



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of August 2020



Downtown East Submarket Report - August 2020



Downtown East		GTA
Active Projects	22	376
Total Units	7,643	99,527
Total Sales	6,527	84,332
Rem. Inv.	772	10,776
Avg. \$/SF	\$1,265	\$1,114
Avg. SF	793	943
Avg. \$	\$1,003,836	\$1,049,976
Current Month Sales (incl. active & sold out)	706	2,609

Development Applications

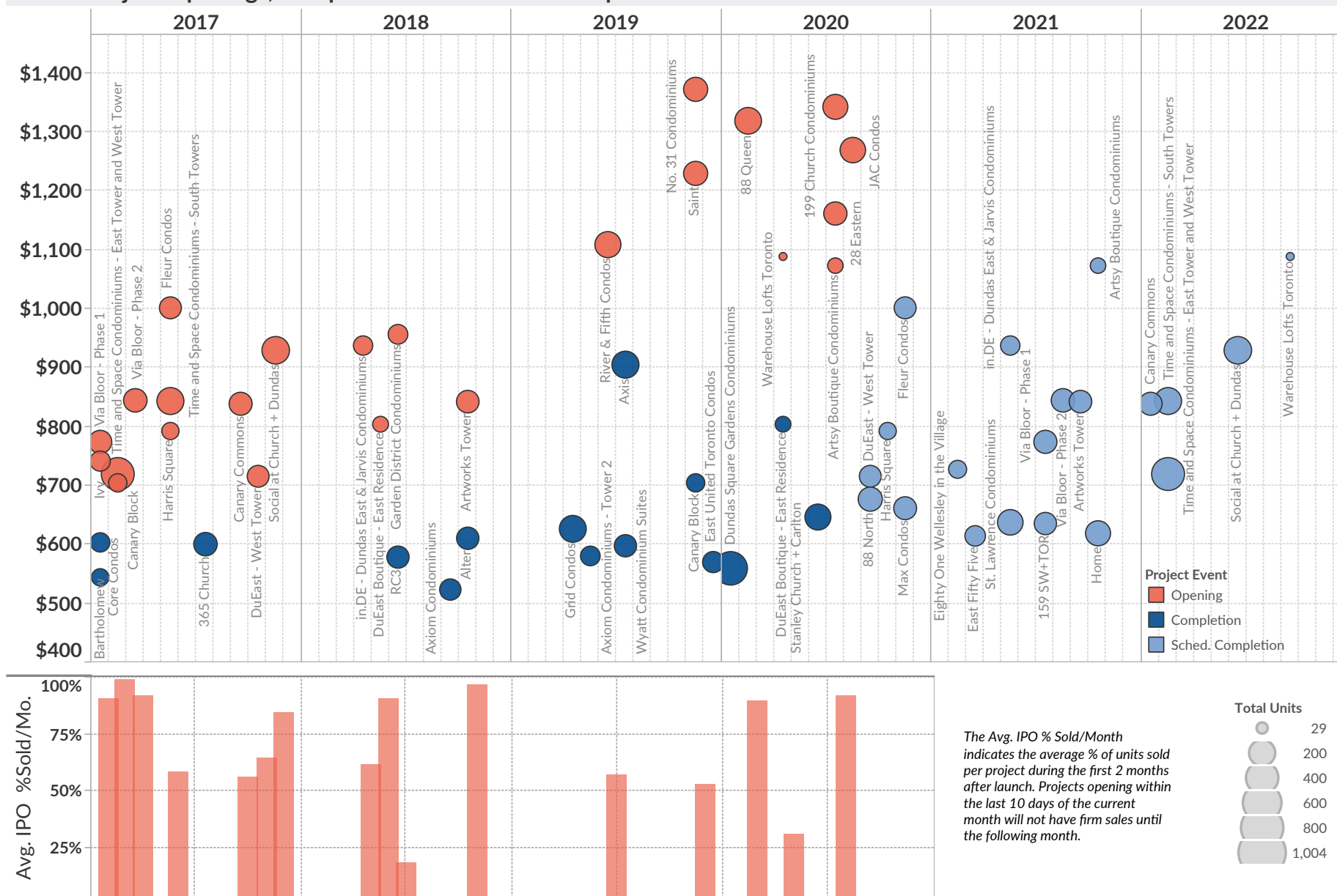
Downtown East		City of Toronto
Number of Dev. Apps.	36	419
Total Units	16,000	235,756
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	61.7
Avg. Floor Space Index	9.8	6.6

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



Downtown East Submarket Report - August 2020

Recent Project Openings, Completions & Scheduled Completions



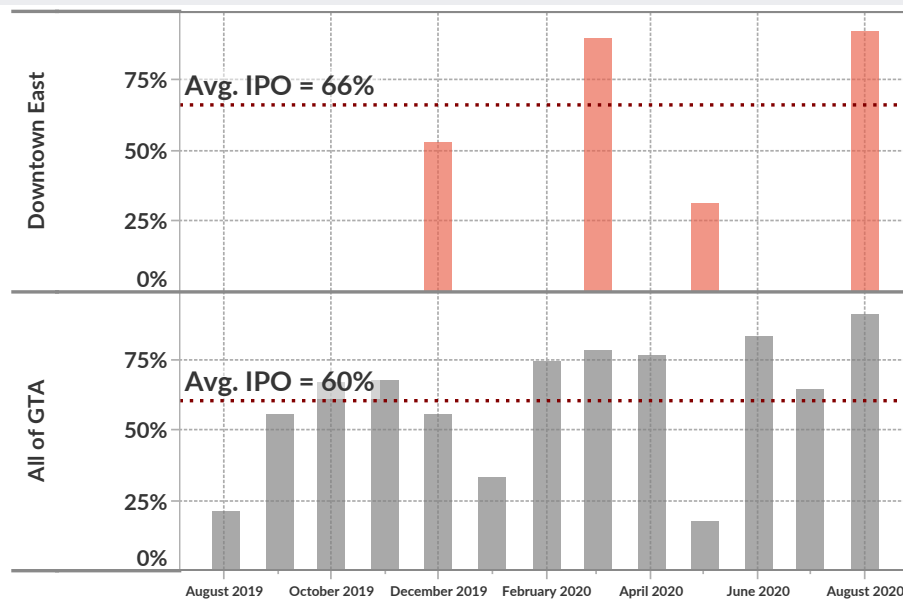
Downtown East Submarket Report - August 2020

Project Data by Unit Type

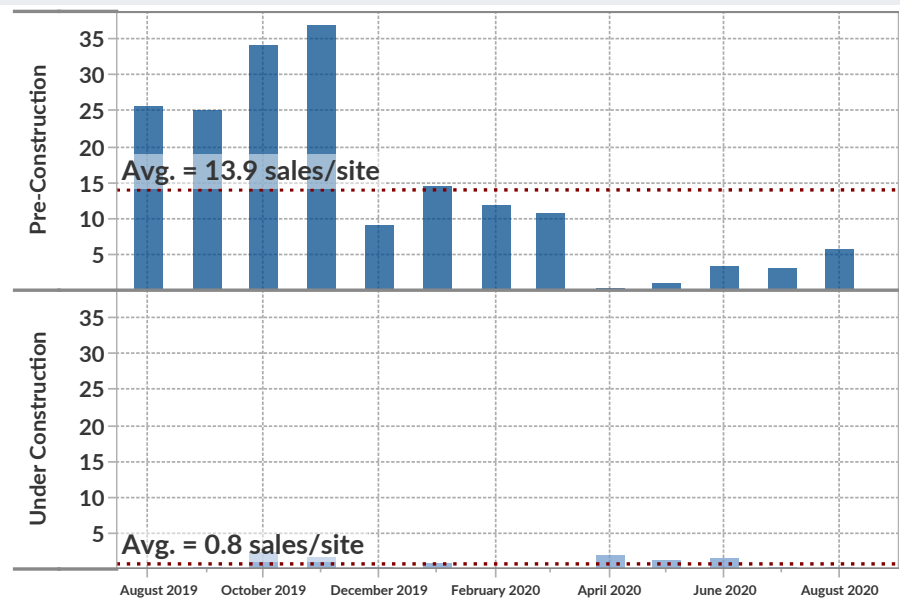
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	583	212	560	23
1 Bedroom	1,853	187	1,774	79
1 Bedroom + Den	1,735	92	1,670	65
2 Bedroom	1,925	145	1,632	293
2 Bedroom + Den	463	25	313	150
3 Bedroom & Up	710	41	556	154
Penthouse	20	0	14	6
Other	10	3	8	2

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,482	347	454	\$520,990	\$634,900
\$1,359	427	751	\$496,000	\$765,000
\$1,203	508	825	\$630,900	\$899,900
\$1,301	615	1,803	\$561,000	\$1,818,000
\$1,281	685	1,471	\$799,990	\$1,484,000
\$1,193	767	1,216	\$771,000	\$1,492,900
\$1,109	1,365	3,114	\$1,490,000	\$3,350,000
\$1,132	1,290	1,396	\$1,449,990	\$1,589,990

IPO Launch Performance (first 2 months)

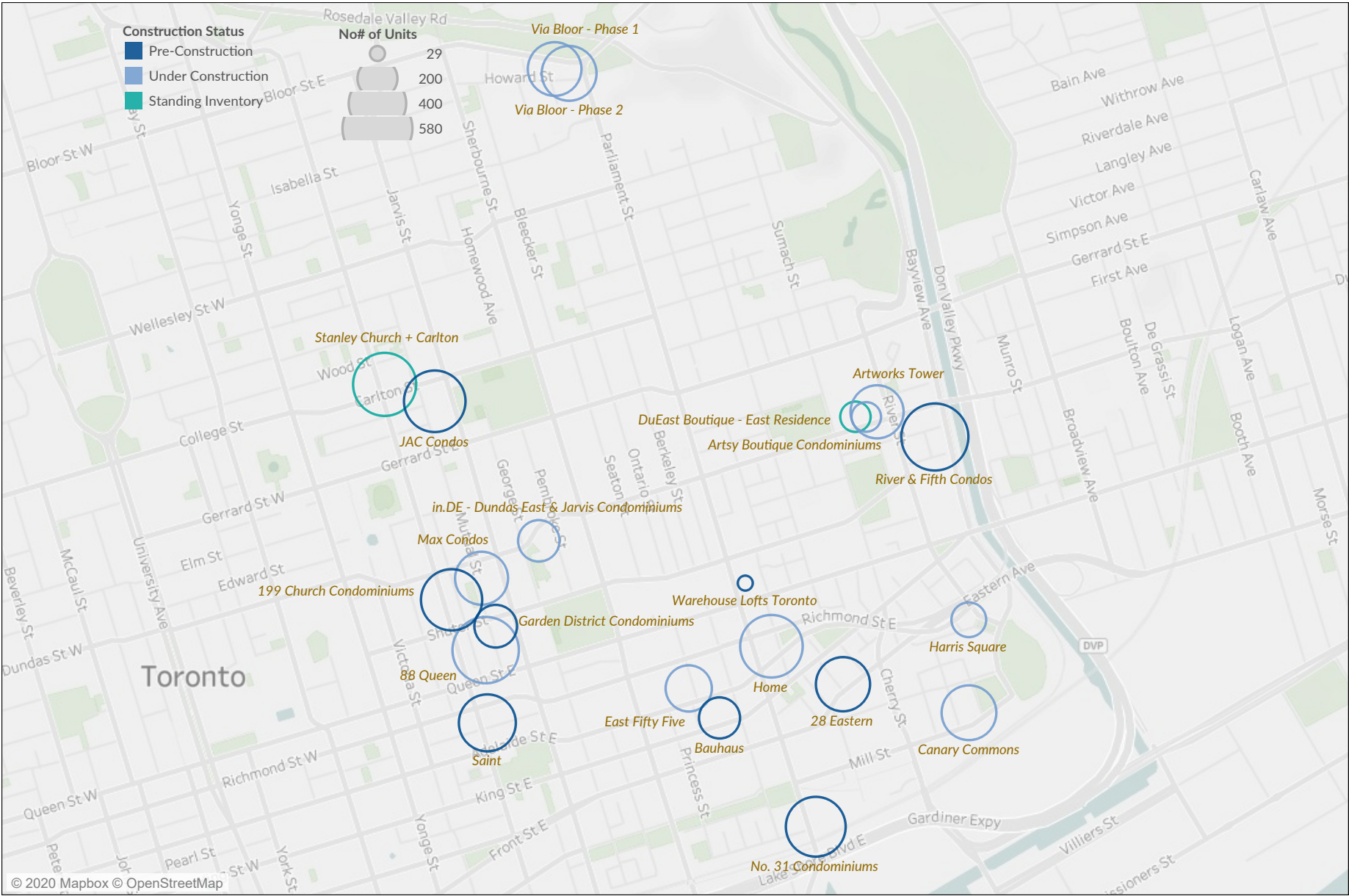


Post Launch Absorption: Downtown East



Downtown East Submarket Report - August 2020

Current Active Projects



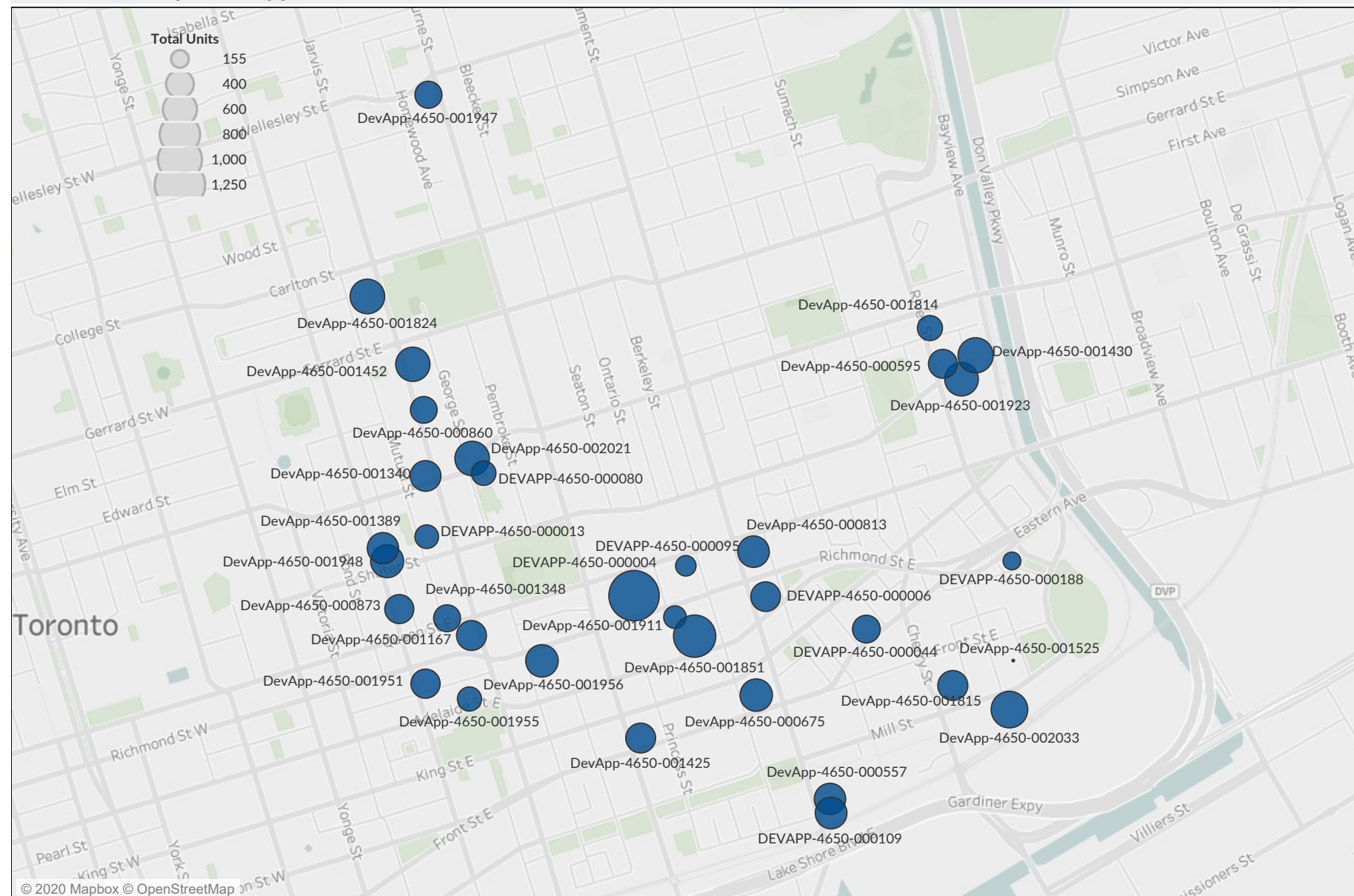
Downtown East Submarket Report - August 2020

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
28 Eastern - Alterra	Apartment	June 2024	0	373	6	379	\$1,162	\$1,266
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	0	520	33	569	\$1,319	\$1,380
199 Church Condominiums - CentreCourt Developments Inc. ..	Apartment	November 2023	412	412	51	484	\$1,343	\$1,268
Artsy Boutique Condominiums - Daniels Corporation	Apartment	October 2021	1	89	24	113	\$1,074	\$1,056
Artworks Tower - Daniels Corporation	Apartment	September 2021	0	0	15	364	\$843	\$1,087
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
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	0	5	17	235	\$957	\$1,247
Harris Square - Urban Capital Property Group	Apartment	October 2020	1	1	4	156	\$793	\$1,086
Home - Great Gulf and Hullmark Developments Limited	Apartment	October 2021	0	0	0	505	\$619	\$980
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	May 2021	1	4	22	222	\$938	\$1,080
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July 2024	267	267	222	489	\$1,270	\$1,257
Max Condos - Tribute Communities	Apartment	November 2020	0	0	6	363	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May 2024	5	97	200	462	\$1,373	\$1,391
River & Fifth Condos - Broccolini	Apartment	May 2023	0	35	30	580	\$1,109	\$1,338
Saint - Minto Developments	Apartment	December 2023	9	47	85	419	\$1,230	\$1,269
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 Str..	Apartment	September 2022	9	19	10	29	\$1,089	\$1,085

Downtown East Submarket Report - August 2020

Current Development Applications



Downtown East Submarket Report - August 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	20.5	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	14.8	495
DEVAPP-4650-000188	170 Eastern Avenue	6.2	155
DevApp-4650-000557	33 - 37 Parliament Street	10.9	485
DevApp-4650-000595	83 River Street	19.9	410
DevApp-4650-000675	250 Front Street East	9.1	516
DevApp-4650-000789	544 King Street West	7.3	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	14.6	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 - 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.