



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of April 2019



Toronto East Submarket Report - April 2019



Toronto East

Active Projects	14
Total Units	1,733
Total Sales	1,568
Rem. Inv.	130
Avg. \$/SF	\$964
Avg. SF	971
Avg. \$	\$936,220

GTA

Active Projects	341
Total Units	90,749
Total Sales	73,661
Rem. Inv.	13,707
Avg. \$/SF	\$949
Avg. SF	872
Avg. \$	\$827,892

Current Month Sales (incl. active & sold out)

6

3,053

Development Applications

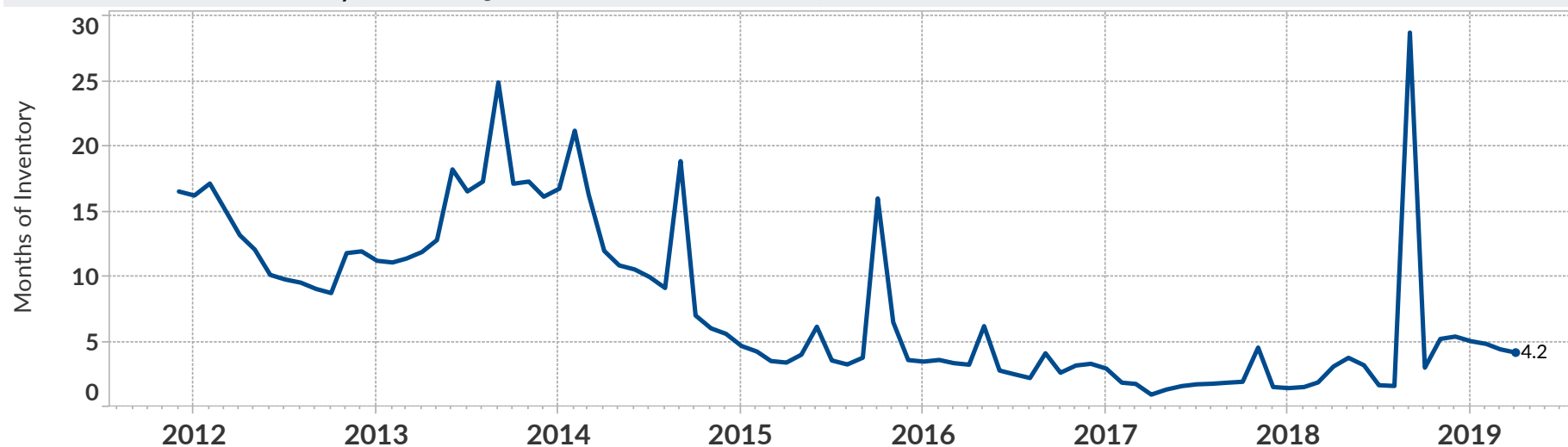
Toronto East

Number of Dev. Apps.	12
Total Units	2,179
Min. Floor Space Index	1.0
Max. Floor Space Index	11.4
Avg. Floor Space Index	3.8

City of Toronto

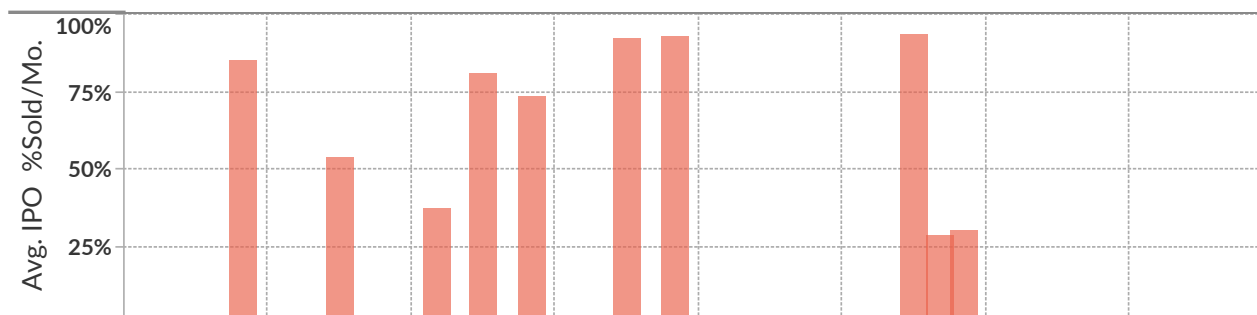
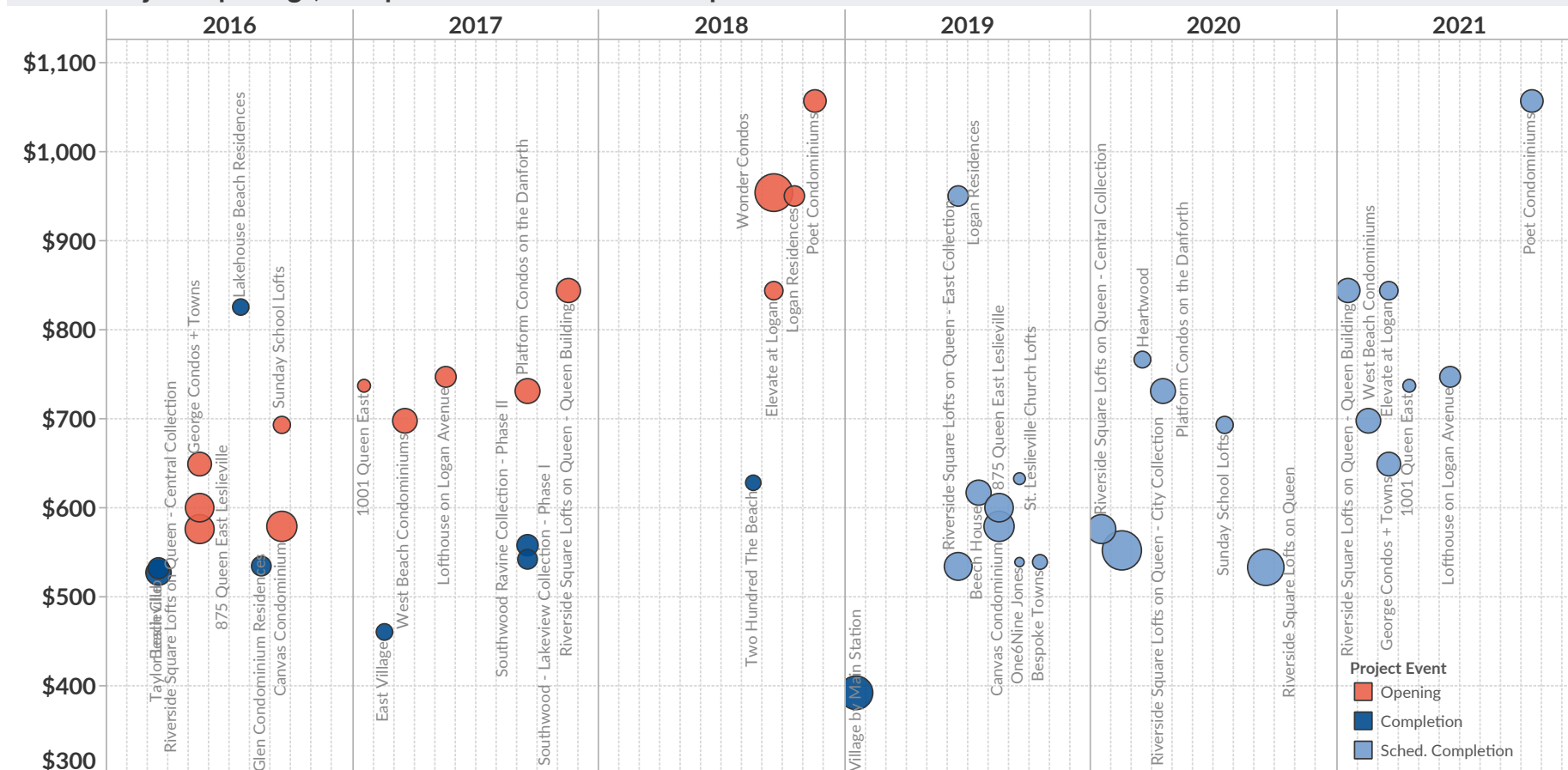
Number of Dev. Apps.	319
Total Units	167,601
Min. Floor Space Index	0.1
Max. Floor Space Index	32.2
Avg. Floor Space Index	5.9

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

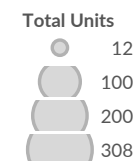


Toronto East Submarket Report - April 2019

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.



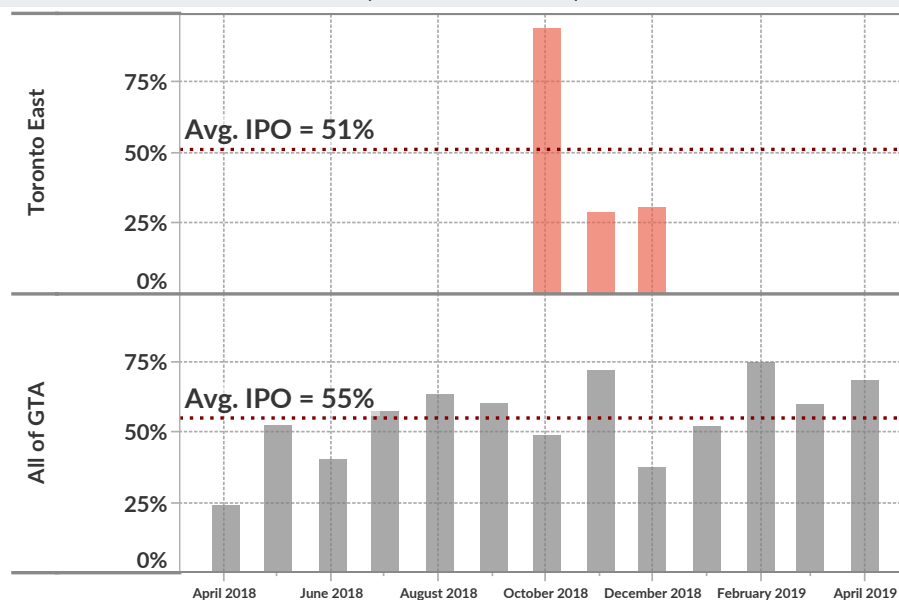
Toronto East Submarket Report - April 2019

Project Data by Unit Type

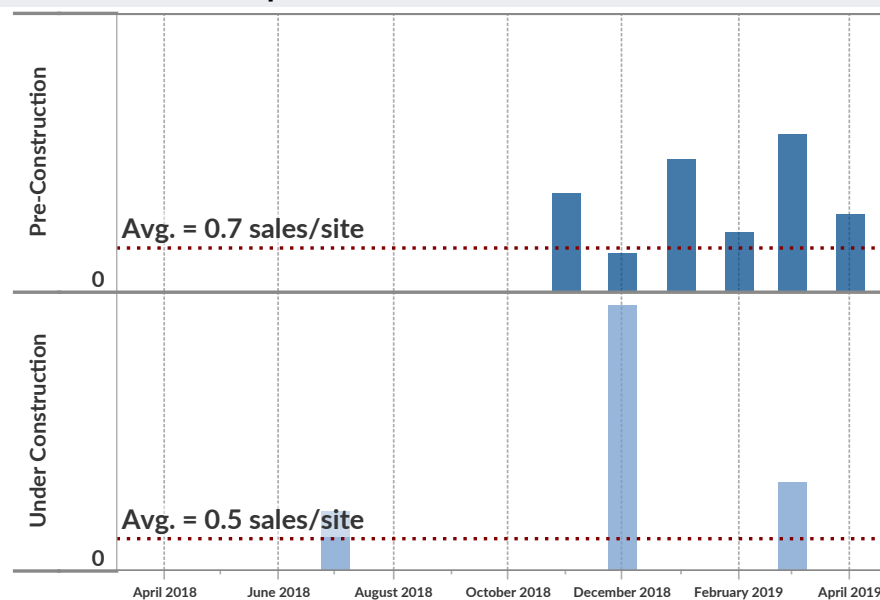
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14		14	0
1 Bedroom	372	1	363	9
1 Bedroom + Den	424	2	390	34
2 Bedroom	553	2	519	34
2 Bedroom + Den	181	0	163	18
3 Bedroom & Up	79	1	65	14
Penthouse	36	0	30	6
Other	39	0	24	15

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$892	470	715	\$239,900	\$725,900
\$941	589	1,238	\$518,900	\$1,150,000
\$961	607	1,567	\$339,900	\$1,264,000
\$912	745	1,401	\$413,900	\$1,494,990
\$917	1,032	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)

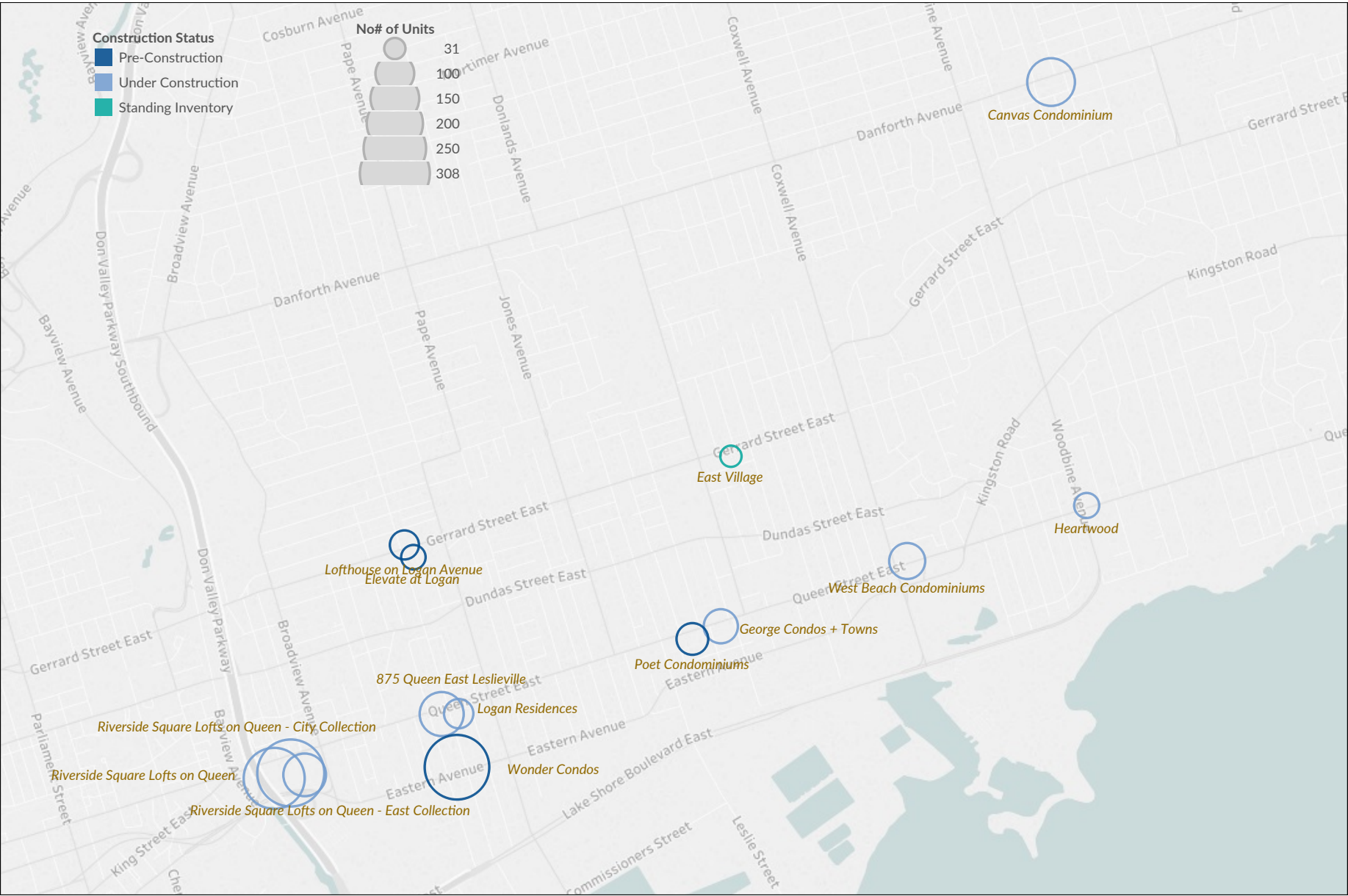


Post Launch Absorption: Toronto East



Toronto East Submarket Report - April 2019

Current Active Projects



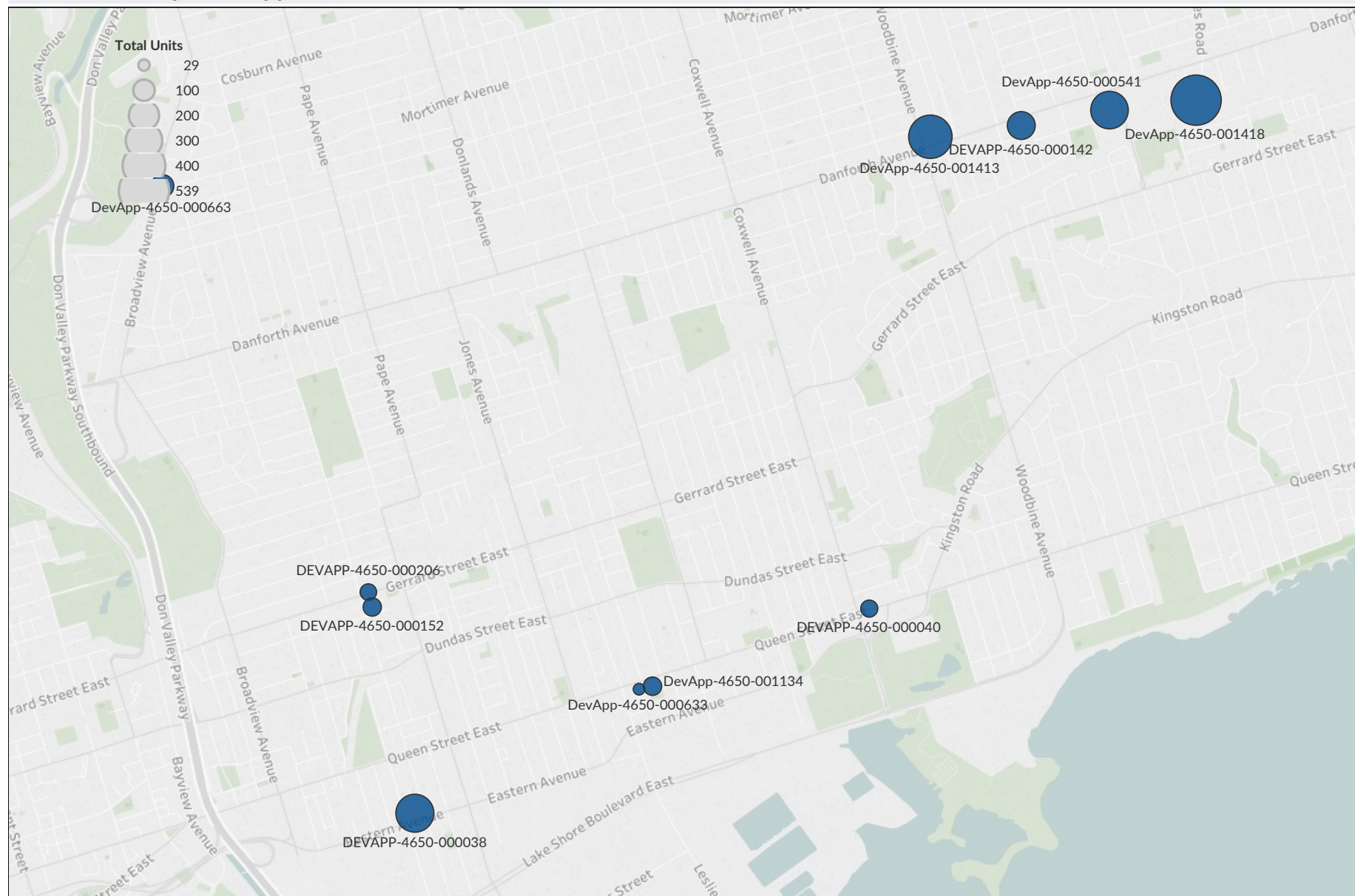
Toronto East Submarket Report - April 2019

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	0	1	9	133	\$601	\$1,036
Canvas Condominium - Marlin Spring	Apartment	August 2019	1	1	3	156	\$580	\$895
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	0	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	\$1,023
Logan Residences - Daniels Corporation	Apartment	June 2019	0	6	22	59	\$951	\$930
Poet Condominiums - Fieldgate Homes	Apartment	October 2021	2	12	36	69	\$1,058	\$1,060
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	June 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	1	1	6	89	\$699	\$1,035
Wonder Condos - Graywood Developments and Alterra	Apartment	October 2022	2	5	12	286	\$955	\$1,230

Toronto East Submarket Report - April 2019

Current Development Applications



Toronto East Submarket Report - April 2019

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-4650-000206	794 - 800 Gerrard Street East	6.3	58
DevApp-4650-000541	276-294 Main Street & 144 Stephenson Avenue	11.7	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	1	16	5,446	4,932	211	\$2,266	1,973	\$4,472,193	5,379
Central Waterfront	48	15	6,871	6,228	564	\$1,371	1,054	\$1,445,624	17,979
Don Mills - York Mills	12	8	2,327	2,108	159	\$879	1,163	\$1,022,876	7,028
Downtown Core	28	9	4,687	3,571	600	\$1,489	606	\$902,740	16,880
Downtown East	9	16	5,192	4,907	257	\$990	898	\$889,208	17,160
Downtown West	221	27	10,124	8,508	1,287	\$1,295	760	\$983,368	15,288
Etobicoke Waterfront	13	7	3,177	2,883	156	\$1,078	868	\$935,518	1,439
Highway7 - Yonge	32	7	1,704	1,216	420	\$654	927	\$605,759	.
Mississauga City Centre	569	10	5,691	4,421	1,001	\$800	712	\$569,645	.
North Toronto	73	10	3,192	2,792	328	\$1,129	844	\$952,799	6,499
North Yonge Corridor	317	7	2,612	2,076	434	\$943	783	\$738,412	4,807
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	126	11	2,820	2,147	624	\$800	744	\$595,283	10,413
Not Applicable	1,488	149	26,952	19,795	5,849	\$713	893	\$636,454	45,995
Scarborough City Centre									2,245
Sheppard Corridor	49	16	4,374	3,473	901	\$990	828	\$820,104	5,557
Thornhill	10	1	389	325	64	\$753	951	\$715,967	.
Toronto East	6	14	1,733	1,568	130	\$964	971	\$936,220	2,179
Toronto West	49	9	1,907	1,255	636	\$998	884	\$882,882	11,066
Yonge - St. Clair	2	7	1,023	957	58	\$1,331	1,310	\$1,742,672	1,553

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