



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of July 2020



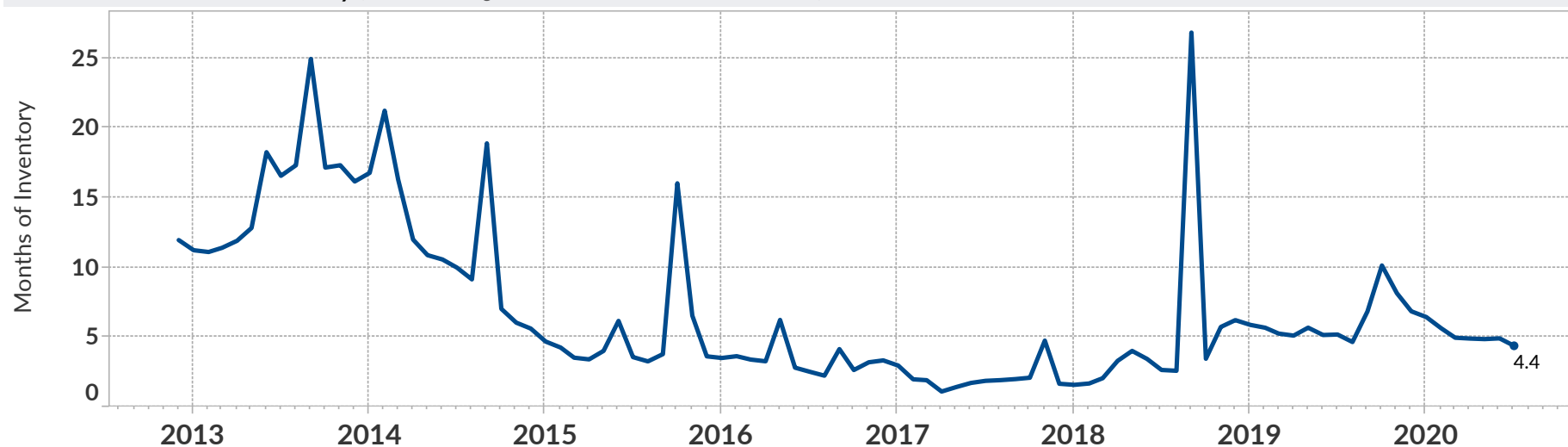
Toronto East Submarket Report - July 2020



Toronto East		GTA
Active Projects	13	367
Total Units	1,352	96,937
Total Sales	1,152	82,550
Rem. Inv.	159	9,829
Avg. \$/SF	\$990	\$1,108
Avg. SF	918	961
Avg. \$	\$908,475	\$1,065,426
Current Month Sales (incl. active & sold out)	14	1,991

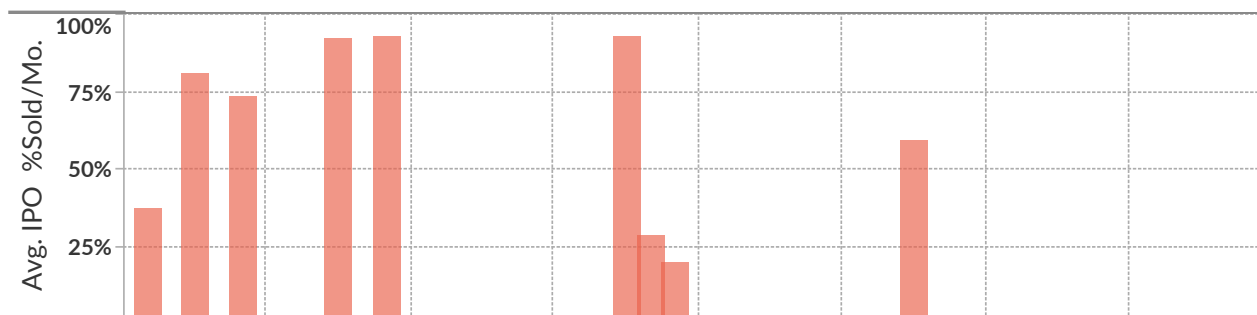
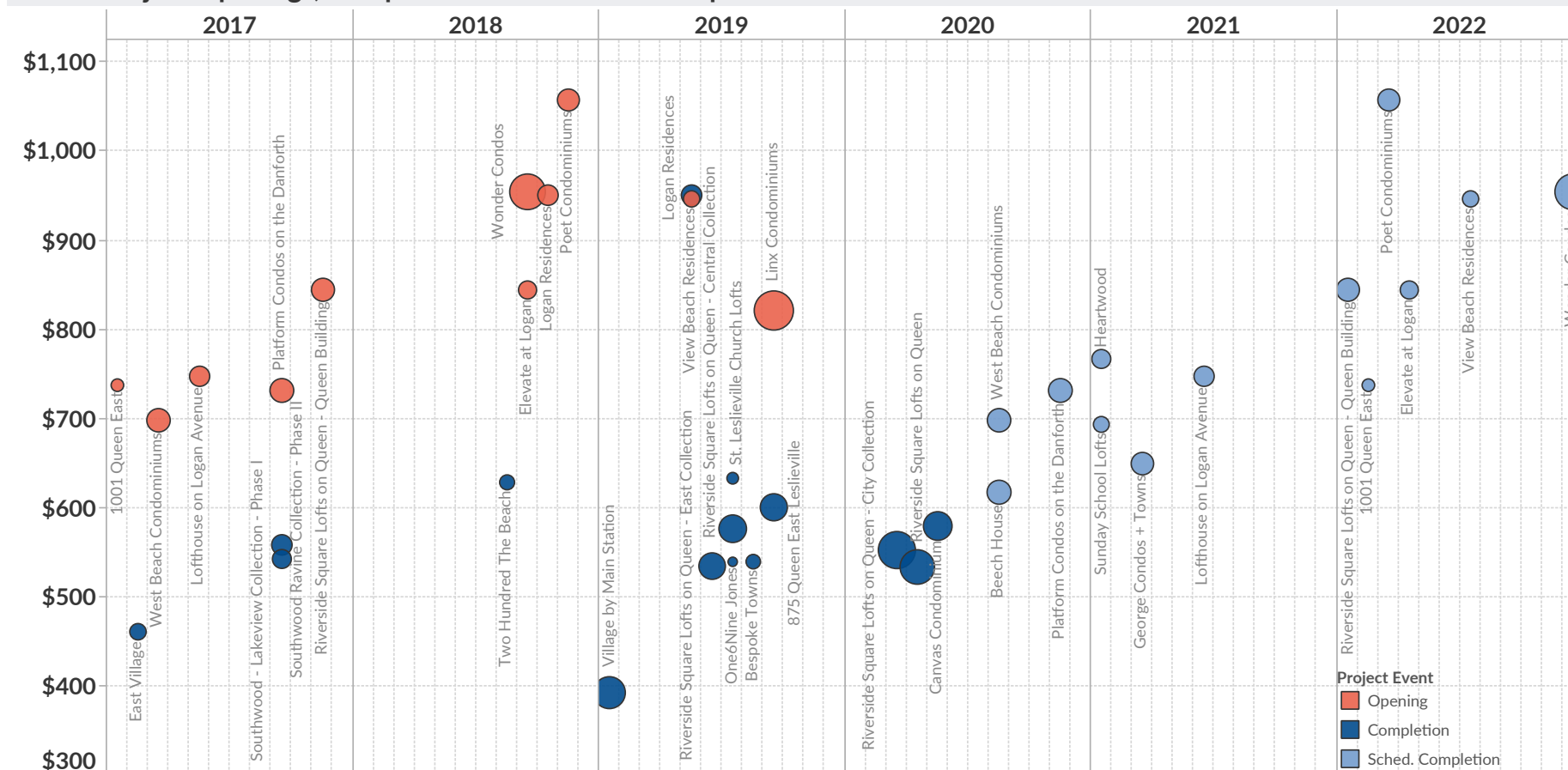
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	12	410
Total Units	3,051	234,134
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	8.6	61.7
Avg. Floor Space Index	3.8	6.6

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

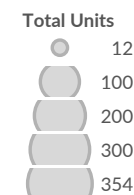


Toronto East Submarket Report - July 2020

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.



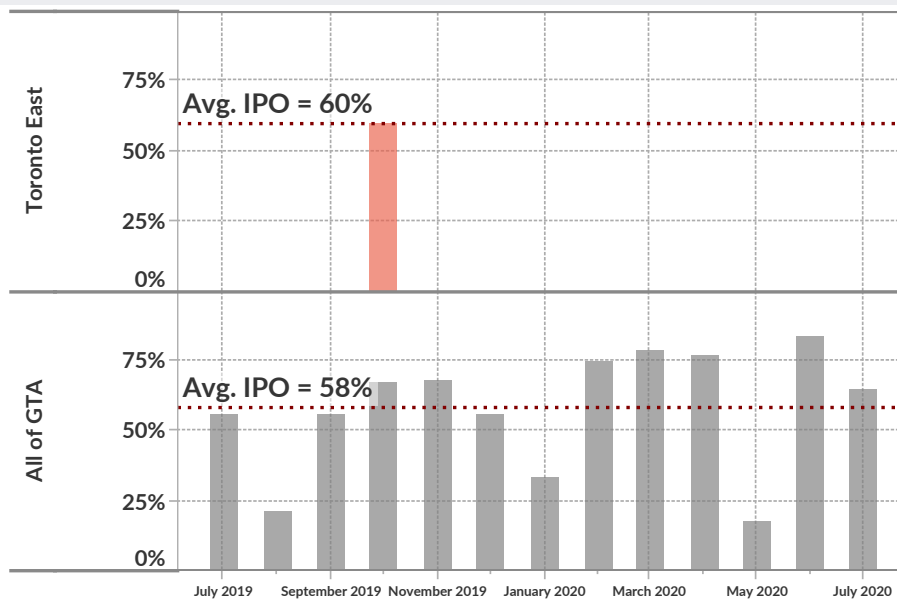
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Project Data by Unit Type

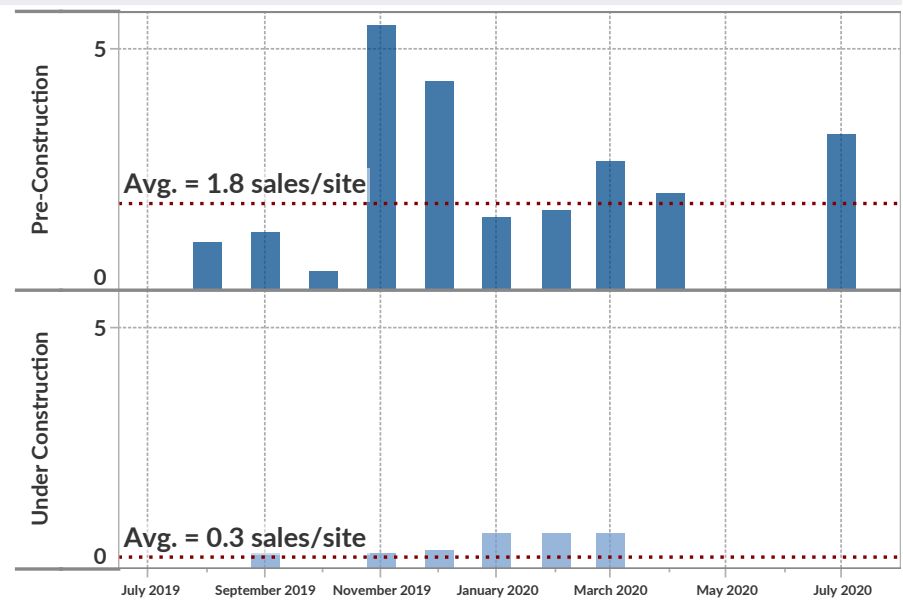
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1		1	0
1 Bedroom	256	0	245	11
1 Bedroom + Den	352	6	323	29
2 Bedroom	397	3	340	57
2 Bedroom + Den	150	3	125	25
3 Bedroom & Up	81	1	62	19
Penthouse	33	1	22	11
Other	41	0	34	7

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,016	498	786	\$547,990	\$819,580
\$931	566	1,235	\$570,340	\$1,100,000
\$988	733	1,299	\$672,990	\$1,201,580
\$972	780	1,264	\$755,800	\$1,229,990
\$941	902	1,437	\$827,990	\$1,322,040
\$1,224	591	2,588	\$630,550	\$3,522,150
\$1,000	708	1,744	\$903,900	\$2,200,900

IPO Launch Performance (first 2 months)

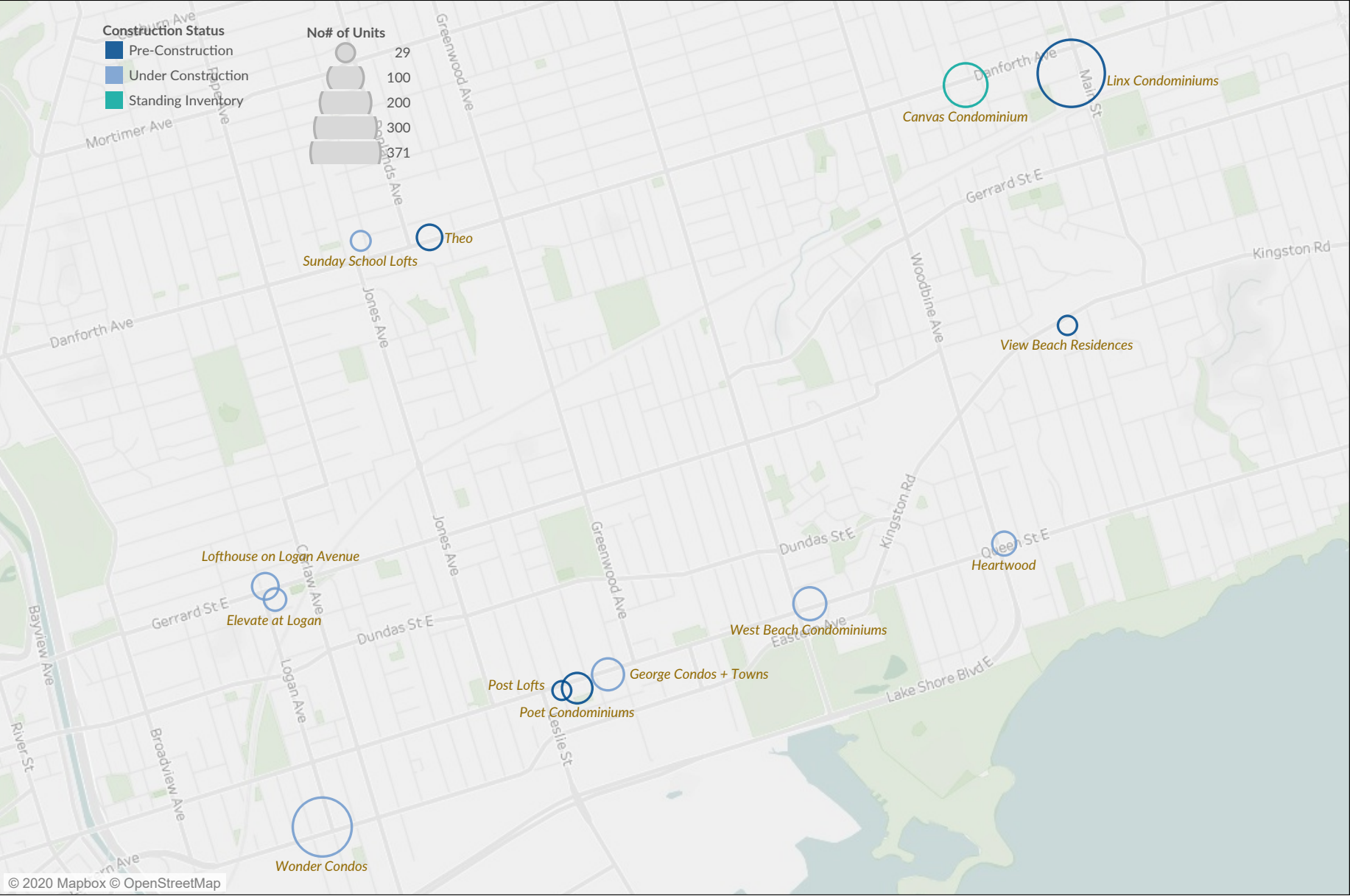


Post Launch Absorption: Toronto East



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Current Active Projects



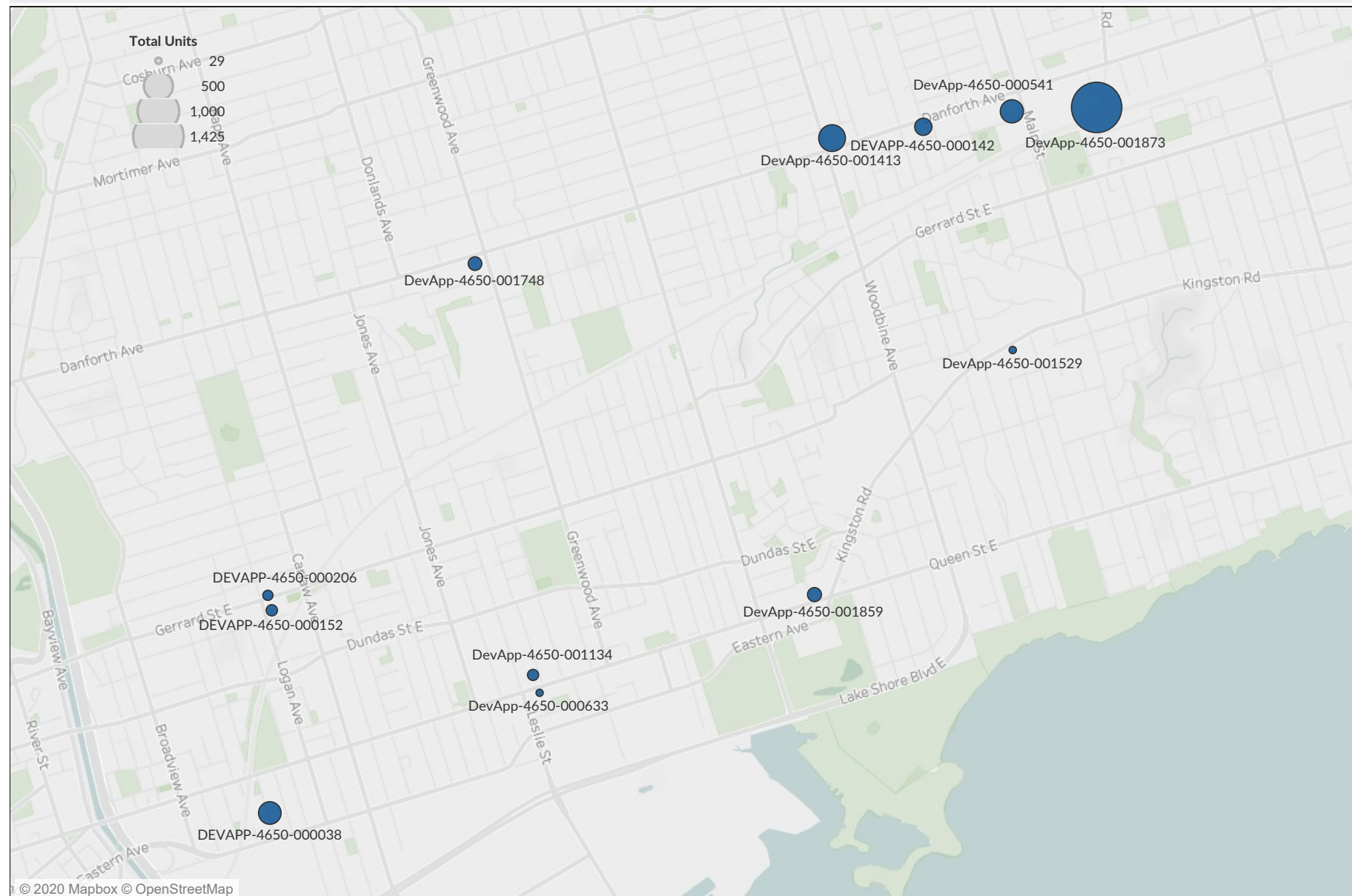
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Current Active Project List

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	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	6	32	72	371	\$822	\$944
Lofthouse on Logan Avenue - GRID Developments	Apartment	June 2021	0	1	5	58	\$748	\$1,133
Poet Condominiums - Fieldgate Homes	Apartment	March 2022	0	15	11	76	\$1,058	\$1,289
Post Lofts - Condoman Developments	Apartment	April 2022	1	1	1	29	\$0	\$835
Sunday School Lofts - GRID Developments	Apartment	January 2021	0	0	0	32	\$694	\$805
Theo - Condoman Developments	Apartment	April 2022	3	4	28	53	\$0	\$984
View Beach Residences - Condoman Developments	Apartment	July 2022	4	6	18	30	\$947	\$920
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	5,974	5,146	177	\$2,442	1,856	\$4,532,010	8,932
Central Waterfront	20	13	6,642	5,823	803	\$1,454	1,093	\$1,589,498	19,434
Don Mills - York Mills	23	11	3,306	2,950	199	\$968	1,197	\$1,158,263	11,337
Downtown Core	2	8	4,759	4,105	236	\$1,640	746	\$1,224,474	18,038
Downtown East	486	22	7,386	6,154	928	\$1,288	681	\$876,906	16,000
Downtown West	6	32	10,996	9,627	986	\$1,449	887	\$1,284,867	18,144
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	11	6	1,553	1,394	159	\$691	1,250	\$863,410	.
Mississauga City Centre	32	11	6,459	5,932	480	\$895	781	\$699,106	.
North Toronto	14	12	3,194	2,529	487	\$1,268	846	\$1,073,216	10,341
North Yonge Corridor	21	6	1,709	1,455	123	\$1,152	818	\$943,006	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	9	9	1,167	1,034	86	\$1,111	1,411	\$1,566,719	9,619
Not Applicable	1,174	164	31,640	25,928	3,733	\$788	975	\$768,306	82,240
Scarborough City Centre									2,245
Sheppard Corridor	0	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	163	6	1,651	1,351	300	\$1,069	1,178	\$1,259,349	.
Toronto East	14	13	1,352	1,152	159	\$990	918	\$908,475	3,051
Toronto West	9	14	2,613	2,135	394	\$1,140	953	\$1,085,653	11,214
Yonge - St. Clair	5	7	728	637	88	\$1,468	1,649	\$2,420,121	3,047

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