



Greater Toronto Area  
Toronto East

New Homes High Rise Submarket Report  
Data as of April 2020



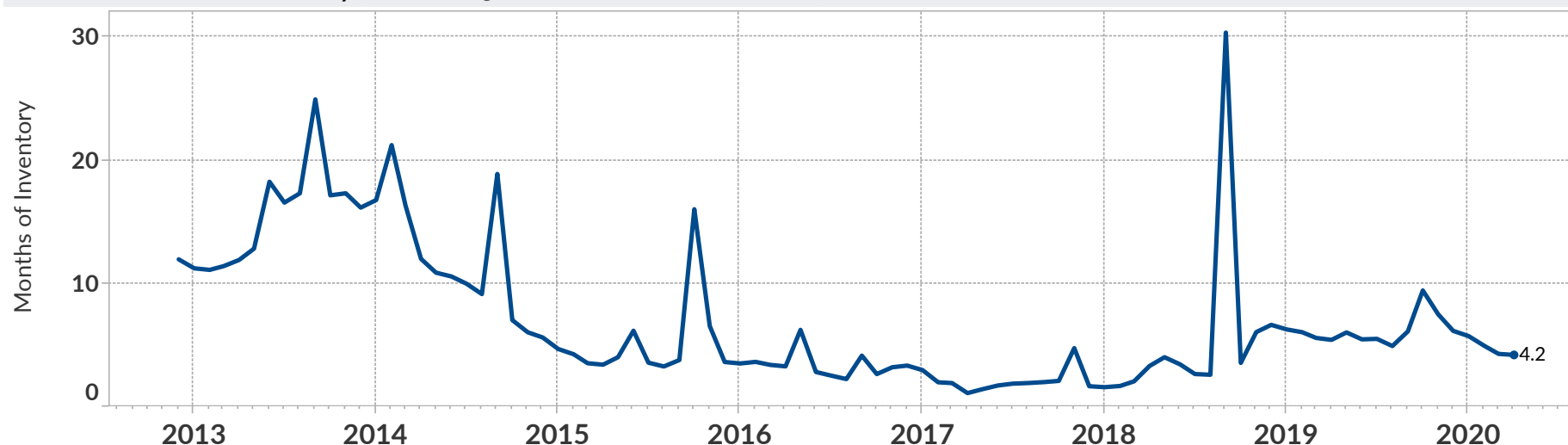
# Toronto East Submarket Report - April 2020



| Toronto East                                  |           |    | GTA         |  |
|-----------------------------------------------|-----------|----|-------------|--|
| Active Projects                               | 11        |    | 358         |  |
| Total Units                                   | 1,279     |    | 94,800      |  |
| Total Sales                                   | 1,085     |    | 80,443      |  |
| Rem. Inv.                                     | 144       |    | 9,931       |  |
| Avg. \$/SF                                    | \$1,007   |    | \$1,080     |  |
| Avg. SF                                       | 925       |    | 979         |  |
| Avg. \$                                       | \$931,160 |    | \$1,057,613 |  |
| Current Month Sales (incl. active & sold out) |           | 16 | 470         |  |

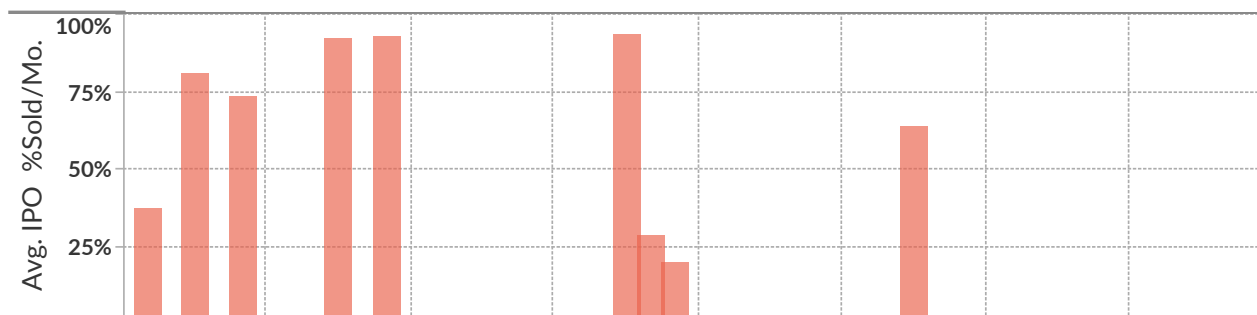
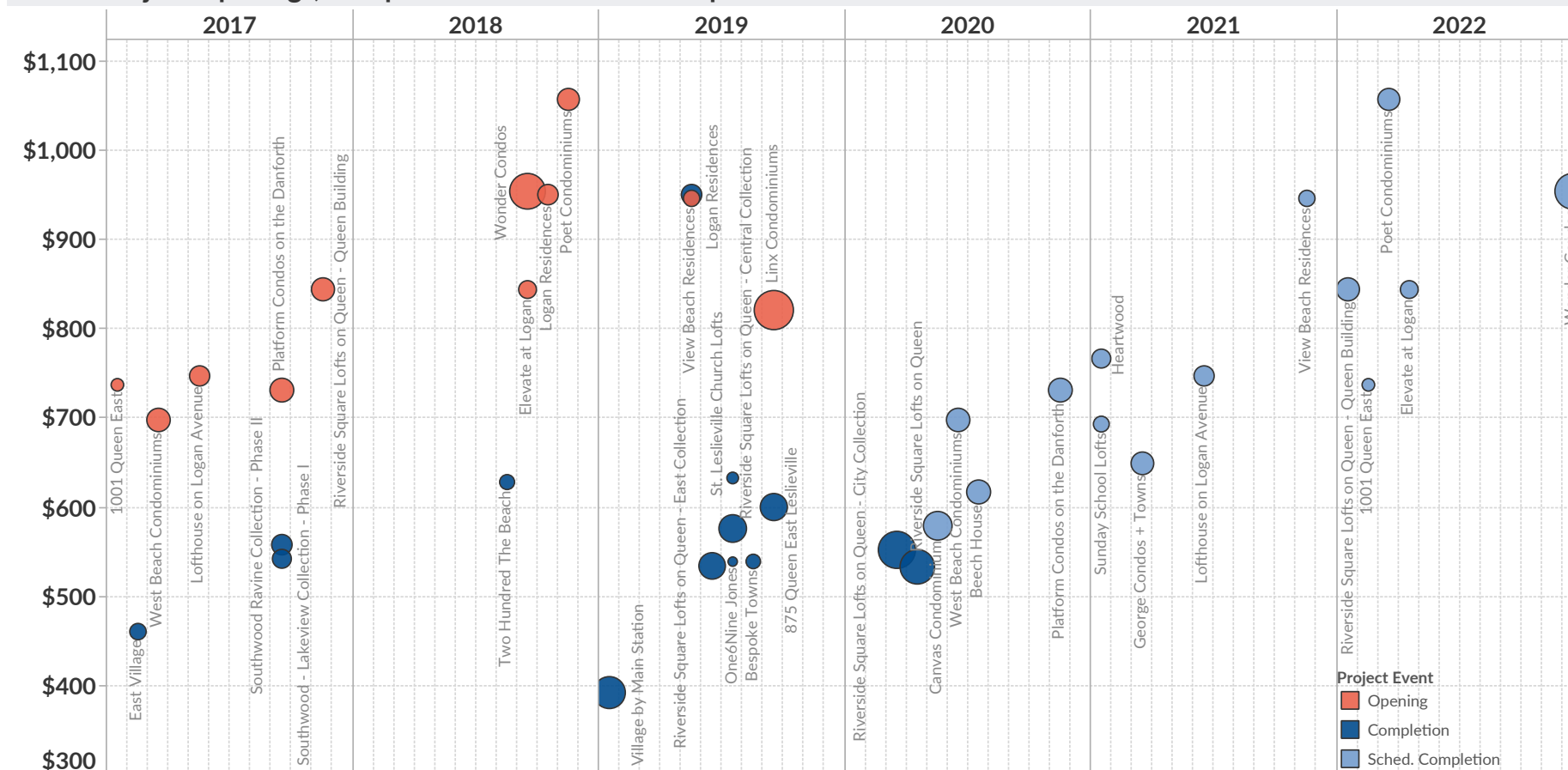
| Development Applications |       |                 |  |
|--------------------------|-------|-----------------|--|
| Toronto East             |       | City of Toronto |  |
| Number of Dev. Apps.     | 12    | 383             |  |
| Total Units              | 3,051 | 214,454         |  |
| Min. Floor Space Index   | 1.0   | 0.1             |  |
| Max. Floor Space Index   | 8.6   | 44.5            |  |
| Avg. Floor Space Index   | 3.8   | 6.5             |  |

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

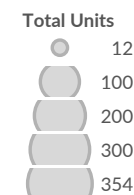


# Toronto East Submarket Report - April 2020

## 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.



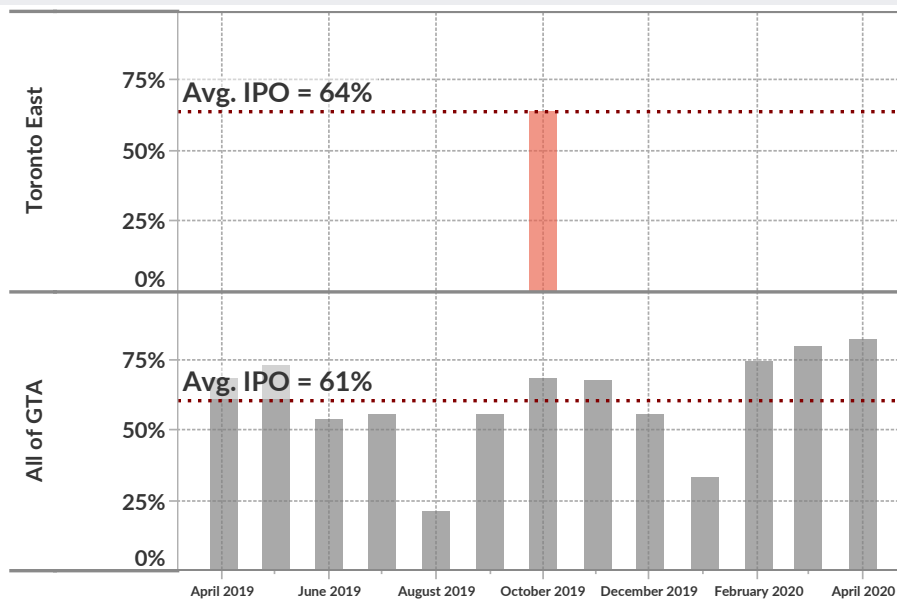
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## Project Data by Unit Type

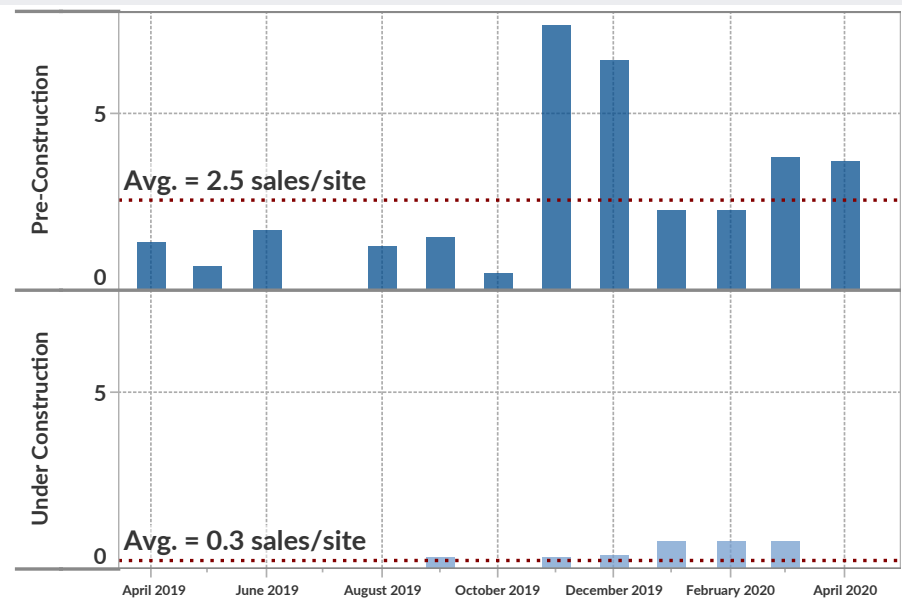
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 1           |                     | 1           | 0         |
| 1 Bedroom       | 245         | 5                   | 233         | 12        |
| 1 Bedroom + Den | 334         | 3                   | 300         | 34        |
| 2 Bedroom       | 369         | 6                   | 324         | 45        |
| 2 Bedroom + Den | 132         | 0                   | 111         | 21        |
| 3 Bedroom & Up  | 81          | 0                   | 61          | 20        |
| Penthouse       | 26          | 0                   | 20          | 6         |
| Other           | 41          | 2                   | 35          | 6         |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$1,084    | 517             | 681              | \$576,990        | \$779,990         |
| \$932      | 627             | 1,235            | \$620,990        | \$1,100,000       |
| \$994      | 733             | 1,299            | \$672,990        | \$1,201,580       |
| \$990      | 780             | 1,264            | \$785,990        | \$1,248,990       |
| \$945      | 902             | 1,437            | \$827,990        | \$1,372,040       |
| \$1,378    | 760             | 2,609            | \$966,990        | \$3,752,600       |
| \$1,025    | 708             | 1,744            | \$903,900        | \$2,200,900       |

## IPO Launch Performance (first 2 months)

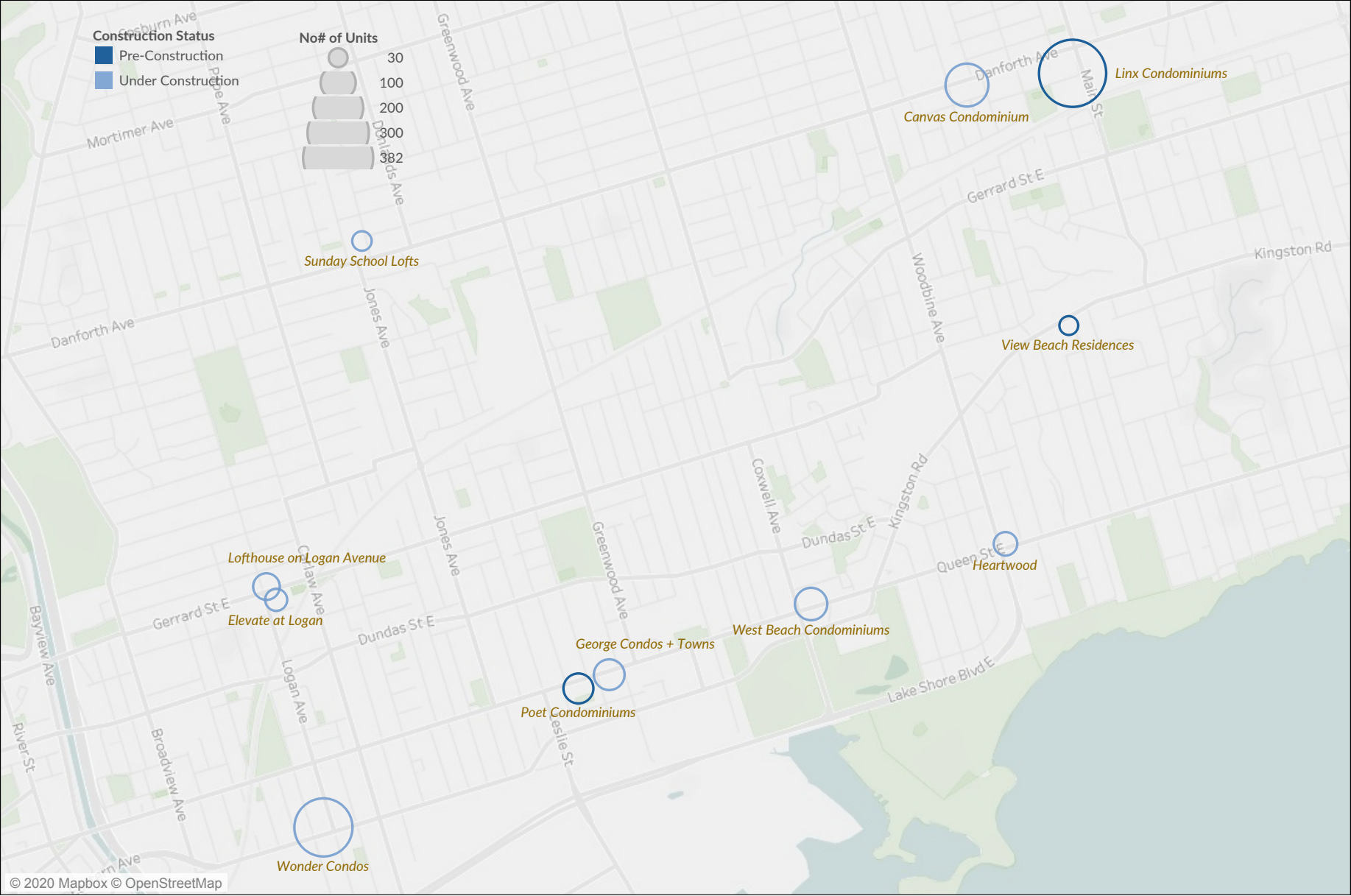


## Post Launch Absorption: Toronto East



# Toronto East Submarket Report - April 2020

## Current Active Projects



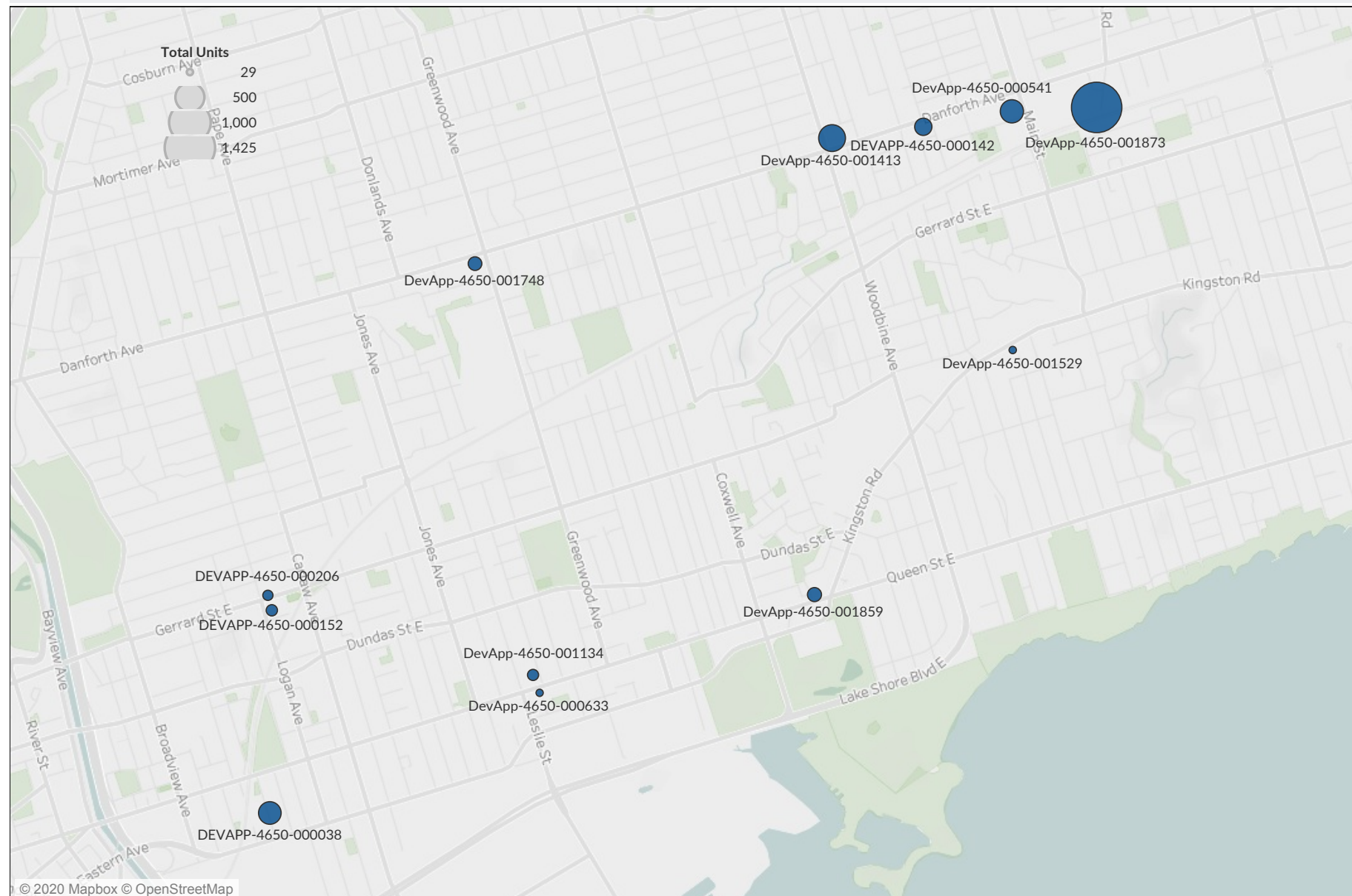
# Toronto East Submarket Report - April 2020

## 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 |
|------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| Canvas Condominium - Marlin Spring                         | Apartment    | May 2020                | 0                   | 2   | 2         | 156         | \$580          | \$865       |
| Elevate at Logan - Kaleido Developments Inc.               | Stacked      | April 2022              | 0                   | 0   | 9         | 41          | \$845          | \$902       |
| George Condos + Towns - Rockport Group                     | Apartment    | March 2021              | 0                   | 0   | 2         | 80          | \$650          | \$1,118     |
| Heartwood - Fieldgate Homes and Hullmark Developments Li.. | Apartment    | January 2021            | 4                   | 5   | 12        | 47          | \$767          | \$1,156     |
| Linx Condominiums - Tribute Communities and Greybrook Re.. | Apartment    | May 2023                | 9                   | 26  | 78        | 382         | \$822          | \$945       |
| Lofthouse on Logan Avenue - GRID Developments              | Apartment    | June 2021               | 1                   | 1   | 5         | 60          | \$748          | \$1,115     |
| Poet Condominiums - Fieldgate Homes                        | Apartment    | March 2022              | 0                   | 15  | 11        | 76          | \$1,058        | \$1,289     |
| Sunday School Lofts - GRID Developments                    | Apartment    | January 2021            | 0                   | 0   | 0         | 32          | \$694          | \$805       |
| View Beach Residences - Condoman Developments              | Apartment    | November 2021           | 2                   | 3   | 21        | 30          | \$947          | \$973       |
| West Beach Condominiums - Marlin Spring                    | Apartment    | June 2020               | 0                   | 1   | 1         | 89          | \$699          | \$1,083     |
| Wonder Condos - Graywood Developments and Alterra          | Apartment    | December 2022           | 0                   | 7   | 3         | 286         | \$955          | \$1,296     |

# Toronto East Submarket Report - April 2020

## Current Development Applications



## Toronto East Submarket Report - April 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                        | 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-4650-001748 | 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 - April 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       | • 4                 | • 16                        | • 6,218     | • 5,414     | • 178     | • \$2,457  | • 1,844 | • \$4,531,312 | • 8,278     |
| Central Waterfront      | • 8                 | • 13                        | • 6,642     | • 5,786     | • 842     | • \$1,444  | • 992   | • \$1,432,421 | • 17,952    |
| Don Mills - York Mills  | • 0                 | • 11                        | • 3,306     | • 2,914     | • 257     | • \$935    | • 1,196 | • \$1,119,192 | • 11,337    |
| Downtown Core           | • 11                | • 8                         | • 4,525     | • 4,087     | • 254     | • \$1,625  | • 735   | • \$1,194,228 | • 18,490    |
| Downtown East           | • 19                | • 19                        | • 6,444     | • 5,623     | • 623     | • \$1,235  | • 832   | • \$1,027,745 | • 14,710    |
| Downtown West           | • 64                | • 32                        | • 11,055    | • 9,560     | • 1,012   | • \$1,440  | • 893   | • \$1,286,361 | • 18,622    |
| Etobicoke Waterfront    | • 2                 | • 3                         | • 1,632     | • 1,468     | • 71      | • \$1,229  | • 758   | • \$931,751   | • 8,726     |
| Highway7 - Yonge        | • 4                 | • 7                         | • 1,742     | • 1,422     | • 320     | • \$705    | • 1,088 | • \$766,886   | •           |
| Mississauga City Centre | • 5                 | • 11                        | • 6,441     | • 5,840     | • 377     | • \$830    | • 882   | • \$731,642   | •           |
| North Toronto           | • 24                | • 11                        | • 3,150     | • 2,526     | • 446     | • \$1,247  | • 822   | • \$1,024,840 | • 7,829     |
| North Yonge Corridor    | • 2                 | • 6                         | • 1,721     | • 1,402     | • 100     | • \$1,163  | • 776   | • \$902,142   | • 7,142     |
| North York East         | • 0                 | • 2                         | • 528       | • 519       | • 8       | • \$942    | • 978   | • \$921,150   | • 2,056     |
| North York West         | • 8                 | • 9                         | • 1,375     | • 1,136     | • 217     | • \$926    | • 1,197 | • \$1,108,770 | • 9,016     |
| Not Applicable          | • 222               | • 159                       | • 29,938    | • 24,319    | • 3,789   | • \$788    | • 975   | • \$768,755   | • 70,188    |
| Scarborough City Centre |                     |                             |             |             |           |            |         |               | • 2,245     |
| Sheppard Corridor       | • 6                 | • 14                        | • 4,020     | • 3,474     | • 462     | • \$1,101  | • 919   | • \$1,011,983 | • 7,370     |
| Thornhill               | • 68                | • 5                         | • 1,443     | • 1,136     | • 307     | • \$1,078  | • 1,194 | • \$1,286,375 | •           |
| Toronto East            | • 16                | • 11                        | • 1,279     | • 1,085     | • 144     | • \$1,007  | • 925   | • \$931,160   | • 3,051     |
| Toronto West            | • 7                 | • 14                        | • 2,613     | • 2,105     | • 424     | • \$1,125  | • 942   | • \$1,059,985 | • 11,001    |
| Yonge - St. Clair       | • 0                 | • 7                         | • 728       | • 627       | • 100     | • \$1,488  | • 1,629 | • \$2,424,006 | • 2,403     |

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