



Greater Toronto Area  
Toronto East

New Homes High Rise Submarket Report  
Data as of January 2020



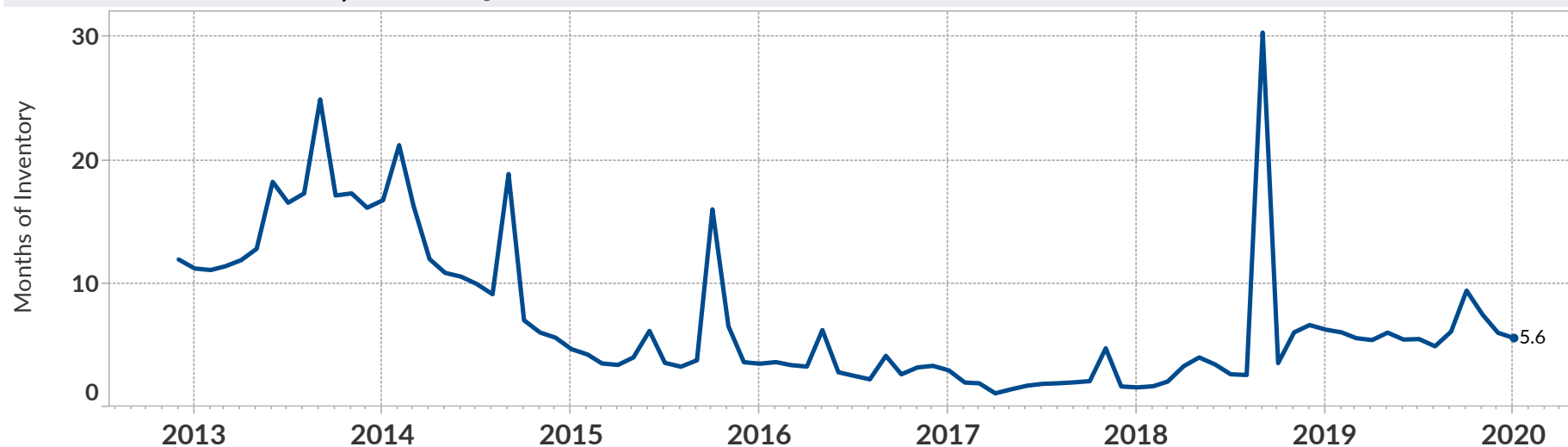
# Toronto East Submarket Report - January 2020



| Toronto East                                  |           | GTA       |
|-----------------------------------------------|-----------|-----------|
| Active Projects                               | 12        | 348       |
| Total Units                                   | 1,395     | 92,351    |
| Total Sales                                   | 1,166     | 77,567    |
| Rem. Inv.                                     | 179       | 11,632    |
| Avg. \$/SF                                    | \$1,030   | \$1,058   |
| Avg. SF                                       | 926       | 944       |
| Avg. \$                                       | \$953,791 | \$998,477 |
| Current Month Sales (incl. active & sold out) | 12        | 1,100     |

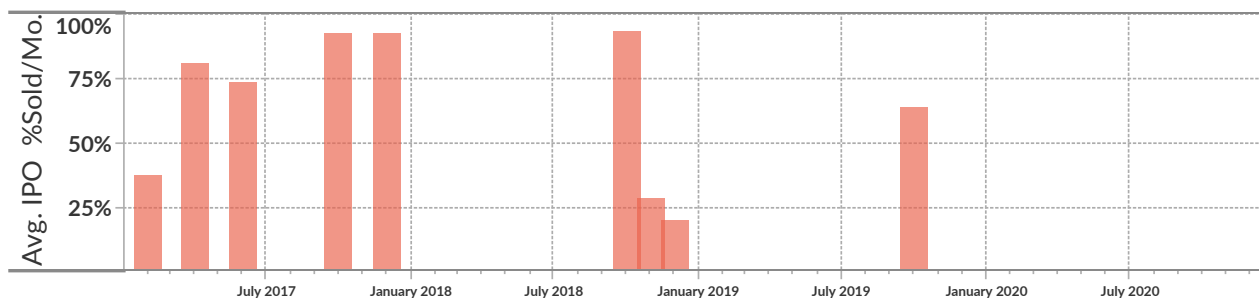
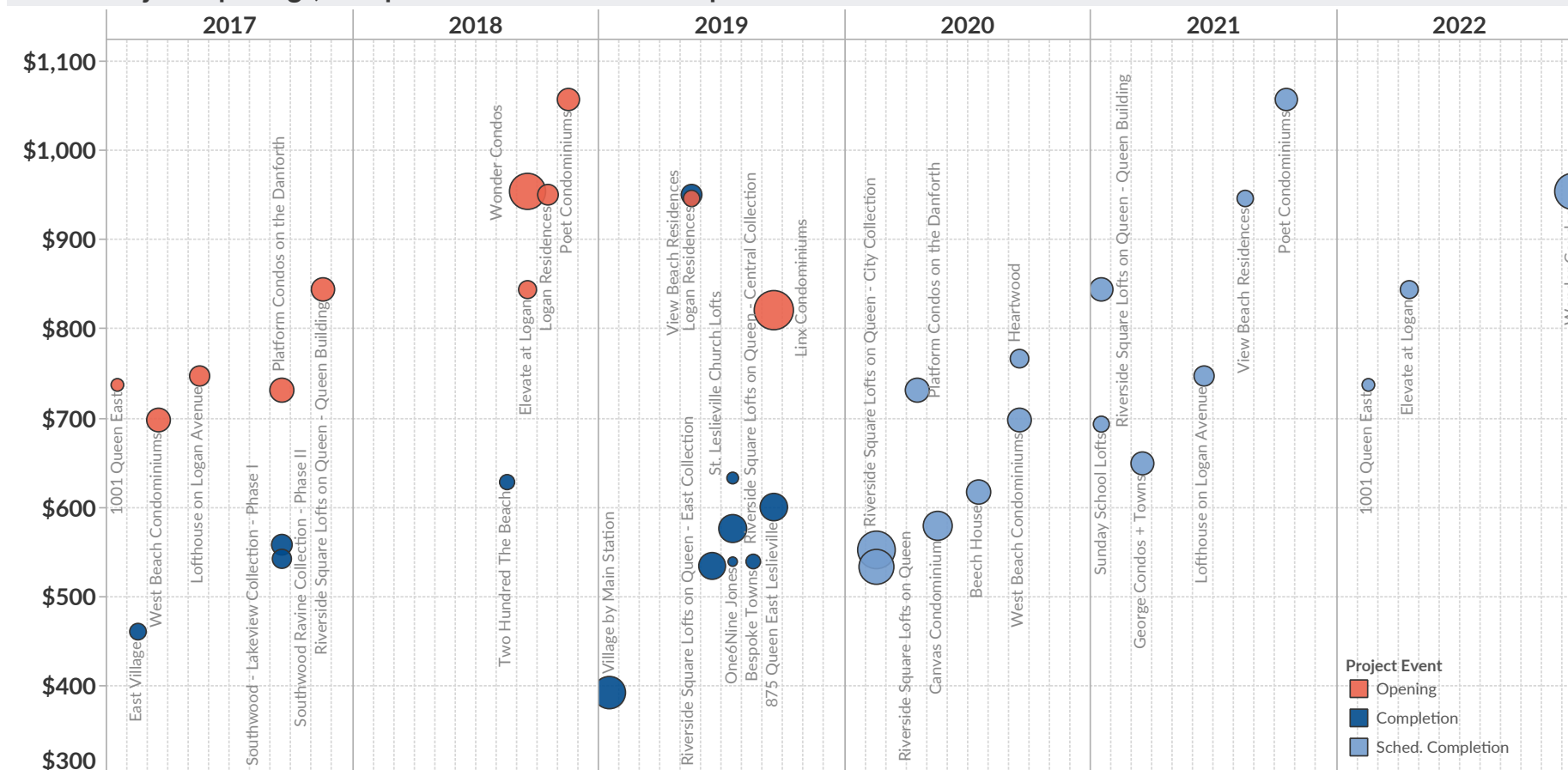
| Development Applications |       |                 |
|--------------------------|-------|-----------------|
| Toronto East             |       | City of Toronto |
| Number of Dev. Apps.     | 13    | 382             |
| Total Units              | 3,735 | 209,320         |
| Min. Floor Space Index   | 1.0   | 0.1             |
| Max. Floor Space Index   | 9.5   | 44.5            |
| Avg. Floor Space Index   | 4.1   | 6.3             |

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



# Toronto East Submarket Report - January 2020

## Recent Project Openings, Completions & Scheduled Completions



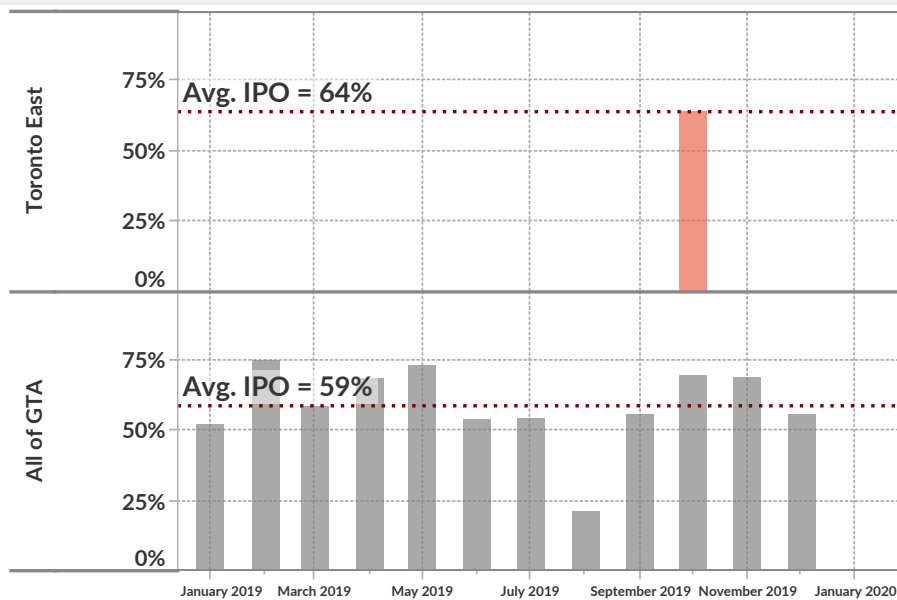
# Toronto East Submarket Report - January 2020

## Project Data by Unit Type

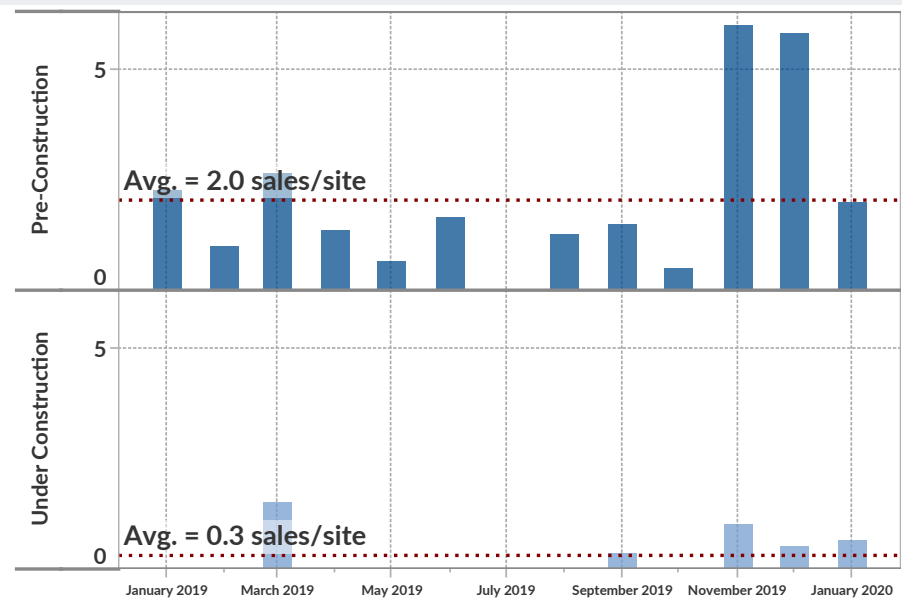
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 1           |                     | 1           | 0         |
| 1 Bedroom       | 279         | 2                   | 267         | 12        |
| 1 Bedroom + Den | 372         | 6                   | 339         | 33        |
| 2 Bedroom       | 377         | 4                   | 319         | 58        |
| 2 Bedroom + Den | 138         | 0                   | 112         | 26        |
| 3 Bedroom & Up  | 81          | 0                   | 63          | 18        |
| Penthouse       | 56          | 0                   | 39          | 17        |
| Other           | 41          | 0                   | 26          | 15        |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$1,025    | 498             | 715              | \$547,990        | \$743,990         |
| \$927      | 627             | 1,238            | \$599,990        | \$1,100,000       |
| \$1,006    | 650             | 1,299            | \$672,990        | \$1,225,600       |
| \$972      | 680             | 1,264            | \$785,990        | \$1,175,990       |
| \$951      | 902             | 1,149            | \$827,990        | \$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)

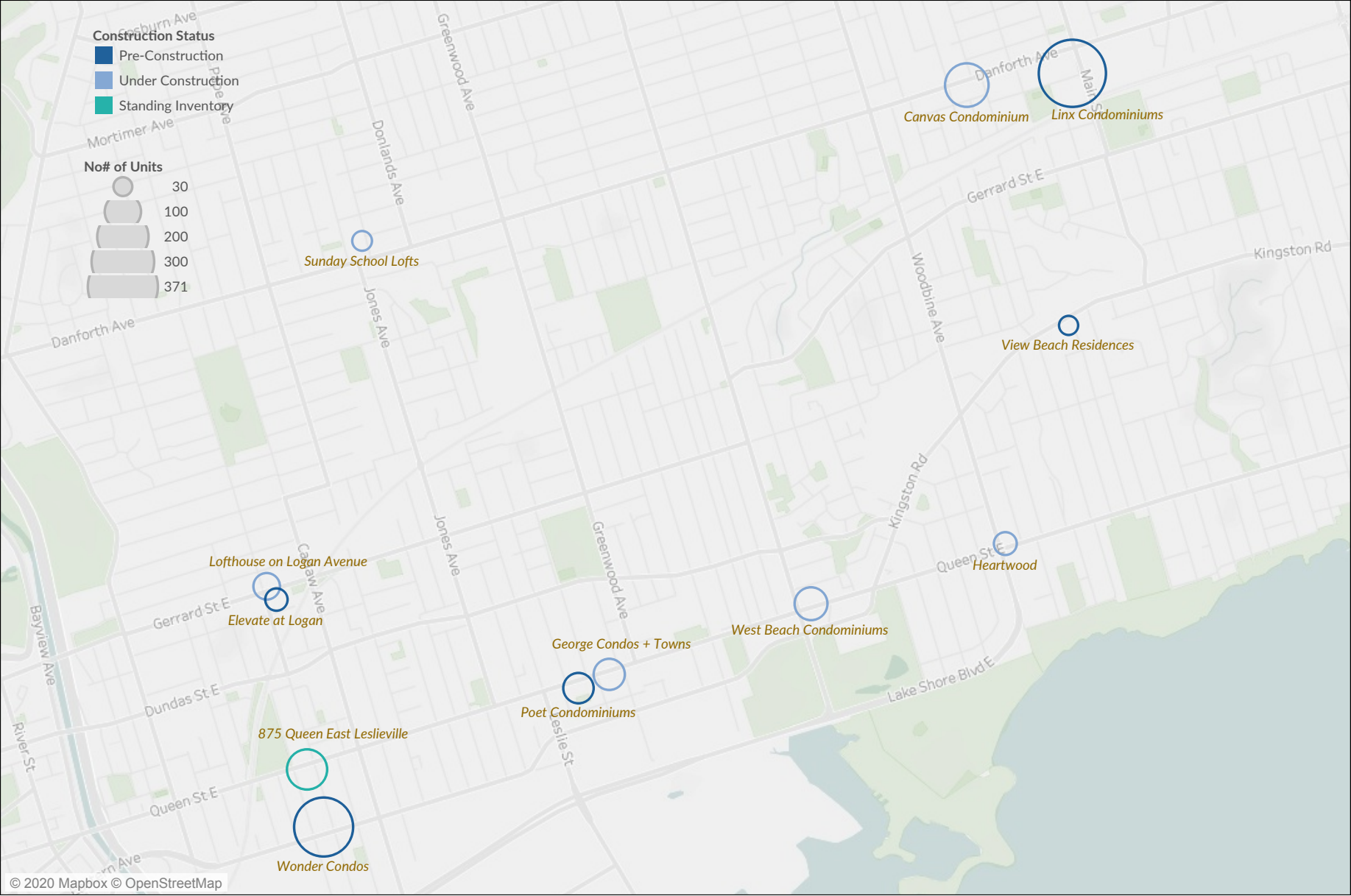


## Post Launch Absorption: Toronto East



# Toronto East Submarket Report - January 2020

## Current Active Projects



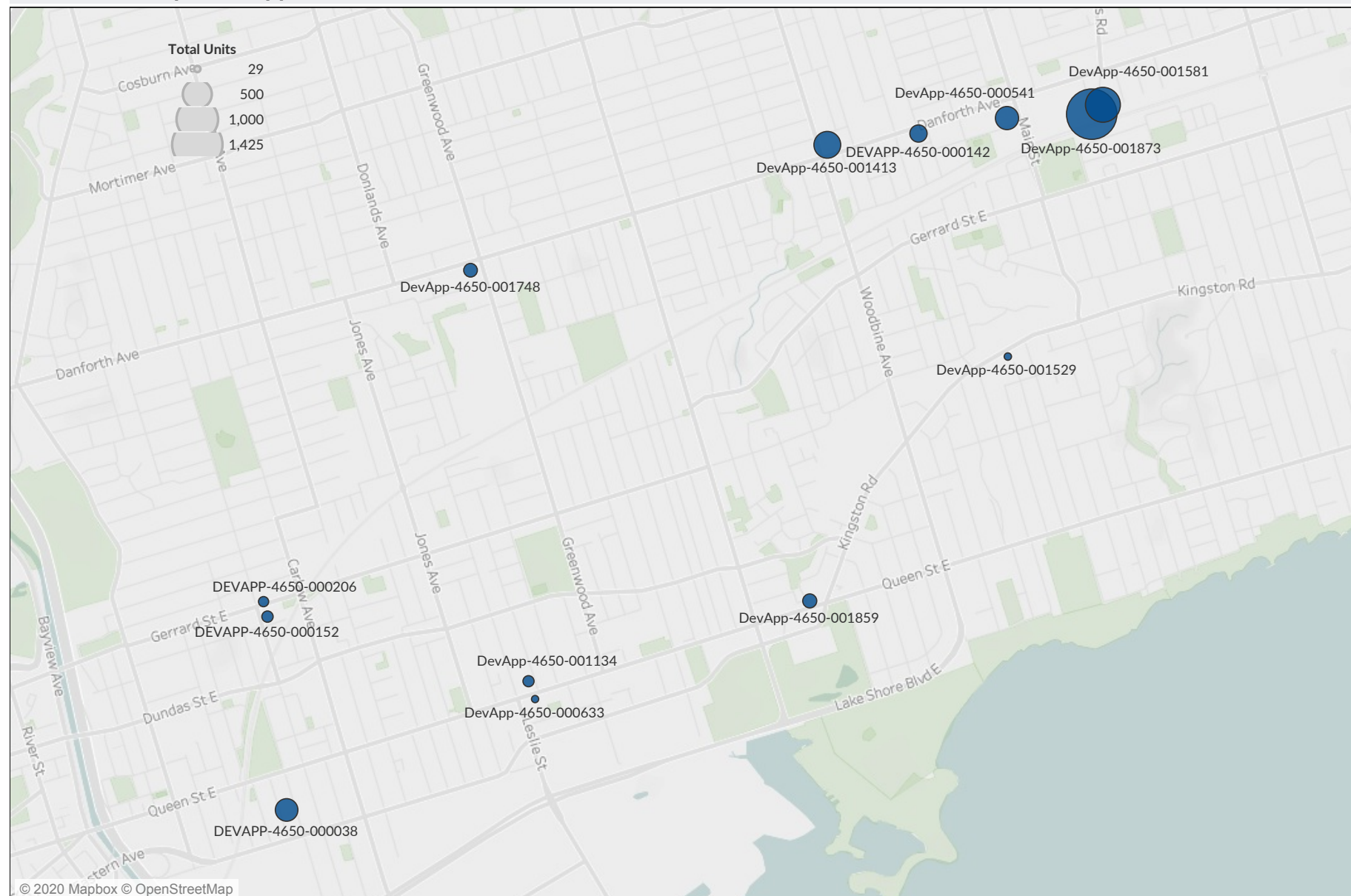
# Toronto East Submarket Report - January 2020

## 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                   | 0   | 7         | 133         | \$601          | \$1,035     |
| Canvas Condominium - Marlin Spring                           | Apartment    | May 2020                | 2                   | 2   | 2         | 156         | \$580          | \$865       |
| Elevate at Logan - Kaleido Developments Inc.                 | Stacked      | April 2022              | 1                   | 1   | 8         | 41          | \$845          | \$900       |
| 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          | 0                   | 0   | 13        | 43          | \$767          | \$1,097     |
| Linx Condominiums - Tribute Communities and Greybrook Re..   | Apartment    | May 2023                | 9                   | 9   | 84        | 371         | \$822          | \$940       |
| Lofthouse on Logan Avenue - GRID Developments                | Apartment    | June 2021               | 0                   | 0   | 4         | 58          | \$748          | \$1,079     |
| Poet Condominiums - Fieldgate Homes                          | Apartment    | October 2021            | 0                   | 0   | 26        | 76          | \$1,058        | \$1,244     |
| Sunday School Lofts - GRID Developments                      | Apartment    | January 2021            | 0                   | 0   | 0         | 32          | \$694          | \$805       |
| View Beach Residences - Condoman Developments                | Apartment    | August 2021             | 0                   | 0   | 21        | 30          | \$947          | \$968       |
| West Beach Condominiums - Marlin Spring                      | Apartment    | September 2020          | 0                   | 0   | 2         | 89          | \$699          | \$1,102     |
| Wonder Condos - Graywood Developments and Alterra            | Apartment    | December 2022           | 0                   | 0   | 10        | 286         | \$955          | \$1,296     |

# Toronto East Submarket Report - January 2020

## Current Development Applications



## Toronto East Submarket Report - January 2020

### 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.

# Toronto East Submarket Report - January 2020

| 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       | 19                  | 15                          | 5,708       | 5,080       | 329       | \$2,302    | 1,318   | \$3,032,510 | 8,068       |
| Central Waterfront      | 160                 | 13                          | 6,642       | 5,645       | 985       | \$1,434    | 954     | \$1,367,210 | 17,952      |
| Don Mills - York Mills  | 27                  | 11                          | 3,306       | 2,864       | 352       | \$954      | 1,087   | \$1,036,831 | 6,363       |
| Downtown Core           | 35                  | 8                           | 4,457       | 3,627       | 646       | \$1,549    | 673     | \$1,042,551 | 17,688      |
| Downtown East           | 65                  | 18                          | 6,168       | 5,344       | 658       | \$1,190    | 807     | \$960,885   | 13,836      |
| Downtown West           | 68                  | 30                          | 10,291      | 8,920       | 993       | \$1,431    | 907     | \$1,297,816 | 17,698      |
| Etobicoke Waterfront    | 1                   | 4                           | 2,121       | 1,928       | 65        | \$1,153    | 873     | \$1,006,728 | 8,726       |
| Highway7 - Yonge        | 22                  | 7                           | 1,742       | 1,338       | 189       | \$677      | 1,155   | \$781,819   | .           |
| Mississauga City Centre | 27                  | 10                          | 5,766       | 5,330       | 408       | \$818      | 921     | \$753,952   | .           |
| North Toronto           | 47                  | 9                           | 2,396       | 1,939       | 387       | \$1,238    | 835     | \$1,033,352 | 7,793       |
| North Yonge Corridor    | 1                   | 5                           | 1,692       | 1,365       | 108       | \$1,119    | 774     | \$865,693   | 7,470       |
| North York East         | 1                   | 2                           | 528         | 519         | 8         | \$942      | 978     | \$921,150   | 2,056       |
| North York West         | 3                   | 9                           | 1,812       | 1,528       | 259       | \$903      | 1,149   | \$1,038,008 | 9,868       |
| Not Applicable          | 538                 | 154                         | 29,452      | 23,795      | 4,484     | \$751      | 974     | \$730,763   | 70,473      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 2,245       |
| Sheppard Corridor       | 20                  | 14                          | 4,015       | 3,384       | 631       | \$1,074    | 849     | \$911,847   | 8,157       |
| Thornhill               | 17                  | 3                           | 949         | 760         | 189       | \$831      | 769     | \$638,654   | .           |
| Toronto East            | 12                  | 12                          | 1,395       | 1,166       | 179       | \$1,030    | 926     | \$953,791   | 3,735       |
| Toronto West            | 22                  | 16                          | 2,934       | 2,160       | 660       | \$1,069    | 923     | \$987,041   | 11,194      |
| Yonge - St. Clair       | 15                  | 8                           | 977         | 875         | 102       | \$1,463    | 1,592   | \$2,328,155 | 2,403       |

**Copyright © Altus Group Limited**

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.