



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of December 2020



Downtown East Submarket Report - December 2020



Downtown East		GTA
Active Projects	21	355
Total Units	7,499	92,467
Total Sales	6,546	77,167
Rem. Inv.	675	10,653
Avg. \$/SF	\$1,253	\$1,159
Avg. SF	809	982
Avg. \$	\$1,013,562	\$1,137,470
Current Month Sales (incl. active & sold out)	25	857

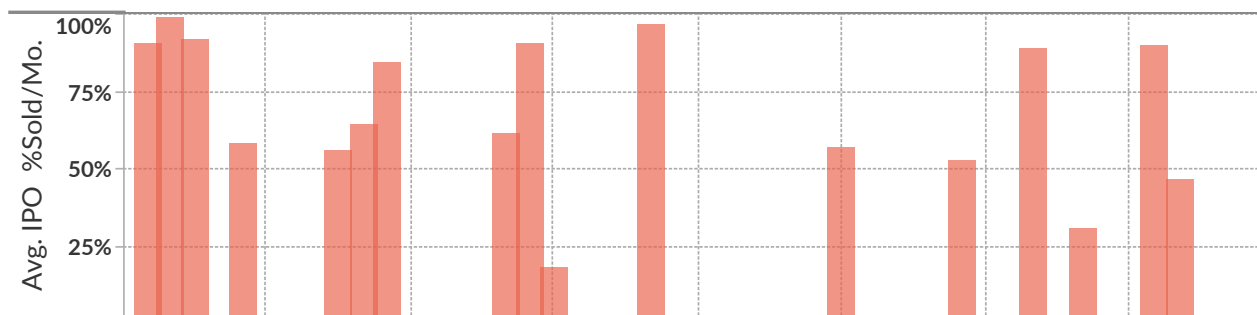
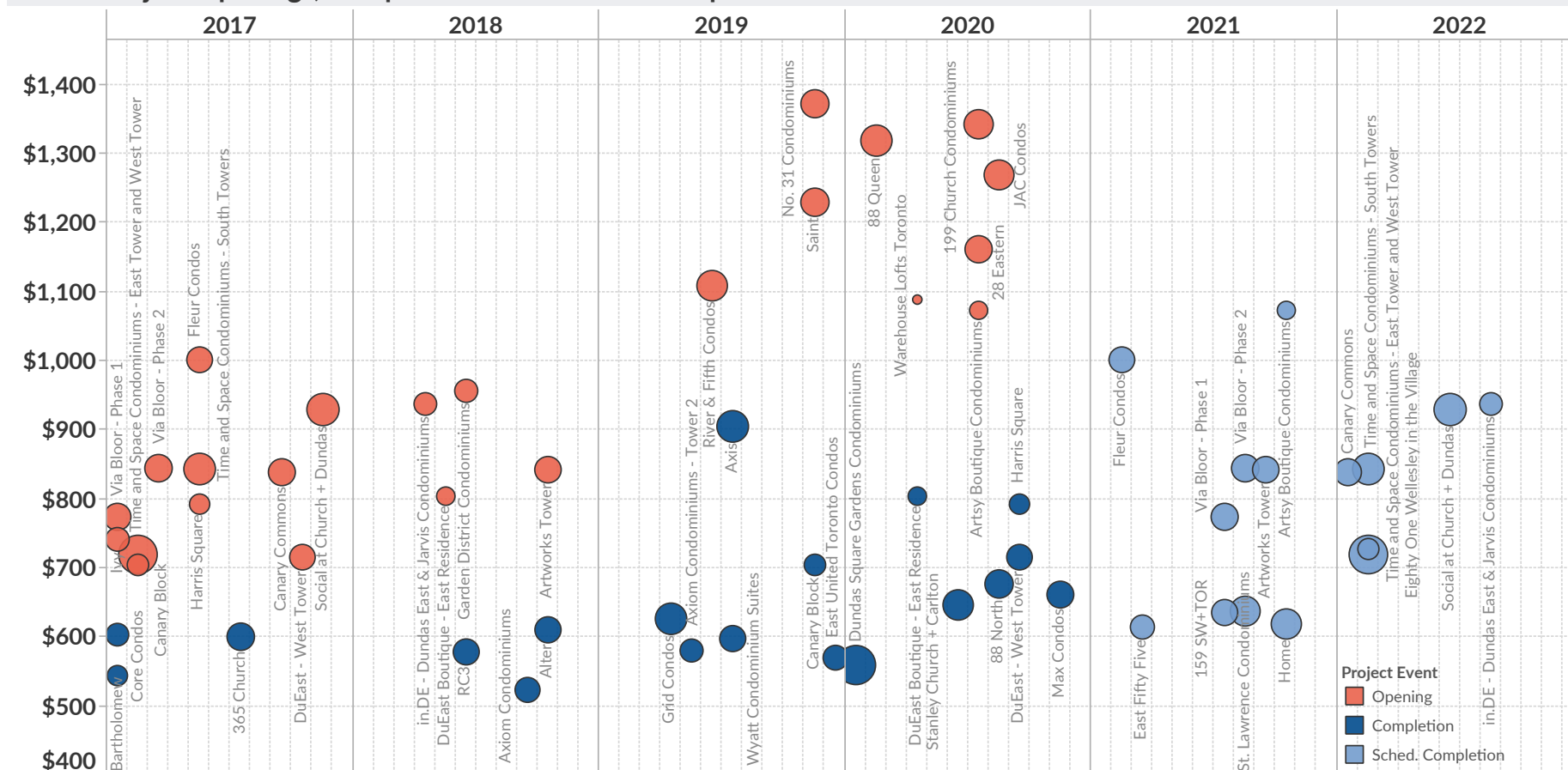
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	39	482
Total Units	17,043	266,905
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	61.7
Avg. Floor Space Index	9.9	6.8

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

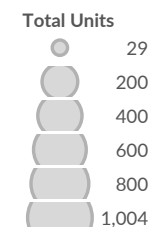


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Recent Project Openings, Completions & Scheduled Completions



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.



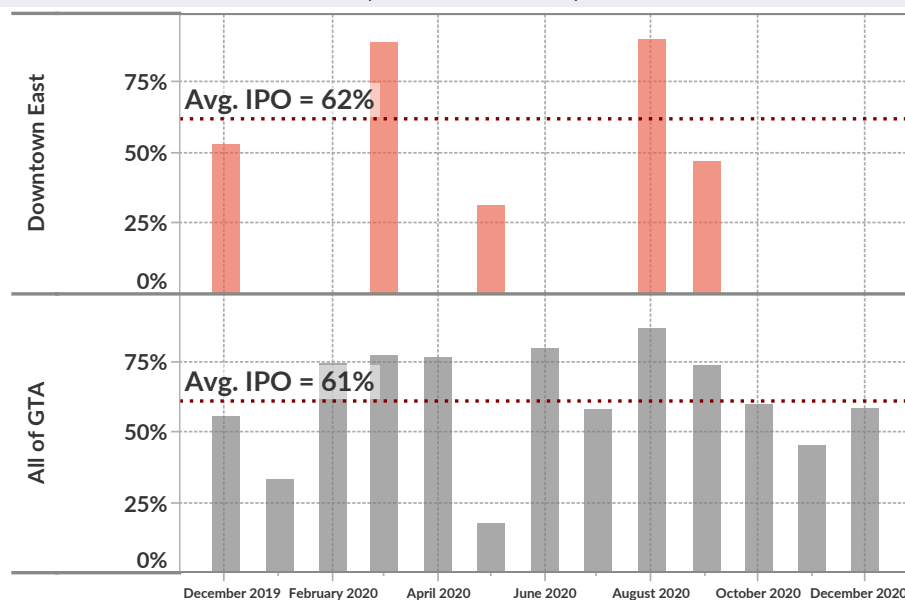
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Project Data by Unit Type

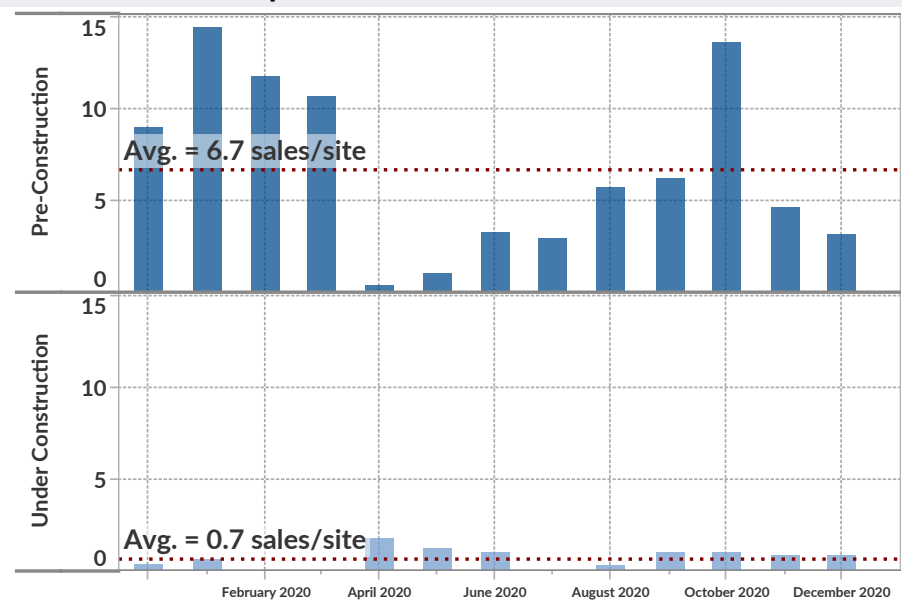
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	583	7	567	16
1 Bedroom	1,829	2	1,760	69
1 Bedroom + Den	1,695	4	1,619	76
2 Bedroom	1,904	6	1,647	257
2 Bedroom + Den	462	5	366	96
3 Bedroom & Up	717	1	567	150
Penthouse	21	0	15	6
Other	10	0	5	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,445	335	454	\$449,990	\$620,900
\$1,367	444	751	\$467,000	\$902,900
\$1,245	508	825	\$527,990	\$913,990
\$1,293	615	1,803	\$639,900	\$1,818,000
\$1,233	697	1,471	\$849,990	\$1,570,000
\$1,192	767	1,312	\$946,990	\$1,492,900
\$1,116	1,370	3,114	\$1,550,000	\$3,350,000
\$1,143	1,290	1,335	\$1,449,990	\$1,549,990

IPO Launch Performance (first 2 months)

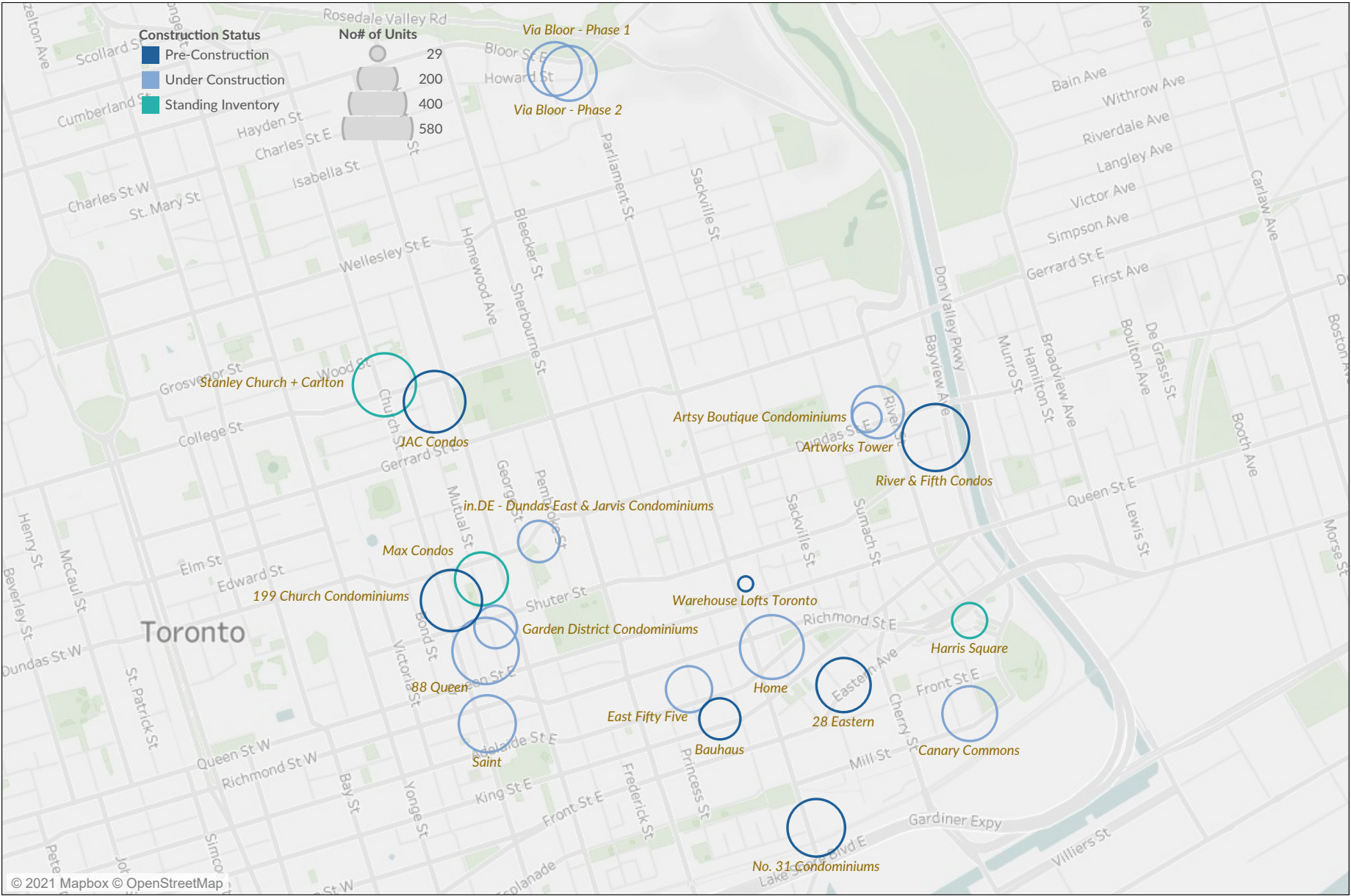


Post Launch Absorption: Downtown East



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Current Active Projects



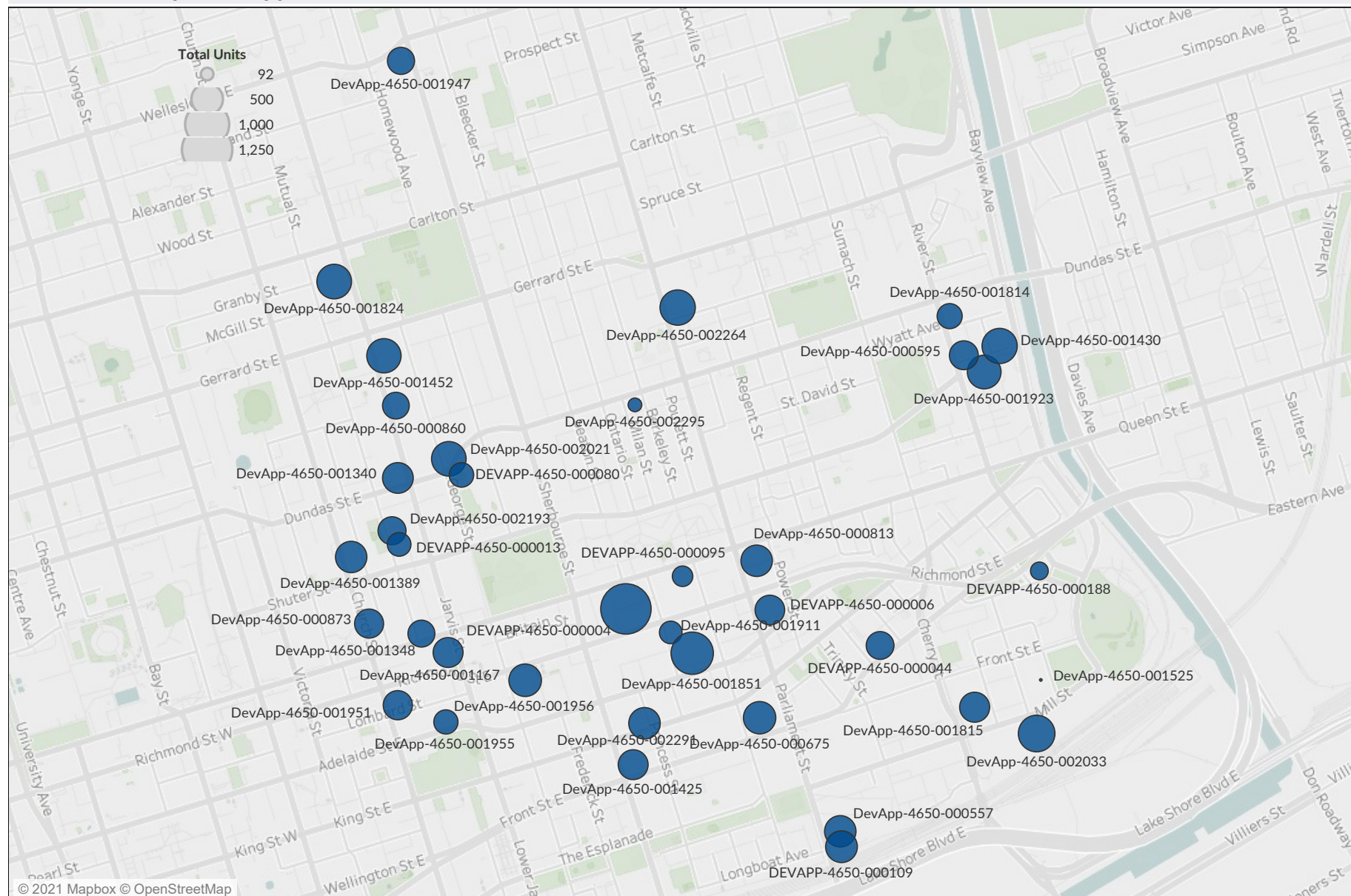
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Current Active Project List

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	1	376	3	379	\$1,162	\$1,283
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	5	524	29	569	\$1,319	\$1,386
199 Church Condominiums - CentreCourt Developments Inc. ..	Apartment	March 2024	4	459	4	484	\$1,343	\$1,228
Artsy Boutique Condominiums - Daniels Corporation	Apartment	October 2021	0	75	38	113	\$1,074	\$1,060
Artworks Tower - Daniels Corporation	Apartment	September 2021	0	1	14	349	\$843	\$1,085
Bauhaus - Lamb Development Corp.	Apartment	February 2024	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	2	276	\$615	\$1,208
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	0	5	17	235	\$957	\$1,208
Harris Square - Urban Capital Property Group	Apartment	September 2020	0	1	7	159	\$793	\$1,097
Home - Great Gulf and Hullmark Developments Limited	Apartment	October 2021	0	1	39	525	\$619	\$1,139
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	August 2022	0	12	15	222	\$938	\$1,120
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July 2024	12	328	161	489	\$1,270	\$1,266
Max Condos - Tribute Communities	Apartment	November 2020	0	0	6	363	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May 2024	2	106	185	428	\$1,373	\$1,388
River & Fifth Condos - Broccolini	Apartment	March 2024	0	35	30	580	\$1,109	\$1,338
Saint - Minto Developments	Apartment	December 2023	1	60	73	420	\$1,230	\$1,238
Stanley Church + Carlton - Tribute Communities	Apartment	June 2020	0	0	22	514	\$647	\$1,198
Via Bloor - Phase 1 - Tridel	Apartment	July 2021	0	2	13	372	\$775	\$1,045
Via Bloor - Phase 2 - Tridel	Apartment	August 2021	0	0	9	388	\$845	\$1,041
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	June 2023	0	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	10.4	486
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	13.7	464
DevApp-4650-001348	90 Queen Street East	23.4	356
DevApp-4650-001389	193 Church Street	21.1	484
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	19.7	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-4650-001951	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
DevApp-4650-002193	75 Mutual Street	17.8	385
DevApp-4650-002264	365 Parliament Street	5.7	614
DevApp-4650-002291	236 King Street East	17.4	488
DevApp-4650-002295	401 Dundas Street East	5.3	92

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	● 27	● 17	● 5,500	● 4,277	● 641	● \$1,985	● 1,226	● \$2,433,040	● 9,636
Central Waterfront	● 6	● 9	● 4,721	● 3,773	● 832	● \$1,515	● 1,064	● \$1,611,998	● 19,434
Don Mills - York Mills	● 22	● 12	● 3,683	● 3,196	● 265	● \$1,000	● 1,029	● \$1,028,709	● 14,212
Downtown Core	● 1	● 6	● 3,714	● 3,145	● 198	● \$1,906	● 866	● \$1,651,052	● 19,624
Downtown East	● 25	● 21	● 7,499	● 6,546	● 675	● \$1,253	● 809	● \$1,013,562	● 17,043
Downtown West	● 7	● 28	● 9,675	● 8,445	● 888	● \$1,454	● 943	● \$1,372,204	● 21,009
Etobicoke Waterfront	● 0	● 1	● 602	● 454	● 39	● \$1,325	● 847	● \$1,121,541	● 8,726
Highway7 - Yonge	● 2	● 5	● 1,399	● 1,311	● 80	● \$721	● 1,180	● \$851,508	●
Mississauga City Centre	● 15	● 12	● 7,004	● 6,420	● 565	● \$923	● 777	● \$716,789	●
North Toronto	● 3	● 13	● 3,679	● 3,064	● 516	● \$1,277	● 818	● \$1,043,907	● 13,863
North Yonge Corridor	● 0	● 6	● 1,715	● 1,486	● 84	● \$1,158	● 826	● \$956,825	● 8,776
North York East	● 0	● 2	● 528	● 519	● 8	● \$942	● 978	● \$921,150	● 1,367
North York West	● 22	● 10	● 1,258	● 954	● 258	● \$1,236	● 1,487	● \$1,836,869	● 13,842
Not Applicable	● 640	● 158	● 30,673	● 24,769	● 4,116	● \$815	● 971	● \$791,049	● 94,291
Scarborough City Centre									● 2,245
Sheppard Corridor	● 23	● 13	● 3,443	● 3,039	● 400	● \$1,125	● 944	● \$1,062,398	● 7,811
Thornhill	● 37	● 6	● 1,720	● 1,403	● 307	● \$1,071	● 1,101	● \$1,179,450	●
Toronto East	● 4	● 12	● 1,535	● 1,117	● 201	● \$1,103	● 834	● \$919,532	● 3,374
Toronto West	● 10	● 17	● 3,458	● 2,738	● 430	● \$1,165	● 961	● \$1,119,814	● 12,688
Yonge - St. Clair	● 13	● 7	● 661	● 511	● 150	● \$1,765	● 1,460	● \$2,577,465	● 3,576

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