



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of March 2019



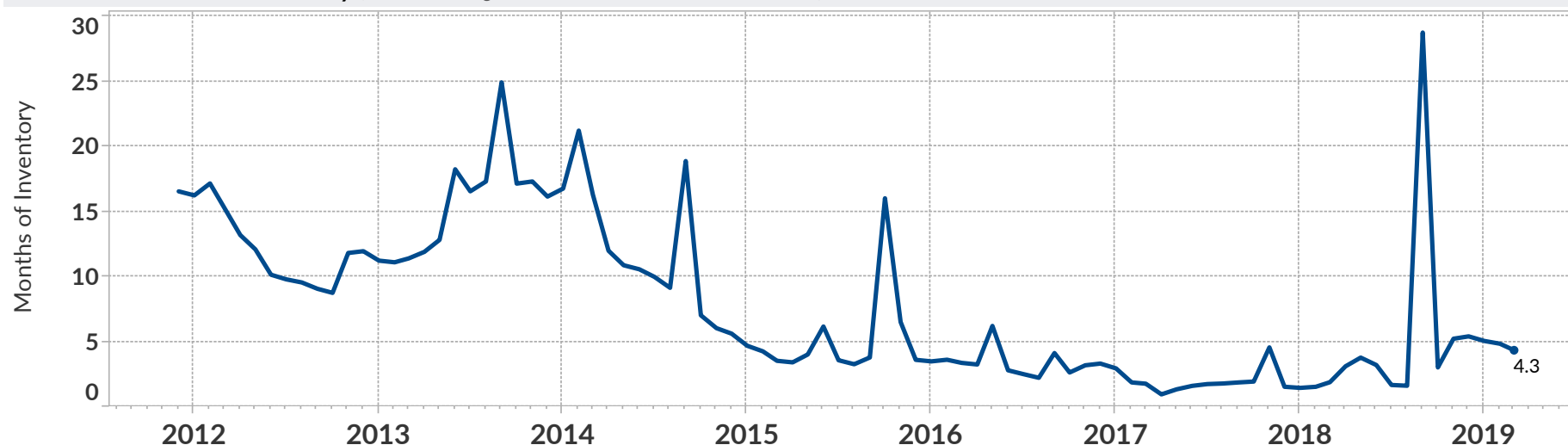
Toronto East Submarket Report - March 2019



Toronto East		GTA
Active Projects	14	329
Total Units	1,733	87,136
Total Sales	1,564	71,790
Rem. Inv.	134	11,744
Avg. \$/SF	\$962	\$968
Avg. SF	966	889
Avg. \$	\$928,885	\$860,701
Current Month Sales (incl. active & sold out)	17	1,428

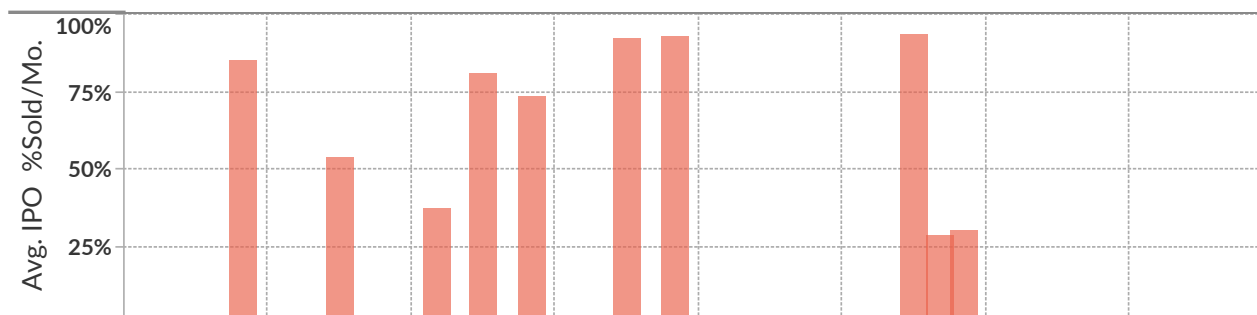
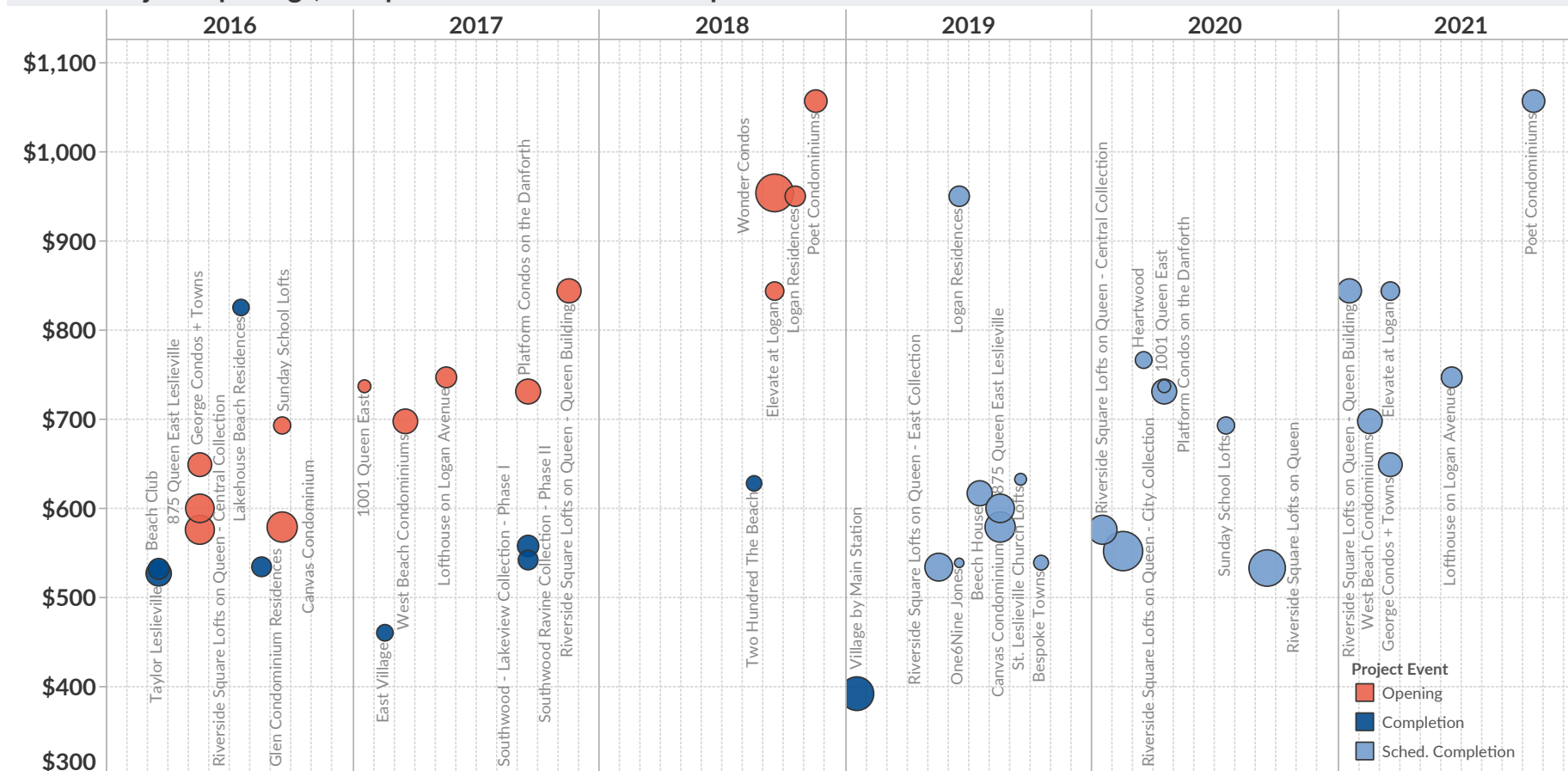
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	13	317
Total Units	2,236	165,657
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.6	32.2
Avg. Floor Space Index	3.9	5.9

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

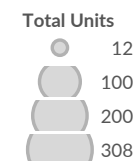


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



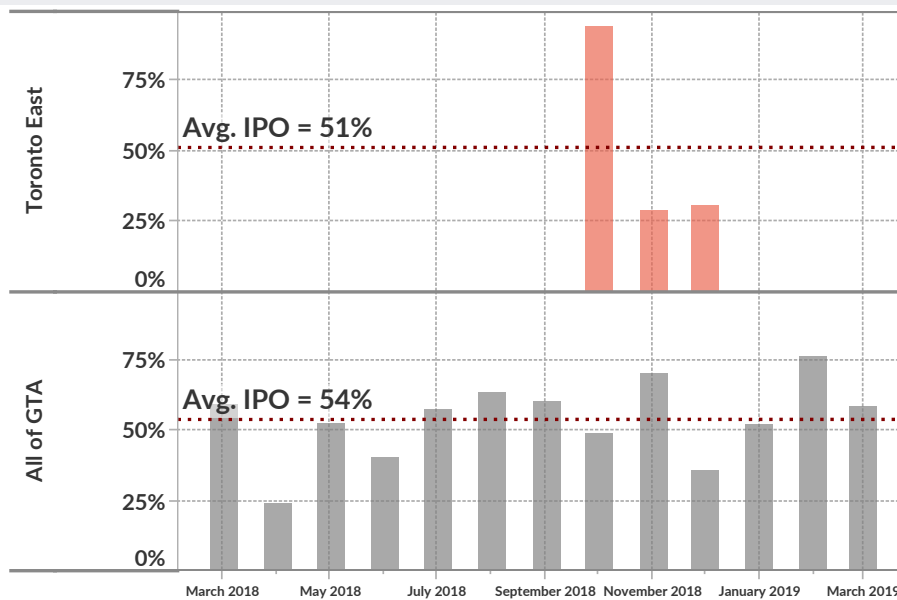
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Project Data by Unit Type

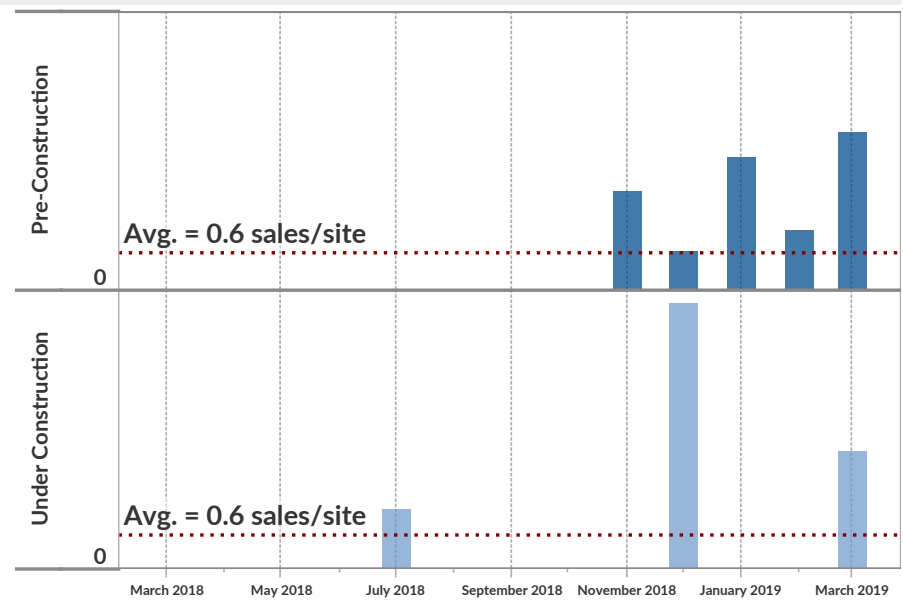
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14		14	0
1 Bedroom	372	6	362	10
1 Bedroom + Den	424	7	390	34
2 Bedroom	553	1	517	36
2 Bedroom + Den	181	1	163	18
3 Bedroom & Up	79	0	64	15
Penthouse	36	0	30	6
Other	39	2	24	15

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$893	470	715	\$239,900	\$725,900
\$940	589	1,238	\$518,900	\$1,150,000
\$955	607	1,567	\$339,900	\$1,264,000
\$911	745	1,401	\$413,900	\$1,494,990
\$920	1,006	1,830	\$749,900	\$1,604,990
\$1,052	843	1,365	\$901,900	\$1,419,900
\$1,107	708	1,648	\$899,900	\$1,459,900

IPO Launch Performance (first 2 months)

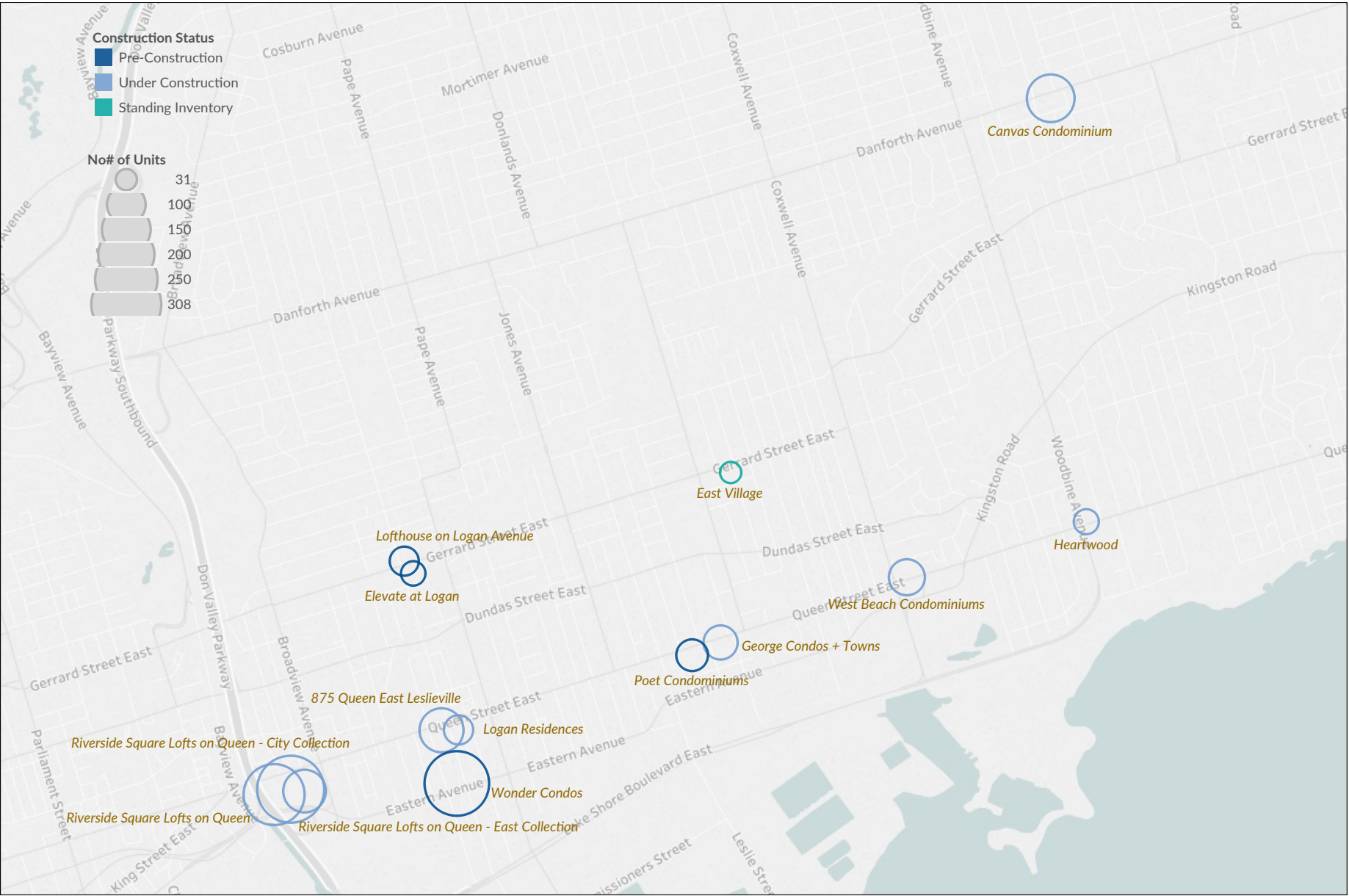


Post Launch Absorption: Toronto East



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Current Active Projects



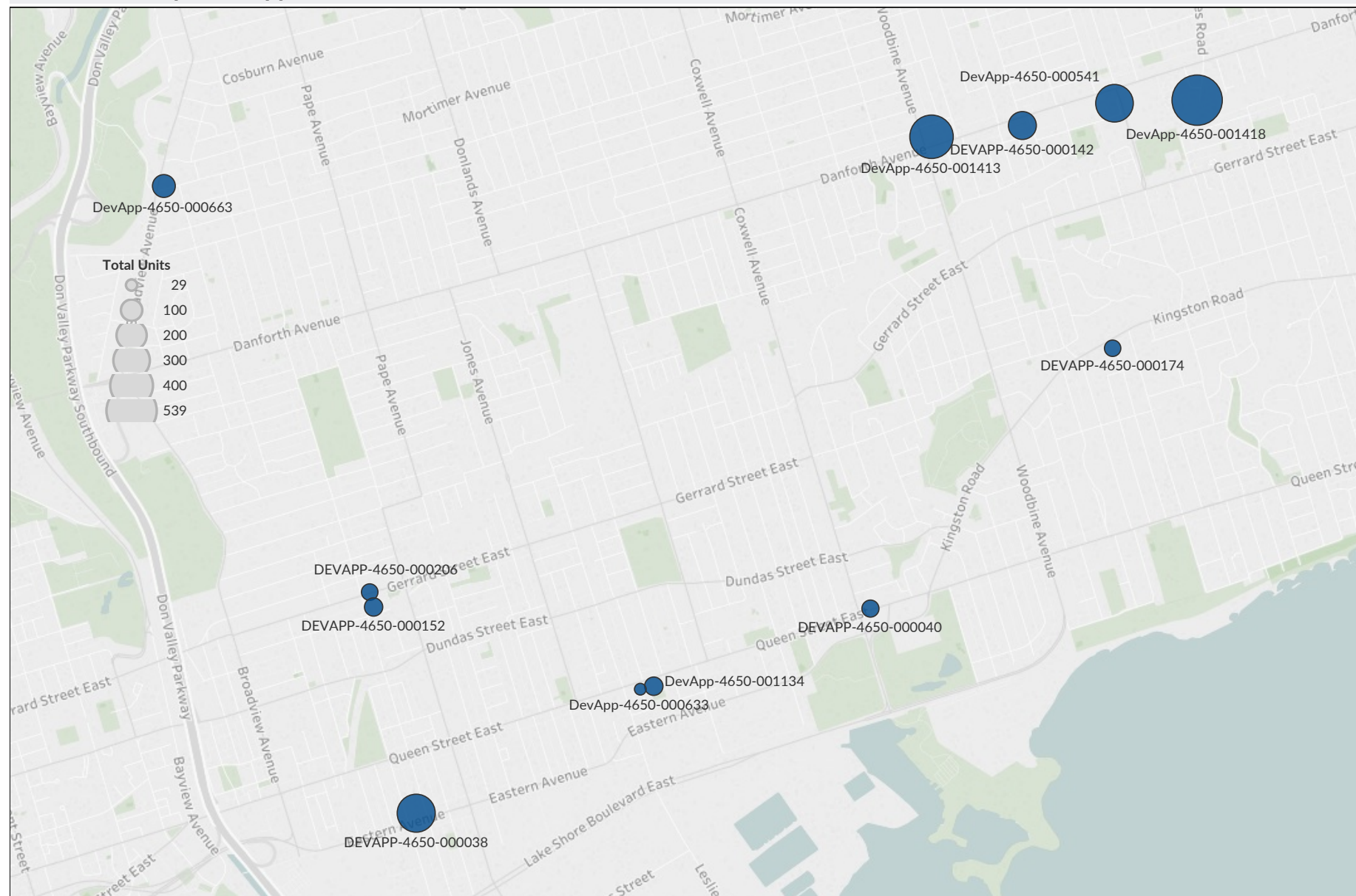
Toronto East Submarket Report - March 2019

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
875 Queen East Leslieville - Harhay Construction Managemen..	Apartment	August 2019	1	1	9	133	\$601	\$1,036
Canvas Condominium - Marlin Spring	Apartment	August 2019	0	0	4	156	\$580	\$887
East Village - Urban Fabric Development Inc. and Aykler Devel..	Stacked	February 2017	0	0	0	31	\$461	\$766
Elevate at Logan - Kaleido Developments Inc.	Stacked	March 2021	2	7	26	41	\$845	\$878
George Condos + Towns - Rockport Group	Apartment	March 2021	0	0	2	80	\$650	\$1,097
Heartwood - Fieldgate Homes and Hullmark Developments Li..	Apartment	March 2020	0	0	0	43	\$767	\$863
Lofthouse on Logan Avenue - Grid Developments	Loft	June 2021	0	2	4	58	\$748	\$931
Logan Residences - Daniels Corporation	Apartment	June 2019	8	8	20	59	\$951	\$929
Poet Condominiums - Fieldgate Homes	Apartment	October 2021	4	10	38	69	\$1,058	\$1,057
Riverside Square Lofts on Queen - City Collection - Streetcar ..	Loft	February 2020	0	0	2	308	\$553	\$548
Riverside Square Lofts on Queen - East Collection - Streetcar ..	Loft	May 2019	0	0	2	125	\$535	\$528
Riverside Square Lofts on Queen - Streetcar Developments In..	Loft	September 2020	0	0	6	255	\$534	\$541
West Beach Condominiums - Marlin Spring	Apartment	February 2021	0	0	7	89	\$699	\$1,030
Wonder Condos - Graywood Developments and Alterra	Apartment	October 2022	2	3	14	286	\$955	\$1,194

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000038	462 Eastern Avenue	7.4	308
DEVAPP-4650-000040	1624 - 1630 Queen Street East	5.6	62
DEVAPP-4650-000142	2301 - 2315 Danforth Avenue	7.7	166
DEVAPP-4650-000152	485 Logan Avenue	4.7	71
DEVAPP-4650-000174	507 - 511 Kingston Road	4.3	57
DEVAPP-4650-000206	794 - 800 Gerrard Street East	6.3	58
DevApp-4650-000541	286 - 294 Main Street; 144 Stephenson Avenue	15.6	301
DevApp-4650-000633	1249 Queen Street East	7.4	29
DevApp-4650-000663	995 Broadview Avenue	9.2	111
DevApp-4650-001004	35 Wabash Avenue	4.6	60
DevApp-4650-001134	1285 Queen Street East	6.4	72
DevApp-4650-001413	985 Woodbine Avenue	4.9	402
DevApp-4650-001418	10 Dawes Road	12.4	539

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.

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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	• 3	• 16	• 5,445	• 4,929	• 213	• \$2,258	• 1,961	• \$4,429,540	• 5,654
Central Waterfront	• 40	• 15	• 6,871	• 6,145	• 647	• \$1,327	• 1,039	• \$1,379,237	• 17,304
Don Mills - York Mills	• 7	• 8	• 2,327	• 2,094	• 173	• \$866	• 1,174	• \$1,016,259	• 10,877
Downtown Core	• 27	• 9	• 4,687	• 3,543	• 628	• \$1,481	• 606	• \$897,485	• 16,861
Downtown East	• 25	• 16	• 5,192	• 4,900	• 264	• \$990	• 890	• \$880,827	• 17,160
Downtown West	• 157	• 27	• 9,952	• 8,409	• 1,199	• \$1,338	• 765	• \$1,022,635	• 14,557
Etobicoke Waterfront	• 8	• 8	• 3,727	• 3,417	• 172	• \$1,064	• 860	• \$915,377	• 1,439
Highway7 - Yonge	• 0	• 7	• 1,704	• 1,184	• 452	• \$650	• 919	• \$597,211	•
Mississauga City Centre	• 34	• 9	• 5,083	• 3,844	• 1,068	• \$781	• 724	• \$565,159	•
North Toronto	• 191	• 10	• 3,192	• 2,719	• 375	• \$1,100	• 818	• \$900,174	• 6,551
North Yonge Corridor	• 174	• 5	• 1,885	• 1,432	• 351	• \$929	• 758	• \$704,826	• 4,271
North York East	• 0	• 2	• 528	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,168
North York West	• 16	• 9	• 2,311	• 2,016	• 245	• \$829	• 717	• \$593,779	• 10,549
Not Applicable	• 592	• 141	• 24,497	• 18,634	• 4,278	• \$704	• 954	• \$671,849	• 43,256
Scarborough City Centre									• 2,245
Sheppard Corridor	• 100	• 14	• 4,391	• 3,703	• 688	• \$984	• 798	• \$784,927	• 3,966
Thornhill	• 14	• 1	• 389	• 315	• 74	• \$753	• 944	• \$710,984	•
Toronto East	• 17	• 14	• 1,733	• 1,564	• 134	• \$962	• 966	• \$928,885	• 2,236
Toronto West	• 21	• 10	• 1,936	• 1,226	• 694	• \$988	• 864	• \$854,154	• 12,363
Yonge - St. Clair	• 2	• 8	• 1,286	• 1,217	• 61	• \$1,223	• 1,290	• \$1,578,647	• 169

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