



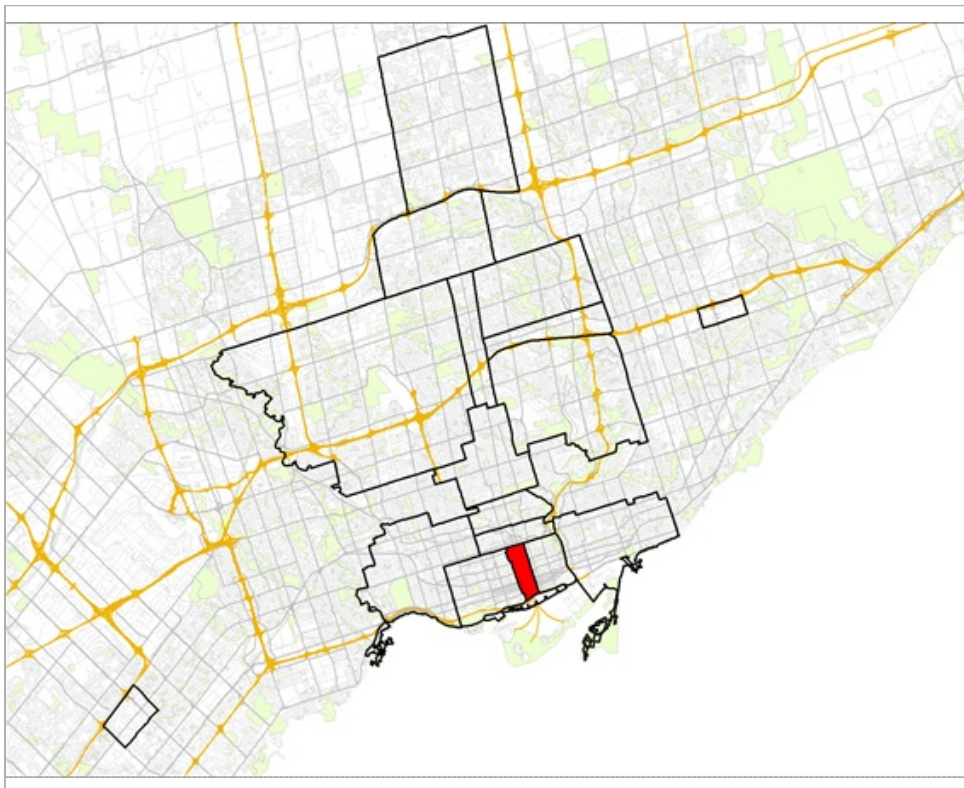
Greater Toronto Area | Downtown Core

New Homes High Rise Submarket Report

Data as of March 2024

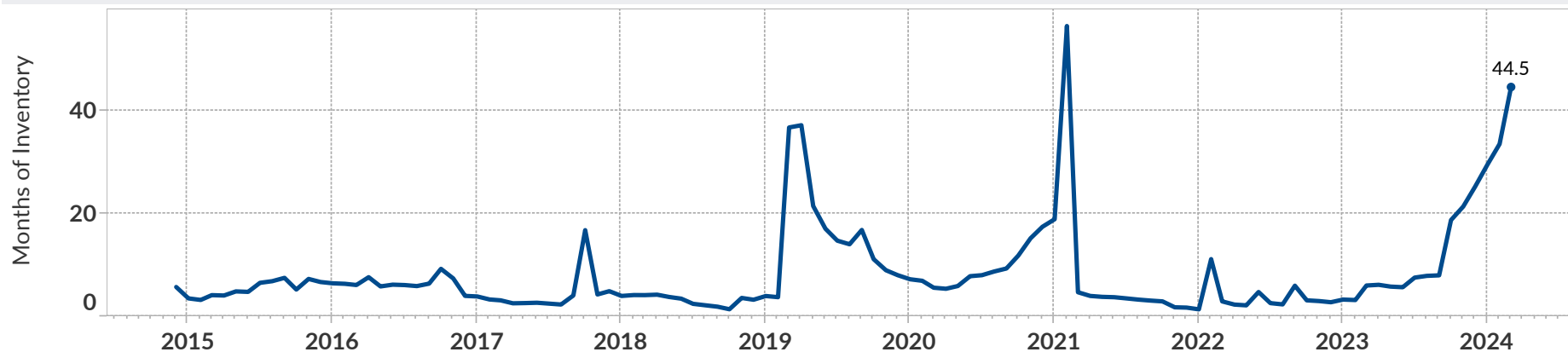


Downtown Core Submarket Report - March 2024



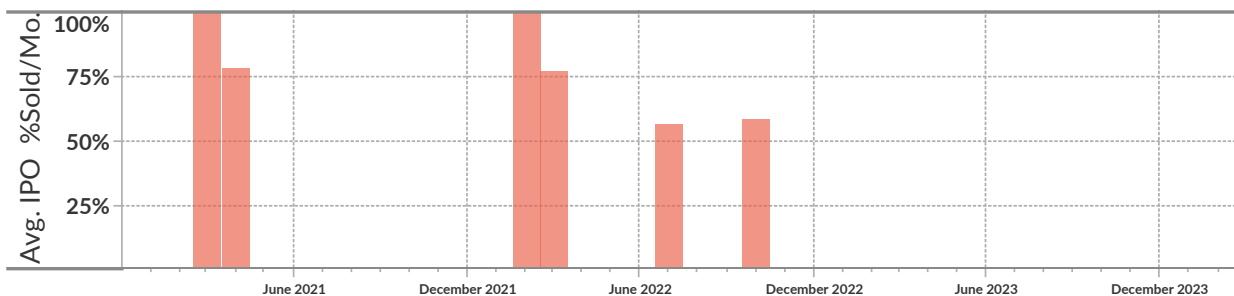
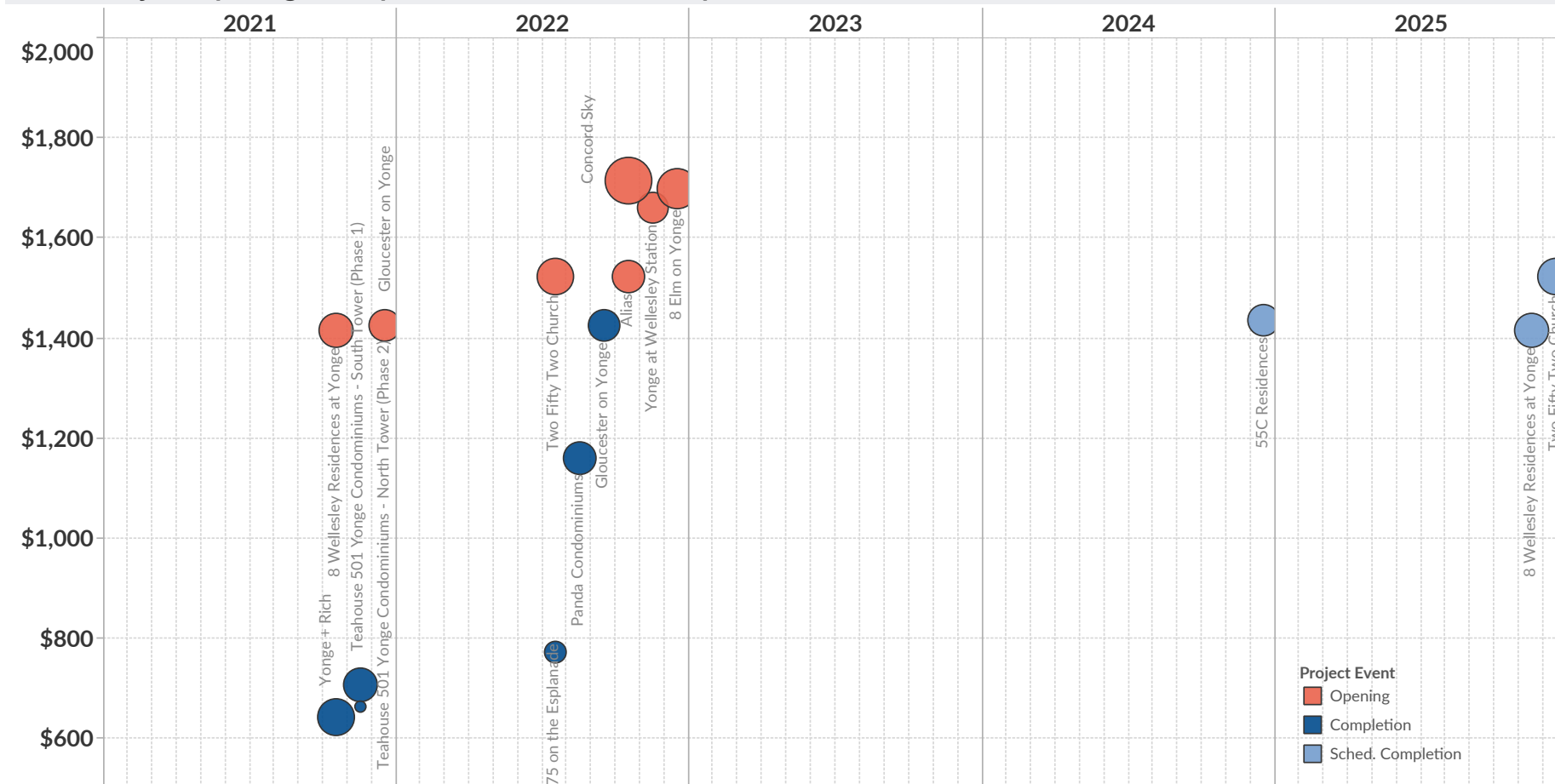
Downtown Core		GTA
Distinct count of Site Name	6	352
No. of Units	4,121	90,798
Total Sales	3,661	74,480
Act Inv	460	16,318
Avg. \$/sf	\$1,878	\$1,409
Avg. Project \$/SF	\$2,020	\$1,315
Avg. SF	781	793
Avg. \$	\$1,467,515	\$1,117,379
Current Month Sales	3	601

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

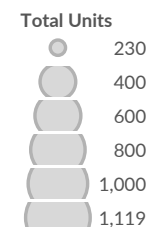


Downtown Core Submarket Report - March 2024

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



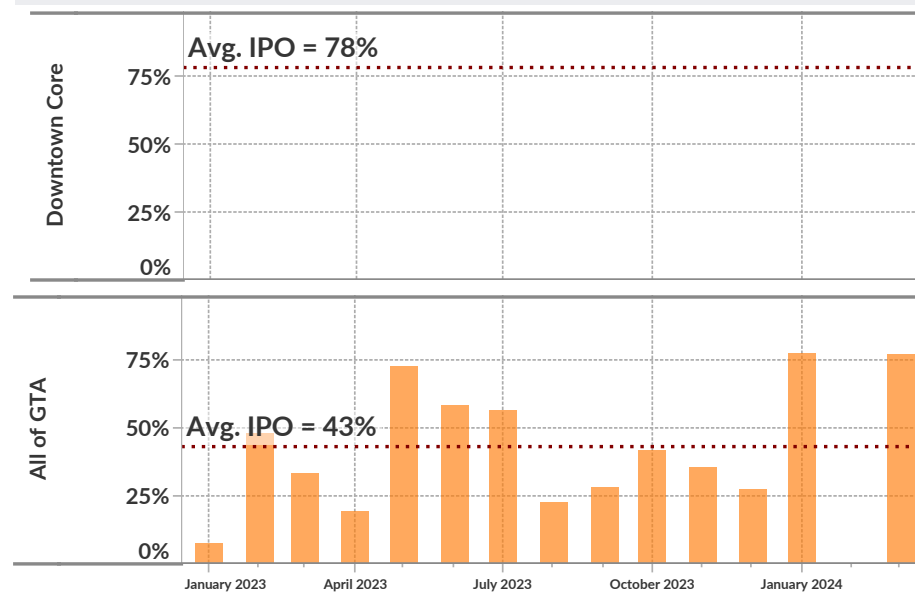
Downtown Core Submarket Report - March 2024

Project Data by Unit Type

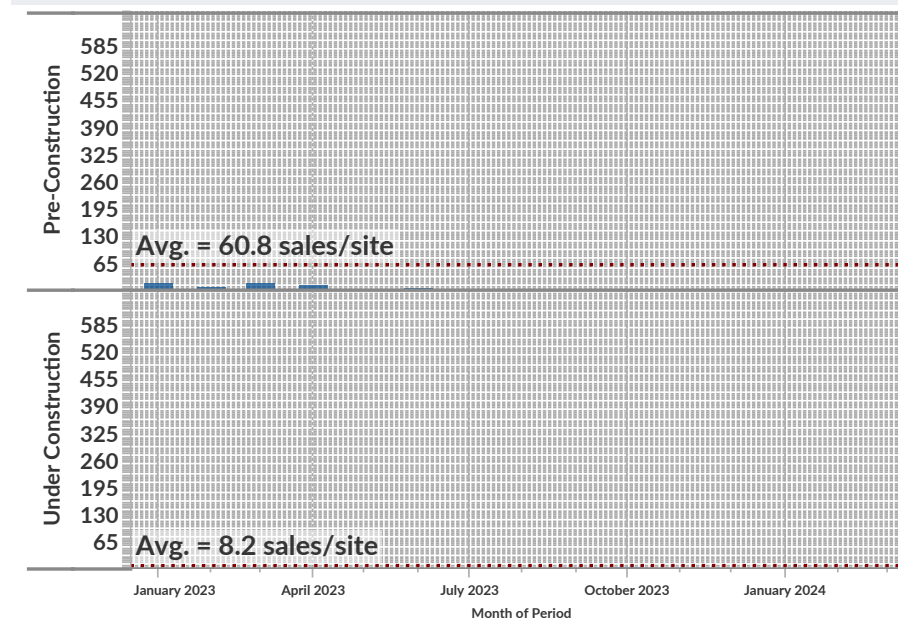
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	558	18
1 Bedroom	1,079	0	1,017	62
1 Bedroom + Den	817	3	697	120
2 Bedroom	1,140	0	1,016	124
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	218	58
Penthouse	6	0	0	6
Other	15	0	10	5

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,531	295	423	\$599,000	\$1,044,900
\$2,141	430	975	\$841,000	\$2,000,000
\$1,875	474	819	\$819,000	\$1,500,000
\$1,758	590	1,355	\$1,075,900	\$2,500,000
\$1,989	723	1,635	\$1,351,000	\$3,200,000
\$1,743	835	1,740	\$1,301,000	\$4,000,000
\$1,700	1,100	1,400	\$1,901,900	\$2,347,900
\$1,544	1,019	1,393	\$1,685,000	\$2,040,000

IPO Launch Performance (first 2 months)

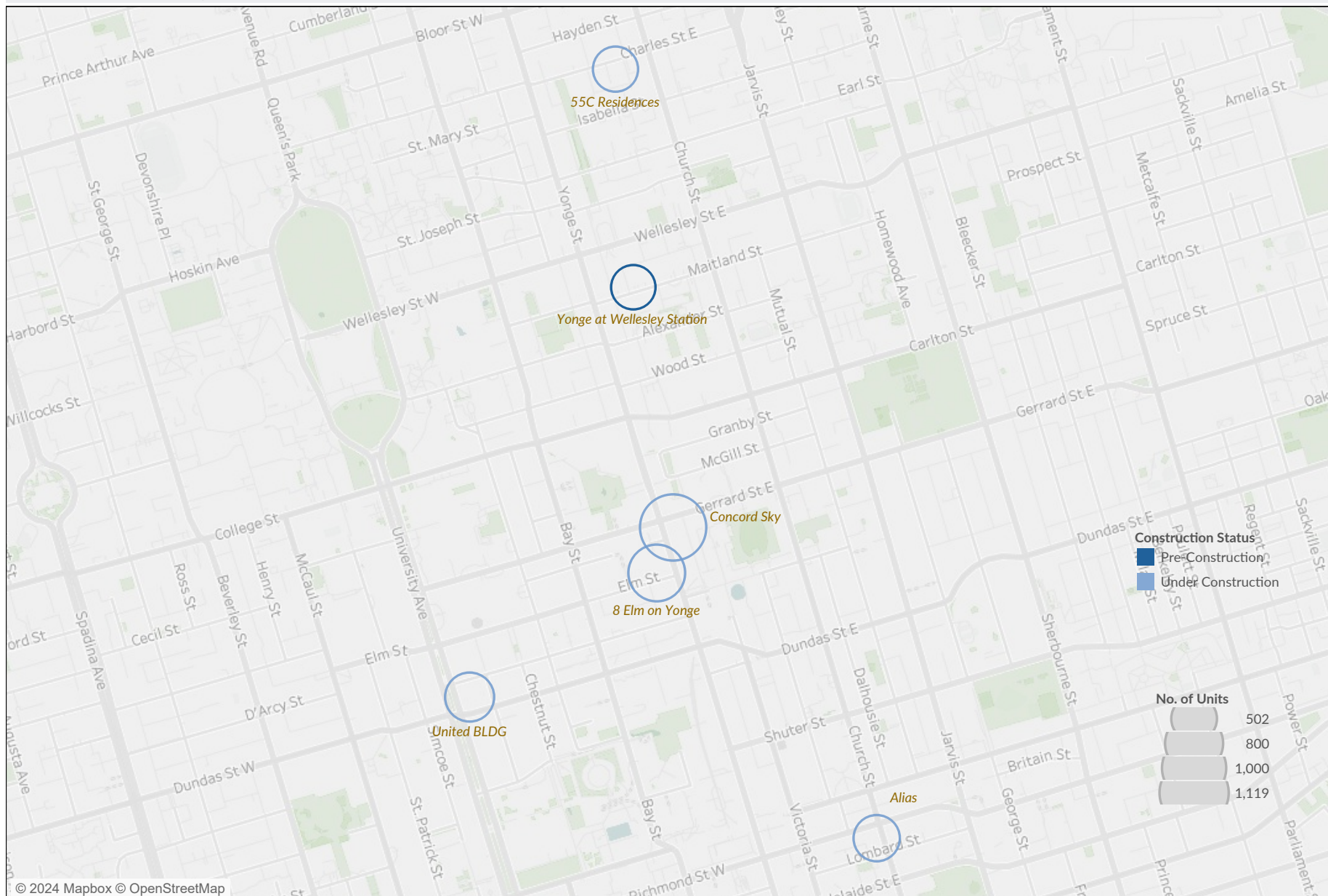


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - March 2024

Current Active Projects



Downtown Core Submarket Report - March 2024

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 SqFoot
8 Elm on Yonge - Reserve Properties and Capital Developmen..	Apartment	May 2027	3	7	147	821	\$1,699	\$1,800
55C Residences - Mod Developments Inc.	Apartment	April 2024	0	1	14	520	\$1,437	\$2,272
Alias - Madison Group	Apartment	January 2026	0	0	25	546	\$1,524	\$1,632
Concord Sky - Concord Adex	Apartment	June 2026	0	0	178	1,119	\$1,715	\$2,071
United BLDG - Davpart Inc.	Apartment	January 2026	0	0	0	613	\$1,635	\$2,743
Yonge at Wellesley Station - Plaza	Apartment	July 2027	0	0	96	502	\$1,661	\$1,604

Downtown Core Submarket Report - March 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	17
Central Waterfront	2	6
Don Mills - York Mills	0	10
Downtown Core	3	6
Downtown East	18	20
Downtown West	10	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	259	5
Mississauga City Centre	5	9
North Toronto	4	17
North Yonge Corridor	4	9
North York East		
North York West	0	9
Not Applicable	261	176
Scarborough City Centre		
Sheppard Corridor	8	9
Thornhill	0	2
Toronto East	3	6
Toronto West	18	19
Yonge - St. Clair	0	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,059	592	\$2,398	1,082	\$2,594,363
2,745	889	\$1,654	956	\$1,581,428
2,384	277	\$1,196	826	\$988,143
3,661	460	\$1,878	781	\$1,467,515
5,944	1,542	\$1,457	694	\$1,011,230
7,230	798	\$1,700	978	\$1,662,182
551	14	\$1,644	860	\$1,414,329
1,172	32	\$1,073	767	\$822,416
4,252	640	\$1,234	657	\$810,778
3,300	354	\$1,577	937	\$1,477,042
2,746	743	\$1,656	696	\$1,153,080
1,072	445	\$1,375	818	\$1,124,927
27,975	7,747	\$1,176	774	\$909,521
1,835	490	\$1,414	806	\$1,139,593
411	28	\$1,361	1,690	\$2,301,250
890	178	\$1,264	647	\$817,465
3,212	429	\$1,259	903	\$1,137,113
1,041	660	\$1,806	623	\$1,124,676



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