



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of March 2020



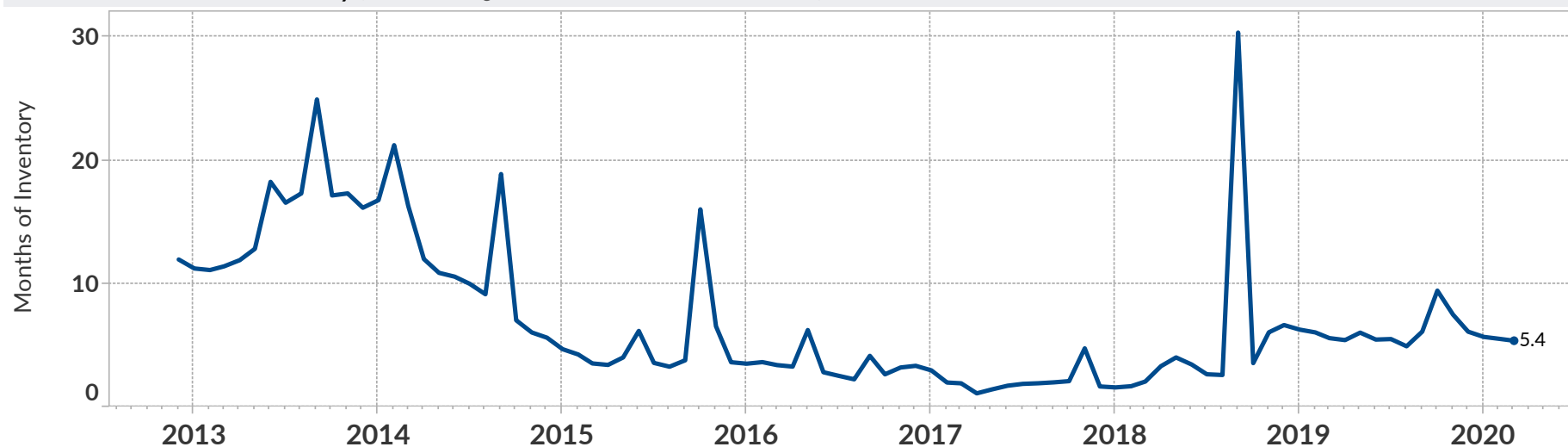
Toronto East Submarket Report - March 2020



Toronto East		GTA
Active Projects	12	356
Total Units	1,395	94,959
Total Sales	1,177	80,698
Rem. Inv.	168	10,083
Avg. \$/SF	\$1,027	\$1,080
Avg. SF	940	981
Avg. \$	\$965,332	\$1,059,142
Current Month Sales (incl. active & sold out)		8
		2,840

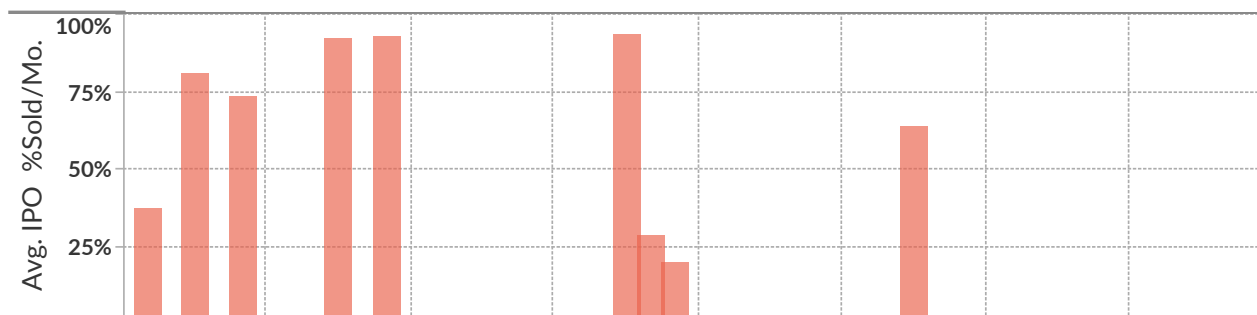
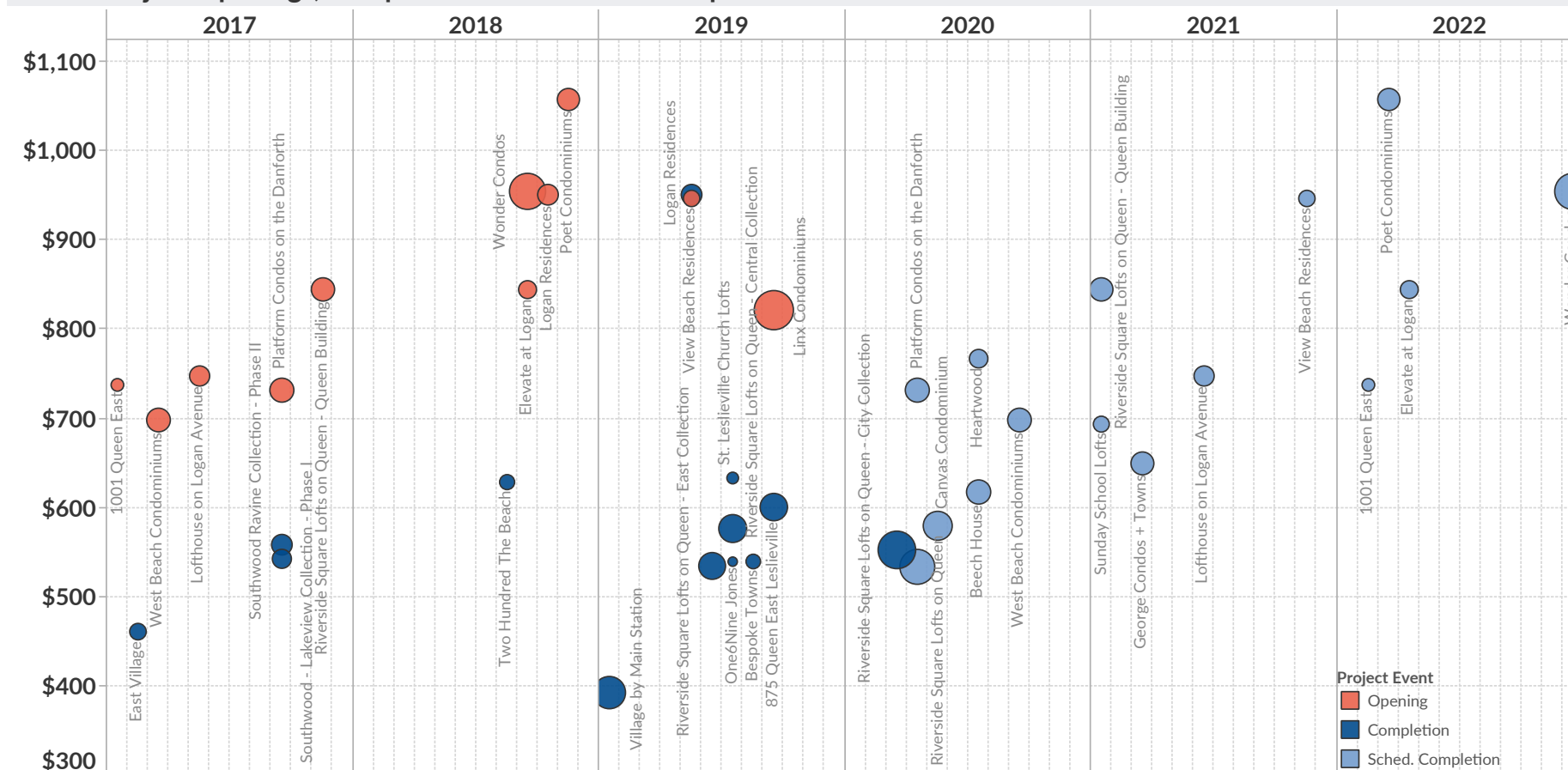
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	13	387
Total Units	3,735	215,812
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	9.5	44.5
Avg. Floor Space Index	4.1	6.5

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

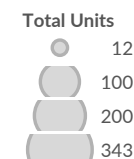


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Recent Project Openings, Completions & Scheduled Completions



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.



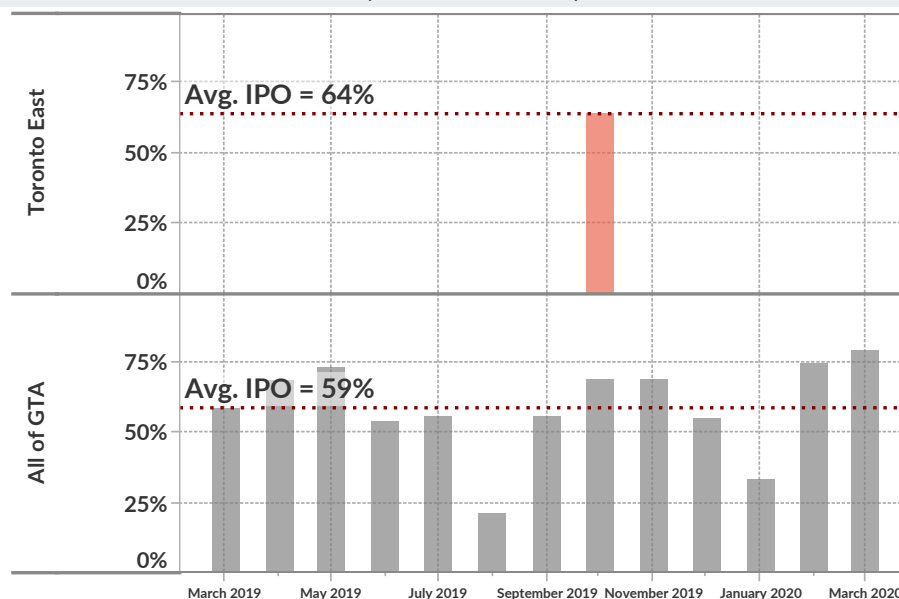
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Project Data by Unit Type

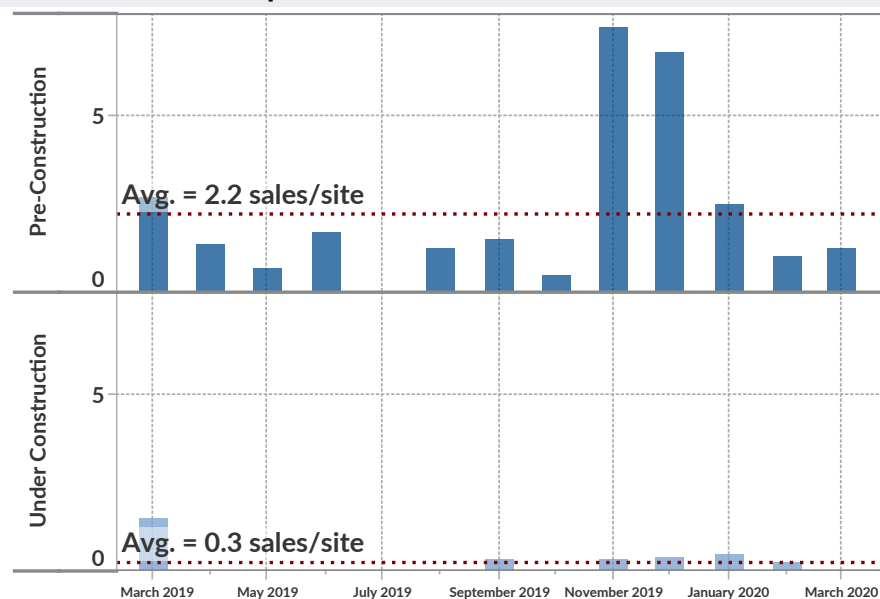
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1		1	0
1 Bedroom	279	3	270	9
1 Bedroom + Den	372	1	340	32
2 Bedroom	377	2	323	54
2 Bedroom + Den	138	2	116	22
3 Bedroom & Up	81	0	62	19
Penthouse	56	0	39	17
Other	41	0	26	15

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,042	517	681	\$576,990	\$743,990
\$937	627	1,235	\$620,990	\$1,100,000
\$1,001	650	1,299	\$672,990	\$1,225,600
\$968	680	1,264	\$785,990	\$1,175,990
\$946	902	1,437	\$827,990	\$1,372,040
\$1,275	670	2,609	\$813,990	\$3,652,600
\$1,085	708	1,744	\$903,900	\$2,200,900

IPO Launch Performance (first 2 months)

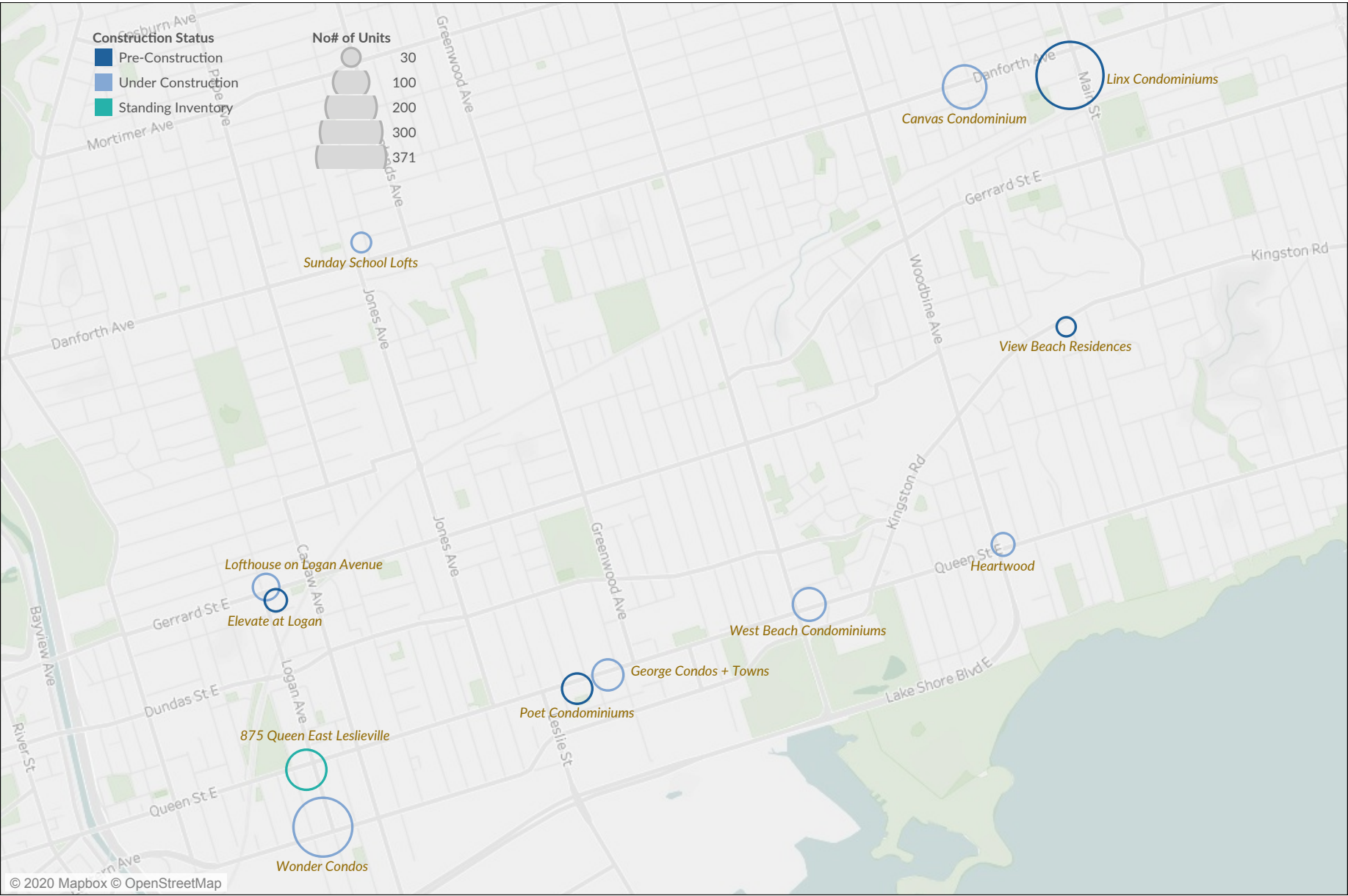


Post Launch Absorption: Toronto East



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Current Active Projects



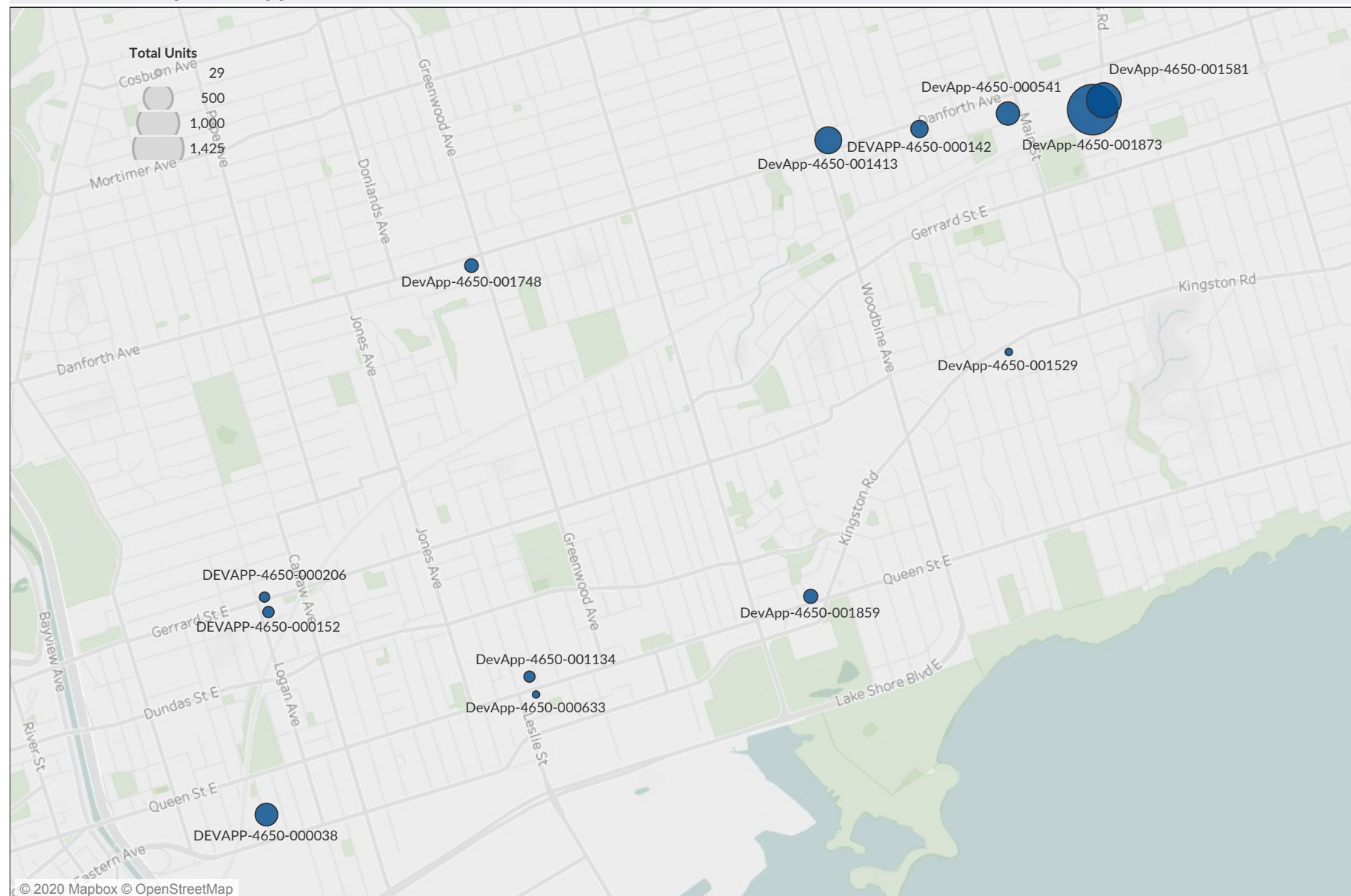
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Current Active Project List

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	2	2	5	133	\$601	\$1,052
Canvas Condominium - Marlin Spring	Apartment	May 2020	0	2	2	156	\$580	\$865
Elevate at Logan - Kaleido Developments Inc.	Stacked	April 2022	1	2	7	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	July 2020	0	0	13	43	\$767	\$1,097
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	May 2023	4	13	80	371	\$822	\$944
Lofthouse on Logan Avenue - GRID Developments	Apartment	June 2021	0	0	4	58	\$748	\$1,079
Poet Condominiums - Fieldgate Homes	Apartment	March 2022	0	3	23	76	\$1,058	\$1,250
Sunday School Lofts - GRID Developments	Apartment	January 2021	0	0	0	32	\$694	\$805
View Beach Residences - Condoman Developments	Apartment	November 2021	0	1	22	30	\$947	\$957
West Beach Condominiums - Marlin Spring	Apartment	September 2020	1	1	1	89	\$699	\$1,083
Wonder Condos - Graywood Developments and Alterra	Apartment	December 2022	0	1	9	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	6.9	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	82	16	6,184	5,410	241	\$2,359	1,553	\$3,662,910	8,252
Central Waterfront	41	13	6,642	5,780	850	\$1,444	994	\$1,435,507	17,952
Don Mills - York Mills	35	11	3,261	2,914	257	\$935	1,196	\$1,119,192	11,337
Downtown Core	152	8	4,748	4,076	488	\$1,506	672	\$1,012,221	18,916
Downtown East	67	18	6,423	5,604	619	\$1,235	805	\$994,215	14,710
Downtown West	965	32	10,985	9,478	1,046	\$1,440	884	\$1,273,142	18,650
Etobicoke Waterfront	13	3	1,632	1,464	48	\$1,145	883	\$1,011,008	8,726
Highway7 - Yonge	34	7	1,742	1,422	320	\$685	1,047	\$717,071	.
Mississauga City Centre	142	11	6,383	5,808	351	\$826	912	\$753,150	.
North Toronto	197	11	3,148	2,502	470	\$1,242	820	\$1,018,570	7,829
North Yonge Corridor	7	5	1,692	1,380	93	\$1,154	773	\$891,477	7,142
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	25	9	1,815	1,554	236	\$908	1,165	\$1,058,078	9,016
Not Applicable	734	158	29,577	24,399	3,494	\$762	1,020	\$776,920	70,256
Scarborough City Centre									2,245
Sheppard Corridor	27	14	4,015	3,452	480	\$1,095	919	\$1,005,529	7,370
Thornhill	254	5	1,444	1,059	384	\$1,042	1,092	\$1,137,198	.
Toronto East	8	12	1,395	1,177	168	\$1,027	940	\$965,332	3,735
Toronto West	56	14	2,613	2,072	431	\$1,112	966	\$1,074,237	11,179
Yonge - St. Clair	1	7	732	628	99	\$1,487	1,632	\$2,427,313	2,403

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