



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of April 2020



Downtown East Submarket Report - April 2020



Downtown East		GTA
Active Projects	19	358
Total Units	6,444	94,800
Total Sales	5,623	80,443
Rem. Inv.	623	9,931
Avg. \$/SF	\$1,235	\$1,080
Avg. SF	832	979
Avg. \$	\$1,027,745	\$1,057,613
Current Month Sales (incl. active & sold out)	19	470

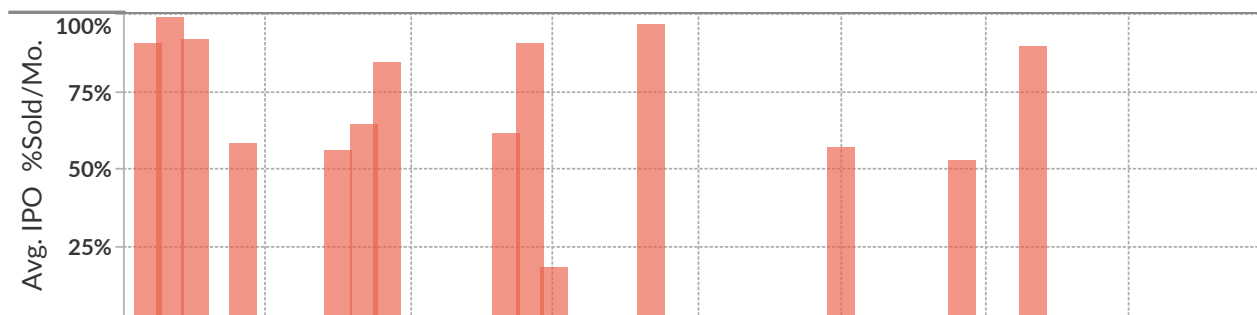
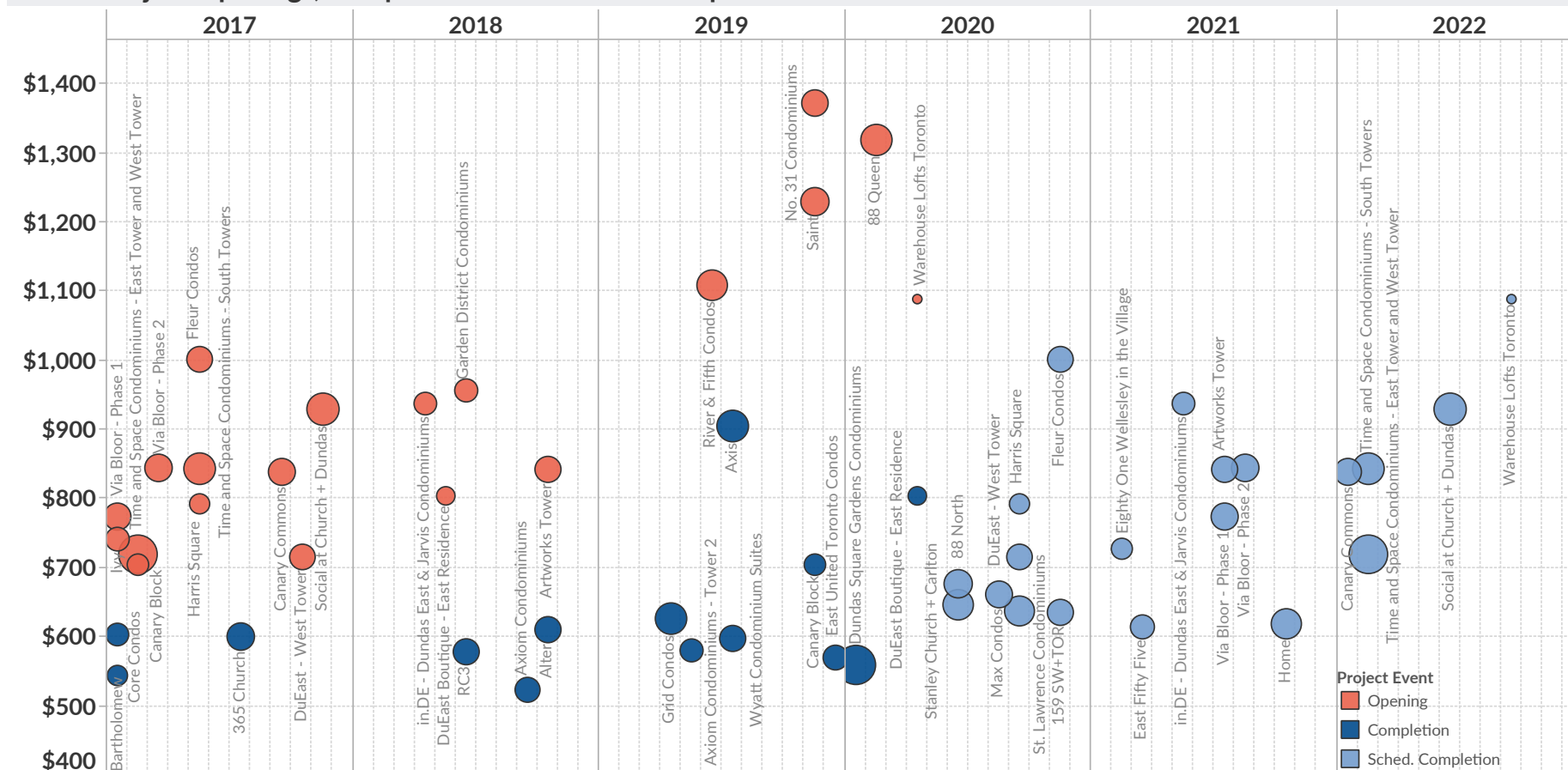
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	34	383
Total Units	14,710	214,454
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	44.5
Avg. Floor Space Index	9.8	6.5

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

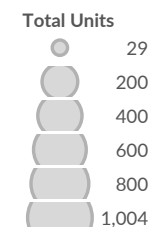


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/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.



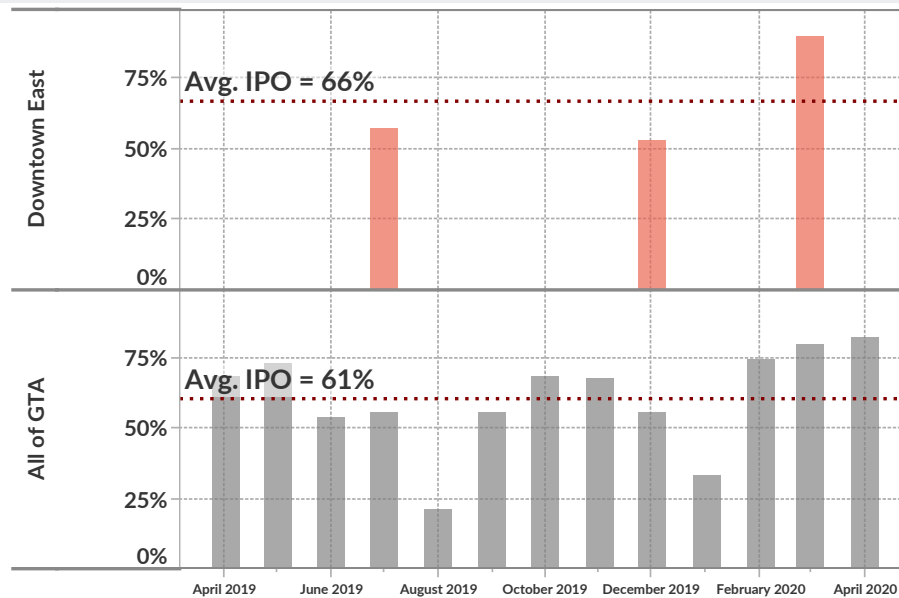
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Project Data by Unit Type

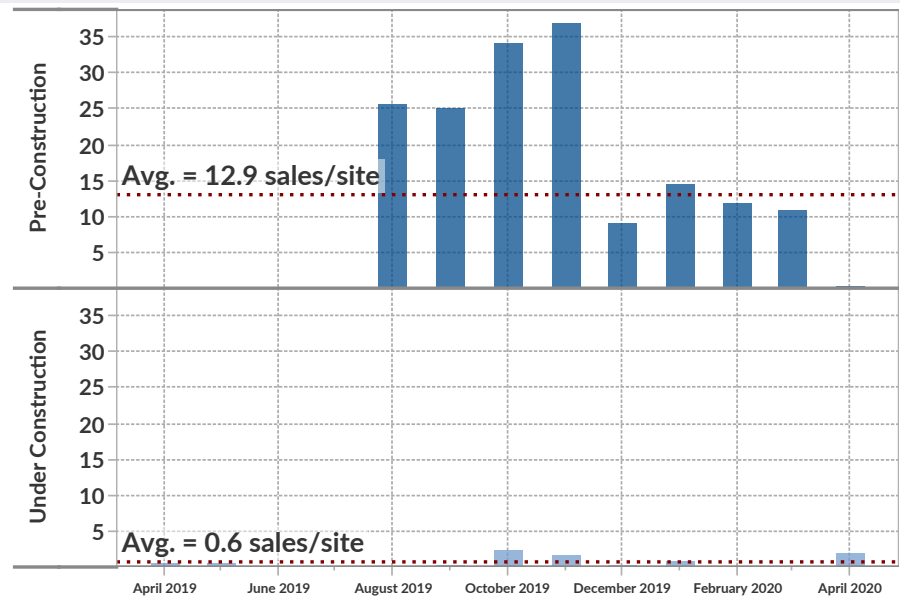
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	309	0	296	13
1 Bedroom	1,570	4	1,445	125
1 Bedroom + Den	1,734	1	1,691	43
2 Bedroom	1,623	13	1,346	277
2 Bedroom + Den	376	0	331	45
3 Bedroom & Up	609	1	495	114
Penthouse	20	0	14	6
Other	5	0	5	0

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,265	347	437	\$426,000	\$594,990
\$1,196	444	751	\$467,000	\$781,000
\$1,179	549	751	\$527,000	\$939,900
\$1,293	619	1,803	\$561,000	\$1,818,000
\$1,186	782	1,508	\$849,990	\$1,550,000
\$1,173	767	1,553	\$771,000	\$1,600,000
\$1,101	1,365	3,114	\$1,425,000	\$3,350,000

IPO Launch Performance (first 2 months)

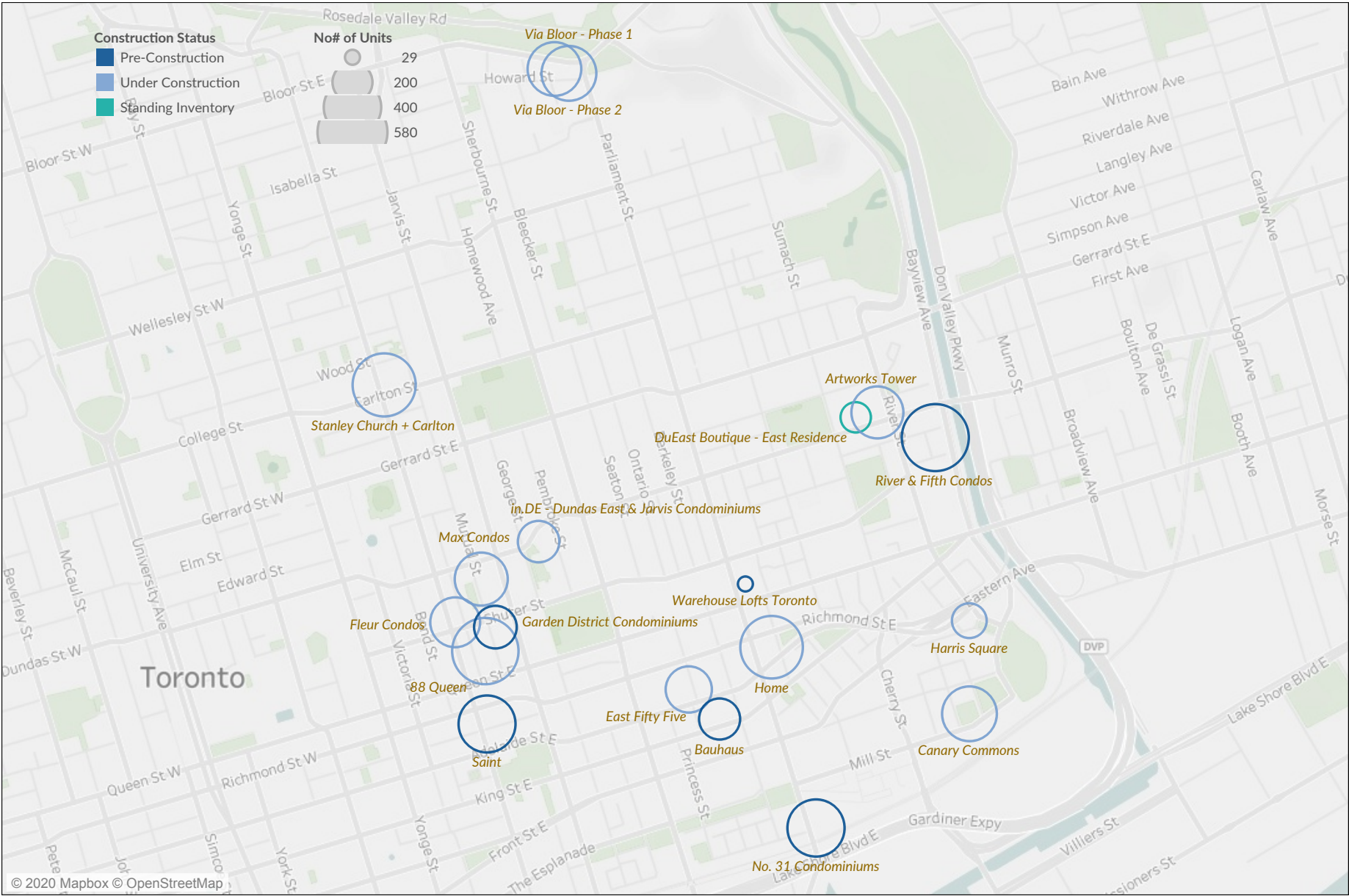


Post Launch Absorption: Downtown East



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Current Active Projects



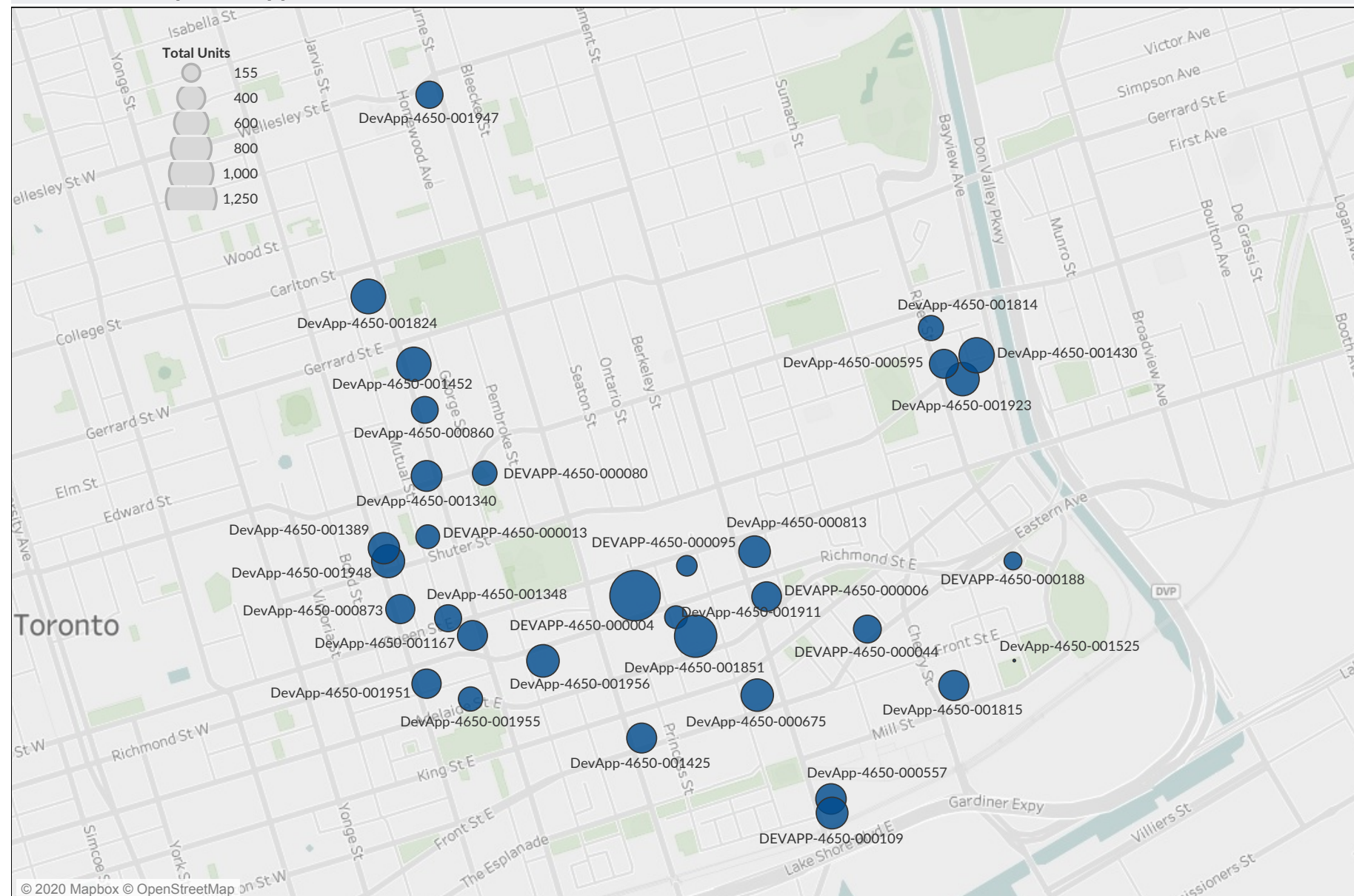
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	9	504	49	569	\$1,319	\$1,342
Artworks Tower - Daniels Corporation	Apartment	July 2021	0	0	0	349	\$843	\$777
Bauhaus - Lamb Development Corp.	Apartment	March 2023	0	0	116	218	\$0	\$0
Canary Commons - DREAM	Apartment	January 2022	0	0	0	387	\$839	\$876
DuEast Boutique - East Residence - Daniels Corporation	Apartment	April 2020	0	7	1	119	\$805	\$795
East Fifty Five - Lamb Development Corp. and Hyde Park Ho..	Apartment	March 2021	0	0	0	276	\$615	\$1,304
Fleur Condos - Menkes	Apartment	November 2020	0	5	1	321	\$1,002	\$1,348
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	0	2	19	235	\$957	\$1,247
Harris Square - Urban Capital Property Group	Apartment	September 2020	0	0	5	156	\$793	\$1,052
Home - Great Gulf and Hullmark Developments Limited	Apartment	October 2021	0	0	51	505	\$619	\$995
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	May 2021	0	1	25	222	\$938	\$1,002
Max Condos - Tribute Communities	Apartment	August 2020	0	0	6	363	\$662	\$1,147
No. 31 Condominiums - Lanterra Developments	Apartment	May 2024	0	73	154	422	\$1,373	\$1,387
River & Fifth Condos - Broccolini	Apartment	May 2023	0	33	31	580	\$1,109	\$1,291
Saint - Minto Developments	Apartment	October 2023	1	33	99	419	\$1,230	\$1,282
Stanley Church + Carlton - Tribute Communities	Apartment	June 2020	0	0	22	514	\$647	\$1,191
Via Bloor - Phase 1 - Tridel	Apartment	July 2021	0	0	15	372	\$775	\$1,041
Via Bloor - Phase 2 - Tridel	Apartment	August 2021	0	0	9	388	\$845	\$1,041
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	September 2022	9	9	20	29	\$1,089	\$1,089

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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	1,250
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	10.0	379
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-4650-000188	170 Eastern Avenue	6.2	155
DevApp-4650-000557	33 - 37 Parliament Street	10.8	455
DevApp-4650-000595	83 River Street	21.6	410
DevApp-4650-000675	250 Front Street East	9.1	516
DevApp-4650-000789	544 King Street West	8.6	77
DevApp-4650-000813	161 Parliament Street	10.7	488
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	23.7	356
DevApp-4650-001389	193 Church Street	21.2	482
DevApp-4650-001425	33 Sherbourne Street	16.4	439
DevApp-4650-001430	5 Defries Street	8.2	610
DevApp-4650-001452	319 - 323 Jarvis Street	33.0	579
DevApp-4650-001525	475 Front Street East	4.3	
DevApp-4650-001814	111 River Street	15.4	309
DevApp-4650-001815	409 Front Street East	4.3	443
DevApp-4650-001824	308 Jarvis Street	10.1	590
DevApp-4650-001851	49 Ontario Street	11.0	881
DevApp-4650-001911	75 Ontario Street	15.2	251
DevApp-4650-001923	77 River Street	8.7	547
DevApp-4650-001947	159 Wellesley Street East	19.6	360
DevApp-4650-001948	60 Shuter Street	14.0	536
DevApp-4650-001951	89 Church Street	29.4	419
DevApp-4650-001955	110 Adelaide Street East	19.1	287
DevApp-4650-001956	231 Richmond Street East	10.5	520

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	• 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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