



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of October 2020



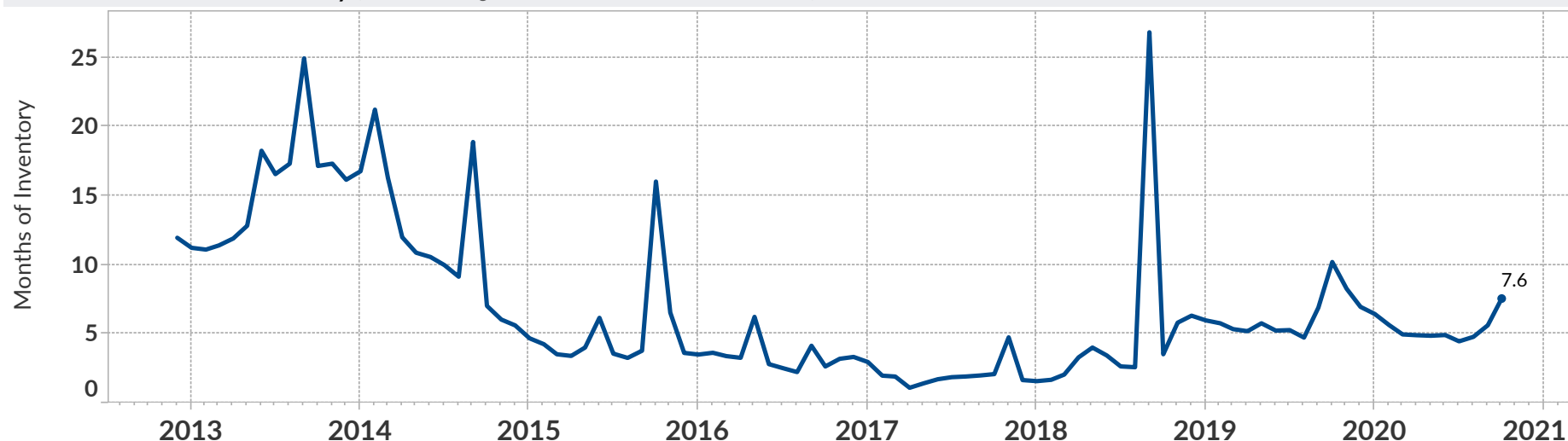
Toronto East Submarket Report - October 2020



Toronto East		GTA
Active Projects	13	356
Total Units	1,562	93,557
Total Sales	1,142	77,464
Rem. Inv.	203	11,643
Avg. \$/SF	\$1,101	\$1,134
Avg. SF	835	945
Avg. \$	\$918,775	\$1,071,265
Current Month Sales (incl. active & sold out)		145
		2,340

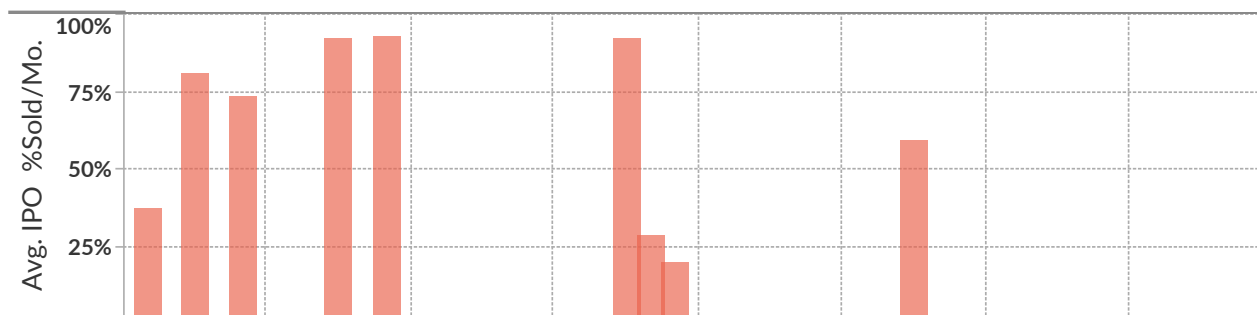
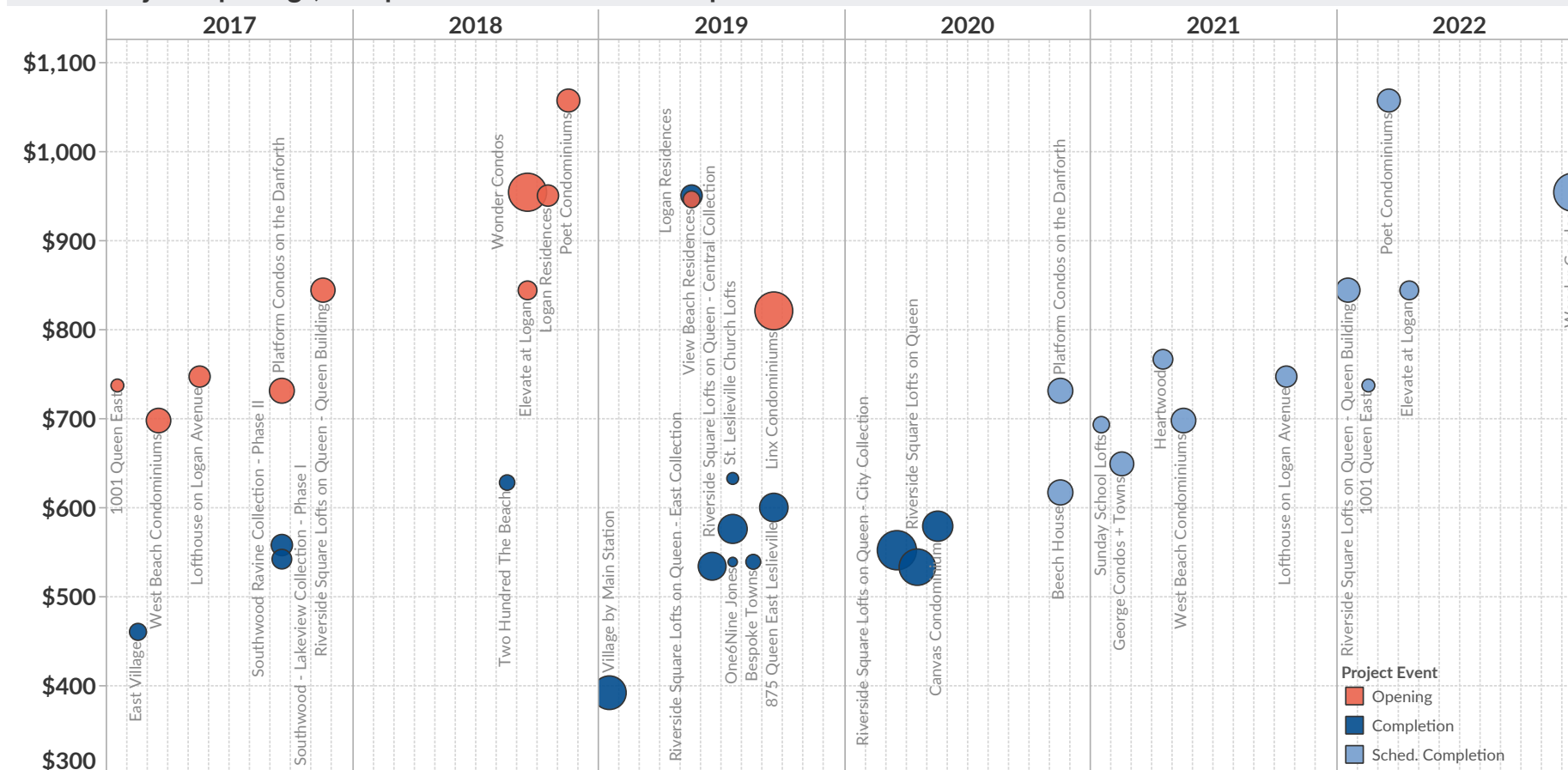
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	14	449
Total Units	3,120	252,224
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	8.6	61.7
Avg. Floor Space Index	3.8	6.6

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

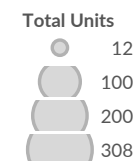


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Recent Project Openings, Completions & Scheduled Completions



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.



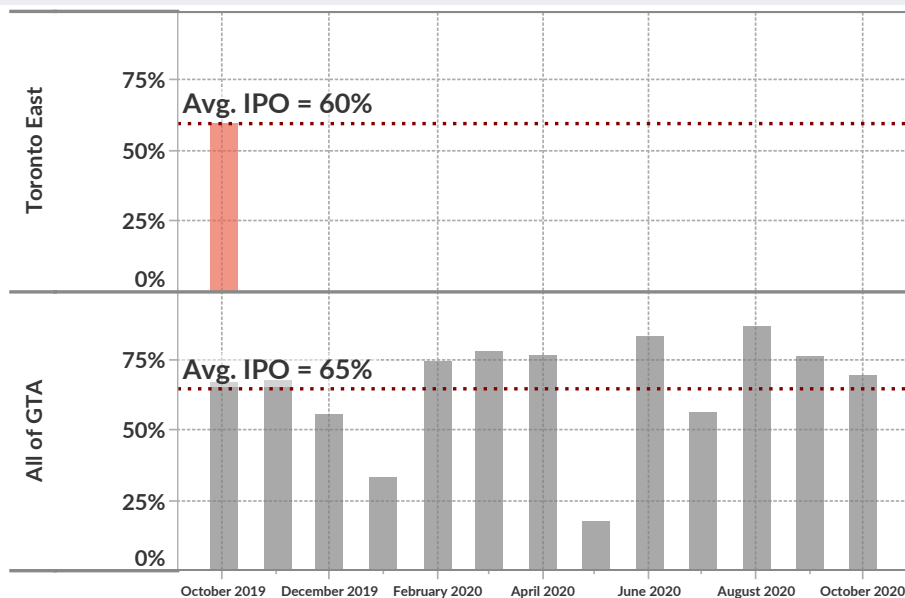
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Project Data by Unit Type

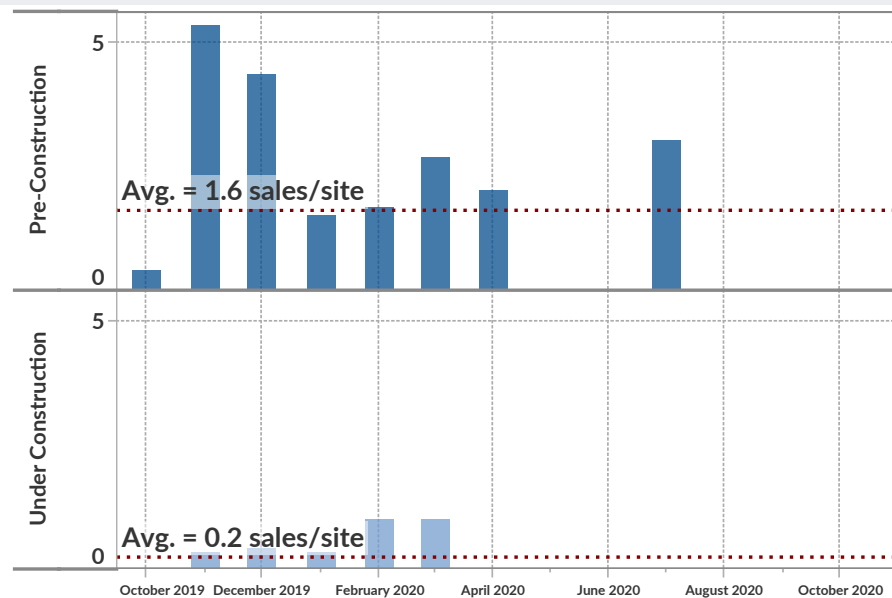
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1		1	0
1 Bedroom	329	56	263	66
1 Bedroom + Den	302	13	285	17
2 Bedroom	395	61	342	53
2 Bedroom + Den	145	1	117	28
3 Bedroom & Up	98	11	73	25
Penthouse	33	0	24	9
Other	42	3	37	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,200	502	786	\$595,900	\$819,580
\$1,003	566	1,235	\$570,340	\$1,100,000
\$1,131	632	1,299	\$649,610	\$1,218,990
\$988	780	1,379	\$755,800	\$1,269,900
\$1,120	872	1,687	\$903,375	\$2,200,900
\$1,187	591	2,588	\$630,550	\$3,522,150
\$871	1,148	1,744	\$957,000	\$1,421,360

IPO Launch Performance (first 2 months)

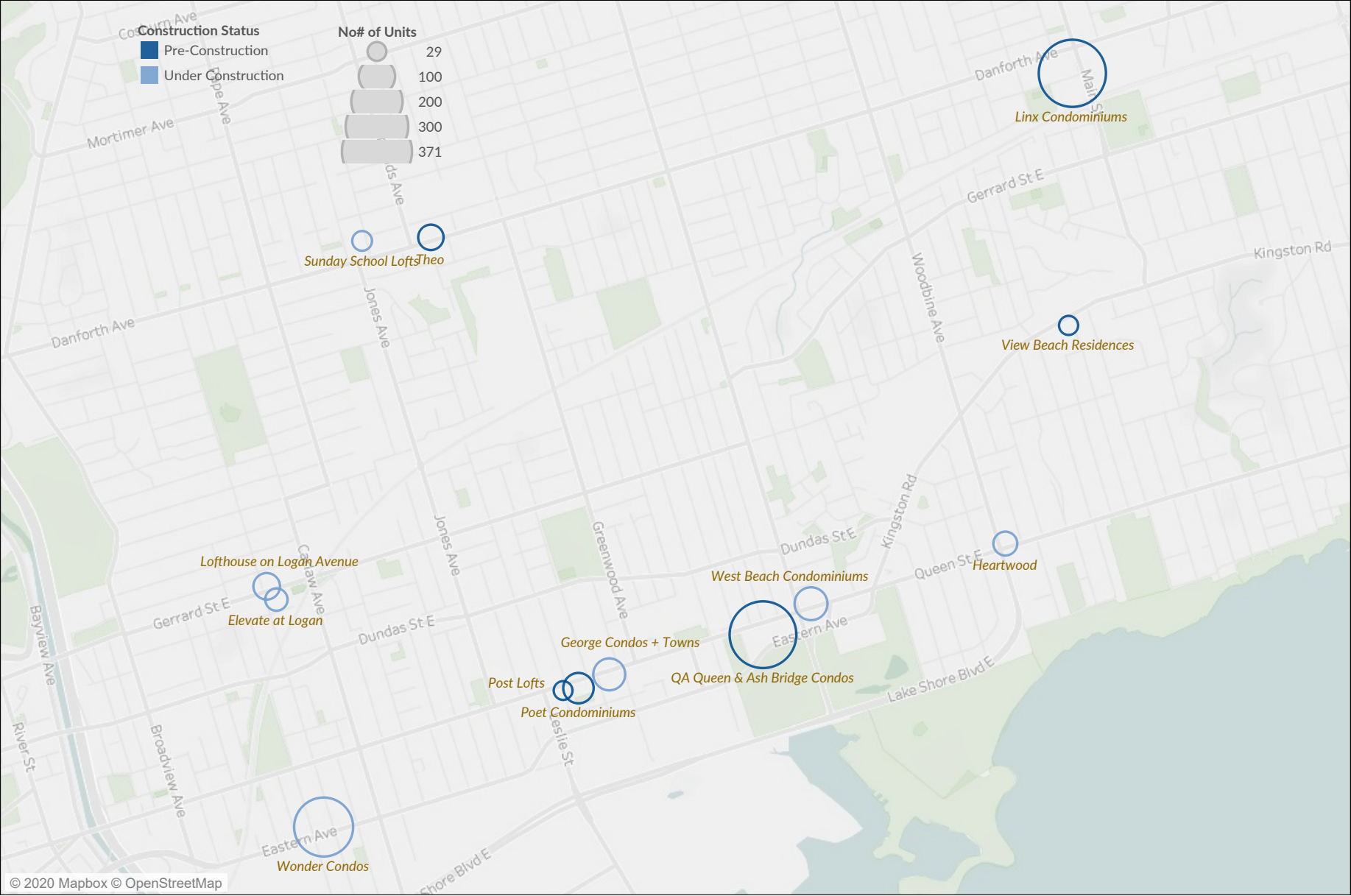


Post Launch Absorption: Toronto East



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Current Active Projects



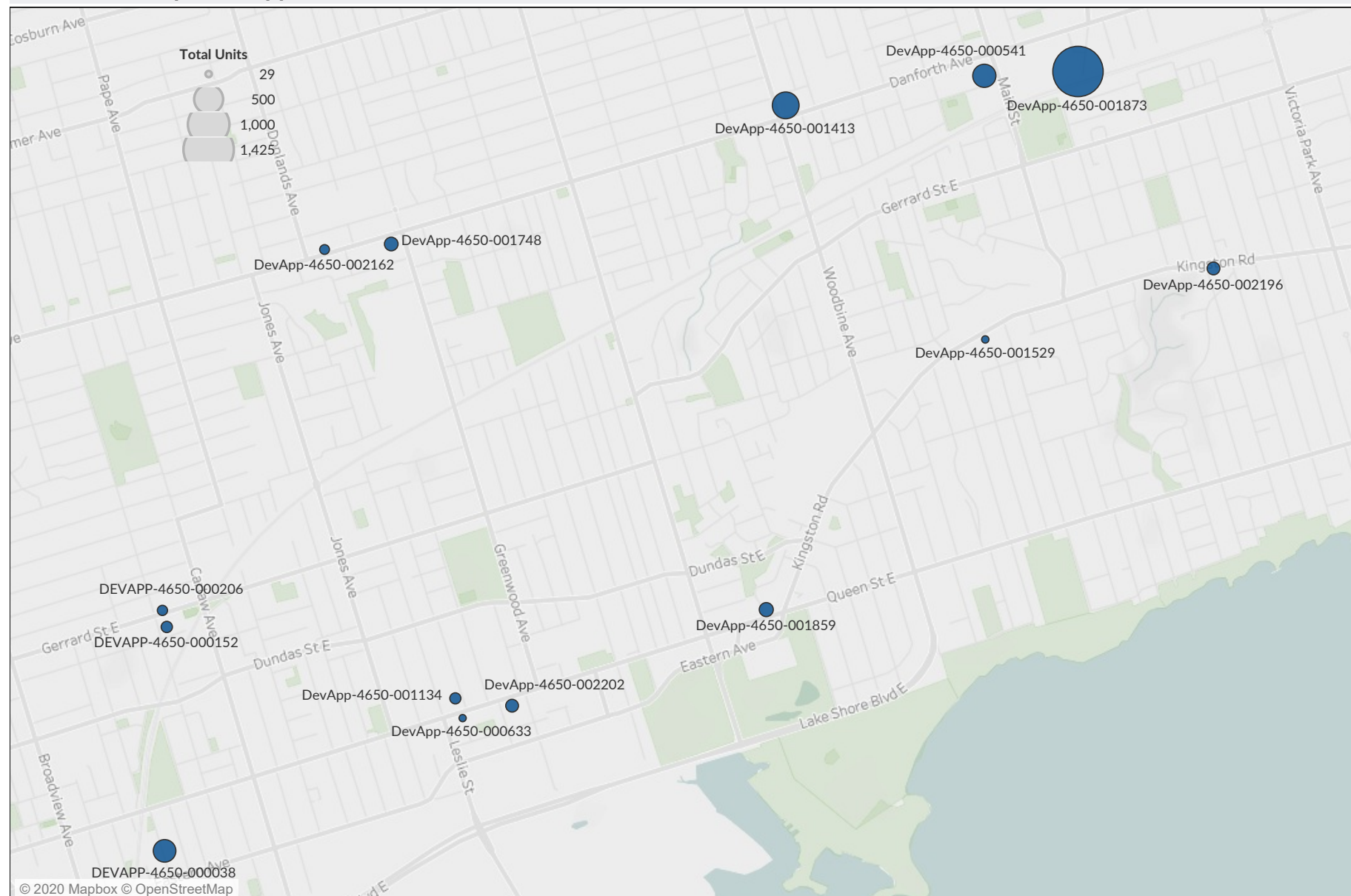
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Current Active Project List

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	1	1	2	84	\$650	\$1,204
Heartwood - Fieldgate Homes and Hullmark Developments Li.	Apartment	April 2021	0	9	8	47	\$767	\$1,082
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	May 2023	0	32	0	371	\$822	\$944
Lofthouse on Logan Avenue - GRID Developments	Apartment	October 2021	0	1	6	58	\$748	\$1,133
Poet Condominiums - Fieldgate Homes	Apartment	March 2022	0	17	9	76	\$1,058	\$1,304
Post Lofts - Condoman Developments	Apartment	April 2022	1	1	1	29	\$0	\$835
QA Queen & Ash Bridge Condos - Context Developments and..	Apartment	October 2024	140	140	109	366	\$1,192	\$1,192
Sunday School Lofts - GRID Developments	Apartment	January 2021	0	0	0	32	\$694	\$805
Theo - Condoman Developments	Apartment	March 2023	0	3	30	53	\$0	\$983
View Beach Residences - Condoman Developments	Apartment	June 2023	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	3	10	10	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
DevApp-4650-002196	907 Kingston Road	3.3	91
DevApp-4650-002202	1327 Queen Street East	3.8	91

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	129	15	5,434	4,212	609	\$1,859	1,074	\$1,996,398	9,336
Central Waterfront	17	9	4,721	3,771	834	\$1,470	1,039	\$1,527,561	19,434
Don Mills - York Mills	174	12	3,683	3,137	324	\$1,013	971	\$983,530	14,212
Downtown Core	25	7	4,236	3,656	200	\$1,911	831	\$1,587,311	19,624
Downtown East	32	21	7,477	6,494	703	\$1,253	812	\$1,017,603	16,387
Downtown West	71	29	10,091	8,701	1,129	\$1,434	905	\$1,297,400	18,515
Etobicoke Waterfront	5	1	602	453	40	\$1,326	848	\$1,125,069	8,726
Highway7 - Yonge	5	6	1,553	1,453	92	\$719	1,200	\$862,586	.
Mississauga City Centre	61	12	6,998	6,380	599	\$926	787	\$729,033	.
North Toronto	5	12	3,194	2,581	512	\$1,271	820	\$1,041,684	10,499
North Yonge Corridor	4	6	1,715	1,482	88	\$1,166	814	\$948,855	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	29	9	1,040	831	163	\$1,305	1,864	\$2,431,451	12,314
Not Applicable	1,347	159	31,358	25,198	4,445	\$819	939	\$769,197	91,558
Scarborough City Centre									2,245
Sheppard Corridor	10	14	3,833	3,386	443	\$1,121	931	\$1,042,948	7,614
Thornhill	165	6	1,720	1,326	384	\$1,053	1,030	\$1,084,787	.
Toronto East	145	13	1,562	1,142	203	\$1,101	835	\$918,775	3,120
Toronto West	101	16	3,151	2,248	700	\$1,137	848	\$964,291	11,904
Yonge - St. Clair	15	7	661	494	167	\$1,756	1,467	\$2,575,956	3,153

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