



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of November 2019



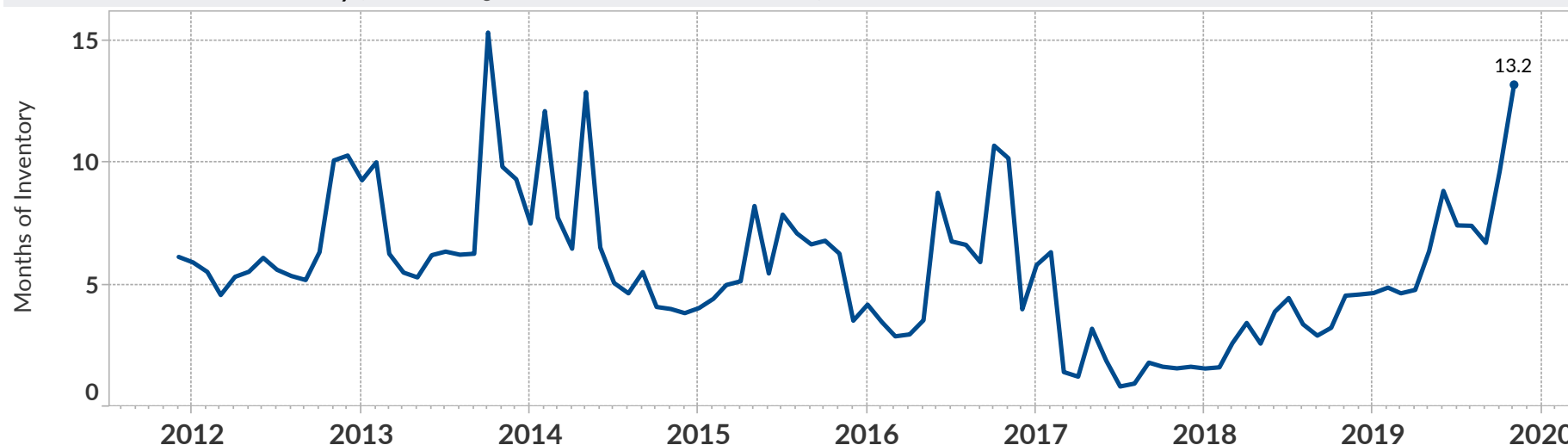
Downtown East Submarket Report - November 2019



Downtown East		GTA
Active Projects	19	368
Total Units	6,559	95,673
Total Sales	5,436	78,197
Rem. Inv.	941	14,396
Avg. \$/SF	\$1,204	\$1,029
Avg. SF	739	901
Avg. \$	\$889,725	\$927,150
Current Month Sales (incl. active & sold out)	374	3,564

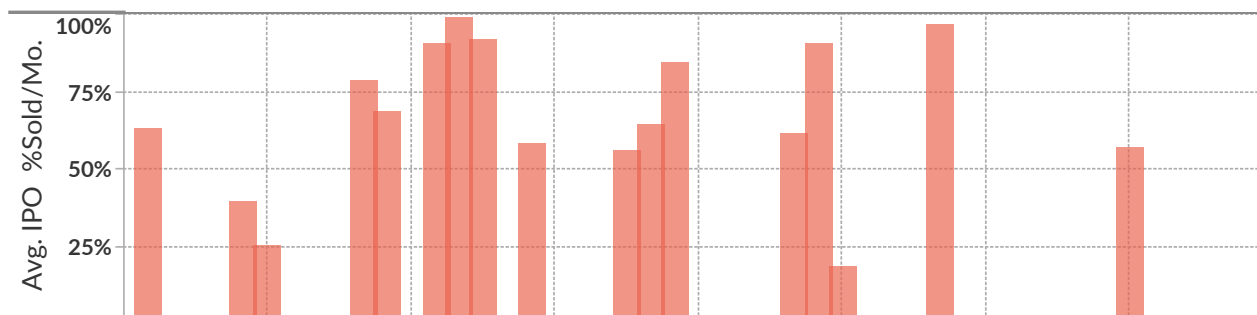
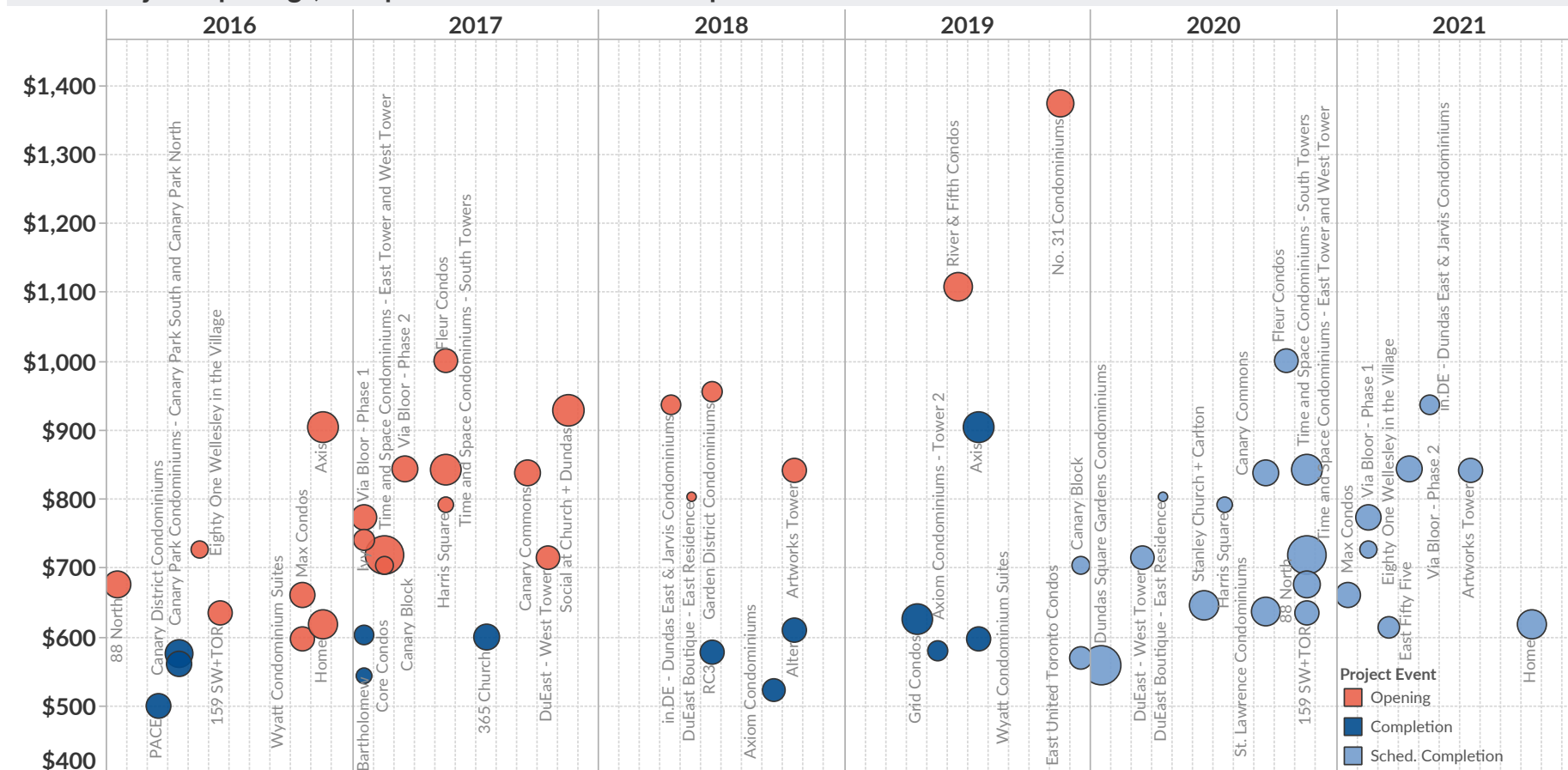
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	31	396
Total Units	17,959	213,970
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	44.5
Avg. Floor Space Index	9.3	6.2

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

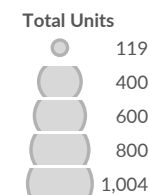


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/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.



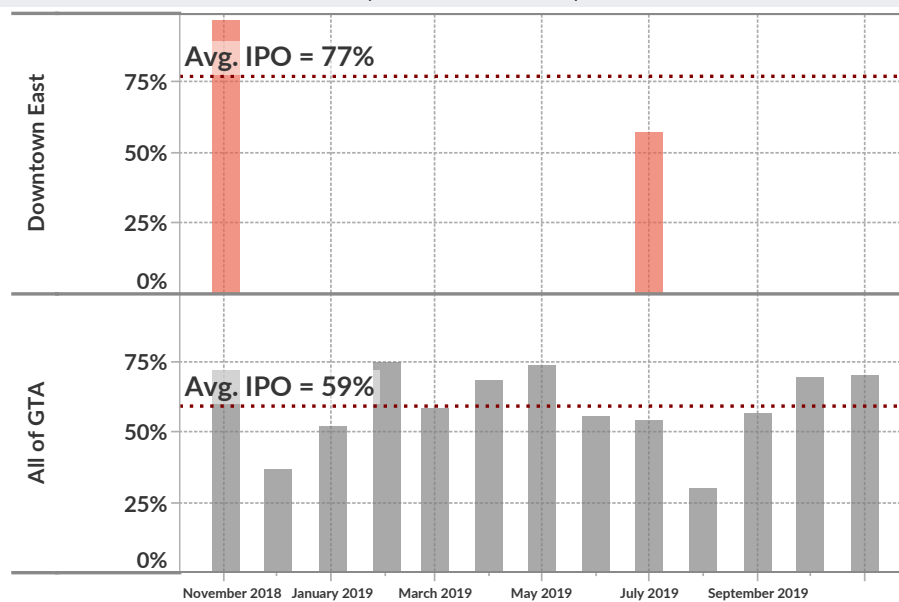
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Project Data by Unit Type

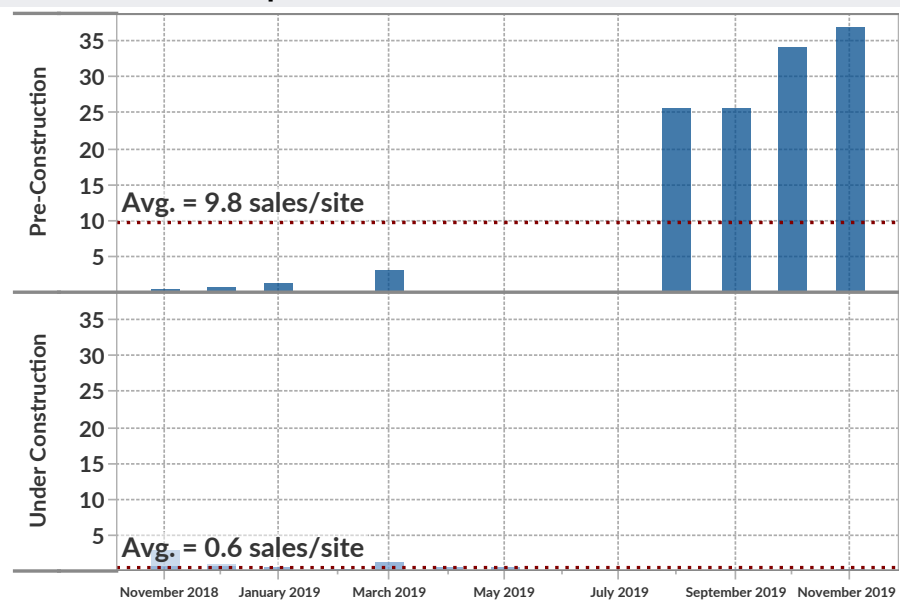
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	377	40	295	82
1 Bedroom	1,640	93	1,417	223
1 Bedroom + Den	1,769	134	1,682	87
2 Bedroom	1,566	56	1,230	336
2 Bedroom + Den	396	8	348	48
3 Bedroom & Up	600	42	441	159
Penthouse	24	1	18	6
Other	5	0	5	0

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,321	347	461	\$373,000	\$593,900
\$1,251	460	719	\$398,000	\$781,000
\$1,187	510	727	\$527,000	\$955,000
\$1,269	619	1,798	\$561,000	\$1,540,000
\$1,140	754	1,508	\$645,900	\$1,550,000
\$1,092	808	1,553	\$771,000	\$1,600,000
\$1,024	1,365	3,106	\$1,425,000	\$3,106,000

IPO Launch Performance (first 2 months)

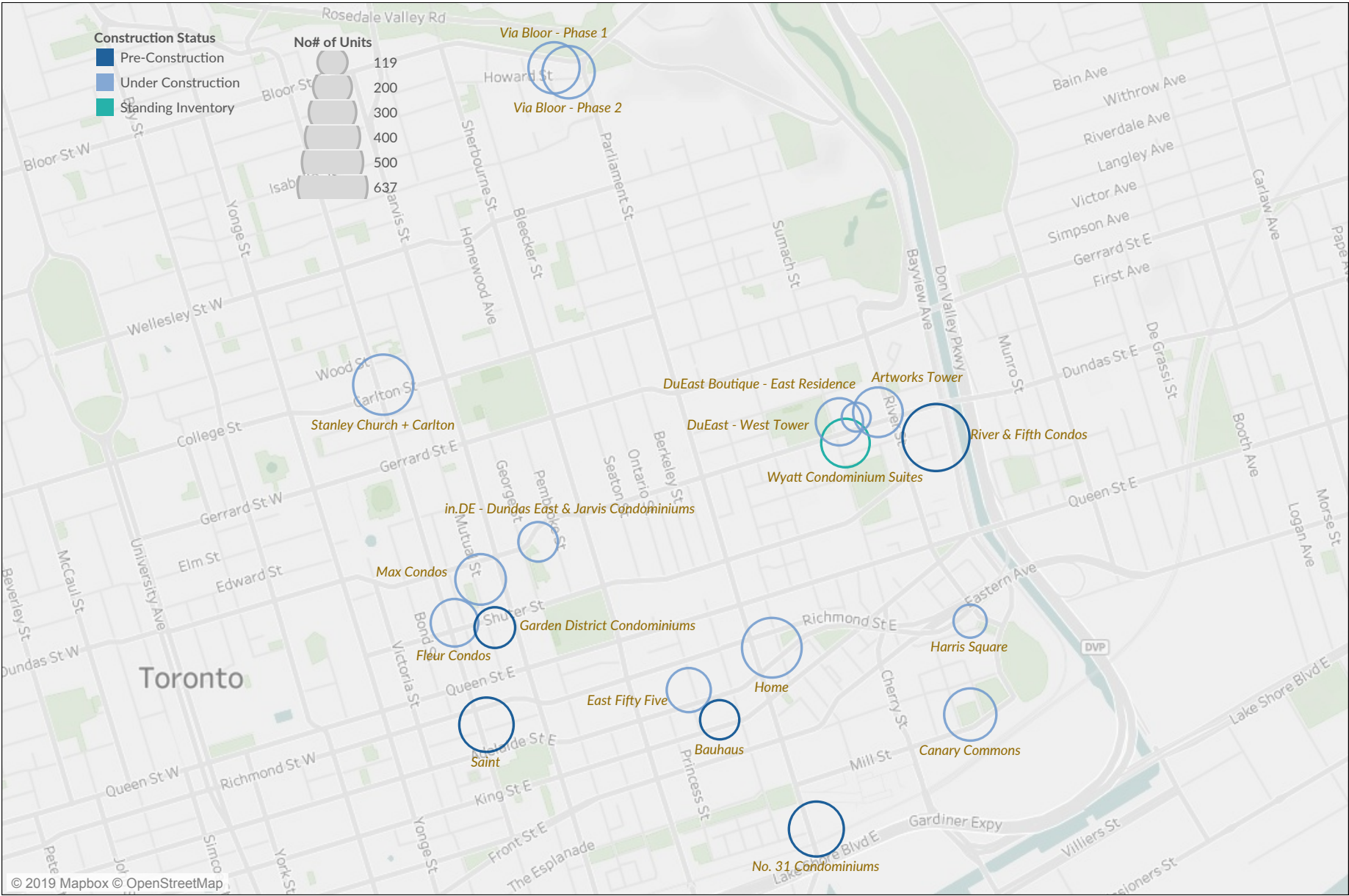


Post Launch Absorption: Downtown East



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Current Active Projects



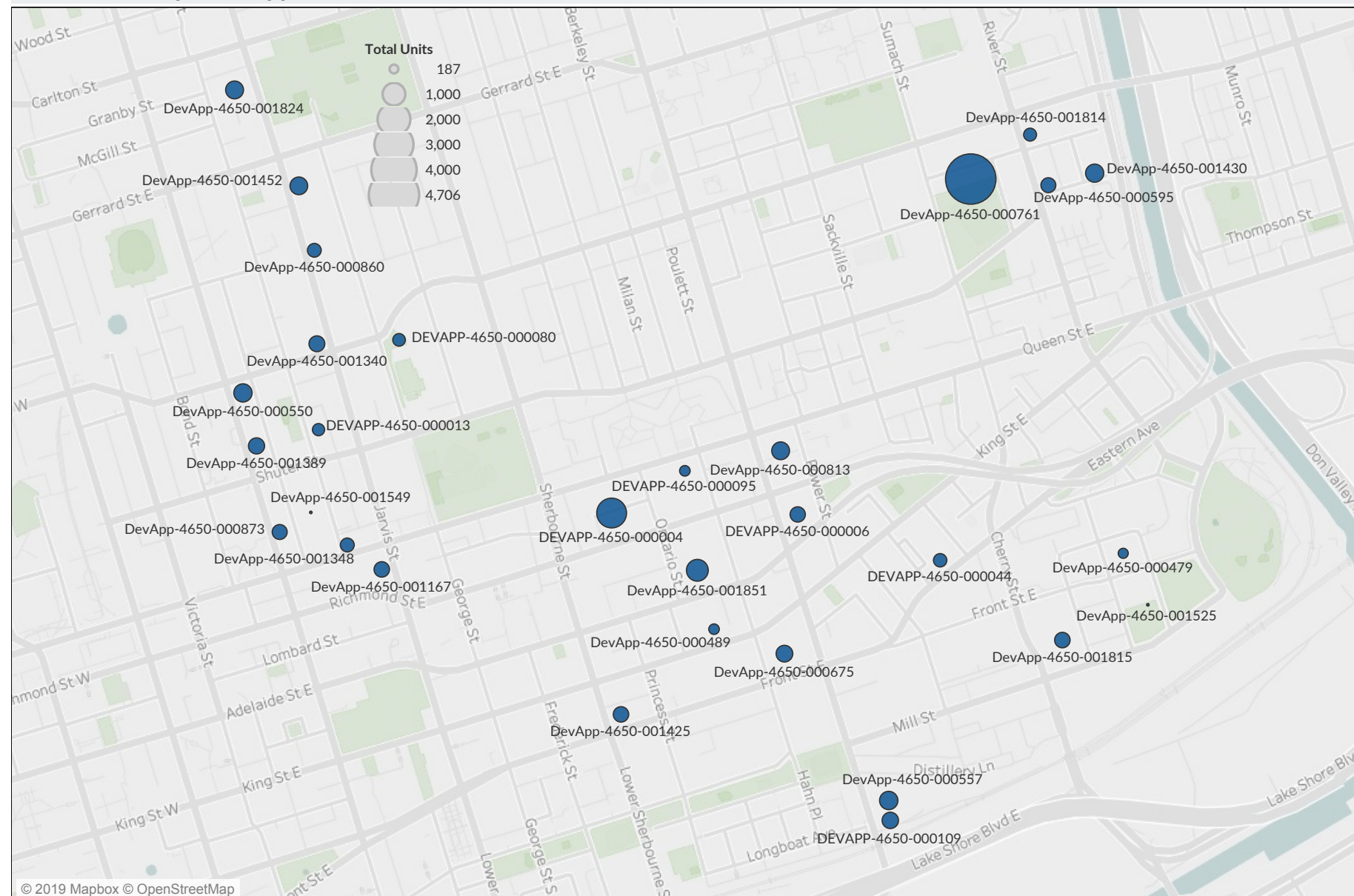
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Current Active Project List

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	349	\$843	\$777
Bauhaus - Lamb Development Corp.	Apartment	September 2022	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	3	7	4	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	March 2021	0	0	0	276	\$615	\$1,304
Fleur Condos - Menkes	Apartment	October 2020	2	48	17	321	\$1,002	\$1,302
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	0	9	10	235	\$957	\$1,020
Harris Square - Urban Capital Property Group	Apartment	July 2020	0	8	5	156	\$793	\$1,052
Home - Great Gulf and Hullmark Developments Limited	Apartment	October 2021	12	13	54	505	\$619	\$1,003
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	May 2021	1	9	38	222	\$938	\$1,150
Max Condos - Tribute Communities	Apartment	January 2021	0	11	9	363	\$662	\$1,108
No. 31 Condominiums - Lanterra Developments	Apartment	May 2024	0	0	428	428	\$1,375	\$1,337
River & Fifth Condos - Broccolini	Apartment	May 2023	74	437	46	637	\$1,109	\$1,215
Saint - Minto Developments	Apartment	October 2023	270	270	149	419	\$0	\$1,234
Stanley Church + Carlton - Tribute Communities	Apartment	June 2020	11	13	12	514	\$647	\$1,165
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	July 2019	1	2	2	334	\$598	\$770

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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-4650-000006	48 Power Street	9.3	431
DEVAPP-4650-000013	59 - 71 Mutual Street	20.6	275
DEVAPP-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street	10.2	331
DEVAPP-4650-000080	219 - 231 Dundas Street East	10.9	295
DEVAPP-4650-000095	301 - 317 Queen Street East	12.3	206
DEVAPP-4650-000109	31 Parliament Street	14.6	495
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	20.5	440
DevApp-4650-001340	202 Jarvis Street	13.3	464
DevApp-4650-001348	90 Queen Street East	24.0	356
DevApp-4650-001389	193 Church Street	21.1	482
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	
DevApp-4650-001814	111 River Street	15.4	309
DevApp-4650-001815	409 Front Street East		443
DevApp-4650-001824	308 Jarvis Street	10.4	590
DevApp-4650-001851	49 Ontario Street	11.0	881

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	• 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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