



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of July 2019



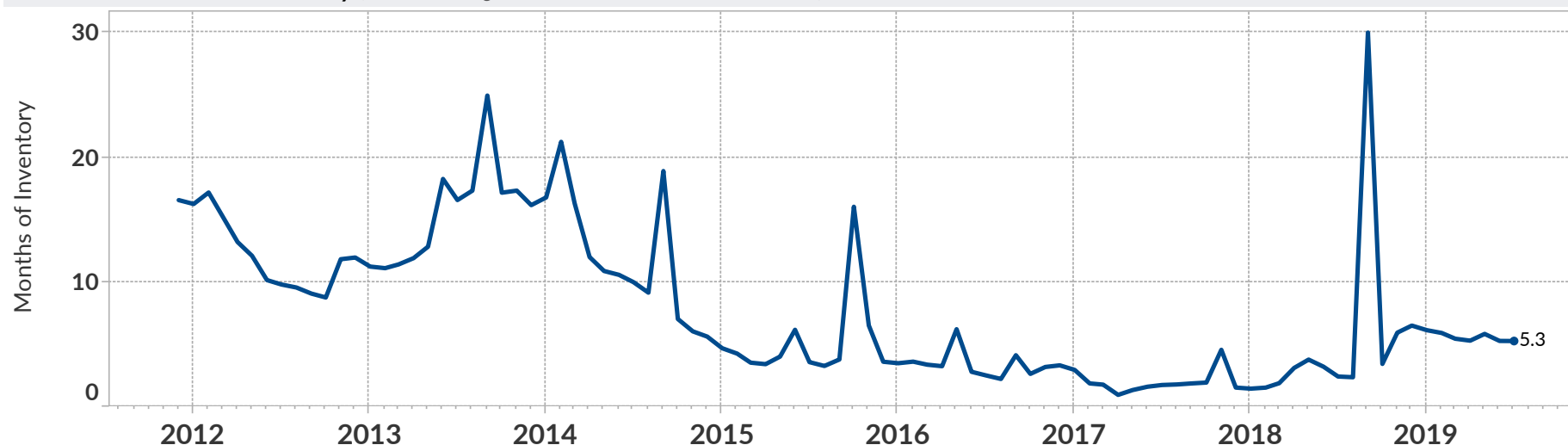
Toronto East Submarket Report - July 2019



Toronto East		GTA
Active Projects	15	352
Total Units	1,741	92,985
Total Sales	1,579	76,495
Rem. Inv.	162	12,873
Avg. \$/SF	\$1,011	\$984
Avg. SF	999	914
Avg. \$	\$1,009,519	\$899,216
Current Month Sales (incl. active & sold out)		2,297

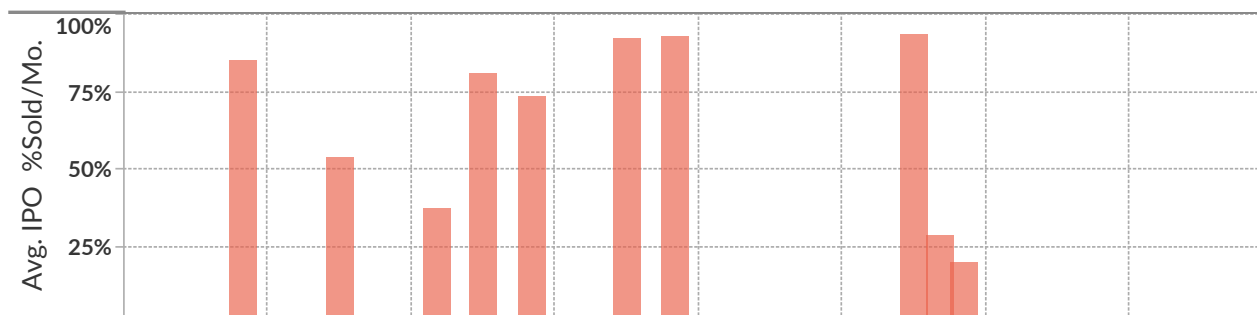
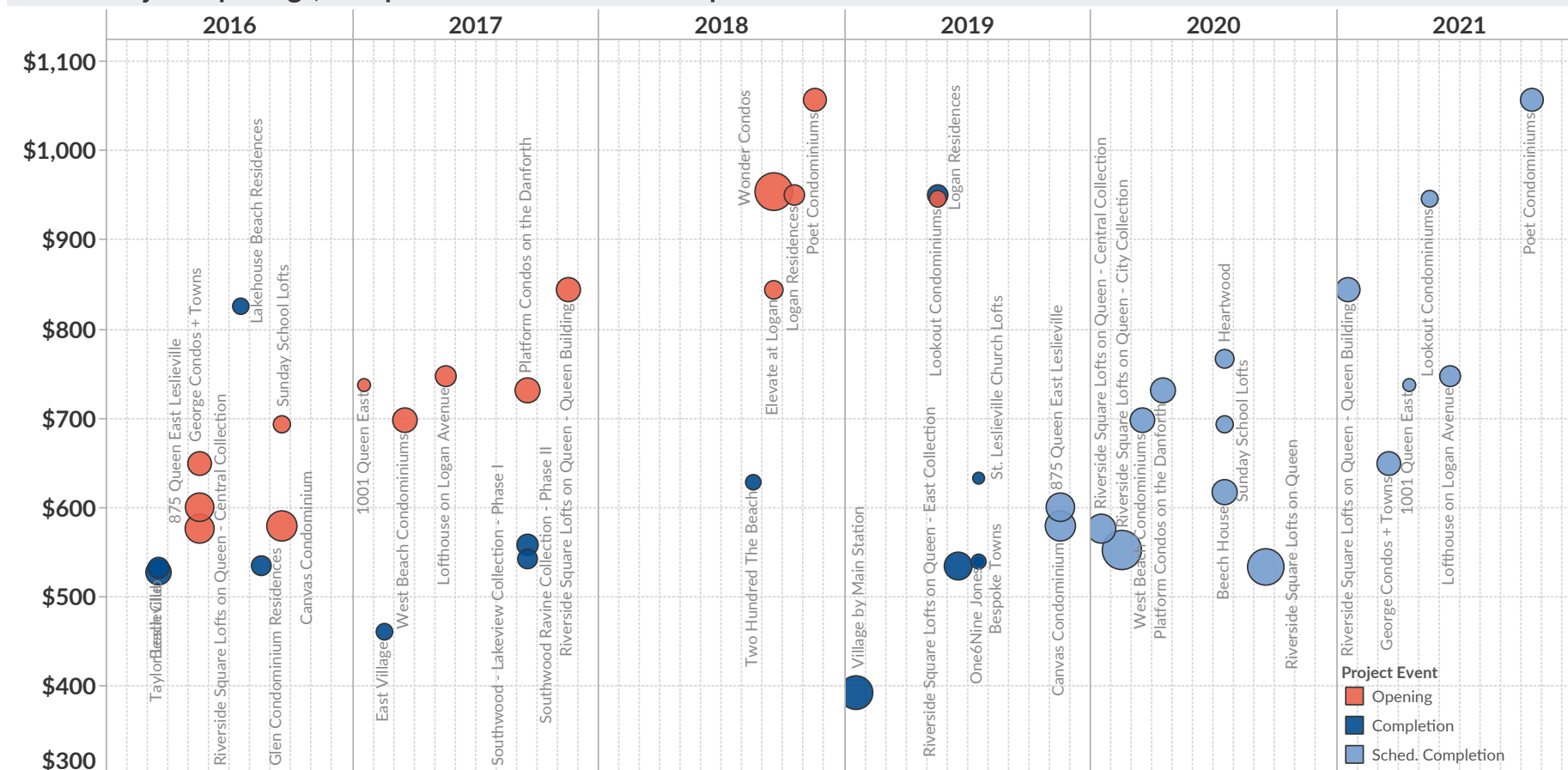
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	17	385
Total Units	2,950	184,667
Min. Floor Space Index	1.0	0.0
Max. Floor Space Index	11.4	32.2
Avg. Floor Space Index	3.6	5.9

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

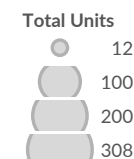


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Recent Project Openings, Completions & Scheduled Completions



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.



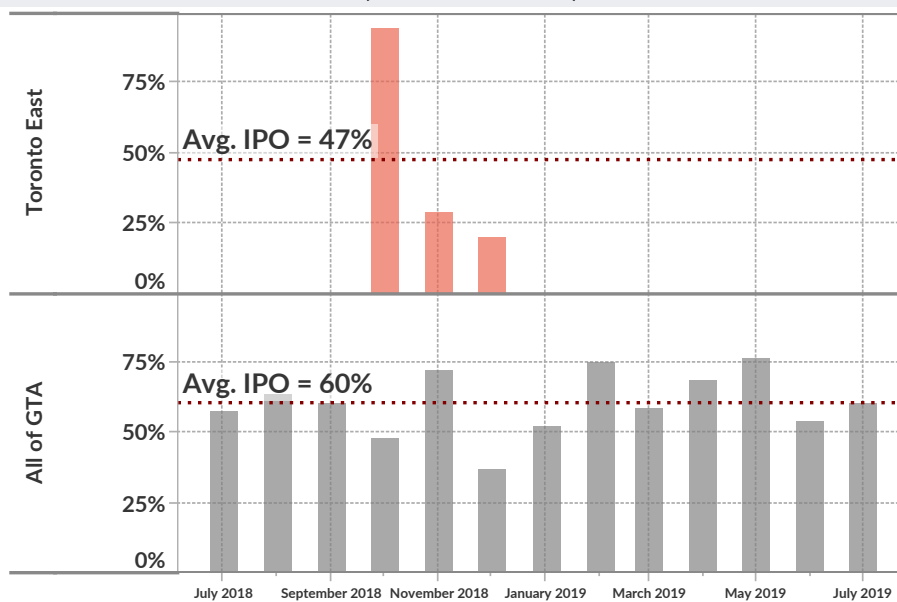
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Project Data by Unit Type

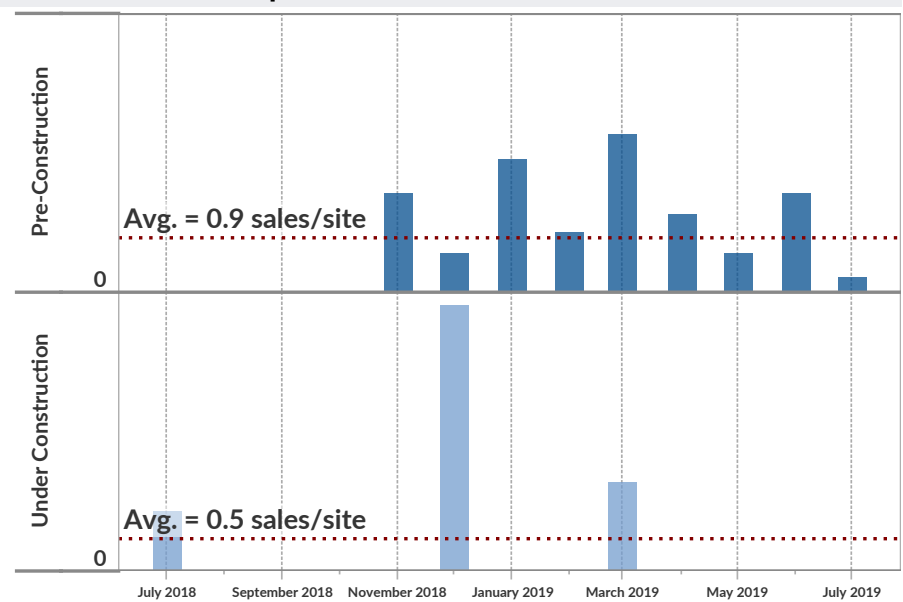
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14		14	0
1 Bedroom	366	0	357	9
1 Bedroom + Den	417	1	387	30
2 Bedroom	559	0	527	32
2 Bedroom + Den	209	0	171	38
3 Bedroom & Up	81	0	65	16
Penthouse	49	0	31	18
Other	46	1	27	19

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$943	470	715	\$239,900	\$799,990
\$978	535	1,235	\$518,900	\$1,150,000
\$1,020	615	1,299	\$339,900	\$1,319,990
\$987	735	1,522	\$413,900	\$2,300,000
\$842	1,032	1,830	\$749,900	\$2,100,000
\$1,293	495	2,609	\$645,990	\$3,652,600
\$991	708	1,744	\$899,900	\$1,459,900

IPO Launch Performance (first 2 months)

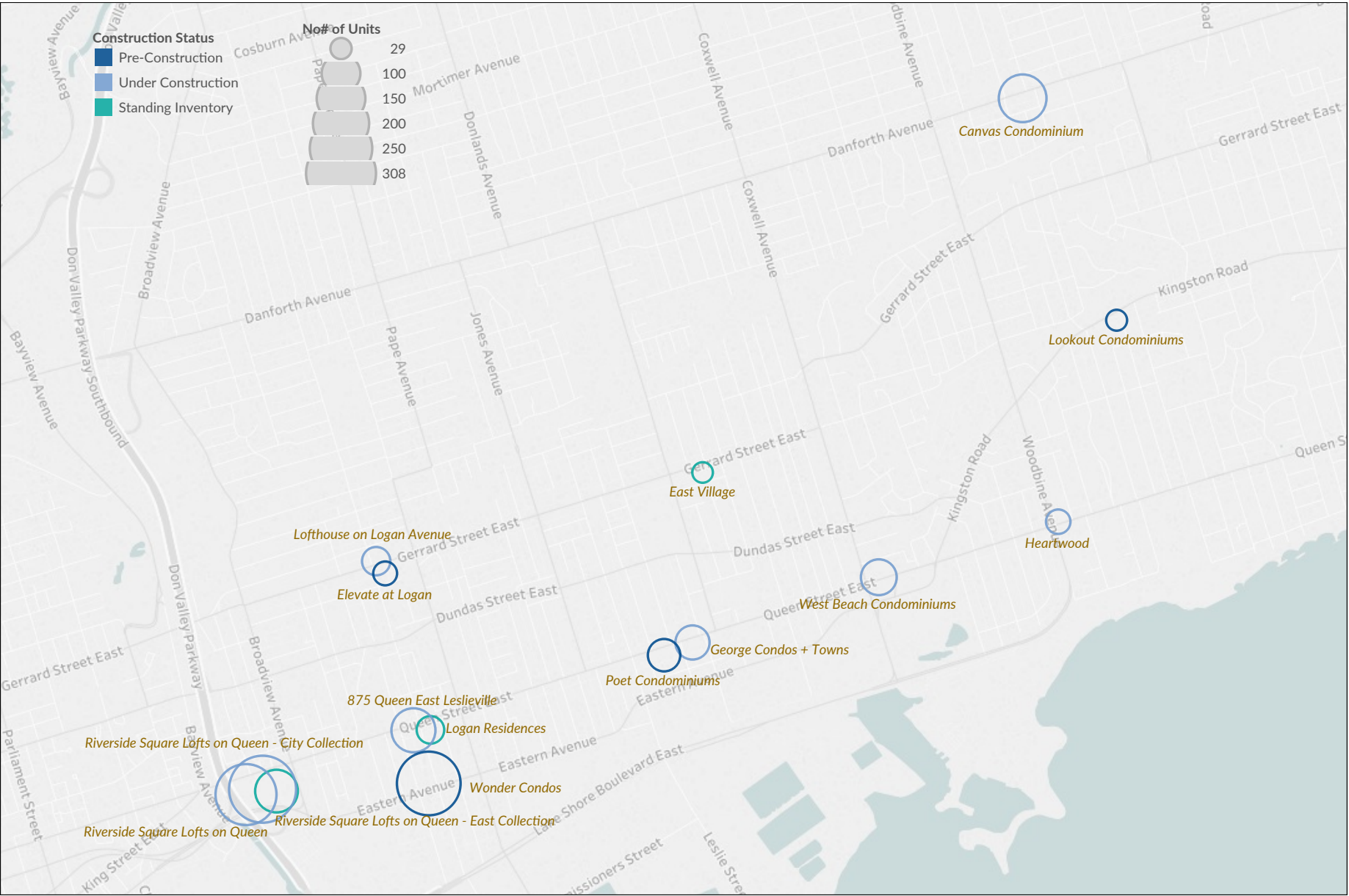


Post Launch Absorption: Toronto East



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Current Active Projects



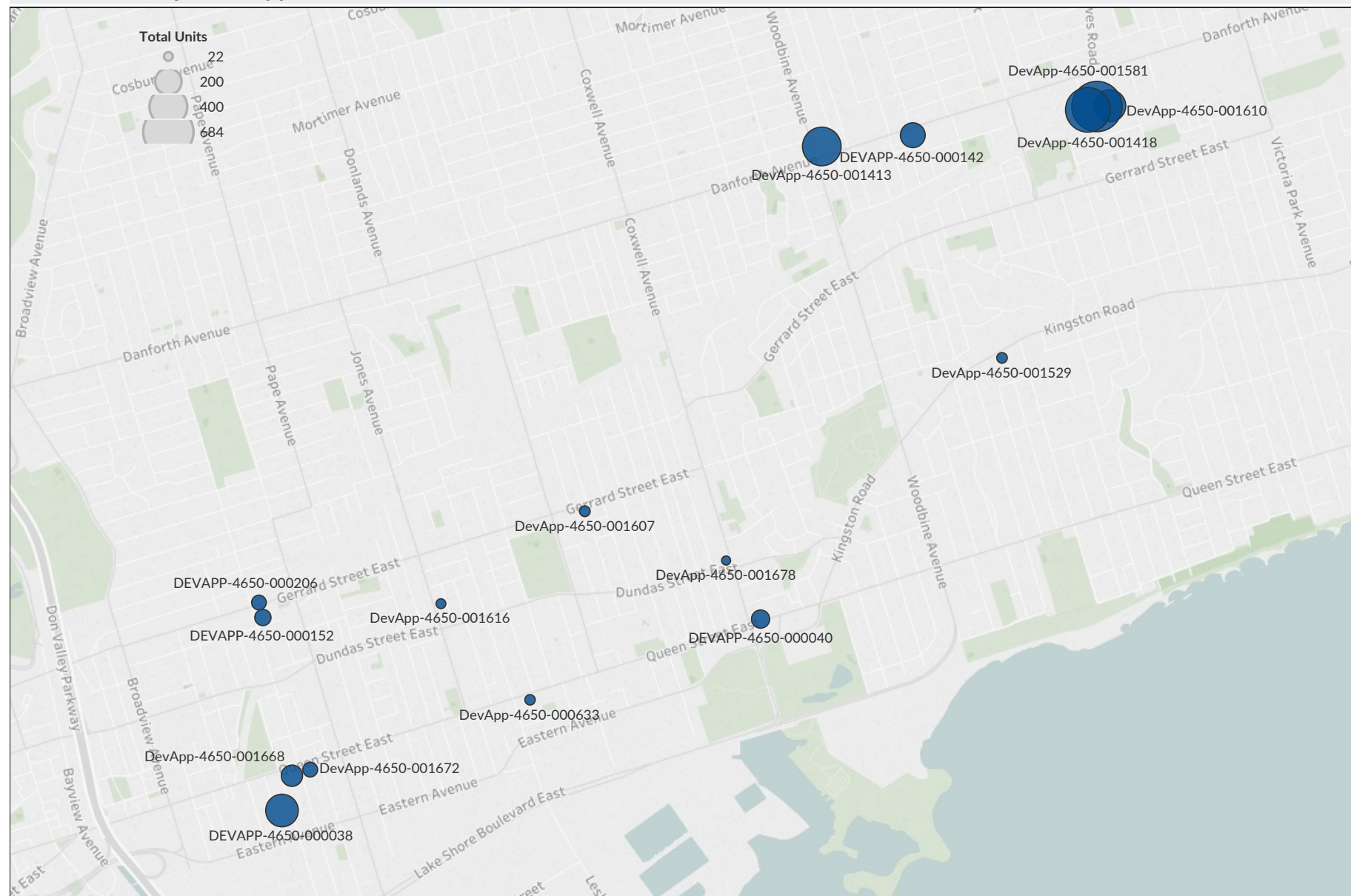
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Current Active Project List

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 2019	0	0	4	156	\$580	\$887
East Village - Urban Fabric Development Inc. and Aykler Devel..	Stacked	February 2017	0	0	0	29	\$461	\$766
Elevate at Logan - Kaleido Developments Inc.	Stacked	April 2022	0	13	20	39	\$845	\$892
George Condos + Towns - Rockport Group	Apartment	March 2021	0	0	2	80	\$650	\$1,118
Heartwood - Fieldgate Homes and Hullmark Developments Li..	Apartment	July 2020	0	0	11	41	\$767	\$1,140
Lofthouse on Logan Avenue - Grid Developments	Loft	June 2021	0	2	4	55	\$748	\$1,023
Logan Residences - Daniels Corporation	Apartment	May 2019	1	13	15	52	\$951	\$938
Lookout Condominiums - Condoman Developments	Apartment	May 2021	0	0	30	30	\$947	\$947
Poet Condominiums - Fieldgate Homes	Apartment	October 2021	0	13	43	72	\$1,058	\$1,210
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	March 2020	0	1	5	88	\$699	\$1,045
Wonder Condos - Graywood Developments and Alterra	Apartment	November 2022	1	6	11	278	\$955	\$1,223

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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	286
DEVAPP-4650-000040	1624 - 1630 Queen Street East	5.6	89
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-4650-000633	1249 Queen Street East	7.4	29
DevApp-4650-001004	35 Wabash Avenue	4.6	60
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	30
DevApp-4650-001581	9 Dawes Road	9.5	684
DevApp-4650-001607	1321 Gerrard Street East	1.9	31
DevApp-4650-001610	14 Trent Avenue	4.3	276
DevApp-4650-001616	169 Jones Avenue	1.8	26
DevApp-4650-001668	875 Queen Street East	4.3	122
DevApp-4650-001672	897 Queen Street East	3.7	59
DevApp-4650-001678	96 Coxwell Avenue	2.0	22

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	• 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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