

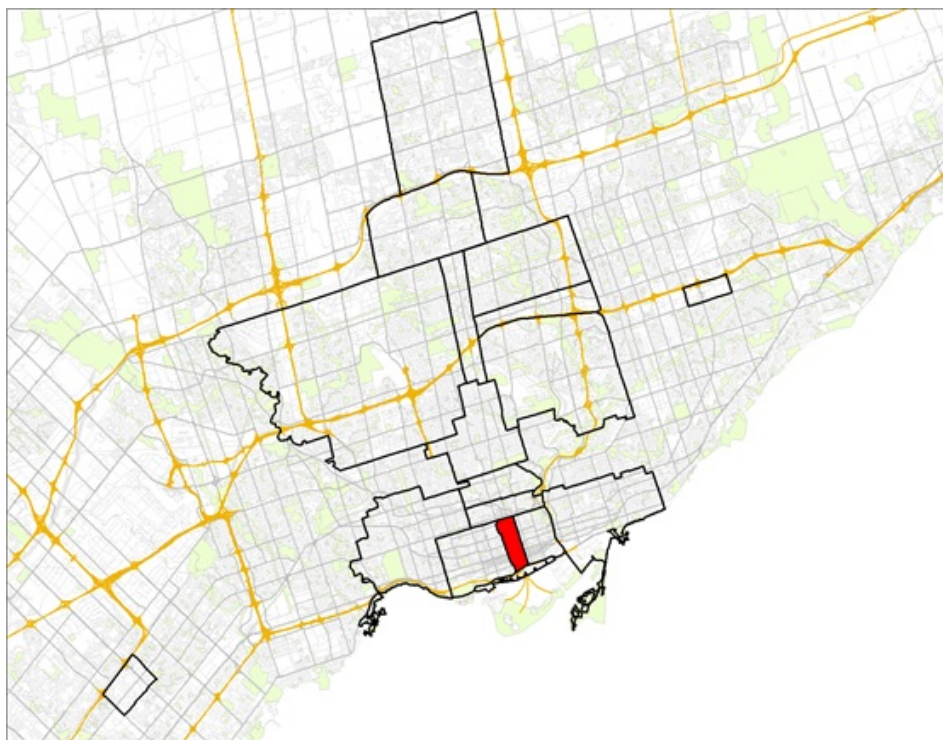


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of August 2022



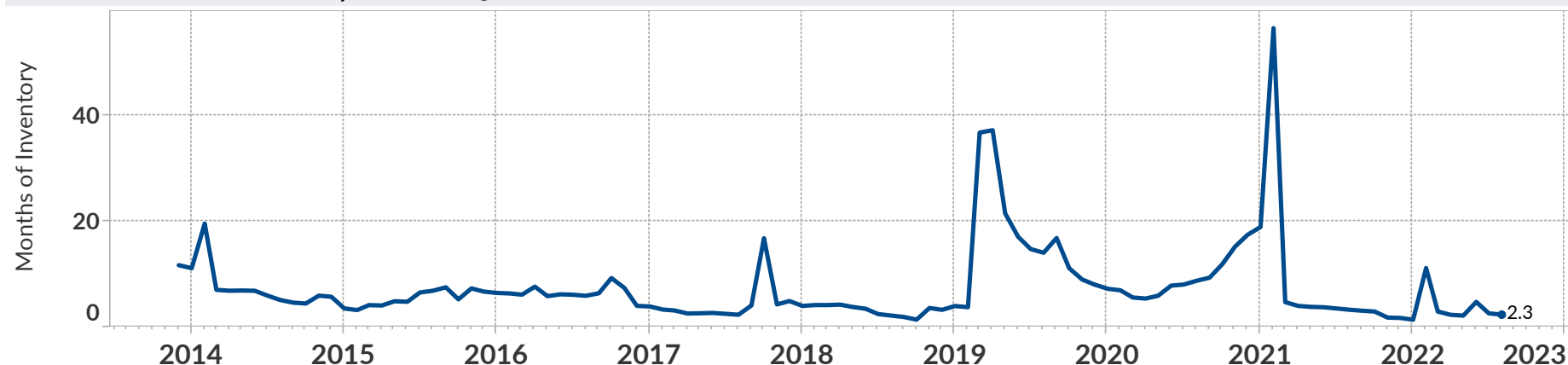
Downtown Core Submarket Report - August 2022



Downtown Core		GTA
Distinct count of Site Name	8	328
No. of Units	5,096	84,114
Total Sales	4,584	75,327
Act Inv	512	8,787
Avg. \$/sf	\$1,905	\$1,468
Avg. Project \$/SF	\$1,866	\$1,292
Avg. SF	808	882
Avg. \$	\$1,539,808	\$1,294,422
Current Month Sales (incl. active & sold out)	50	533

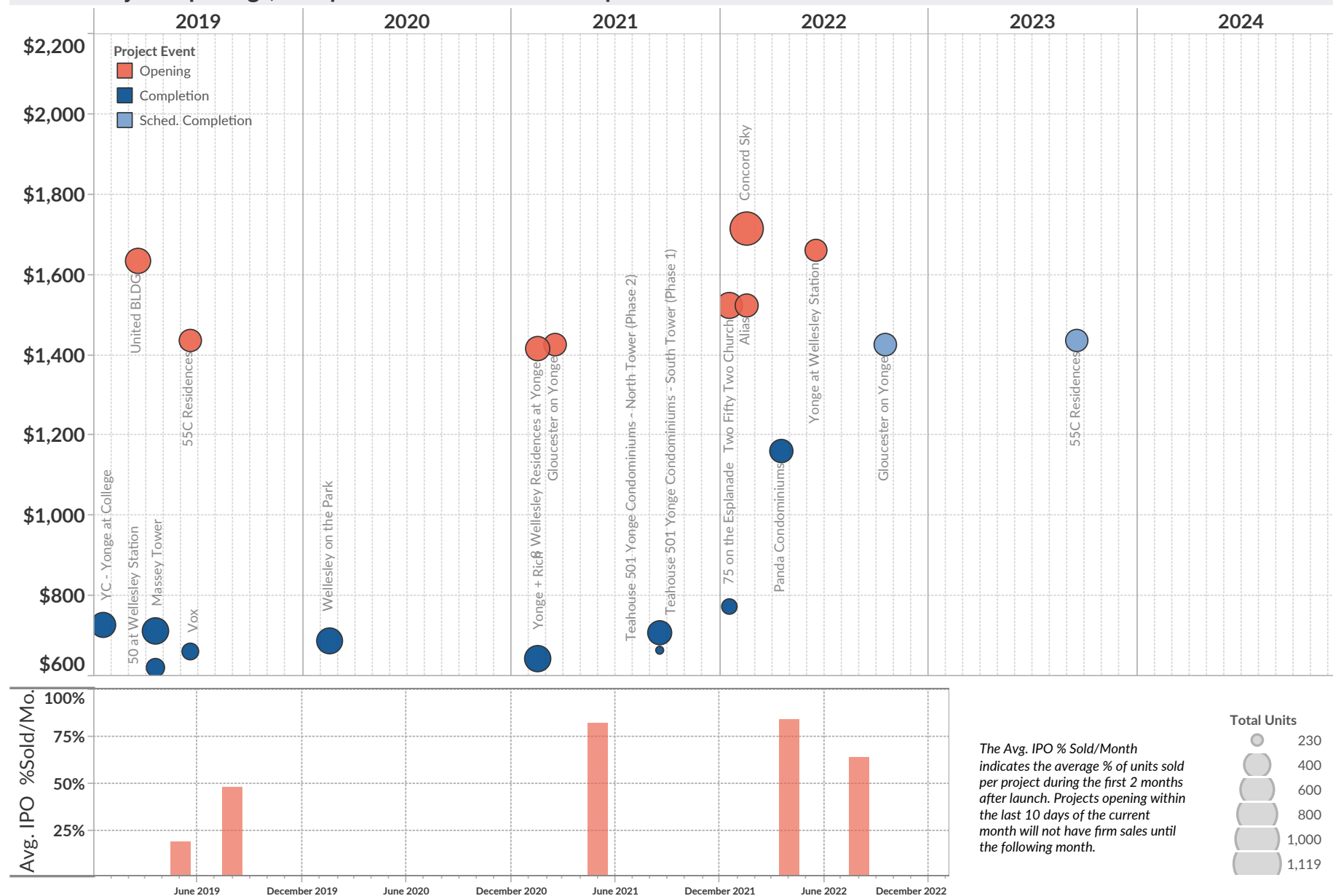
Development Applications		
Downtown Core		City of Toronto
Count of Address	39	716
Total Units	26,741	393,016
Min. Density	2.0	0.0
Max. Density	51.7	61.7
Avg. Density	17.0	7.6

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



Downtown Core Submarket Report - August 2022

Recent Project Openings, Completions & Scheduled Completions



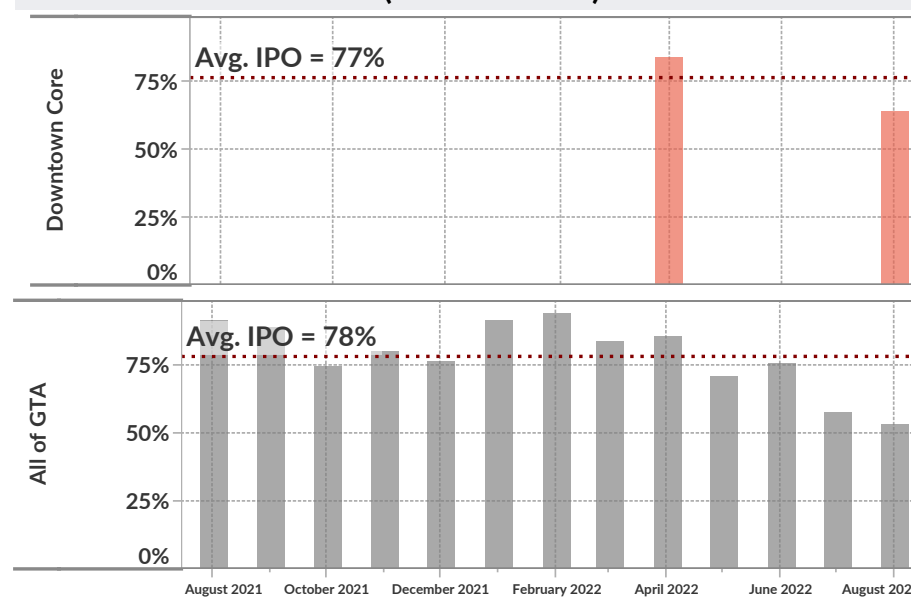
Downtown Core Submarket Report - August 2022

Project Data by Unit Type

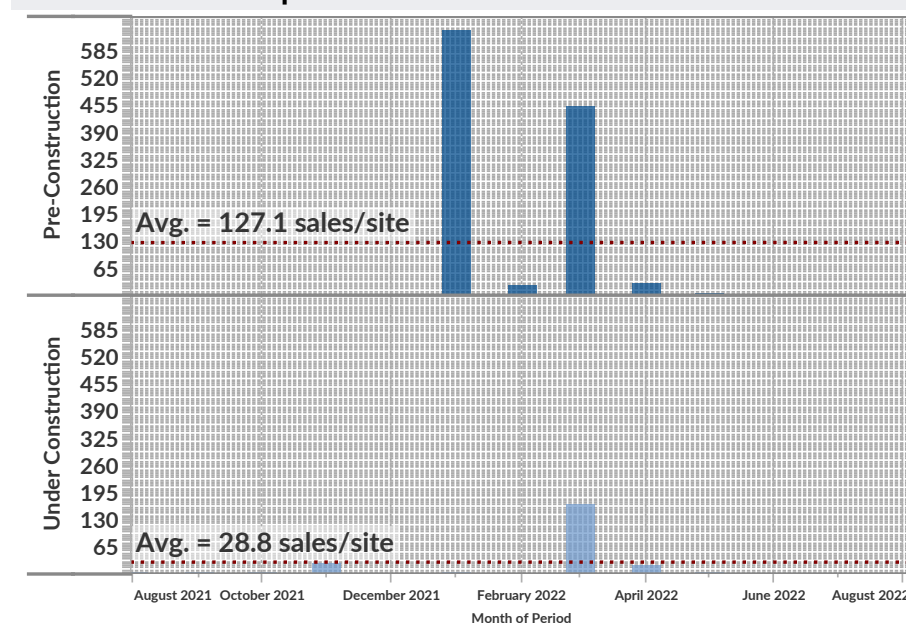
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	688	0	637	51
1 Bedroom	1,491	32	1,433	58
1 Bedroom + Den	847	4	716	131
2 Bedroom	1,278	2	1,172	106
2 Bedroom + Den	480	0	397	83
3 Bedroom & Up	289	2	217	72
Penthouse	8	0	2	6
Other	15	0	10	5

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,033	295	488	\$610,000	\$1,000,000
\$2,091	467	975	\$841,000	\$2,000,000
\$1,829	489	819	\$859,000	\$1,500,000
\$1,747	590	1,355	\$1,055,000	\$2,982,990
\$1,907	723	1,635	\$1,298,900	\$3,200,000
\$2,084	835	1,740	\$1,297,000	\$4,513,990
\$1,701	1,100	1,400	\$1,851,900	\$2,399,900
\$1,544	1,019	1,393	\$1,685,000	\$2,040,000

IPO Launch Performance (first 2 months)

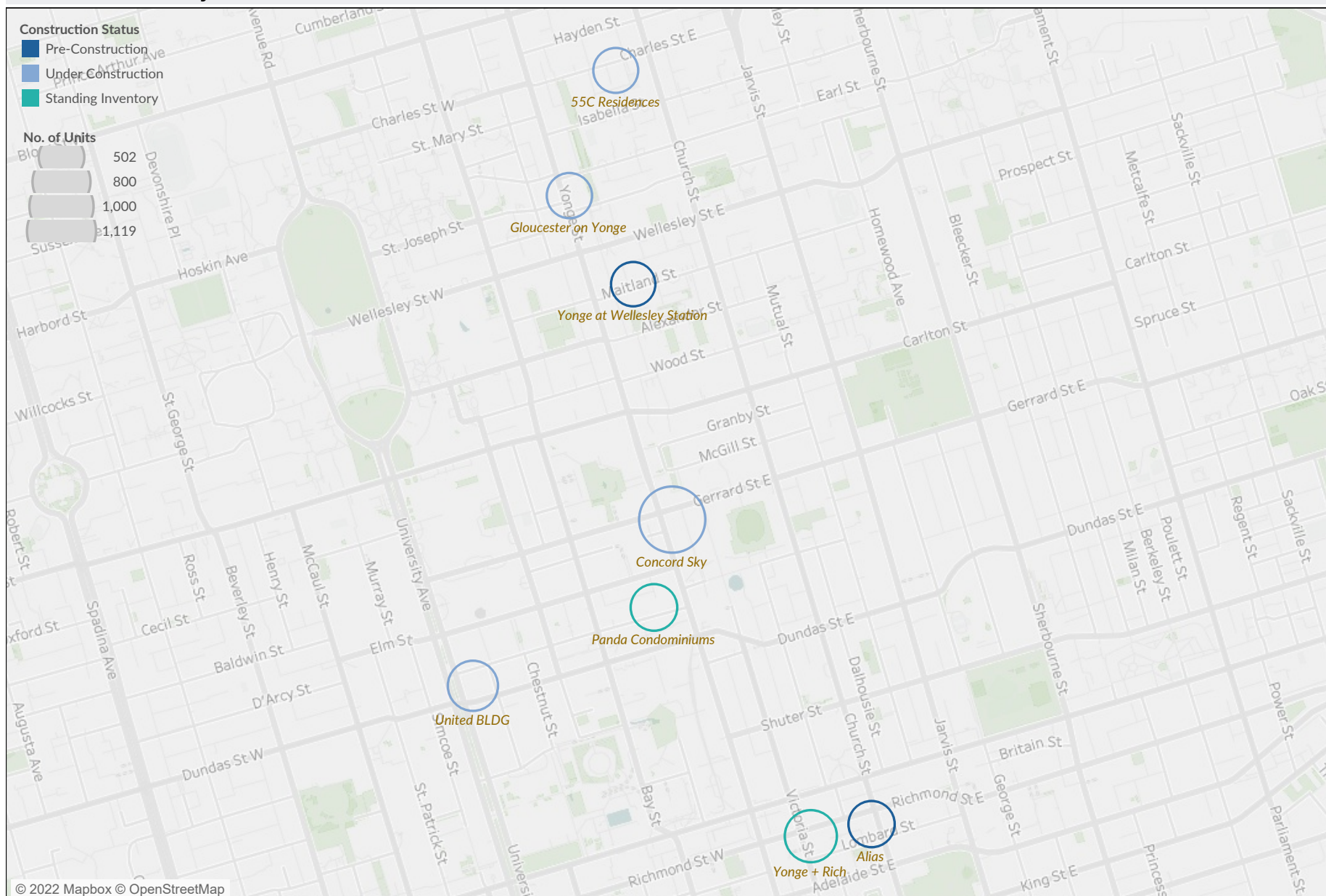


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - August 2022

Current Active Projects



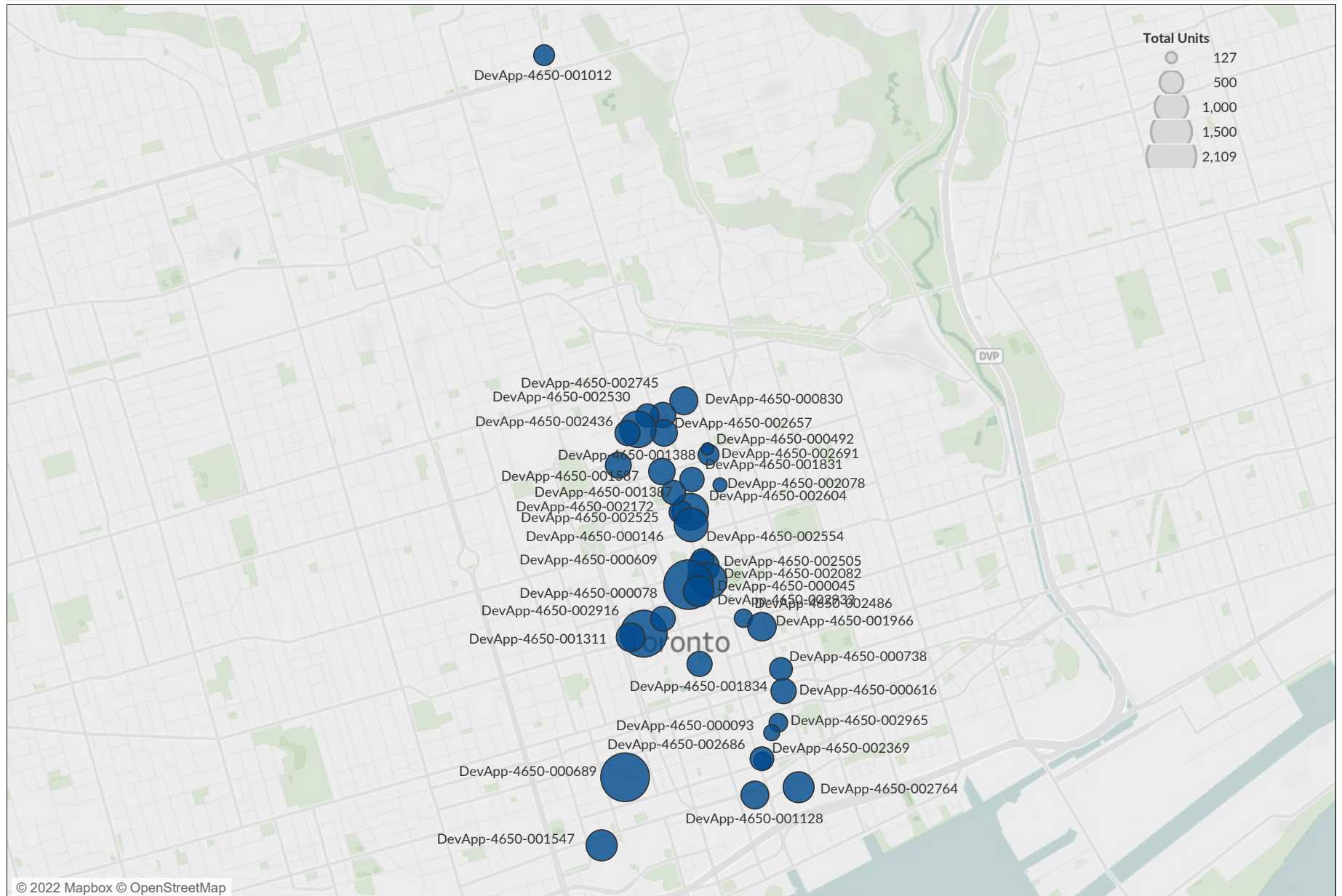
Downtown Core Submarket Report - August 2022

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 Foot
55C Residences - Mod Developments Inc.	Apartment	September 2023	0	3	15	515	\$1,437	\$2,356
Alias - Madison Group	Apartment	January 2026	5	496	50	546	\$1,524	\$1,562
Concord Sky - Concord Adex	Apartment	June 2026	0	939	180	1,119	\$1,715	\$2,072
Gloucester on Yonge - Concord Adex	Apartment	October 2022	0	10	45	523	\$1,426	\$1,703
Panda Condominiums - Lifetime Developments	Apartment	April 2022	0	1	3	555	\$1,161	\$1,507
United BLDG - Davpart Inc.	Apartment	January 2026	0	0	30	643	\$1,635	\$2,743
Yonge + Rich - Great Gulf	Apartment	February 2021	0	9	8	693	\$644	\$1,346
Yonge at Wellesley Station - Plaza	Apartment	July 2026	35	321	181	502	\$1,661	\$1,641

Downtown Core Submarket Report - August 2022

Current Development Applications



Downtown Core Submarket Report - August 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	546
DevApp-4650-000689	322 King Street West	17.7	2,038
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	371
DevApp-4650-001128	1 Front Street West	6.0	661
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 Maitland 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	415
DevApp-4650-002172	510 Yonge Street	23.7	500
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
DevApp-4650-002916	180 Dundas Street West	40.7	1,889
DevApp-4650-002932	399 Yonge Street	51.7	828
DevApp-4650-002965	15 Toronto Street	45.4	296

Downtown Core Submarket Report - August 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	• 3	• 16	• 4,355	• 261	• \$2,614	• 1,432	• \$3,743,520	• 15,125
Central Waterfront	• 1	• 8	• 3,991	• 540	• \$1,673	• 1,122	• \$1,877,585	• 13,435
Don Mills - York Mills	• 0	• 14	• 3,837	• 148	• \$1,138	• 1,082	• \$1,230,632	• 20,497
Downtown Core	• 50	• 8	• 4,584	• 512	• \$1,905	• 808	• \$1,539,808	• 26,741
Downtown East	• 88	• 17	• 5,508	• 996	• \$1,553	• 670	• \$1,040,944	• 24,125
Downtown West	• 133	• 25	• 8,046	• 718	• \$1,695	• 1,029	• \$1,743,451	• 19,862
Etobicoke Waterfront	• 0	• 1	• 530	• 1	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,111	• 1,310	• \$1,454,833	• 22,189
Mississauga City Centre	• 1	• 8	• 3,336	• 121	• \$1,225	• 714	• \$874,948	• 20,052
North Toronto	• 11	• 18	• 3,777	• 317	• \$1,557	• 1,047	• \$1,629,891	• 206
North Yonge Corridor	• 1	• 6	• 1,785	• 68	• \$1,563	• 936	• \$1,462,253	• 28,895
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 118,475
North York West	• 6	• 7	• 836	• 177	• \$1,454	• 1,385	• \$2,013,105	• 18,119
Not Applicable	• 212	• 139	• 23,706	• 3,765	• \$1,172	• 792	• \$928,033	• 13,740
Scarborough City Centre								• 10,195
Sheppard Corridor	• 2	• 11	• 2,210	• 295	• \$1,417	• 831	• \$1,177,641	• 28,660
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,469
Toronto East	• 13	• 13	• 1,852	• 200	• \$1,271	• 760	• \$965,100	
Toronto West	• 12	• 23	• 4,076	• 529	• \$1,340	• 872	• \$1,168,053	
Yonge - St. Clair	• 0	• 7	• 820	• 86	• \$2,103	• 1,587	• \$3,336,941	

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