



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of May 2019



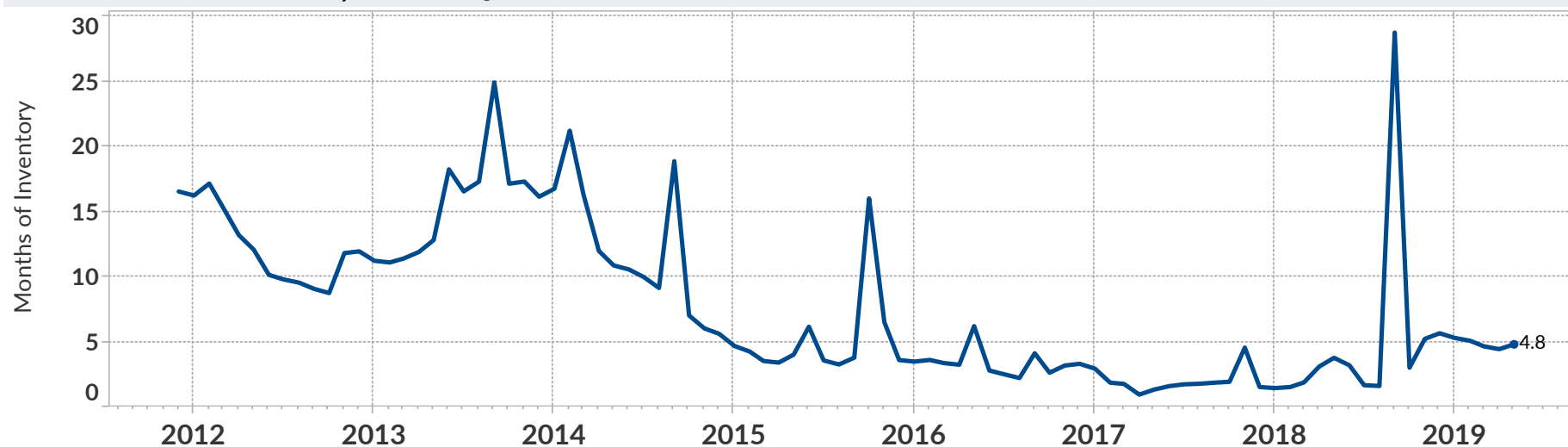
Toronto East Submarket Report - May 2019



Toronto East		GTA
Active Projects	14	344
Total Units	1,637	90,927
Total Sales	1,448	75,278
Rem. Inv.	155	12,537
Avg. \$/SF	\$947	\$961
Avg. SF	1,050	891
Avg. \$	\$994,157	\$855,970
Current Month Sales (incl. active & sold out)	19	3,790

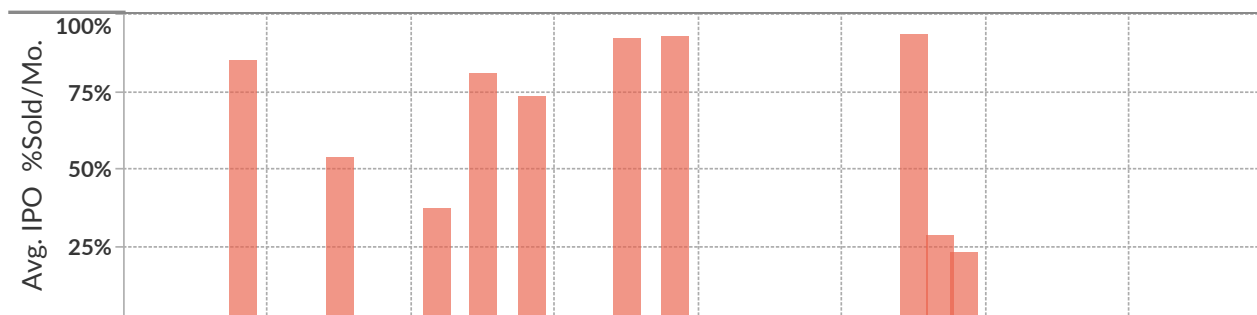
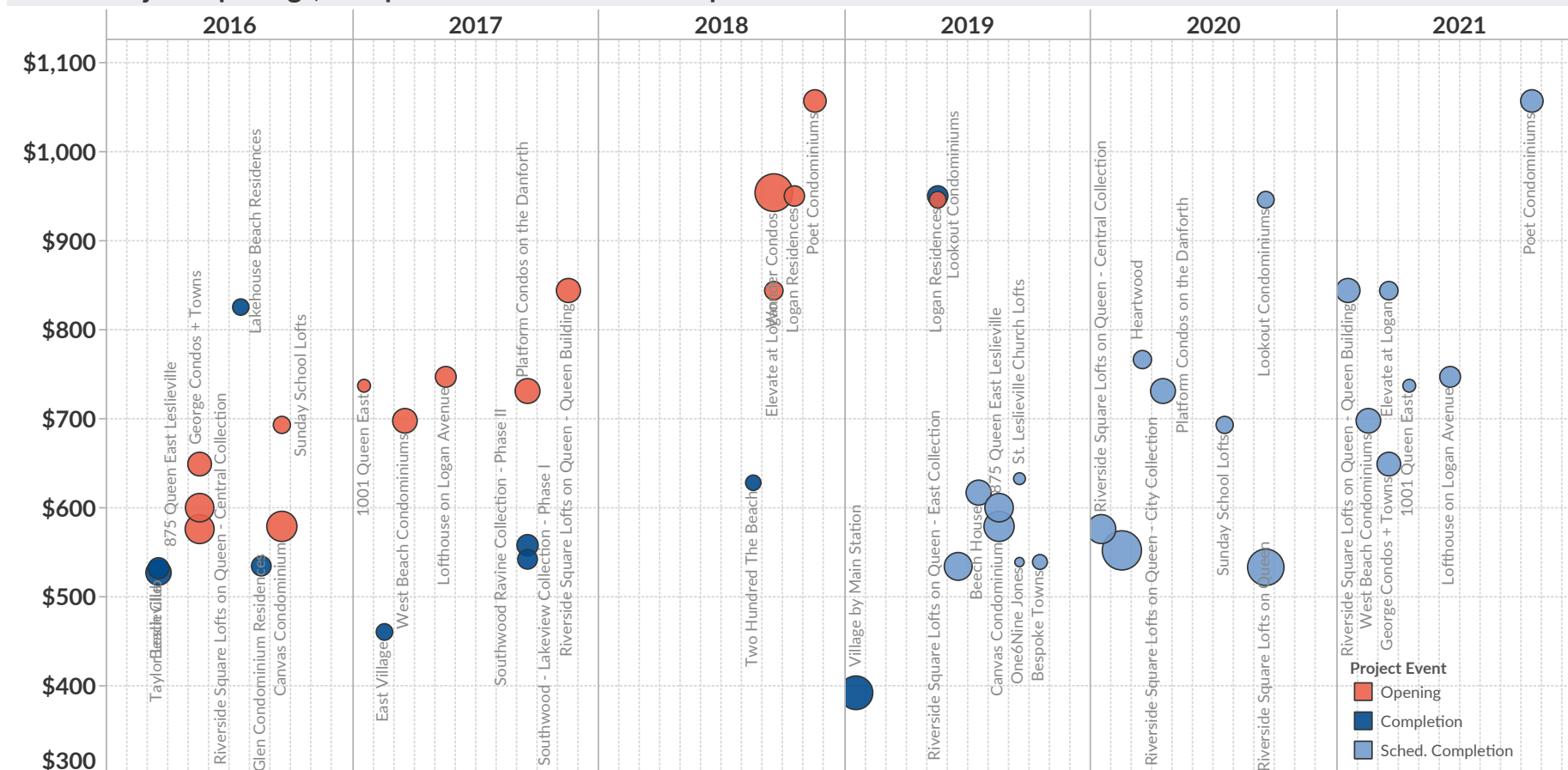
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	12	321
Total Units	2,068	166,507
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	11.4	32.2
Avg. Floor Space Index	3.6	5.9

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

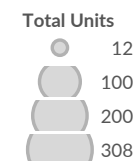


Toronto East Submarket Report - May 2019

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.



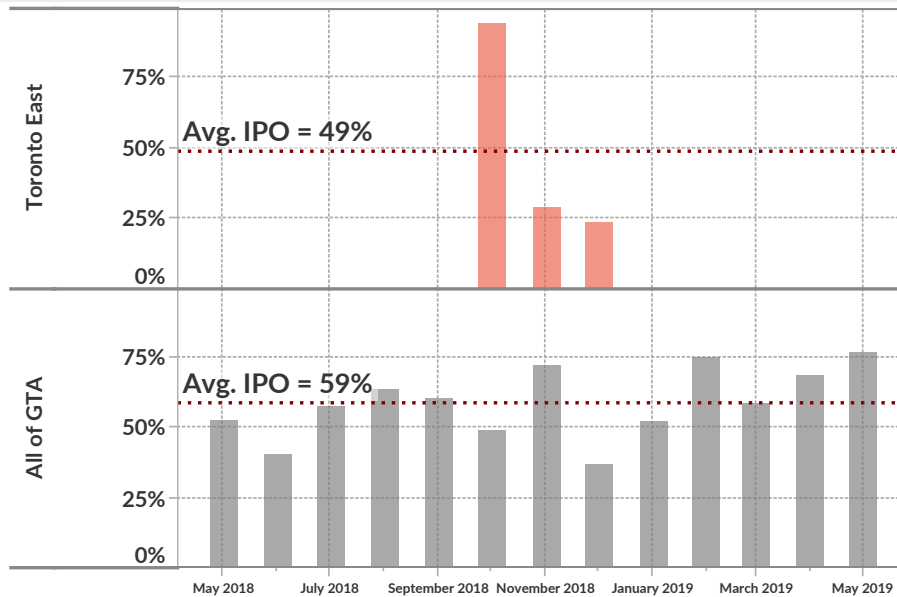
Toronto East Submarket Report - May 2019

Project Data by Unit Type

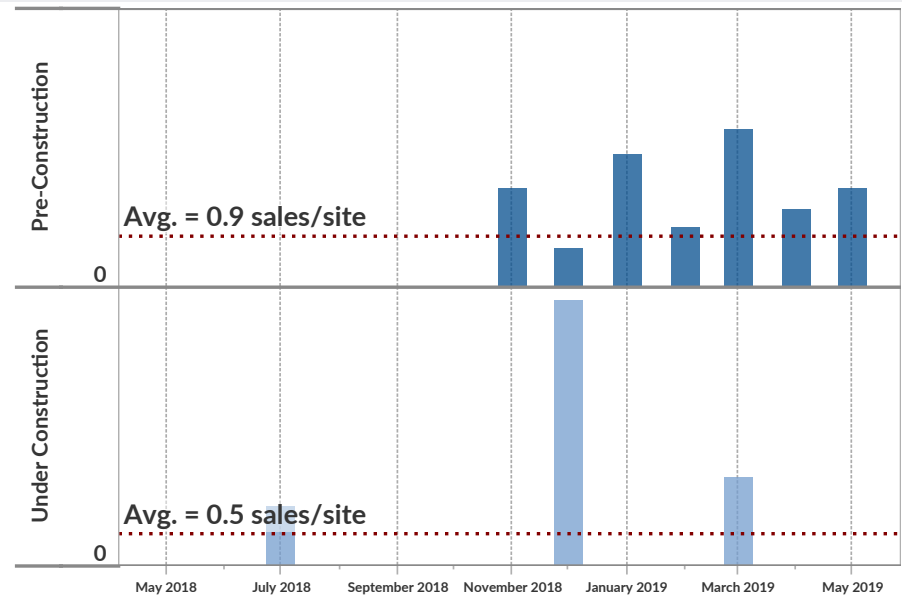
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14		14	0
1 Bedroom	330	3	325	5
1 Bedroom + Den	381	4	346	35
2 Bedroom	551	3	511	40
2 Bedroom + Den	185	0	157	28
3 Bedroom & Up	88	0	65	23
Penthouse	8	0	6	2
Other	46	0	24	22

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$788	470	669	\$239,900	\$625,900
\$946	589	1,238	\$518,900	\$1,150,000
\$917	607	1,567	\$339,900	\$1,264,000
\$916	745	1,550	\$413,900	\$1,499,900
\$910	1,032	1,830	\$749,900	\$1,604,990
\$1,400	2,588	2,609	\$3,623,200	\$3,652,600
\$989	708	1,744	\$899,900	\$1,459,900

IPO Launch Performance (first 2 months)

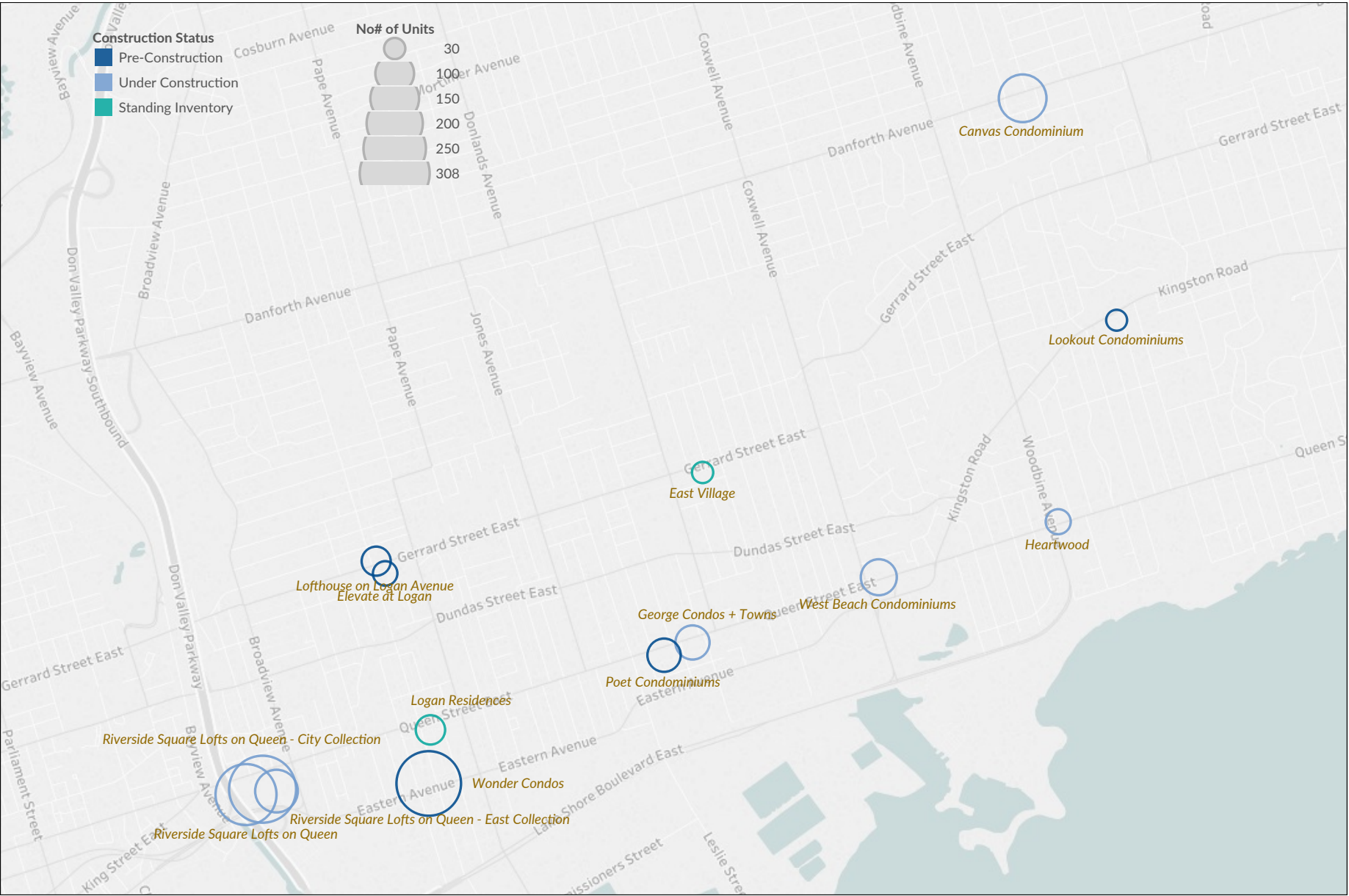


Post Launch Absorption: Toronto East



Toronto East Submarket Report - May 2019

Current Active Projects



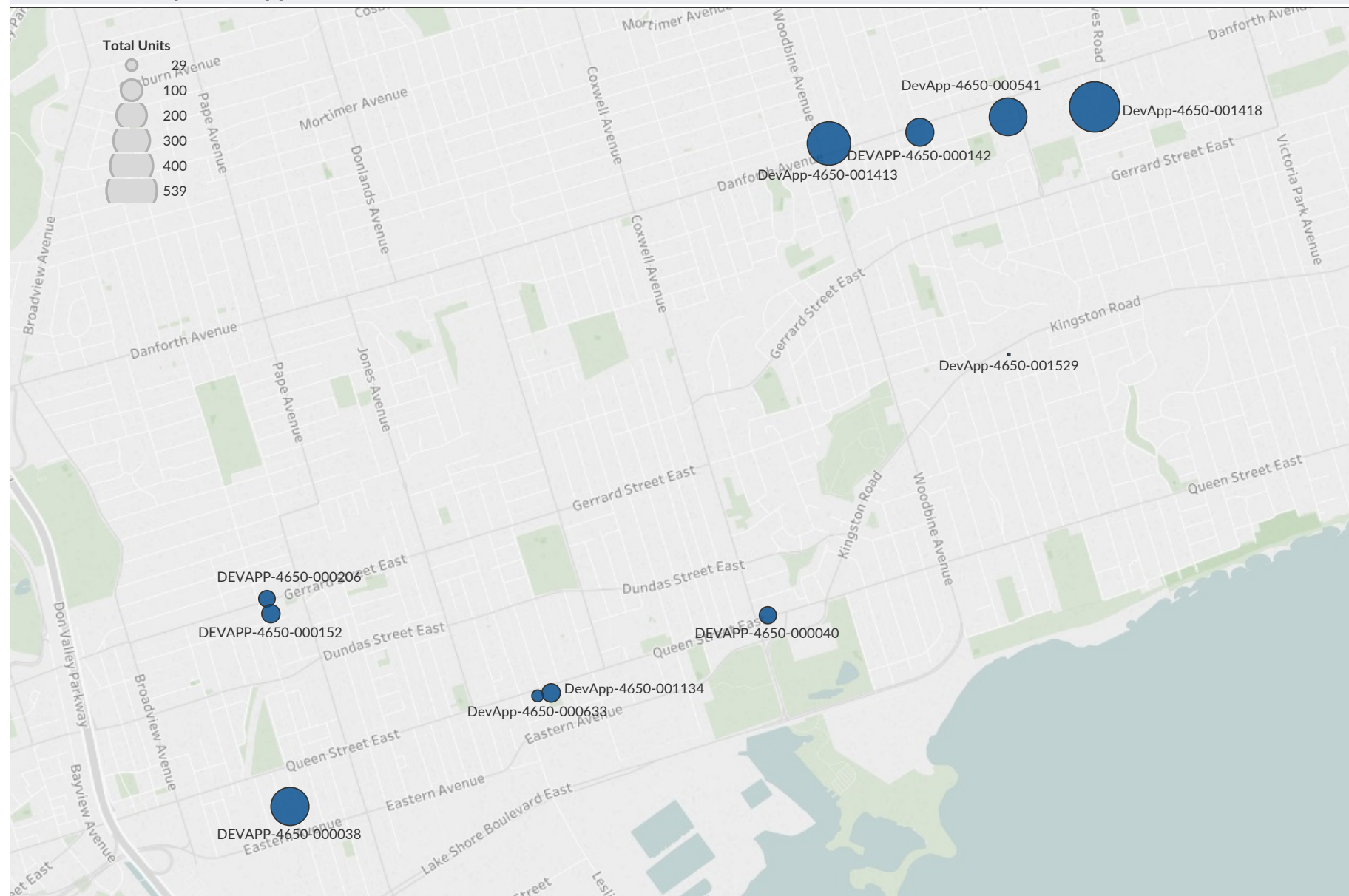
Toronto East Submarket Report - May 2019

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
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	1	8	25	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	8	43	\$767	\$777
Lofthouse on Logan Avenue - Grid Developments	Loft	June 2021	0	2	4	58	\$748	\$1,023
Logan Residences - Daniels Corporation	Apartment	May 2019	5	11	17	59	\$951	\$925
Lookout Condominiums - Condoman Developments	Apartment	September 2020	0	0	30	30	\$947	\$947
Poet Condominiums - Fieldgate Homes	Apartment	October 2021	4	16	37	76	\$1,058	\$1,058
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	0	1	6	89	\$699	\$1,035
Wonder Condos - Graywood Developments and Alterra	Apartment	October 2022	0	5	12	286	\$955	\$1,230

Toronto East Submarket Report - May 2019

Current Development Applications



Toronto East Submarket Report - May 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-4650-001004	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
DevApp-4650-001529	507 - 511 Kingston Road	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.

Toronto 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.