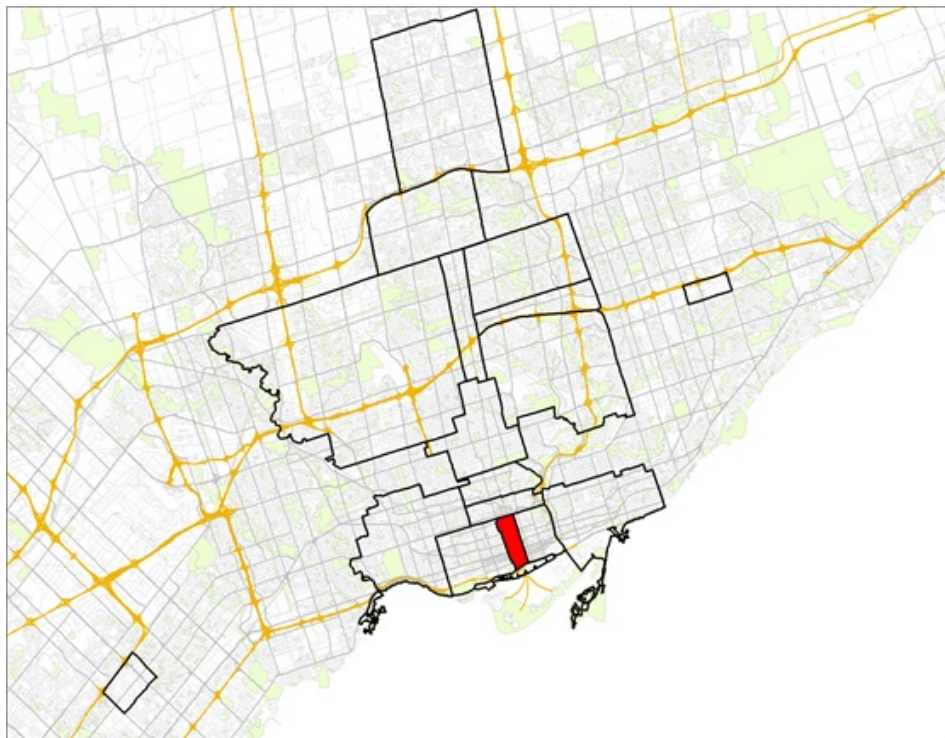


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of February 2022



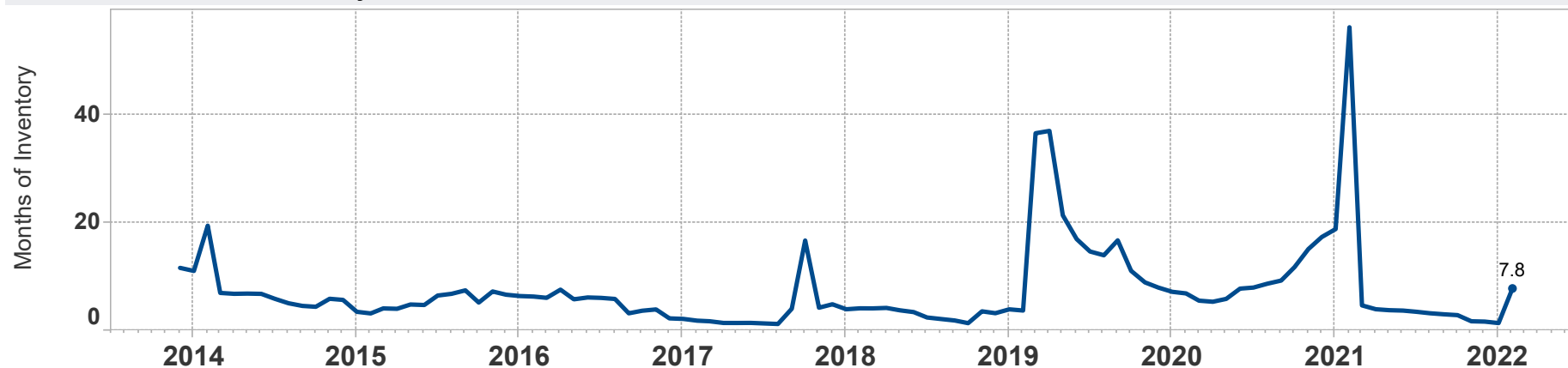
Downtown Core Submarket Report - February 2022



Downtown Core		GTA
Distinct count of Site Name	8	328
No. of Units	4,861	87,845
Total Sales	3,581	79,226
Act Inv	1,280	8,619
Avg. \$/sf	\$1,534	\$1,413
Avg. Project \$/SF	\$1,553	\$1,204
Avg. SF	699	934
Avg. \$	\$1,071,937	\$1,318,992
No Measure Value	50	3,048

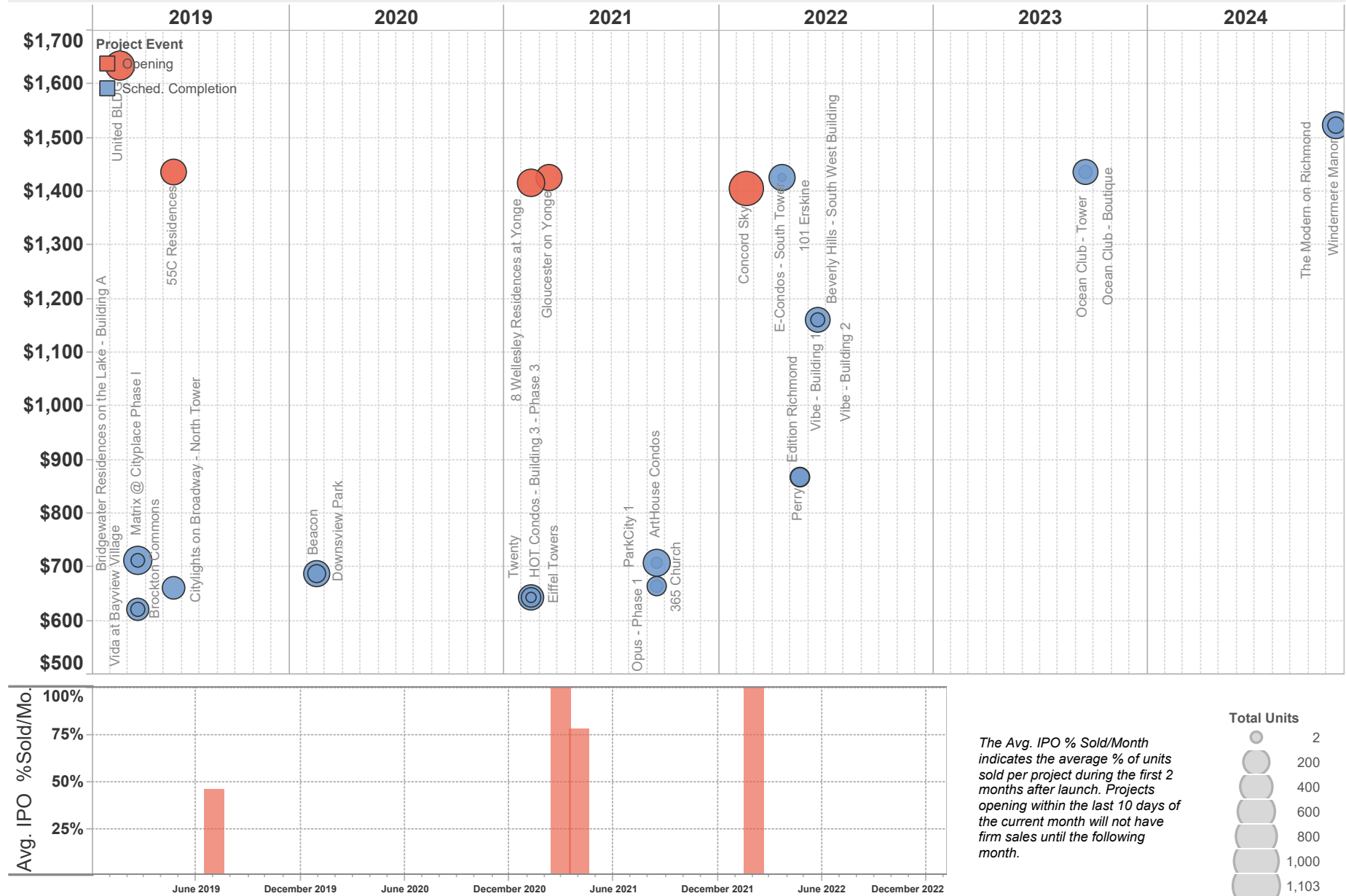
Development Applications		
Downtown Core		City of Toronto
Count of Address	17	648
Total Units	15,283	364,157
Min. Density	0.6	0.0
Max. Density	11.3	620.0
Avg. Density	3.6	7.9

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



Downtown Core Submarket Report - February 2022

Recent Project Openings, Completions & Scheduled Completions



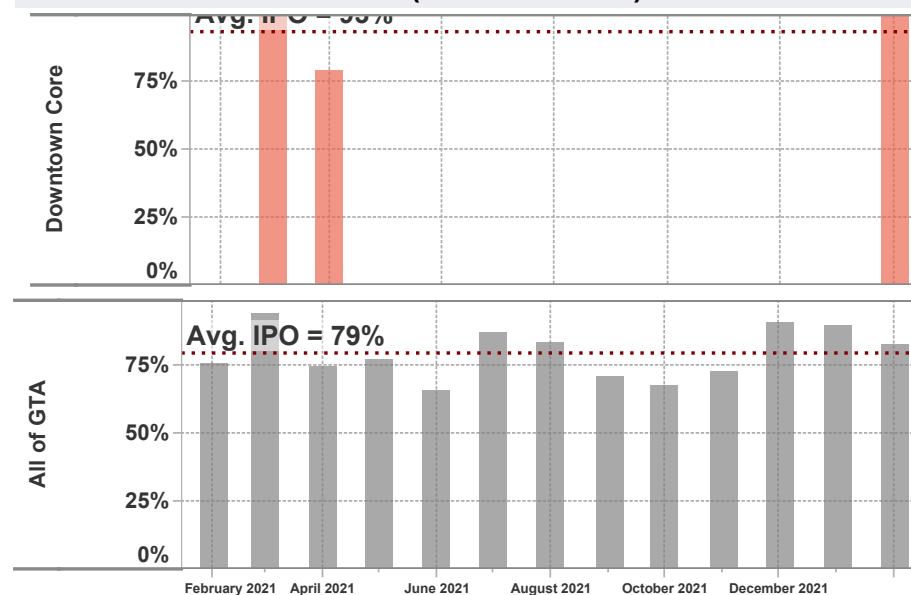
Downtown Core Submarket Report - February 2022

Project Data by Unit Type

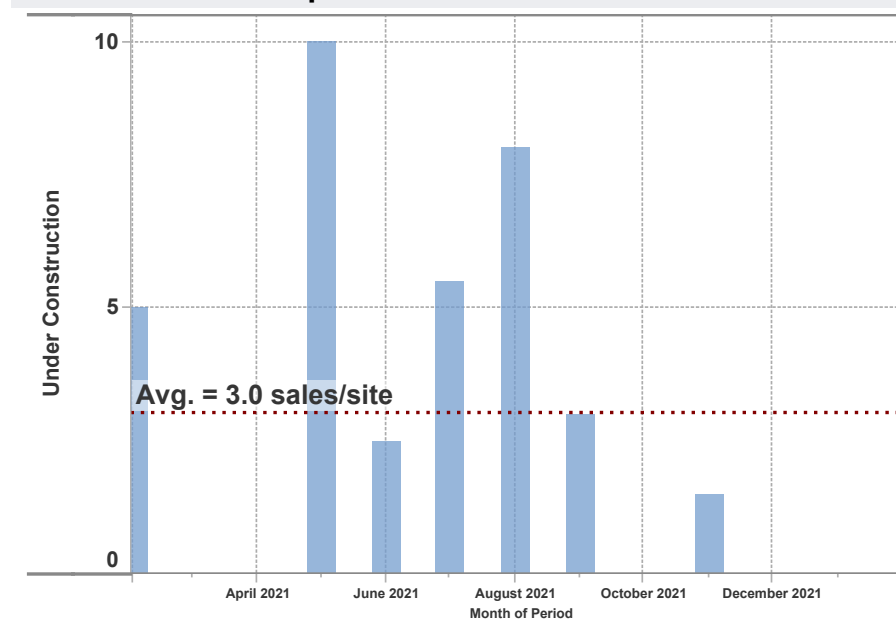
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	591	0	311	280
1 Bedroom	1,587	2	1,110	477
1 Bedroom + Den	610	0	608	2
2 Bedroom	1,532	0	1,087	445
2 Bedroom + Den	302	1	288	14
3 Bedroom & Up	217	1	165	52
Penthouse	2	0	2	0
Other	20	0	10	10

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,662	324	488	\$620,000	\$790,000
\$1,581	461	637	\$800,000	\$1,111,990
\$1,499	648	710	\$790,000	\$1,245,000
\$1,338	600	1,334	\$1,000,000	\$2,805,990
\$1,586	814	1,485	\$1,470,000	\$2,207,990
\$2,470	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)

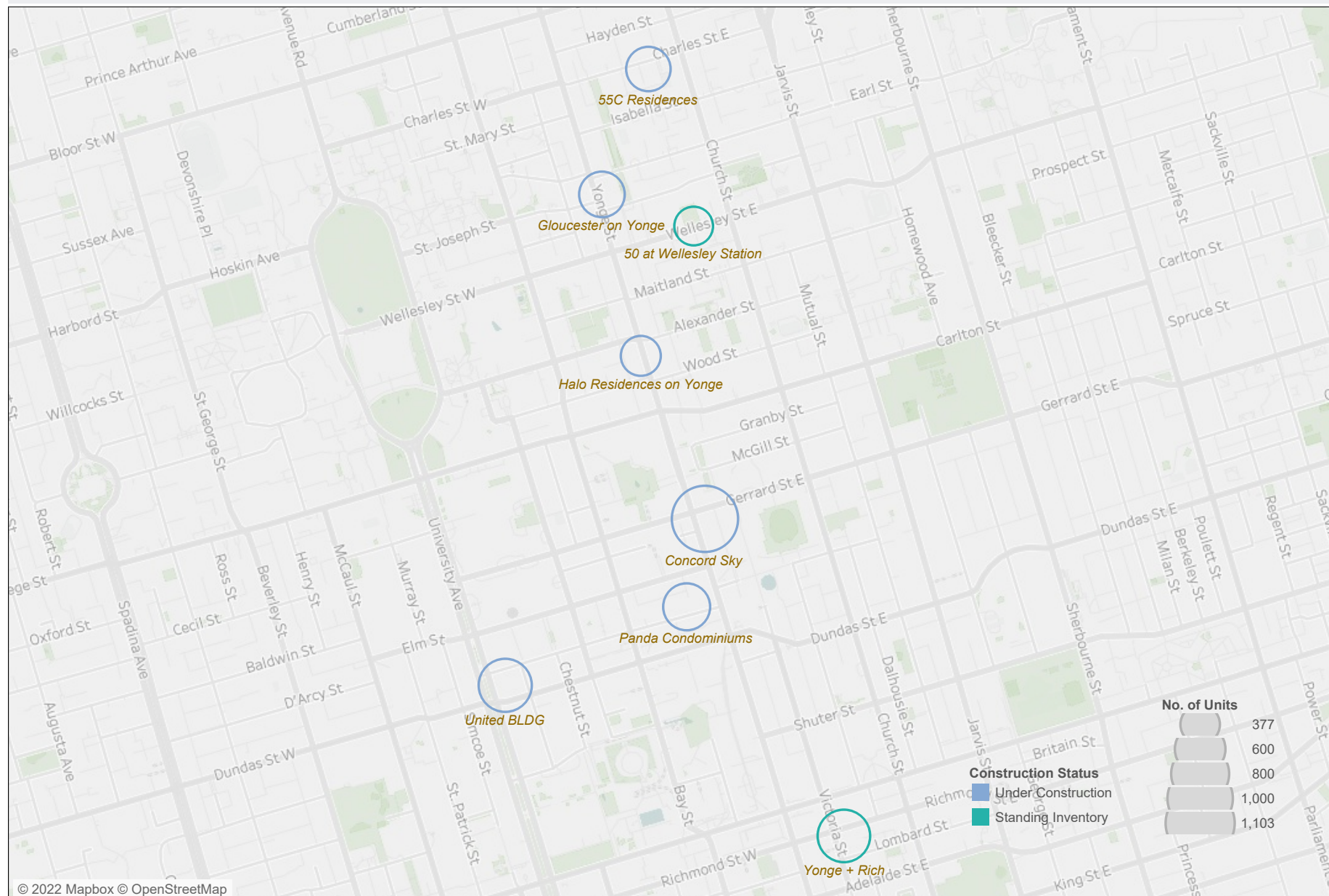


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - February 2022

Current Active Projects



Downtown Core Submarket Report - February 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	0	1	13	377	\$622	\$1,258
55C Residences - Mod Developments Inc.	Apartment	September 2023	0	0	0	497	\$1,437	\$1,717
Concord Sky - Concord Adex	Apartment	June 2026	0	0	1,103	1,103	\$1,406	\$1,406
Gloucester on Yonge - Concord Adex	Apartment	April 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
United BLDG - Davpart Inc.	Apartment	December 2025	0	3	94	710	\$1,635	\$2,506
Yonge + Rich - Great Gulf	Apartment	February 2021	4	4	13	694	\$644	\$1,345

Downtown East Submarket Report - February 2022

Current Development Applications



Downtown Core Submarket Report - February 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DEVAPP-4650-000018	1648 Victoria Park Avenue	1.0	147
DEVAPP-4650-000113	1087 - 1095 Leslie Street	4.6	890
DevApp-4650-000542	104 - 110 Bartley Drive	1.0	84
DevApp-4650-000628	900 York Mills Road	2.7	741
DevApp-4650-001477	2710 - 2722 Bayview Avenue	0.8	21
DevApp-4650-001485	844 Don Mills Road	2.3	1,743
DevApp-4650-001728	15 Mallow Road	0.9	33
DevApp-4650-001850	801 York Mills Road	4.6	636
DevApp-4650-002149	175 Wynford Drive	6.2	2,625
DevApp-4650-002438	10 Deerlick Court (Building D)	6.6	313
DevApp-4650-002492	1 Concorde Gate	9.9	4,086
DevApp-4650-002543	71 - 75 Curlew Drive	1.0	222
DevApp-4650-002609	1123 Leslie Street	0.6	
DevApp-4650-002644	390-400 Woodsworth Road	1.7	411
DevApp-4650-002703	7 - 11 Rochefort Drive	6.7	1,322
DevApp-4650-002712	1053 Don Mills Road	4.3	1,185
DevApp-4650-002744	3 Swift Drive	11.3	824

Downtown Core Submarket Report - February 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	• 78	• 18	• 4,961	• 345	• \$2,449	• 1,492	• \$3,653,966	• 13,579
Central Waterfront	• 2	• 9	• 4,129	• 579	• \$1,611	• 1,127	• \$1,816,254	• 16,313
Don Mills - York Mills	• 249	• 14	• 3,519	• 413	• \$1,073	• 894	• \$958,974	• 15,283
Downtown Core	• 50	• 8	• 3,581	• 1,280	• \$1,534	• 699	• \$1,071,937	• 23,554
Downtown East	• 47	• 18	• 5,891	• 572	• \$1,337	• 823	• \$1,101,131	• 18,747
Downtown West	• 43	• 24	• 7,764	• 747	• \$1,564	• 990	• \$1,548,722	• 19,843
Etobicoke Waterfront	• 3	• 1	• 512	• 5	• \$1,601	• 466	• \$745,900	• 8,154
Highway7 - Yonge	• 10	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 18,360
Mississauga City Centre	• 54	• 13	• 7,286	• 486	• \$1,234	• 757	• \$934,200	• 16,957
North Toronto	• 36	• 18	• 3,639	• 396	• \$1,453	• 1,046	• \$1,520,180	• 206
North Yonge Corridor	• 361	• 6	• 1,728	• 113	• \$1,614	• 801	• \$1,293,228	• 27,148
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 118,766
North York West	• 8	• 9	• 1,354	• 128	• \$1,358	• 1,741	• \$2,364,608	• 16,707
Not Applicable	• 1,890	• 134	• 23,898	• 2,561	• \$1,072	• 862	• \$923,935	• 11,036
Scarborough City Centre								• 10,992
Sheppard Corridor	• 15	• 11	• 2,281	• 213	• \$1,153	• 1,005	• \$1,159,295	• 24,334
Thornhill	• 32	• 4	• 1,113	• 81	• \$1,195	• 1,306	• \$1,561,338	• 4,178
Toronto East	• 10	• 8	• 1,120	• 42	• \$1,264	• 1,046	• \$1,322,389	
Toronto West	• 143	• 20	• 3,987	• 494	• \$1,275	• 912	• \$1,163,475	
Yonge - St. Clair	• 17	• 7	• 770	• 136	• \$2,340	• 1,807	• \$4,228,215	

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