



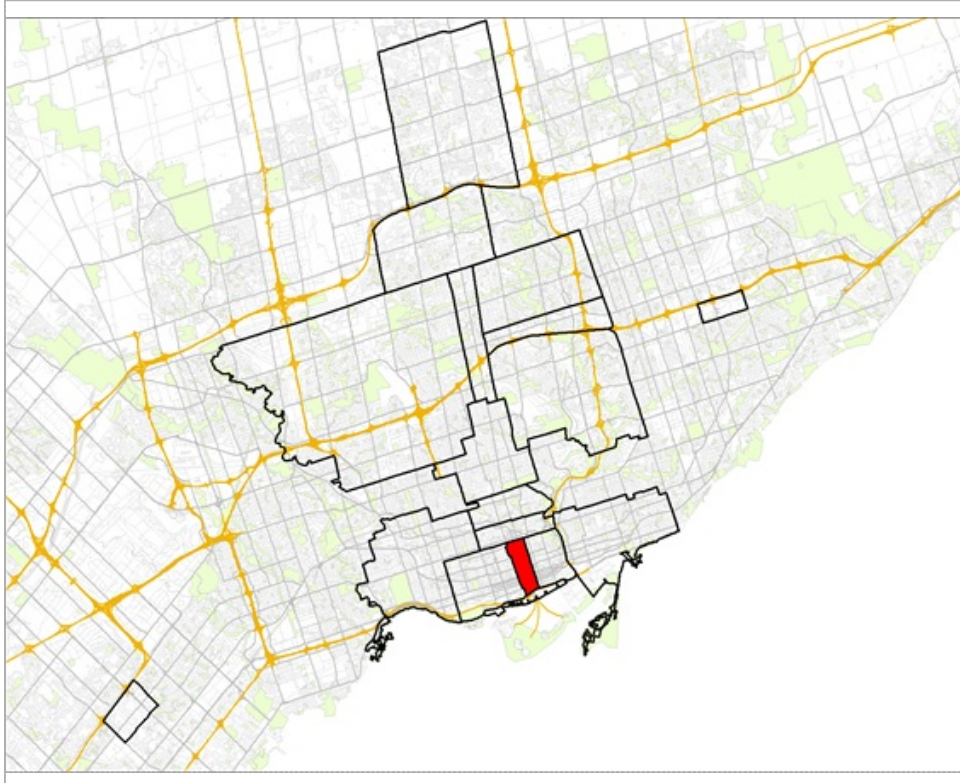
Greater Toronto Area | Downtown Core

New Homes High Rise Submarket Report

Data as of July 2024

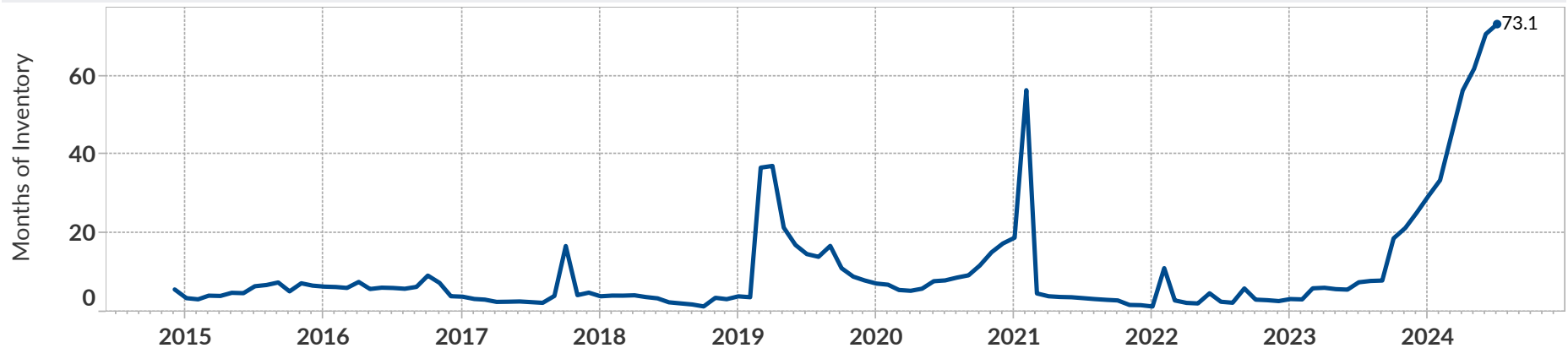


Downtown Core Submarket Report - July 2024



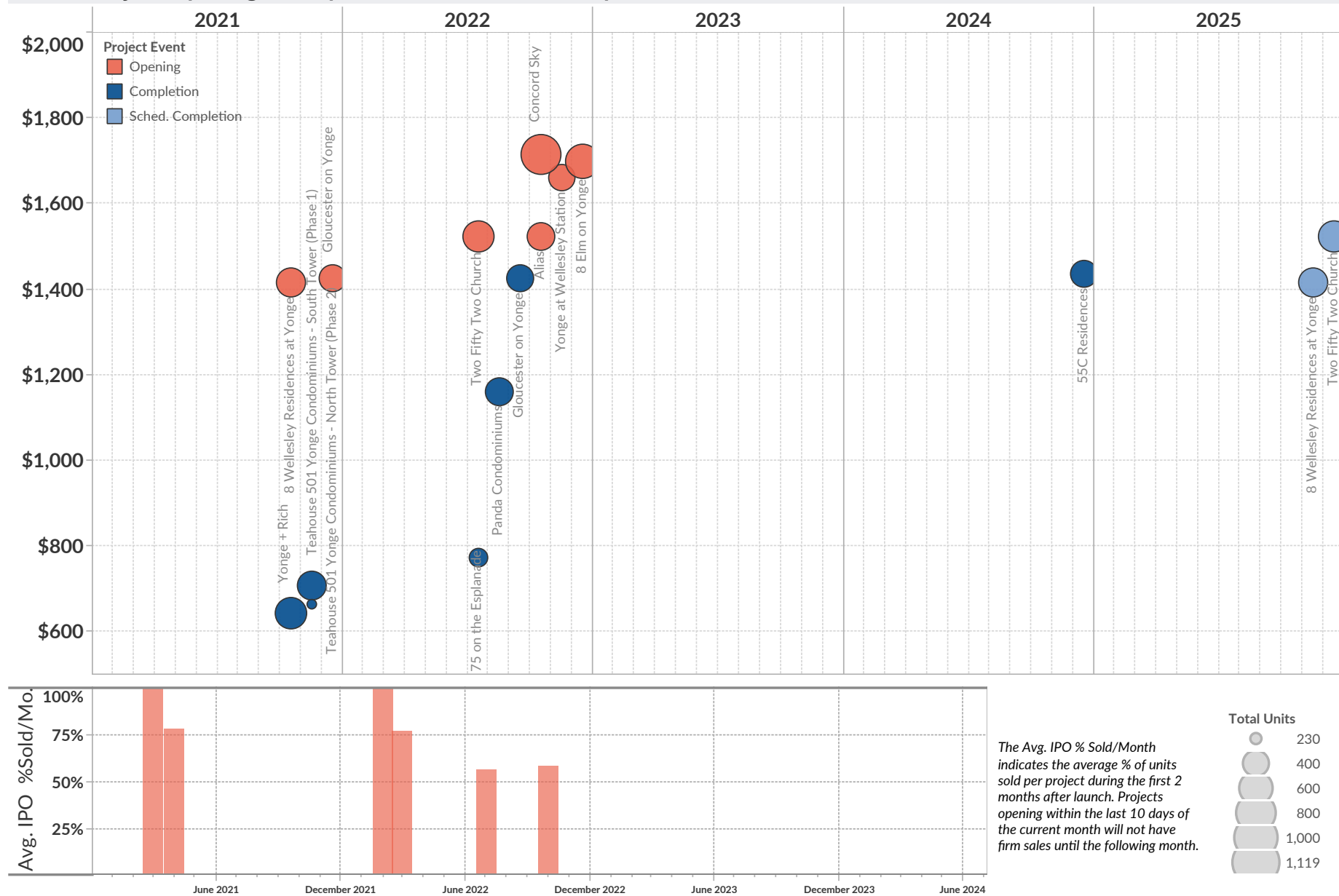
Downtown Core		GTA
Distinct count of Site Name	6	353
No. of Units	4,121	91,585
Total Sales	3,670	74,140
Act Inv	451	17,445
Avg. \$/sf	\$1,869	\$1,403
Avg. Project \$/SF	\$1,965	\$1,312
Avg. SF	784	777
Avg. \$	\$1,465,210	\$1,090,371
Current Month Sales	2	287

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



Downtown Core Submarket Report - July 2024

Recent Project Openings, Completions & Scheduled Completions



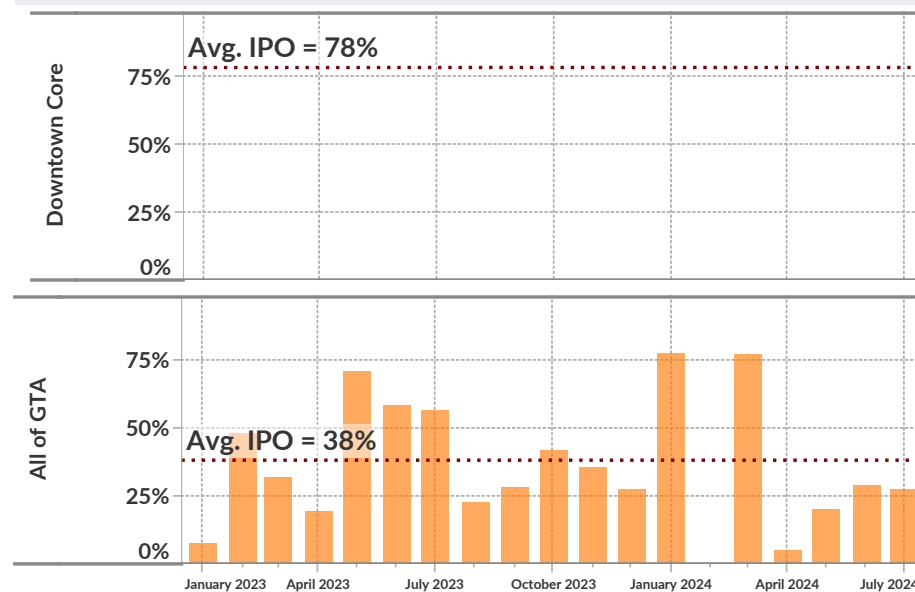
Downtown Core Submarket Report - July 2024

Project Data by Unit Type

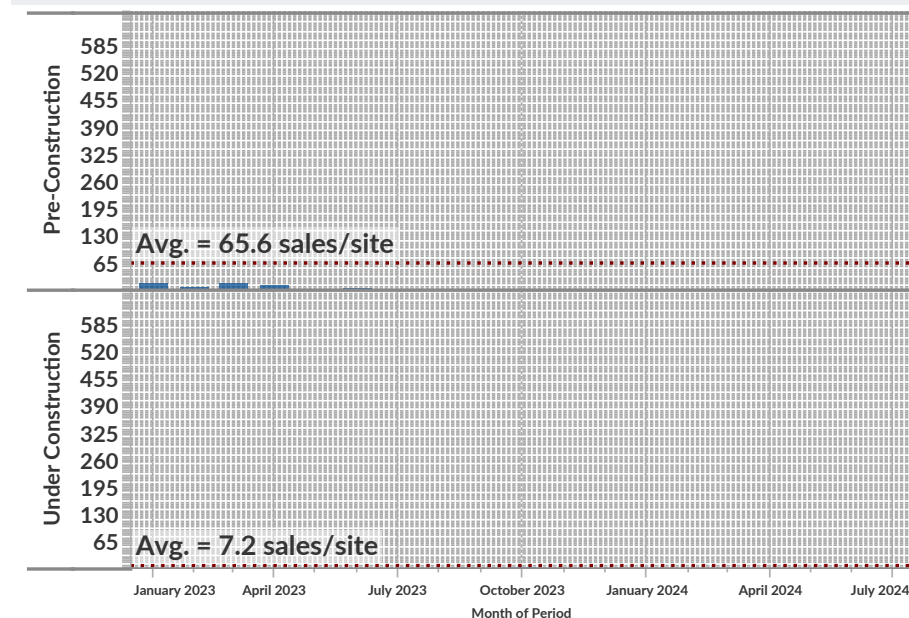
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	558	18
1 Bedroom	1,079	0	1,019	60
1 Bedroom + Den	817	2	700	117
2 Bedroom	1,140	0	1,019	121
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	219	57
Penthouse	6	0	0	6
Other	15	0	10	5

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
\$1,877	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)

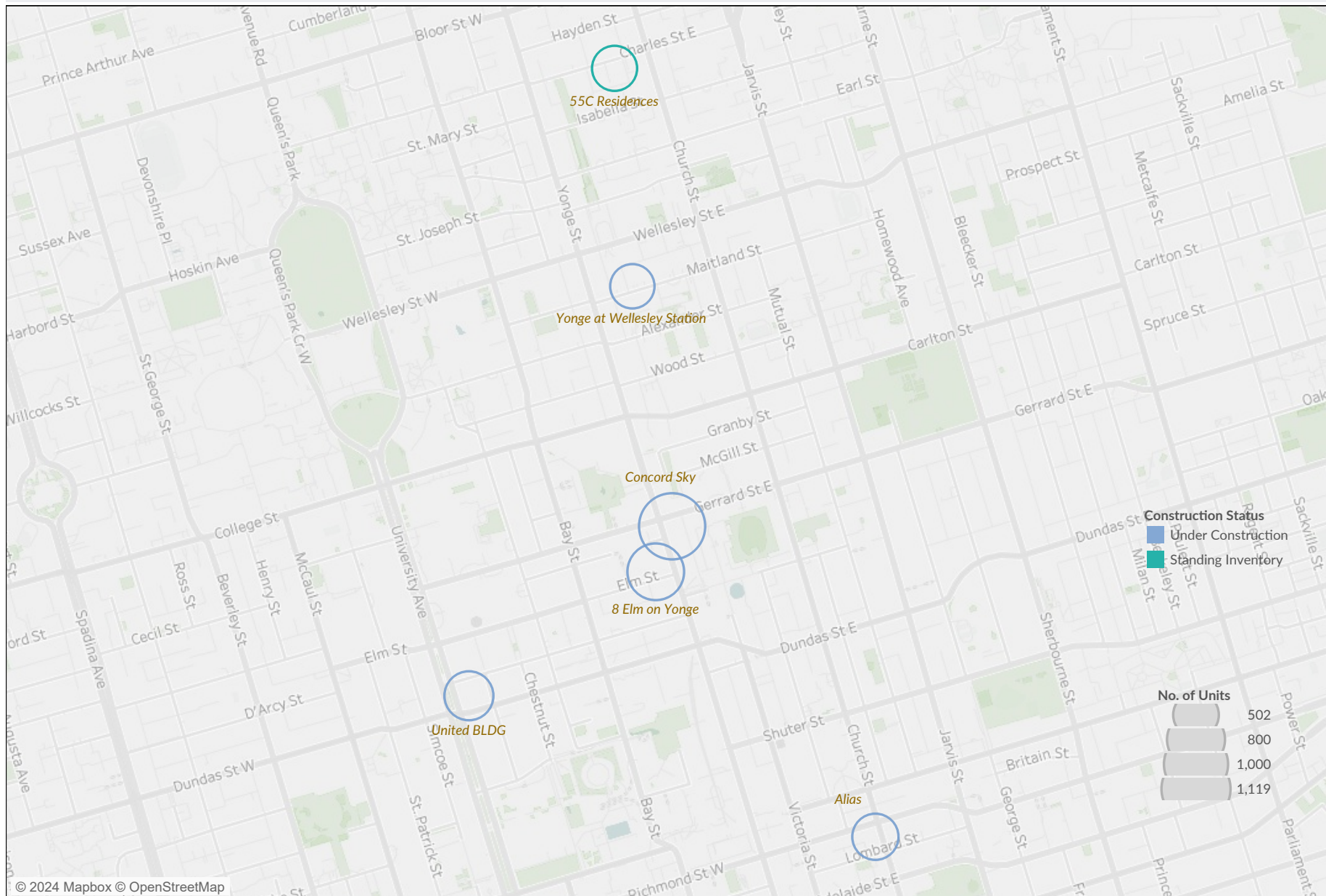


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - July 2024

Current Active Projects



Downtown Core Submarket Report - July 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. CurrentPrice PerSqFoot
8 Elm on Yonge - Reserve Properties and Capital Developmen..	Apartment	May 2027	2	12	142	821	\$1,699	\$1,800
55C Residences - Mod Developments Inc.	Apartment	July 2024	0	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 - July 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	16	16
Central Waterfront	2	6
Don Mills - York Mills	5	10
Downtown Core	2	6
Downtown East	9	20
Downtown West	22	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	14	6
Mississauga City Centre	2	9
North Toronto	0	16
North Yonge Corridor	2	9
North York East		
North York West	5	9
Not Applicable	202	177
Scarborough City Centre		
Sheppard Corridor	4	9
Thornhill	0	2
Toronto East	0	6
Toronto West	2	19
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,541	555	\$2,408	1,092	\$2,628,717
2,776	858	\$1,686	884	\$1,490,227
2,415	304	\$1,195	829	\$990,246
3,670	451	\$1,869	784	\$1,465,210
5,948	1,538	\$1,440	694	\$998,656
7,555	1,257	\$1,818	872	\$1,584,962
552	13	\$1,640	854	\$1,400,746
1,324	234	\$1,063	797	\$847,099
4,265	627	\$1,234	660	\$814,171
3,036	313	\$1,583	950	\$1,503,615
2,692	797	\$1,649	680	\$1,121,700
1,079	438	\$1,376	824	\$1,133,661
27,832	8,693	\$1,168	740	\$864,881
1,869	456	\$1,429	812	\$1,160,510
412	27	\$1,361	1,703	\$2,317,778
898	174	\$1,263	658	\$831,684
3,230	494	\$1,223	923	\$1,128,721
1,046	216	\$2,061	902	\$1,858,227



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.