



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of June 2020



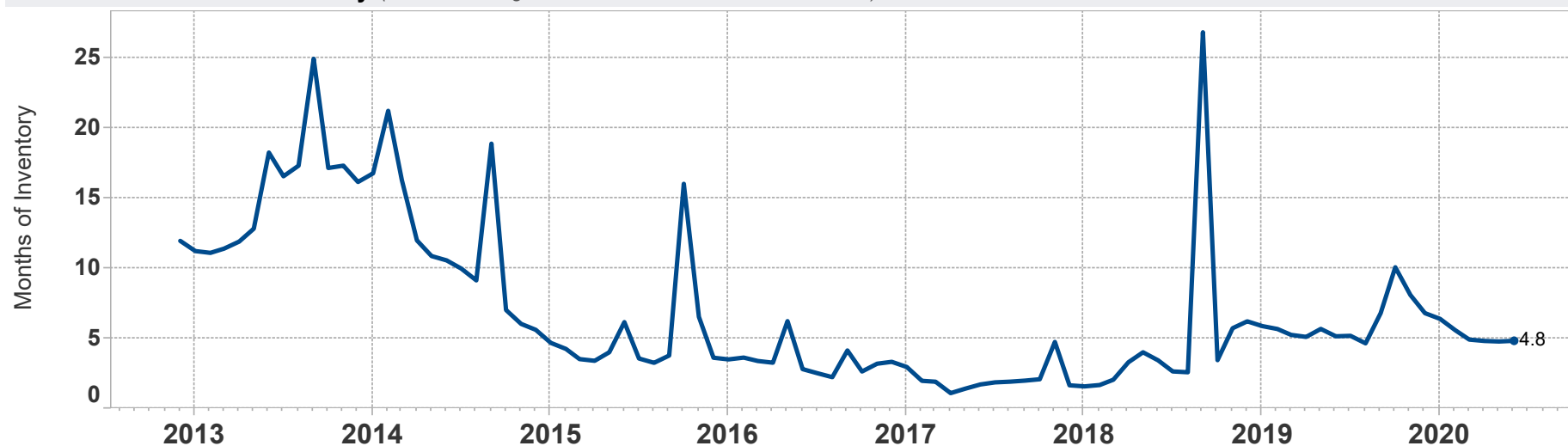
Toronto East Submarket Report - June 2020



Toronto East			GTA	
Active Projects	13		360	
Total Units	1,352		95,384	
Total Sales	1,140		80,981	
Rem. Inv.	171		9,679	
Avg. \$/SF	\$990		\$1,092	
Avg. SF	925		984	
Avg. \$	\$915,535		\$1,073,753	
Current Month Sales (incl. active & sold out)			1	744

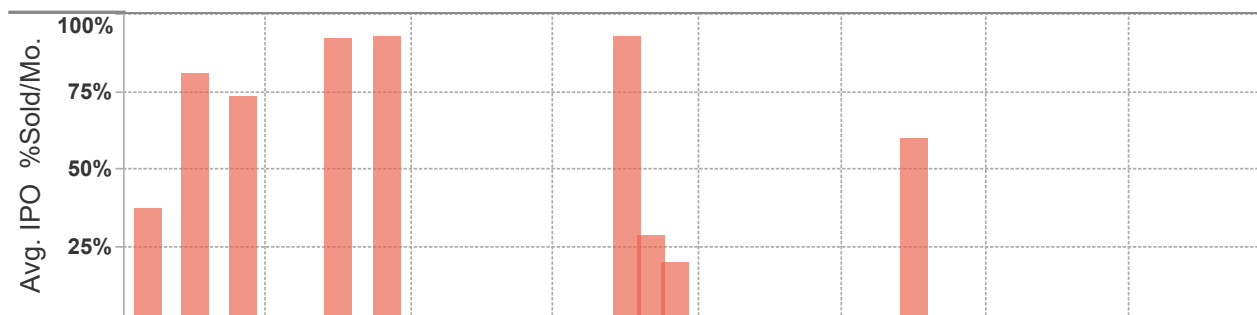
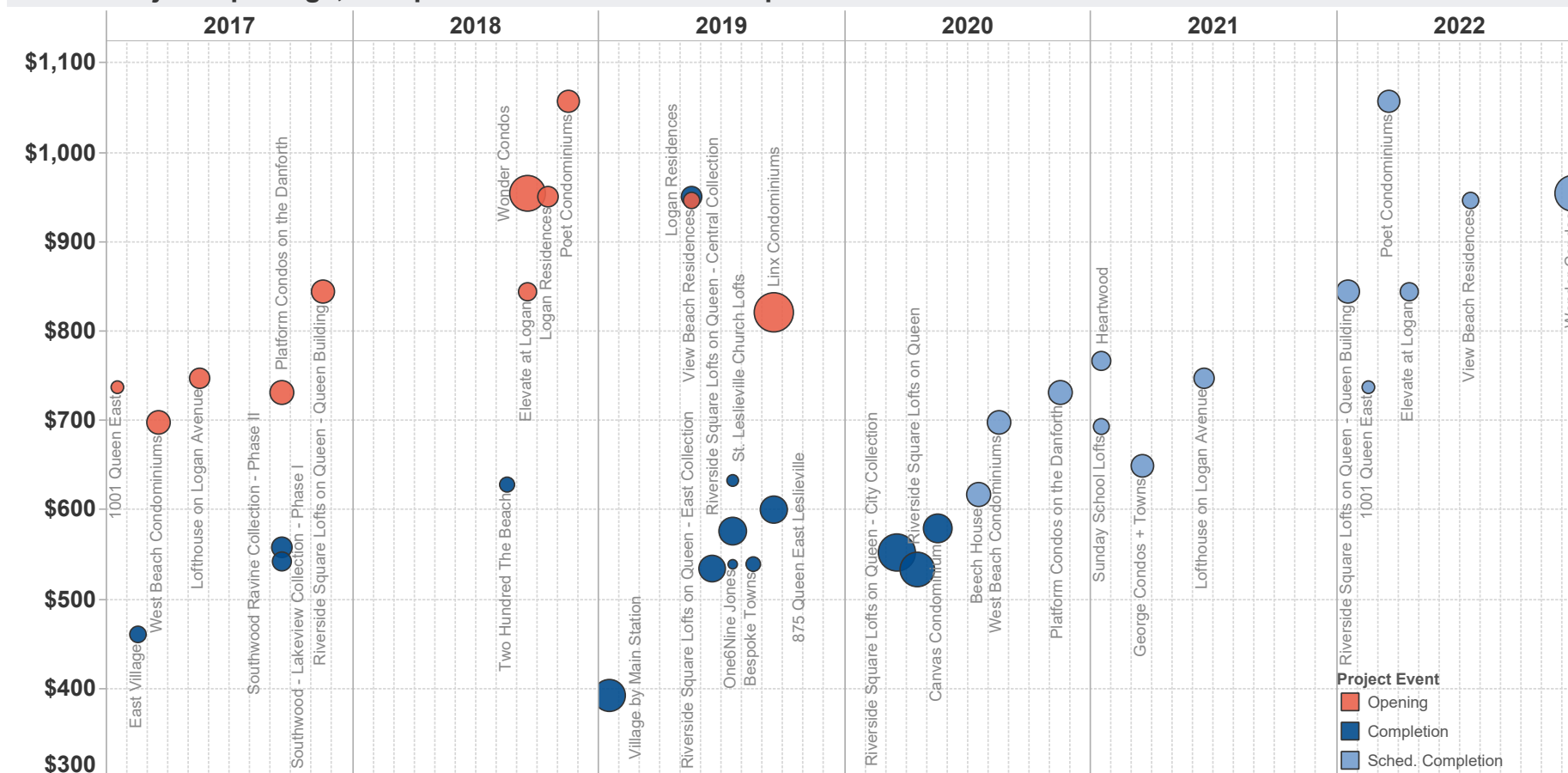
Development Applications			
Toronto East		City of Toronto	
Number of Dev. Apps.	12	400	
Total Units	3,051	226,181	
Min. Floor Space Index	1.0	0.1	
Max. Floor Space Index	8.6	61.7	
Avg. Floor Space Index	3.8	6.6	

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

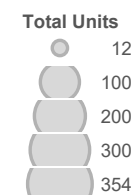


Toronto East Submarket Report - June 2020

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.



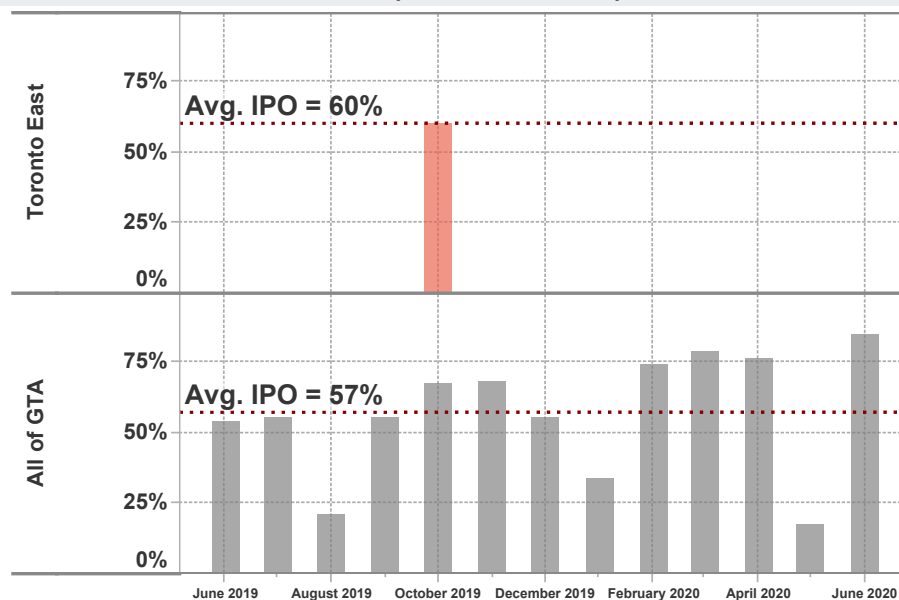
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Project Data by Unit Type

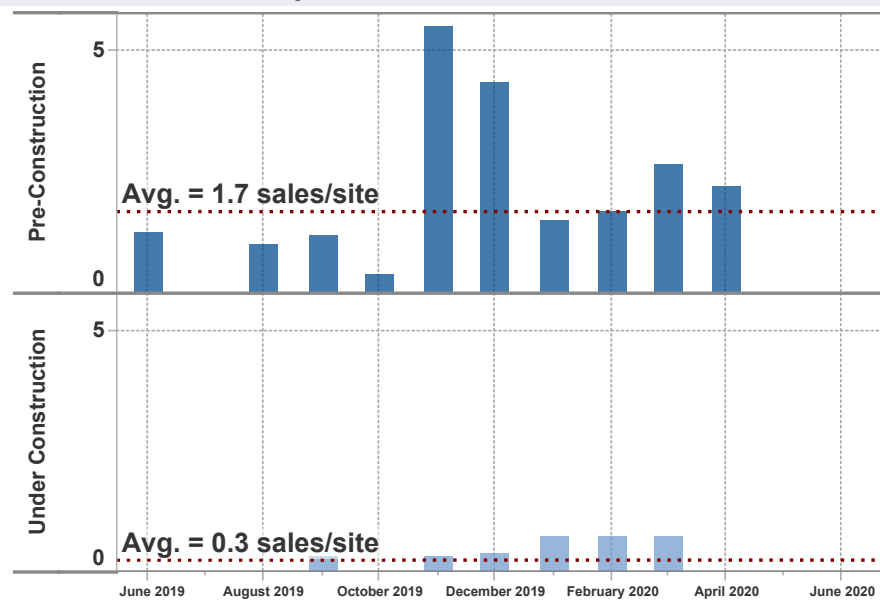
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1		1	0
1 Bedroom	256	0	245	11
1 Bedroom + Den	352	1	318	34
2 Bedroom	397	0	337	60
2 Bedroom + Den	150	0	122	28
3 Bedroom & Up	81	0	61	20
Penthouse	33	0	21	12
Other	41	0	35	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,013	498	786	\$547,990	\$809,580
\$932	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)

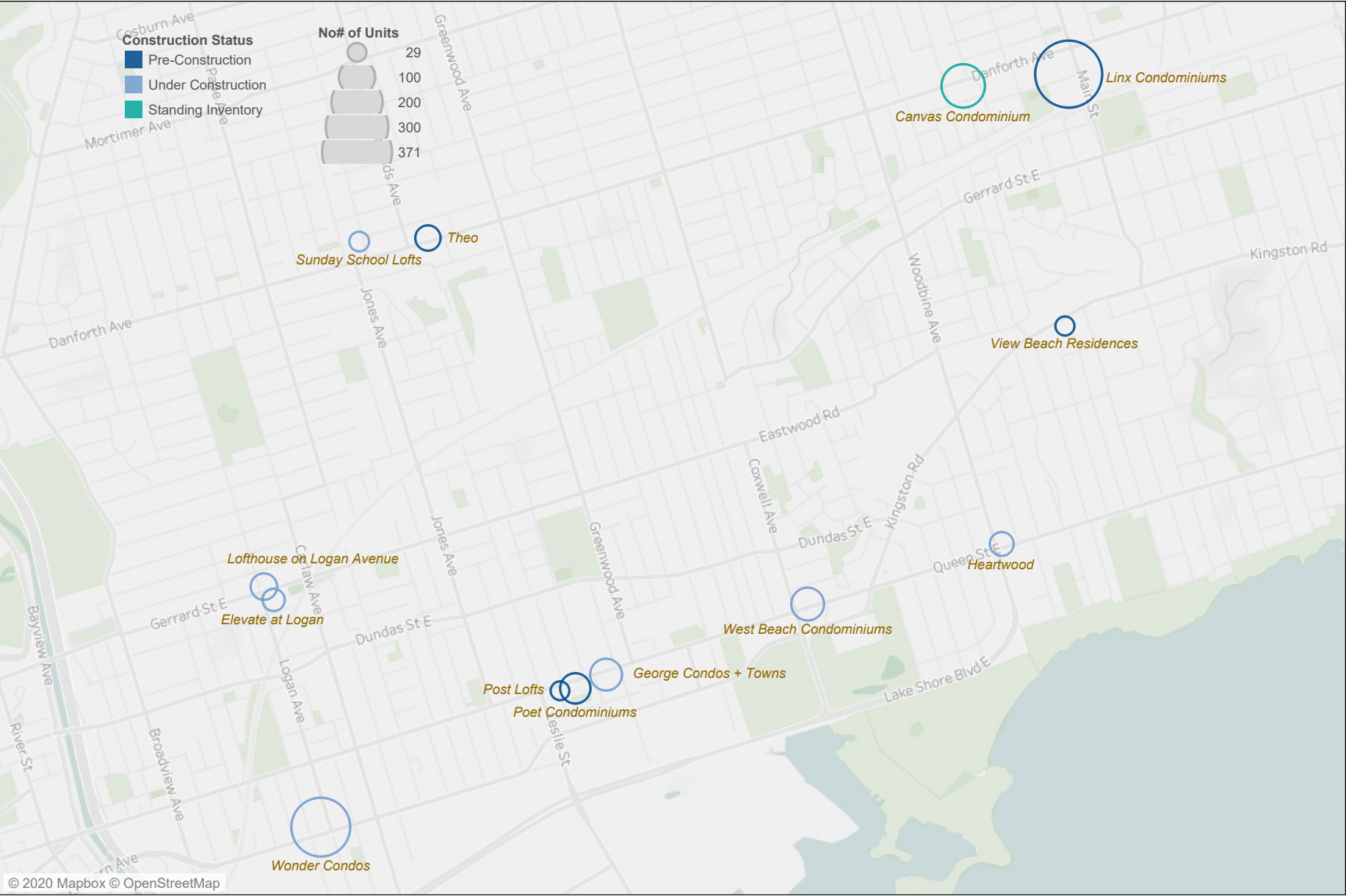


Post Launch Absorption: Toronto East



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Current Active Projects



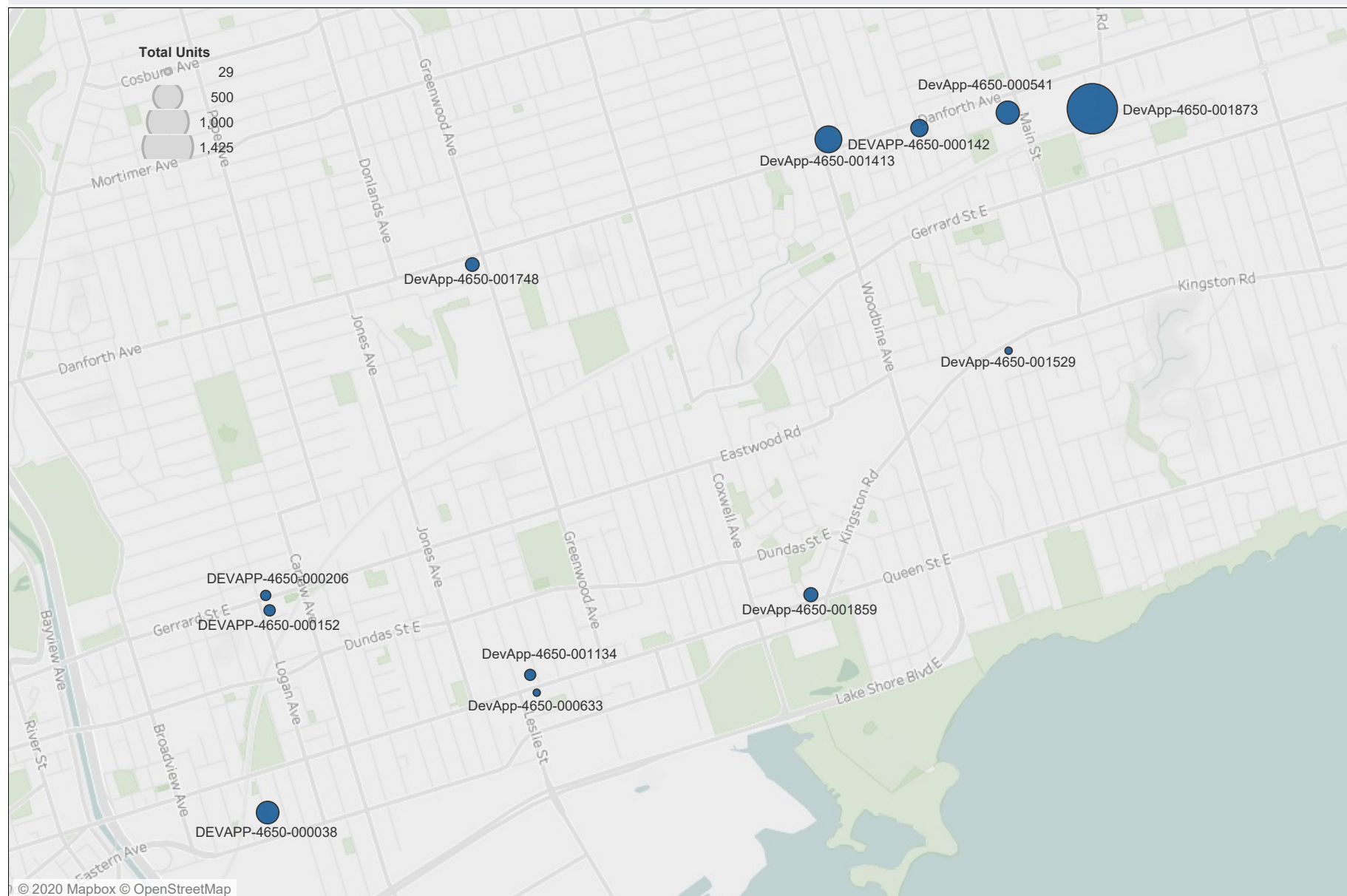
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Current Active Project List

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	1	2	9	41	\$845	\$902
George Condos + Towns - Rockport Group	Apartment	March 2021	0	0	0	84	\$650	\$1,118
Heartwood - Fieldgate Homes and Hullmark Developments Li..	Apartment	January 2021	0	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	April 2022	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	July 2022	0	3	21	30	\$947	\$973
West Beach Condominiums - Marlin Spring	Apartment	August 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.

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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	2	15	5,973	5,172	176	\$2,412	1,894	\$4,568,809	8,932
Central Waterfront	10	13	6,642	5,810	818	\$1,459	1,087	\$1,586,790	19,434
Don Mills - York Mills	4	11	3,306	2,927	244	\$935	1,187	\$1,110,394	11,337
Downtown Core	17	8	4,759	4,103	238	\$1,632	737	\$1,203,027	18,136
Downtown East	26	19	6,450	5,661	506	\$1,246	837	\$1,042,982	15,970
Downtown West	14	32	11,097	9,572	987	\$1,445	885	\$1,278,789	17,851
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	37	6	1,553	1,383	170	\$692	1,240	\$857,927	.
Mississauga City Centre	53	11	6,645	5,898	514	\$898	782	\$701,954	.
North Toronto	16	12	3,194	2,520	496	\$1,263	842	\$1,063,407	10,333
North Yonge Corridor	30	6	1,715	1,434	150	\$1,146	811	\$928,813	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	35	9	1,168	1,026	94	\$1,102	1,344	\$1,481,165	9,485
Not Applicable	414	161	30,938	25,184	3,880	\$779	977	\$760,940	74,928
Scarborough City Centre									2,245
Sheppard Corridor	15	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	38	5	1,443	1,188	255	\$1,102	1,277	\$1,407,853	.
Toronto East	1	13	1,352	1,140	171	\$990	925	\$915,535	3,051
Toronto West	32	14	2,613	2,133	396	\$1,132	952	\$1,077,841	10,940
Yonge - St. Clair	0	7	728	632	93	\$1,474	1,591	\$2,345,544	3,047

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