

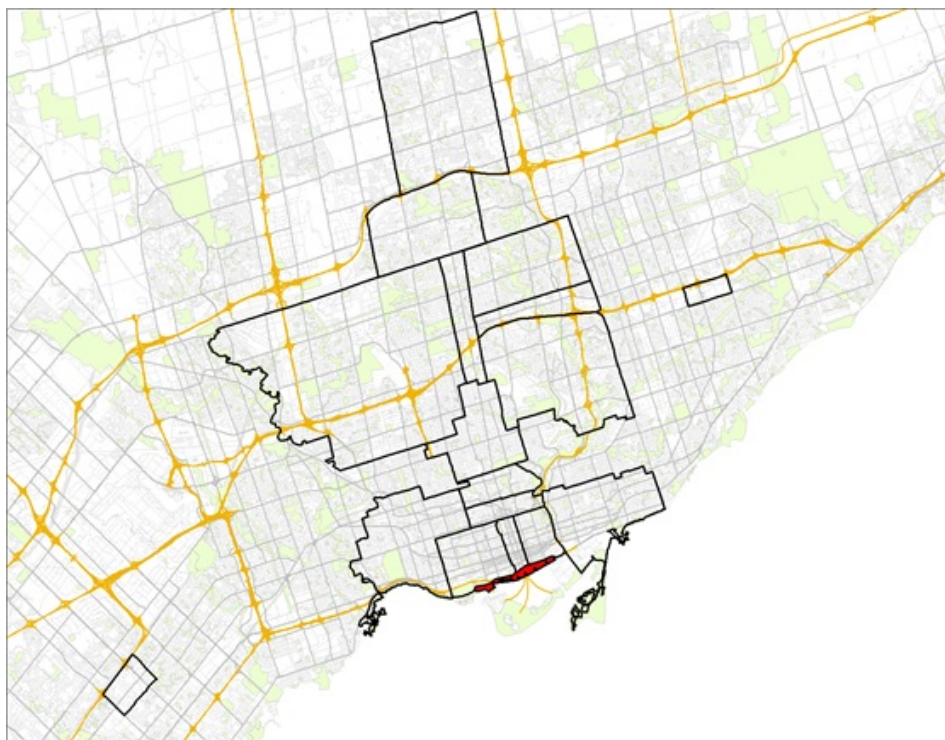


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of October 2022



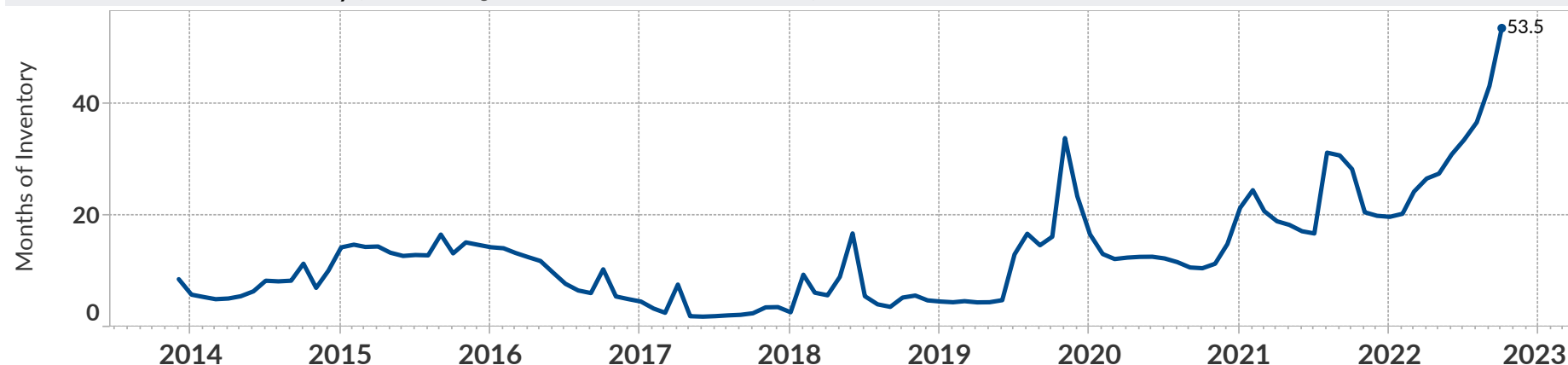
Central Waterfront Submarket Report - October 2022



Central Waterfront		GTA
Distinct count of Site Name	8	334
No. of Units	4,531	86,938
Total Sales	3,992	76,165
Act Inv	539	10,773
Avg. wt. \$/sf	\$1,673	\$1,440
Avg. Project \$/SF	\$1,505	\$1,297
Avg. SF	1,121	856
Avg. \$	\$1,875,981	\$1,232,344
Current Month Sales (incl. active & sold out)	0	1,601

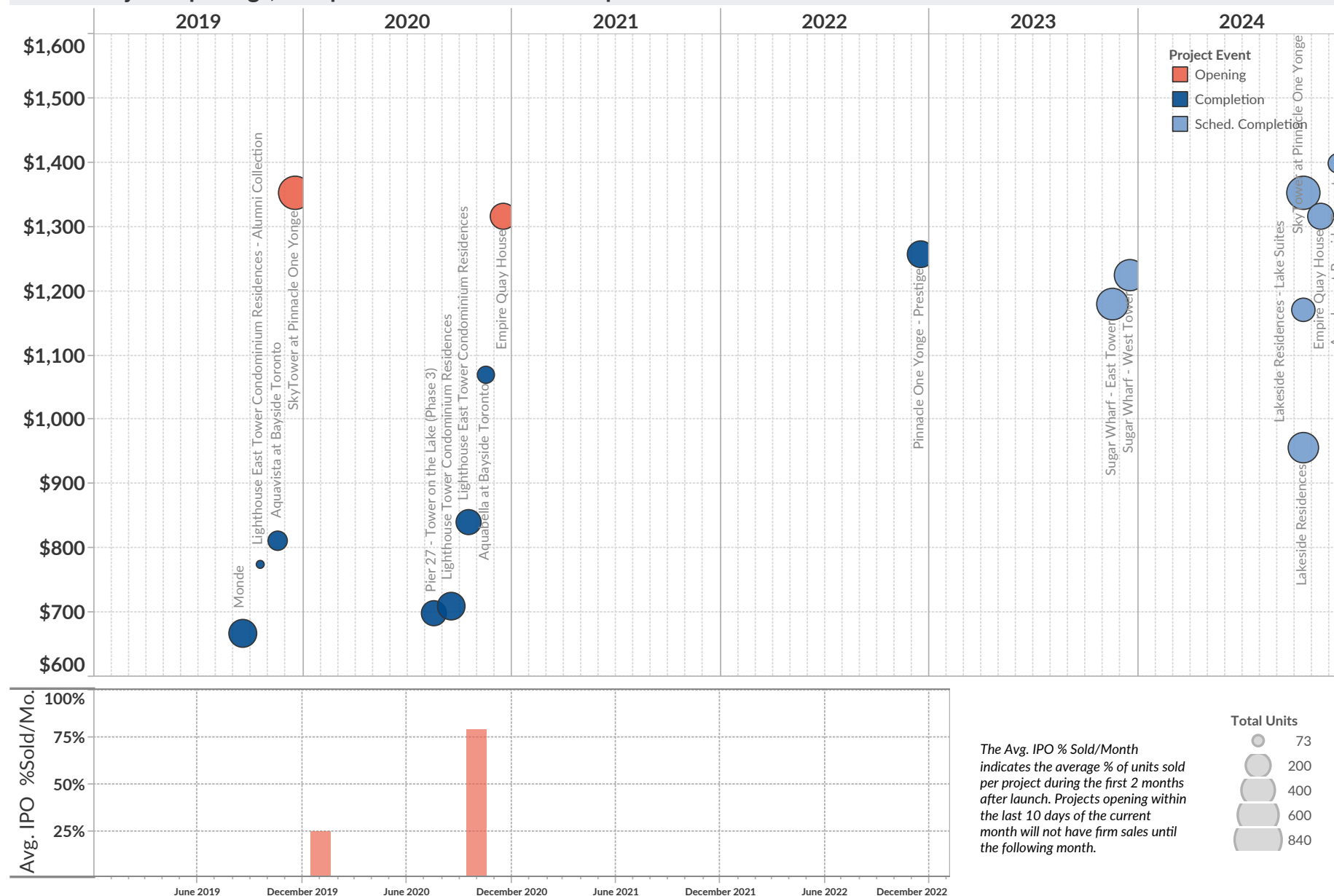
Development Applications		
Central Waterfront		City of Toronto
Count of Address	12	743
Total Units	13,453	409,580
Min. Density	1.5	0.0
Max. Density	20.6	61.7
Avg. Density	9.3	7.7

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



Central Waterfront Submarket Report - October 2022

Recent Project Openings, Completions & Scheduled Completions



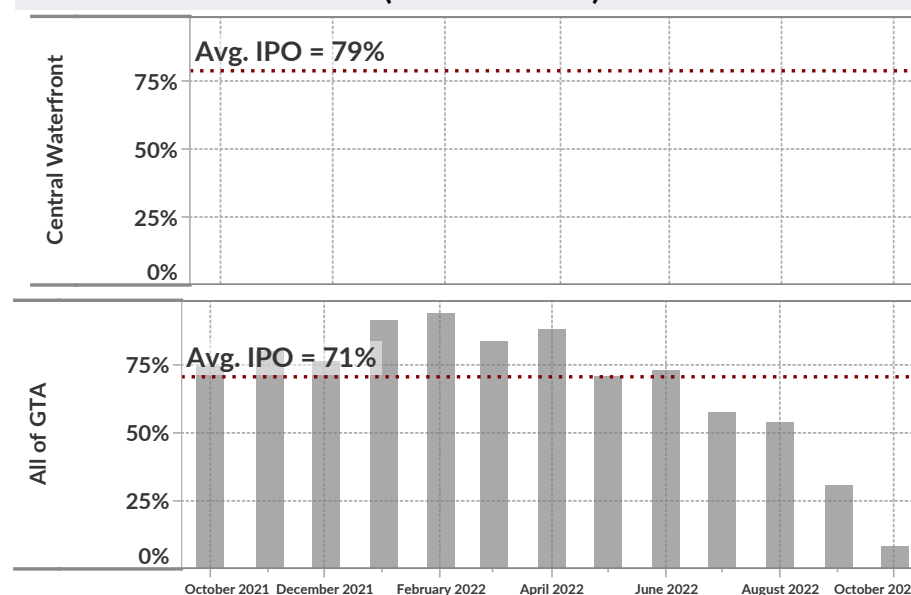
Central Waterfront Submarket Report - October 2022

Project Data by Unit Type

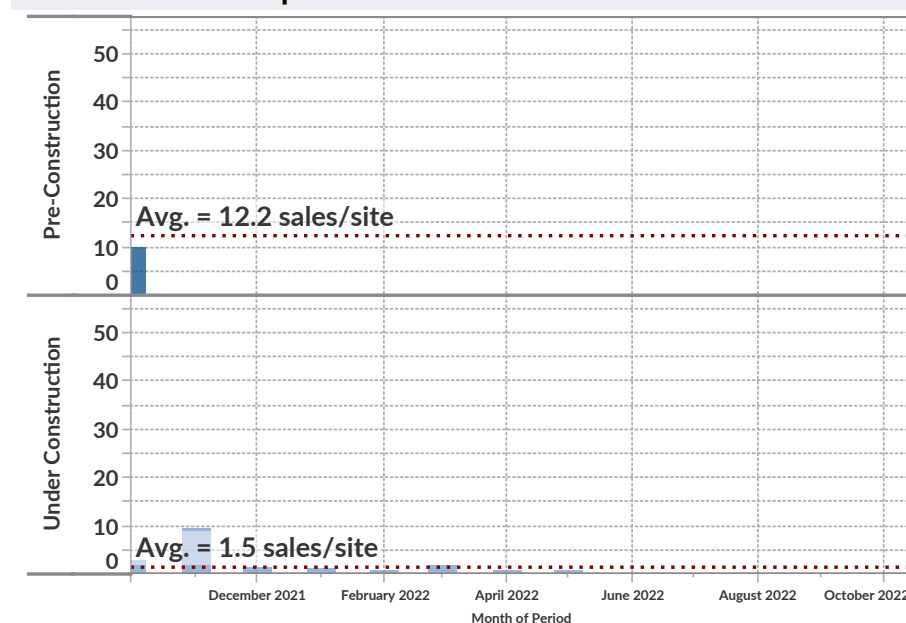
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	124	0	123	1
1 Bedroom	1,297	0	1,255	42
1 Bedroom + Den	1,343	0	1,231	112
2 Bedroom	775	0	716	59
2 Bedroom + Den	492	0	356	136
3 Bedroom & Up	484	0	300	184
Penthouse	3	0	2	1
Other	13	0	9	4

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,519	400	400	\$607,490	\$607,490
\$1,593	508	676	\$799,900	\$943,900
\$1,621	596	780	\$825,990	\$1,289,900
\$1,698	759	1,567	\$1,114,900	\$2,585,900
\$1,699	756	1,330	\$988,990	\$2,429,900
\$1,683	960	2,515	\$1,185,990	\$4,055,000
\$1,904	4,622	4,622	\$8,800,000	\$8,800,000
\$1,319	1,720	2,416	\$2,550,000	\$2,950,000

IPO Launch Performance (first 2 months)

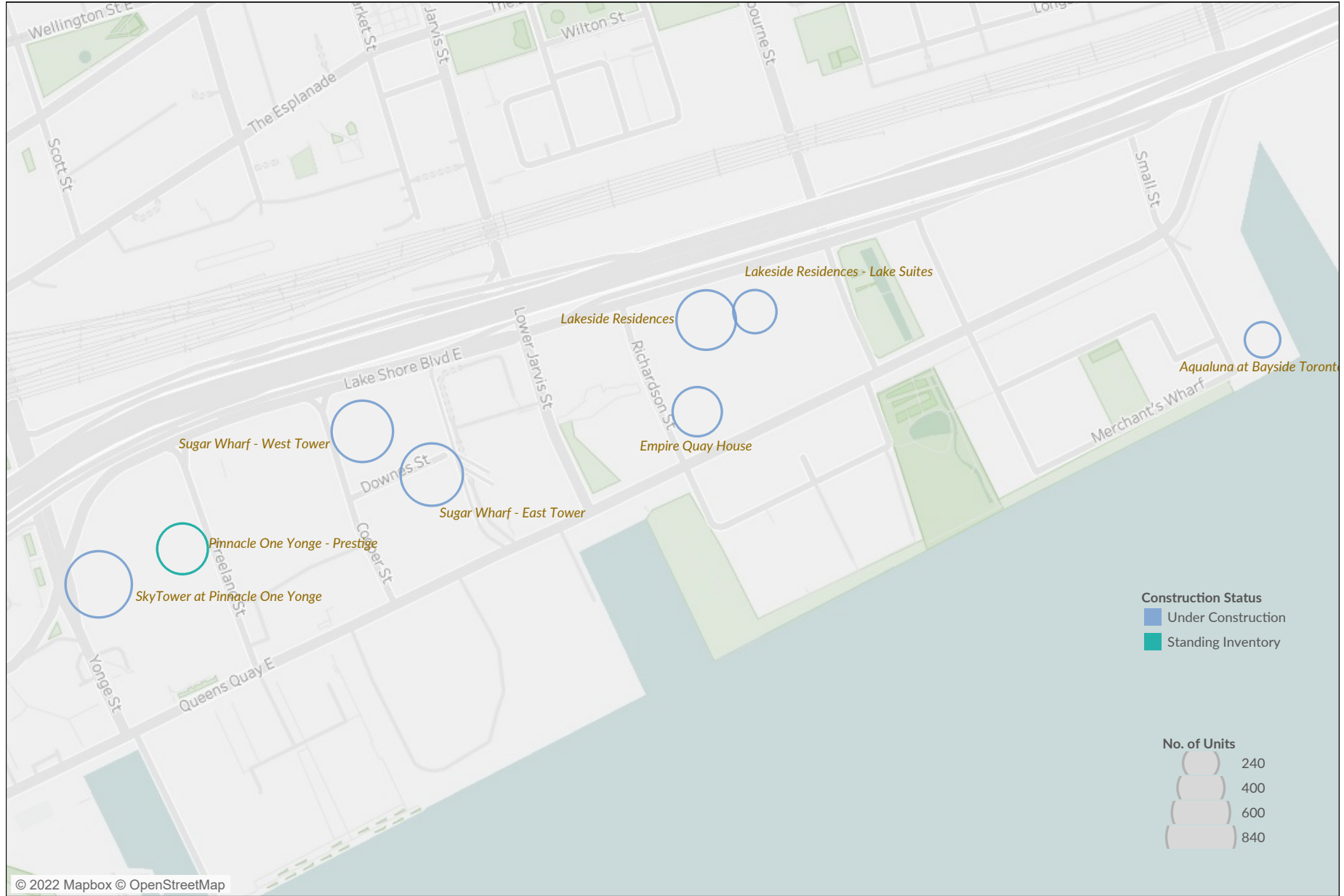


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - October 2022

Current Active Projects



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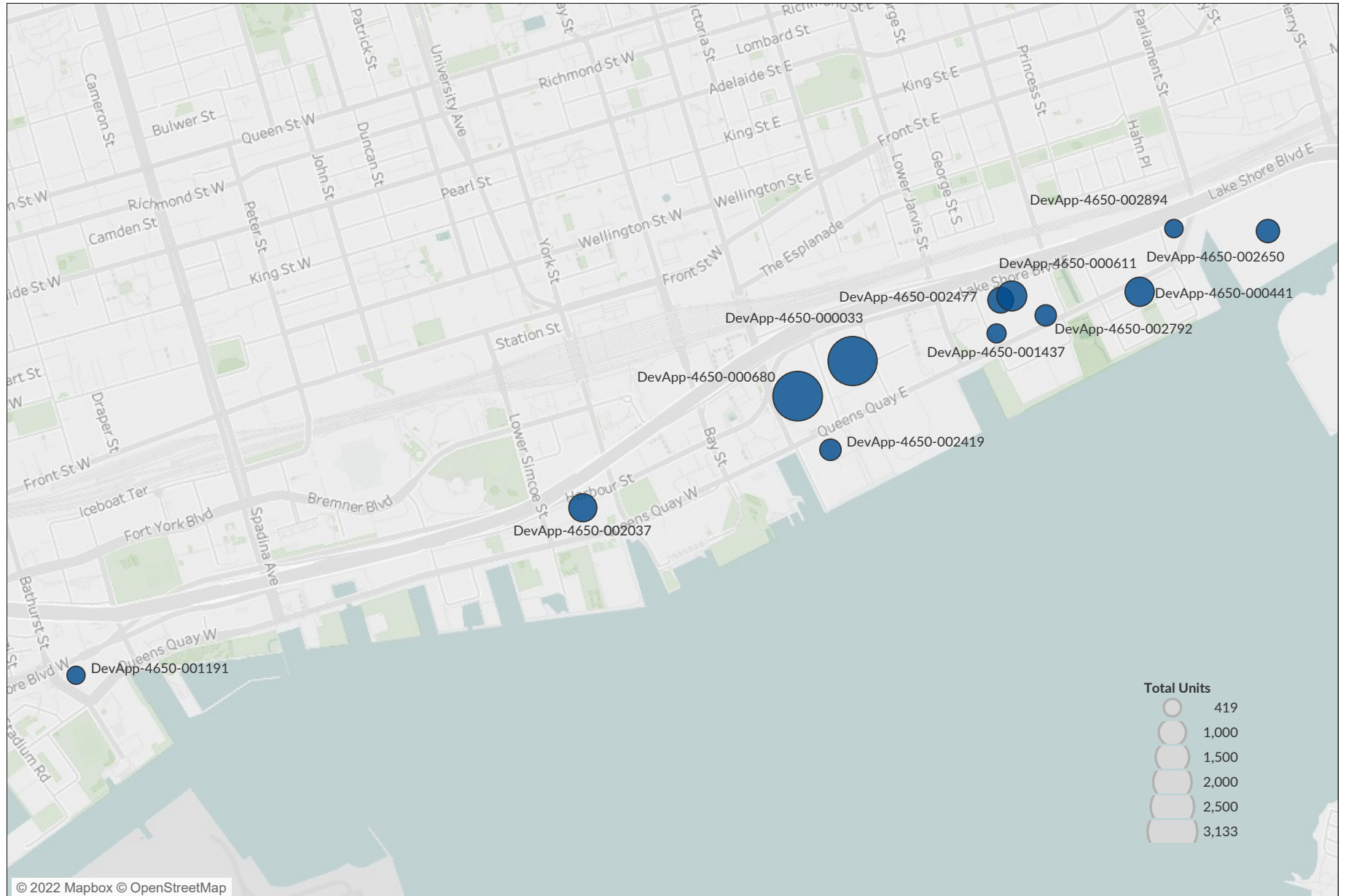
Central Waterfront Submarket Report - October 2022

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
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	September 2024	0	6	6	240	\$1,399	\$1,517
Empire Quay House - Empire	Apartment	January 2024	0	0	18	463	\$1,317	\$1,326
Lakeside Residences - Greenland Group	Apartment	November 2024	0	0	1	676	\$957	\$1,238
Lakeside Residences - Lake Suites - Greenland Group	Apartment	November 2024	0	0	39	357	\$1,171	\$1,340
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	October 2022	0	3	114	492	\$1,258	\$1,636
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	0	22	354	840	\$1,353	\$1,746
Sugar Wharf - East Tower - Menkes	Apartment	January 2023	0	4	4	743	\$1,180	\$1,641
Sugar Wharf - West Tower - Menkes	Apartment	March 2023	0	8	3	720	\$1,225	\$1,599

Central Waterfront Submarket Report - October 2022

Current Development Applications



Central Waterfront Submarket Report - October 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000033	55 Lake Shore Boulevard East	1.5	3,076
DevApp-4650-000441	261 Queens Quay East	3.9	1,086
DevApp-4650-000611	215 Lake Shore Boulevard East, Phase 1	12.9	1,147
DevApp-4650-000680	1 Yonge Street	6.0	3,133
DevApp-4650-001191	545 Lake Shore Boulevard West	5.2	419
DevApp-4650-001437	162 Queens Quay East	11.2	463
DevApp-4650-002037	200 Queens Quay West	12.0	1,003
DevApp-4650-002419	25 Queens Quay East	7.8	585
DevApp-4650-002477	215 Lake Shore Boulevard East, Phase 2	9.4	844
DevApp-4650-002650	351 Lake Shore Boulevard East	5.8	691
DevApp-4650-002792	178 Queens Quay East	7.9	576
DevApp-4650-002894	307 Lake Shore Boulevard East	20.6	430

Central Waterfront Submarket Report - October 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 2	• 16	• 4,357	• 259	• \$2,613	• 1,416	• \$3,699,923	• 15,096
Central Waterfront	• 0	• 8	• 3,992	• 539	• \$1,673	• 1,121	• \$1,875,981	• 13,453
Don Mills - York Mills	• 0	• 14	• 3,839	• 128	• \$1,144	• 1,069	• \$1,223,339	• 24,363
Downtown Core	• 511	• 8	• 4,565	• 795	• \$1,830	• 761	• \$1,392,849	• 28,345
Downtown East	• 218	• 18	• 5,668	• 859	• \$1,546	• 691	• \$1,068,685	• 24,148
Downtown West	• 118	• 24	• 7,895	• 792	• \$1,790	• 1,033	• \$1,848,507	• 19,836
Etobicoke Waterfront	• 3	• 1	• 533	• 1	• \$1,626	• 466	• \$757,900	• 8,825
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,113	• 1,310	• \$1,457,125	• 23,090
Mississauga City Centre	• 11	• 9	• 4,282	• 111	• \$1,225	• 726	• \$889,325	• 20,542
North Toronto	• 127	• 19	• 3,911	• 384	• \$1,554	• 961	• \$1,494,313	• 206
North Yonge Corridor	• 0	• 6	• 1,783	• 70	• \$1,567	• 936	• \$1,467,200	• 32,996
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 121,041
North York West	• 5	• 7	• 847	• 168	• \$1,449	• 1,349	• \$1,954,180	• 18,119
Not Applicable	• 518	• 144	• 24,246	• 5,075	• \$1,161	• 786	• \$911,928	• 13,817
Scarborough City Centre								• 11,049
Sheppard Corridor	• 4	• 11	• 2,215	• 290	• \$1,434	• 824	• \$1,181,669	• 29,738
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,916
Toronto East	• 6	• 13	• 1,642	• 416	• \$1,265	• 703	• \$889,562	
Toronto West	• 74	• 23	• 3,704	• 751	• \$1,328	• 835	• \$1,108,970	
Yonge - St. Clair	• 4	• 6	• 608	• 82	• \$2,209	• 1,525	• \$3,369,932	

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