



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of December 2019



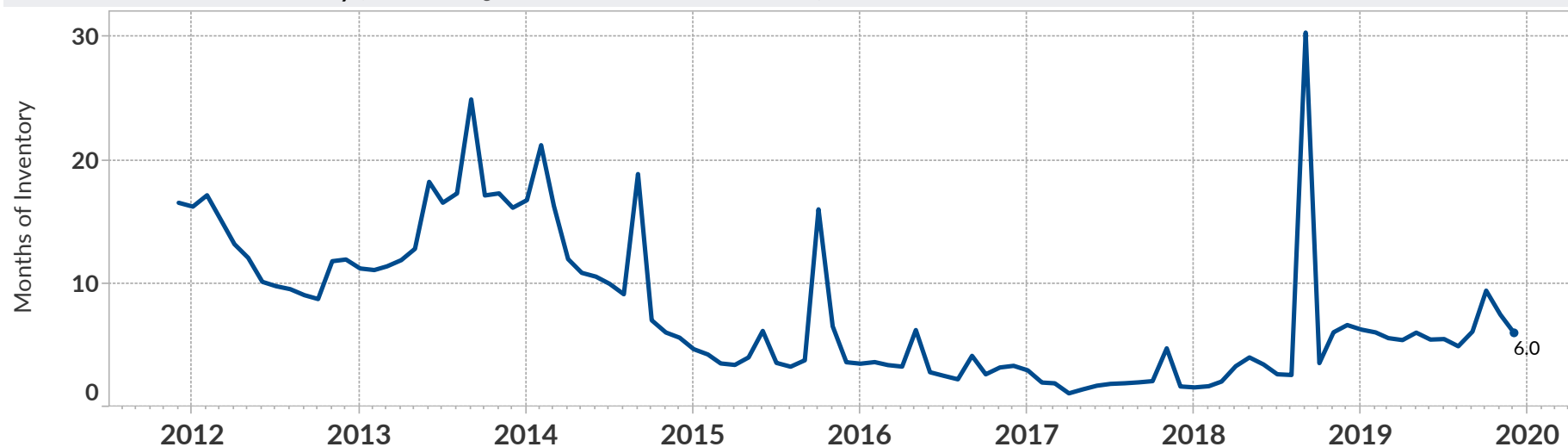
Toronto East Submarket Report - December 2019



Toronto East		GTA
Active Projects	12	355
Total Units	1,395	93,377
Total Sales	1,154	77,895
Rem. Inv.	191	12,280
Avg. \$/SF	\$1,011	\$1,055
Avg. SF	915	930
Avg. \$	\$924,465	\$980,872
Current Month Sales (incl. active & sold out)	39	1,871

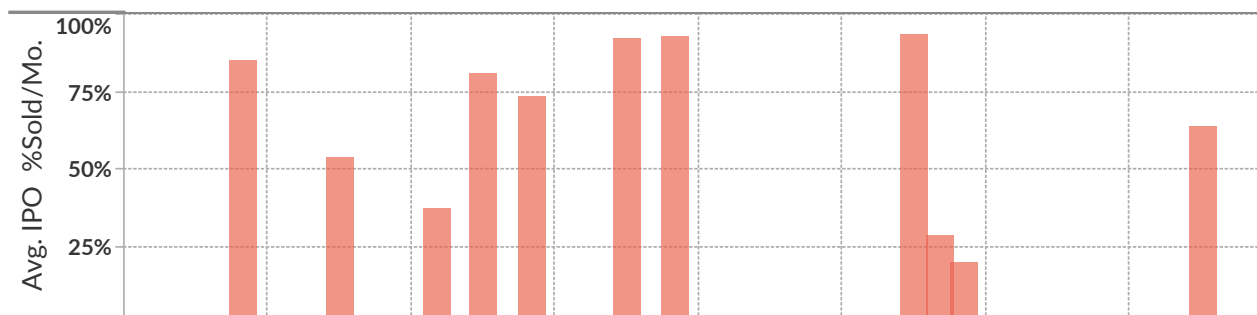
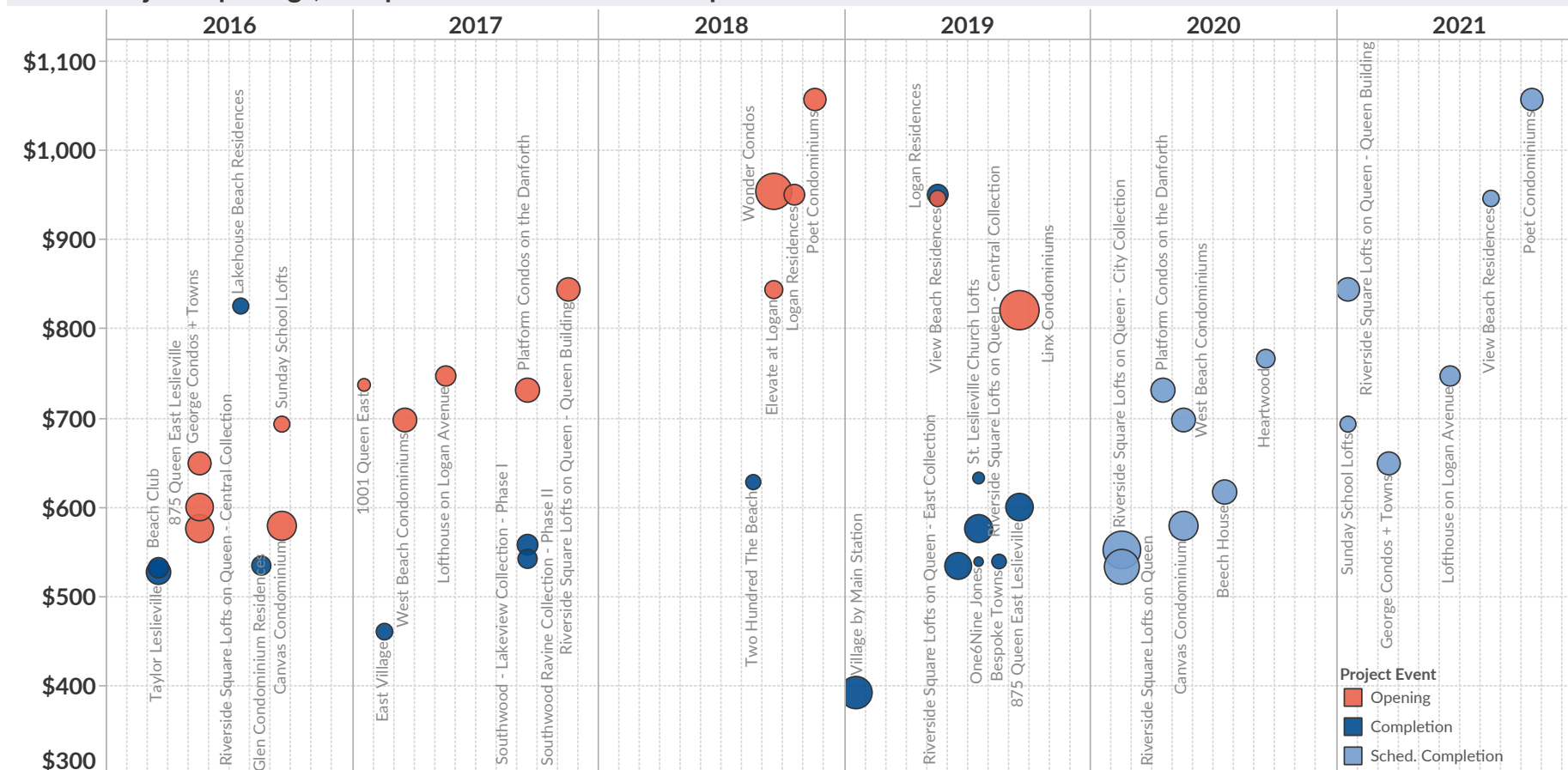
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	13	375
Total Units	3,735	202,805
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	9.5	44.5
Avg. Floor Space Index	4.1	6.2

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

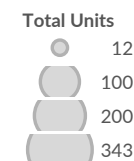


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Recent Project Openings, Completions & Scheduled Completions



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.



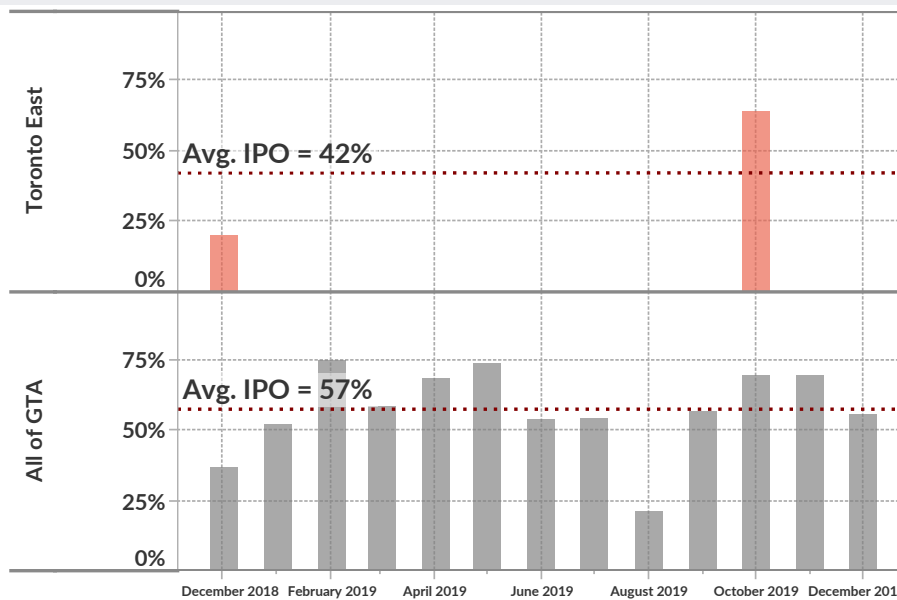
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Project Data by Unit Type

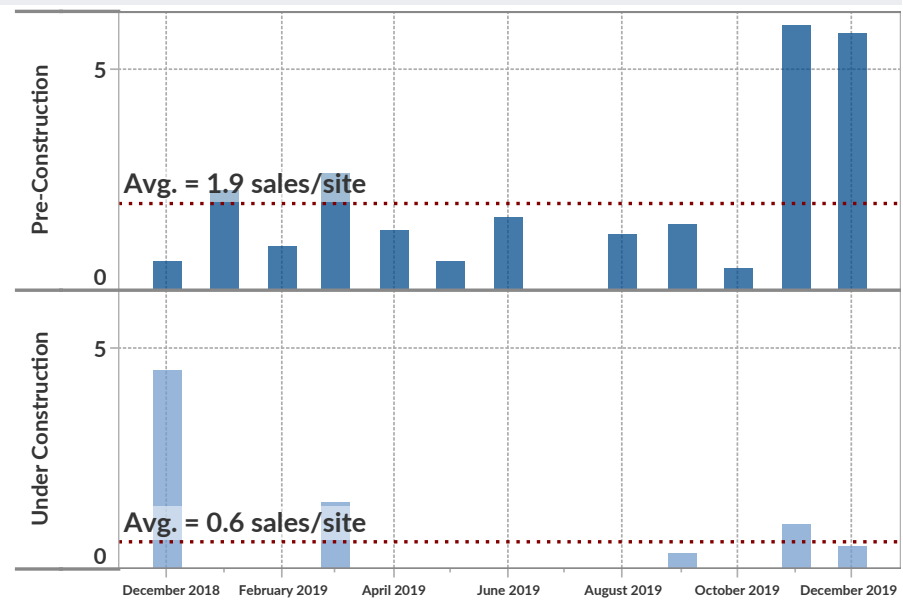
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1		1	0
1 Bedroom	279	4	265	14
1 Bedroom + Den	372	9	333	39
2 Bedroom	377	9	315	62
2 Bedroom + Den	138	1	112	26
3 Bedroom & Up	81	6	63	18
Penthouse	56	0	39	17
Other	41	3	26	15

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,000	498	715	\$535,990	\$743,990
\$899	621	1,238	\$562,990	\$1,100,000
\$979	650	1,299	\$642,900	\$1,225,600
\$971	680	1,264	\$763,990	\$1,175,990
\$934	901	1,149	\$804,990	\$1,130,060
\$1,275	670	2,609	\$813,990	\$3,652,600
\$1,123	708	1,744	\$903,900	\$2,200,900

IPO Launch Performance (first 2 months)

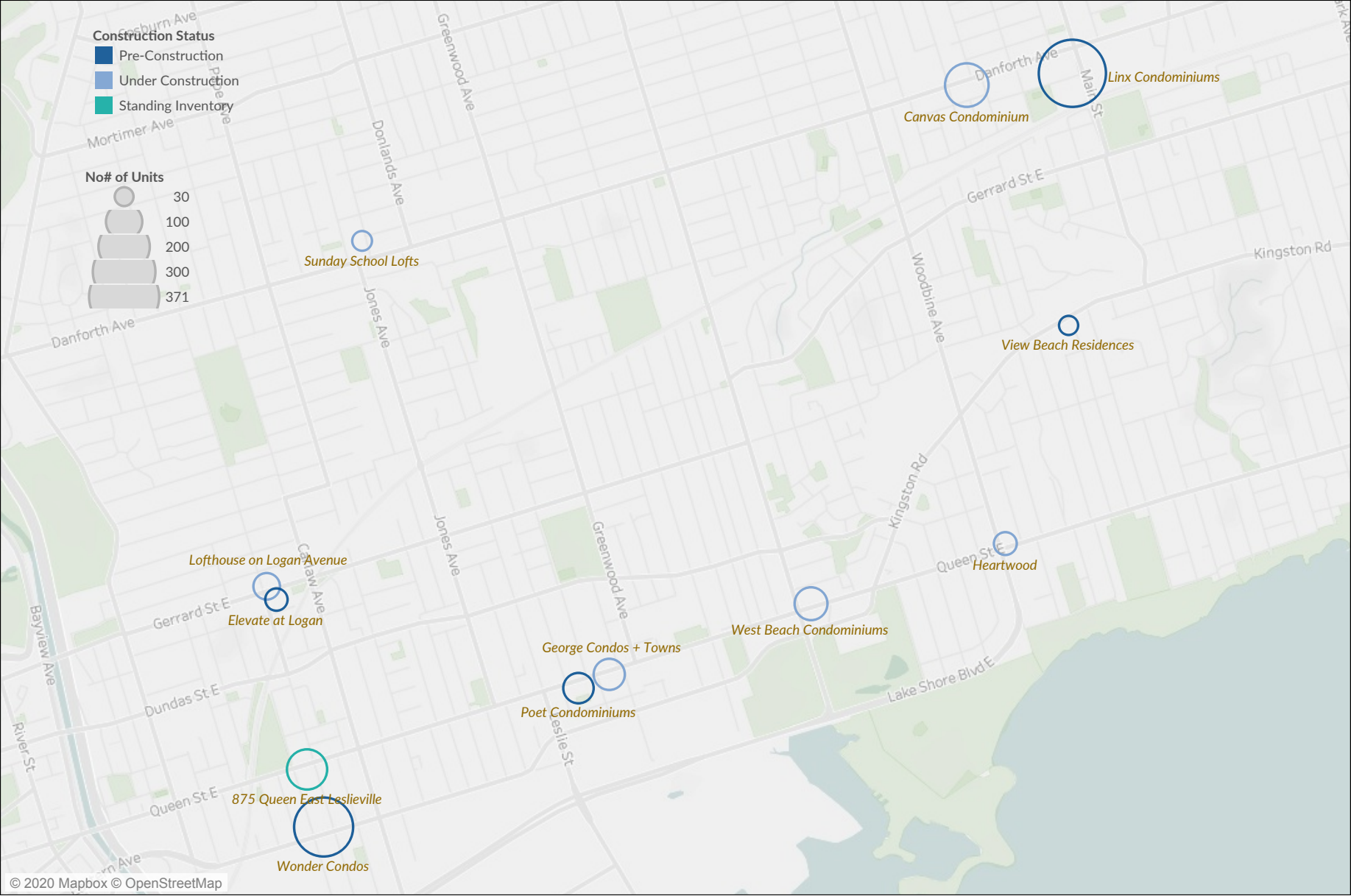


Post Launch Absorption: Toronto East



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Current Active Projects



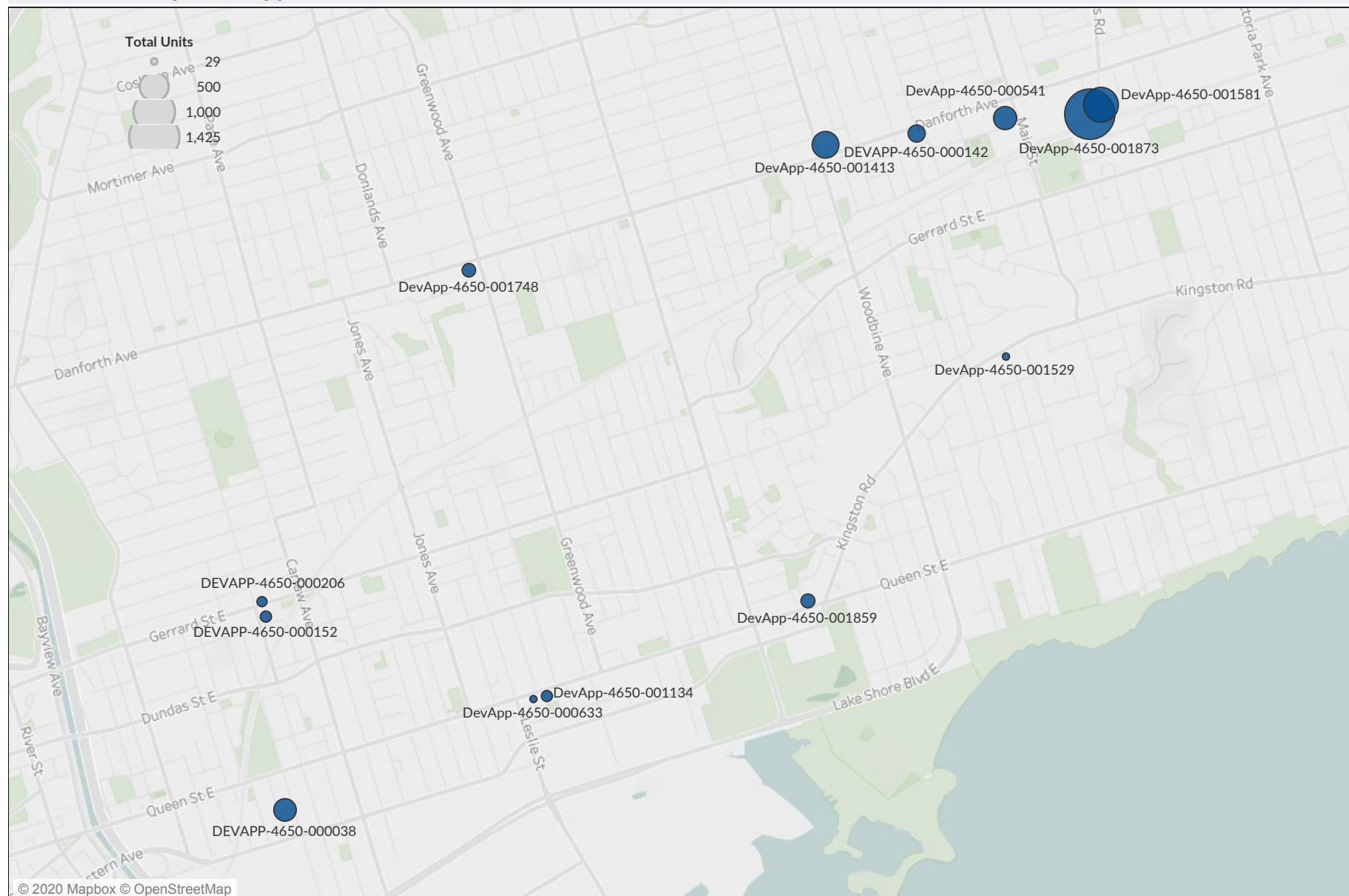
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Current Active Project List

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	May 2020	1	1	4	156	\$580	\$886
Elevate at Logan - Kaleido Developments Inc.	Stacked	April 2022	4	24	9	41	\$845	\$901
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	3	13	43	\$767	\$1,097
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	May 2023	16	250	93	371	\$822	\$905
Lofthouse on Logan Avenue - GRID Developments	Loft	June 2021	0	2	4	58	\$748	\$1,079
Poet Condominiums - Fieldgate Homes	Apartment	October 2021	0	31	26	76	\$1,058	\$1,244
Sunday School Lofts - GRID Developments	Loft	January 2021	0	0	0	32	\$694	\$805
View Beach Residences - Condoman Developments	Apartment	August 2021	9	9	21	30	\$947	\$968
West Beach Condominiums - Marlin Spring	Apartment	May 2020	1	4	2	89	\$699	\$1,102
Wonder Condos - Graywood Developments and Alterra	Apartment	November 2022	0	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-4650-000541	276 - 294 Main Street & 144 Stephenson Avenue	11.6	301
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-4650-001748	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.

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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	5	15	5,704	5,061	348	\$2,111	1,285	\$2,712,126	8,068
Central Waterfront	222	13	6,642	5,448	1,182	\$1,418	912	\$1,292,723	17,952
Don Mills - York Mills	17	11	3,289	2,837	379	\$945	1,080	\$1,020,388	7,471
Downtown Core	39	8	4,457	3,592	681	\$1,543	668	\$1,031,118	15,031
Downtown East	184	19	6,513	5,624	691	\$1,186	791	\$937,883	13,408
Downtown West	127	30	10,279	8,815	1,137	\$1,403	872	\$1,223,880	17,553
Etobicoke Waterfront	12	4	2,126	1,927	66	\$1,158	862	\$998,967	7,446
Highway7 - Yonge	70	8	1,862	1,365	282	\$652	1,164	\$758,821	.
Mississauga City Centre	66	11	6,227	5,764	397	\$798	917	\$731,659	.
North Toronto	21	9	2,396	1,892	434	\$1,214	821	\$996,561	8,137
North Yonge Corridor	1	5	1,692	1,367	106	\$1,105	775	\$855,995	5,372
North York East	11	2	528	519	8	\$965	986	\$951,150	2,056
North York West	17	9	1,812	1,525	262	\$901	1,147	\$1,033,818	9,050
Not Applicable	959	159	29,797	24,092	4,491	\$755	962	\$726,568	67,193
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,338	677	\$1,080	830	\$896,967	8,157
Thornhill	21	2	736	574	162	\$822	739	\$607,524	.
Toronto East	39	12	1,395	1,154	191	\$1,011	915	\$924,465	3,735
Toronto West	34	16	2,924	2,141	679	\$1,068	919	\$981,074	13,238
Yonge - St. Clair	17	8	978	860	107	\$1,474	1,700	\$2,506,240	2,383

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