



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of September 2020



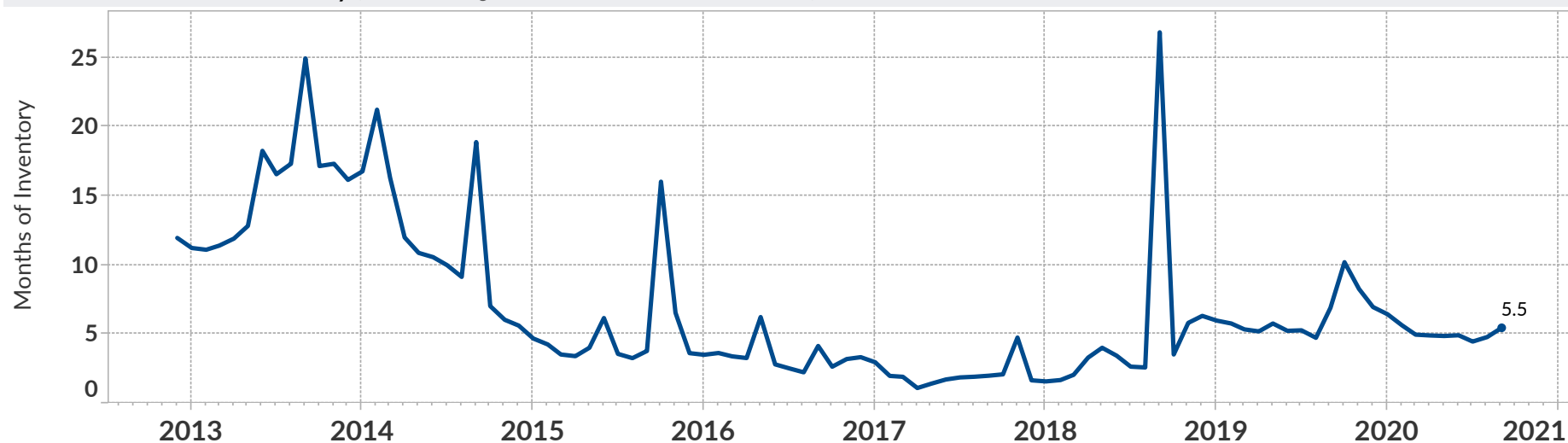
Toronto East Submarket Report - September 2020



Toronto East			GTA	
Active Projects	12		348	
Total Units	1,128		91,264	
Total Sales	999		76,516	
Rem. Inv.	97		10,768	
Avg. \$/SF	\$1,016		\$1,148	
Avg. SF	1,029		965	
Avg. \$	\$1,045,627		\$1,108,137	
Current Month Sales (incl. active & sold out)		4	2,603	

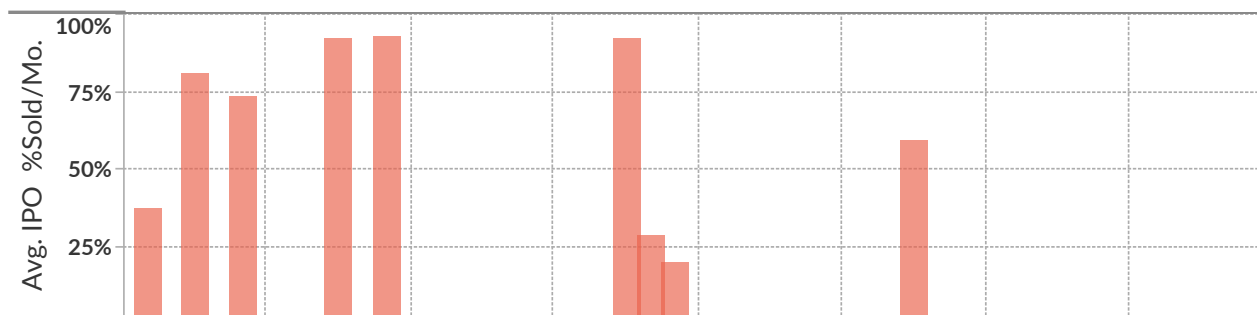
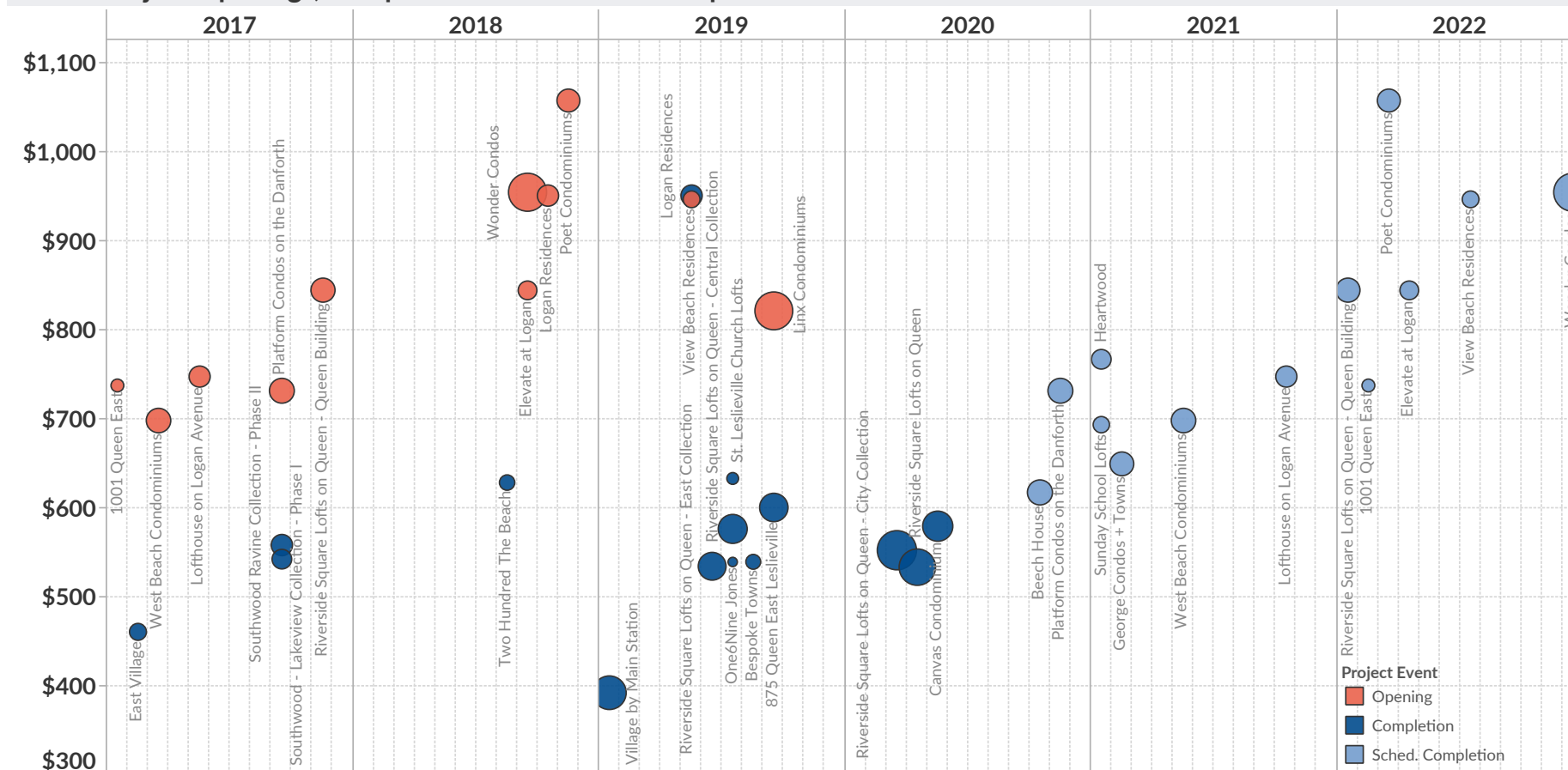
Development Applications			
Toronto East		City of Toronto	
Number of Dev. Apps.	12	427	
Total Units	2,938	240,396	
Min. Floor Space Index	1.0	0.1	
Max. Floor Space Index	8.6	61.7	
Avg. Floor Space Index	3.8	6.5	

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

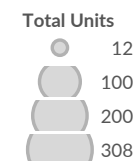


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/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.



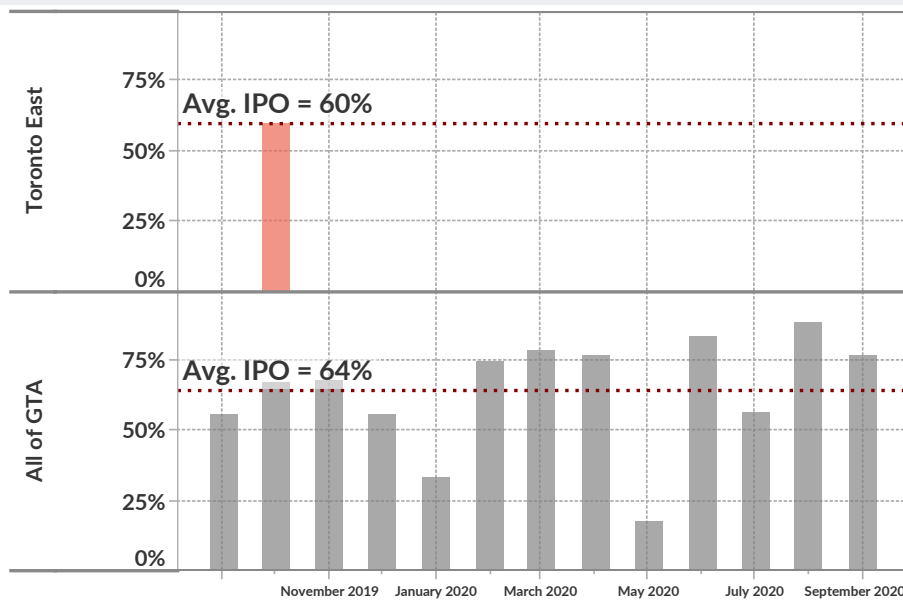
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Project Data by Unit Type

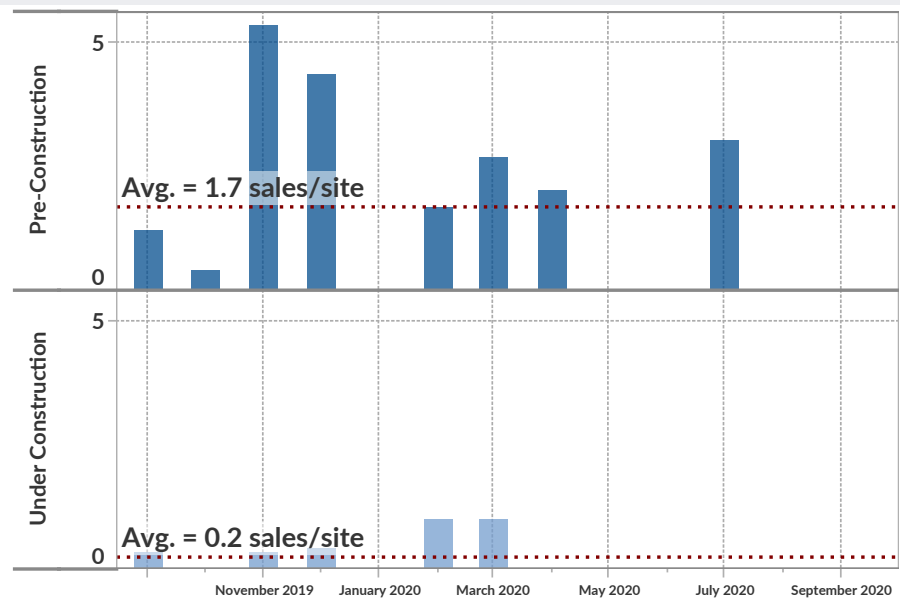
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1		1	0
1 Bedroom	210	0	207	3
1 Bedroom + Den	285	1	273	12
2 Bedroom	311	1	282	29
2 Bedroom + Den	145	0	116	29
3 Bedroom & Up	70	0	62	8
Penthouse	33	2	24	9
Other	41	0	34	7

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,087	630	786	\$754,990	\$819,580
\$963	566	1,235	\$570,340	\$1,100,000
\$1,085	733	1,299	\$649,610	\$1,201,580
\$979	780	1,379	\$755,800	\$1,269,900
\$1,031	979	1,687	\$903,375	\$2,200,900
\$1,176	591	2,588	\$630,550	\$3,522,150
\$847	1,160	1,744	\$957,000	\$1,421,360

IPO Launch Performance (first 2 months)

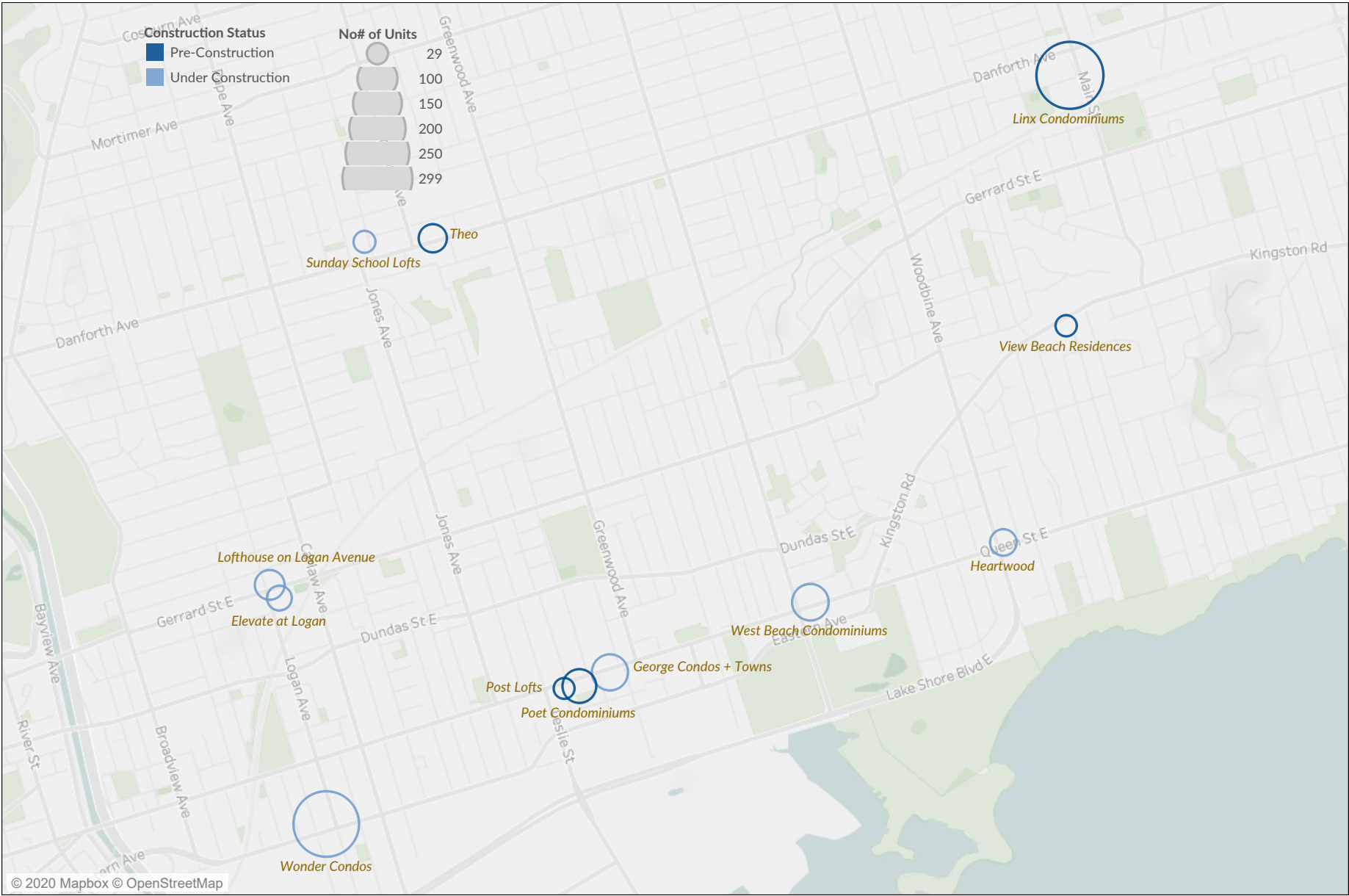


Post Launch Absorption: Toronto East



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Current Active Projects



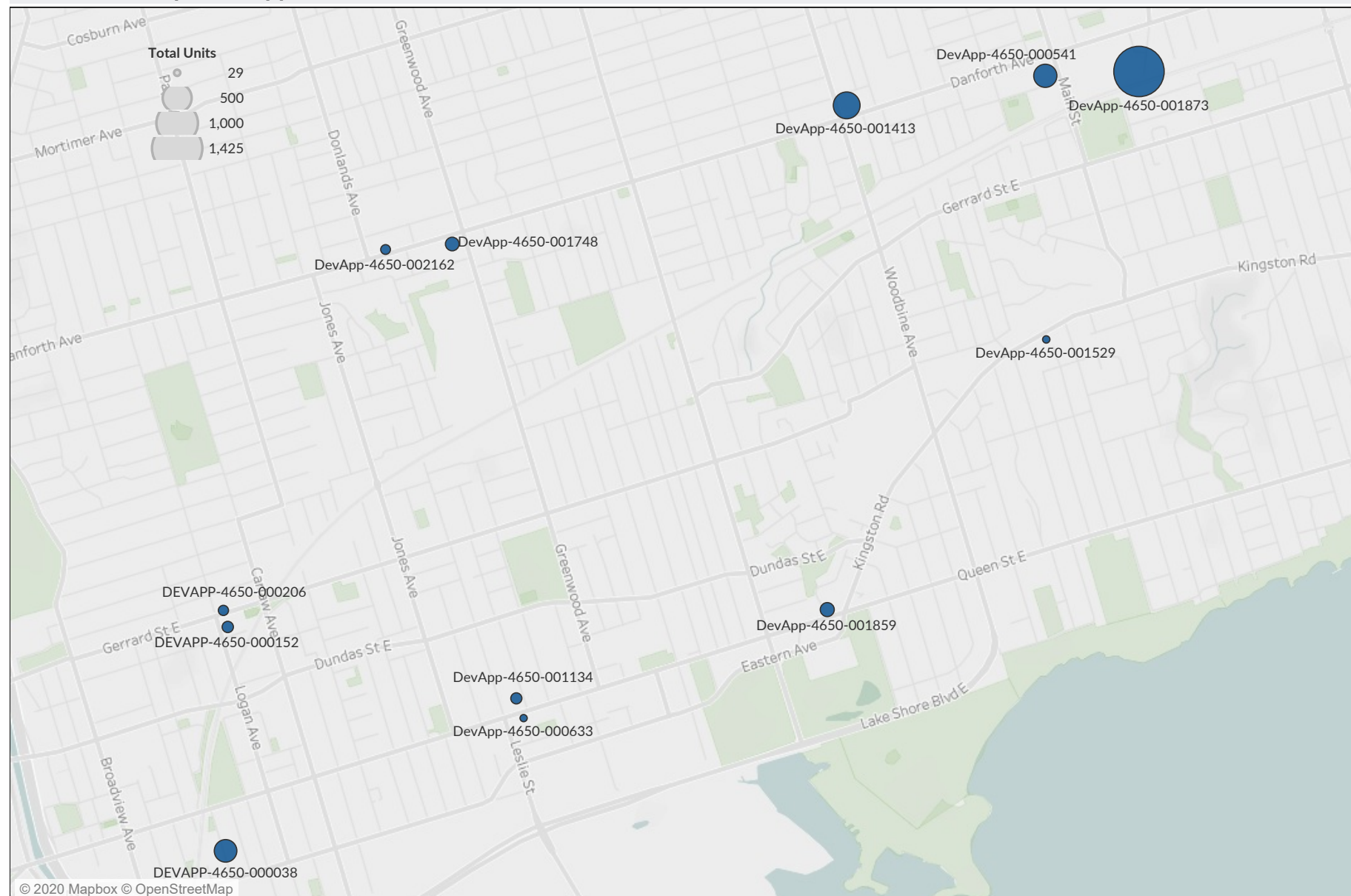
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Elevate at Logan - Kaleido Developments Inc.	Stacked	April 2022	0	2	9	41	\$845	\$902
George Condos + Towns - Rockport Group	Apartment	February 2021	0	0	3	87	\$650	\$1,207
Heartwood - Fieldgate Homes and Hullmark Developments Li.	Apartment	January 2021	1	10	7	47	\$767	\$1,082
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	May 2023	0	32	0	299	\$822	\$944
Lofthouse on Logan Avenue - GRID Developments	Apartment	October 2021	0	1	6	59	\$748	\$1,133
Poet Condominiums - Fieldgate Homes	Apartment	March 2022	2	17	9	76	\$1,058	\$1,253
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	May 2021	0	1	1	89	\$699	\$1,083
Wonder Condos - Graywood Developments and Alterra	Apartment	December 2022	1	8	12	286	\$955	\$1,104

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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-4650-000152	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
DevApp-4650-002162	1030 Danforth Avenue	4.4	53

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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