



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of August 2020



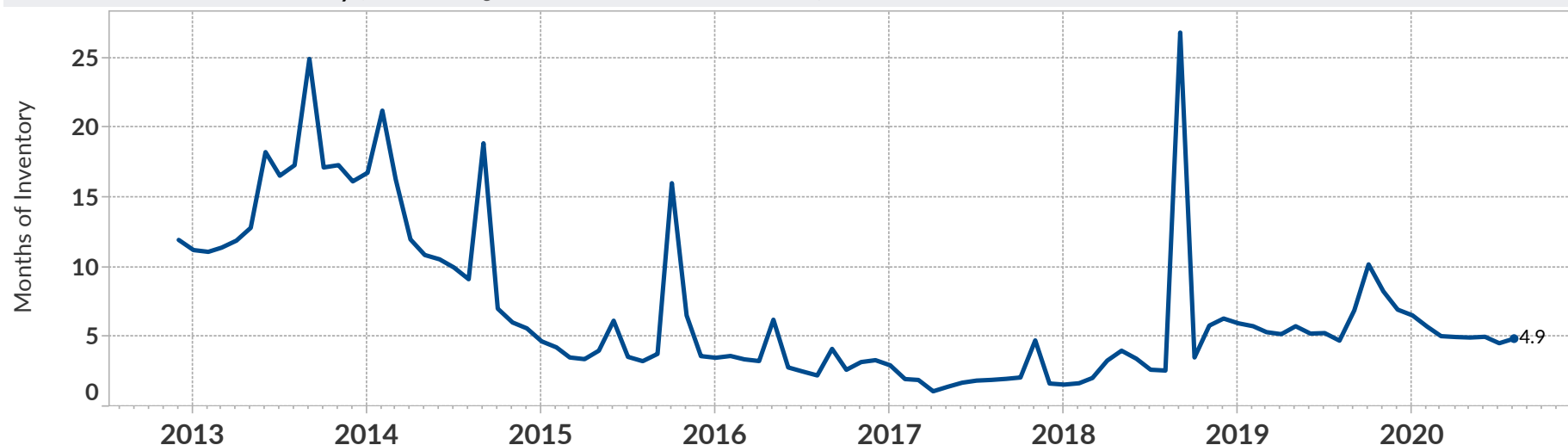
Toronto East Submarket Report - August 2020



Toronto East			GTA	
Active Projects	13		376	
Total Units	1,360		99,527	
Total Sales	1,148		84,332	
Rem. Inv.	171		10,776	
Avg. \$/SF	\$991		\$1,114	
Avg. SF	929		943	
Avg. \$	\$920,472		\$1,049,976	
Current Month Sales (incl. active & sold out)		1	2,609	

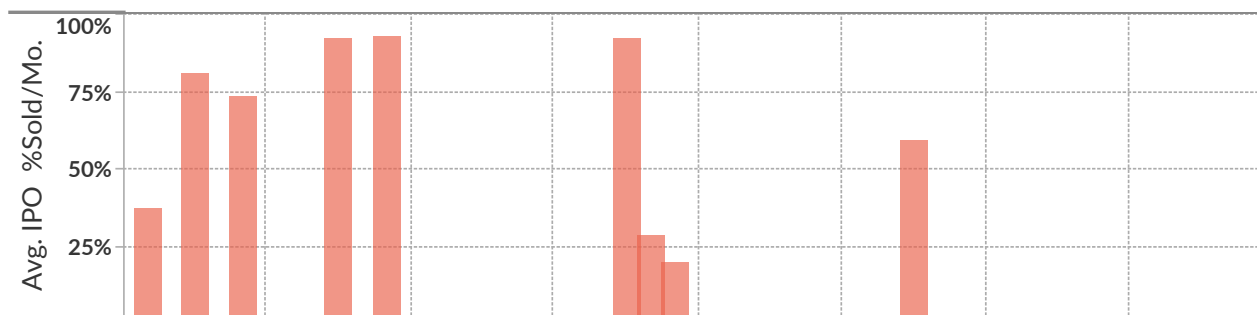
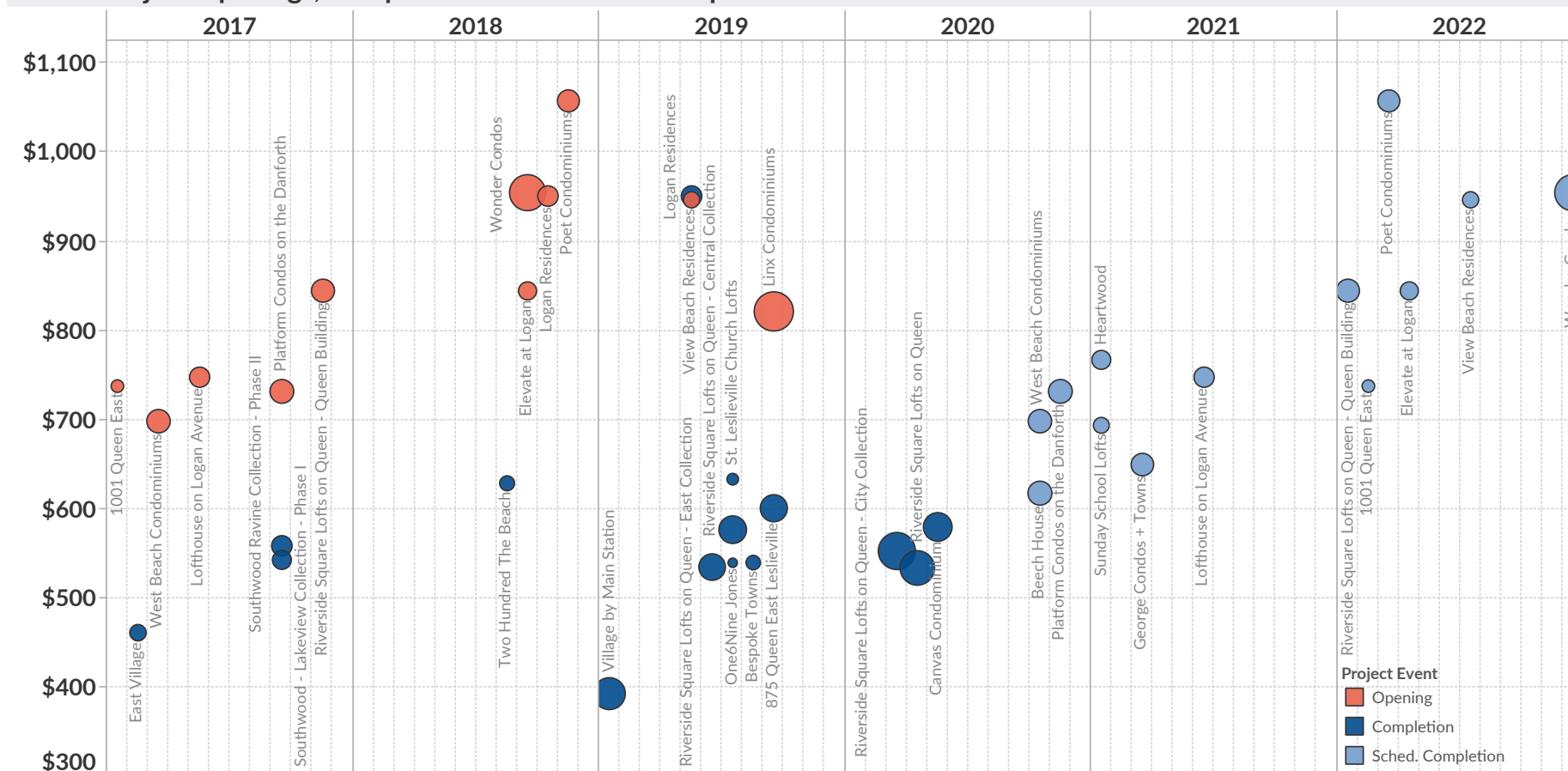
Development Applications			
Toronto East		City of Toronto	
Number of Dev. Apps.	12	419	
Total Units	3,051	235,756	
Min. Floor Space Index	1.0	0.1	
Max. Floor Space Index	8.6	61.7	
Avg. Floor Space Index	3.8	6.6	

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

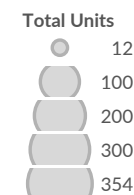


Toronto East Submarket Report - August 2020

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.



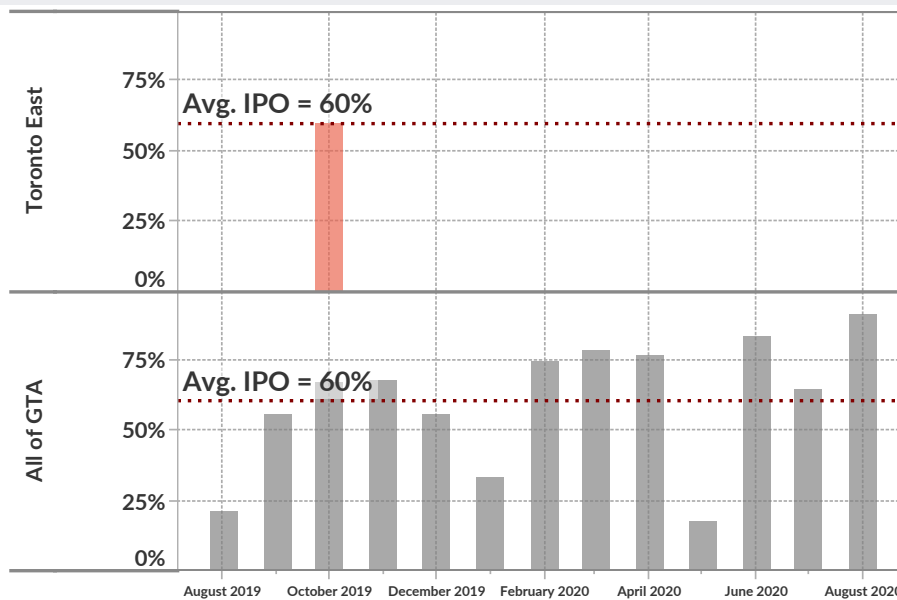
Toronto East Submarket Report - August 2020

Project Data by Unit Type

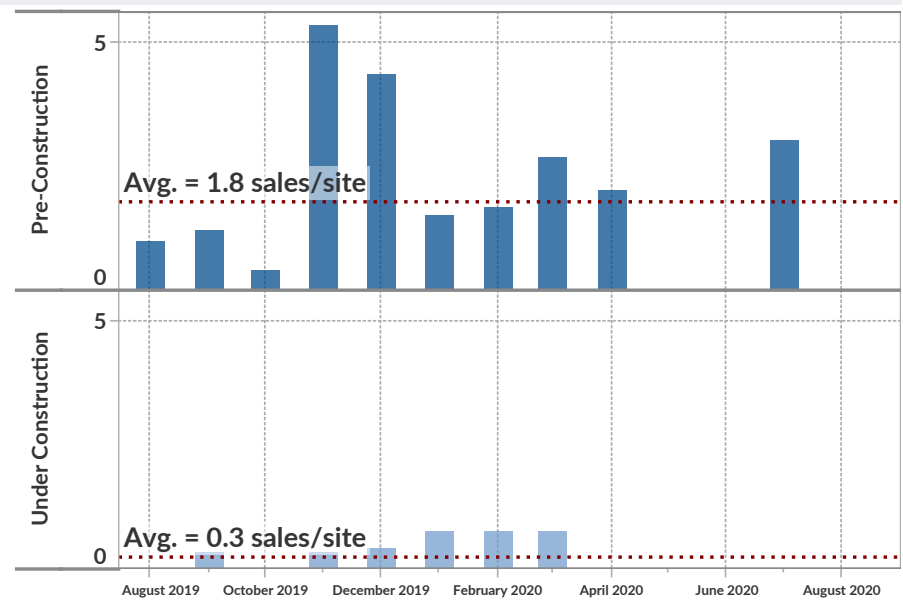
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1		1	0
1 Bedroom	256	0	245	11
1 Bedroom + Den	354	0	322	32
2 Bedroom	400	1	339	61
2 Bedroom + Den	152	0	123	29
3 Bedroom & Up	82	0	62	20
Penthouse	33	0	22	11
Other	41	0	34	7

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,016	498	786	\$547,990	\$819,580
\$951	566	1,235	\$570,340	\$1,100,000
\$1,006	733	1,299	\$649,610	\$1,201,580
\$968	780	1,379	\$755,800	\$1,269,900
\$970	902	1,687	\$827,990	\$2,200,900
\$1,224	591	2,588	\$630,550	\$3,522,150
\$847	1,160	1,744	\$957,000	\$1,421,360

IPO Launch Performance (first 2 months)

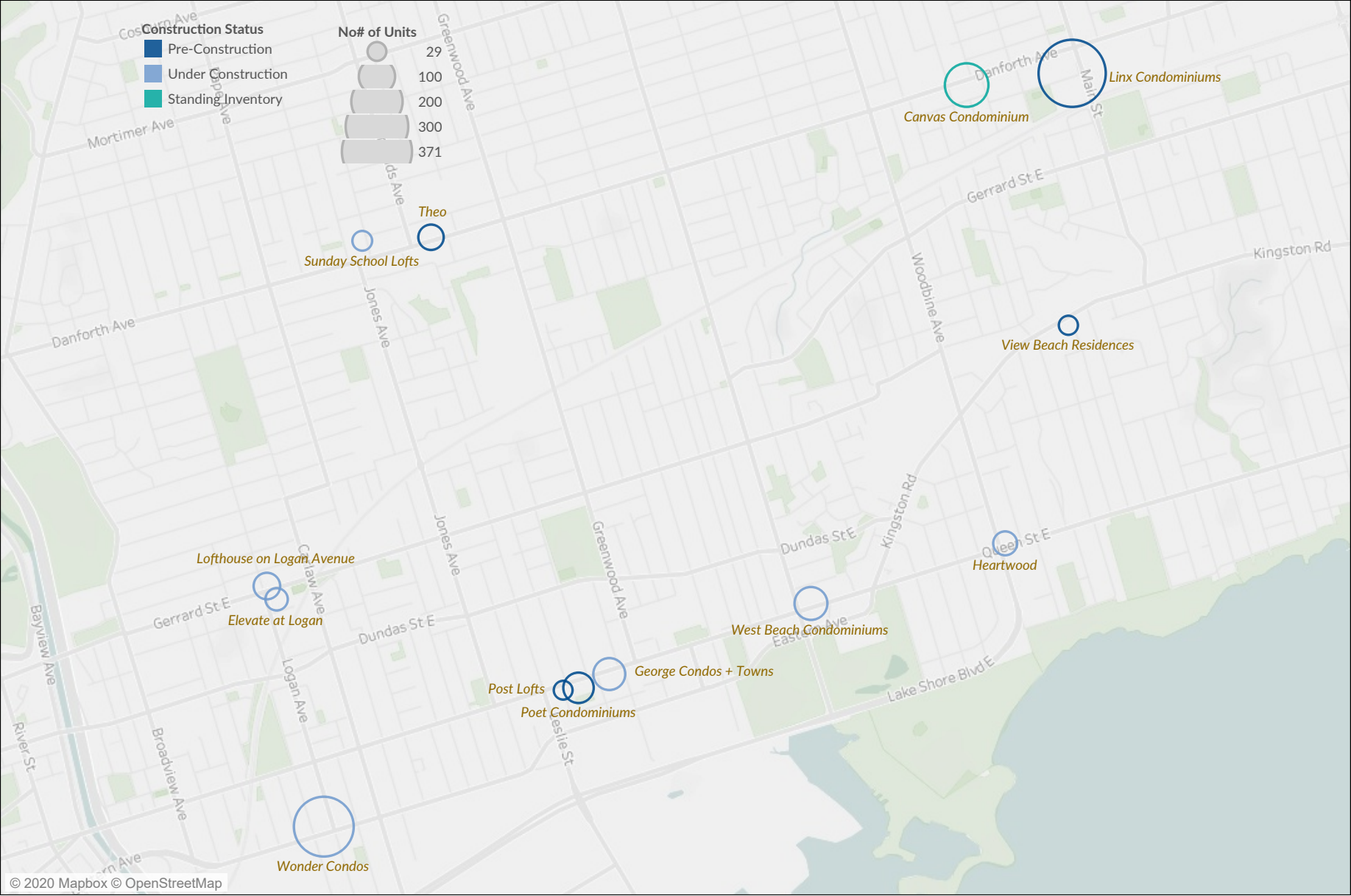


Post Launch Absorption: Toronto East



Toronto East Submarket Report - August 2020

Current Active Projects



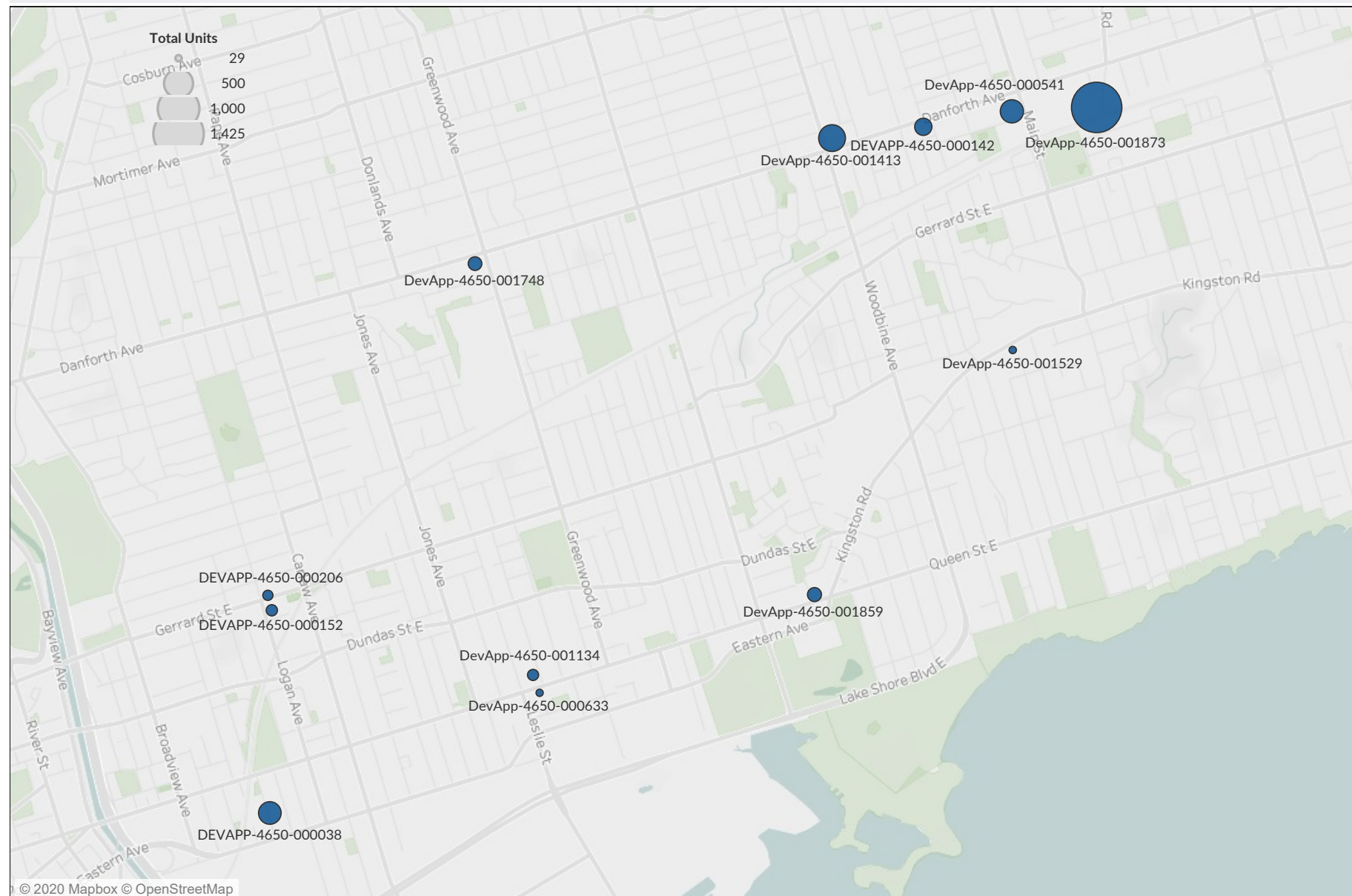
Toronto East Submarket Report - August 2020

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
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	1	9	8	47	\$767	\$1,109
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	May 2023	0	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	0	0	2	29	\$0	\$835
Sunday School Lofts - GRID Developments	Apartment	January 2021	0	0	0	32	\$694	\$805
Theo - Condoman Developments	Apartment	October 2022	0	3	30	53	\$0	\$983
View Beach Residences - Condoman Developments	Apartment	July 2022	0	6	18	30	\$947	\$920
West Beach Condominiums - Marlin Spring	Apartment	October 2020	0	1	1	89	\$699	\$1,083
Wonder Condos - Graywood Developments and Alterra	Apartment	December 2022	0	7	13	294	\$955	\$1,106

Toronto East Submarket Report - August 2020

Current Development Applications



Toronto East Submarket Report - August 2020

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 - August 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	3	15	5,973	5,149	174	\$2,518	1,855	\$4,670,222	8,932
Central Waterfront	269	14	7,103	6,093	996	\$1,433	996	\$1,428,003	19,434
Don Mills - York Mills	11	11	3,267	2,961	149	\$960	1,283	\$1,231,624	11,337
Downtown Core	6	8	4,786	4,128	240	\$1,989	811	\$1,613,706	18,038
Downtown East	706	22	7,643	6,527	772	\$1,265	793	\$1,003,836	16,000
Downtown West	42	33	11,123	9,672	1,073	\$1,455	895	\$1,302,716	18,134
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	19	6	1,545	1,435	110	\$688	1,203	\$828,478	.
Mississauga City Centre	28	11	6,459	5,968	472	\$920	797	\$732,747	.
North Toronto	52	12	3,270	2,559	534	\$1,269	814	\$1,032,449	10,342
North Yonge Corridor	17	6	1,715	1,472	106	\$1,153	822	\$948,460	7,943
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	15	8	921	807	68	\$1,106	1,409	\$1,557,875	10,270
Not Applicable	1,234	171	33,377	26,912	4,626	\$805	922	\$742,134	83,024
Scarborough City Centre									2,245
Sheppard Corridor	149	14	3,833	3,360	469	\$1,119	917	\$1,026,098	7,376
Thornhill	37	6	1,651	1,368	283	\$1,069	1,199	\$1,281,510	.
Toronto East	1	13	1,360	1,148	171	\$991	929	\$920,472	3,051
Toronto West	17	14	2,613	2,149	390	\$1,133	945	\$1,070,592	11,491
Yonge - St. Clair	3	7	728	636	89	\$1,473	1,670	\$2,459,783	3,113

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.