



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of June 2019



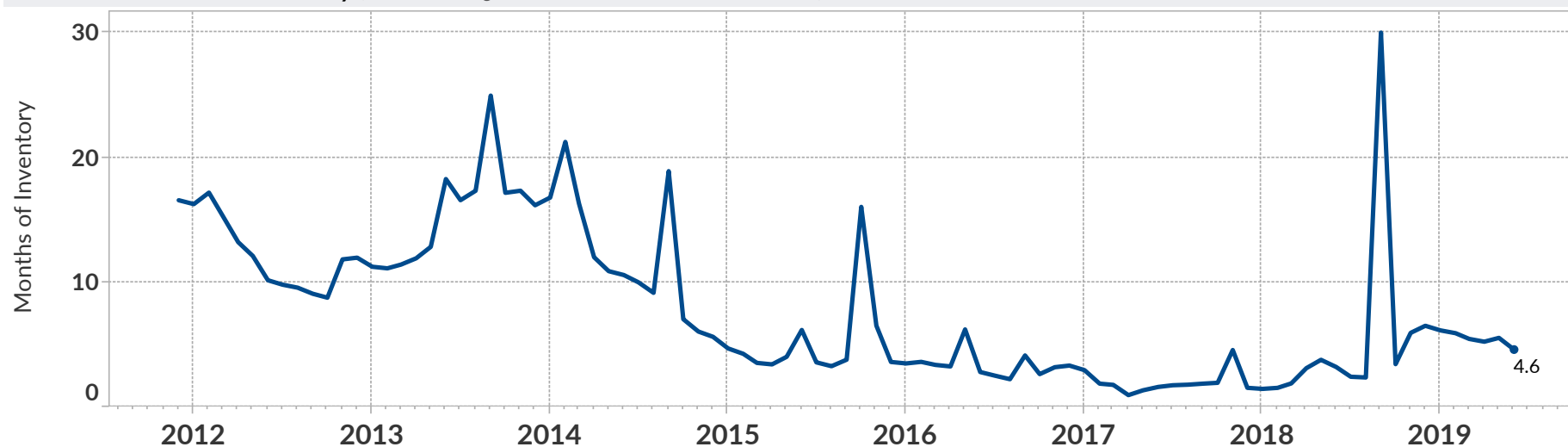
Toronto East Submarket Report - June 2019



Toronto East		GTA
Active Projects	15	352
Total Units	1,770	93,358
Total Sales	1,590	75,759
Rem. Inv.	148	14,377
Avg. \$/SF	\$1,025	\$981
Avg. SF	1,001	884
Avg. \$	\$1,026,041	\$867,169
Current Month Sales (incl. active & sold out)		18
		2,420

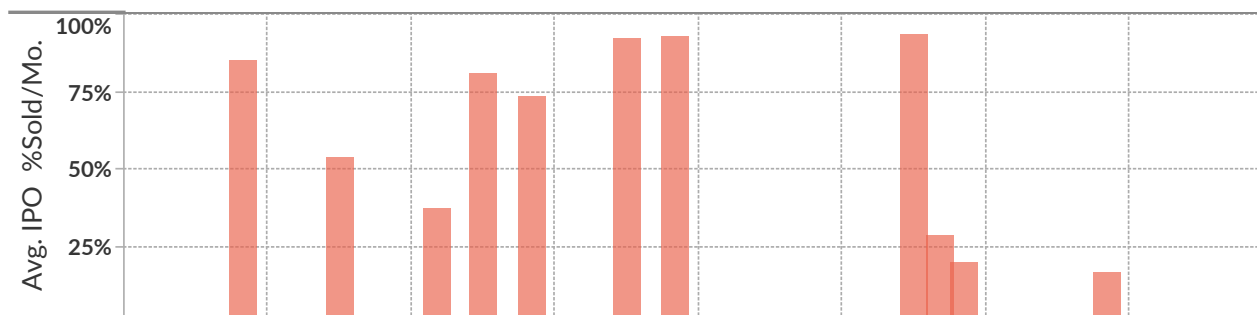
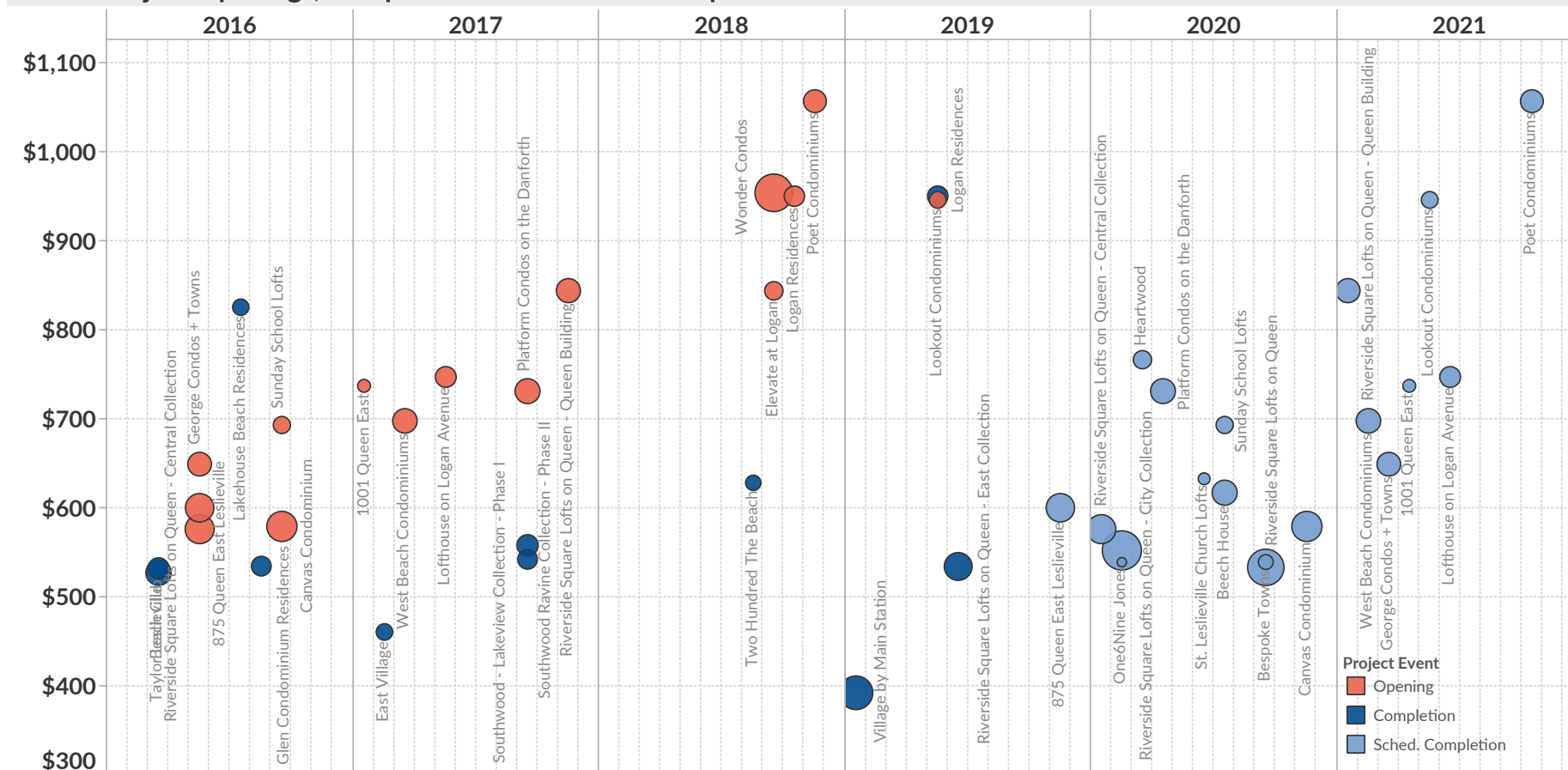
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	13	318
Total Units	2,068	165,515
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	11.4	32.2
Avg. Floor Space Index	3.6	5.8

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

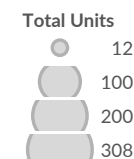


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Recent Project Openings, Completions & Scheduled Completions



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.



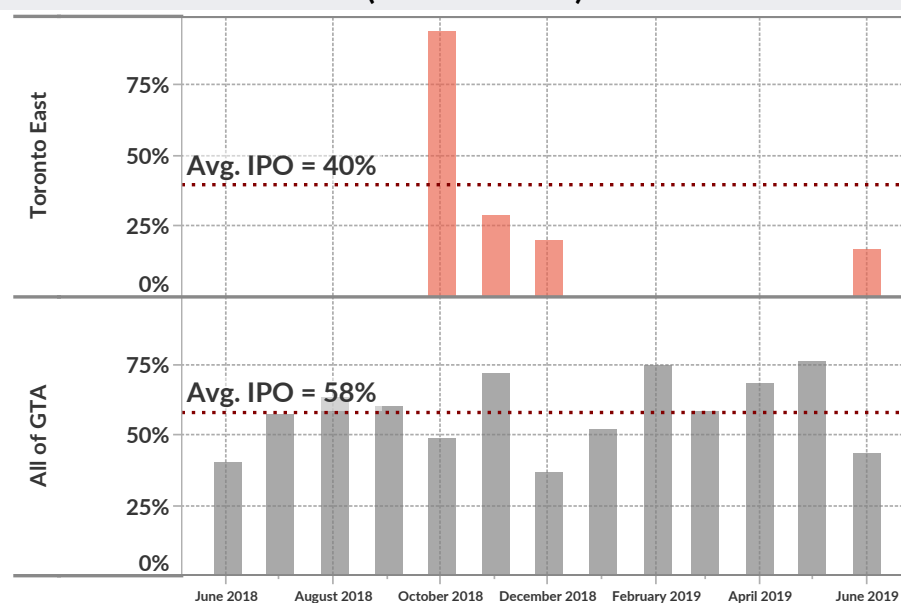
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Project Data by Unit Type

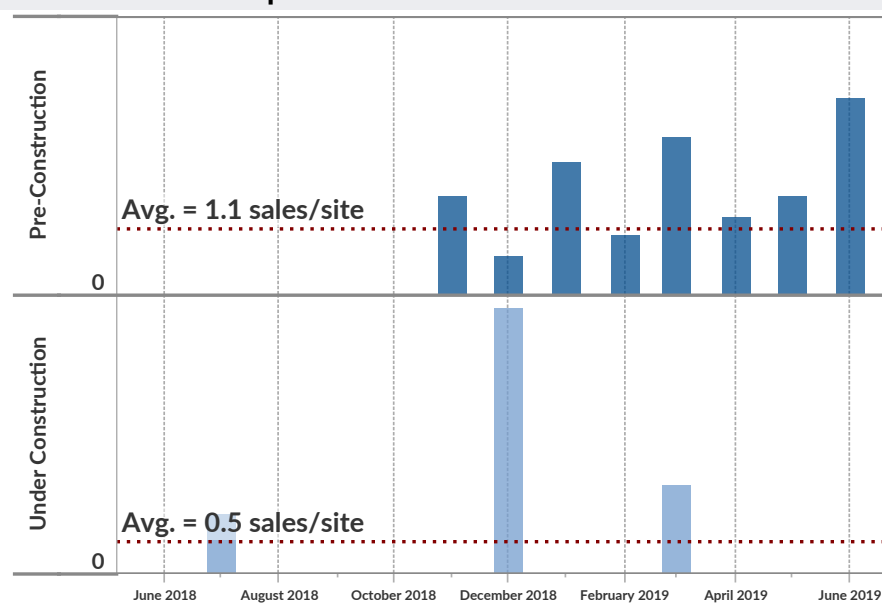
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14		14	0
1 Bedroom	366	0	357	9
1 Bedroom + Den	417	3	386	31
2 Bedroom	556	2	531	25
2 Bedroom + Den	209	8	177	32
3 Bedroom & Up	81	1	66	15
Penthouse	49	0	31	18
Other	46	4	28	18

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$943	470	715	\$239,900	\$799,990
\$960	589	1,235	\$518,900	\$1,150,000
\$1,077	615	1,299	\$339,900	\$1,889,990
\$992	680	1,522	\$413,900	\$2,200,000
\$842	1,032	1,830	\$749,900	\$2,200,000
\$1,302	420	2,609	\$599,990	\$3,652,600
\$1,032	708	1,744	\$899,900	\$1,459,900

IPO Launch Performance (first 2 months)



Post Launch Absorption: Toronto East



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Current Active Projects



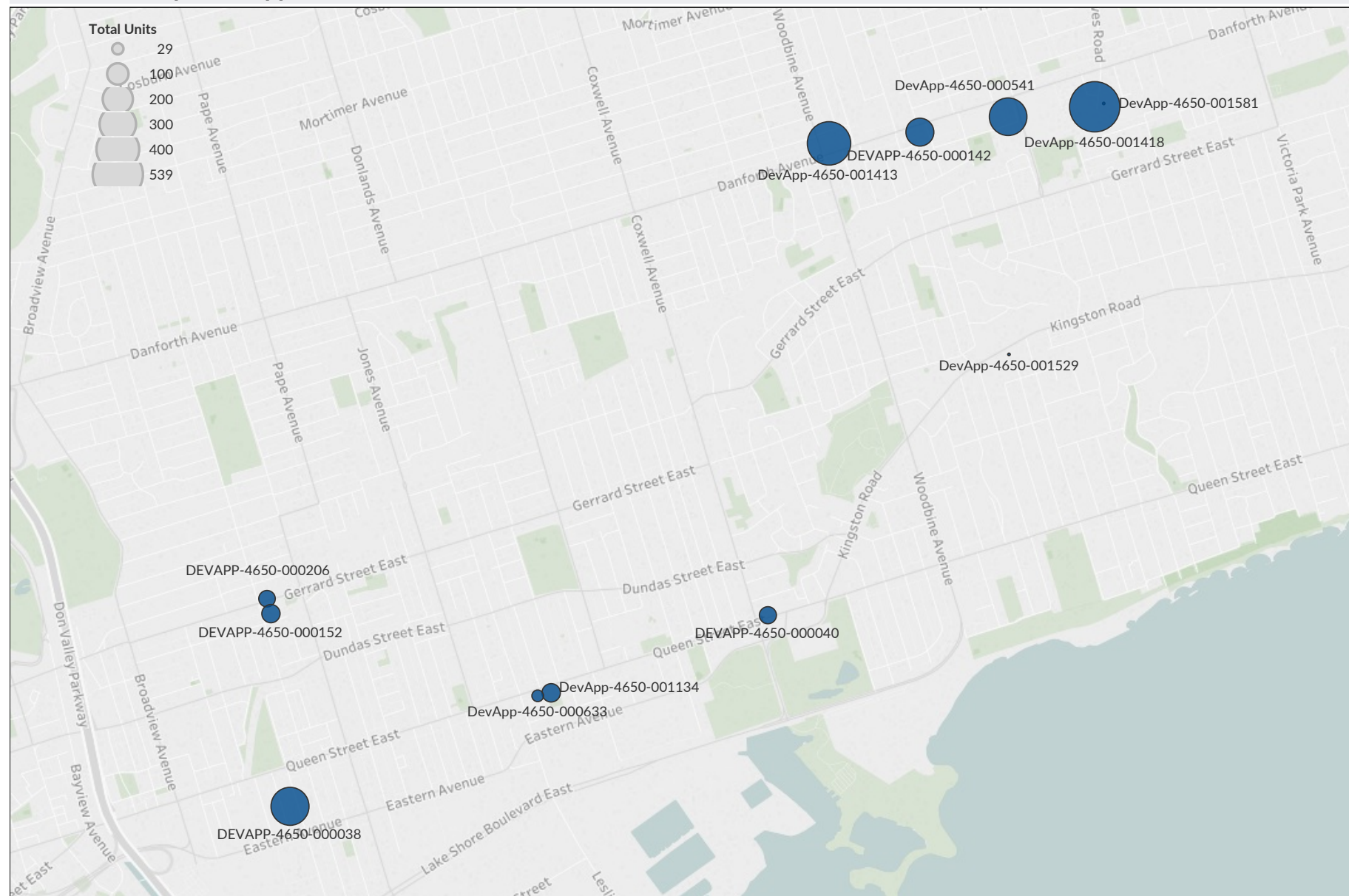
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Current Active Project List

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	November 2019	0	3	7	133	\$601	\$1,035
Canvas Condominium - Marlin Spring	Apartment	November 2020	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	April 2022	5	13	20	41	\$845	\$892
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	\$1,341
Lofthouse on Logan Avenue - Grid Developments	Loft	June 2021	0	2	4	58	\$748	\$1,023
Logan Residences - Daniels Corporation	Apartment	May 2019	3	12	16	59	\$951	\$938
Lookout Condominiums - Condoman Developments	Apartment	May 2021	5	5	25	30	\$947	\$963
Poet Condominiums - Fieldgate Homes	Apartment	October 2021	5	21	35	76	\$1,058	\$1,236
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	5	89	\$699	\$1,045
Wonder Condos - Graywood Developments and Alterra	Apartment	October 2022	0	5	12	286	\$955	\$1,230

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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-4650-000206	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	
DevApp-4650-001581	9 Dawes Road		

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	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

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