

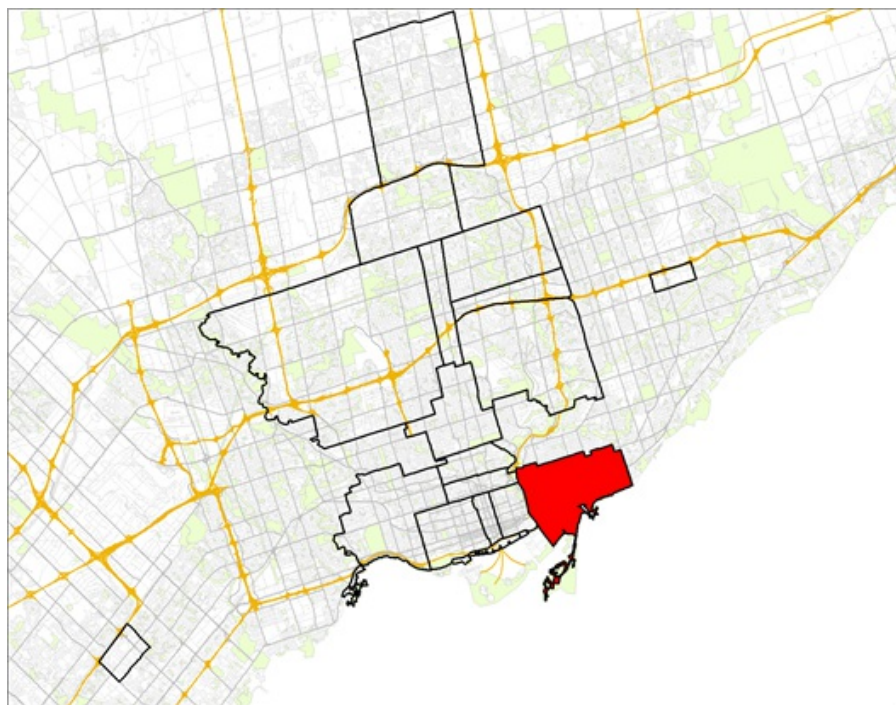


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of May 2018



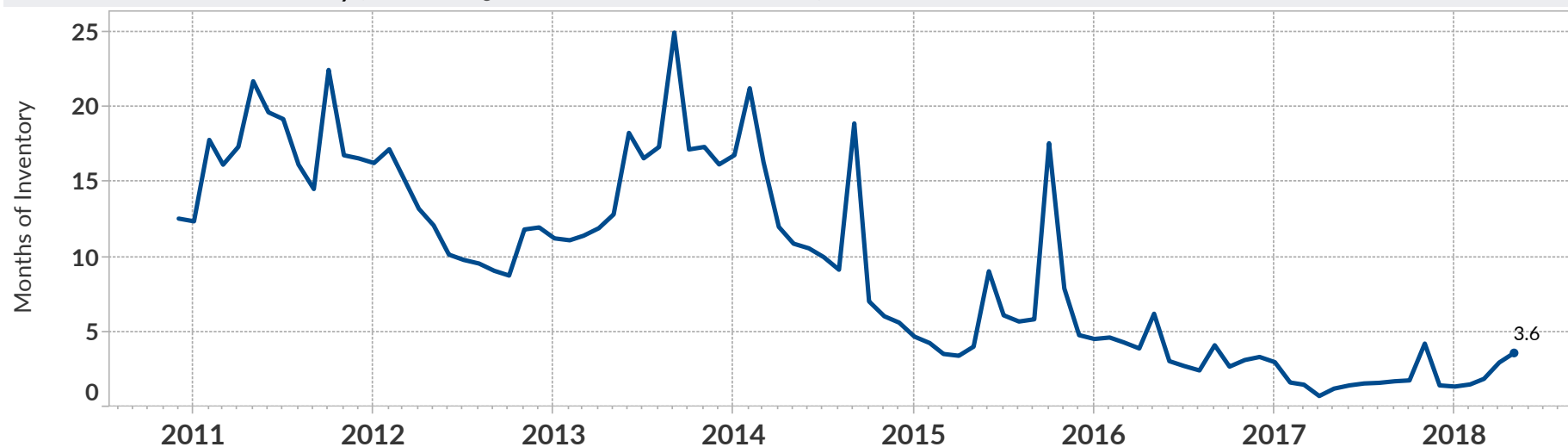
Toronto East Submarket Report - May 2018



Toronto East		GTA
Active Projects	11	293
Total Units	1,296	73,039
Total Sales	1,236	63,694
Rem. Inv.	60	9,345
Avg. \$/SF	\$809	\$902
Avg. SF	949	906
Avg. \$	\$767,969	\$817,926
Current Month Sales (incl. active & sold out)	0	2,003

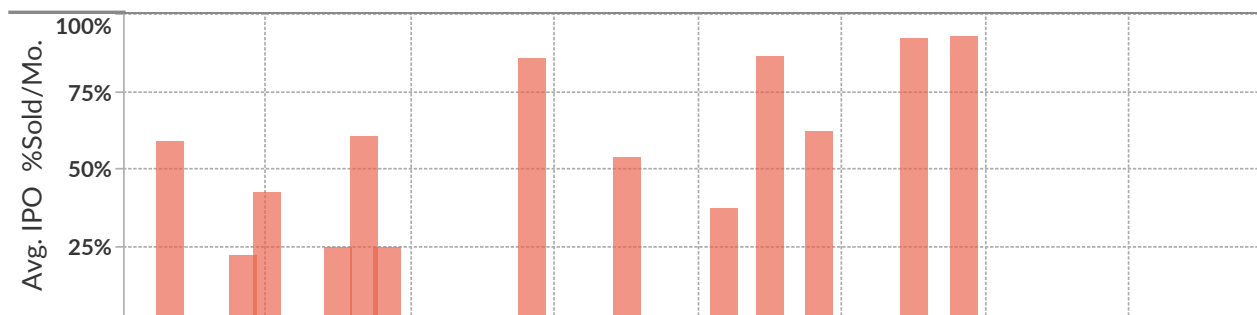
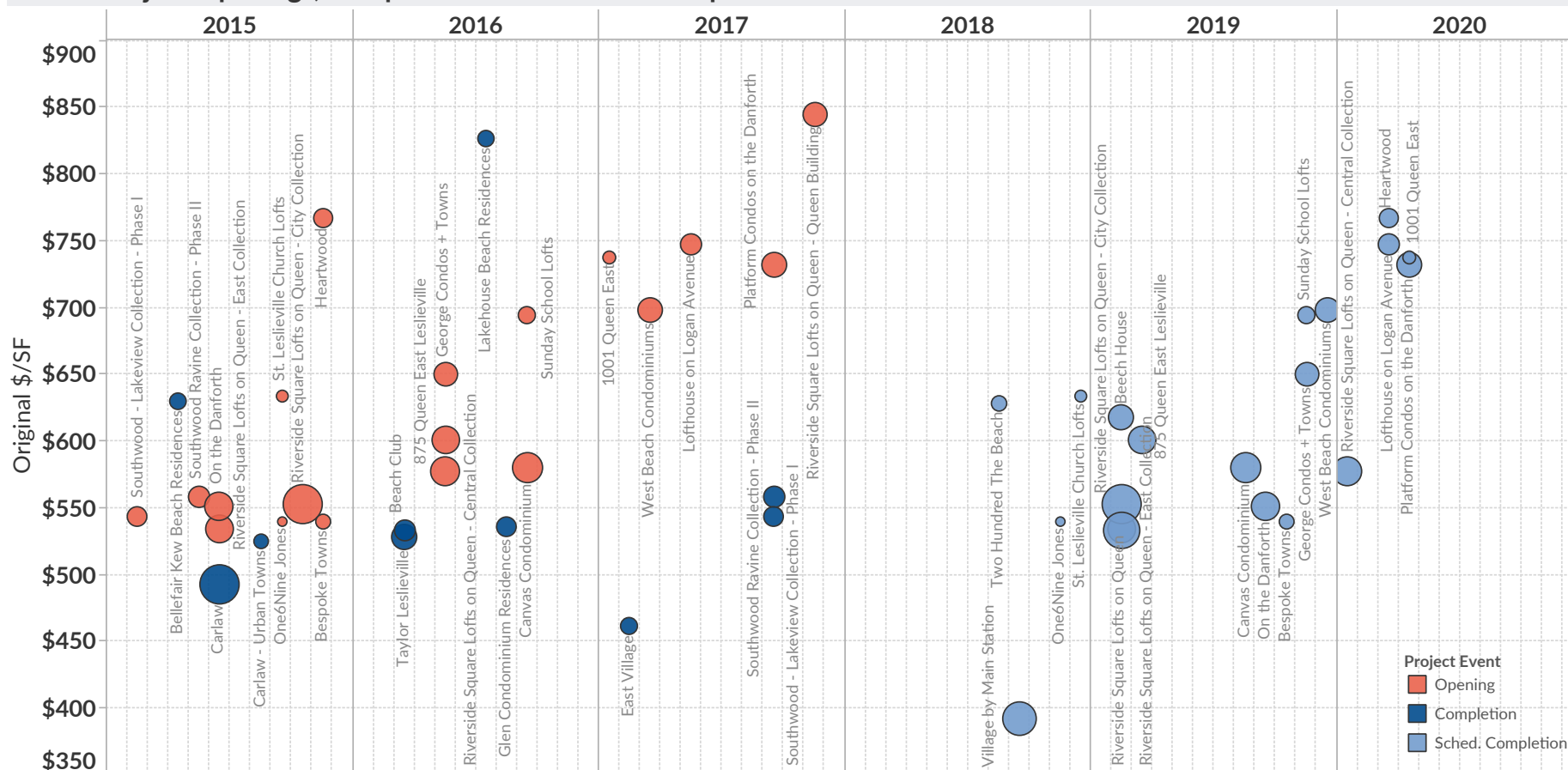
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	16	338
Total Units	1,231	150,769
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	5.7	44.3
Avg. Floor Space Index	3.9	7.3

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

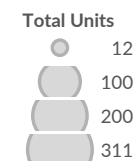


Toronto East Submarket Report - May 2018

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.



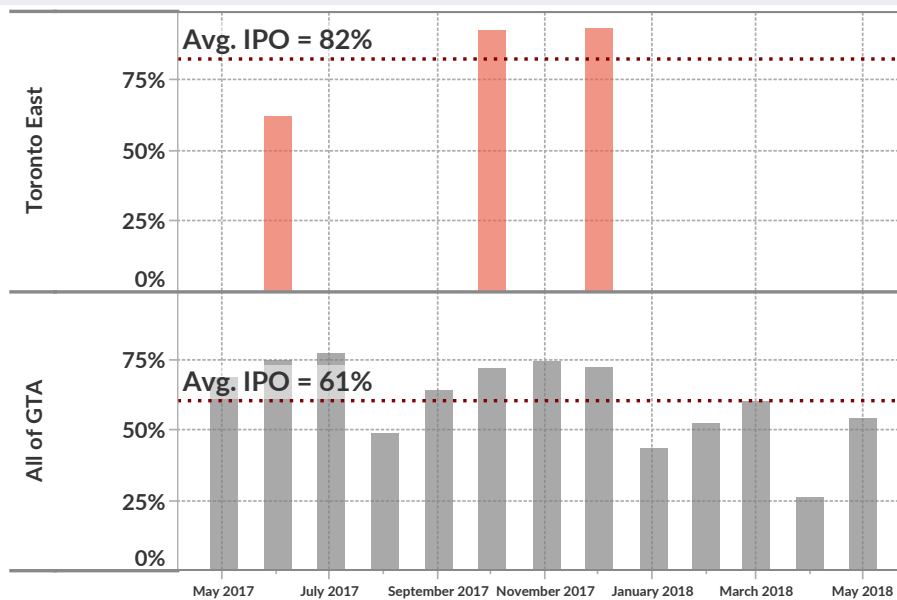
Toronto East Submarket Report - May 2018

Project Data by Unit Type

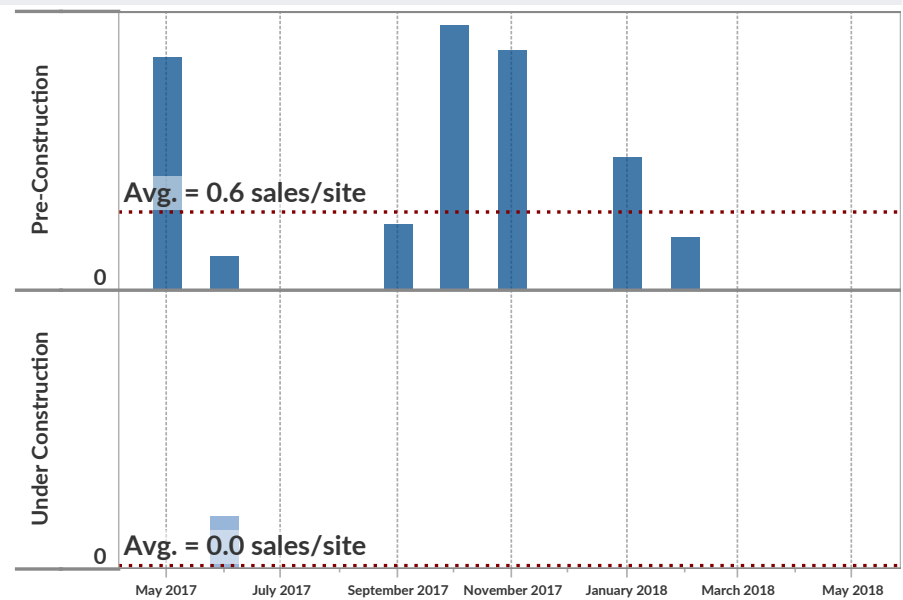
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	15		15	0
1 Bedroom	294	0	282	12
1 Bedroom + Den	288	0	282	6
2 Bedroom	509	0	486	23
2 Bedroom + Den	134	0	122	12
3 Bedroom & Up	50	0	43	7
Penthouse	6		6	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$837	470	578	\$239,900	\$522,900
\$889	551	755	\$494,900	\$649,900
\$815	615	1,440	\$339,900	\$1,079,900
\$891	745	1,550	\$413,900	\$1,499,900
\$612	1,228	1,830	\$749,900	\$1,109,900

IPO Launch Performance (first 2 months)

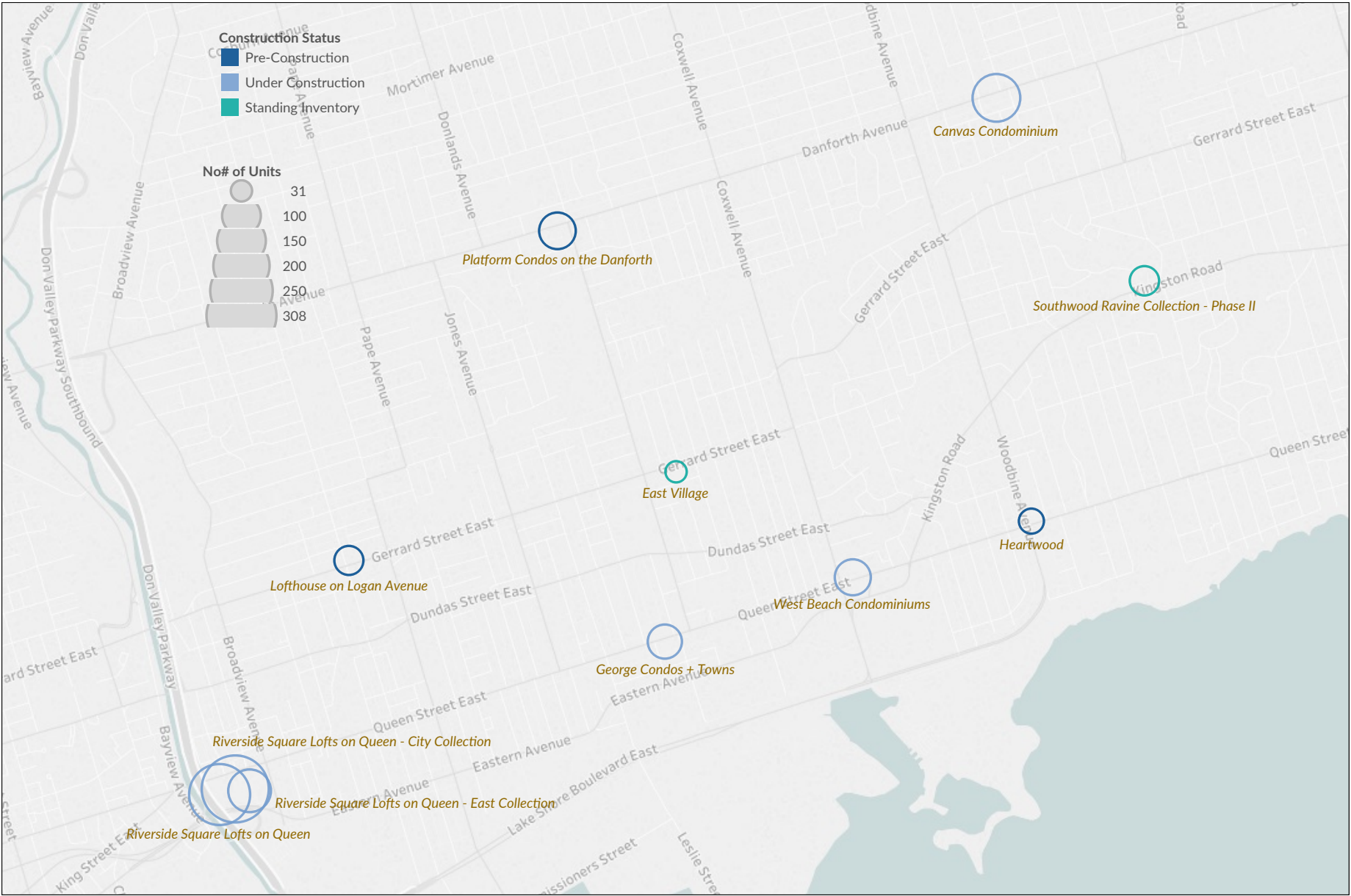


Post Launch Absorption: Toronto East



Toronto East Submarket Report - May 2018

Current Active Projects



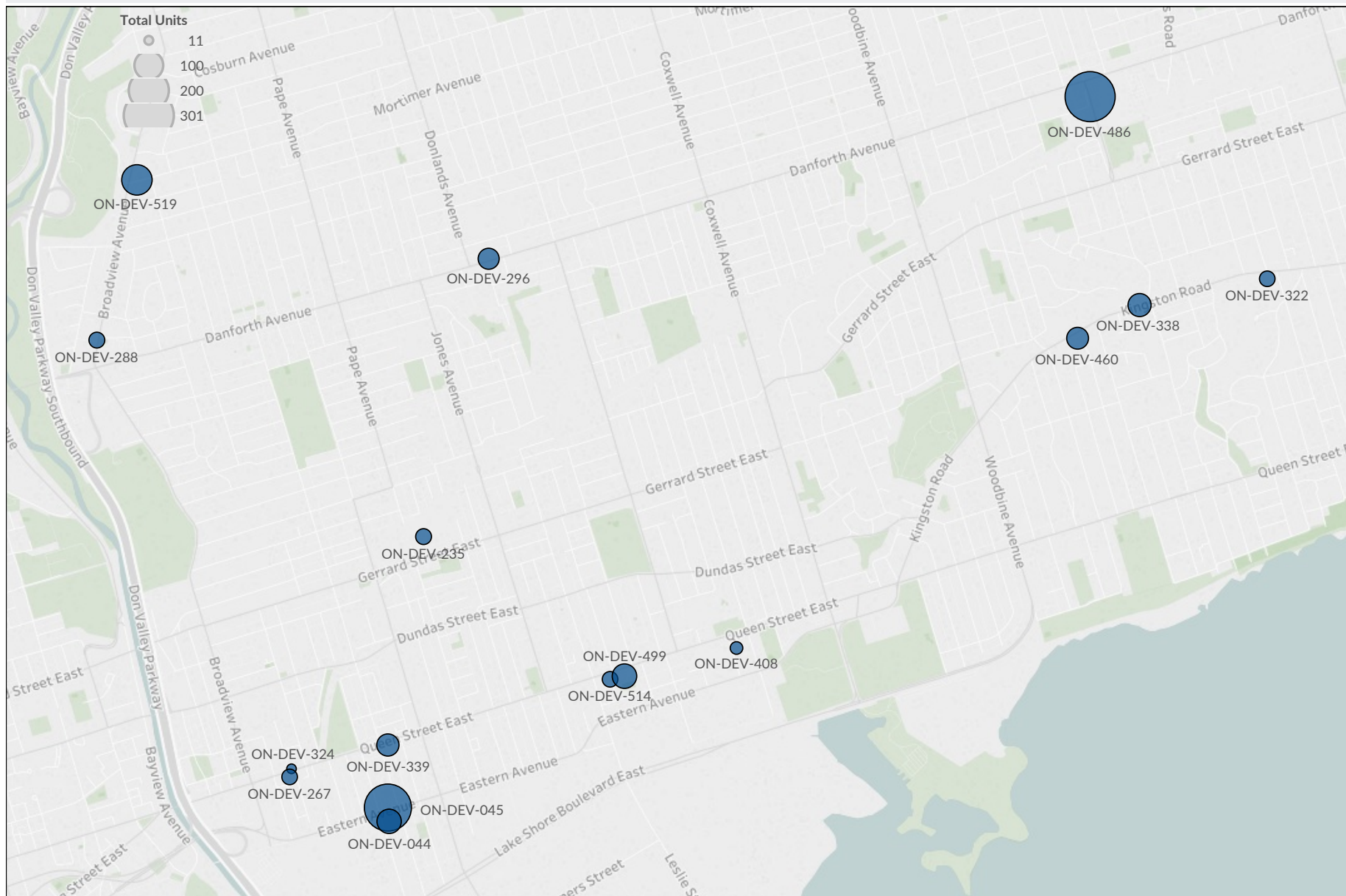
Toronto East Submarket Report - May 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Canvas Condominium - Marlin Spring	Apartment	August 2019	0	0	3	156	\$580	\$767
East Village - Urban Fabric Development Inc. and Aykler Devel..	Stacked	February 2017	0	2	2	31	\$461	\$766
George Condos + Towns - Rockport Group	Apartment	November 2019	0	0	16	80	\$650	\$910
Heartwood - Fieldgate Homes and Hullmark Developments Li..	Apartment	March 2020	0	0	13	43	\$767	\$863
Lofthouse on Logan Avenue - Grid Developments	Loft	March 2020	0	0	9	58	\$748	\$910
Platform Condos on the Danforth - Sierra Building Group	Apartment	April 2020	0	2	2	92	\$732	\$864
Riverside Square Lofts on Queen - City Collection - Streetcar ..	Loft	February 2019	0	0	2	308	\$553	\$548
Riverside Square Lofts on Queen - East Collection - Streetcar ..	Loft	February 2019	0	0	2	125	\$535	\$528
Riverside Square Lofts on Queen - Streetcar Developments In..	Loft	February 2019	0	0	6	255	\$534	\$541
Southwood Ravine Collection - Phase II - Streetcar Developm..	Apartment	September 2017	0	0	2	59	\$559	\$700
West Beach Condominiums - Marlin Spring	Apartment	December 2019	0	0	3	89	\$699	\$897

Toronto East Submarket Report - May 2018

Current Development Applications



Toronto East Submarket Report - May 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-044	459 Eastern Avenue	Null	2.0	71
ON-DEV-045	462 Eastern Avenue	Null	3.4	266
ON-DEV-235	354 - 358 Pape Avenue	8	3.1	30
ON-DEV-267	763 Queen Street East	6	4.9	29
ON-DEV-288	796 Broadview Avenue	6	3.5	30
ON-DEV-296	1030 Danforth Avenue	8	4.7	53
ON-DEV-322	847 Kingston Road	7	3.5	29
ON-DEV-324	772 Queen Street East	3	2.8	11
ON-DEV-338	650 Kingston Road	7	5.5	64
ON-DEV-339	897 Queen Street East	6	3.8	59
ON-DEV-408	45 Connaught Avenue	4		19
ON-DEV-460	507 Kingston Road	9		57
ON-DEV-486	286 Main Street	30		301
ON-DEV-499	1285 Queen Street East	6		72
ON-DEV-514	1249 Queen Street East	6		29
ON-DEV-519	995 Broadview Avenue	10	5.7	111

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

Toronto East Submarket Report - May 2018

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 7	• 16	• 5,669	• 5,176	• 493	• \$1,709	• 1,066	• \$1,822,748	• 5,043
Central Waterfront	• 118	• 11	• 4,818	• 4,123	• 695	• \$1,149	• 866	• \$995,598	• 11,951
Don Mills - York Mills	• 8	• 10	• 2,412	• 2,194	• 218	• \$830	• 1,309	• \$1,086,506	• 10,393
Downtown Core	• 17	• 8	• 3,492	• 3,310	• 182	• \$1,124	• 919	• \$1,032,805	• 7,917
Downtown East	• 204	• 14	• 4,393	• 4,075	• 318	• \$945	• 896	• \$846,562	• 9,796
Downtown West	• 319	• 26	• 9,820	• 8,109	• 1,711	• \$1,113	• 736	• \$818,745	• 18,657
Etobicoke Waterfront	• 18	• 9	• 3,735	• 3,454	• 281	• \$996	• 827	• \$823,867	• 241
Highway7 - Yonge	• 123	• 7	• 1,754	• 1,313	• 441	• \$650	• 894	• \$581,541	•
Mississauga City Centre	• 27	• 5	• 2,707	• 2,492	• 215	• \$686	• 909	• \$623,234	•
North Toronto	• 63	• 8	• 2,183	• 1,961	• 222	• \$1,009	• 915	• \$923,121	• 7,108
North Yonge Corridor	• 32	• 5	• 1,756	• 1,505	• 251	• \$876	• 776	• \$679,860	• 4,420
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 875
North York West	• 181	• 10	• 2,047	• 1,696	• 351	• \$720	• 809	• \$582,367	• 8,413
Not Applicable	• 854	• 128	• 21,255	• 18,066	• 3,189	• \$670	• 996	• \$668,072	• 40,030
Scarborough City Centre									• 3,760
Sheppard Corridor	• 6	• 10	• 3,146	• 2,682	• 464	• \$890	• 760	• \$676,273	• 6,394
Thornhill									•
Toronto East	• 0	• 11	• 1,296	• 1,236	• 60	• \$809	• 949	• \$767,969	• 1,231
Toronto West	• 20	• 4	• 601	• 438	• 163	• \$974	• 806	• \$785,175	• 11,872
Yonge - St. Clair	• 6	• 9	• 1,304	• 1,219	• 85	• \$1,314	• 1,314	• \$1,727,197	• 1,101

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