



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of September 2019



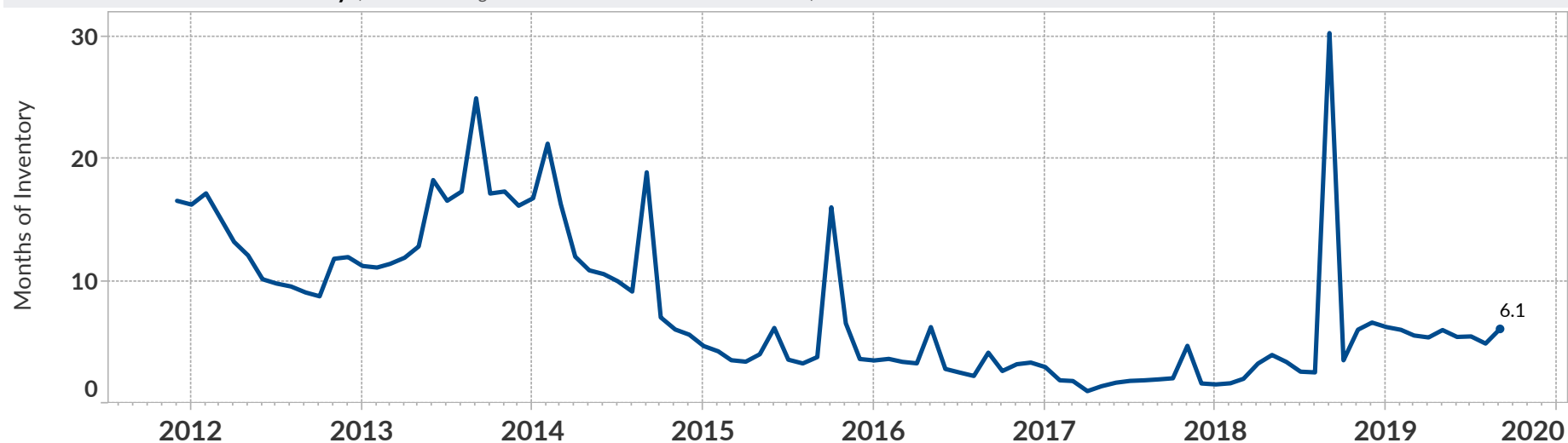
Toronto East Submarket Report - September 2019



Toronto East		GTA
Active Projects	16	349
Total Units	2,141	92,732
Total Sales	1,791	75,071
Rem. Inv.	294	13,715
Avg. \$/SF	\$965	\$1,011
Avg. SF	895	903
Avg. \$	\$863,106	\$913,157
Current Month Sales (incl. active & sold out)		2,107

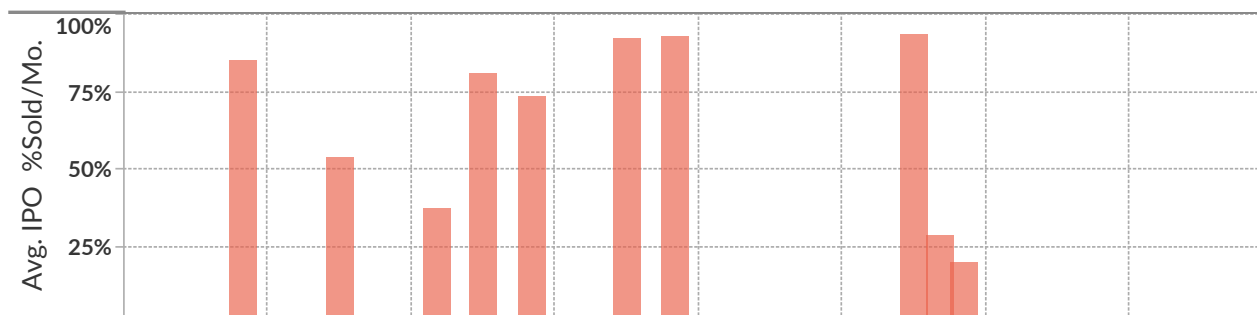
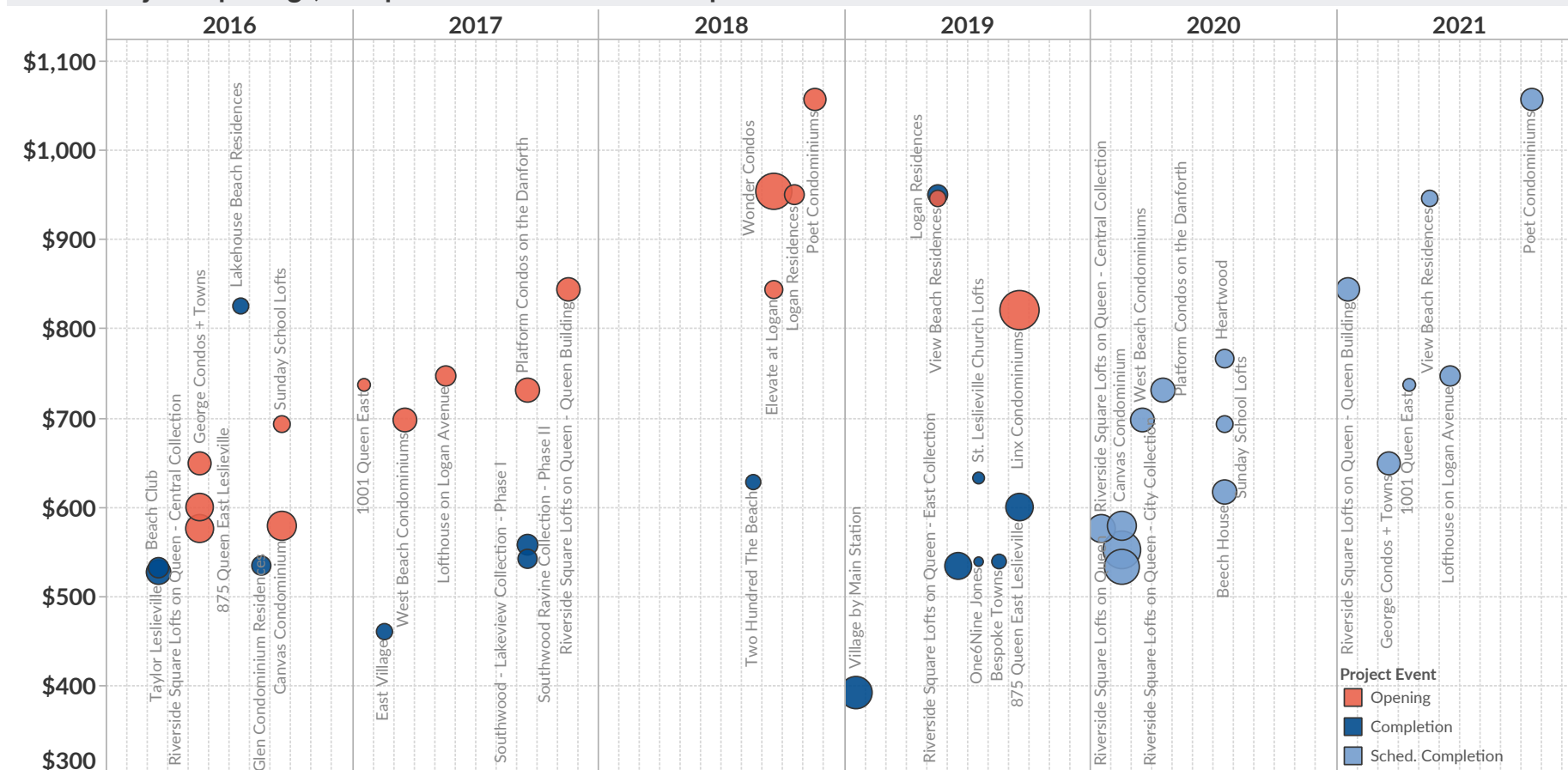
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	12	368
Total Units	2,460	192,605
Min. Floor Space Index	1.0	0.0
Max. Floor Space Index	11.4	34.1
Avg. Floor Space Index	3.9	6.2

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

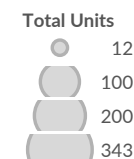


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Recent Project Openings, Completions & Scheduled Completions



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.



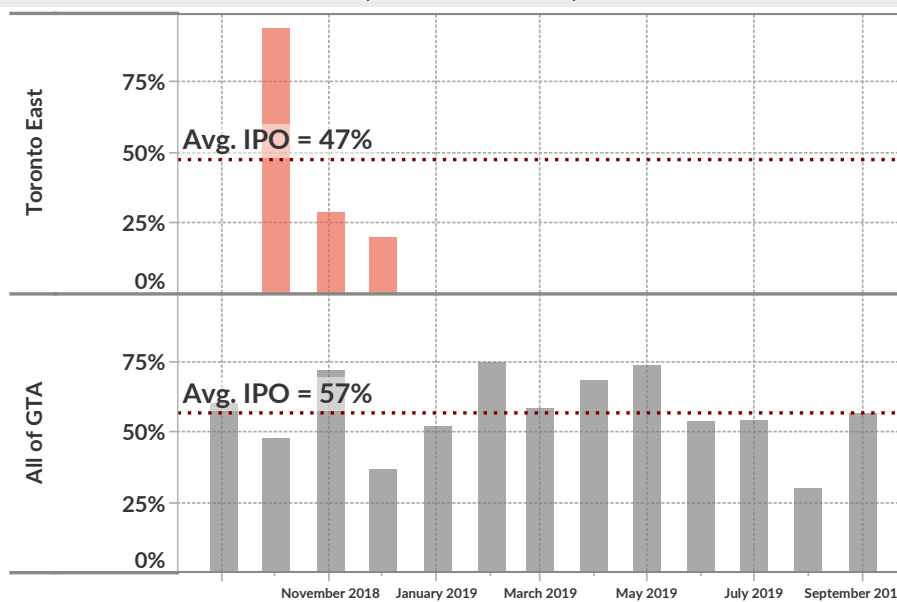
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Project Data by Unit Type

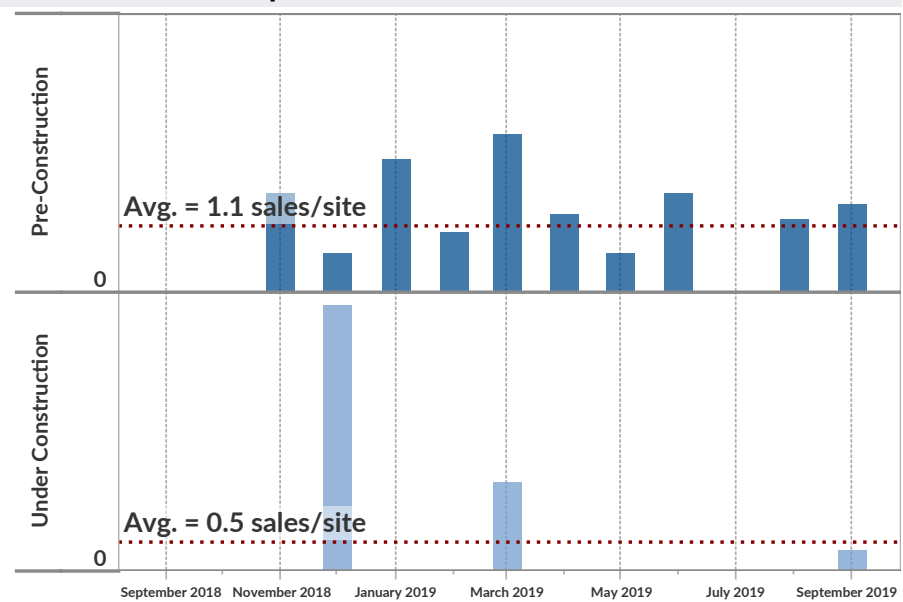
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14		14	0
1 Bedroom	482	86	443	39
1 Bedroom + Den	516	59	450	66
2 Bedroom	647	41	566	81
2 Bedroom + Den	219	5	180	39
3 Bedroom & Up	112	13	78	34
Penthouse	49	0	31	18
Other	46	0	29	17

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$932	470	715	\$239,900	\$743,990
\$901	495	1,235	\$518,900	\$1,110,000
\$946	615	1,299	\$339,900	\$1,175,600
\$977	735	1,220	\$413,900	\$1,217,990
\$845	910	1,830	\$749,900	\$1,428,760
\$1,280	843	2,609	\$901,900	\$3,652,600
\$1,064	708	1,744	\$903,900	\$2,200,900

IPO Launch Performance (first 2 months)

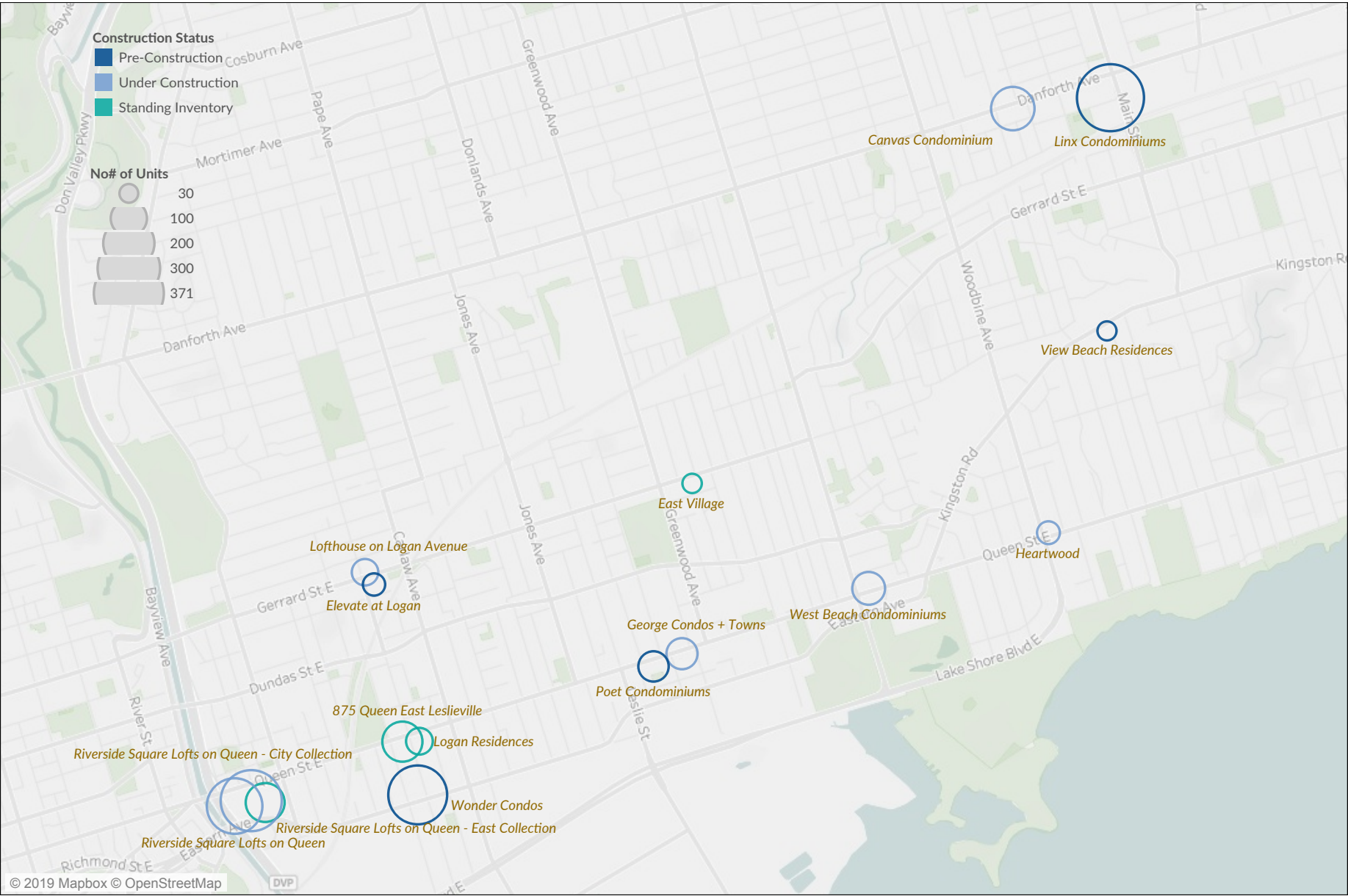


Post Launch Absorption: Toronto East



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Current Active Projects



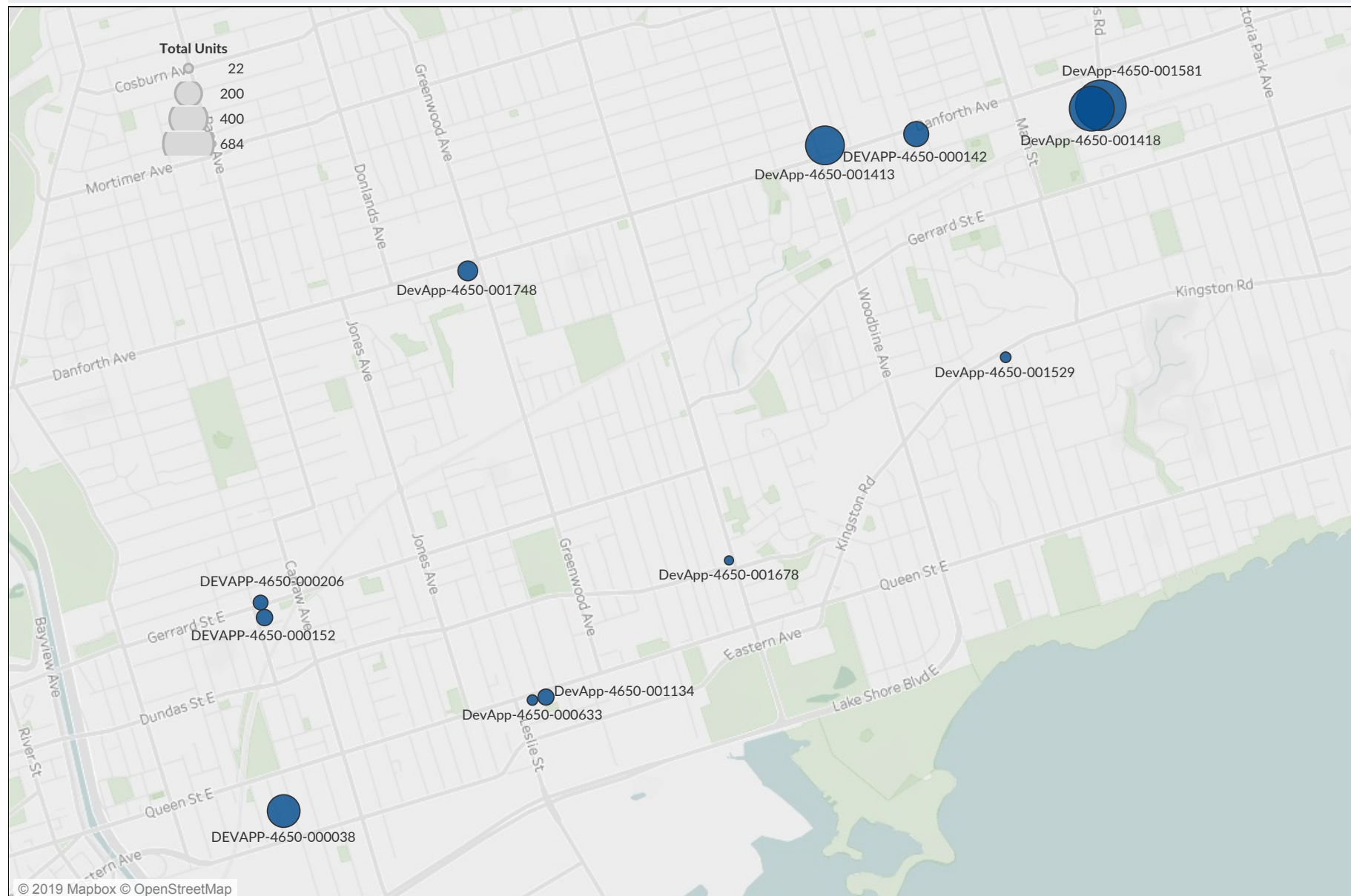
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Current Active Project List

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	September 2019	0	3	7	133	\$601	\$1,035
Canvas Condominium - Marlin Spring	Apartment	February 2020	0	0	5	156	\$580	\$883
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	2	19	14	41	\$845	\$916
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	1	1	14	43	\$767	\$1,102
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	May 2023	195	195	148	371	\$822	\$885
Lofthouse on Logan Avenue - Grid Developments	Loft	June 2021	0	2	4	58	\$748	\$1,060
Logan Residences - Daniels Corporation	Apartment	May 2019	2	22	6	59	\$951	\$988
Poet Condominiums - Fieldgate Homes	Apartment	October 2021	2	16	40	76	\$1,058	\$1,196
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	February 2020	0	0	6	255	\$534	\$541
View Beach Residences - Condoman Developments	Apartment	May 2021	0	0	30	30	\$947	\$941
West Beach Condominiums - Marlin Spring	Apartment	March 2020	0	2	4	89	\$699	\$1,046
Wonder Condos - Graywood Developments and Alterra	Apartment	November 2022	2	7	10	286	\$955	\$1,296

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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-4650-001134	1285 Queen Street East	6.4	69
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
DevApp-4650-001748	1177 Danforth Avenue	4.3	104

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	176	16	5,951	4,916	703	\$1,918	997	\$1,913,050	7,593
Central Waterfront	83	13	6,093	5,529	485	\$1,405	1,061	\$1,490,316	18,503
Don Mills - York Mills	19	11	3,254	2,714	424	\$929	1,034	\$960,159	6,805
Downtown Core	85	9	5,445	4,041	941	\$1,559	652	\$1,016,661	13,414
Downtown East	60	17	5,682	4,998	424	\$1,011	863	\$872,667	17,386
Downtown West	225	29	10,443	8,981	1,144	\$1,392	897	\$1,248,290	18,804
Etobicoke Waterfront	10	3	1,370	1,152	80	\$1,160	812	\$941,264	2,841
Highway7 - Yonge	1	6	1,535	1,121	346	\$652	916	\$597,307	.
Mississauga City Centre	72	12	6,555	5,635	631	\$819	839	\$687,102	.
North Toronto	59	10	2,858	2,083	689	\$1,199	770	\$923,043	8,590
North Yonge Corridor	3	6	2,057	1,793	160	\$1,022	820	\$838,490	3,872
North York East	1	2	528	502	25	\$942	1,023	\$964,400	2,056
North York West	36	11	2,268	1,865	371	\$876	1,069	\$936,610	9,645
Not Applicable	880	153	28,872	21,945	5,370	\$729	935	\$681,881	64,686
Scarborough City Centre									2,245
Sheppard Corridor	15	14	4,020	3,265	755	\$1,032	819	\$845,671	6,347
Thornhill	3								.
Toronto East	204	16	2,141	1,791	294	\$965	895	\$863,106	2,460
Toronto West	64	13	2,368	1,664	684	\$1,020	928	\$946,548	12,077
Yonge - St. Clair	111	8	1,292	1,076	189	\$1,405	1,668	\$2,343,763	2,190

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