



Greater Toronto Area  
Downtown East

New Homes High Rise Submarket Report  
Data as of May 2020



## Downtown East Submarket Report - May 2020



| Downtown East                                 |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Active Projects                               | 19          | 361         |
| Total Units                                   | 6,371       | 95,019      |
| Total Sales                                   | 5,634       | 80,914      |
| Rem. Inv.                                     | 533         | 9,526       |
| Avg. \$/SF                                    | \$1,253     | \$1,079     |
| Avg. SF                                       | 821         | 985         |
| Avg. \$                                       | \$1,029,143 | \$1,062,758 |
| Current Month Sales (incl. active & sold out) | 11          | 428         |

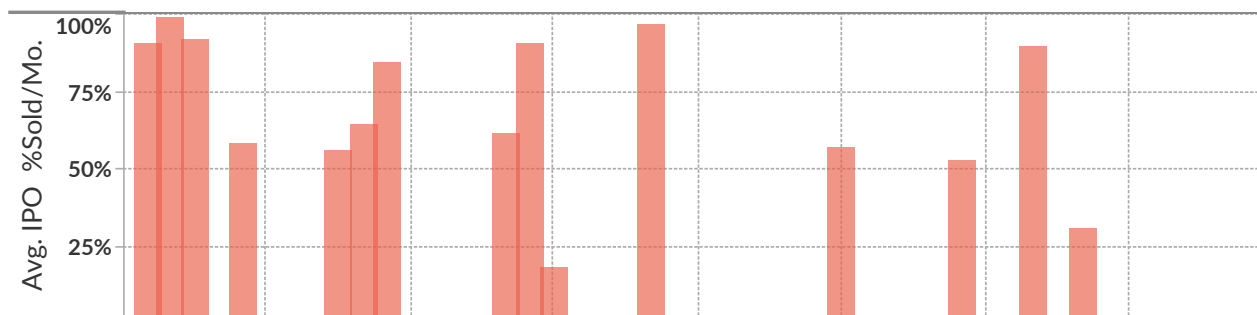
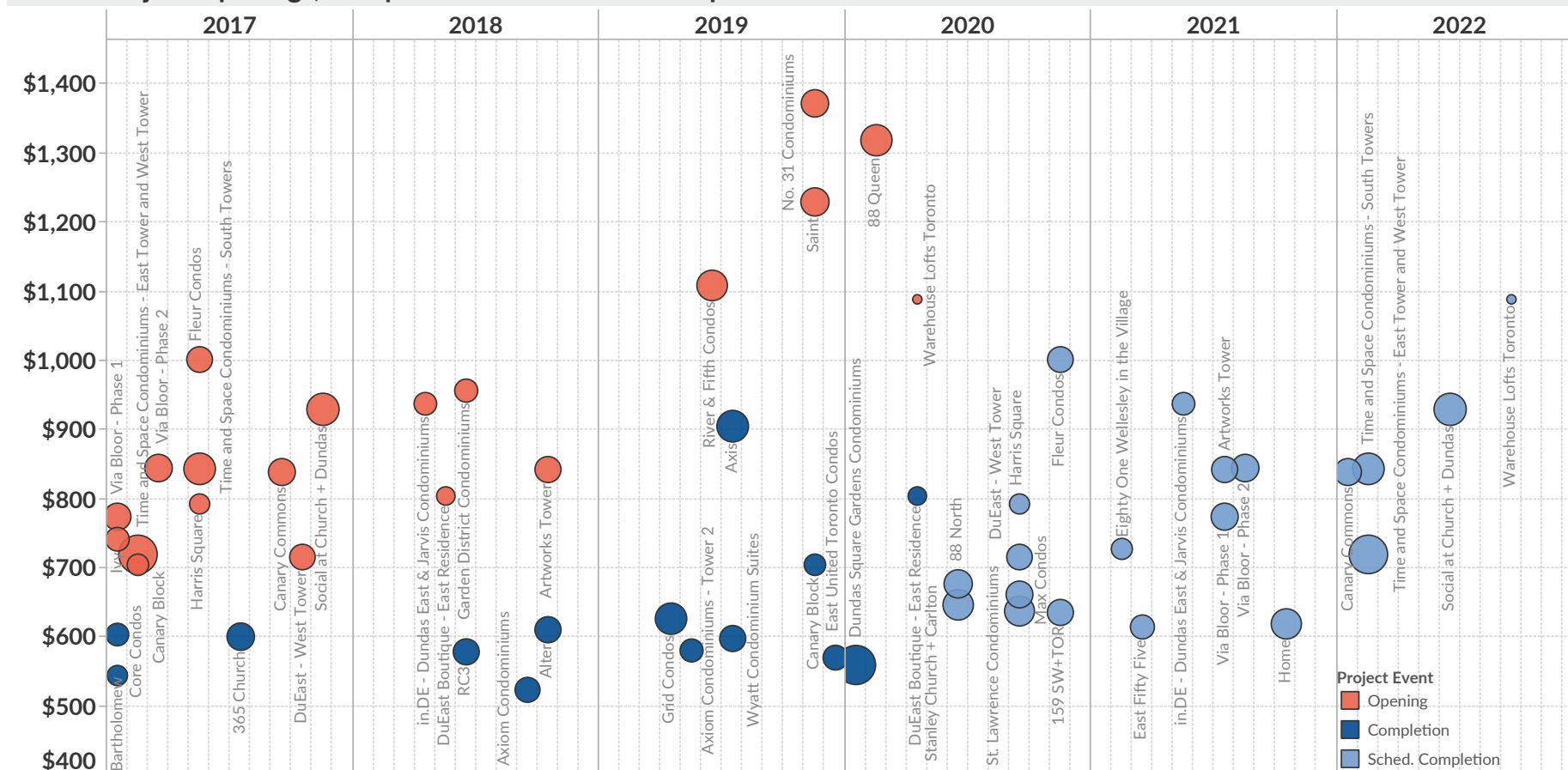
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| Downtown East            |        | City of Toronto |
| Number of Dev. Apps.     | 36     | 390             |
| Total Units              | 15,959 | 221,166         |
| Min. Floor Space Index   | 0.0    | 0.1             |
| Max. Floor Space Index   | 29.5   | 61.7            |
| Avg. Floor Space Index   | 9.9    | 6.6             |

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

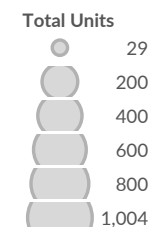


# Downtown East Submarket Report - May 2020

## 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.



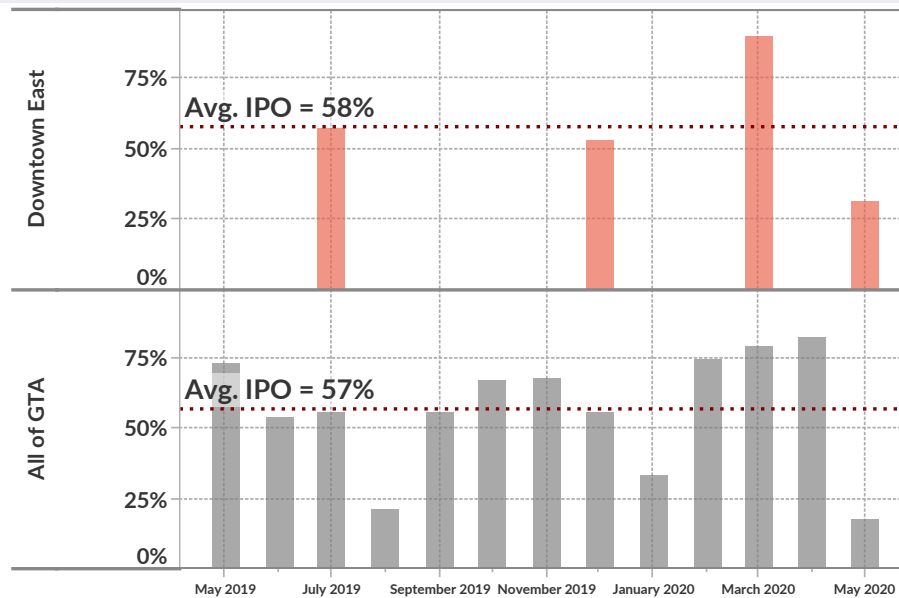
## Downtown East Submarket Report - May 2020

### Project Data by Unit Type

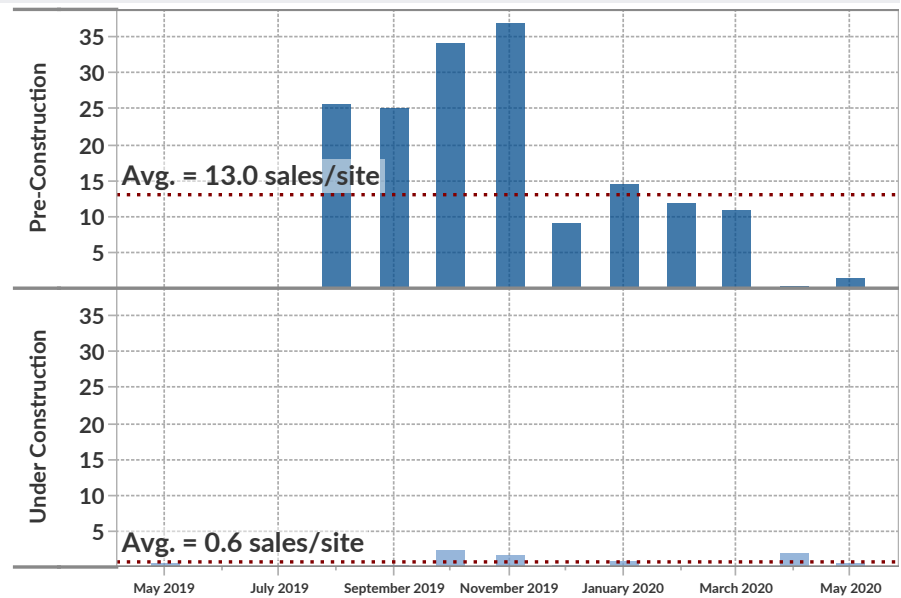
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 319         | 2                   | 298         | 21        |
| 1 Bedroom       | 1,494       | 2                   | 1,447       | 47        |
| 1 Bedroom + Den | 1,735       | 5                   | 1,696       | 39        |
| 2 Bedroom       | 1,618       | 1                   | 1,347       | 271       |
| 2 Bedroom + Den | 364         | 0                   | 331         | 33        |
| 3 Bedroom & Up  | 612         | 1                   | 496         | 116       |
| Penthouse       | 20          | 0                   | 14          | 6         |
| Other           | 5           | 0                   | 5           | 0         |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$1,463    | 347             | 454              | \$521,900        | \$633,900         |
| \$1,259    | 444             | 751              | \$496,000        | \$769,900         |
| \$1,247    | 549             | 751              | \$580,990        | \$939,900         |
| \$1,301    | 619             | 1,803            | \$561,000        | \$1,818,000       |
| \$1,188    | 782             | 1,508            | \$849,990        | \$1,550,000       |
| \$1,182    | 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)

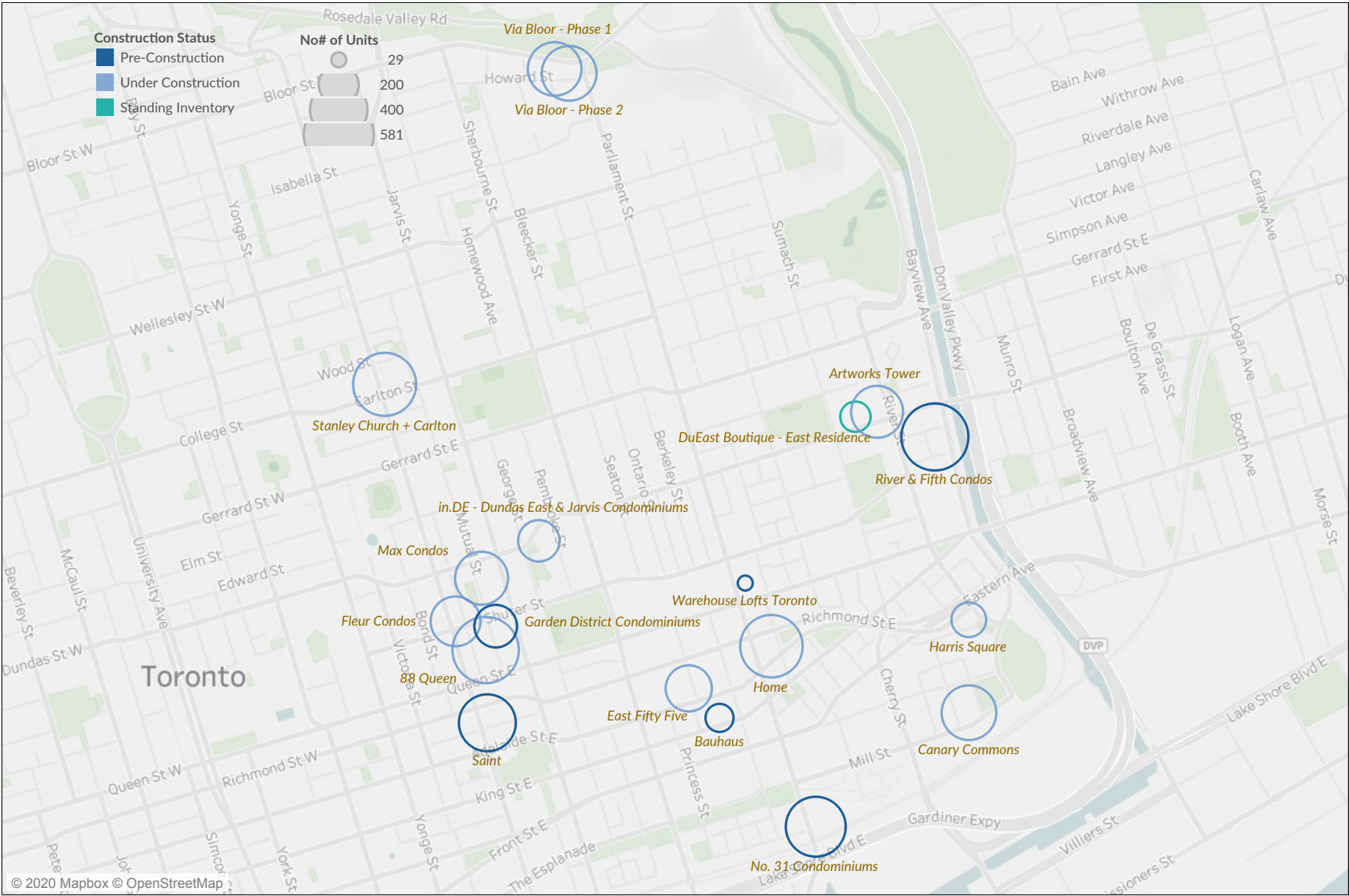


### Post Launch Absorption: Downtown East



# Downtown East Submarket Report - May 2020

## Current Active Projects



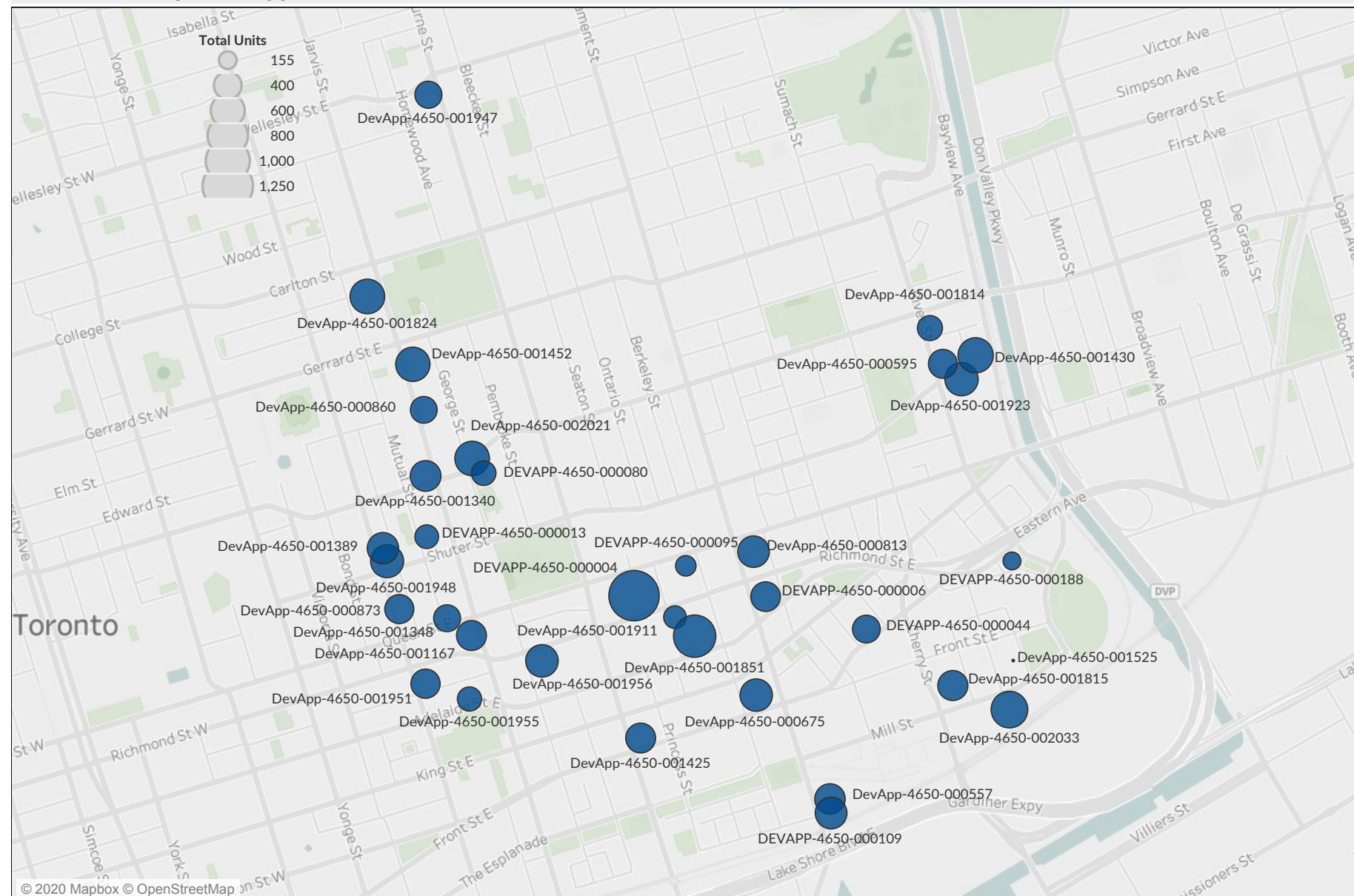
# Downtown East Submarket Report - May 2020

## 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 |
|--------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 88 Queen - St. Thomas Developments Inc.                      | Apartment    | April 2024              | 2                   | 506 | 47        | 569         | \$1,319        | \$1,343     |
| Artworks Tower - Daniels Corporation                         | Apartment    | July 2021               | 0                   | 0   | 0         | 349         | \$843          | \$777       |
| Bauhaus - Lamb Development Corp.                             | Apartment    | March 2023              | 0                   | 0   | 0         | 102         | \$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                | 2                   | 3   | 23        | 222         | \$938          | \$1,087     |
| Max Condos - Tribute Communities                             | Apartment    | September 2020          | 0                   | 0   | 6         | 363         | \$662          | \$1,151     |
| No. 31 Condominiums - Lanterra Developments                  | Apartment    | May 2024                | 0                   | 73  | 190       | 464         | \$1,373        | \$1,391     |
| River & Fifth Condos - Broccolini                            | Apartment    | May 2023                | 1                   | 34  | 31        | 581         | \$1,109        | \$1,336     |
| Saint - Minto Developments                                   | Apartment    | October 2023            | 3                   | 36  | 96        | 419         | \$1,230        | \$1,303     |
| Stanley Church + Carlton - Tribute Communities               | Apartment    | June 2020               | 3                   | 3   | 19        | 514         | \$647          | \$1,202     |
| 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          | 0                   | 9   | 20        | 29          | \$1,089        | \$1,089     |

# Downtown East Submarket Report - May 2020

## Current Development Applications



## Downtown East Submarket Report - May 2020

### 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                       | 23.4              | 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         |
| DevApp-4650-002021 | 218 Dundas Street East                     | 14.5              | 588         |
| DevApp-4650-002033 | 125R Mill Street                           | 10.2              | 661         |

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.

# Downtown 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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