



Greater Toronto Area  
Toronto East

New Homes High Rise Submarket Report  
Data as of November 2019



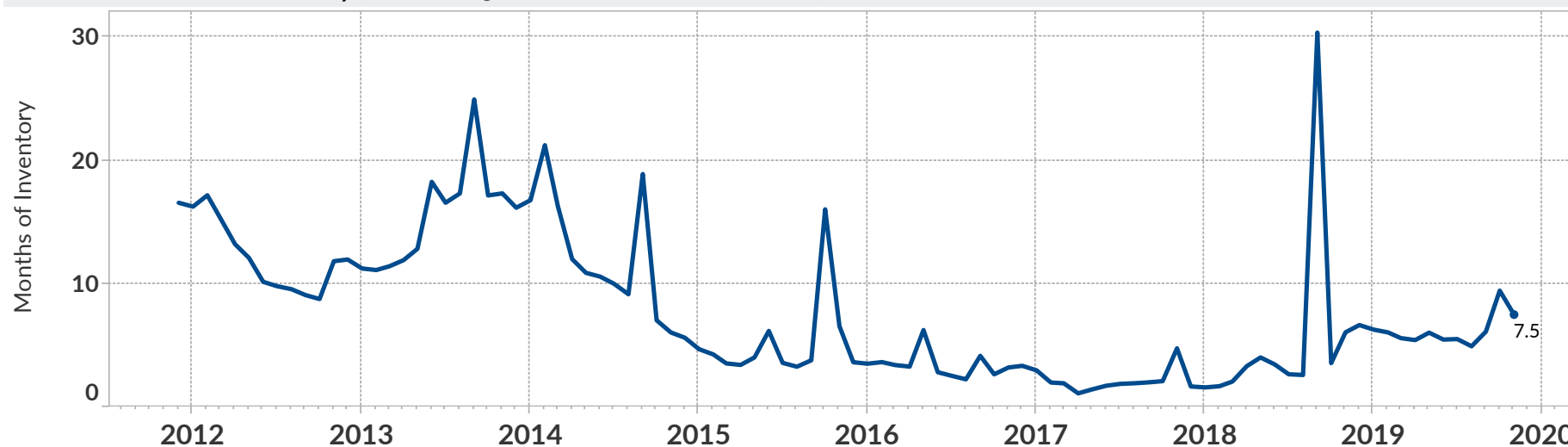
# Toronto East Submarket Report - November 2019



| Toronto East                                  |           | GTA       |
|-----------------------------------------------|-----------|-----------|
| Active Projects                               | 14        | 368       |
| Total Units                                   | 1,763     | 95,673    |
| Total Sales                                   | 1,482     | 78,197    |
| Rem. Inv.                                     | 223       | 14,396    |
| Avg. \$/SF                                    | \$988     | \$1,029   |
| Avg. SF                                       | 921       | 901       |
| Avg. \$                                       | \$909,908 | \$927,150 |
| Current Month Sales (incl. active & sold out) | 49        | 3,564     |

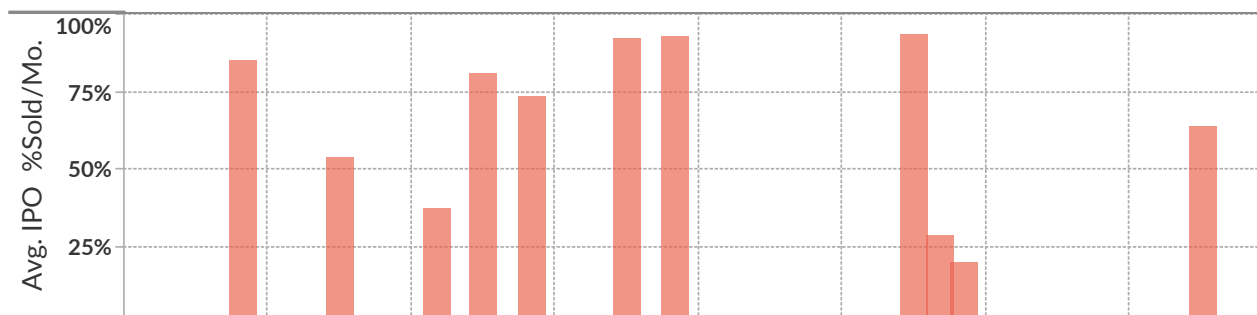
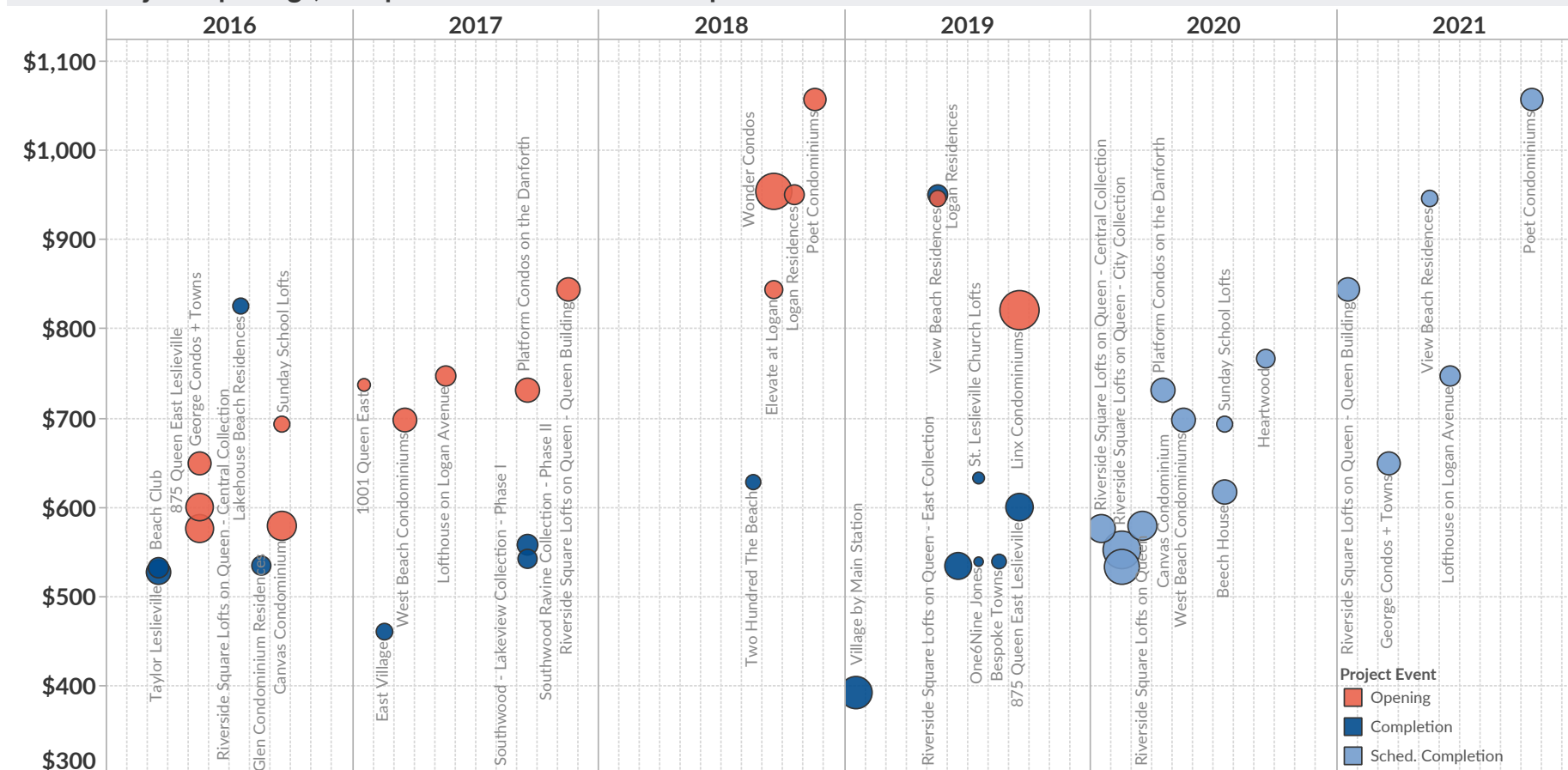
| Development Applications |       |                 |
|--------------------------|-------|-----------------|
| Toronto East             |       | City of Toronto |
| Number of Dev. Apps.     | 13    | 396             |
| Total Units              | 3,456 | 213,970         |
| Min. Floor Space Index   | 1.0   | 0.1             |
| Max. Floor Space Index   | 9.5   | 44.5            |
| Avg. Floor Space Index   | 3.8   | 6.2             |

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

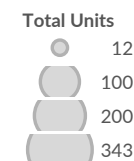


# Toronto East Submarket Report - November 2019

## 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.



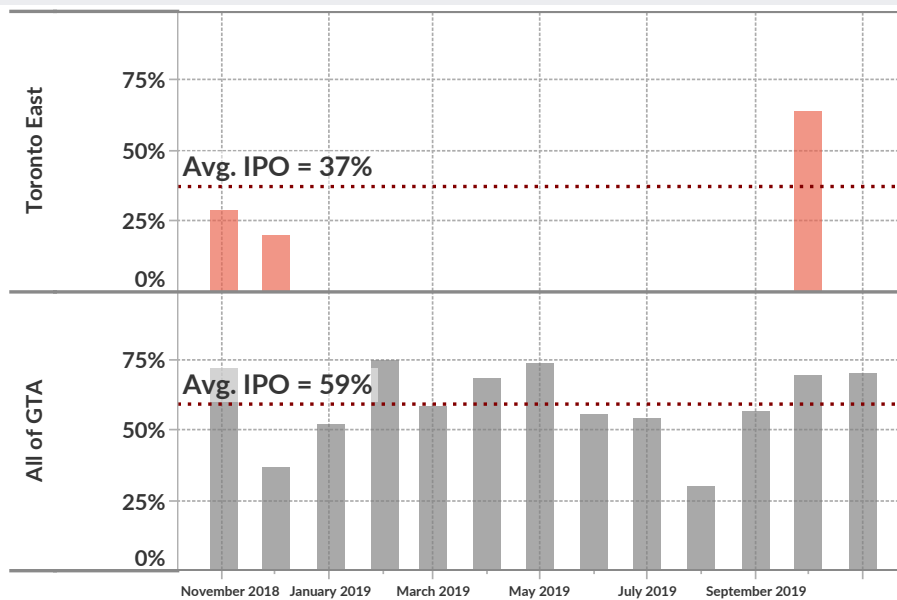
# Toronto East Submarket Report - November 2019

## Project Data by Unit Type

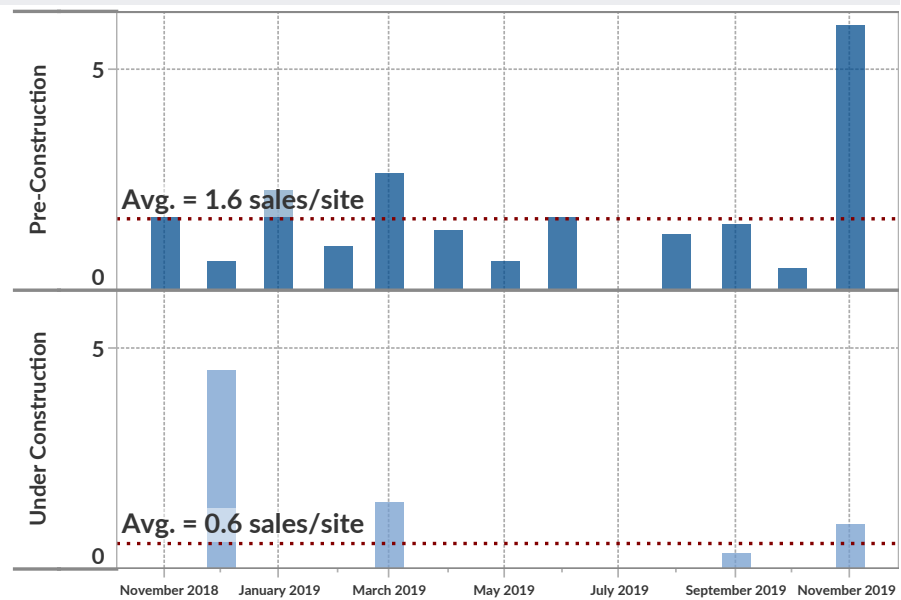
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 10          |                     | 10          | 0         |
| 1 Bedroom       | 385         | 8                   | 367         | 18        |
| 1 Bedroom + Den | 424         | 9                   | 376         | 48        |
| 2 Bedroom       | 535         | 7                   | 464         | 71        |
| 2 Bedroom + Den | 142         | 10                  | 115         | 27        |
| 3 Bedroom & Up  | 106         | 4                   | 82          | 24        |
| Penthouse       | 56          | 1                   | 39          | 17        |
| Other           | 47          | 0                   | 29          | 18        |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$977      | 498             | 715              | \$525,990        | \$743,990         |
| \$892      | 589             | 1,235            | \$518,900        | \$1,110,000       |
| \$965      | 650             | 1,299            | \$642,900        | \$1,175,600       |
| \$972      | 680             | 1,230            | \$741,990        | \$1,175,990       |
| \$906      | 910             | 1,553            | \$834,990        | \$1,428,760       |
| \$1,275    | 670             | 2,609            | \$813,990        | \$3,652,600       |
| \$1,066    | 708             | 1,744            | \$903,900        | \$2,200,900       |

## IPO Launch Performance (first 2 months)

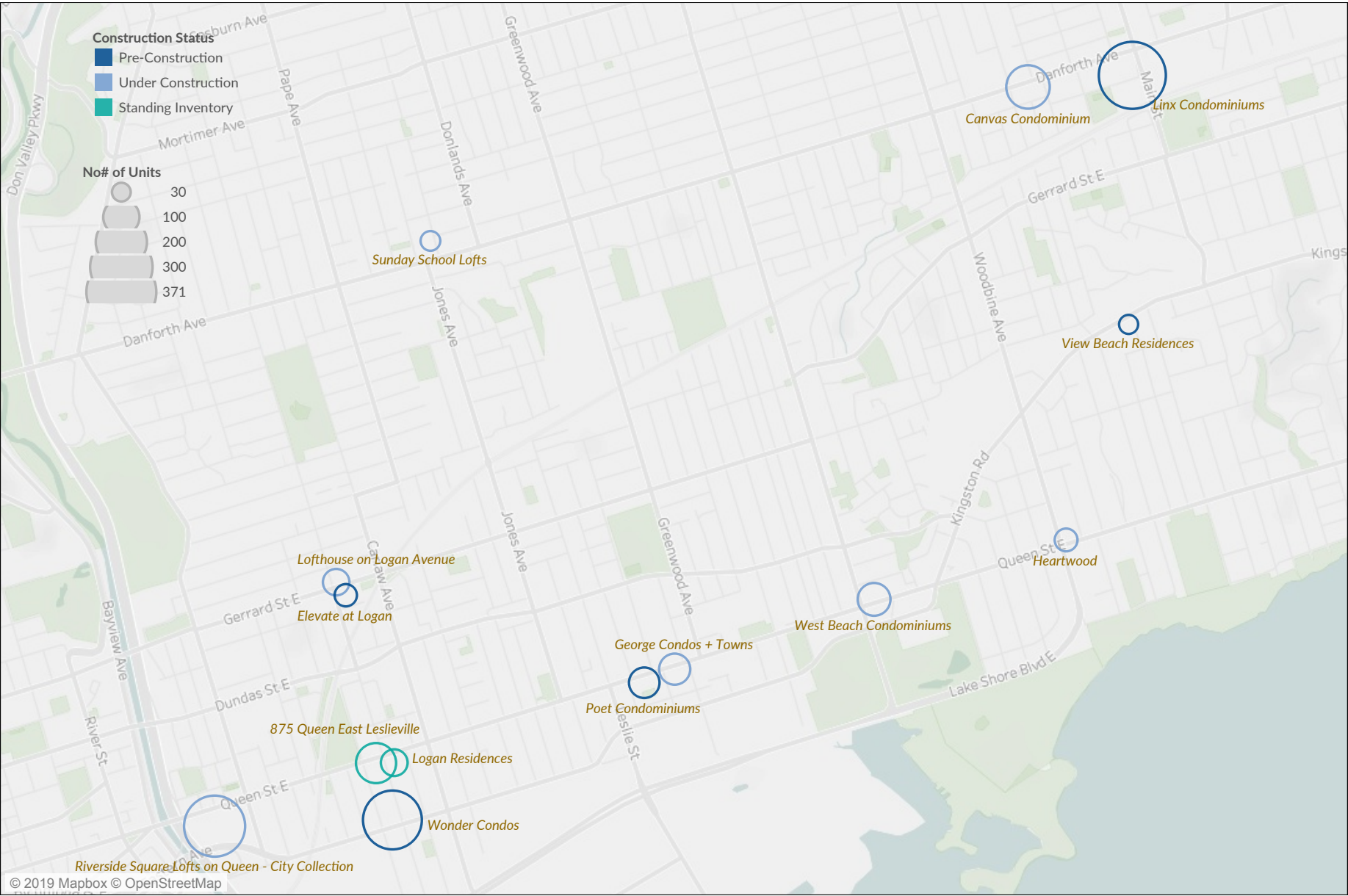


## Post Launch Absorption: Toronto East



# Toronto East Submarket Report - November 2019

## Current Active Projects



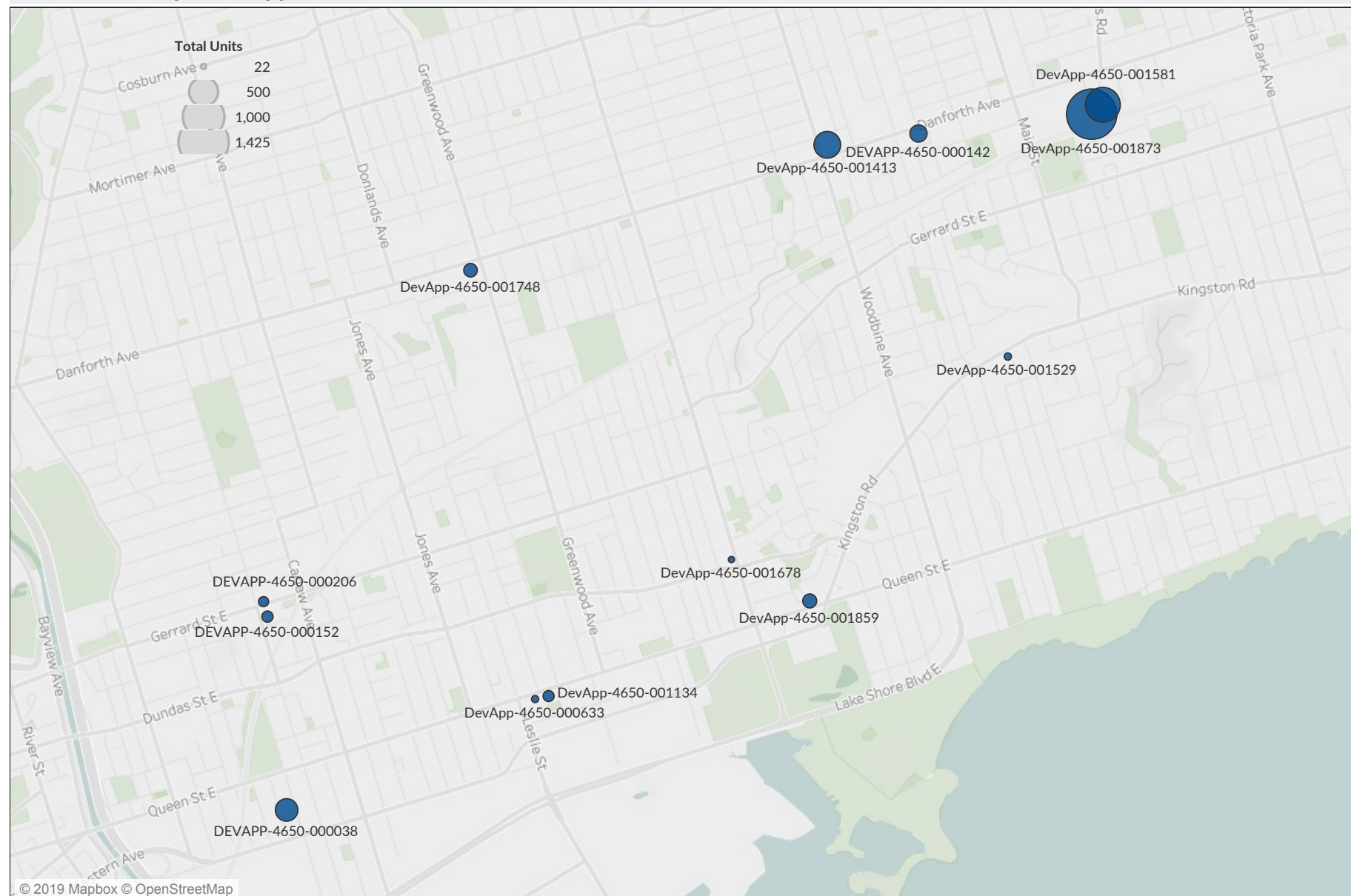
# Toronto East Submarket Report - November 2019

## 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 |
|------------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 875 Queen East Leslieville - Harhay Construction Managemen..     | Apartment    | September 2019          | 0                   | 3   | 7         | 133         | \$601          | \$1,035     |
| Canvas Condominium - Marlin Spring                               | Apartment    | March 2020              | 0                   | 0   | 5         | 156         | \$580          | \$883       |
| Elevate at Logan - Kaleido Developments Inc.                     | Stacked      | April 2022              | 0                   | 20  | 13        | 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    | September 2020          | 1                   | 2   | 14        | 43          | \$767          | \$1,102     |
| Linx Condominiums - Tribute Communities and Greybrook Re..       | Apartment    | May 2023                | 16                  | 234 | 109       | 371         | \$822          | \$890       |
| Lofthouse on Logan Avenue - GRID Developments                    | Loft         | June 2021               | 0                   | 2   | 4         | 58          | \$748          | \$1,060     |
| Logan Residences - Daniels Corporation                           | Apartment    | May 2019                | 6                   | 28  | 0         | 59          | \$951          | \$988       |
| Poet Condominiums - Fieldgate Homes                              | Apartment    | October 2021            | 14                  | 31  | 26        | 77          | \$1,058        | \$1,238     |
| Riverside Square Lofts on Queen - City Collection - Streetcar .. | Loft         | February 2020           | 2                   | 2   | 0         | 308         | \$553          | \$548       |
| Sunday School Lofts - GRID Developments                          | Loft         | July 2020               | 0                   | 0   | 0         | 32          | \$694          | \$805       |
| View Beach Residences - Condoman Developments                    | Apartment    | May 2021                | 0                   | 0   | 30        | 30          | \$947          | \$941       |
| West Beach Condominiums - Marlin Spring                          | Apartment    | May 2020                | 0                   | 3   | 3         | 89          | \$699          | \$1,069     |
| Wonder Condos - Graywood Developments and Alterra                | Apartment    | November 2022           | 0                   | 7   | 10        | 286         | \$955          | \$1,296     |

# Toronto East Submarket Report - November 2019

## Current Development Applications



## Toronto East Submarket Report - November 2019

### 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-4650-001529 | 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         |
| DevApp-4650-001859 | 1684 Queen Street East        | 3.3               | 110         |
| DevApp-4650-001873 | 6 Dawes Road                  | 8.1               | 1,425       |

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.

# Toronto East Submarket Report - November 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       | 54                  | 14                          | 5,086       | 4,446       | 345       | \$2,109    | 1,303   | \$2,746,965 | 9,129       |
| Central Waterfront      | 35                  | 13                          | 6,642       | 5,228       | 1,402     | \$1,409    | 996     | \$1,403,588 | 18,503      |
| Don Mills - York Mills  | 36                  | 11                          | 3,366       | 2,814       | 419       | \$959      | 1,049   | \$1,005,825 | 7,441       |
| Downtown Core           | 74                  | 8                           | 4,457       | 3,556       | 717       | \$1,540    | 665     | \$1,024,439 | 15,193      |
| Downtown East           | 374                 | 19                          | 6,559       | 5,436       | 941       | \$1,204    | 739     | \$889,725   | 17,959      |
| Downtown West           | 109                 | 31                          | 10,473      | 8,751       | 1,392     | \$1,393    | 843     | \$1,174,333 | 18,595      |
| Etobicoke Waterfront    | 2                   | 4                           | 2,121       | 1,901       | 82        | \$1,160    | 821     | \$951,809   | 10,287      |
| Highway7 - Yonge        | 108                 | 8                           | 1,862       | 1,295       | 352       | \$654      | 1,128   | \$738,172   | .           |
| Mississauga City Centre | 80                  | 12                          | 6,571       | 6,044       | 461       | \$806      | 901     | \$725,832   | .           |
| North Toronto           | 123                 | 9                           | 2,412       | 1,871       | 455       | \$1,213    | 815     | \$988,984   | 9,738       |
| North Yonge Corridor    | 6                   | 5                           | 1,622       | 1,366       | 152       | \$1,118    | 773     | \$864,489   | 5,372       |
| North York East         | 4                   | 2                           | 528         | 508         | 19        | \$945      | 1,027   | \$970,295   | 2,056       |
| North York West         | 138                 | 11                          | 2,327       | 2,016       | 279       | \$899      | 1,137   | \$1,022,957 | 8,858       |
| Not Applicable          | 1,891               | 166                         | 31,043      | 24,499      | 5,423     | \$753      | 907     | \$683,698   | 68,414      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 2,245       |
| Sheppard Corridor       | 34                  | 14                          | 4,020       | 3,312       | 708       | \$1,073    | 827     | \$887,957   | 8,352       |
| Thornhill               | 233                 | 2                           | 736         | 554         | 182       | \$814      | 729     | \$593,314   | .           |
| Toronto East            | 49                  | 14                          | 1,763       | 1,482       | 223       | \$988      | 921     | \$909,908   | 3,456       |
| Toronto West            | 167                 | 16                          | 2,927       | 2,108       | 722       | \$1,046    | 915     | \$956,929   | 13,091      |
| Yonge - St. Clair       | 47                  | 9                           | 1,158       | 1,010       | 122       | \$1,458    | 1,576   | \$2,297,672 | 2,190       |

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