



Greater Toronto Area  
Downtown East

New Homes High Rise Submarket Report  
Data as of July 2019



## Downtown East Submarket Report - July 2019



| Downtown East                                 |           | GTA       |
|-----------------------------------------------|-----------|-----------|
| Active Projects                               | 16        | 352       |
| Total Units                                   | 5,169     | 92,985    |
| Total Sales                                   | 4,775     | 76,495    |
| Rem. Inv.                                     | 394       | 12,873    |
| Avg. \$/SF                                    | \$1,019   | \$984     |
| Avg. SF                                       | 817       | 914       |
| Avg. \$                                       | \$831,958 | \$899,216 |
| Current Month Sales (incl. active & sold out) | 61        | 2,297     |

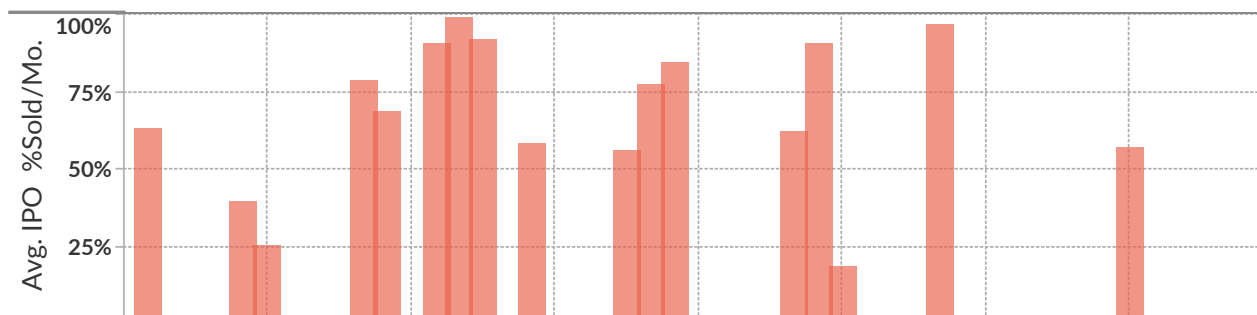
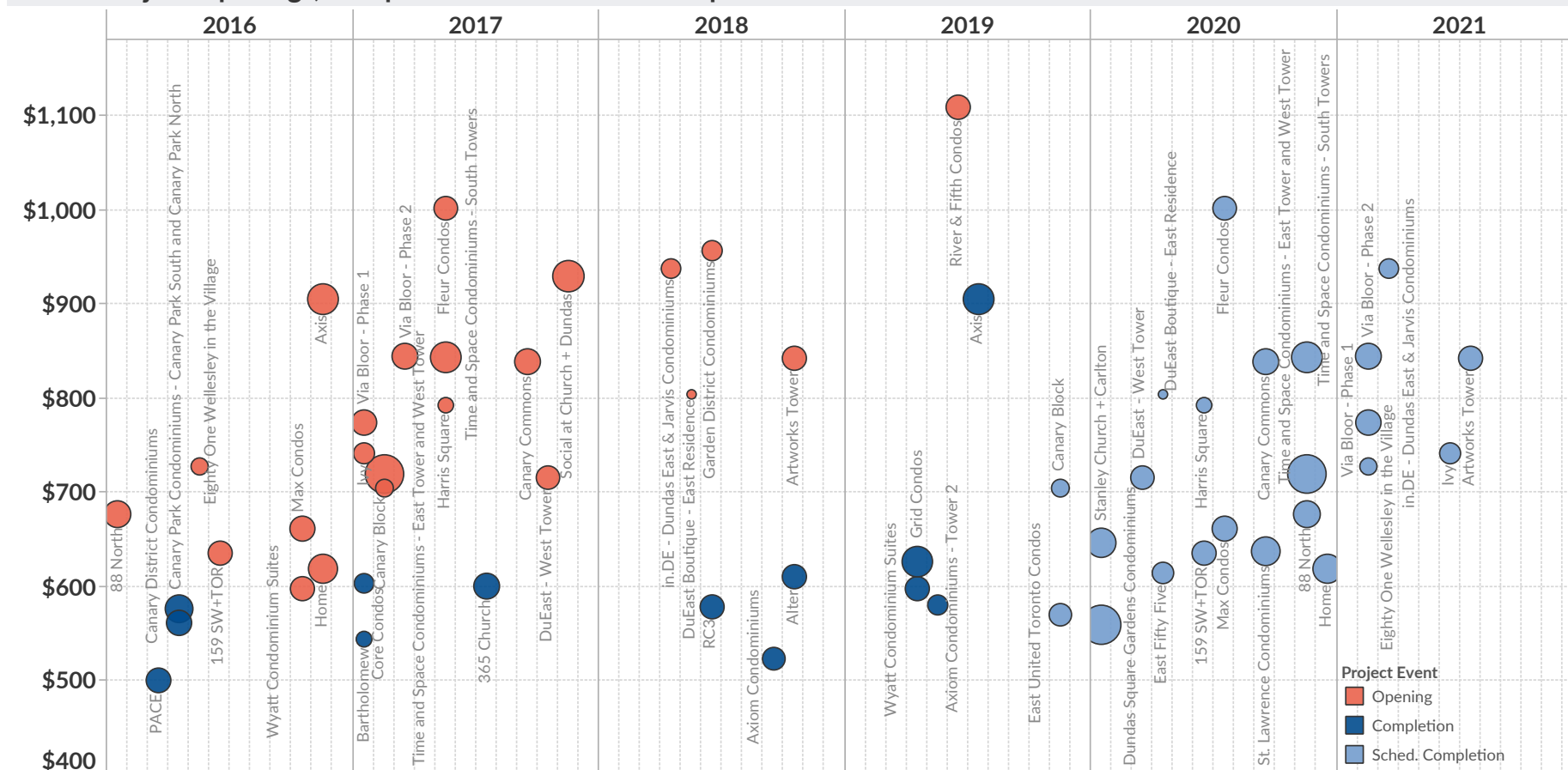
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| Downtown East            |        | City of Toronto |
| Number of Dev. Apps.     | 31     | 385             |
| Total Units              | 17,905 | 184,667         |
| Min. Floor Space Index   | 0.0    | 0.0             |
| Max. Floor Space Index   | 29.5   | 32.2            |
| Avg. Floor Space Index   | 9.6    | 5.9             |

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

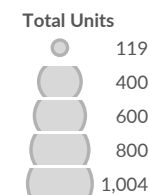


# Downtown East Submarket Report - July 2019

## 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.



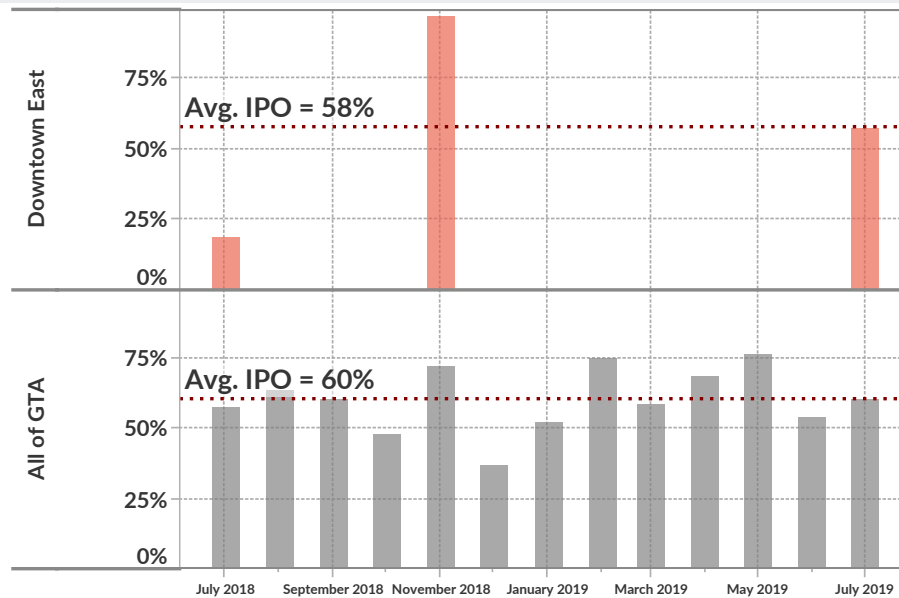
## Downtown East Submarket Report - July 2019

### Project Data by Unit Type

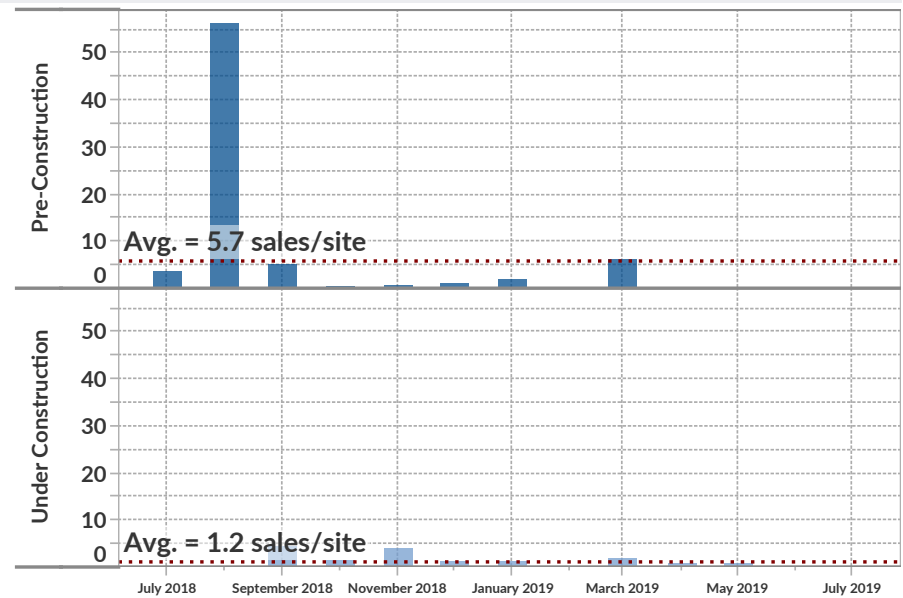
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 255         | 0                   | 251         | 4         |
| 1 Bedroom       | 1,268       | 9                   | 1,224       | 44        |
| 1 Bedroom + Den | 1,558       | 27                  | 1,463       | 95        |
| 2 Bedroom       | 1,202       | 16                  | 1,123       | 79        |
| 2 Bedroom + Den | 349         | 2                   | 307         | 42        |
| 3 Bedroom & Up  | 508         | 6                   | 387         | 121       |
| Penthouse       | 24          | 0                   | 15          | 9         |
| Other           | 5           | 0                   | 5           | 0         |

| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,181    | 347             | 401              | \$373,000        | \$480,990         |
| \$1,072    | 430             | 719              | \$398,000        | \$631,990         |
| \$1,072    | 532             | 974              | \$527,000        | \$1,042,990       |
| \$1,066    | 646             | 1,798            | \$590,000        | \$1,540,000       |
| \$1,054    | 733             | 1,508            | \$645,900        | \$1,500,000       |
| \$949      | 834             | 1,553            | \$771,000        | \$1,550,000       |
| \$1,007    | 598             | 3,106            | \$600,000        | \$3,106,000       |

### IPO Launch Performance (first 2 months)

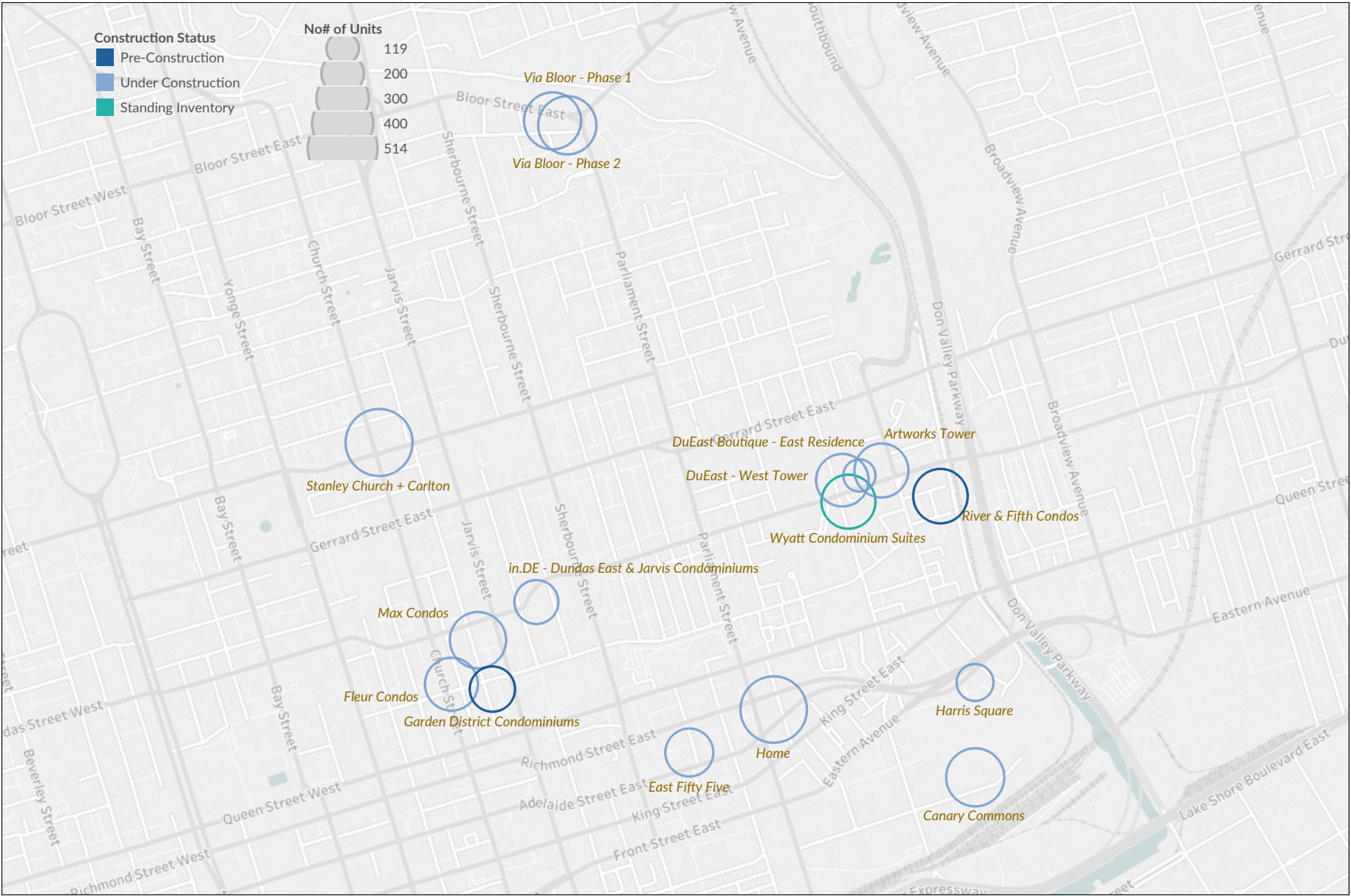


### Post Launch Absorption: Downtown East



# Downtown East Submarket Report - July 2019

## Current Active Projects



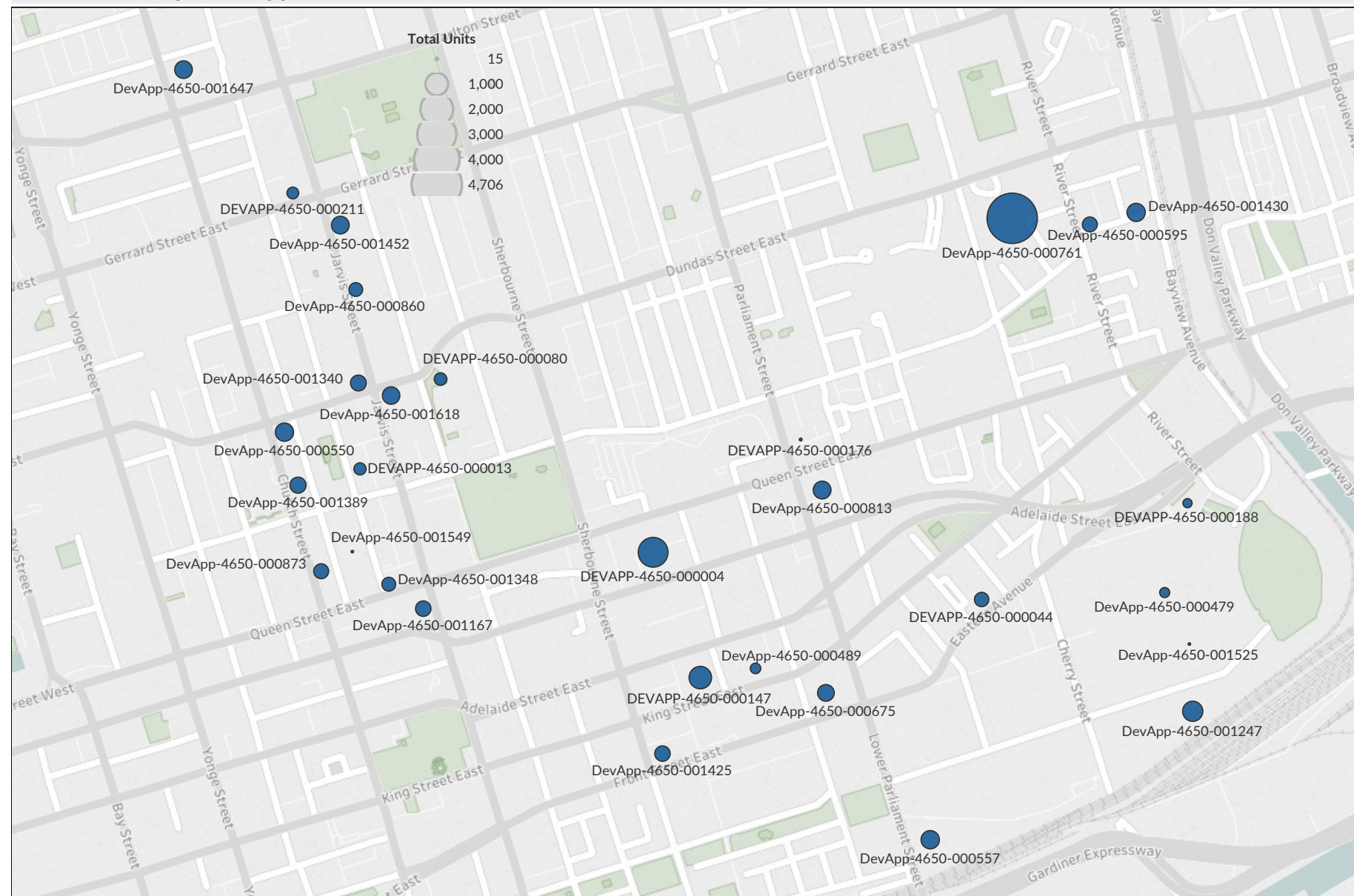
## Downtown East Submarket Report - July 2019

### 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 |
|--------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| Artworks Tower - Daniels Corporation                         | Apartment    | July 2021               | 0                   | 8   | 0         | 334         | \$843          | \$777       |
| Canary Commons - DREAM                                       | Apartment    | September 2020          | 0                   | 2   | 19        | 387         | \$839          | \$876       |
| DuEast - West Tower - Daniels Corporation                    | Apartment    | March 2020              | 3                   | 4   | 7         | 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         | 264         | \$615          | \$1,304     |
| Fleur Condos - Menkes                                        | Apartment    | July 2020               | 0                   | 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        | 221         | \$938          | \$994       |
| Max Condos - Tribute Communities                             | Apartment    | July 2020               | 0                   | 3   | 17        | 363         | \$662          | \$1,093     |
| River & Fifth Condos - Broccolini                            | Apartment    | May 2023                | 57                  | 194 | 146       | 340         | \$1,109        | \$1,078     |
| Stanley Church + Carlton - Tribute Communities               | Apartment    | January 2020            | 0                   | 2   | 23        | 514         | \$647          | \$1,155     |
| Via Bloor - Phase 1 - Tridel                                 | Apartment    | February 2021           | 0                   | 0   | 15        | 372         | \$775          | \$878       |
| Via Bloor - Phase 2 - Tridel                                 | Apartment    | February 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 - July 2019

## Current Development Applications



## Downtown East Submarket Report - July 2019

### Current Development Application List

| InventoryNumber    | Address                                                                         | Floor Space Index | Total Units |
|--------------------|---------------------------------------------------------------------------------|-------------------|-------------|
| DEVAPP-4650-000004 | 245 Queen Street East                                                           | 12.2              | 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               | 15          |
| 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               | 256         |
| DevApp-4650-000479 | 460 Front Street East                                                           | 5.7               | 187         |
| DevApp-4650-000489 | 284 King Street East                                                            | 15.6              | 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                                                            | 24.0              | 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                                                                | 8.6               | 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                                                                | 5.0               |             |
| DevApp-4650-001618 | 175 Dundas Street East                                                          | 27.7              | 563         |
| DevApp-4650-001647 | 411 Church Street                                                               | 16.8              | 572         |

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 - July 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       | • 21                | • 15                        | • 4,991     | • 4,751     | • 240     | • \$2,173  | • 1,659 | • \$3,603,965 | • 6,093     |
| Central Waterfront      | • 18                | • 13                        | • 5,943     | • 5,426     | • 517     | • \$1,398  | • 1,068 | • \$1,492,241 | • 18,503    |
| Don Mills - York Mills  | • 55                | • 11                        | • 3,142     | • 2,662     | • 480     | • \$956    | • 1,046 | • \$999,964   | • 6,397     |
| Downtown Core           | • 59                | • 9                         | • 4,638     | • 3,942     | • 696     | • \$1,478  | • 657   | • \$970,357   | • 15,855    |
| Downtown East           | • 61                | • 16                        | • 5,169     | • 4,775     | • 394     | • \$1,019  | • 817   | • \$831,958   | • 17,905    |
| Downtown West           | • 434               | • 29                        | • 10,233    | • 9,024     | • 1,209   | • \$1,380  | • 870   | • \$1,201,218 | • 16,359    |
| Etobicoke Waterfront    | • 16                | • 5                         | • 2,147     | • 2,031     | • 116     | • \$1,114  | • 793   | • \$882,935   | • 2,841     |
| Highway7 - Yonge        | • 10                | • 6                         | • 1,467     | • 1,083     | • 384     | • \$653    | • 924   | • \$603,399   | •           |
| Mississauga City Centre | • 121               | • 11                        | • 6,106     | • 5,563     | • 543     | • \$815    | • 853   | • \$695,484   | •           |
| North Toronto           | • 21                | • 11                        | • 3,456     | • 2,836     | • 620     | • \$1,155  | • 740   | • \$854,506   | • 9,542     |
| North Yonge Corridor    | • 14                | • 6                         | • 1,953     | • 1,761     | • 192     | • \$1,020  | • 815   | • \$831,096   | • 3,872     |
| North York East         | • 0                 | • 2                         | • 527       | • 499       | • 28      | • \$937    | • 1,016 | • \$952,400   | • 2,233     |
| North York West         | • 28                | • 10                        | • 2,192     | • 1,792     | • 400     | • \$826    | • 1,084 | • \$896,013   | • 11,307    |
| Not Applicable          | • 1,280             | • 158                       | • 27,912    | • 22,563    | • 5,349   | • \$732    | • 930   | • \$680,777   | • 55,383    |
| Scarborough City Centre |                     |                             |             |             |           |            |         |               | • 2,245     |
| Sheppard Corridor       | • 15                | • 14                        | • 4,020     | • 3,246     | • 774     | • \$1,029  | • 820   | • \$843,638   | • 6,474     |
| Thornhill               | • 9                 | • 1                         | • 389       | • 382       | • 7       | • \$766    | • 923   | • \$706,579   | •           |
| Toronto East            | • 2                 | • 15                        | • 1,741     | • 1,579     | • 162     | • \$1,011  | • 999   | • \$1,009,519 | • 2,950     |
| Toronto West            | • 130               | • 13                        | • 2,347     | • 1,619     | • 728     | • \$1,006  | • 917   | • \$922,600   | • 11,183    |
| Yonge - St. Clair       | • 3                 | • 7                         | • 995       | • 961       | • 34      | • \$1,343  | • 1,560 | • \$2,095,059 | • 2,114     |

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