



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of May 2019



Downtown East Submarket Report - May 2019



Downtown East		GTA
Active Projects	16	344
Total Units	5,194	90,927
Total Sales	4,906	75,278
Rem. Inv.	260	12,537
Avg. \$/SF	\$1,002	\$961
Avg. SF	885	891
Avg. \$	\$886,118	\$855,970
Current Month Sales (incl. active & sold out)	17	3,790

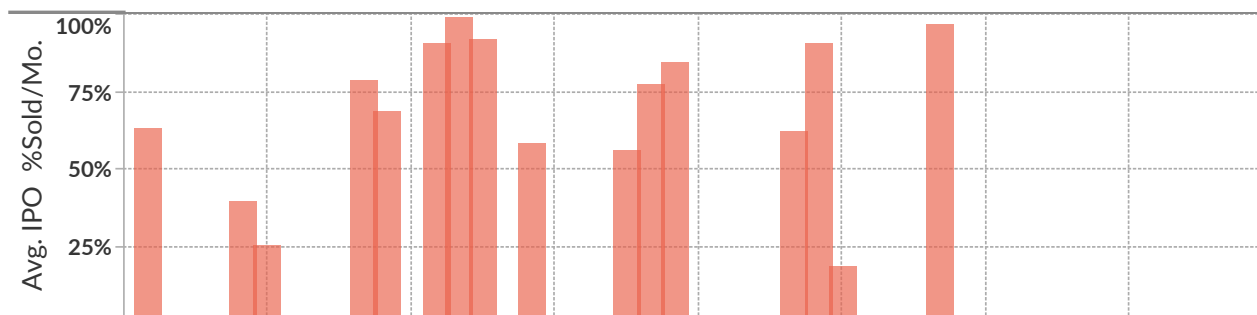
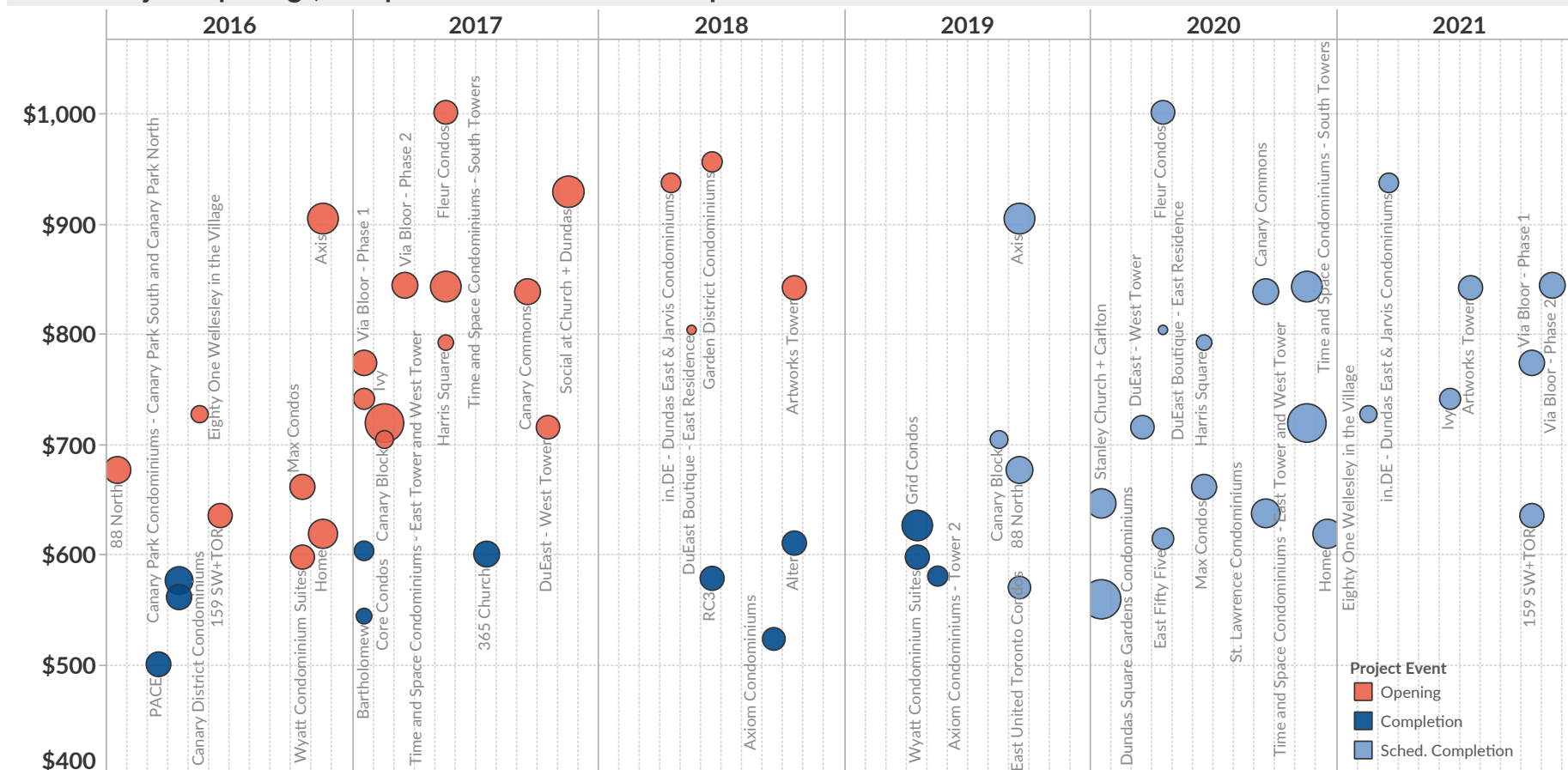
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	29	321
Total Units	17,086	166,507
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	29.5	32.2
Avg. Floor Space Index	9.4	5.9

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

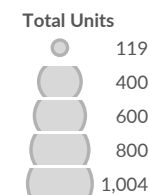


Downtown East Submarket Report - May 2019

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.



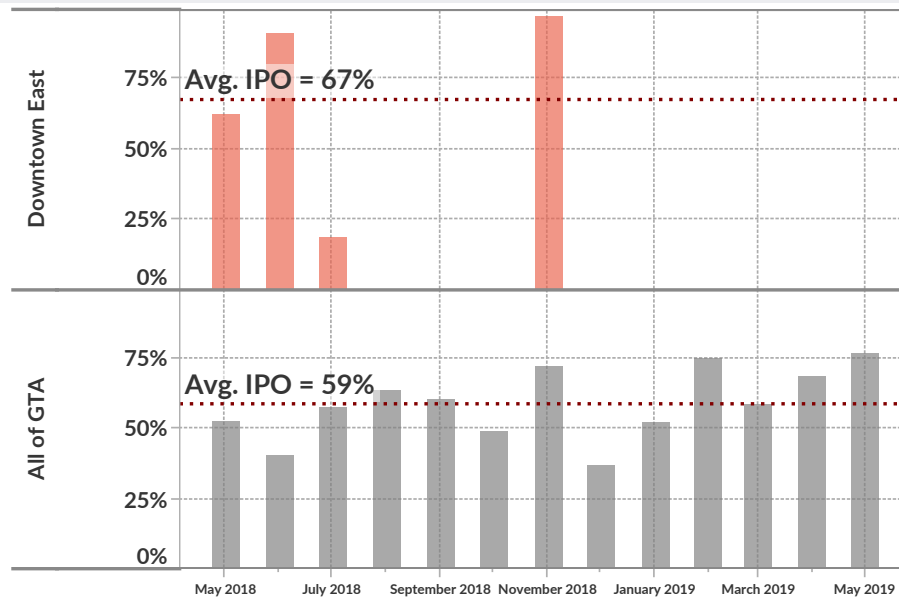
Downtown East Submarket Report - May 2019

Project Data by Unit Type

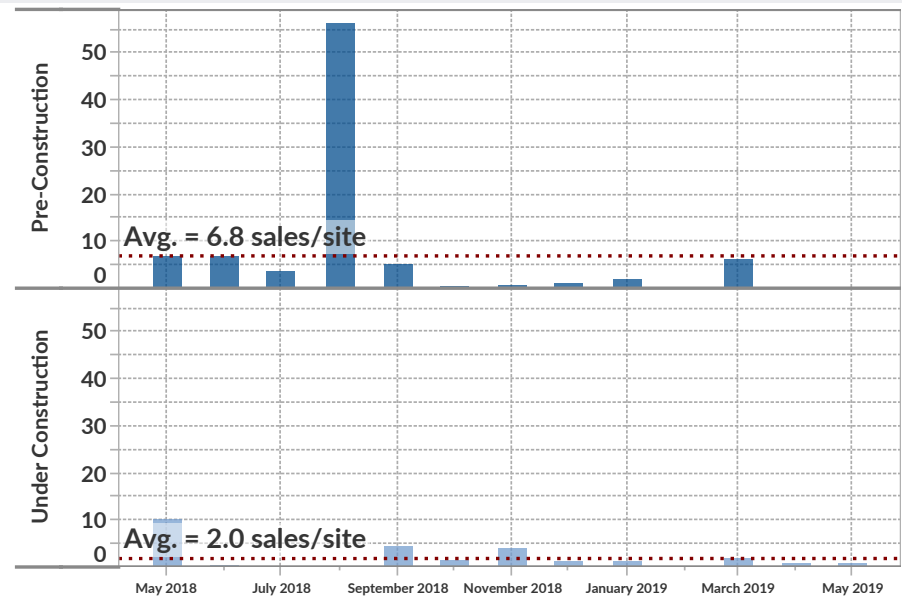
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	303	1	301	2
1 Bedroom	1,304	3	1,274	30
1 Bedroom + Den	1,477	3	1,432	45
2 Bedroom	1,201	1	1,150	51
2 Bedroom + Den	327	3	299	28
3 Bedroom & Up	506	6	412	94
Penthouse	36	0	27	9
Other	12	0	11	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,009	388	401	\$373,000	\$423,000
\$1,048	480	719	\$398,000	\$624,990
\$1,077	525	809	\$527,000	\$955,990
\$1,054	646	1,798	\$590,000	\$1,540,000
\$1,057	754	1,508	\$645,900	\$1,500,000
\$935	834	1,553	\$771,000	\$1,550,000
\$1,007	598	3,106	\$599,900	\$3,106,000
\$796	905	905	\$720,000	\$720,000

IPO Launch Performance (first 2 months)

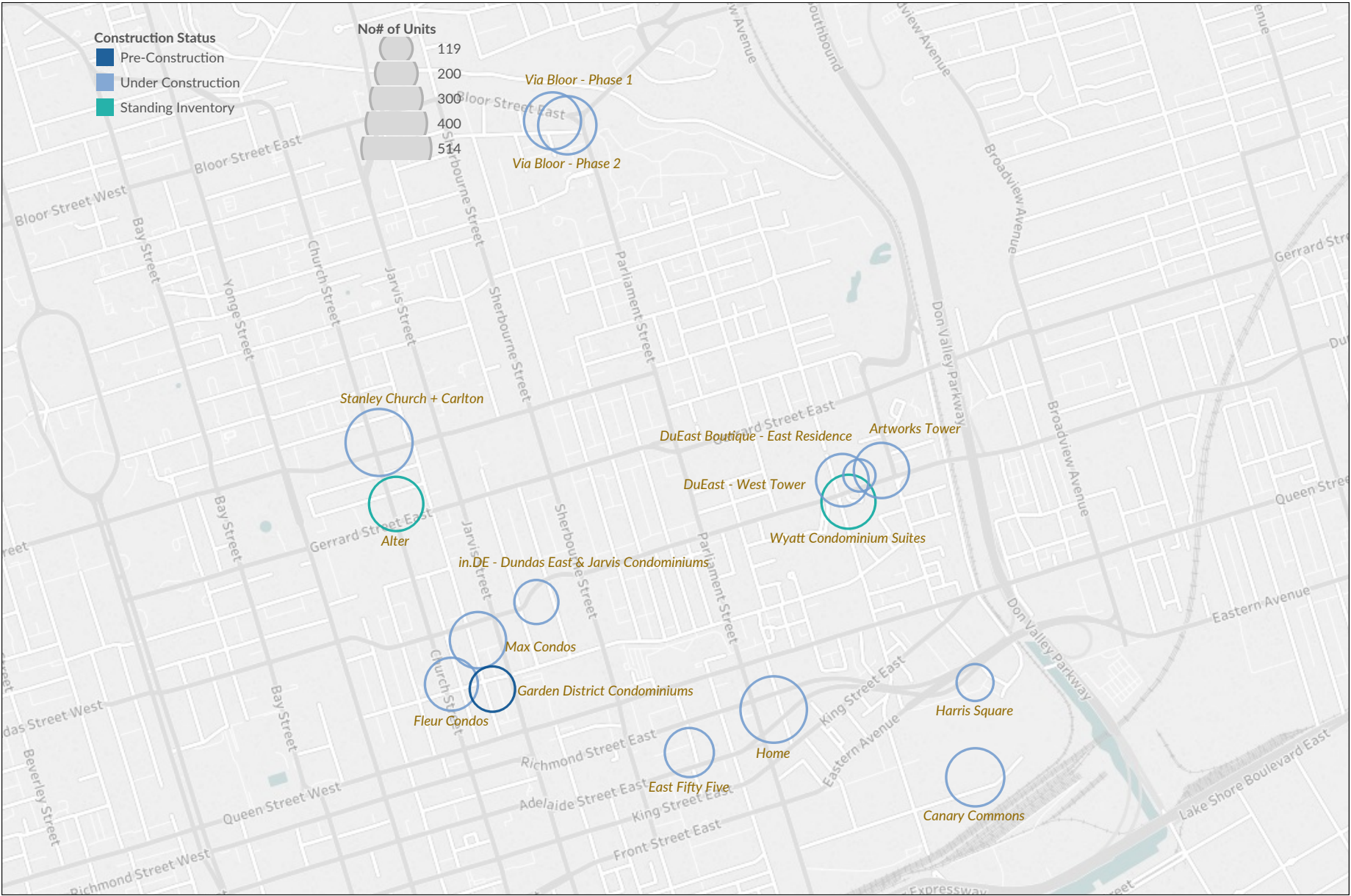


Post Launch Absorption: Downtown East



Downtown East Submarket Report - May 2019

Current Active Projects



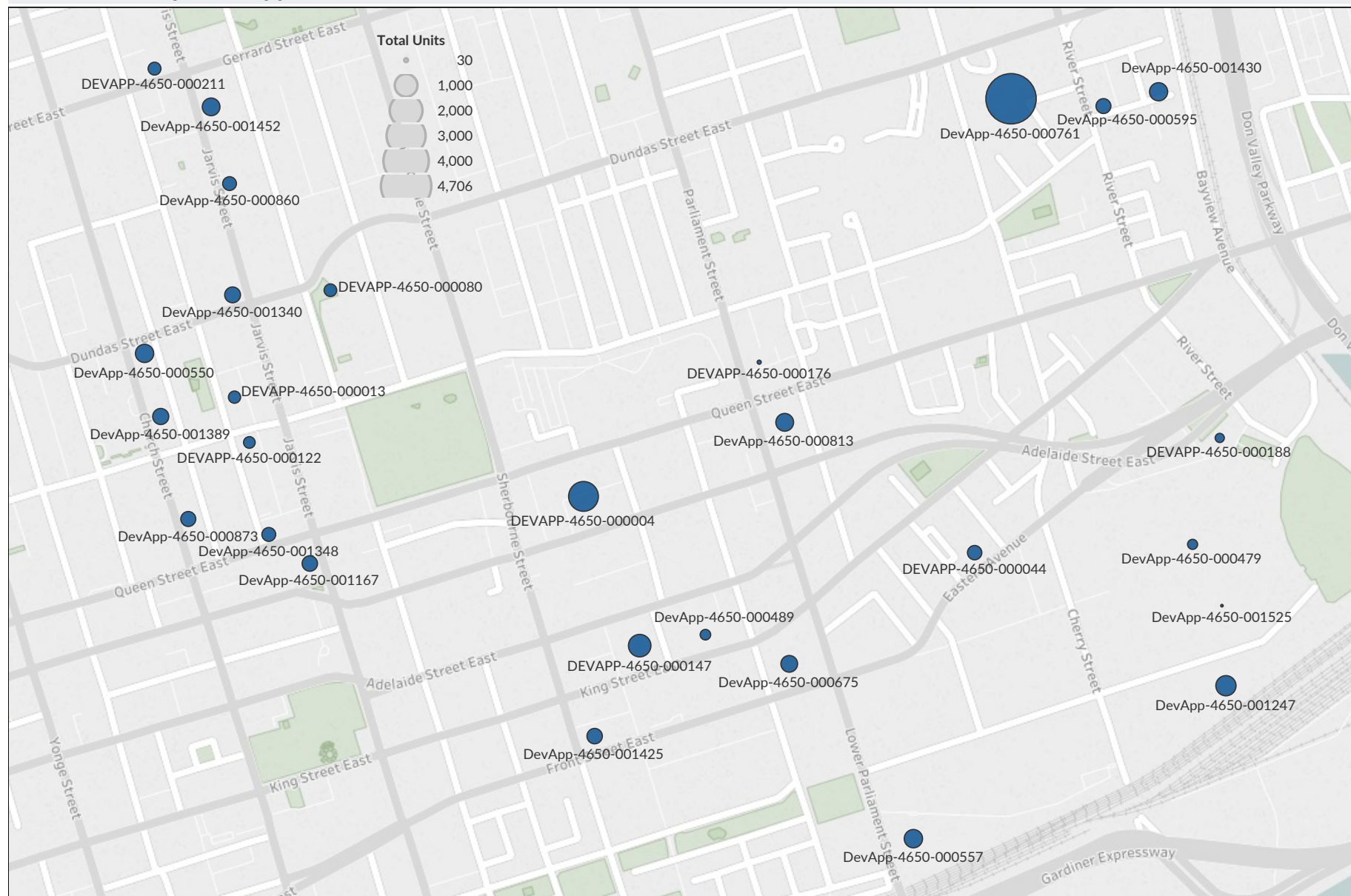
Downtown East Submarket Report - May 2019

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
Alter - Tridel	Apartment	October 2018	0	0	1	337	\$611	\$796
Artworks Tower - Daniels Corporation	Apartment	July 2021	1	8	0	349	\$843	\$777
Canary Commons - DREAM	Apartment	September 2020	0	2	19	387	\$839	\$876
DuEast - West Tower - Daniels Corporation	Apartment	March 2020	0	1	10	316	\$716	\$767
DuEast Boutique - East Residence - Daniels Corporation	Apartment	April 2020	0	1	8	119	\$805	\$799
East Fifty Five - Lamb Development Corp. and Hyde Park Ho..	Apartment	April 2020	0	0	0	276	\$615	\$1,304
Fleur Condos - Menkes	Apartment	April 2020	4	17	39	321	\$1,002	\$1,205
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	0	8	11	235	\$957	\$1,020
Harris Square - Urban Capital Property Group	Apartment	June 2020	5	5	8	156	\$793	\$1,027
Home - Great Gulf and Hullmark Developments Limited	Apartment	December 2020	0	1	66	505	\$619	\$1,009
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	March 2021	4	13	31	222	\$938	\$994
Max Condos - Tribute Communities	Apartment	June 2020	2	3	17	363	\$662	\$1,157
Stanley Church + Carlton - Tribute Communities	Apartment	January 2020	0	2	23	514	\$647	\$1,144
Via Bloor - Phase 1 - Tridel	Apartment	October 2021	0	0	15	372	\$775	\$878
Via Bloor - Phase 2 - Tridel	Apartment	November 2021	1	1	9	388	\$845	\$910
Wyatt Condominium Suites - Daniels Corporation	Apartment	April 2019	0	1	3	334	\$598	\$774

Downtown East Submarket Report - May 2019

Current Development Applications



Downtown East Submarket Report - May 2019

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000004	245 Queen Street East	12.6	1,645
DEVAPP-4650-000013	59 - 71 Mutual Street	20.6	275
DEVAPP-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street	10.2	381
DEVAPP-4650-000080	219 - 231 Dundas Street East	10.9	295
DEVAPP-4650-000122	79 - 85 Shuter Street	20.5	251
DEVAPP-4650-000147	254 - 266 King Street East; 427 - 435 Adelaide Street East; 157 Princess Street	13.6	938
DEVAPP-4650-000176	187 - 193 Parliament Street	8.8	30
DEVAPP-4650-000188	170 Eastern Avenue	6.2	155
DEVAPP-4650-000211	280 - 290 Jarvis Street; 102 - 110 Gerrard Street East; 189 - 193 Mutual Street	9.8	306
DevApp-4650-000479	460 Front Street East	5.7	187
DevApp-4650-000489	284 King Street East	14.5	205
DevApp-4650-000550	215 - 229 Church Street; 117 Dundas Street East	27.4	616
DevApp-4650-000557	33 - 37 Parliament Street	14.0	622
DevApp-4650-000595	83 River Street	21.6	410
DevApp-4650-000675	250 Front Street East	9.1	516
DevApp-4650-000761	325 Gerrard Street East	3.3	4,706
DevApp-4650-000789	544 King Street West	9.5	77
DevApp-4650-000813	161 Parliament Street	12.2	584
DevApp-4650-000860	295 Jarvis Street	29.3	351
DevApp-4650-000873	139 Church Street	26.6	414
DevApp-4650-001167	133 Queen Street East	22.5	440
DevApp-4650-001247	181 Mill Street	6.6	756
DevApp-4650-001340	202 Jarvis Street	13.4	464
DevApp-4650-001348	90 Queen Street East	23.9	356
DevApp-4650-001389	193 Church Street	27.3	478
DevApp-4650-001425	33 Sherbourne Street	16.0	439
DevApp-4650-001430	5 Defries Street	9.2	610
DevApp-4650-001452	319 - 323 Jarvis Street	33.0	579
DevApp-4650-001525	475 Front Street East	4.3	

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.

Downtown East Submarket Report - May 2019

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	4	16	5,436	4,937	196	\$2,278	2,050	\$4,671,101	5,337
Central Waterfront	36	15	6,871	6,250	542	\$1,377	1,058	\$1,457,587	17,979
Don Mills - York Mills	144	9	2,578	2,264	254	\$929	1,317	\$1,223,770	6,429
Downtown Core	80	8	4,656	3,645	523	\$1,524	620	\$945,340	16,880
Downtown East	17	16	5,194	4,906	260	\$1,002	885	\$886,118	17,086
Downtown West	66	27	10,058	8,547	1,182	\$1,308	758	\$991,479	14,202
Etobicoke Waterfront	21	6	2,808	2,537	133	\$1,107	840	\$929,970	1,280
Highway7 - Yonge	5	6	1,535	1,052	415	\$653	926	\$604,938	.
Mississauga City Centre	663	11	6,064	5,081	979	\$822	758	\$623,431	.
North Toronto	14	10	3,160	2,793	295	\$1,156	753	\$870,843	6,578
North Yonge Corridor	89	7	2,612	2,223	261	\$997	810	\$807,199	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	313	10	2,604	2,270	256	\$777	761	\$591,293	9,444
Not Applicable	2,150	154	27,700	20,844	5,578	\$714	912	\$651,694	48,961
Scarborough City Centre									2,245
Sheppard Corridor	118	15	4,167	3,383	784	\$1,015	802	\$814,359	5,581
Thornhill	4	1	389	329	60	\$753	913	\$687,754	.
Toronto East	19	14	1,637	1,448	155	\$947	1,050	\$994,157	2,068
Toronto West	47	10	1,907	1,312	579	\$1,010	896	\$904,992	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

Copyright © Altus Group Limited

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, duplicated or re-distributed in any form 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 the information contained in the material represented. E&O.E.