



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of August 2019



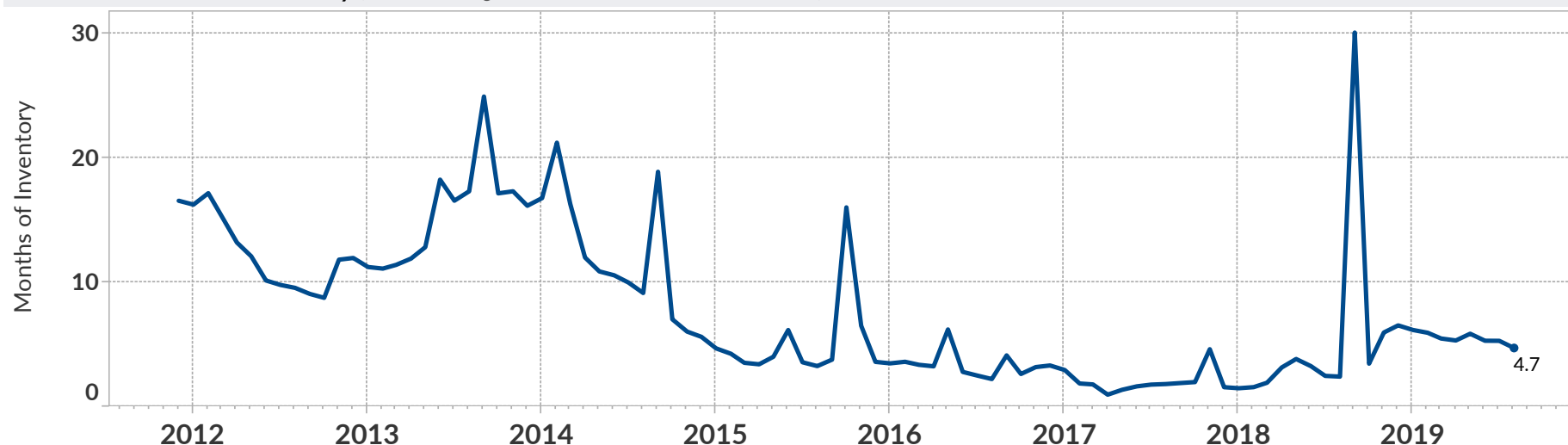
Toronto East Submarket Report - August 2019



Toronto East		GTA
Active Projects	15	345
Total Units	1,740	87,891
Total Sales	1,590	75,812
Rem. Inv.	150	12,079
Avg. \$/SF	\$1,018	\$991
Avg. SF	998	916
Avg. \$	\$1,016,139	\$907,368
Current Month Sales (incl. active & sold out)	13	961

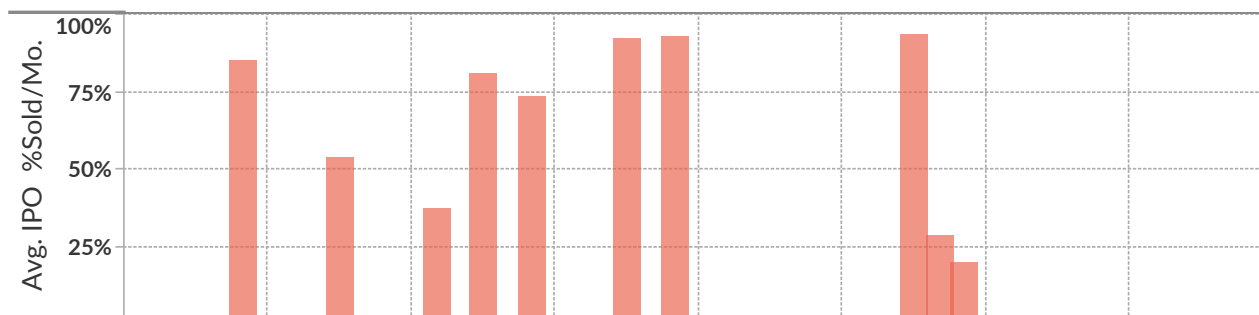
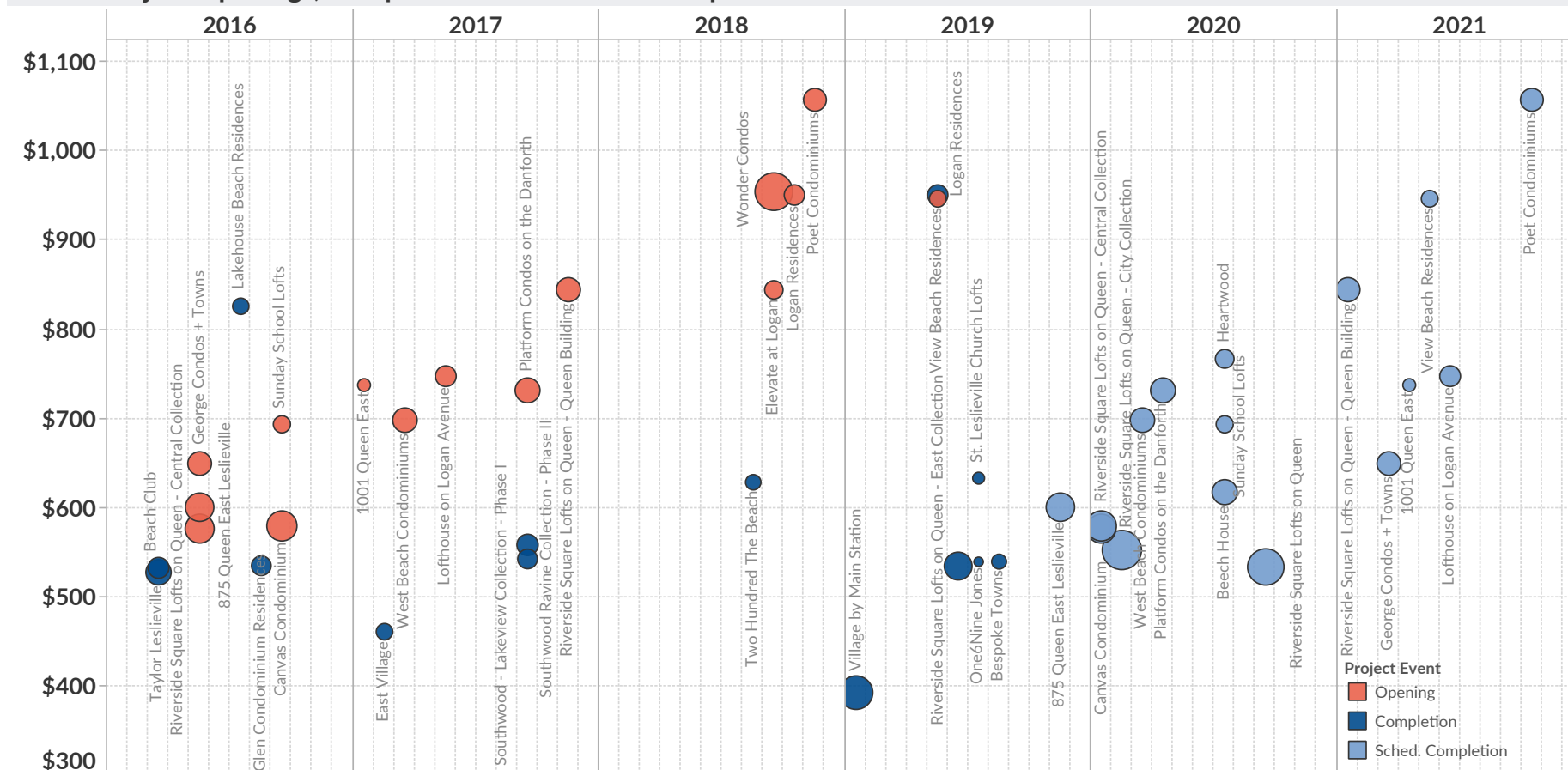
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	10	339
Total Units	2,287	179,893
Min. Floor Space Index	1.0	0.0
Max. Floor Space Index	11.4	34.1
Avg. Floor Space Index	3.9	5.9

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

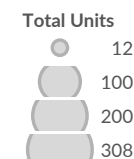


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Recent Project Openings, Completions & Scheduled Completions



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.



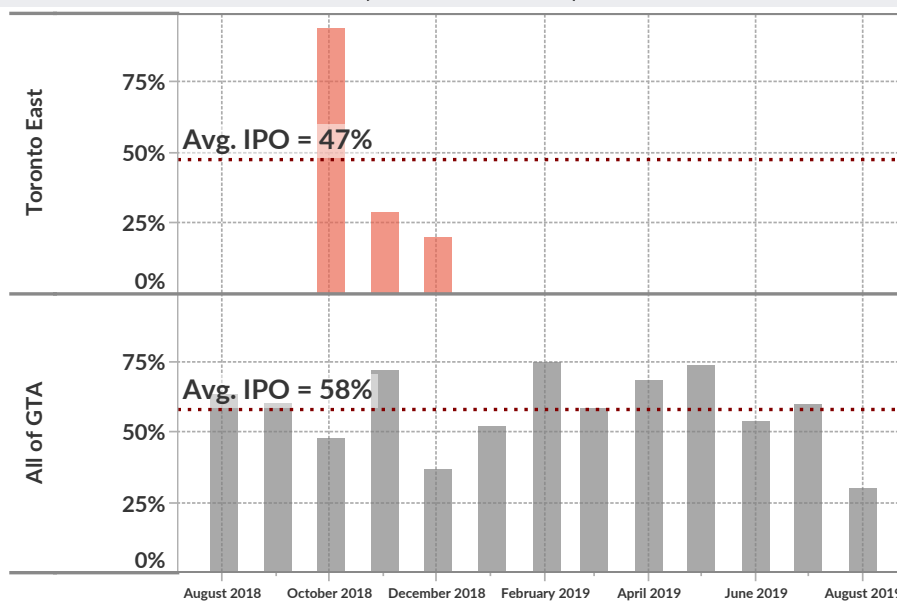
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Project Data by Unit Type

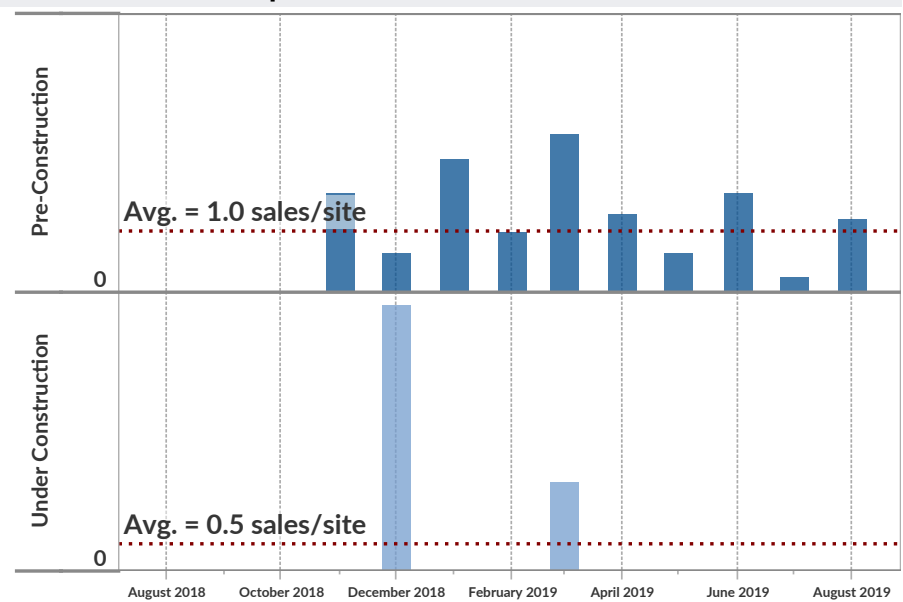
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14		14	0
1 Bedroom	366	1	358	8
1 Bedroom + Den	416	6	391	25
2 Bedroom	559	1	528	31
2 Bedroom + Den	209	1	172	37
3 Bedroom & Up	81	1	66	15
Penthouse	49	0	31	18
Other	46	3	30	16

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$948	470	715	\$239,900	\$799,990
\$973	535	1,235	\$518,900	\$1,150,000
\$1,029	615	1,299	\$339,900	\$1,319,990
\$990	735	1,522	\$413,900	\$2,300,000
\$836	1,095	1,830	\$749,900	\$2,100,000
\$1,293	495	2,609	\$645,990	\$3,652,600
\$1,019	708	1,744	\$899,900	\$1,449,900

IPO Launch Performance (first 2 months)

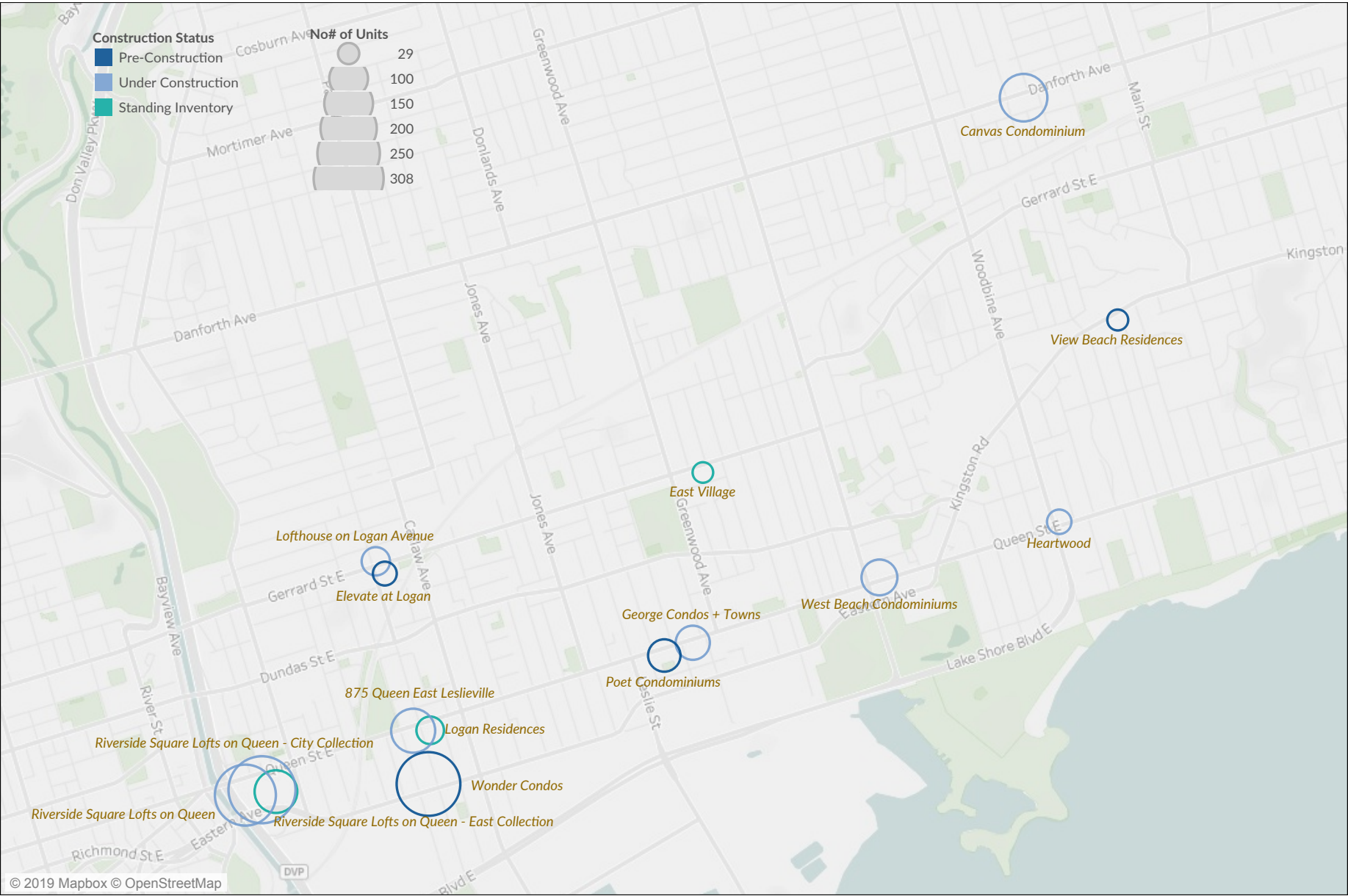


Post Launch Absorption: Toronto East



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Current Active Projects



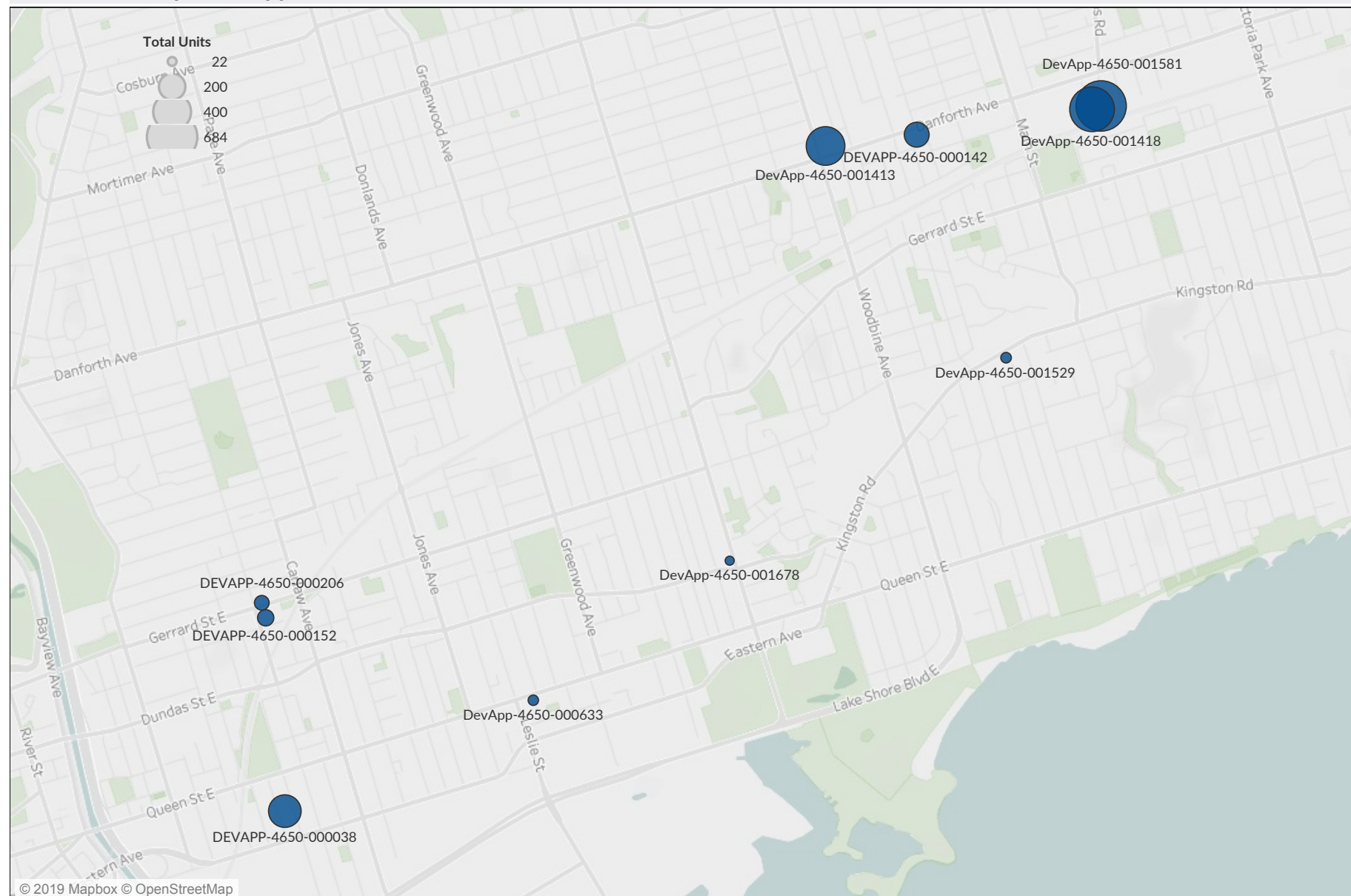
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Current Active Project List

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	January 2020	0	0	5	155	\$580	\$883
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	4	17	16	39	\$845	\$887
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	\$1,060
Logan Residences - Daniels Corporation	Apartment	May 2019	7	20	8	52	\$951	\$982
Poet Condominiums - Fieldgate Homes	Apartment	October 2021	1	14	42	72	\$1,058	\$1,209
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
View Beach Residences - Condoman Developments	Apartment	May 2021	0	0	30	30	\$947	\$947
West Beach Condominiums - Marlin Spring	Apartment	March 2020	1	2	4	88	\$699	\$1,046
Wonder Condos - Graywood Developments and Alterra	Apartment	November 2022	0	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-4650-000142	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-4650-001413	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-4650-001678	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	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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