



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of June 2019



Downtown East Submarket Report - June 2019



Downtown East		GTA
Active Projects	17	352
Total Units	5,774	93,358
Total Sales	5,051	75,759
Rem. Inv.	695	14,377
Avg. \$/SF	\$1,040	\$981
Avg. SF	740	884
Avg. \$	\$769,368	\$867,169
Current Month Sales (incl. active & sold out)	145	2,420

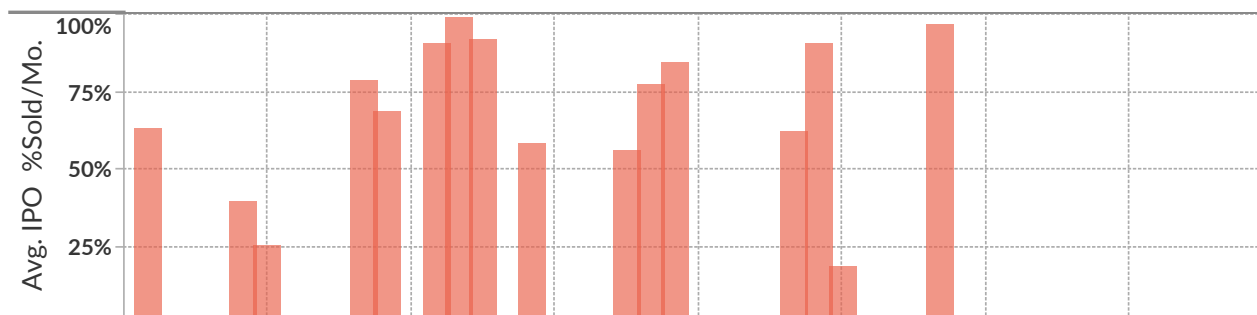
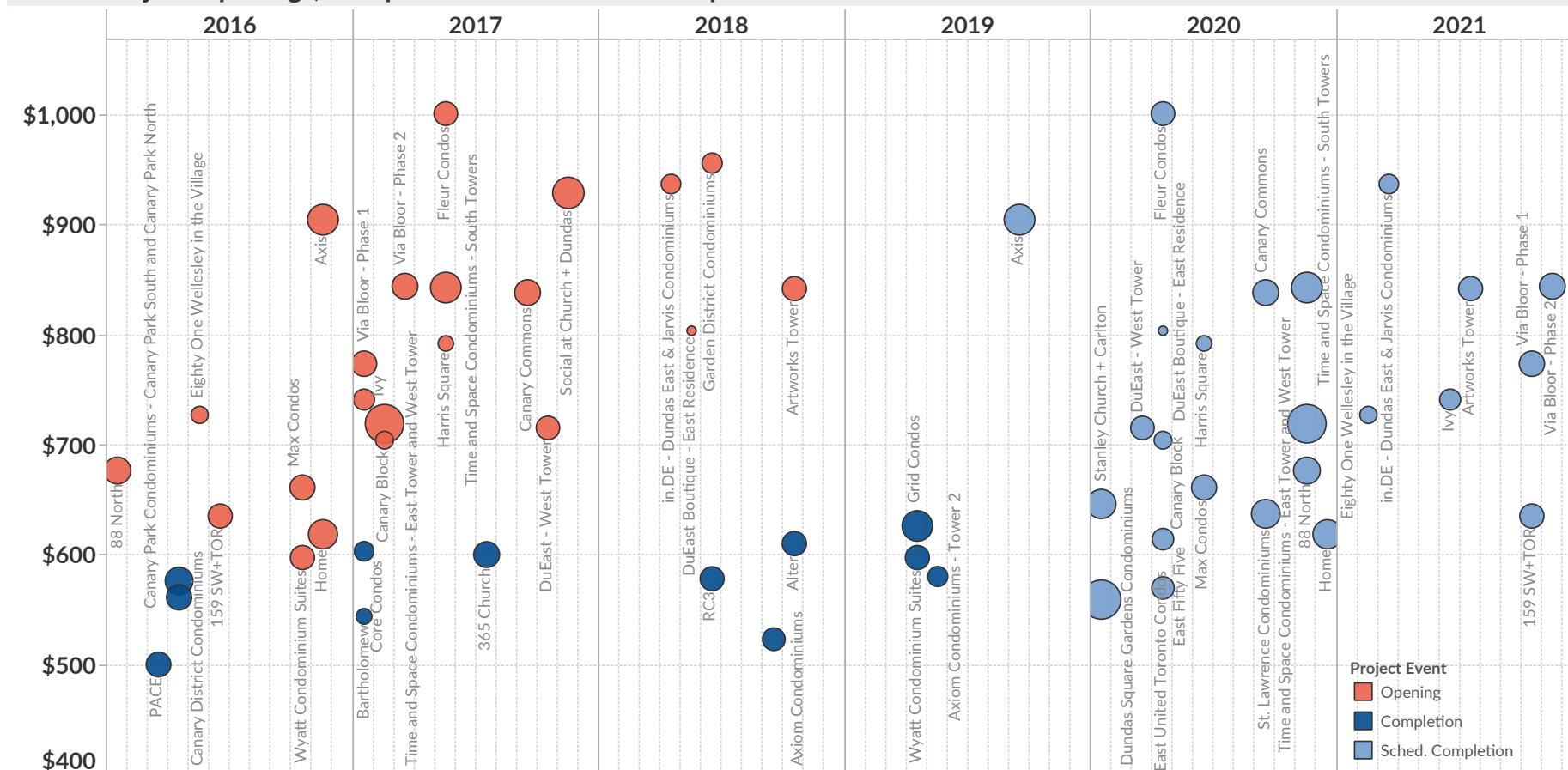
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	28	318
Total Units	16,835	165,515
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	29.5	32.2
Avg. Floor Space Index	9.4	5.8

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

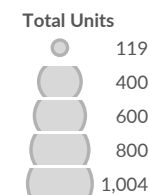


Downtown East Submarket Report - June 2019

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.



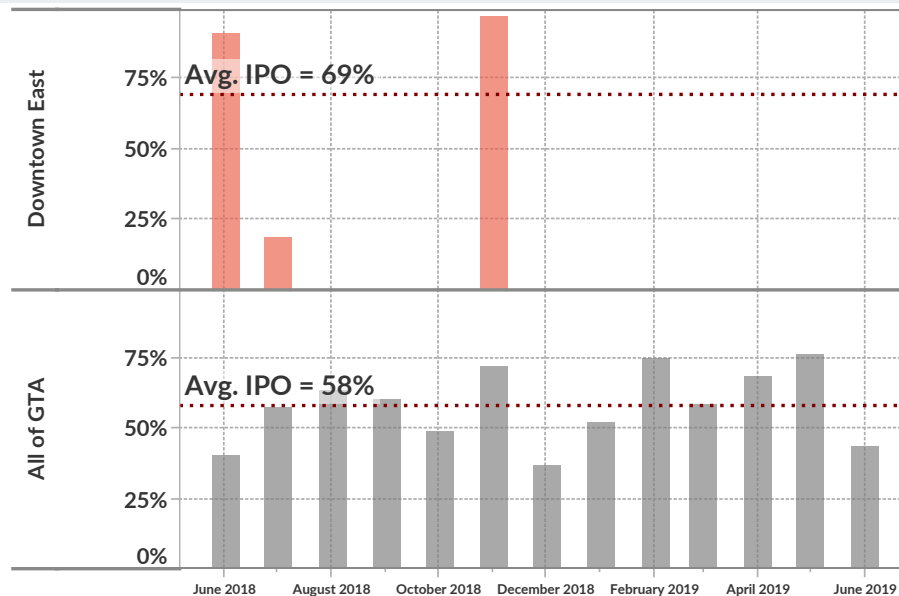
Downtown East Submarket Report - June 2019

Project Data by Unit Type

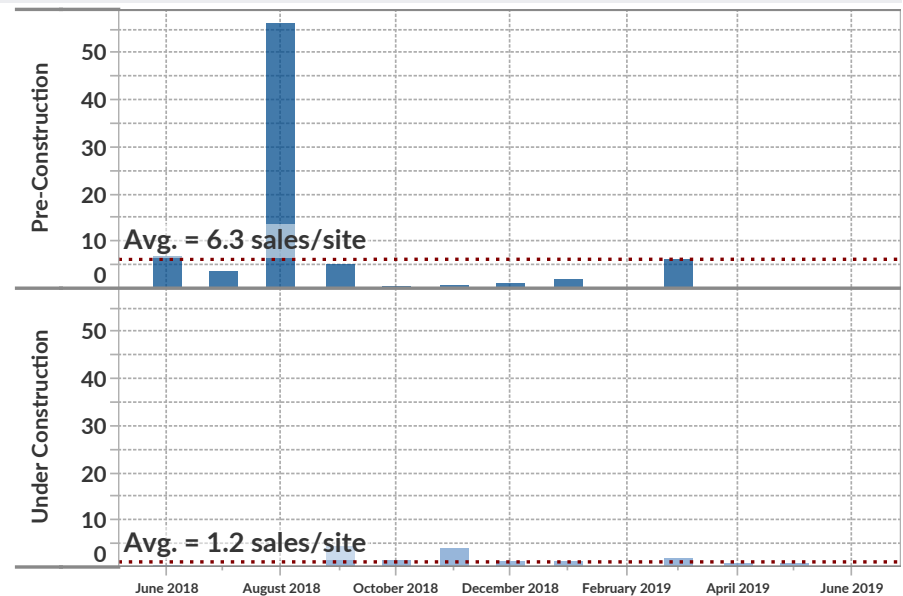
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	320	6	307	13
1 Bedroom	1,438	24	1,302	136
1 Bedroom + Den	1,669	55	1,486	183
2 Bedroom	1,341	43	1,193	148
2 Bedroom + Den	364	7	306	58
3 Bedroom & Up	566	10	419	147
Penthouse	36	0	27	9
Other	12	0	11	1

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,009	388	401	\$373,000	\$423,000
\$1,117	430	719	\$398,000	\$631,990
\$1,053	532	974	\$527,000	\$1,042,990
\$1,089	646	1,798	\$590,000	\$1,540,000
\$1,045	733	1,508	\$645,900	\$1,500,000
\$961	834	1,553	\$771,000	\$1,550,000
\$1,007	598	3,106	\$600,000	\$3,106,000
\$796	905	905	\$720,000	\$720,000

IPO Launch Performance (first 2 months)

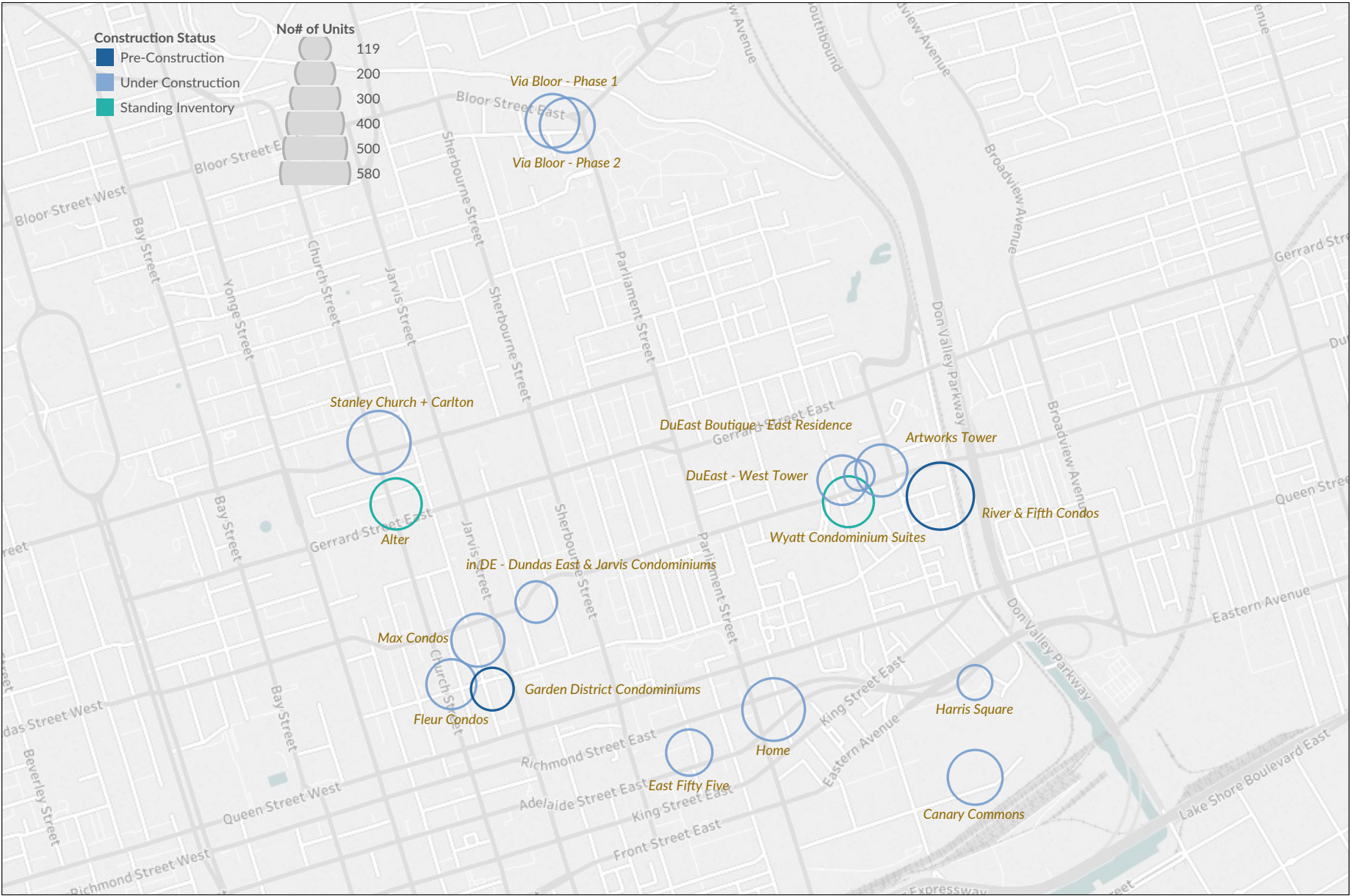


Post Launch Absorption: Downtown East



Downtown East Submarket Report - June 2019

Current Active Projects



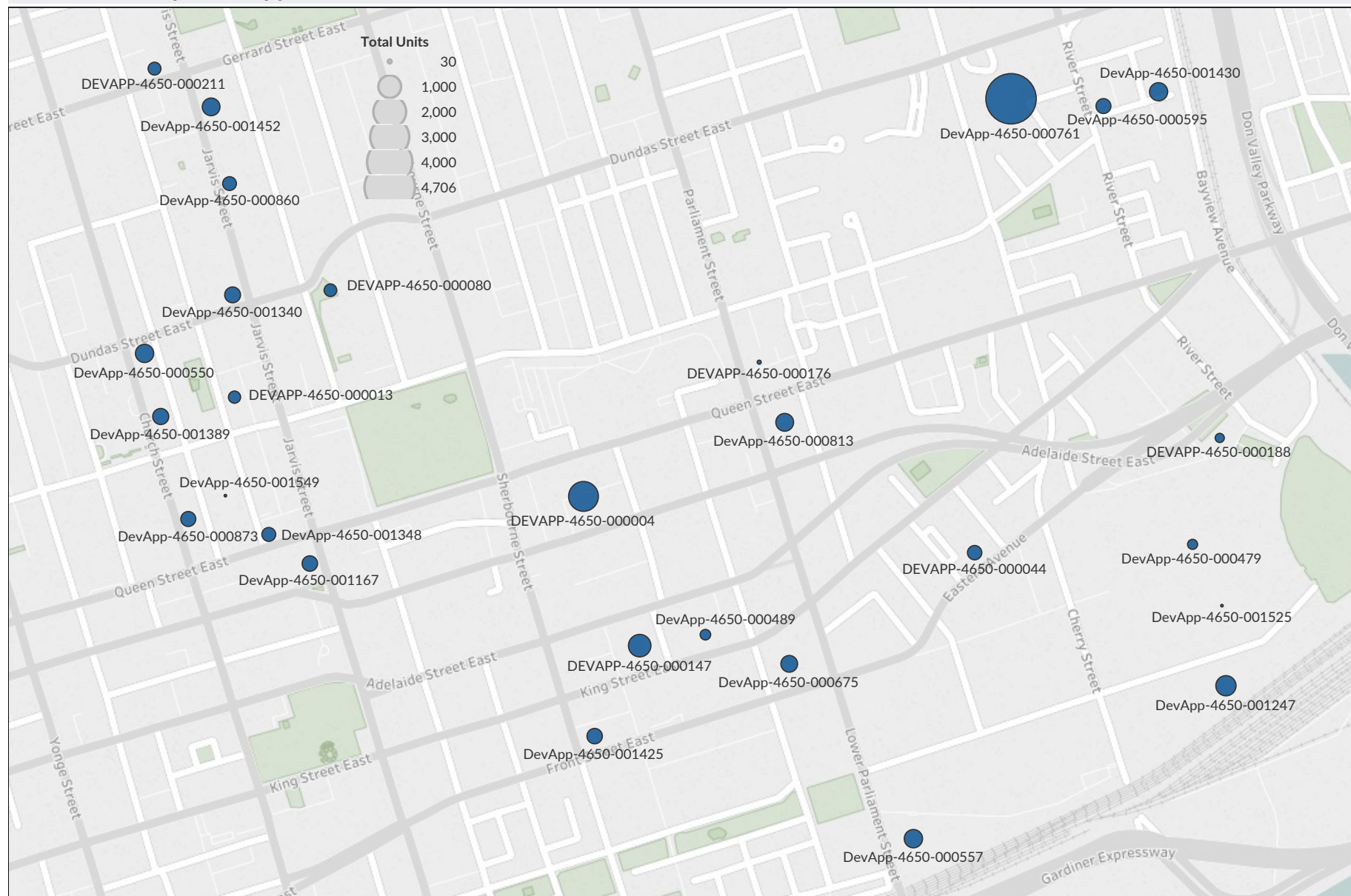
Downtown East Submarket Report - June 2019

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	0	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	8	25	31	321	\$1,002	\$1,144
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	0	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	0	13	31	222	\$938	\$994
Max Condos - Tribute Communities	Apartment	June 2020	0	3	17	363	\$662	\$1,093
River & Fifth Condos - Broccolini	Apartment	May 2023	137	137	443	580	\$0	\$0
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	0	1	9	388	\$845	\$910
Wyatt Condominium Suites - Daniels Corporation	Apartment	April 2019	0	1	3	334	\$598	\$774

Downtown East Submarket Report - June 2019

Current Development Applications



Downtown East Submarket Report - June 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-4650-000147	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	
DevApp-4650-001549	30 Mutual Street		

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 - June 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	15	5,235	4,736	196	\$2,282	2,048	\$4,674,624	5,337
Central Waterfront	20	13	6,100	5,500	521	\$1,387	1,056	\$1,464,610	17,979
Don Mills - York Mills	97	11	3,265	2,379	763	\$960	890	\$854,081	6,429
Downtown Core	239	9	5,207	3,883	751	\$1,484	643	\$954,613	16,430
Downtown East	145	17	5,774	5,051	695	\$1,040	740	\$769,368	16,835
Downtown West	53	29	10,566	8,590	1,667	\$1,347	832	\$1,121,361	14,338
Etobicoke Waterfront	0	6	2,808	2,537	133	\$1,109	840	\$931,850	1,280
Highway7 - Yonge	21	6	1,535	1,073	394	\$654	922	\$602,545	.
Mississauga City Centre	319	11	6,132	5,397	709	\$819	817	\$669,123	.
North Toronto	24	10	3,160	2,824	264	\$1,160	775	\$898,534	6,578
North Yonge Corridor	55	7	2,612	2,278	206	\$1,020	803	\$818,417	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	29	9	2,073	1,764	278	\$1,034	974	\$1,006,289	9,444
Not Applicable	1,069	156	28,681	21,458	5,945	\$704	902	\$634,889	48,534
Scarborough City Centre									2,245
Sheppard Corridor	106	15	4,132	3,379	753	\$1,036	817	\$846,280	5,581
Thornhill	45	1	389	374	15	\$758	960	\$727,433	.
Toronto East	18	15	1,770	1,590	148	\$1,025	1,001	\$1,026,041	2,068
Toronto West	176	13	2,368	1,489	854	\$985	904	\$890,391	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.