



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of November 2020



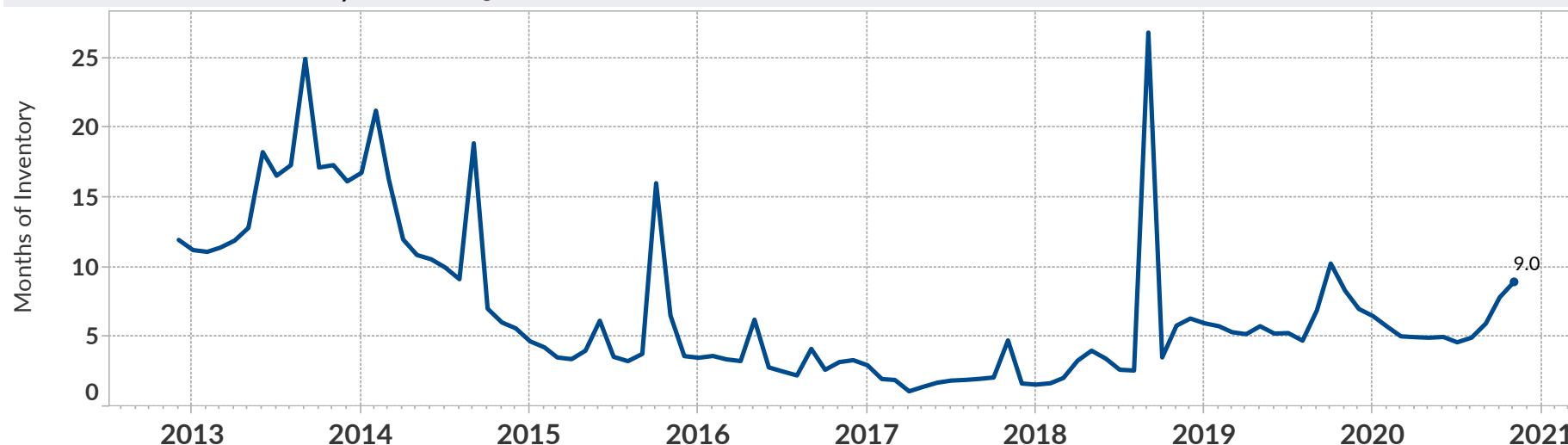
Toronto East Submarket Report - November 2020



Toronto East		GTA
Active Projects	12	360
Total Units	1,533	94,905
Total Sales	1,113	79,034
Rem. Inv.	203	11,493
Avg. \$/SF	\$1,099	\$1,151
Avg. SF	835	964
Avg. \$	\$917,682	\$1,109,229
Current Month Sales (incl. active & sold out)	5	1,836

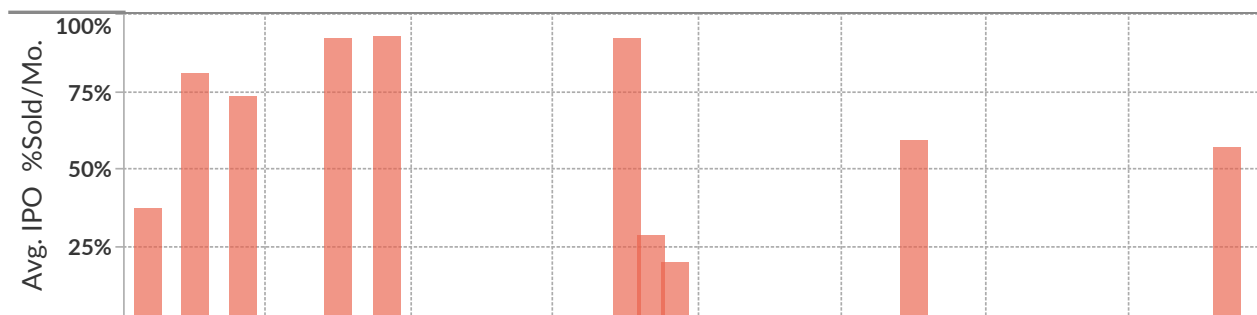
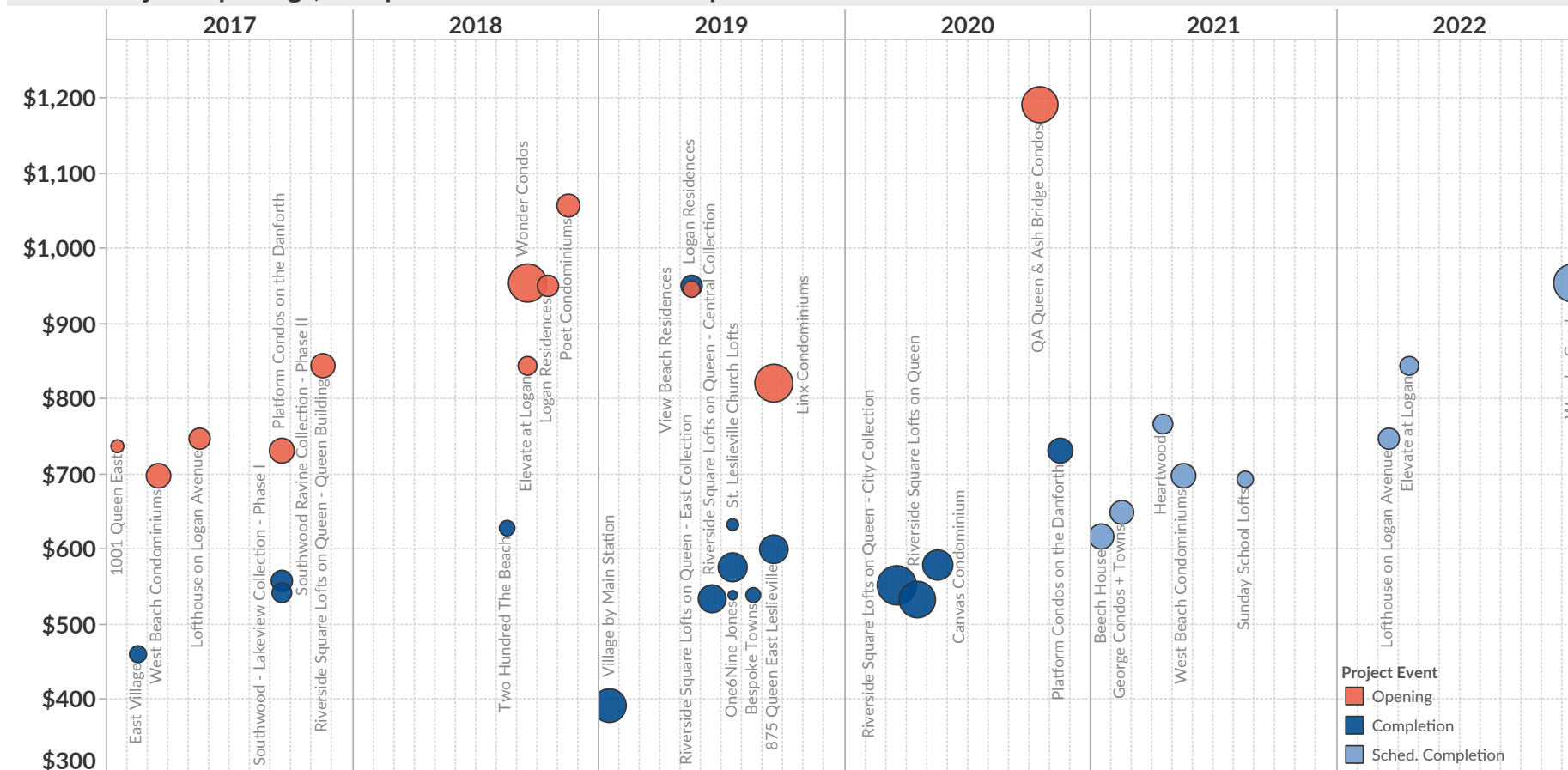
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	16	464
Total Units	3,374	256,111
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	8.6	61.7
Avg. Floor Space Index	3.8	6.6

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

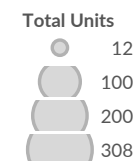


Toronto East Submarket Report - November 2020

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.



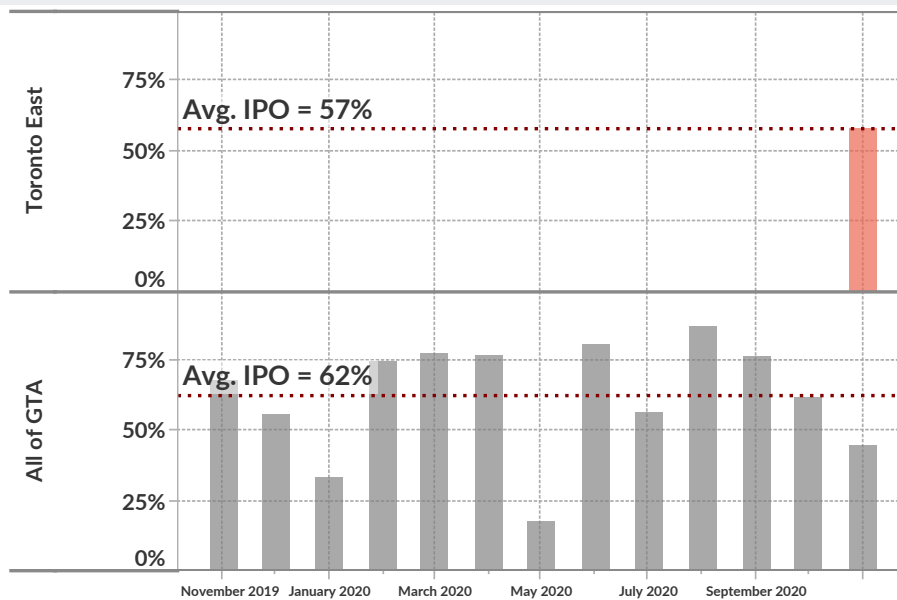
Toronto East Submarket Report - November 2020

Project Data by Unit Type

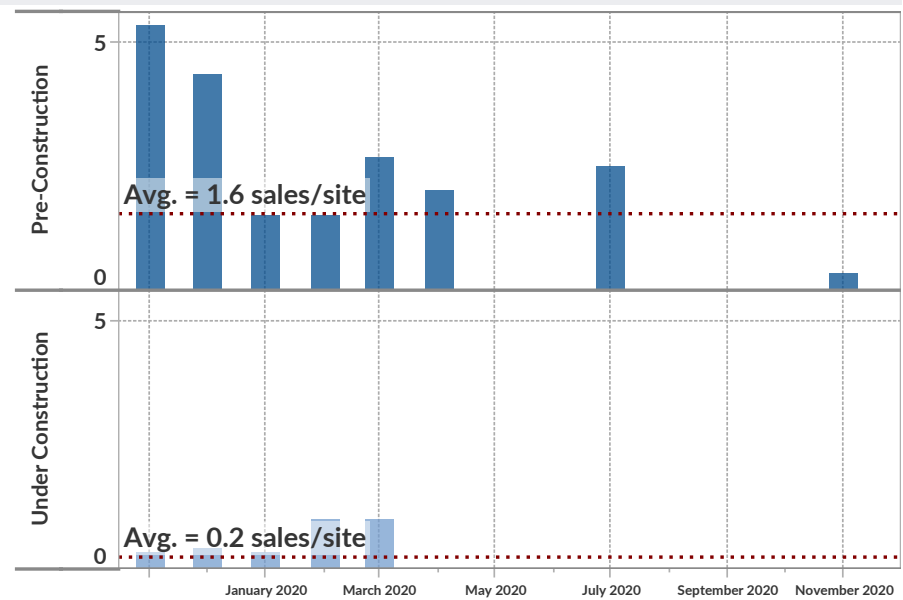
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1		1	0
1 Bedroom	326	3	263	63
1 Bedroom + Den	290	1	273	17
2 Bedroom	393	0	337	56
2 Bedroom + Den	133	0	105	28
3 Bedroom & Up	98	0	73	25
Penthouse	33	0	24	9
Other	42	0	37	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,199	502	786	\$595,900	\$809,580
\$1,012	585	1,235	\$679,900	\$1,100,000
\$1,124	632	1,299	\$605,500	\$1,218,990
\$995	780	1,264	\$763,800	\$1,269,900
\$1,120	872	1,687	\$903,375	\$2,200,900
\$1,169	591	2,588	\$596,910	\$3,522,150
\$871	1,148	1,744	\$957,000	\$1,421,360

IPO Launch Performance (first 2 months)

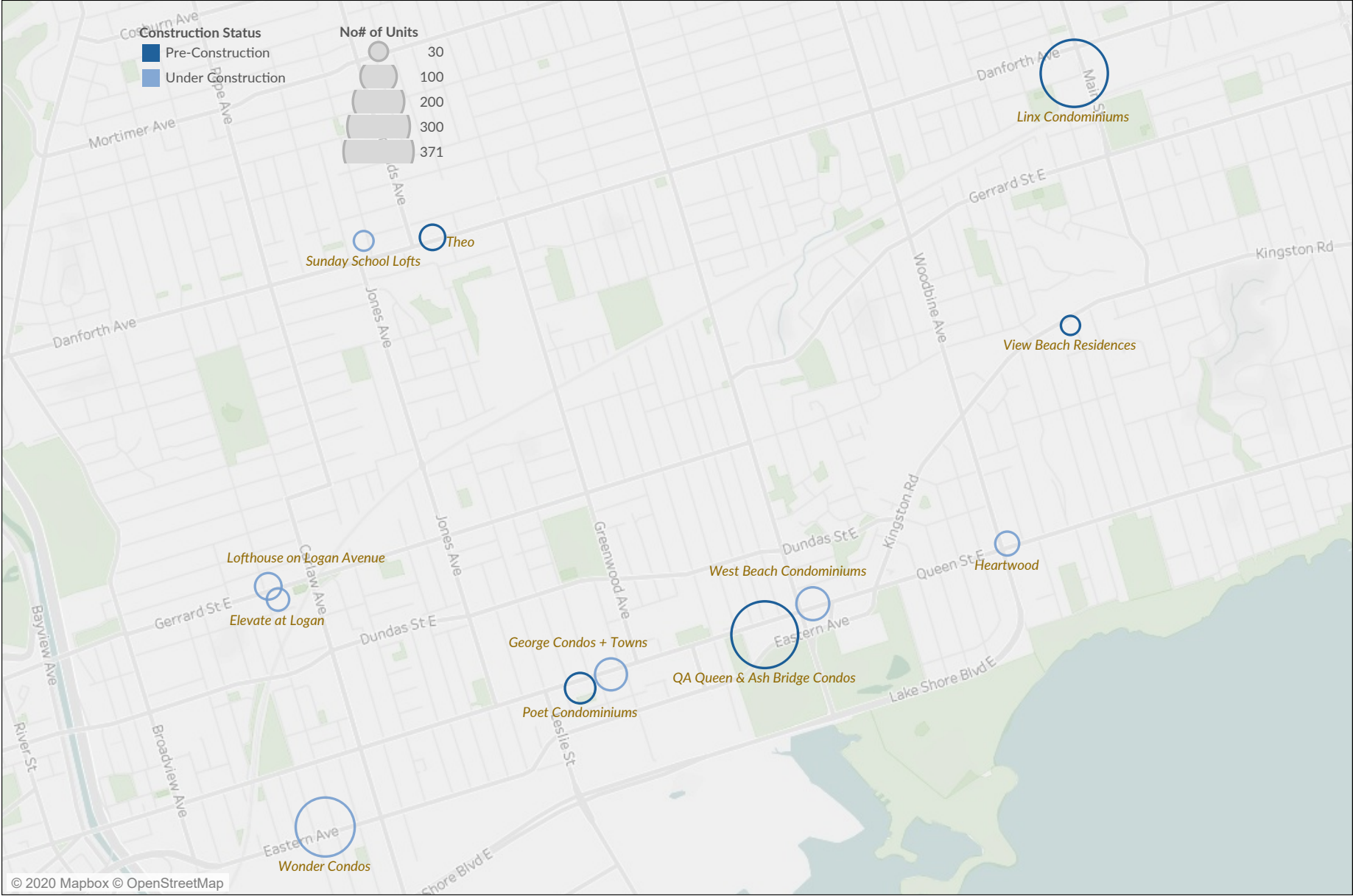


Post Launch Absorption: Toronto East



Toronto East Submarket Report - November 2020

Current Active Projects



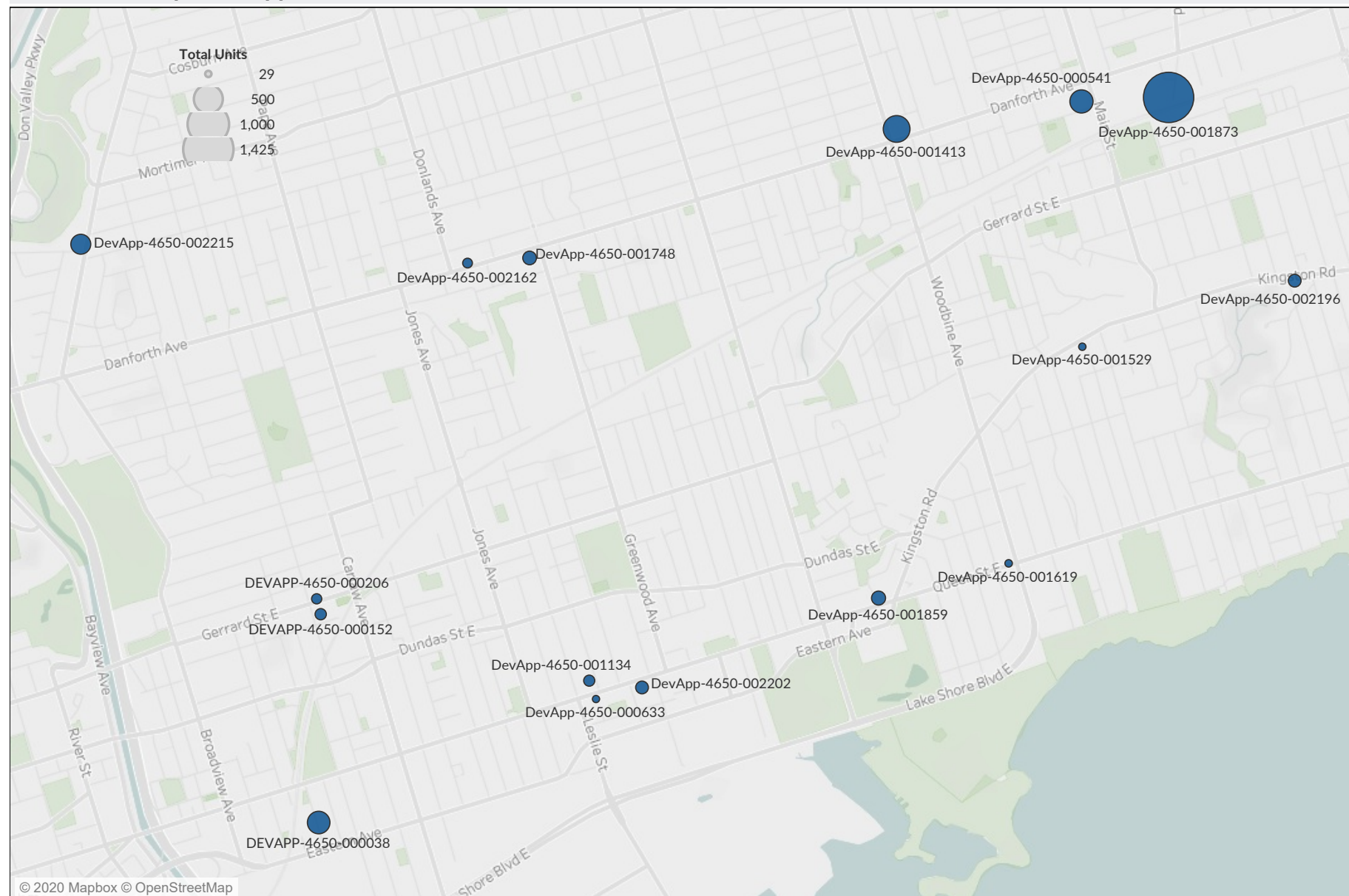
Toronto East Submarket Report - November 2020

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
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	84	\$650	\$1,207
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	December 2023	0	32	0	371	\$822	\$944
Lofthouse on Logan Avenue - GRID Developments	Apartment	March 2022	0	1	6	58	\$748	\$1,178
Poet Condominiums - Fieldgate Homes	Apartment	March 2023	0	17	9	76	\$1,058	\$1,304
QA Queen & Ash Bridge Condos - Context Developments and..	Apartment	October 2024	3	143	106	366	\$1,192	\$1,192
Sunday School Lofts - GRID Developments	Apartment	August 2021	0	0	0	32	\$694	\$805
Theo - Condoman Developments	Apartment	March 2023	1	1	33	53	\$0	\$975
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	0	10	10	286	\$955	\$1,198

Toronto East Submarket Report - November 2020

Current Development Applications



Toronto East Submarket Report - November 2020

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-4650-001619	1880 Queen Street East	4.3	31
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
DevApp-4650-002215	954 Broadview Avenue	3.3	223

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	• 41	• 17	• 5,543	• 4,256	• 662	• \$1,954	• 1,203	• \$2,351,534	• 9,636
Central Waterfront	• 1	• 9	• 4,721	• 3,770	• 835	• \$1,510	• 1,070	• \$1,616,118	• 19,434
Don Mills - York Mills	• 37	• 12	• 3,683	• 3,174	• 287	• \$1,007	• 1,007	• \$1,013,169	• 14,212
Downtown Core	• 1	• 7	• 4,236	• 3,657	• 199	• \$1,919	• 826	• \$1,584,250	• 19,624
Downtown East	• 18	• 21	• 7,481	• 6,512	• 689	• \$1,252	• 815	• \$1,019,805	• 16,999
Downtown West	• 32	• 28	• 9,703	• 8,438	• 1,004	• \$1,438	• 928	• \$1,334,007	• 19,595
Etobicoke Waterfront	• 0	• 1	• 602	• 453	• 40	• \$1,326	• 848	• \$1,125,069	• 8,726
Highway7 - Yonge	• 13	• 5	• 1,399	• 1,309	• 82	• \$720	• 1,189	• \$855,908	•
Mississauga City Centre	• 15	• 12	• 6,998	• 6,395	• 584	• \$925	• 790	• \$730,344	•
North Toronto	• 19	• 13	• 3,707	• 3,061	• 519	• \$1,280	• 814	• \$1,041,814	• 10,499
North Yonge Corridor	• 4	• 6	• 1,715	• 1,486	• 84	• \$1,162	• 826	• \$960,338	• 8,097
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 1,367
North York West	• 111	• 10	• 1,258	• 942	• 270	• \$1,236	• 1,467	• \$1,813,413	• 13,464
Not Applicable	• 1,380	• 161	• 32,213	• 25,948	• 4,660	• \$824	• 935	• \$770,782	• 93,735
Scarborough City Centre									• 2,245
Sheppard Corridor	• 14	• 14	• 3,833	• 3,400	• 429	• \$1,123	• 934	• \$1,049,025	• 7,811
Thornhill	• 40	• 6	• 1,720	• 1,365	• 345	• \$1,062	• 1,066	• \$1,132,690	•
Toronto East	• 5	• 12	• 1,533	• 1,113	• 203	• \$1,099	• 835	• \$917,682	• 3,374
Toronto West	• 101	• 17	• 3,371	• 2,738	• 430	• \$1,157	• 960	• \$1,111,178	• 11,904
Yonge - St. Clair	• 4	• 7	• 661	• 498	• 163	• \$1,783	• 1,468	• \$2,617,636	• 3,576

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