



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of August 2019



Downtown East Submarket Report - August 2019



Downtown East		GTA
Active Projects	17	345
Total Units	5,395	87,891
Total Sales	4,938	75,812
Rem. Inv.	457	12,079
Avg. \$/SF	\$1,012	\$991
Avg. SF	842	916
Avg. \$	\$852,502	\$907,368
Current Month Sales (incl. active & sold out)	61	961

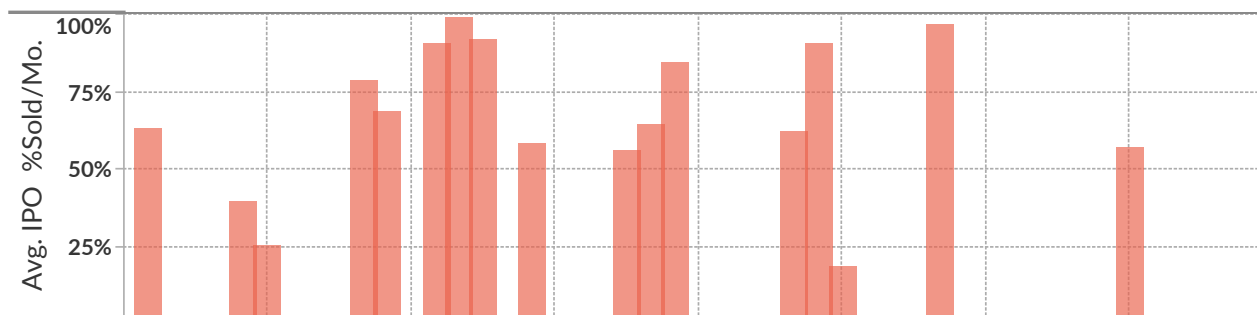
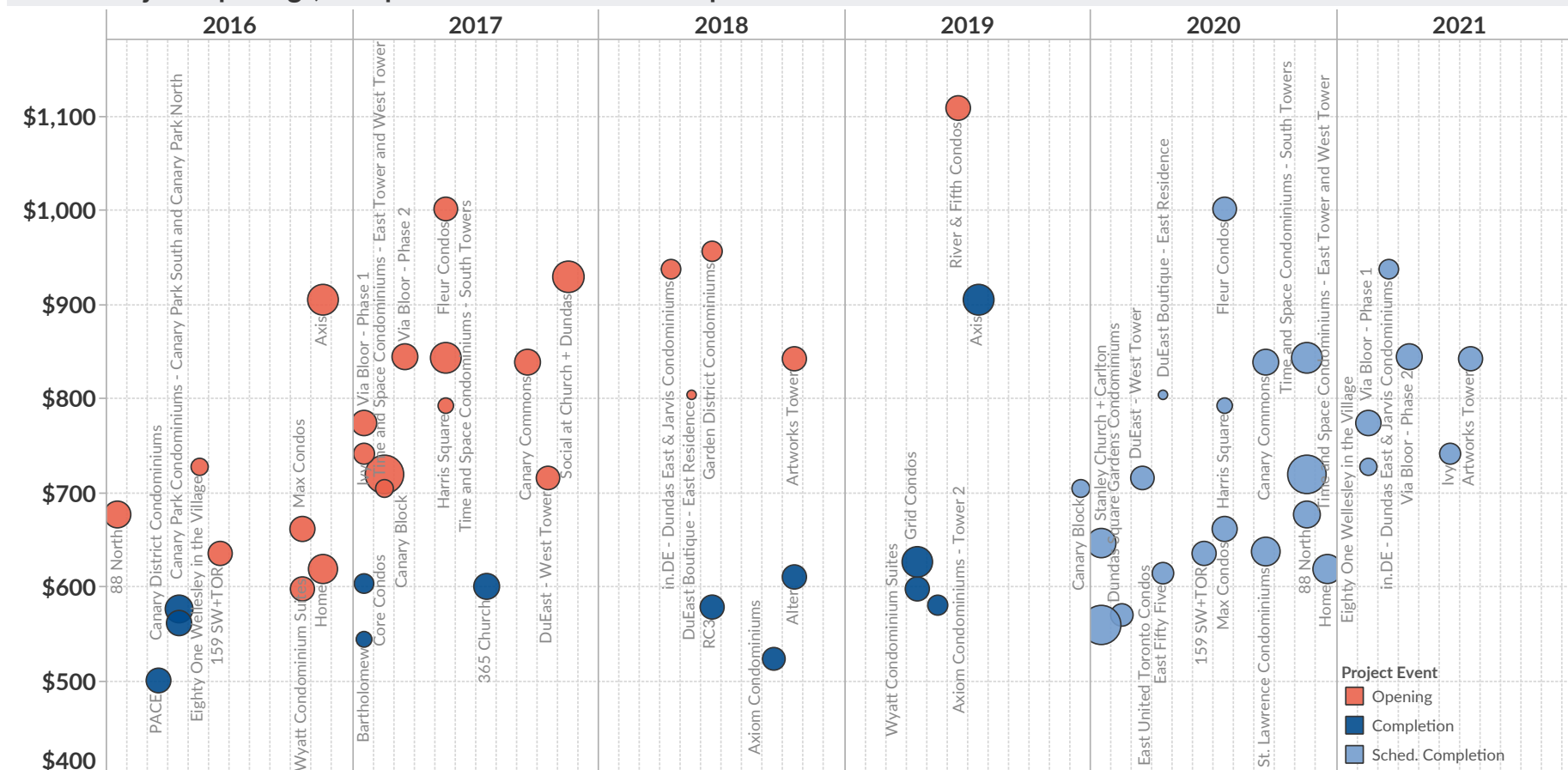
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	27	339
Total Units	16,345	179,893
Min. Floor Space Index	0.0	0.0
Max. Floor Space Index	29.5	34.1
Avg. Floor Space Index	9.2	5.9

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

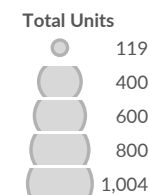


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/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.



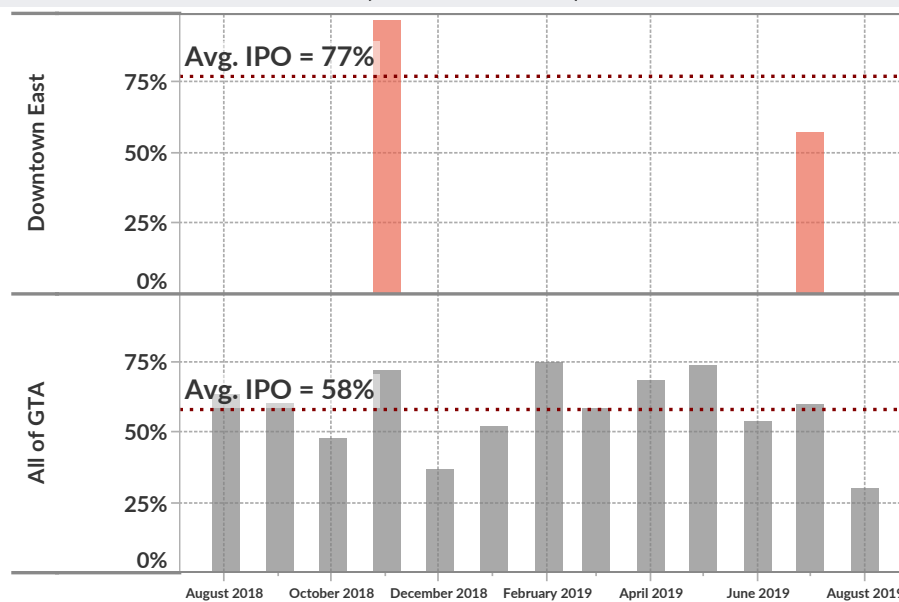
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Project Data by Unit Type

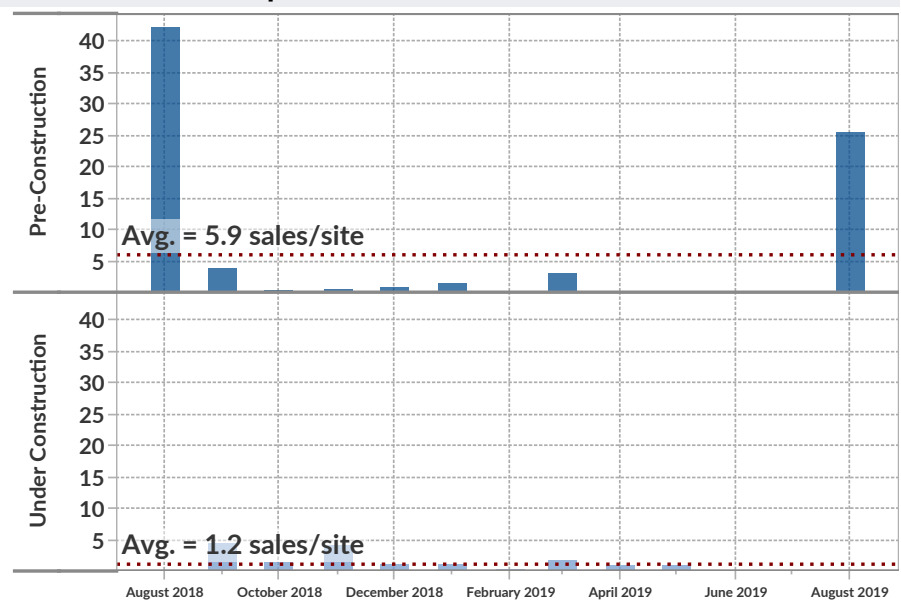
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	257	1	252	5
1 Bedroom	1,425	7	1,300	125
1 Bedroom + Den	1,558	37	1,500	58
2 Bedroom	1,248	9	1,157	91
2 Bedroom + Den	369	4	319	50
3 Bedroom & Up	509	1	388	121
Penthouse	24	2	17	7
Other	5	0	5	0

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,156	347	437	\$373,000	\$508,990
\$1,071	430	719	\$398,000	\$631,990
\$1,076	532	974	\$527,000	\$1,042,990
\$1,056	646	1,798	\$590,000	\$1,540,000
\$1,048	754	1,508	\$645,900	\$1,500,000
\$952	834	1,553	\$771,000	\$1,550,000
\$997	1,307	3,106	\$1,020,900	\$3,106,000

IPO Launch Performance (first 2 months)

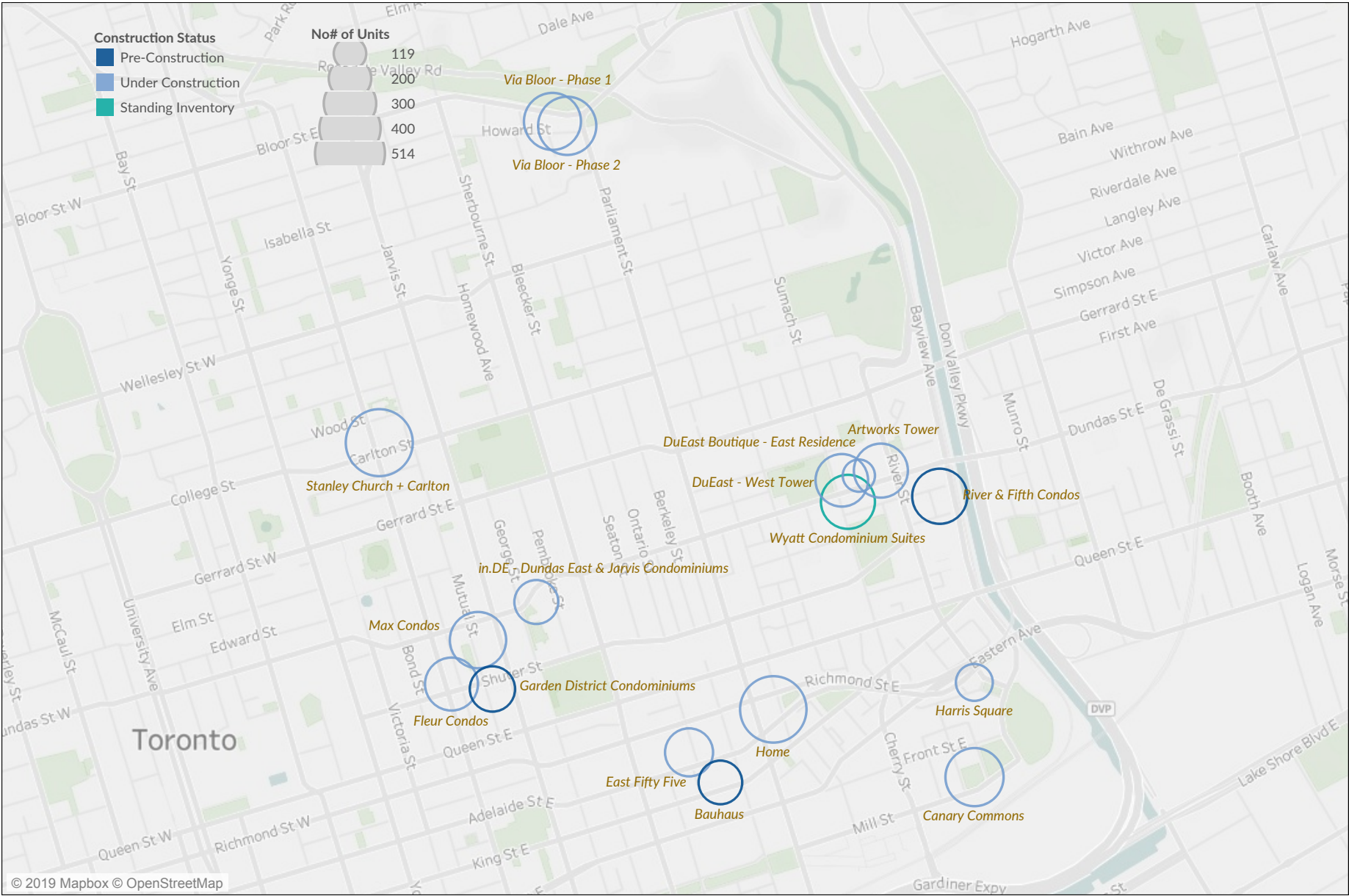


Post Launch Absorption: Downtown East



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Current Active Projects



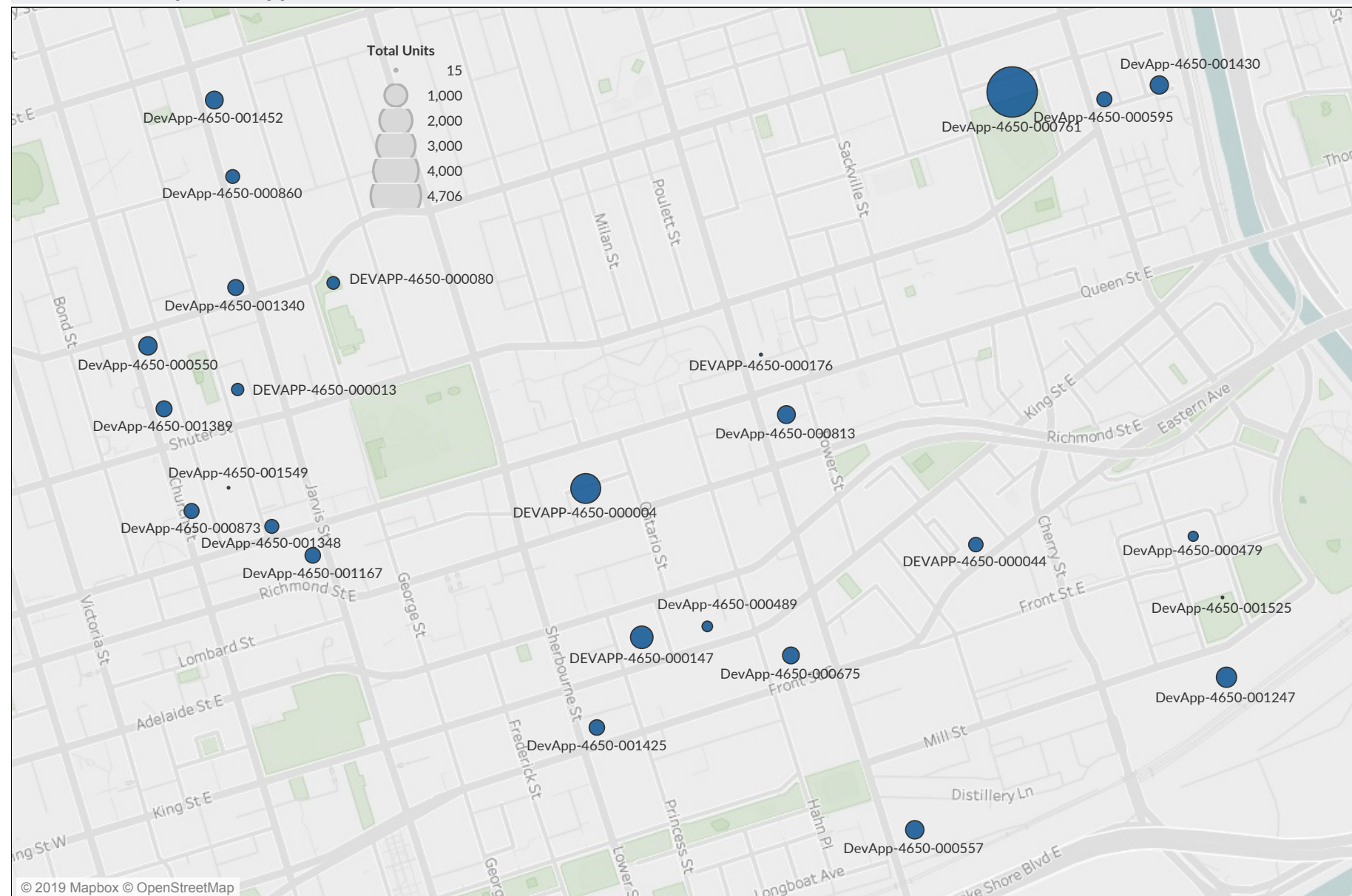
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Artworks Tower - Daniels Corporation	Apartment	July 2021	0	8	0	334	\$843	\$777
Bauhaus - Lamb Development Corp.	Apartment	September 2021	0	0	116	218	\$0	\$0
Canary Commons - DREAM	Apartment	September 2020	0	2	19	387	\$839	\$876
DuEast - West Tower - Daniels Corporation	Apartment	March 2020	0	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	July 2020	2	7	6	156	\$793	\$1,014
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	8	11	9	363	\$662	\$1,082
River & Fifth Condos - Broccolini	Apartment	May 2023	51	245	103	348	\$1,109	\$1,088
Stanley Church + Carlton - Tribute Communities	Apartment	January 2020	0	2	23	514	\$647	\$1,141
Via Bloor - Phase 1 - Tridel	Apartment	February 2021	0	0	15	372	\$775	\$878
Via Bloor - Phase 2 - Tridel	Apartment	April 2021	0	1	9	388	\$845	\$910
Wyatt Condominium Suites - Daniels Corporation	Apartment	April 2019	0	1	3	334	\$598	\$774

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Current Development Applications



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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-4650-000479	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	8.8	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	21.9	464
DevApp-4650-001425	33 Sherbourne Street	15.4	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	

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	10	15	4,989	4,759	230	\$2,228	1,726	\$3,846,448	6,419
Central Waterfront	19	13	5,943	5,445	498	\$1,403	1,068	\$1,498,387	18,503
Don Mills - York Mills	34	11	3,149	2,691	458	\$937	1,047	\$981,060	6,357
Downtown Core	27	9	4,638	3,968	670	\$1,476	661	\$975,972	12,541
Downtown East	61	17	5,395	4,938	457	\$1,012	842	\$852,502	16,345
Downtown West	116	28	9,864	8,750	1,114	\$1,377	862	\$1,186,883	16,163
Etobicoke Waterfront	3	4	1,985	1,893	92	\$1,110	817	\$907,259	2,841
Highway7 - Yonge	8	6	1,467	1,120	347	\$653	919	\$600,406	.
Mississauga City Centre	64	11	6,105	5,562	543	\$814	852	\$694,210	.
North Toronto	91	10	3,036	2,507	529	\$1,158	749	\$867,213	9,287
North Yonge Corridor	31	6	1,953	1,791	162	\$1,012	816	\$826,042	3,872
North York East	2	2	527	501	26	\$941	1,021	\$960,092	2,080
North York West	37	10	2,191	1,829	362	\$830	1,075	\$891,870	9,698
Not Applicable	382	153	27,207	22,258	4,949	\$732	932	\$681,769	59,789
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,252	768	\$1,033	814	\$841,074	5,334
Thornhill	4	1	389	386	3	\$780	958	\$747,567	.
Toronto East	13	15	1,740	1,590	150	\$1,018	998	\$1,016,139	2,287
Toronto West	46	13	2,298	1,607	691	\$1,035	903	\$933,772	10,753
Yonge - St. Clair	4	7	995	965	30	\$1,386	1,612	\$2,234,330	1,840

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