



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of September 2020



Downtown East Submarket Report - September 2020



Downtown East		GTA
Active Projects	21	348
Total Units	7,475	91,264
Total Sales	6,458	76,516
Rem. Inv.	722	10,768
Avg. \$/SF	\$1,258	\$1,148
Avg. SF	806	965
Avg. \$	\$1,013,215	\$1,108,137
Current Month Sales (incl. active & sold out)	64	2,603

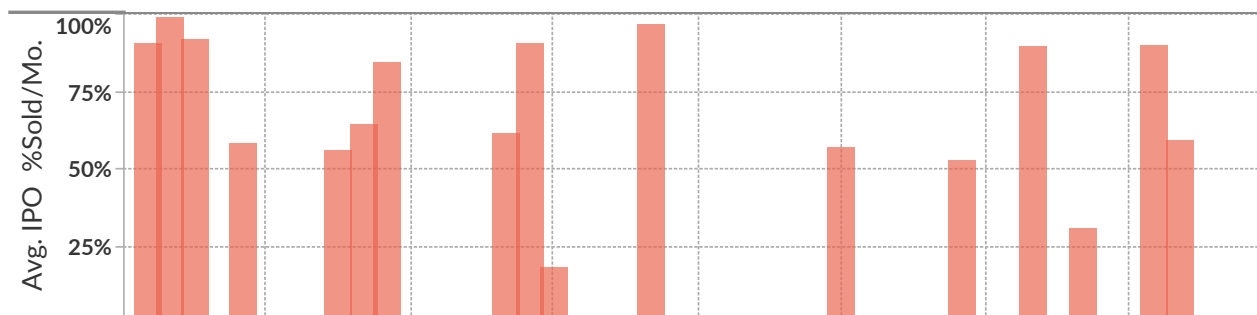
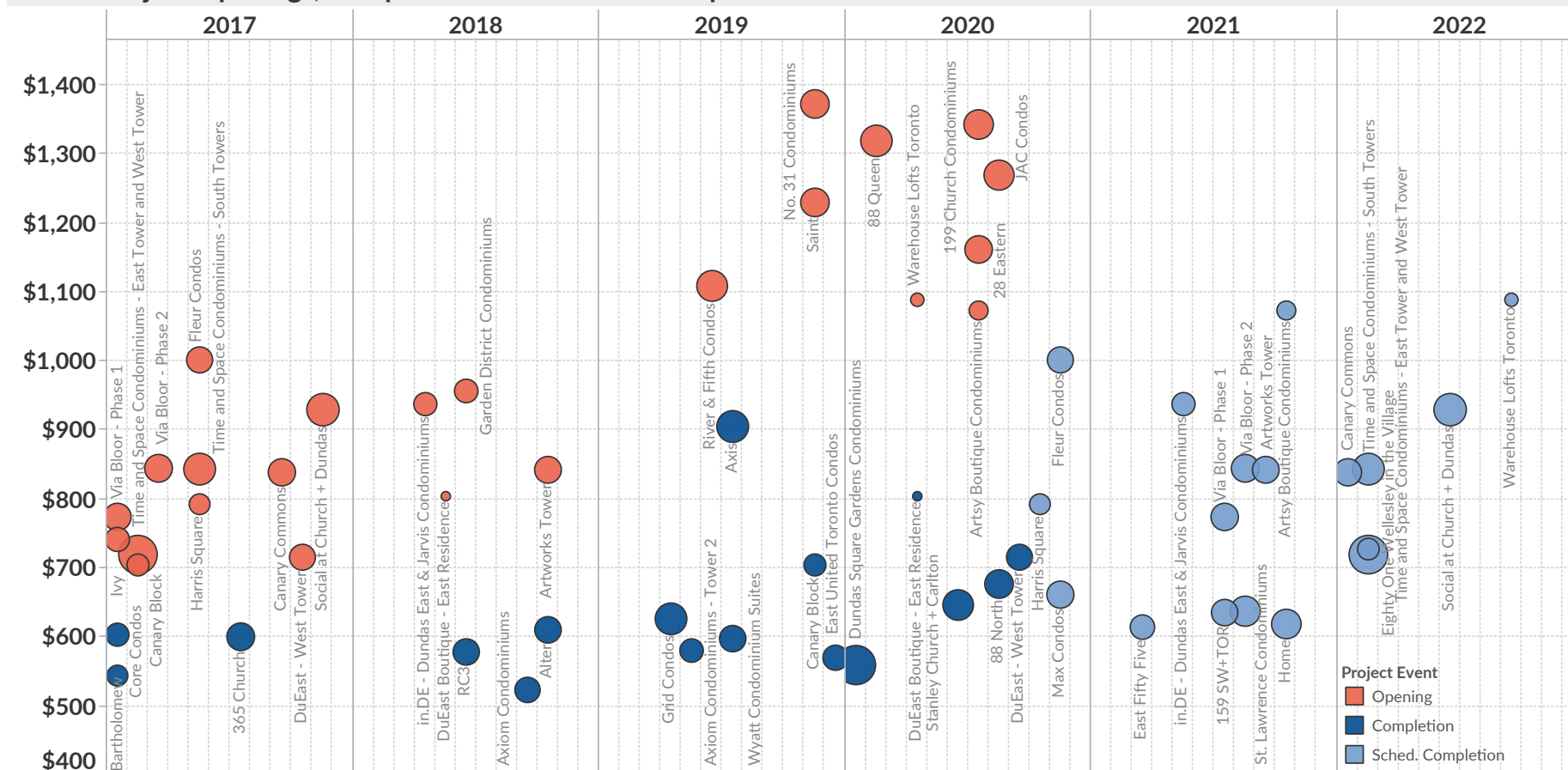
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	36	427
Total Units	16,000	240,396
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	61.7
Avg. Floor Space Index	9.9	6.5

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

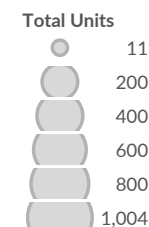


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Recent Project Openings, Completions & Scheduled Completions



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.



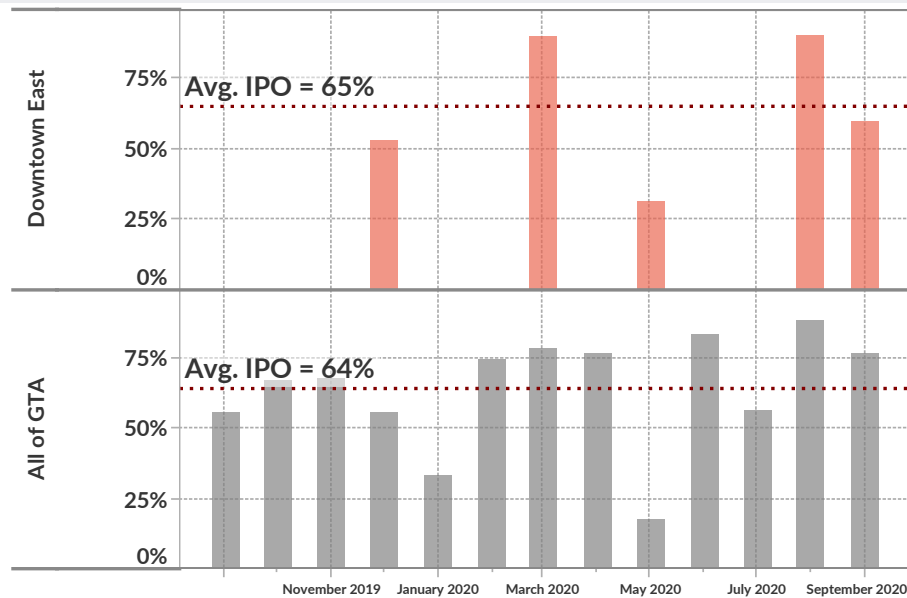
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Project Data by Unit Type

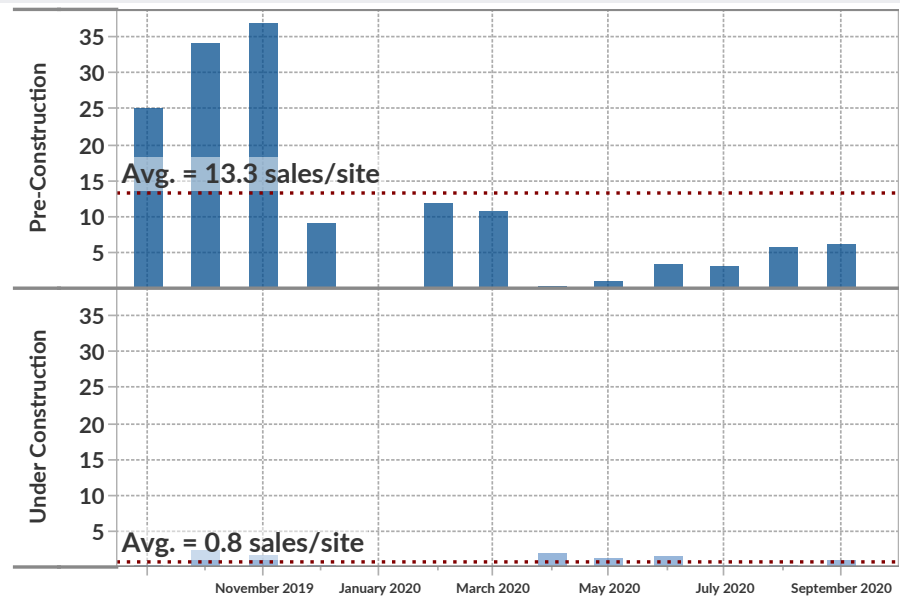
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	583	3	563	20
1 Bedroom	1,821	22	1,763	58
1 Bedroom + Den	1,693	7	1,633	60
2 Bedroom	1,900	20	1,620	280
2 Bedroom + Den	454	4	308	146
3 Bedroom & Up	699	8	549	150
Penthouse	20	0	14	6
Other	10	0	8	2

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,482	347	454	\$520,990	\$634,900
\$1,344	427	751	\$496,000	\$781,900
\$1,200	508	825	\$644,900	\$899,900
\$1,292	615	1,803	\$561,000	\$1,818,000
\$1,280	685	1,471	\$799,990	\$1,484,000
\$1,188	767	1,201	\$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)

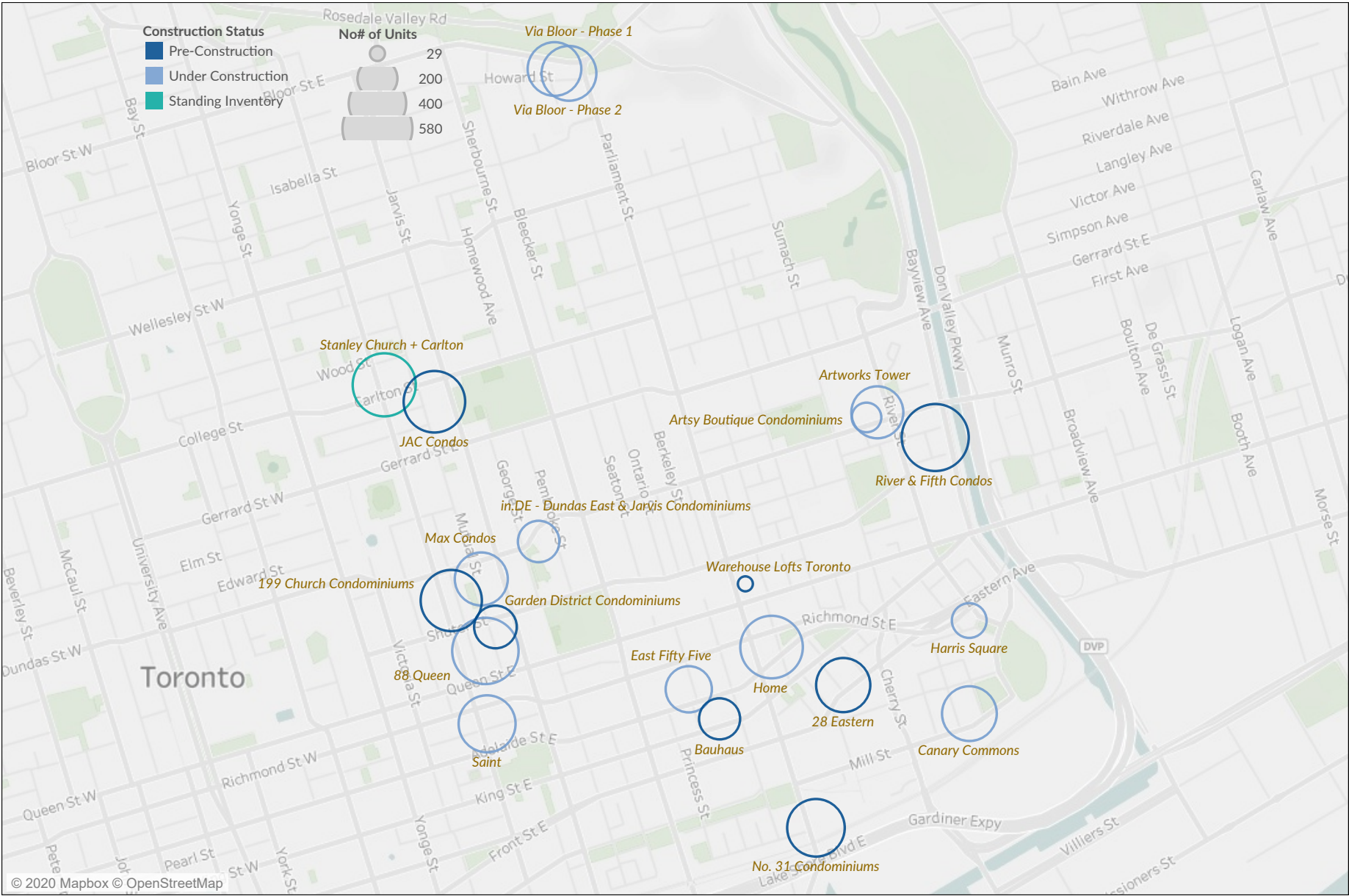


Post Launch Absorption: Downtown East



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Current Active Projects



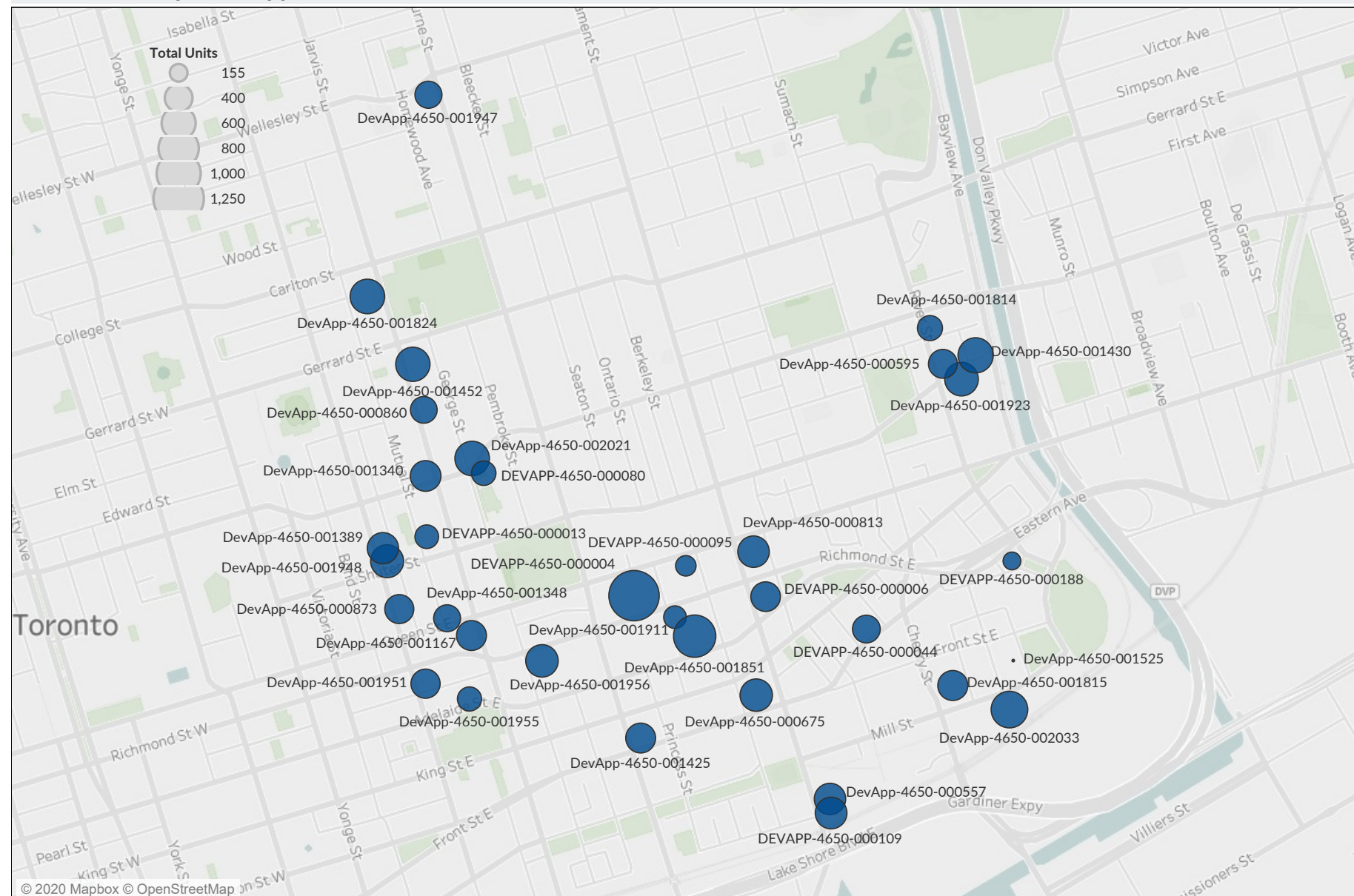
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
28 Eastern - Alterra	Apartment	June 2024	0	373	6	379	\$1,162	\$1,266
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	3	523	30	569	\$1,319	\$1,365
199 Church Condominiums - CentreCourt Developments Inc. ..	Apartment	November 2023	24	436	27	484	\$1,343	\$1,265
Artsy Boutique Condominiums - Daniels Corporation	Apartment	October 2021	0	74	39	113	\$1,074	\$1,061
Artworks Tower - Daniels Corporation	Apartment	September 2021	1	1	14	349	\$843	\$1,085
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
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	0	1	4	156	\$793	\$1,093
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	0	4	22	222	\$938	\$1,080
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July 2024	24	291	198	489	\$1,270	\$1,251
Max Condos - Tribute Communities	Apartment	November 2020	0	0	6	363	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May 2024	5	102	195	428	\$1,373	\$1,390
River & Fifth Condos - Broccolini	Apartment	May 2023	0	35	30	580	\$1,109	\$1,338
Saint - Minto Developments	Apartment	December 2023	4	51	81	419	\$1,230	\$1,244
Stanley Church + Carlton - Tribute Communities	Apartment	June 2020	0	0	22	514	\$647	\$1,198
Via Bloor - Phase 1 - Tridel	Apartment	July 2021	1	1	14	372	\$775	\$1,043
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	2	21	8	29	\$1,089	\$1,085

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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	10.1	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	23.8	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	17.9	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.

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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	0	13	4,898	4,083	165	\$2,581	1,856	\$4,788,810	9,336
Central Waterfront	39	9	4,618	3,760	845	\$1,503	1,094	\$1,645,056	19,434
Don Mills - York Mills	2	12	3,683	2,963	496	\$1,024	861	\$881,188	14,212
Downtown Core	23	7	4,236	3,631	214	\$2,045	782	\$1,599,521	17,615
Downtown East	64	21	7,475	6,458	722	\$1,258	806	\$1,013,215	16,000
Downtown West	43	29	9,950	8,663	1,025	\$1,455	901	\$1,311,827	18,569
Etobicoke Waterfront	8	1	602	448	44	\$1,321	847	\$1,118,605	8,726
Highway7 - Yonge	14	6	1,553	1,448	97	\$716	1,185	\$848,595	.
Mississauga City Centre	416	12	6,998	6,384	595	\$929	791	\$735,372	.
North Toronto	24	12	3,194	2,581	512	\$1,272	818	\$1,040,488	10,177
North Yonge Corridor	10	6	1,715	1,482	96	\$1,155	811	\$936,872	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	2	9	1,044	802	189	\$1,316	1,844	\$2,427,617	10,938
Not Applicable	1,896	156	30,884	24,910	4,368	\$821	940	\$772,269	83,408
Scarborough City Centre									2,245
Sheppard Corridor	12	14	3,833	3,374	455	\$1,118	927	\$1,036,029	7,384
Thornhill	28	6	1,651	1,391	260	\$1,077	1,183	\$1,273,175	.
Toronto East	4	12	1,128	999	97	\$1,016	1,029	\$1,045,627	2,938
Toronto West	17	14	2,613	2,141	398	\$1,125	948	\$1,066,020	11,904
Yonge - St. Clair	1	7	661	479	182	\$1,773	1,441	\$2,555,685	3,113

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