



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of June 2020



Downtown East Submarket Report - June 2020



Downtown East		GTA
Active Projects	19	360
Total Units	6,450	95,384
Total Sales	5,661	80,981
Rem. Inv.	506	9,679
Avg. \$/SF	\$1,246	\$1,092
Avg. SF	837	984
Avg. \$	\$1,042,982	\$1,073,753
Current Month Sales (incl. active & sold out)	26	744

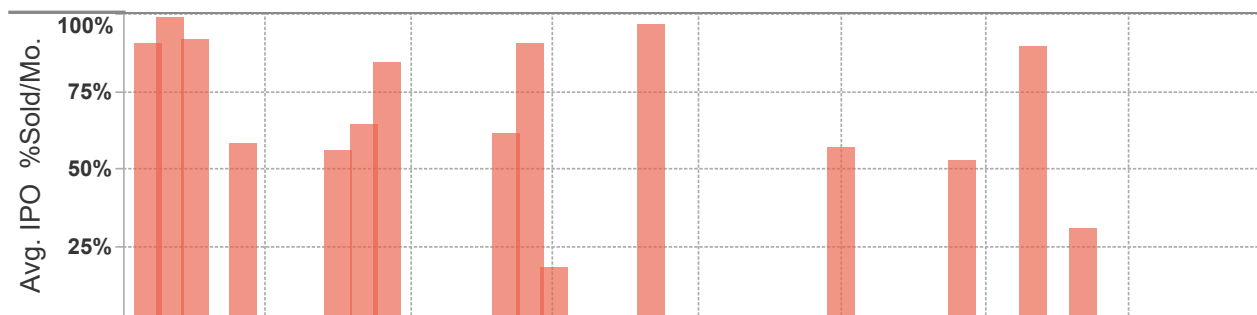
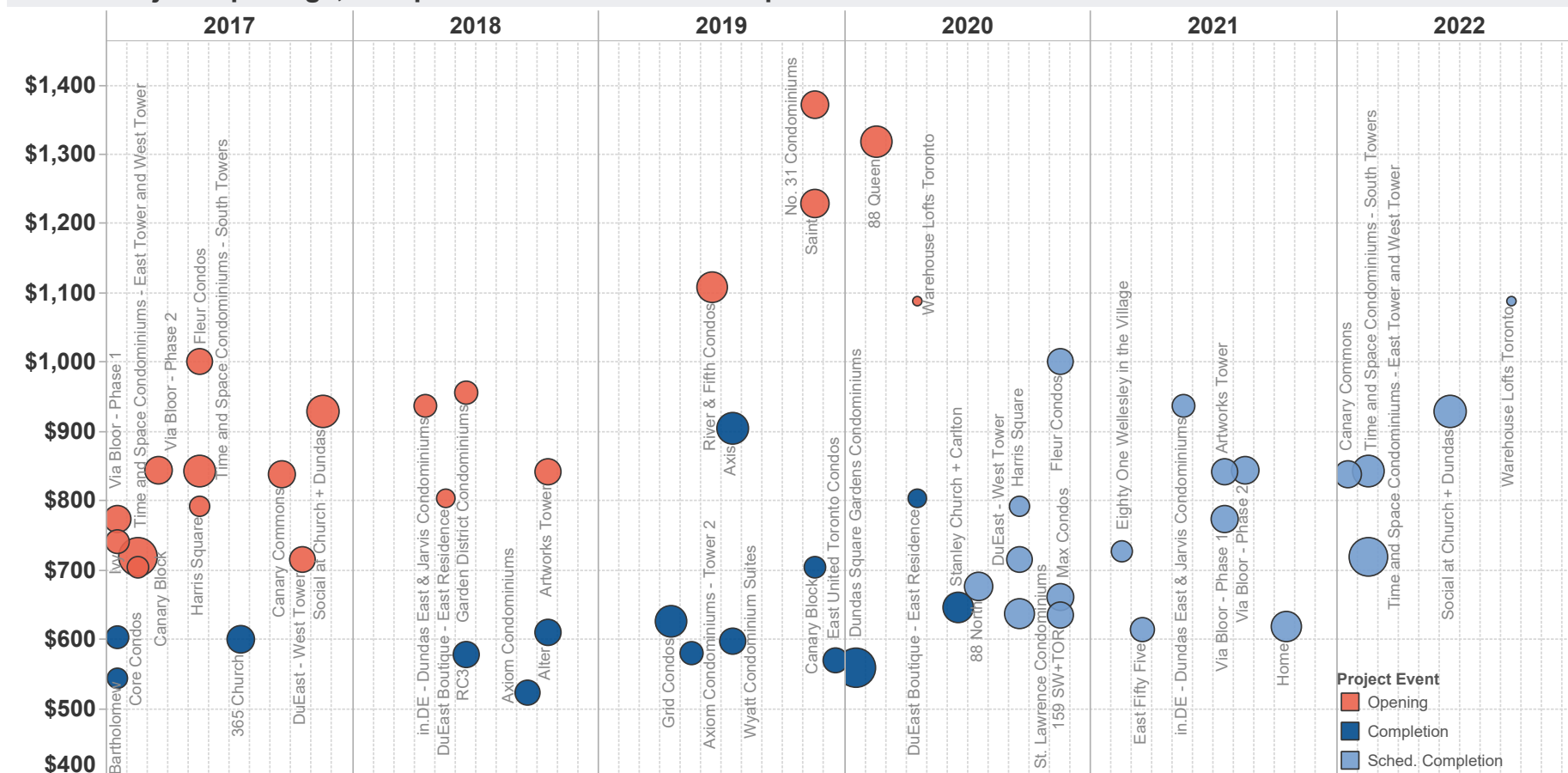
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	36	400
Total Units	15,970	226,181
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	61.7
Avg. Floor Space Index	9.9	6.6

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

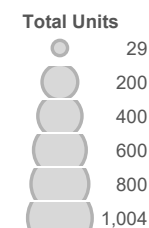


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Recent Project Openings, Completions & Scheduled Completions



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.



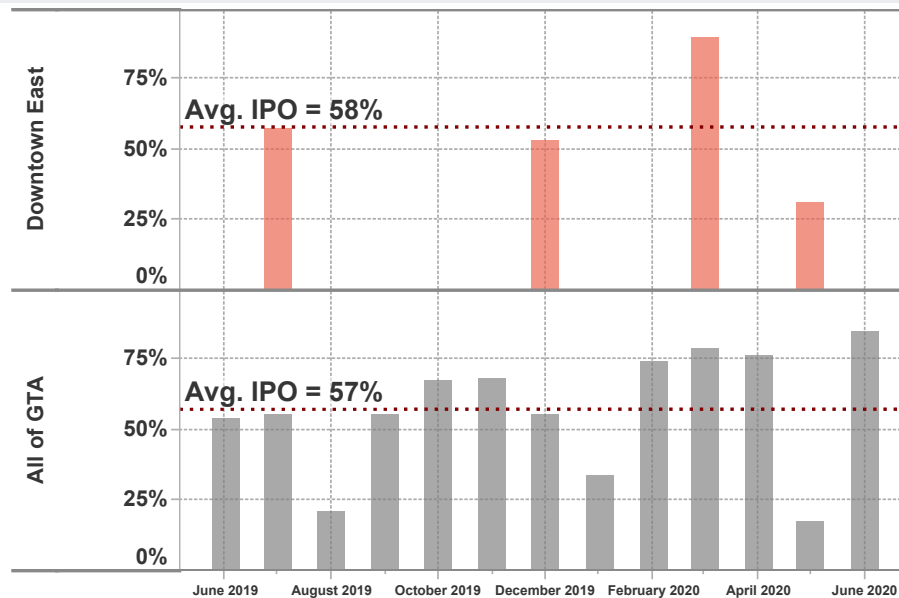
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Project Data by Unit Type

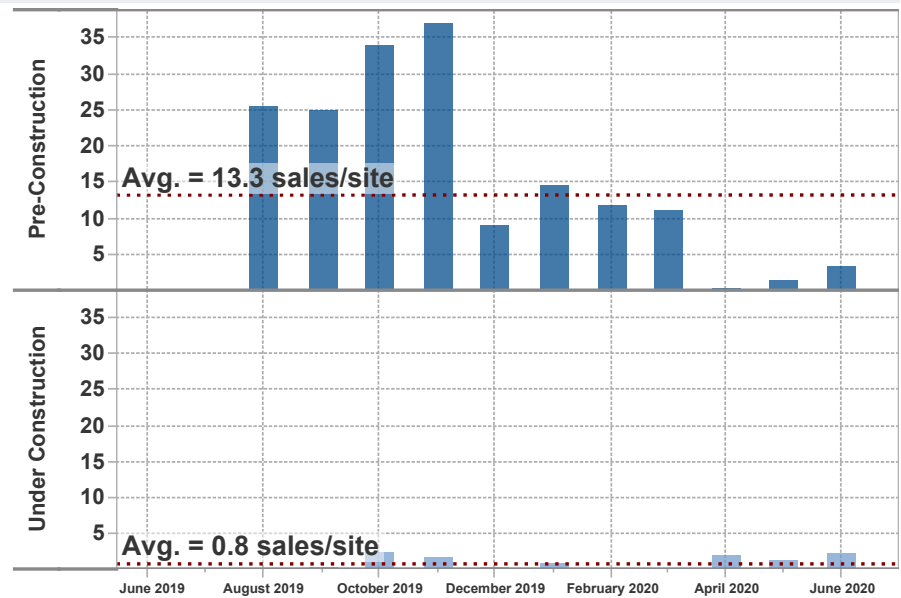
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	319	1	299	20
1 Bedroom	1,494	7	1,454	40
1 Bedroom + Den	1,735	4	1,697	38
2 Bedroom	1,618	5	1,352	266
2 Bedroom + Den	364	0	331	33
3 Bedroom & Up	612	9	509	103
Penthouse	20	0	14	6
Other	5	0	5	0

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,474	347	454	\$521,900	\$634,900
\$1,224	444	751	\$496,000	\$769,900
\$1,232	549	751	\$580,990	\$939,900
\$1,294	619	1,803	\$561,000	\$1,818,000
\$1,188	782	1,508	\$849,990	\$1,550,000
\$1,169	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)

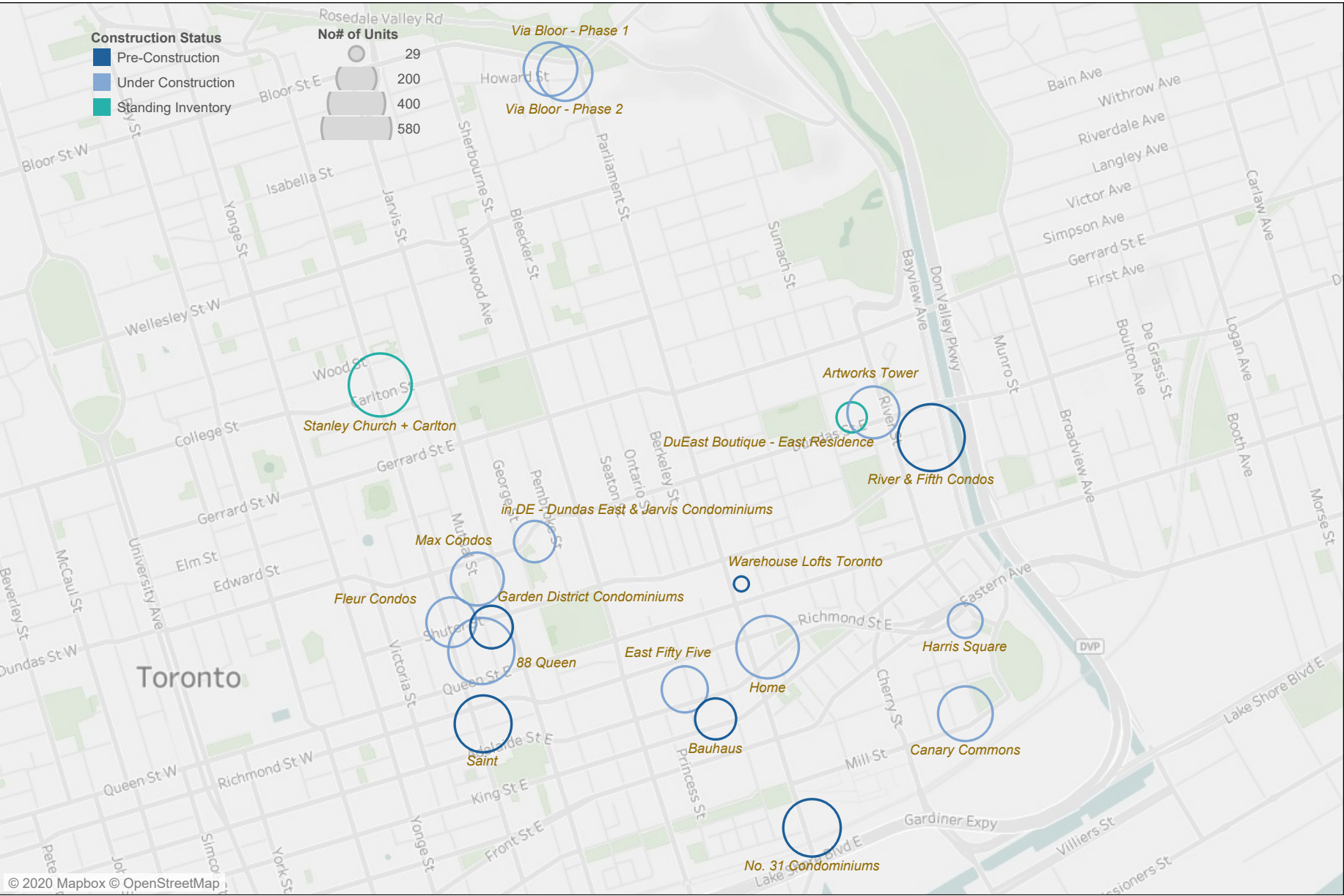


Post Launch Absorption: Downtown East



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Current Active Projects



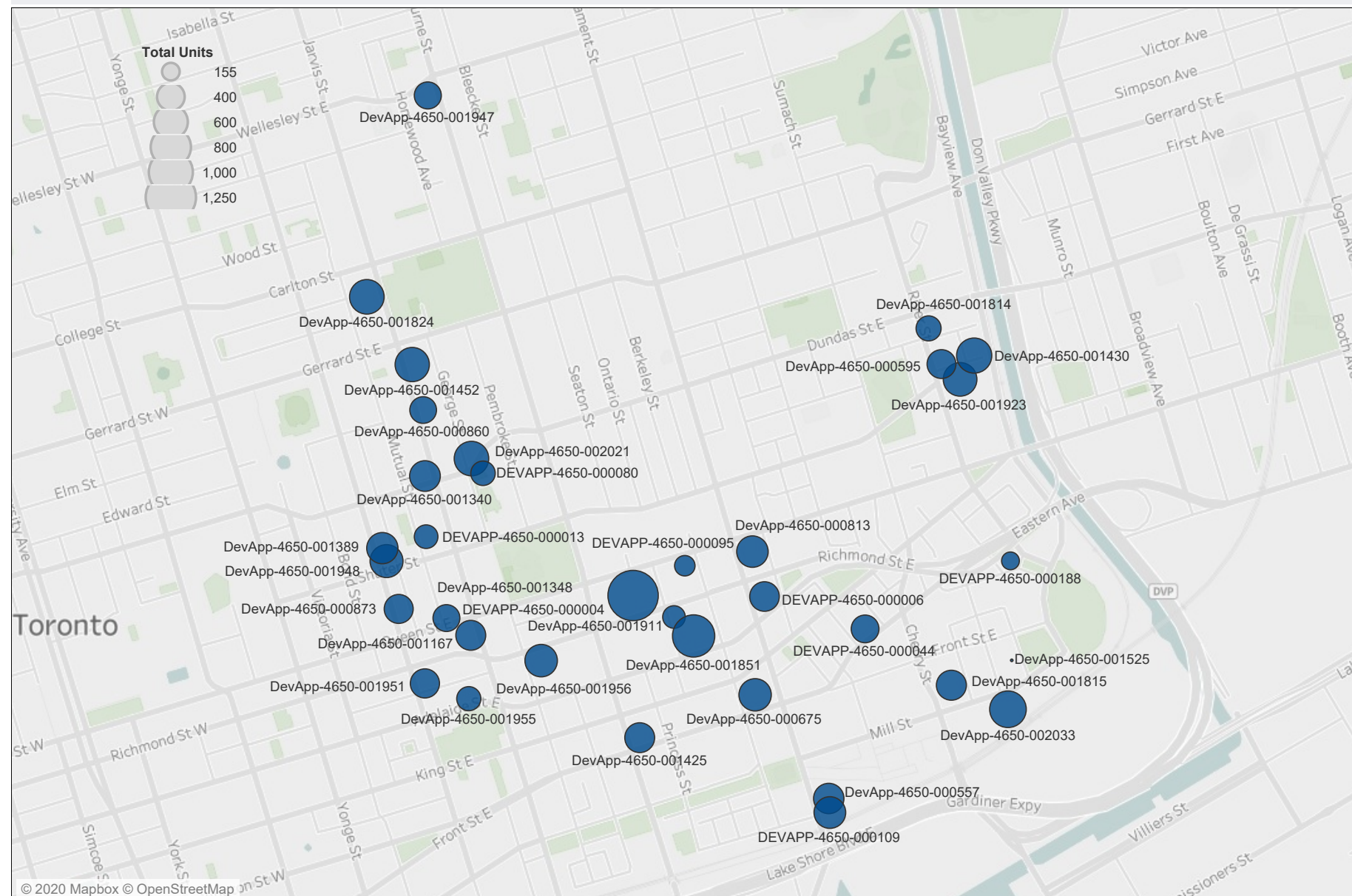
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Current Active Project List

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	13	523	30	569	\$1,319	\$1,360
Artworks Tower - Daniels Corporation	Apartment	July 2021	0	0	0	349	\$843	\$777
Bauhaus - Lamb Development Corp.	Apartment	March 2023	0	0	0	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 ..	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	3	23	222	\$938	\$1,087
Max Condos - Tribute Communities	Apartment	November 2020	0	0	6	363	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May 2024	8	81	182	428	\$1,373	\$1,391
River & Fifth Condos - Broccolini	Apartment	May 2023	1	35	30	580	\$1,109	\$1,338
Saint - Minto Developments	Apartment	October 2023	4	40	92	419	\$1,230	\$1,274
Stanley Church + Carlton - Tribute Communities	Apartment	June 2020	0	0	22	514	\$647	\$1,198
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 St..	Apartment	September 2022	0	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	20.5	275
DEVAPP-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street	10.0	379
DEVAPP-4650-000080	219 - 231 Dundas Street East	10.8	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	24.9	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	8.6	558
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 - June 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	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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