

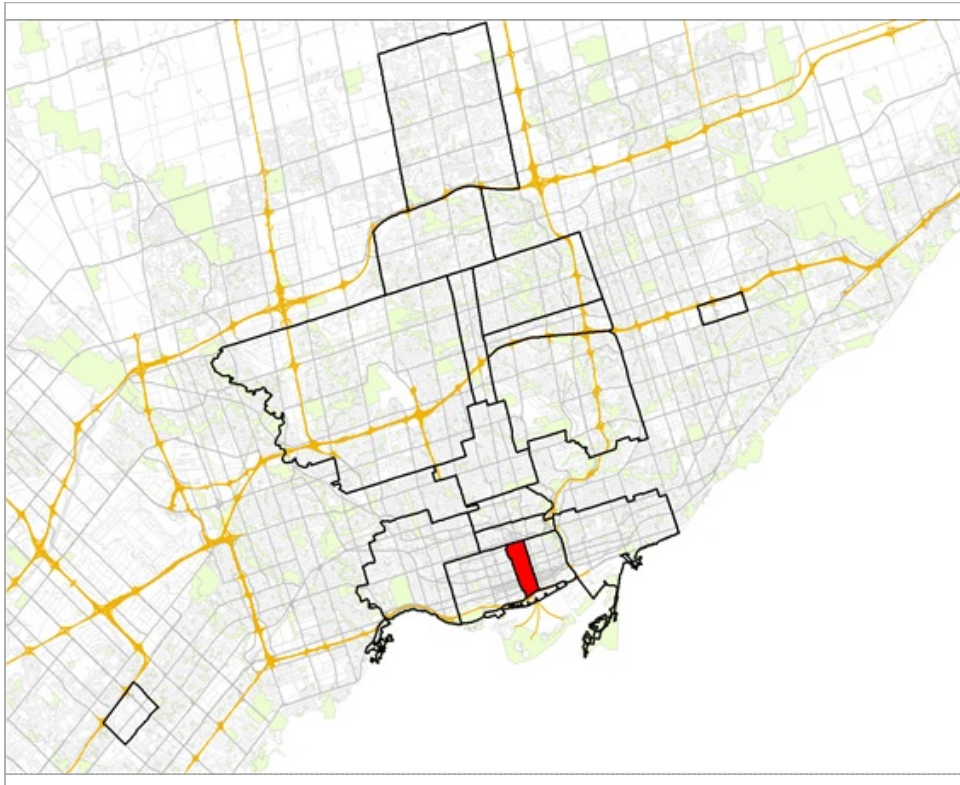


## Greater Toronto Area | Downtown Core New Homes High Rise Submarket Report

Data as of May 2024

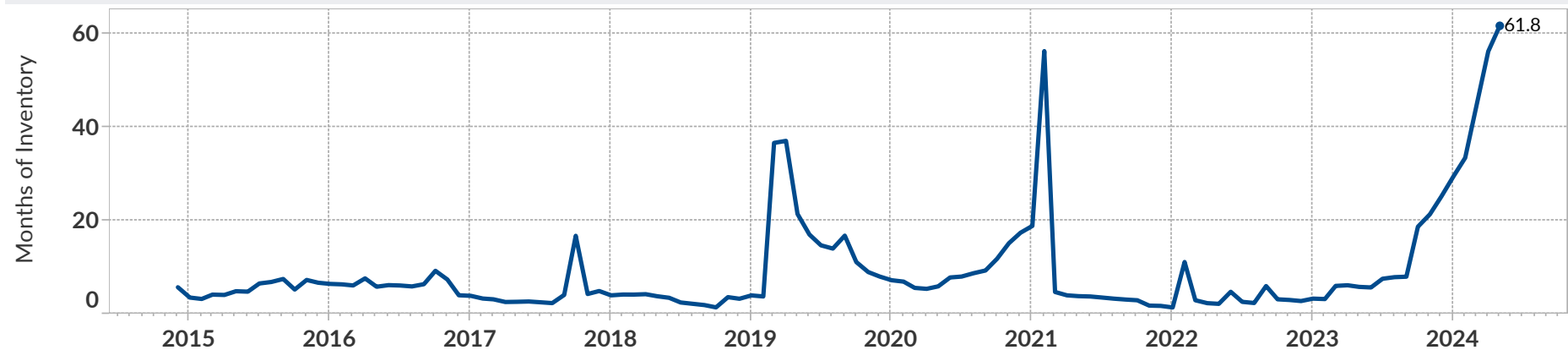


# Downtown Core Submarket Report - May 2024



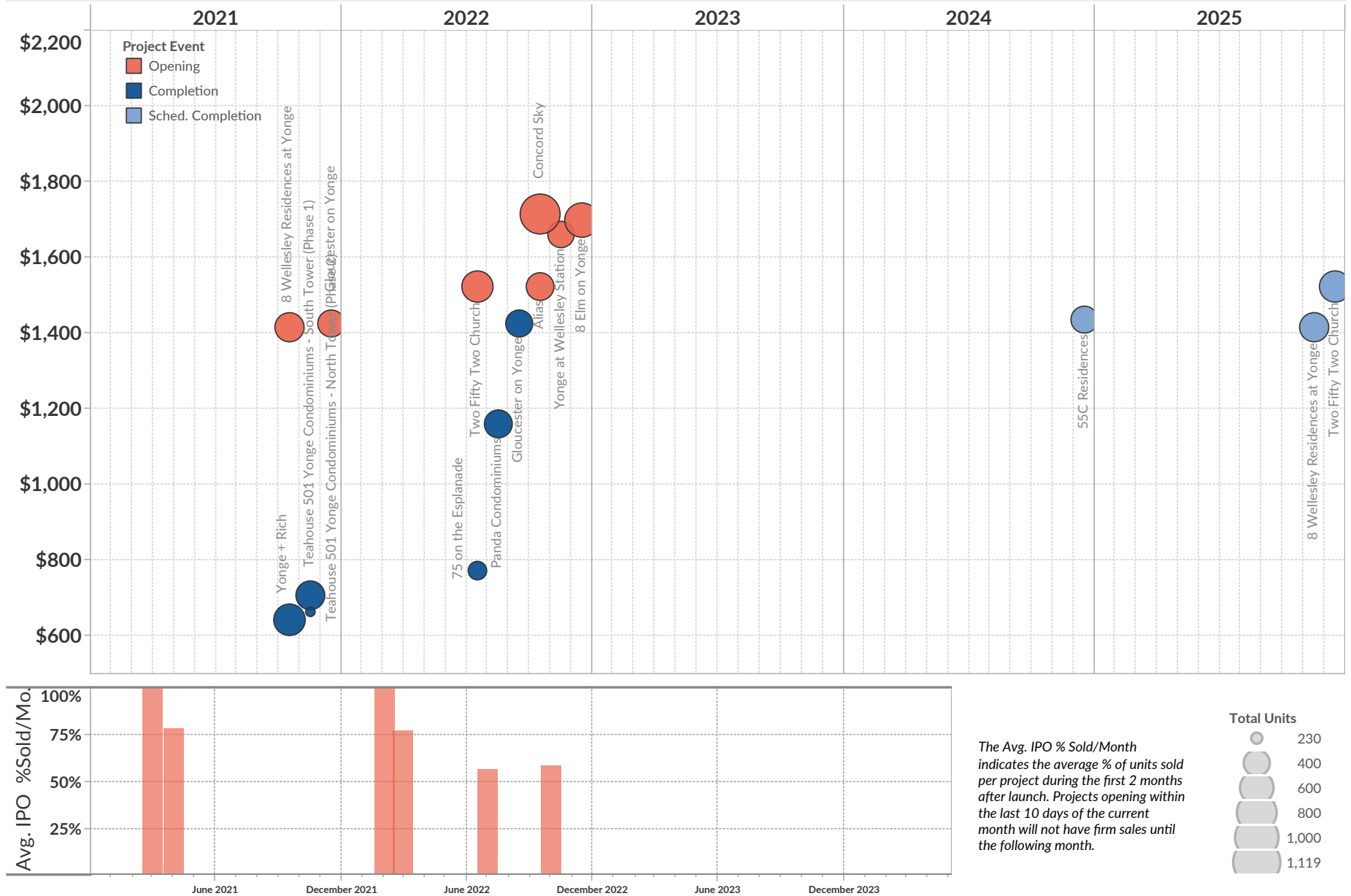
| Downtown Core               |             | GTA         |
|-----------------------------|-------------|-------------|
| Distinct count of Site Name | 6           | 354         |
| No. of Units                | 4,121       | 91,110      |
| Total Sales                 | 3,668       | 74,265      |
| Act Inv                     | 453         | 16,845      |
| Avg. \$/sf                  | \$1,869     | \$1,415     |
| Avg. Project \$/SF          | \$1,965     | \$1,318     |
| Avg. SF                     | 783         | 786         |
| Avg. \$                     | \$1,463,030 | \$1,113,220 |
| Current Month Sales         | 2           | 539         |

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



# Downtown Core Submarket Report - May 2024

## Recent Project Openings, Completions & Scheduled Completions



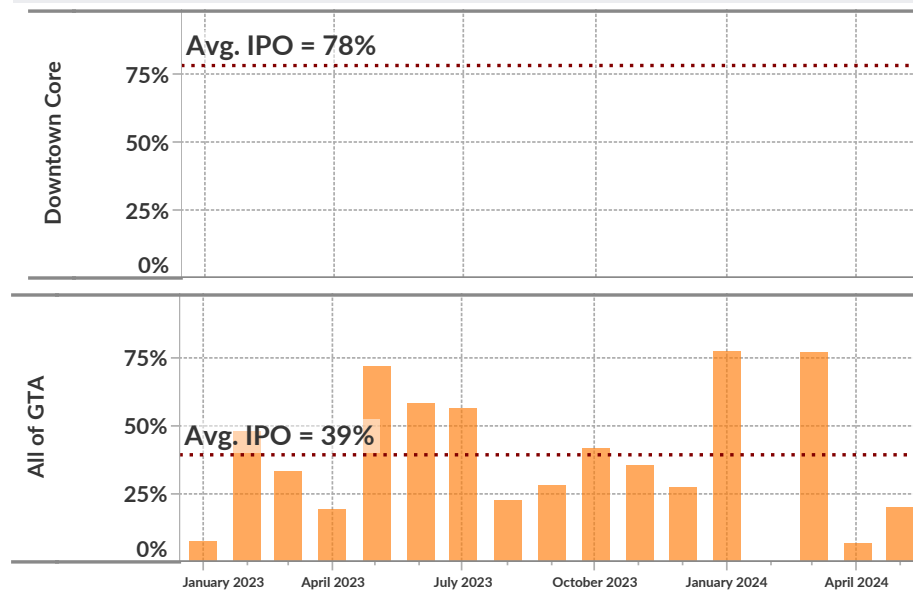
## Downtown Core Submarket Report - May 2024

### Project Data by Unit Type

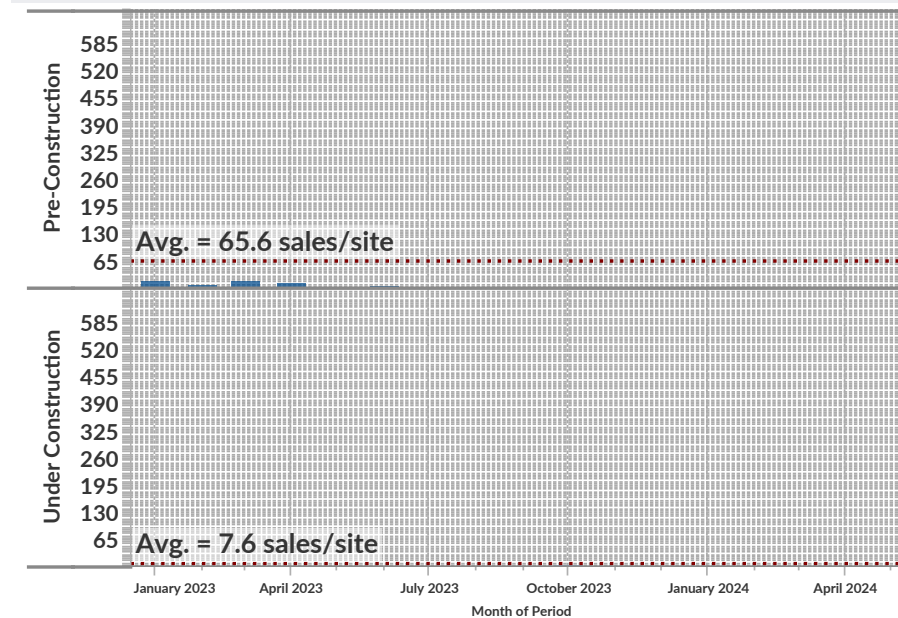
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 576          | 0                   | 558         | 18      |
| 1 Bedroom       | 1,079        | 0                   | 1,019       | 60      |
| 1 Bedroom + Den | 817          | 1                   | 698         | 119     |
| 2 Bedroom       | 1,140        | 1                   | 1,019       | 121     |
| 2 Bedroom + Den | 212          | 0                   | 145         | 67      |
| 3 Bedroom & Up  | 276          | 0                   | 219         | 57      |
| Penthouse       | 6            | 0                   | 0           | 6       |
| Other           | 15           | 0                   | 10          | 5       |

| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$2,479    | 295             | 423              | \$599,000        | \$1,044,900       |
| \$2,081    | 430             | 975              | \$825,900        | \$2,000,000       |
| \$1,876    | 474             | 819              | \$819,000        | \$1,500,000       |
| \$1,752    | 590             | 1,355            | \$1,075,900      | \$2,500,000       |
| \$1,987    | 723             | 1,635            | \$1,351,000      | \$3,200,000       |
| \$1,740    | 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)

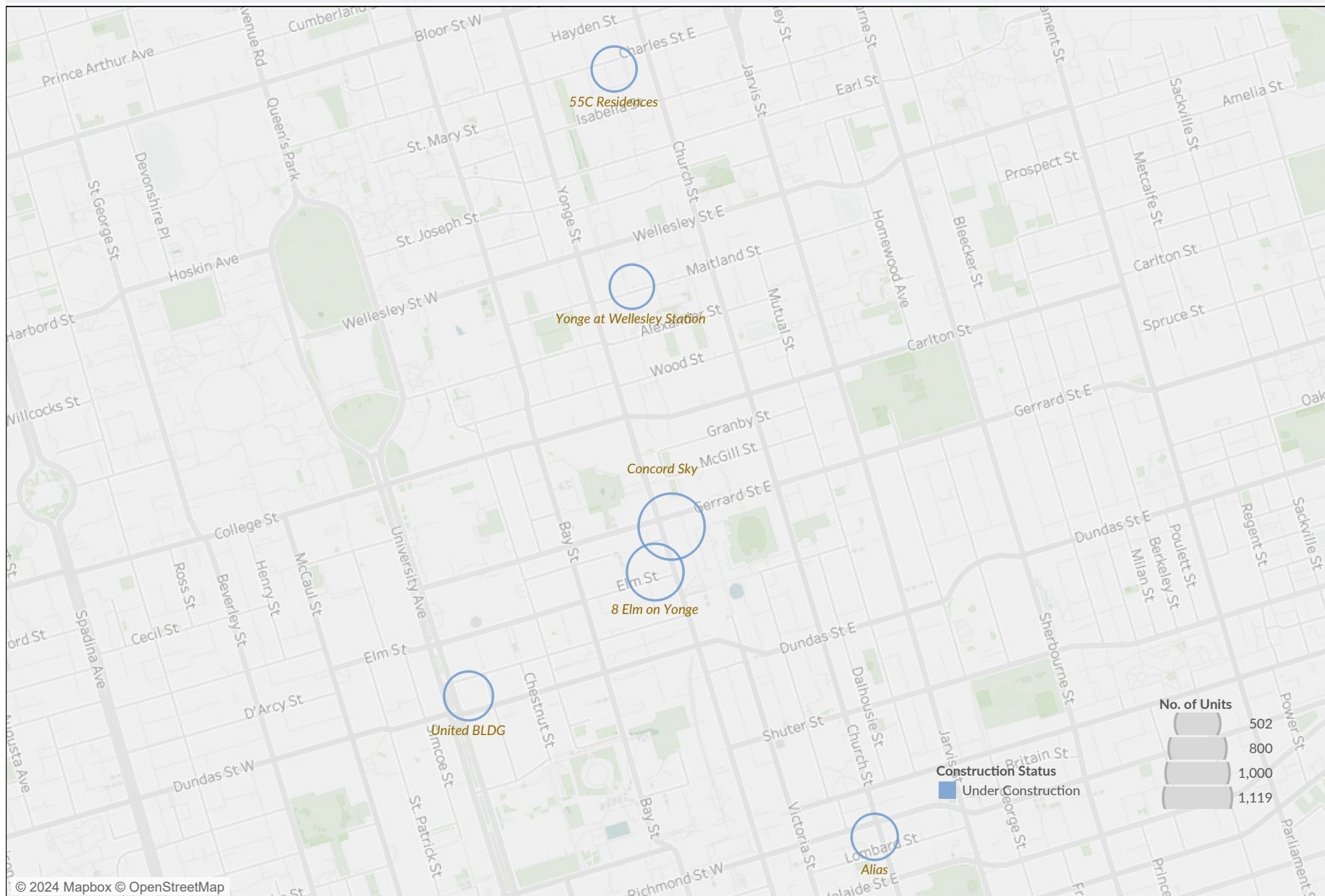


### Post Launch Absorption: Downtown Core



# Downtown Core Submarket Report - May 2024

## Current Active Projects



## Downtown Core Submarket Report - May 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 \$/SF |
|--------------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------|
| 8 Elm on Yonge - Reserve Properties and Capital Developmen.. | Apartment    | May 2027                | 1                   | 10  | 144     | 821          | \$1,699             | \$1,800            |
| 55C Residences - Mod Developments Inc.                       | Apartment    | July 2024               | 1                   | 4   | 11      | 520          | \$1,437             | \$1,944            |
| Alias - Madison Group                                        | Apartment    | January 2026            | 0                   | 1   | 24      | 546          | \$1,524             | \$1,627            |
| 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 - May 2024

### Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | • 5                 | • 17                        |
| Central Waterfront      | • 6                 | • 6                         |
| Don Mills - York Mills  | • 5                 | • 10                        |
| Downtown Core           | • 2                 | • 6                         |
| Downtown East           | • 4                 | • 20                        |
| Downtown West           | • 43                | • 25                        |
| Etobicoke Waterfront    | • 1                 | • 1                         |
| Highway7 - Yonge        | • 0                 | • 5                         |
| Mississauga City Centre | • 4                 | • 9                         |
| North Toronto           | • 3                 | • 17                        |
| North Yonge Corridor    | • 3                 | • 9                         |
| North York East         |                     |                             |
| North York West         | • 0                 | • 9                         |
| Not Applicable          | • 440               | • 176                       |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | • 7                 | • 9                         |
| Thornhill               | • 0                 | • 2                         |
| Toronto East            | • 4                 | • 6                         |
| Toronto West            | • 12                | • 19                        |
| Yonge - St. Clair       | • 0                 | • 8                         |

### Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$       |
|-------------|---------|------------|---------|---------------|
| • 4,071     | • 580   | • \$2,402  | • 1,088 | • \$2,613,901 |
| • 2,772     | • 862   | • \$1,678  | • 883   | • \$1,482,243 |
| • 2,406     | • 306   | • \$1,191  | • 836   | • \$996,455   |
| • 3,668     | • 453   | • \$1,869  | • 783   | • \$1,463,030 |
| • 5,965     | • 1,521 | • \$1,451  | • 691   | • \$1,002,578 |
| • 7,435     | • 1,377 | • \$1,814  | • 869   | • \$1,575,612 |
| • 552       | • 13    | • \$1,640  | • 854   | • \$1,400,746 |
| • 1,165     | • 39    | • \$1,100  | • 1,012 | • \$1,113,310 |
| • 4,262     | • 630   | • \$1,234  | • 660   | • \$813,660   |
| • 3,307     | • 351   | • \$1,579  | • 931   | • \$1,469,531 |
| • 2,751     | • 738   | • \$1,657  | • 697   | • \$1,154,212 |
|             |         |            |         |               |
| • 1,074     | • 443   | • \$1,377  | • 821   | • \$1,130,591 |
| • 27,367    | • 8,240 | • \$1,166  | • 756   | • \$881,655   |
|             |         |            |         |               |
| • 1,857     | • 468   | • \$1,422  | • 813   | • \$1,155,526 |
| • 411       | • 28    | • \$1,361  | • 1,690 | • \$2,301,250 |
| • 894       | • 174   | • \$1,259  | • 648   | • \$815,407   |
| • 3,236     | • 405   | • \$1,268  | • 904   | • \$1,146,005 |
| • 1,072     | • 217   | • \$2,051  | • 912   | • \$1,869,410 |



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