

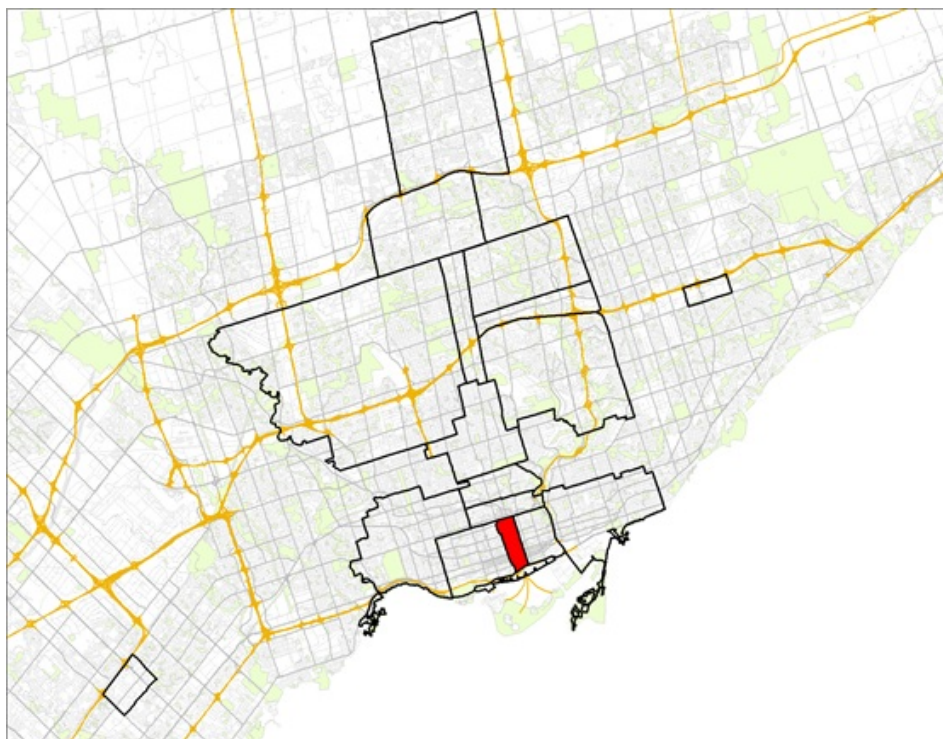


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of April 2022



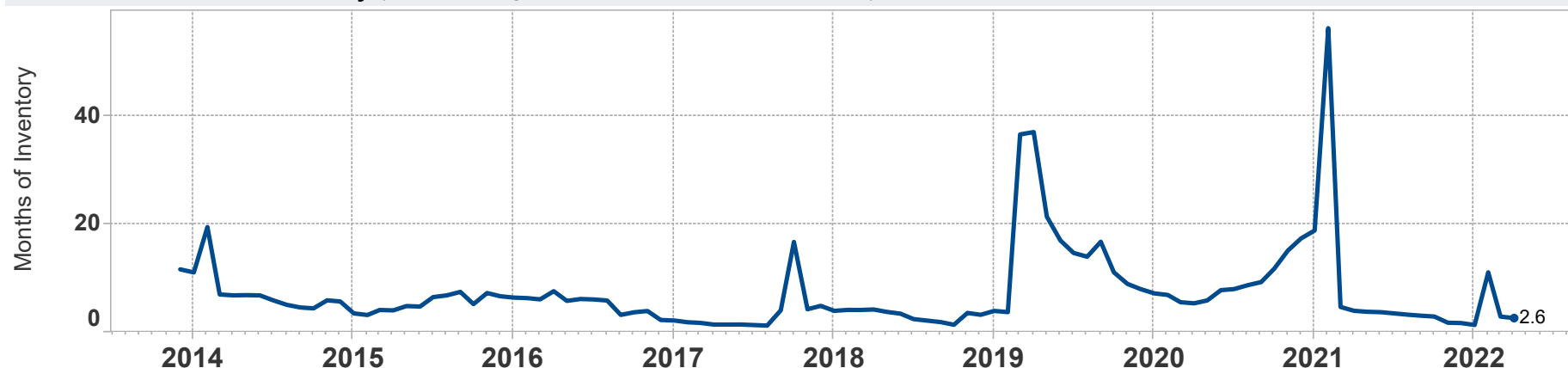
Downtown Core Submarket Report - April 2022



Downtown Core		GTA
Distinct count of Site Name	9	318
No. of Units	5,437	83,143
Total Sales	4,937	75,207
Act Inv	500	7,936
Avg. \$/sf	\$2,044	\$1,450
Avg. Project \$/SF	\$1,689	\$1,256
Avg. SF	913	921
Avg. \$	\$1,866,757	\$1,335,007
Current Month Sales (incl. active & sold out)	63	3,074

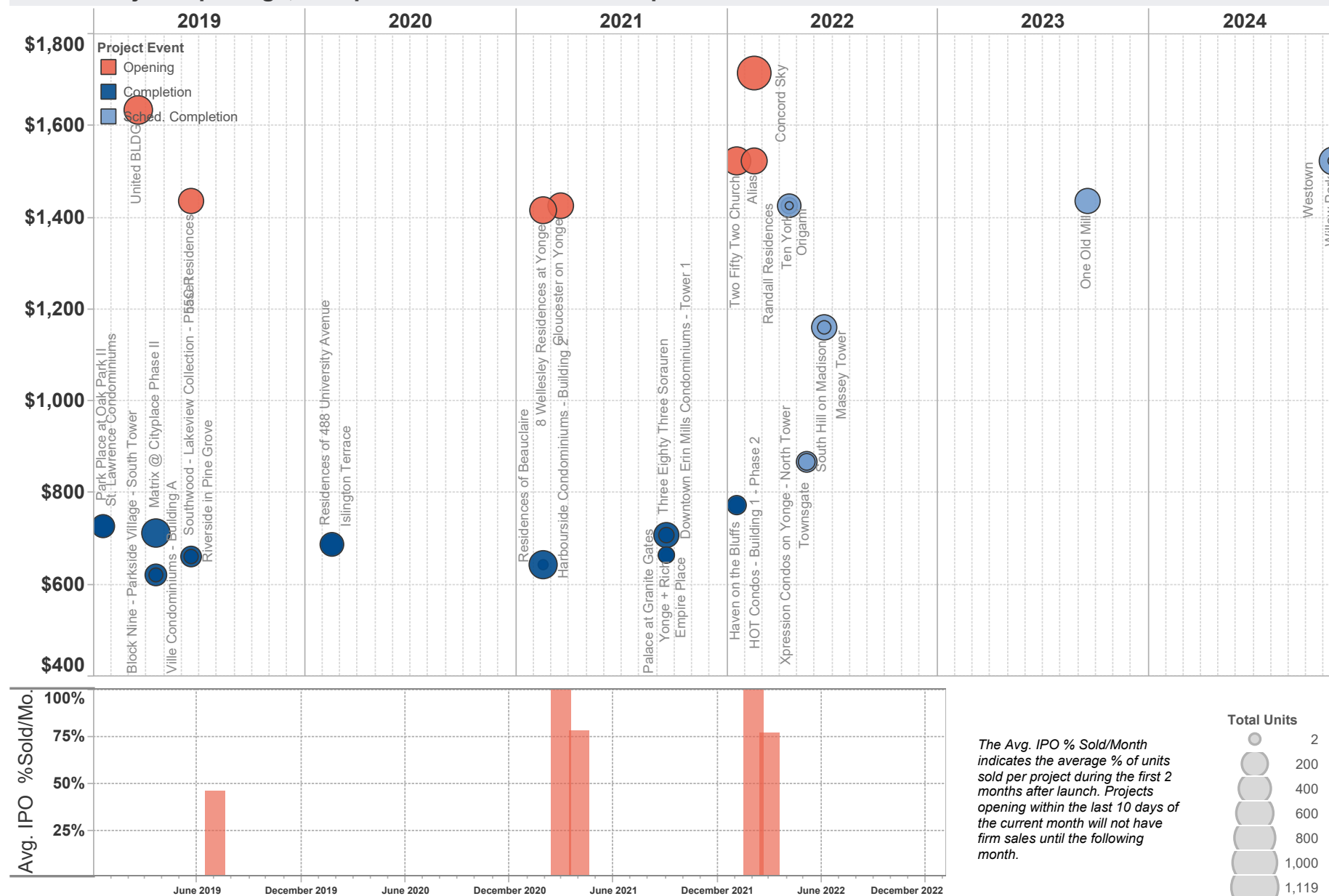
Development Applications		
Downtown Core		City of Toronto
Count of Address	36	678
Total Units	23,837	376,440
Min. Density	2.0	0.0
Max. Density	37.8	620.0
Avg. Density	15.6	7.9

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



Downtown Core Submarket Report - April 2022

Recent Project Openings, Completions & Scheduled Completions



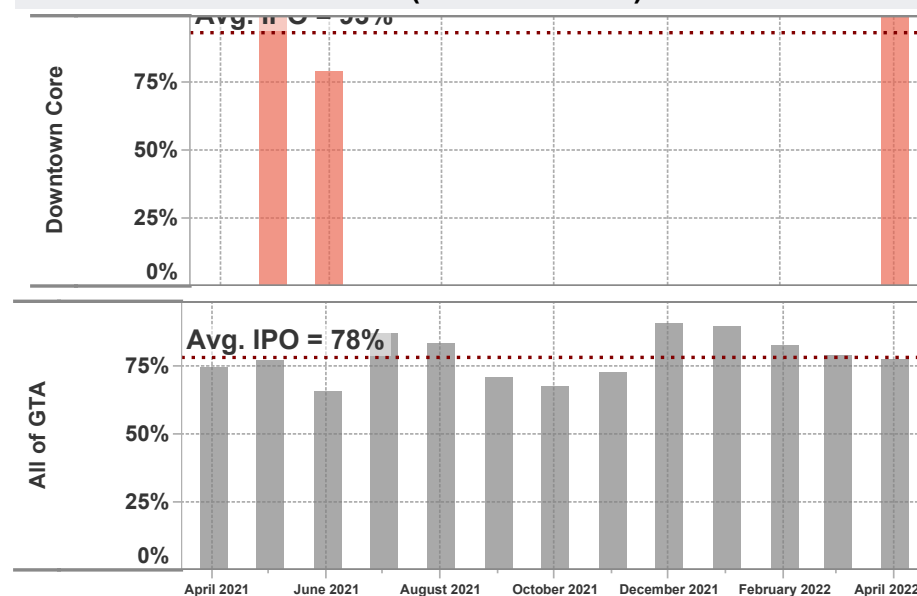
Downtown Core Submarket Report - April 2022

Project Data by Unit Type

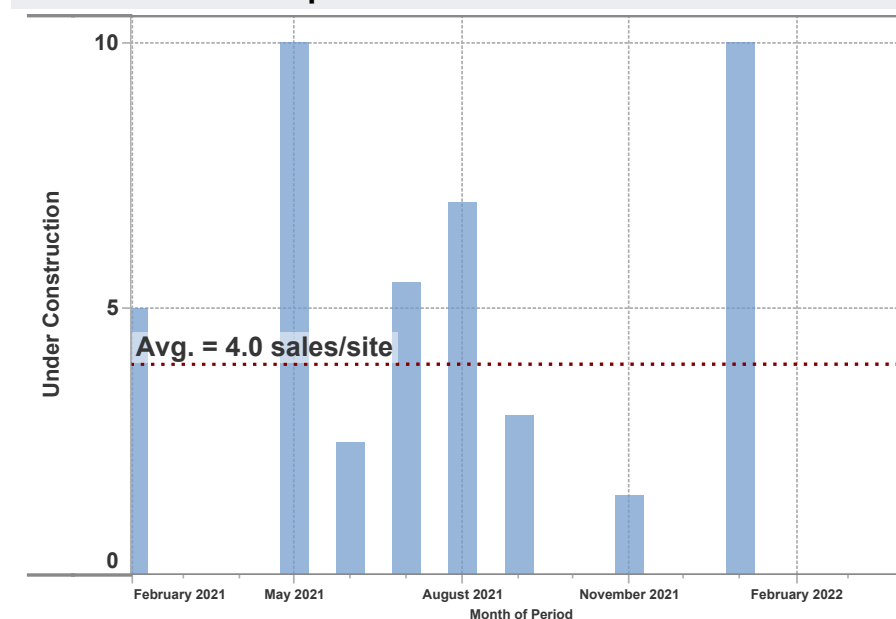
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	558	5	520	38
1 Bedroom	1,635	28	1,539	96
1 Bedroom + Den	940	13	866	74
2 Bedroom	1,504	9	1,411	93
2 Bedroom + Den	494	4	392	102
3 Bedroom & Up	278	4	197	81
Penthouse	8	0	2	6
Other	20	0	10	10

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,174	295	488	\$620,000	\$1,000,000
\$2,214	467	975	\$839,900	\$2,200,000
\$2,007	509	819	\$989,900	\$1,500,000
\$2,085	590	1,355	\$1,055,000	\$2,982,990
\$1,903	723	1,635	\$1,259,900	\$3,200,000
\$2,261	931	1,740	\$1,449,900	\$4,513,990
\$1,596	1,100	1,400	\$1,709,900	\$2,279,900
\$1,093	1,447	1,839	\$1,595,990	\$1,995,990

IPO Launch Performance (first 2 months)

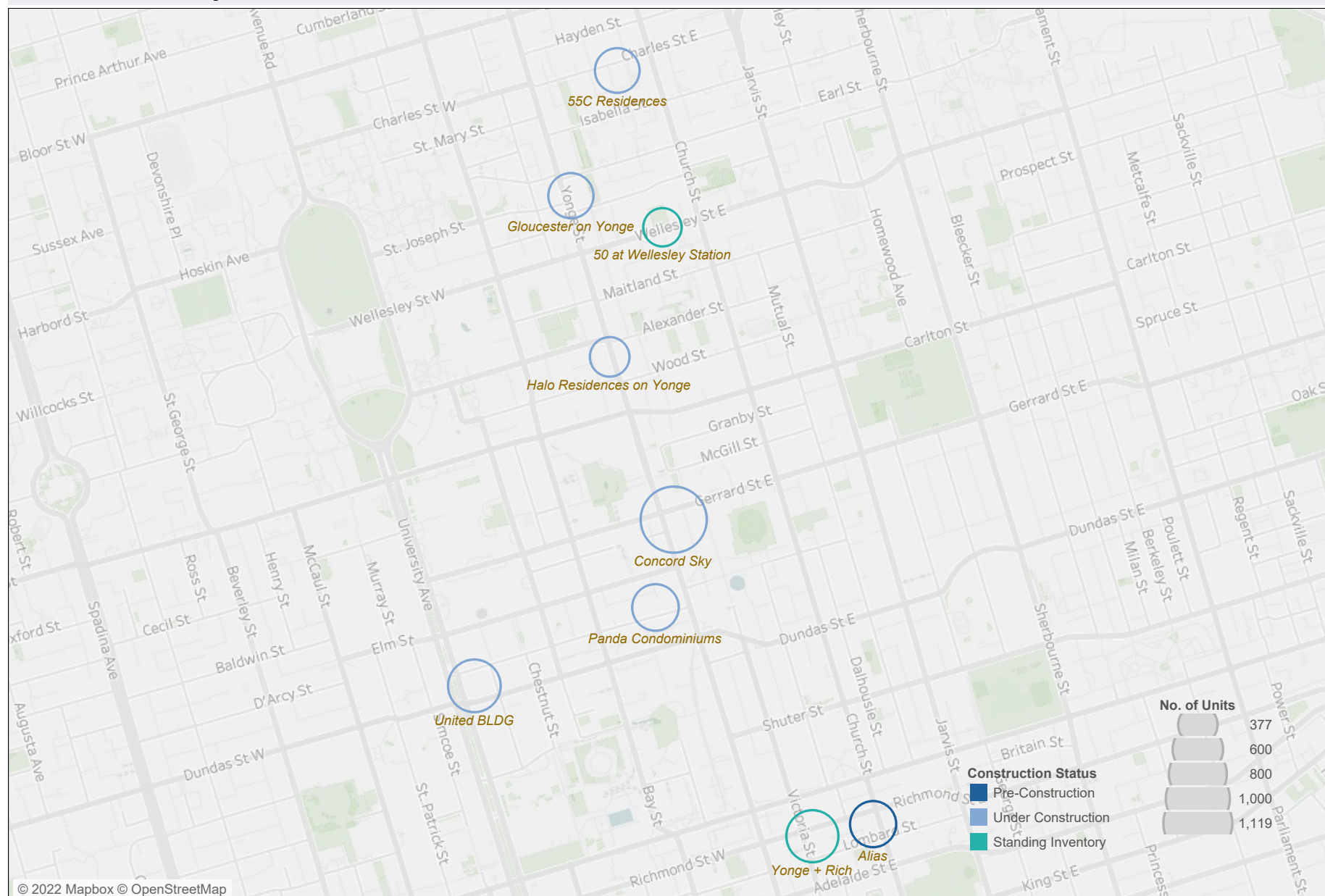


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - April 2022

Current Active Projects



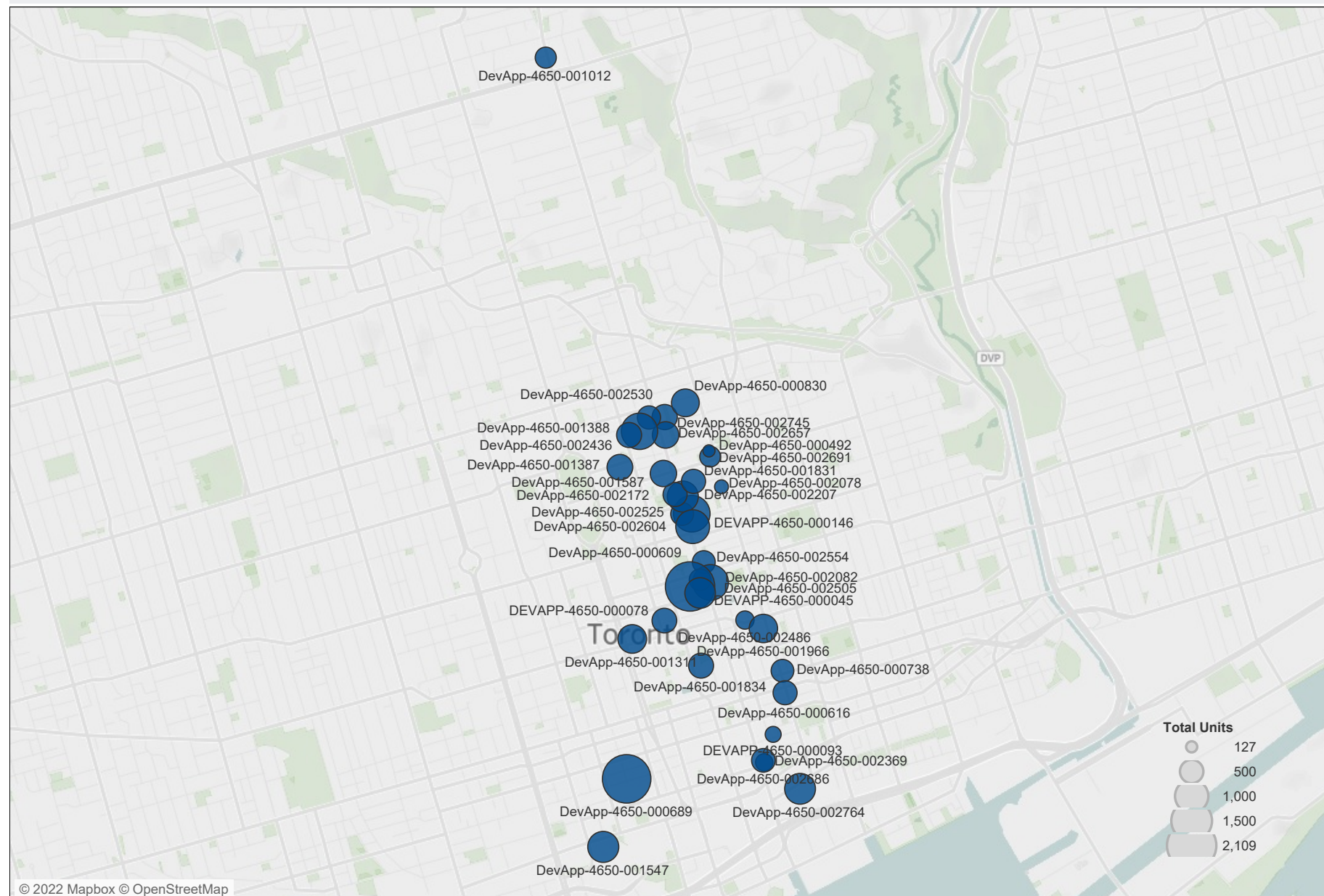
Downtown Core Submarket Report - April 2022

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	4	10	377	\$622	\$1,093
55C Residences - Mod Developments Inc.	Apartment	September 2023	0	0	14	511	\$1,437	\$2,457
Alias - Madison Group	Apartment	January 2026	29	481	65	546	\$1,524	\$1,428
Concord Sky - Concord Adex	Apartment	June 2026	20	851	268	1,119	\$1,715	\$2,107
Gloucester on Yonge - Concord Adex	Apartment	May 2022	0	10	45	523	\$1,426	\$1,702
Halo Residences on Yonge - Cresford Developments	Apartment	May 2022	0	0	0	402	\$868	\$877
Panda Condominiums - Lifetime Developments	Apartment	June 2022	0	0	4	555	\$1,161	\$1,504
United BLDG - Davpart Inc.	Apartment	December 2025	12	15	82	710	\$1,635	\$2,685
Yonge + Rich - Great Gulf	Apartment	February 2021	2	6	12	694	\$644	\$1,351

Downtown Core Submarket Report - April 2022

Current Development Applications



Downtown Core Submarket Report - April 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000045	8 Elm Street	6.0	807
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	14.8	832
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	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 - April 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	• 25	• 18	• 5,018	• 295	• \$2,546	• 1,467	• \$3,734,949	• 13,720
Central Waterfront	• 6	• 9	• 4,153	• 551	• \$1,615	• 1,128	• \$1,821,772	• 17,005
Don Mills - York Mills	• 134	• 14	• 3,802	• 209	• \$1,117	• 1,076	• \$1,201,845	• 16,547
Downtown Core	• 63	• 9	• 4,937	• 500	• \$2,044	• 913	• \$1,866,757	• 23,837
Downtown East	• 425	• 17	• 5,794	• 623	• \$1,453	• 776	• \$1,128,195	• 21,563
Downtown West	• 14	• 23	• 7,322	• 606	• \$1,584	• 1,032	• \$1,634,266	• 19,692
Etobicoke Waterfront	• 4	• 1	• 522	• 3	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 3	• 5	• 1,199	• 25	• \$1,100	• 1,310	• \$1,440,856	• 17,735
Mississauga City Centre	• 32	• 9	• 4,306	• 470	• \$1,224	• 663	• \$811,116	• 206
North Toronto	• 17	• 18	• 3,729	• 310	• \$1,547	• 1,061	• \$1,641,329	• 28,648
North Yonge Corridor	• 4	• 6	• 1,776	• 77	• \$1,597	• 910	• \$1,452,551	• 116,845
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 18,119
North York West	• 2	• 7	• 546	• 491	• \$1,330	• 892	• \$1,186,578	• 14,304
Not Applicable	• 1,709	• 133	• 23,427	• 2,747	• \$1,120	• 836	• \$935,809	• 11,047
Scarborough City Centre								• 19,673
Sheppard Corridor	• 290	• 10	• 1,841	• 311	• \$1,444	• 792	• \$1,143,585	• 24,576
Thornhill	• 14	• 2	• 389	• 50	• \$1,237	• 1,441	• \$1,781,878	• 4,692
Toronto East	• 285	• 10	• 1,410	• 162	• \$1,214	• 798	• \$968,240	
Toronto West	• 19	• 19	• 3,732	• 407	• \$1,297	• 946	• \$1,226,903	
Yonge - St. Clair	• 28	• 7	• 807	• 99	• \$2,053	• 1,540	• \$3,161,457	

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