



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of May 2020



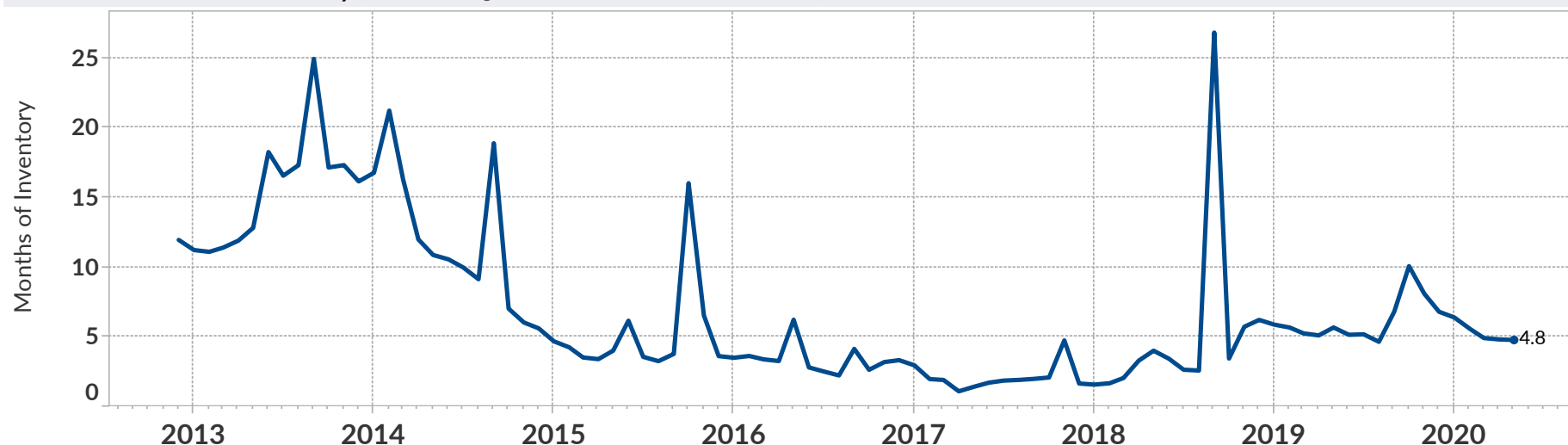
Toronto East Submarket Report - May 2020



Toronto East		GTA
Active Projects	13	361
Total Units	1,352	95,019
Total Sales	1,139	80,914
Rem. Inv.	172	9,526
Avg. \$/SF	\$989	\$1,079
Avg. SF	927	985
Avg. \$	\$916,534	\$1,062,758
Current Month Sales (incl. active & sold out)		428

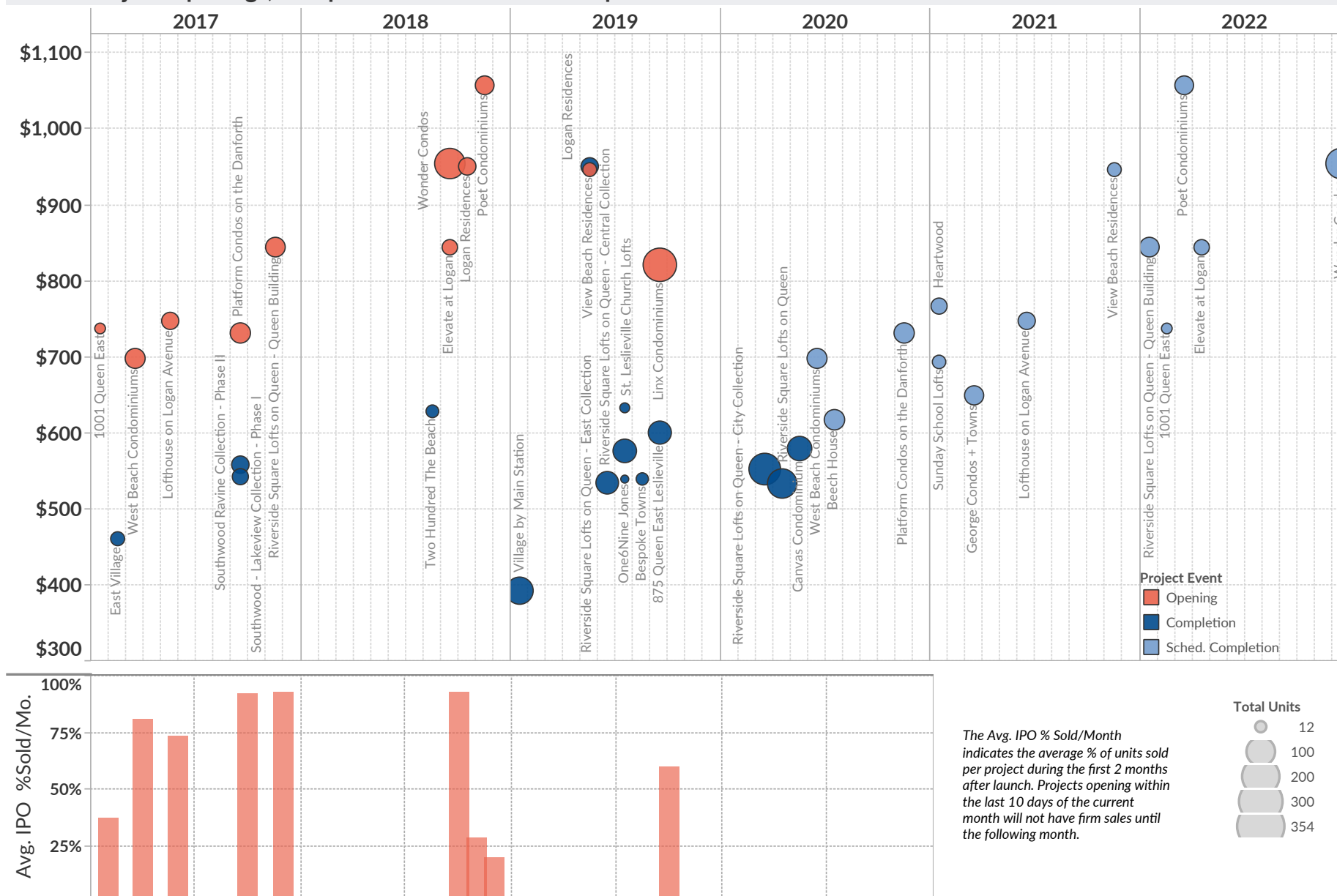
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	12	390
Total Units	3,051	221,166
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	8.6	61.7
Avg. Floor Space Index	3.8	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



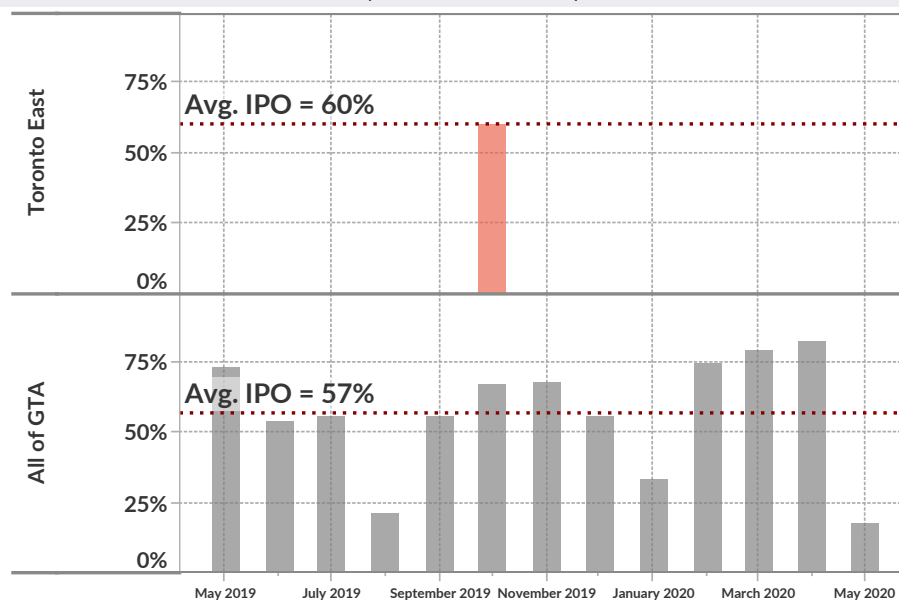
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Project Data by Unit Type

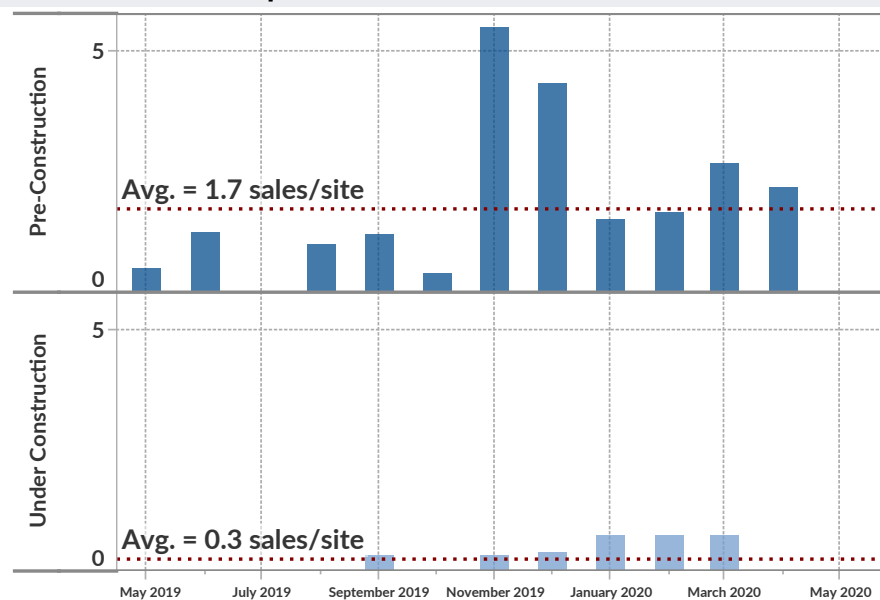
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1		1	0
1 Bedroom	256	3	245	11
1 Bedroom + Den	352	0	317	35
2 Bedroom	397	0	337	60
2 Bedroom + Den	150	0	122	28
3 Bedroom & Up	81	0	61	20
Penthouse	33	0	21	12
Other	41	0	35	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,013	498	786	\$547,990	\$809,580
\$931	627	1,235	\$620,990	\$1,100,000
\$983	733	1,299	\$643,125	\$1,201,580
\$941	780	1,379	\$753,170	\$1,229,990
\$945	902	1,437	\$827,990	\$1,372,040
\$1,260	591	2,609	\$620,550	\$3,752,600
\$1,025	708	1,744	\$903,900	\$2,200,900

IPO Launch Performance (first 2 months)

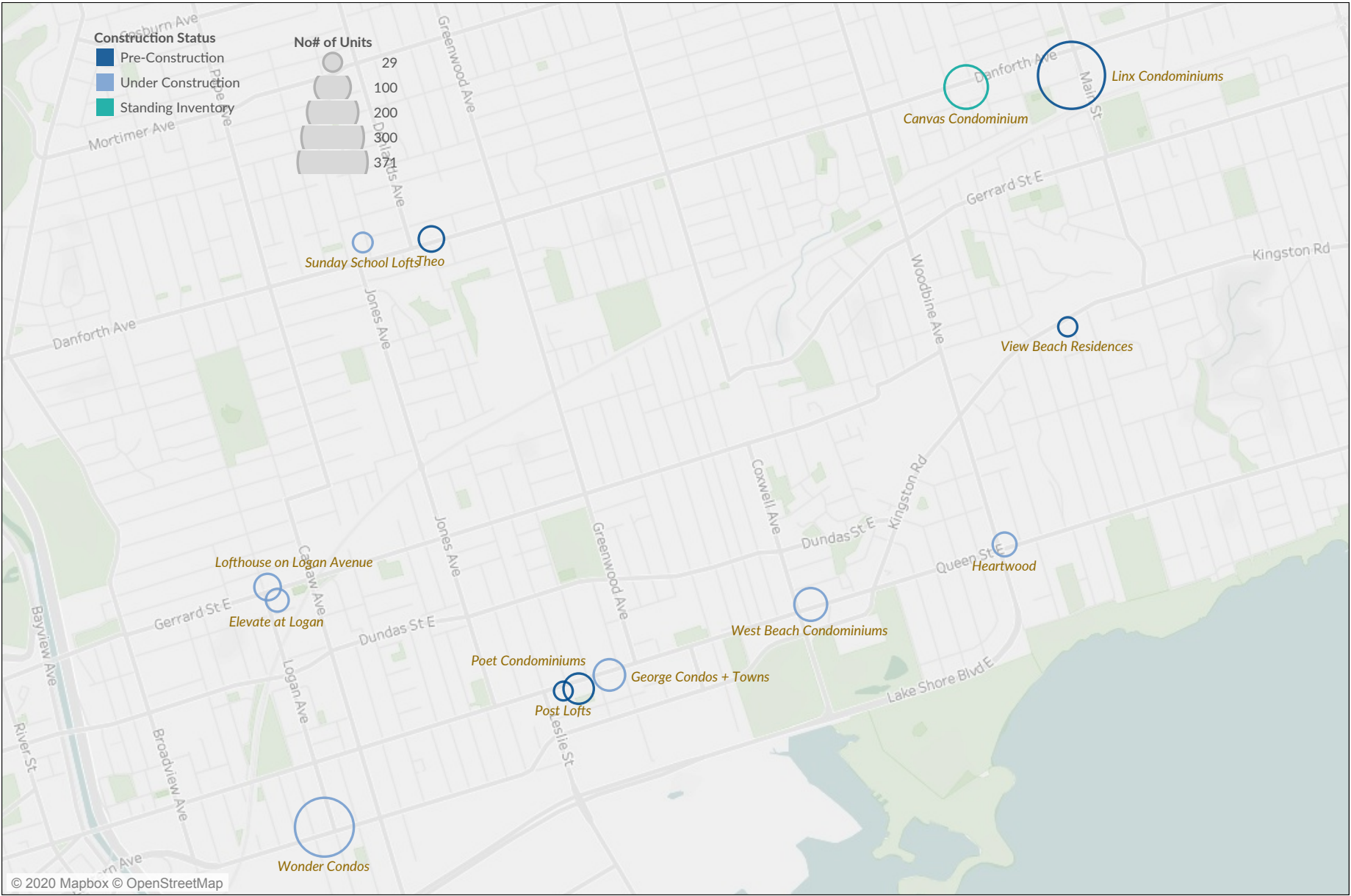


Post Launch Absorption: Toronto East



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Current Active Projects



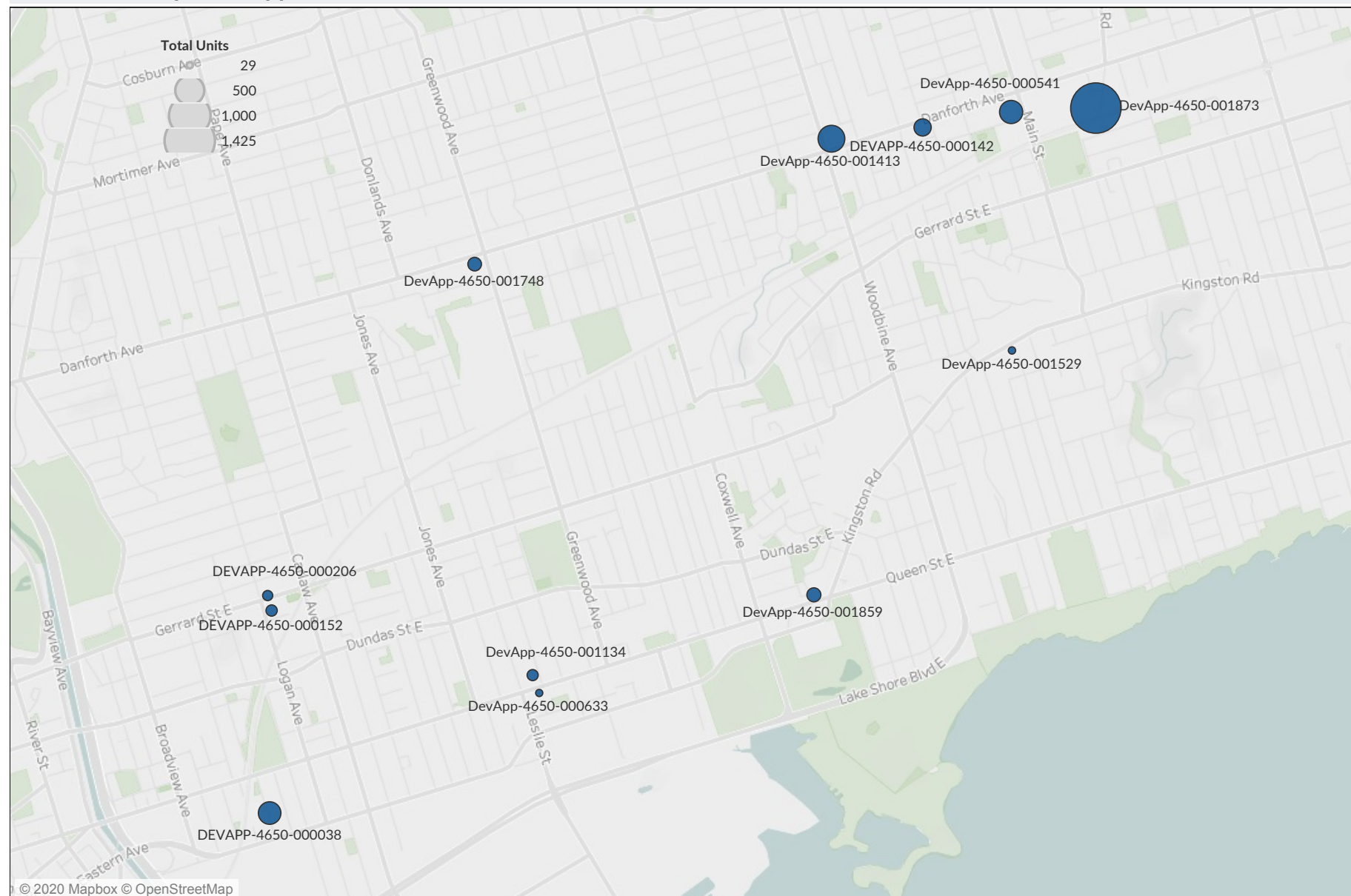
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Canvas Condominium - Marlin Spring	Apartment	May 2020	0	2	2	156	\$580	\$865
Elevate at Logan - Kaleido Developments Inc.	Stacked	April 2022	0	1	10	43	\$845	\$903
George Condos + Towns - Rockport Group	Apartment	March 2021	0	0	0	82	\$650	\$1,118
Heartwood - Fieldgate Homes and Hullmark Developments Li..	Apartment	January 2021	3	8	9	47	\$767	\$1,109
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	May 2023	0	26	78	371	\$822	\$944
Lofthouse on Logan Avenue - GRID Developments	Apartment	June 2021	0	1	5	58	\$748	\$1,115
Poet Condominiums - Fieldgate Homes	Apartment	March 2022	0	15	11	76	\$1,058	\$1,289
Post Lofts - Condoman Developments	Apartment	October 2021	0	0	2	29	\$0	\$835
Sunday School Lofts - GRID Developments	Apartment	January 2021	0	0	0	32	\$694	\$805
Theo - Condoman Developments	Apartment	April 2022	0	1	30	53	\$0	\$954
View Beach Residences - Condoman Developments	Apartment	November 2021	0	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

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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-4650-001748	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 - May 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	0	16	6,217	5,413	179	\$2,454	1,838	\$4,510,204	8,610
Central Waterfront	5	13	6,642	5,791	837	\$1,419	1,002	\$1,421,994	19,434
Don Mills - York Mills	9	11	3,306	2,923	248	\$937	1,194	\$1,118,702	11,337
Downtown Core	0	8	4,759	4,086	255	\$1,644	733	\$1,205,854	18,040
Downtown East	11	19	6,371	5,634	533	\$1,253	821	\$1,029,143	15,959
Downtown West	9	32	10,872	9,571	882	\$1,457	908	\$1,322,157	18,111
Etobicoke Waterfront	1	3	1,632	1,469	70	\$1,226	756	\$927,024	8,726
Highway7 - Yonge	22	7	1,742	1,535	207	\$691	1,196	\$827,017	.
Mississauga City Centre	7	11	6,441	5,854	363	\$828	890	\$736,777	.
North Toronto	7	11	3,150	2,504	468	\$1,245	823	\$1,024,426	8,331
North Yonge Corridor	2	6	1,792	1,404	169	\$1,118	845	\$944,043	7,587
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	29	8	1,110	987	96	\$1,051	1,508	\$1,583,941	9,087
Not Applicable	292	162	30,675	24,994	3,786	\$778	982	\$763,198	73,347
Scarborough City Centre									2,245
Sheppard Corridor	3	13	3,648	3,195	452	\$1,101	920	\$1,013,295	7,793
Thornhill	11	5	1,443	1,147	296	\$1,083	1,203	\$1,303,196	.
Toronto East	3	13	1,352	1,139	172	\$989	927	\$916,534	3,051
Toronto West	12	14	2,613	2,117	412	\$1,136	946	\$1,074,717	11,001
Yonge - St. Clair	5	7	726	632	93	\$1,464	1,606	\$2,352,130	2,413

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