



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of January 2021



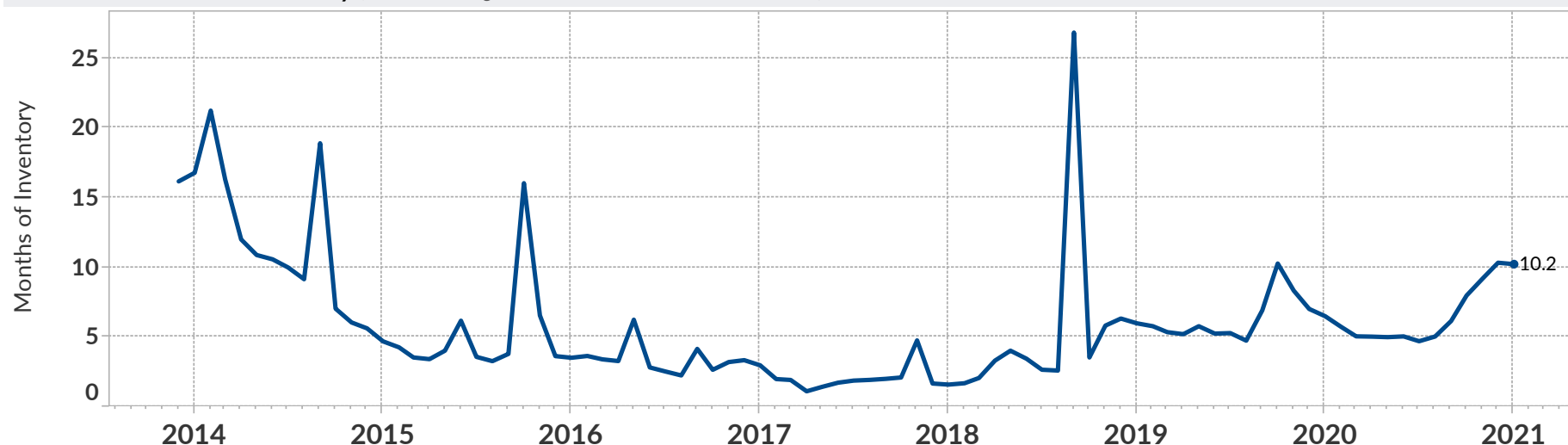
Toronto East Submarket Report - January 2021



Toronto East			GTA	
Active Projects	12		355	
Total Units	1,533		93,173	
Total Sales	1,122		77,679	
Rem. Inv.	196		10,651	
Avg. \$/SF	\$1,110		\$1,159	
Project Avg. \$/SF	\$1,088		\$1,063	
Avg. SF	839		977	
Avg. \$	\$930,944		\$1,131,783	
Current Month Sales (incl. active & sold out)		8	665	

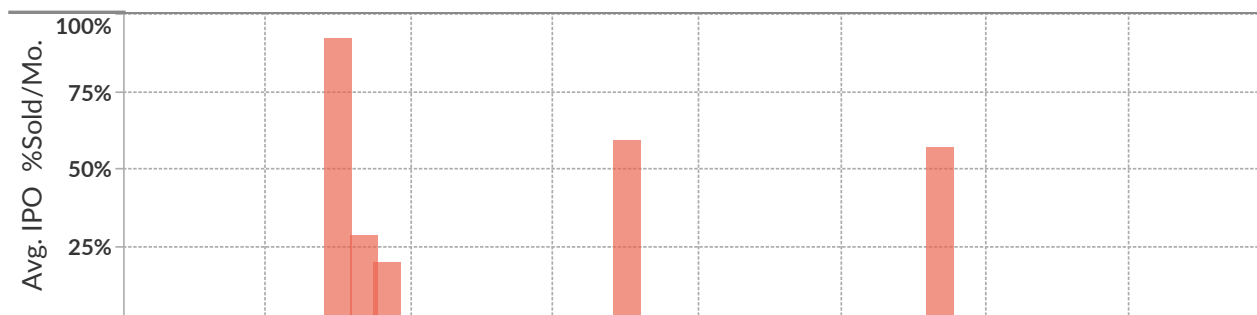
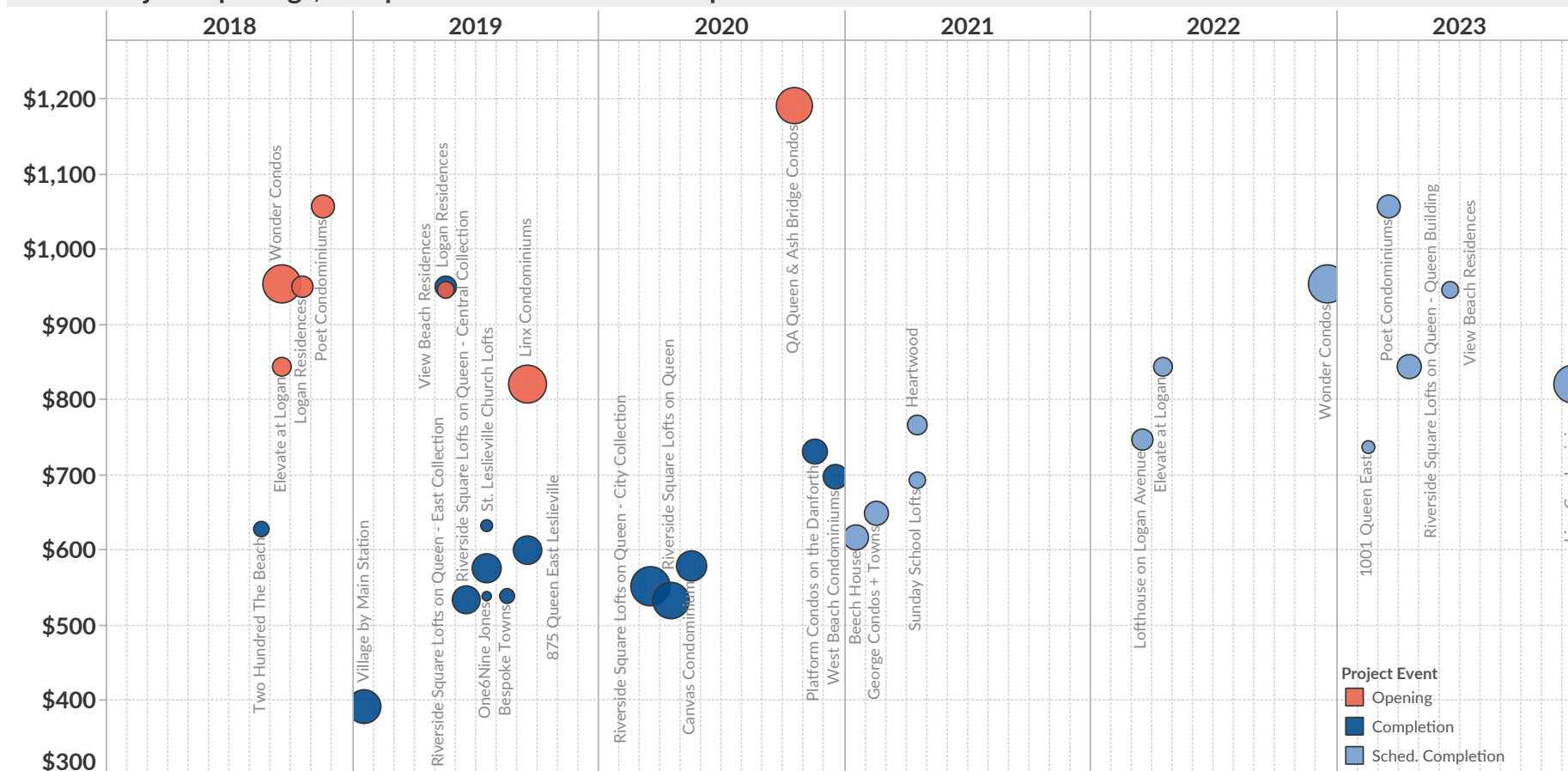
Development Applications			City of Toronto	
Toronto East			491	
Number of Dev. Apps.	16		265,998	
Total Units	3,381		0.1	
Min. Floor Space Index	1.0		61.7	
Max. Floor Space Index	8.6		6.7	
Avg. Floor Space Index	3.8			

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

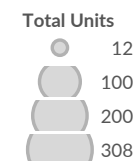


Toronto East Submarket Report - January 2021

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.



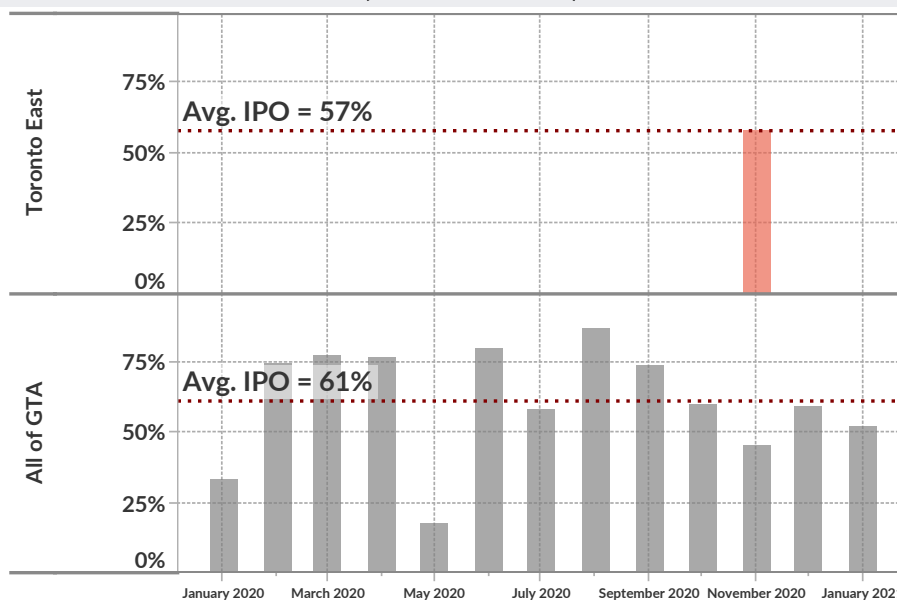
Toronto East Submarket Report - January 2021

Project Data by Unit Type

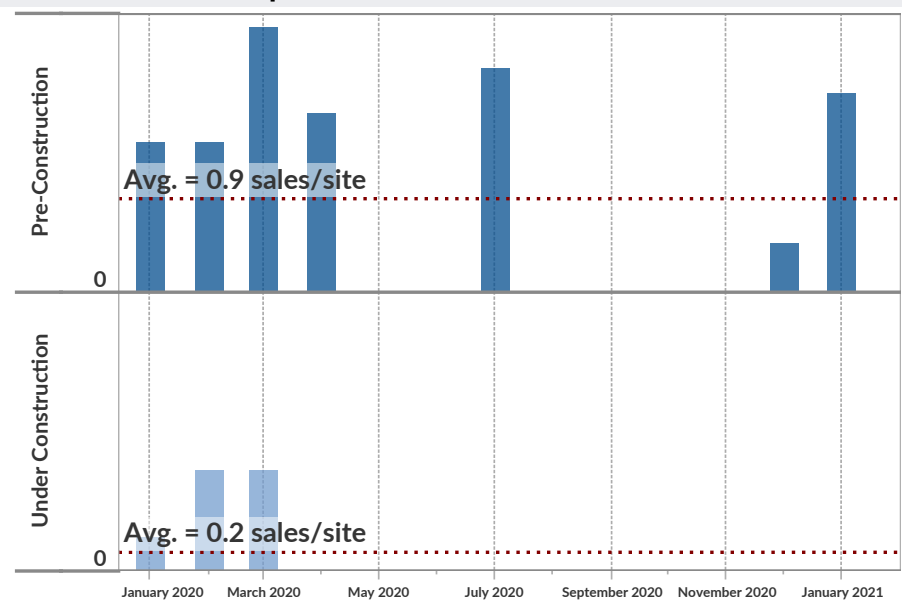
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1		1	0
1 Bedroom	326	1	265	61
1 Bedroom + Den	290	0	273	17
2 Bedroom	394	4	341	53
2 Bedroom + Den	134	2	108	26
3 Bedroom & Up	98	0	73	25
Penthouse	33	1	25	8
Other	42	0	36	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,199	502	786	\$595,900	\$819,580
\$1,020	566	1,235	\$570,340	\$1,100,000
\$1,146	632	1,299	\$692,920	\$1,218,990
\$1,014	780	1,248	\$763,170	\$1,269,900
\$1,120	872	1,687	\$903,375	\$2,200,900
\$1,229	591	2,609	\$630,550	\$3,999,000
\$862	1,148	1,744	\$957,000	\$1,421,360

IPO Launch Performance (first 2 months)

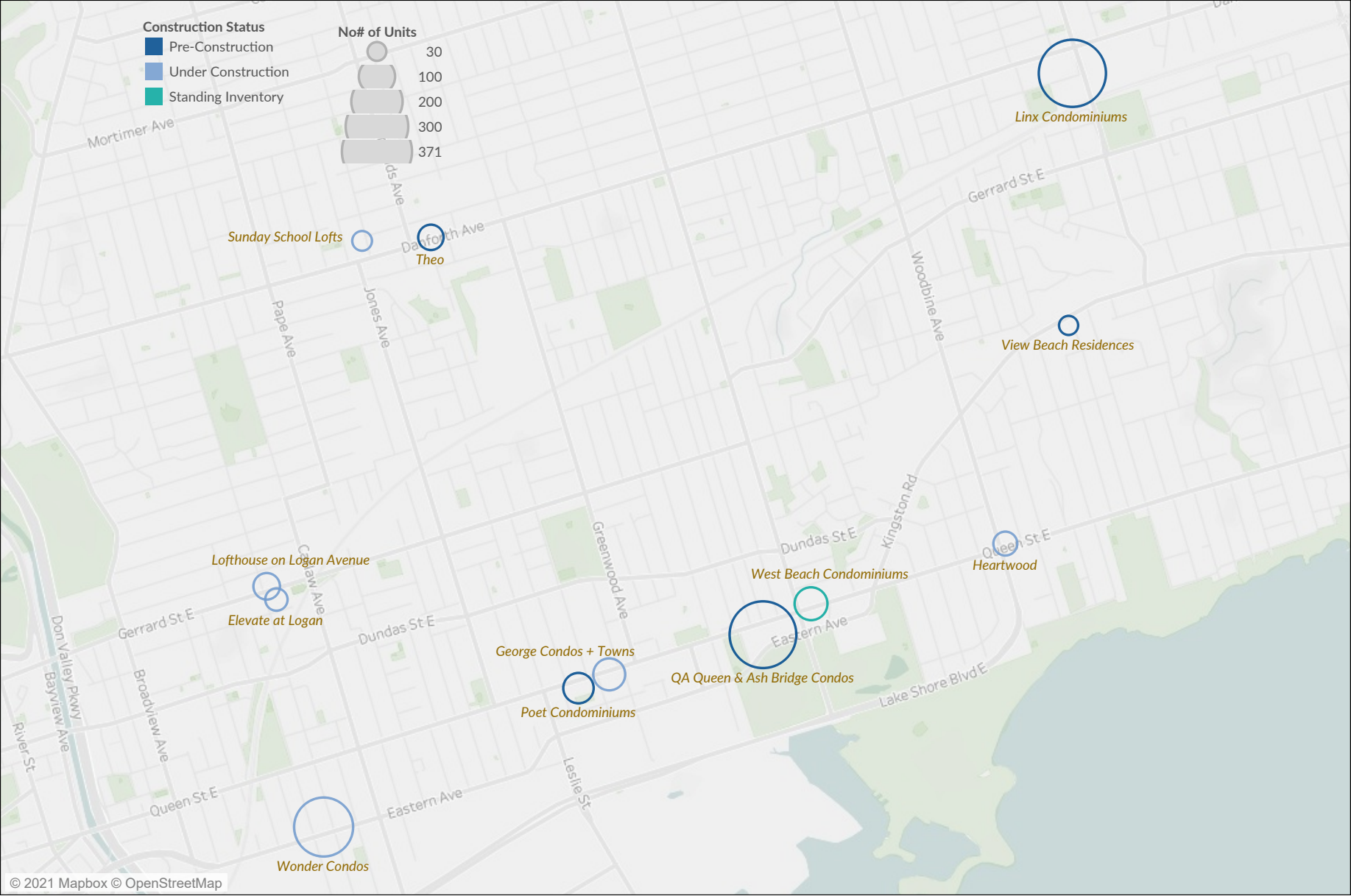


Post Launch Absorption: Toronto East



Toronto East Submarket Report - January 2021

Current Active Projects



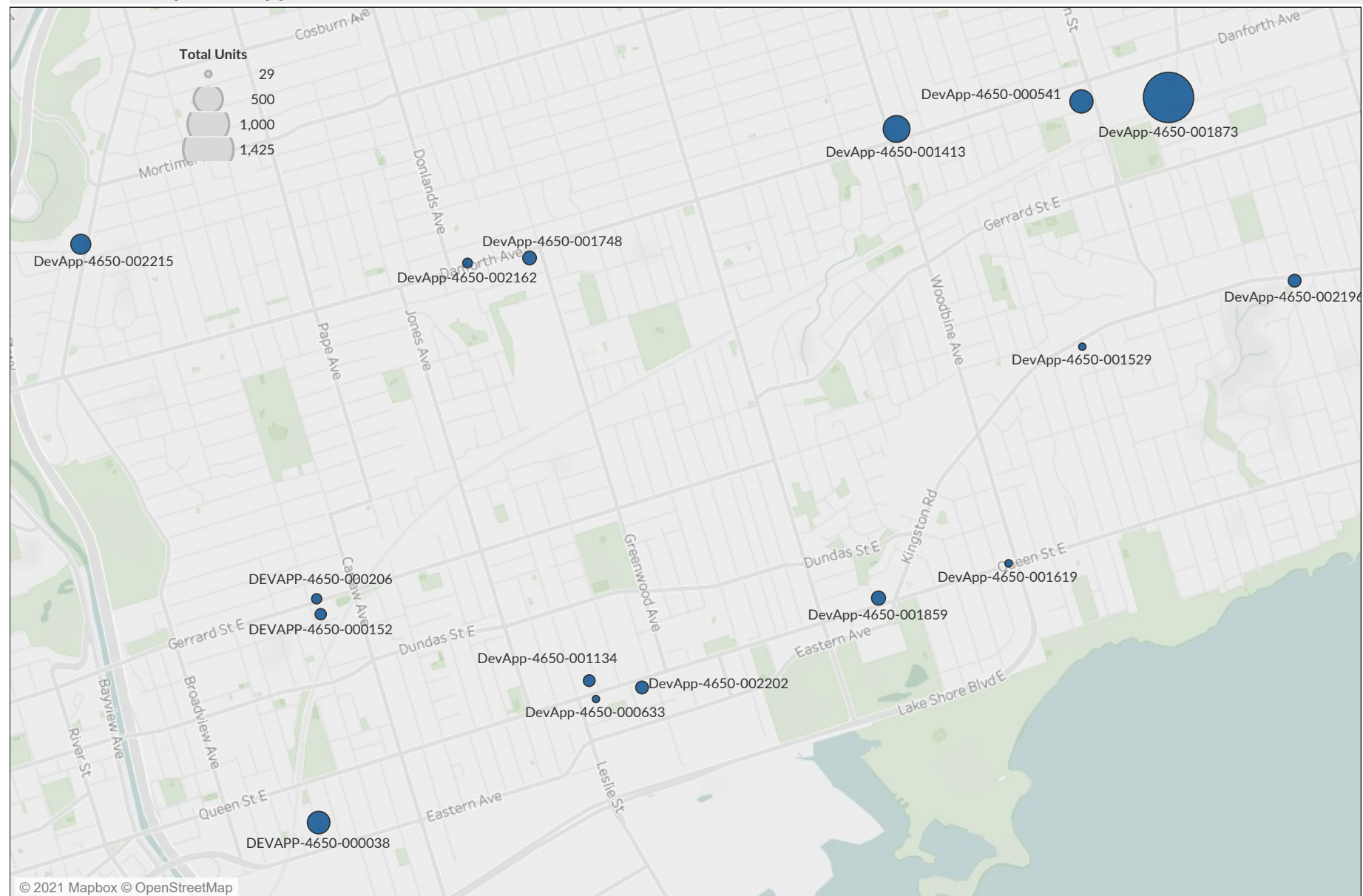
Toronto East Submarket Report - January 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
Elevate at Logan - Kaleido Developments Inc.	Stacked	April 2022	0	0	7	41	\$845	\$910
George Condos + Towns - Rockport Group	Apartment	February 2021	0	0	5	84	\$650	\$1,214
Heartwood - Fieldgate Homes and Hullmark Developments Li.	Apartment	April 2021	0	0	8	47	\$767	\$1,082
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December 2023	0	0	0	371	\$822	\$944
Lofthouse on Logan Avenue - GRID Developments	Apartment	March 2022	0	0	6	58	\$748	\$1,178
Poet Condominiums - Fieldgate Homes	Apartment	March 2023	0	0	9	76	\$1,058	\$1,304
QA Queen & Ash Bridge Condos - Context Developments and..	Apartment	October 2024	1	1	103	366	\$1,192	\$1,192
Sunday School Lofts - GRID Developments	Apartment	April 2021	0	0	0	32	\$694	\$805
Theo - Condoman Developments	Apartment	March 2023	7	7	27	53	\$0	\$1,005
View Beach Residences - Condoman Developments	Apartment	June 2023	0	0	20	30	\$947	\$932
West Beach Condominiums - Marlin Spring	Apartment	December 2020	0	0	1	89	\$699	\$1,083
Wonder Condos - Graywood Developments and Alterra	Apartment	December 2022	0	0	10	286	\$955	\$1,198

Toronto East Submarket Report - January 2021

Current Development Applications



Toronto East Submarket Report - January 2021

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	76
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.

Toronto East Submarket Report - January 2021

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	14	17	5,495	4,291	622	\$2,001	1,231	\$2,463,528	9,636
Central Waterfront	8	9	4,824	3,782	926	\$1,515	1,005	\$1,522,904	19,434
Don Mills - York Mills	14	12	3,697	3,209	266	\$1,024	1,027	\$1,052,029	10,895
Downtown Core	15	6	3,735	3,160	214	\$1,903	857	\$1,630,290	19,032
Downtown East	17	21	7,499	6,563	679	\$1,264	806	\$1,019,484	17,186
Downtown West	26	28	9,781	8,476	854	\$1,458	950	\$1,385,473	22,630
Etobicoke Waterfront	0	1	602	454	39	\$1,325	847	\$1,121,541	8,726
Highway7 - Yonge	8	5	1,399	1,319	72	\$726	1,153	\$837,527	.
Mississauga City Centre	15	12	7,004	6,435	472	\$900	814	\$732,396	.
North Toronto	17	13	3,679	3,081	499	\$1,276	816	\$1,041,295	13,863
North Yonge Corridor	3	6	1,736	1,489	102	\$1,160	808	\$937,668	8,776
North York East	0	2	528	524	3	\$940	862	\$809,900	1,367
North York West	18	10	1,260	970	244	\$1,247	1,526	\$1,902,388	13,615
Not Applicable	410	158	31,054	25,005	4,215	\$810	958	\$776,330	95,882
Scarborough City Centre									2,245
Sheppard Corridor	12	13	3,443	3,060	379	\$1,124	957	\$1,076,200	8,256
Thornhill	38	6	1,720	1,442	268	\$1,080	1,153	\$1,245,724	.
Toronto East	8	12	1,533	1,122	196	\$1,110	839	\$930,944	3,381
Toronto West	40	17	3,523	2,784	453	\$1,158	967	\$1,119,974	13,018
Yonge - St. Clair	2	7	661	513	148	\$1,765	1,421	\$2,507,407	3,576

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