

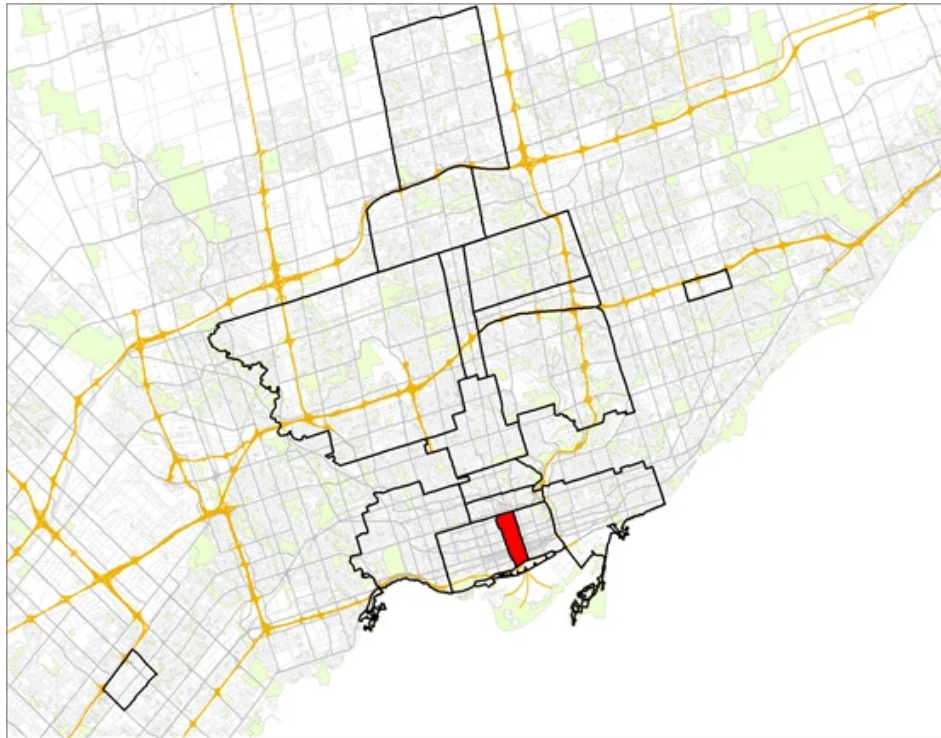


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of March 2022



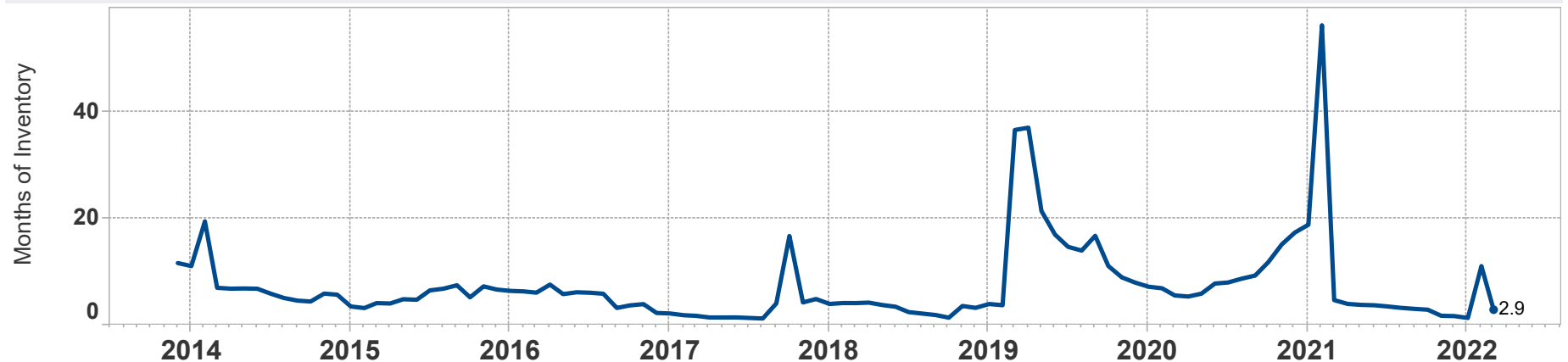
Downtown Core Submarket Report - March 2022



Downtown Core		GTA
Distinct count of Site Name	9	322
No. of Units	5,423	86,113
Total Sales	4,876	78,893
Act Inv	547	7,220
Avg. \$/sf	\$2,011	\$1,463
Avg. Project \$/SF	\$1,615	\$1,235
Avg. SF	887	978
Avg. \$	\$1,783,158	\$1,431,736
Current Month Sales (incl. active & sold out)	1,287	3,277

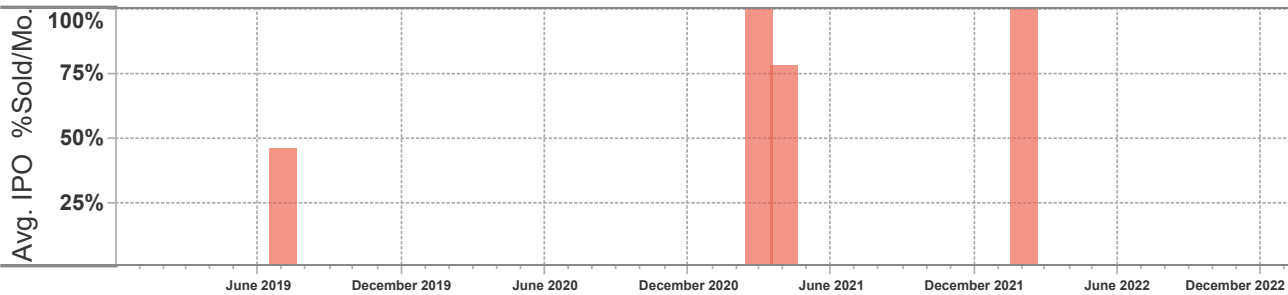
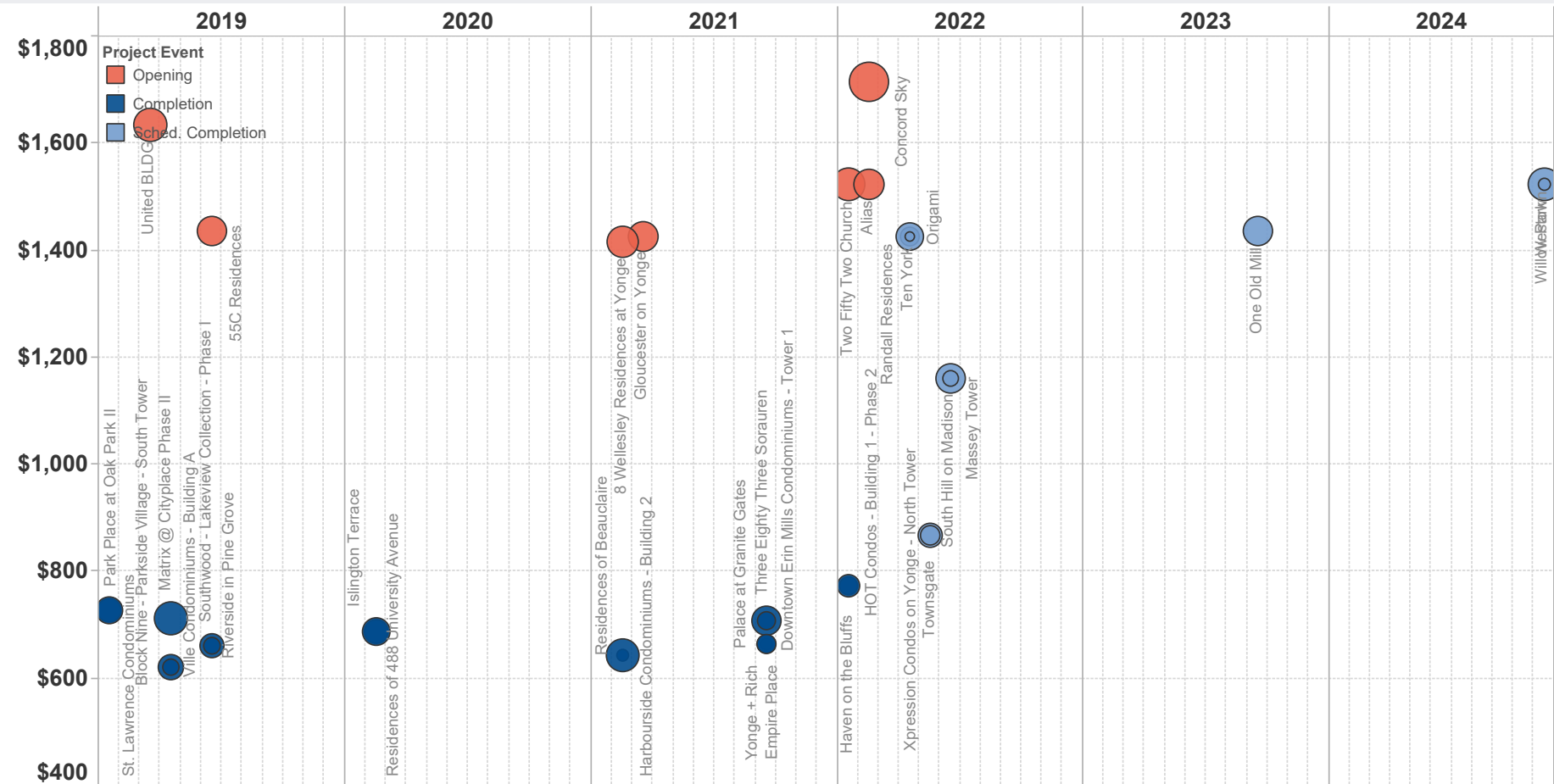
Development Applications		
Downtown Core		City of Toronto
Count of Address	36	660
Total Units	19,254	271,565
Min. Density	2.0	0.0
Max. Density	37.3	620.0
Avg. Density	14.8	7.8

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

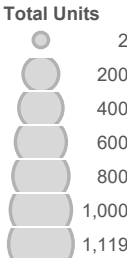


Downtown Core Submarket Report - March 2022

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



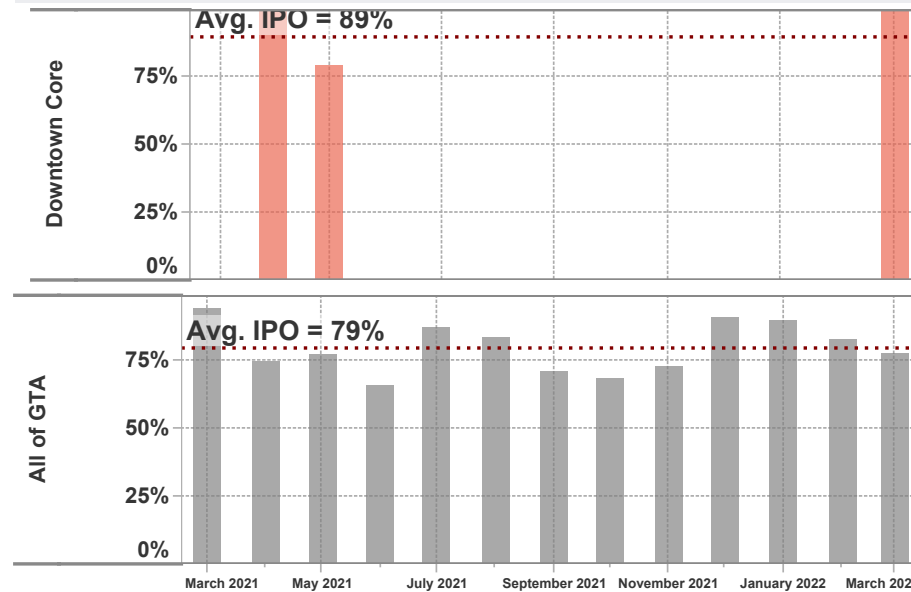
Downtown Core Submarket Report - March 2022

Project Data by Unit Type

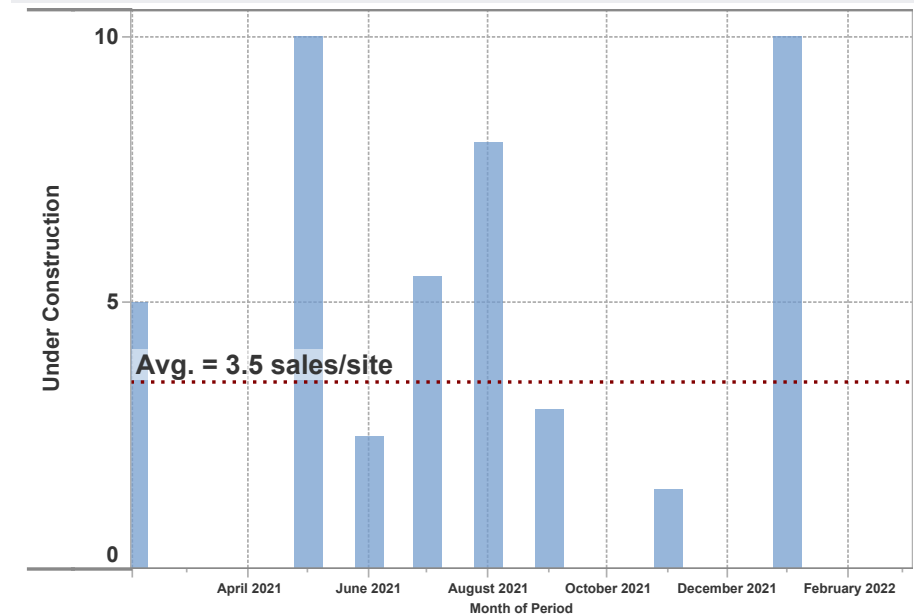
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	556	203	515	41
1 Bedroom	1,630	400	1,511	119
1 Bedroom + Den	940	245	853	87
2 Bedroom	1,500	313	1,402	98
2 Bedroom + Den	494	98	388	106
3 Bedroom & Up	275	28	195	80
Penthouse	8	0	2	6
Other	20	0	10	10

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,104	295	488	\$620,000	\$1,000,000
\$2,181	461	975	\$829,900	\$2,200,000
\$1,995	509	819	\$829,900	\$1,500,000
\$2,011	590	1,355	\$1,055,000	\$2,805,990
\$1,879	723	1,635	\$1,259,900	\$3,200,000
\$2,231	931	1,740	\$1,479,900	\$4,205,990
\$1,556	1,100	1,400	\$1,659,900	\$2,229,900
\$1,093	1,447	1,839	\$1,595,990	\$1,995,990

IPO Launch Performance (first 2 months)

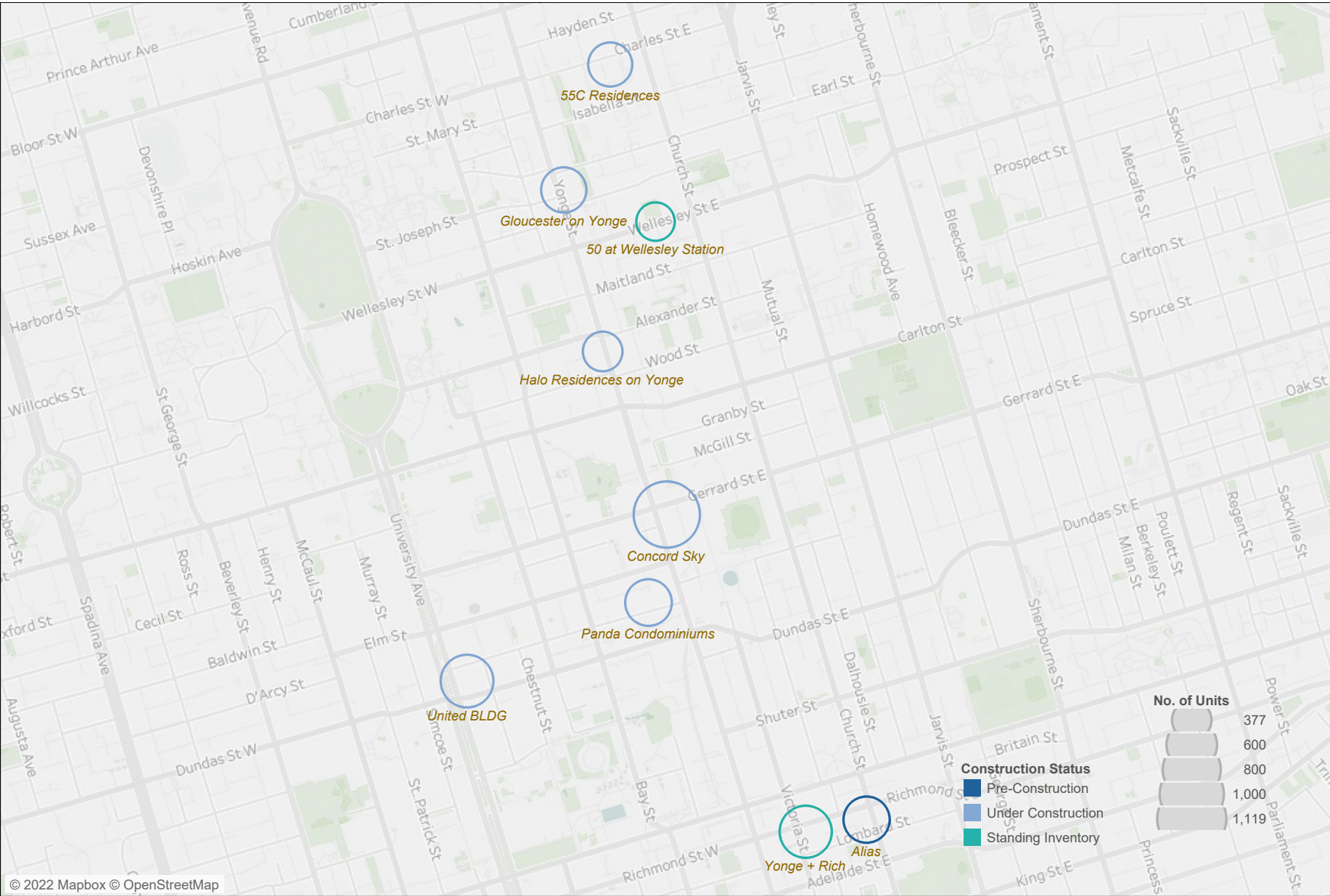


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - March 2022

Current Active Projects



Downtown Core Submarket Report - March 2022

Current Active Project List

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	2	4	10	377	\$622	\$1,093
55C Residences - Mod Developments Inc.	Apartment	September 2023	0	0	0	497	\$1,437	\$1,717
Alias - Madison Group	Apartment	January 2026	452	452	94	546	\$1,524	\$1,551
Concord Sky - Concord Adex	Apartment	June 2026	831	831	288	1,119	\$1,715	\$2,110
Gloucester on Yonge - Concord Adex	Apartment	April 2022	0	10	45	523	\$1,426	\$1,692
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	2	4	14	694	\$644	\$1,350

Downtown Core Submarket Report - March 2022

Current Development Applications



Downtown Core Submarket Report - March 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000045	8 Elm Street	6.0	819
DEVAPP-4650-000078	100 Edward Street	7.8	526
DEVAPP-4650-000093	34 - 50 King Street East; 2 Toronto Street	7.8	219
DEVAPP-4650-000146	2 Carlton Street	7.8	990
DevApp-4650-000492	572 Church Street	3.0	127
DevApp-4650-000609	33 Gerrard Street West; 22 Elm Street	7.8	2,109
DevApp-4650-000616	114 Church Street	6.0	497
DevApp-4650-000689	322 King Street West	17.7	2,034
DevApp-4650-000738	60 Queen Street East	3.0	445
DevApp-4650-000830	55 Charles Street East	2.0	665
DevApp-4650-001012	1 Delisle Avenue	4.3	383
DevApp-4650-001311	481 University Avenue	7.8	709
DevApp-4650-001387	95 St. Joseph Street	2.0	570
DevApp-4650-001388	1075 Bay Street	20.8	540
DevApp-4650-001547	325 Front Street West	20.8	832
DevApp-4650-001587	10 Wellesley Street West	3.0	600
DevApp-4650-001831	20 Matiland Street	11.8	502
DevApp-4650-001834	483 Bay Street	11.7	538
DevApp-4650-001966	244 Church Street	20.4	697
DevApp-4650-002078	506 Church Street	7.5	165
DevApp-4650-002082	372 Yonge Street	37.3	406
DevApp-4650-002172	510 Yonge Street	23.7	500
DevApp-4650-002207	501 Yonge Street		
DevApp-4650-002369	53 Yonge Street	34.8	482
DevApp-4650-002436	25 St Mary Street	15.7	1,143
DevApp-4650-002486	98 Bond Street	19.3	287
DevApp-4650-002505	363 - 391 Yonge Street; 3 Gerrard Street East	4.0	1,103
DevApp-4650-002525	480 Yonge Street	18.0	451
DevApp-4650-002530	10 St Mary Street	15.2	465
DevApp-4650-002554	415 Yonge Street	7.8	450
DevApp-4650-002604	475 Yonge Street		
DevApp-4650-002657	619 Yonge Street		
DevApp-4650-002686	49 Yonge Street		
DevApp-4650-002691	66 Wellesley Street East		
DevApp-4650-002745	15 Charles Street East		
DevApp-4650-002764	45 The Esplanade		

Downtown Core Submarket Report - March 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	18	18	4,991	322	\$2,465	1,532	\$3,775,708	10,382
Central Waterfront	14	9	4,147	561	\$1,614	1,128	\$1,821,027	16,313
Don Mills - York Mills	161	14	3,675	321	\$1,122	955	\$1,071,323	11,228
Downtown Core	1,287	9	4,876	547	\$2,011	887	\$1,783,158	19,254
Downtown East	99	16	5,351	550	\$1,389	822	\$1,141,922	17,043
Downtown West	72	24	7,889	620	\$1,583	1,030	\$1,629,985	17,878
Etobicoke Waterfront	6	1	518	5	\$1,560	486	\$758,000	7,581
Highway7 - Yonge	0	5	1,196	28	\$1,060	1,317	\$1,396,000	5,645
Mississauga City Centre	358	11	6,774	126	\$1,146	920	\$1,054,225	206
North Toronto	49	18	3,714	323	\$1,497	1,088	\$1,629,305	23,718
North Yonge Corridor	34	6	1,772	81	\$1,577	920	\$1,451,141	90,704
North York East	0	1	497	0	.	.	.	1,157
North York West	20	6	544	99	\$1,405	2,026	\$2,846,414	7,354
Not Applicable	1,018	135	24,049	2,603	\$1,081	853	\$922,204	9,298
Scarborough City Centre								13,411
Sheppard Corridor	67	10	1,847	375	\$1,440	766	\$1,102,844	16,850
Thornhill	17	4	1,130	64	\$1,187	1,336	\$1,585,893	3,543
Toronto East	4	8	1,124	42	\$1,273	1,070	\$1,361,873	
Toronto West	44	20	4,020	426	\$1,290	940	\$1,211,723	
Yonge - St. Clair	9	7	779	127	\$2,336	1,838	\$4,293,605	

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