



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of January 2021



Downtown East Submarket Report - January 2021



Downtown East		GTA
Active Projects	21	355
Total Units	7,499	93,173
Total Sales	6,563	77,679
Rem. Inv.	679	10,651
Avg. \$/SF	\$1,264	\$1,159
Project Avg. \$/SF	\$1,184	\$1,063
Avg. SF	806	977
Avg. \$	\$1,019,484	\$1,131,783
Current Month Sales (incl. active & sold out)	17	665

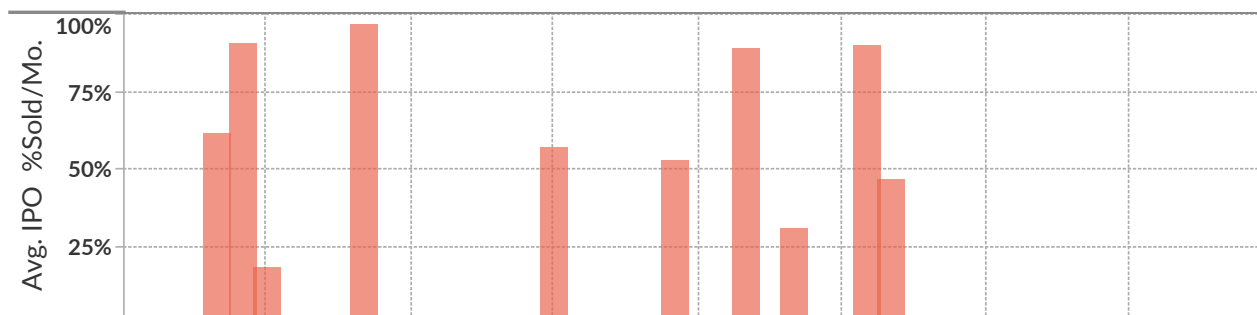
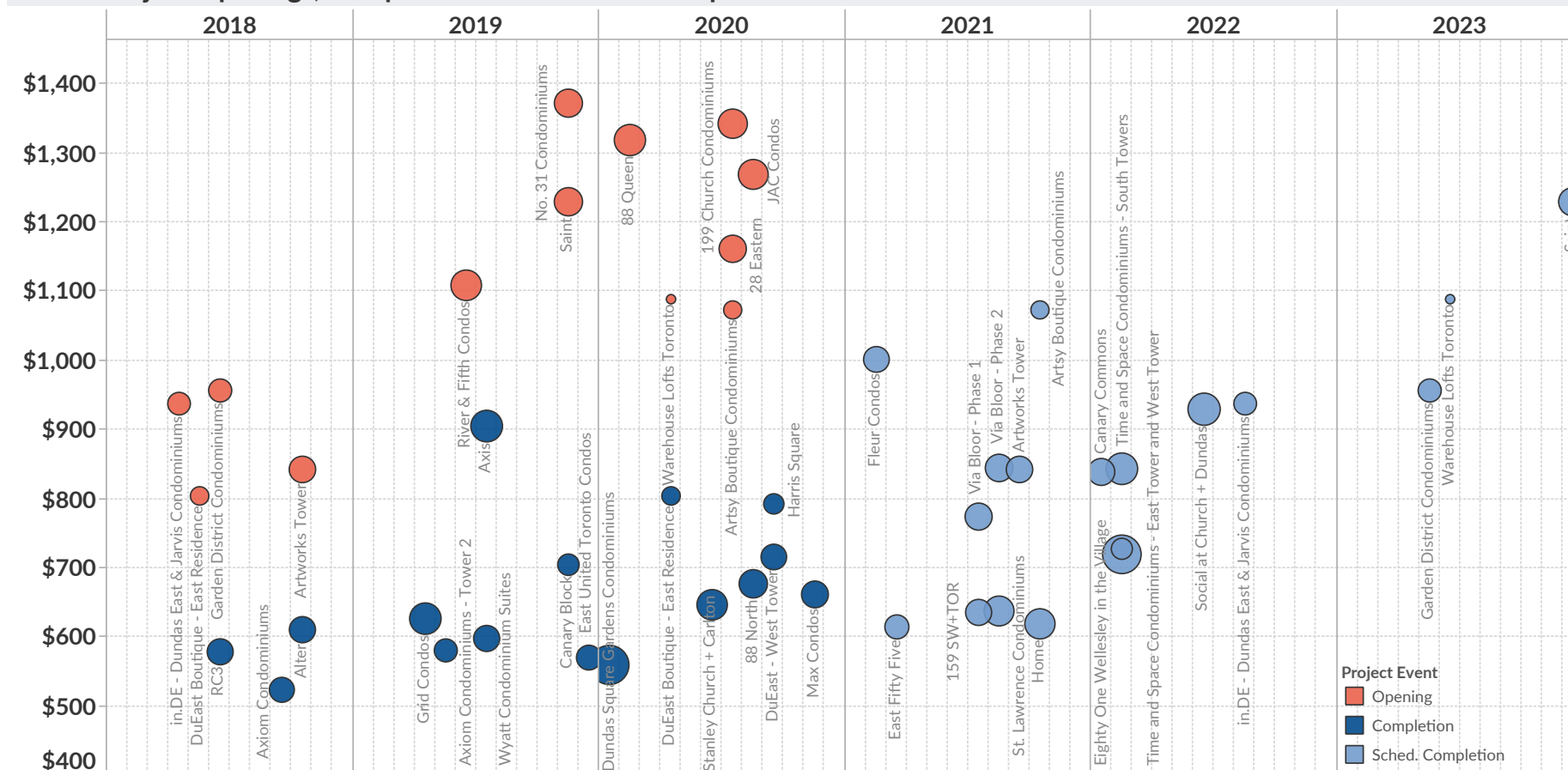
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	40	491
Total Units	17,186	265,998
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	61.7
Avg. Floor Space Index	9.9	6.7

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

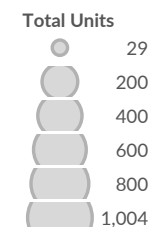


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Recent Project Openings, Completions & Scheduled Completions



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.



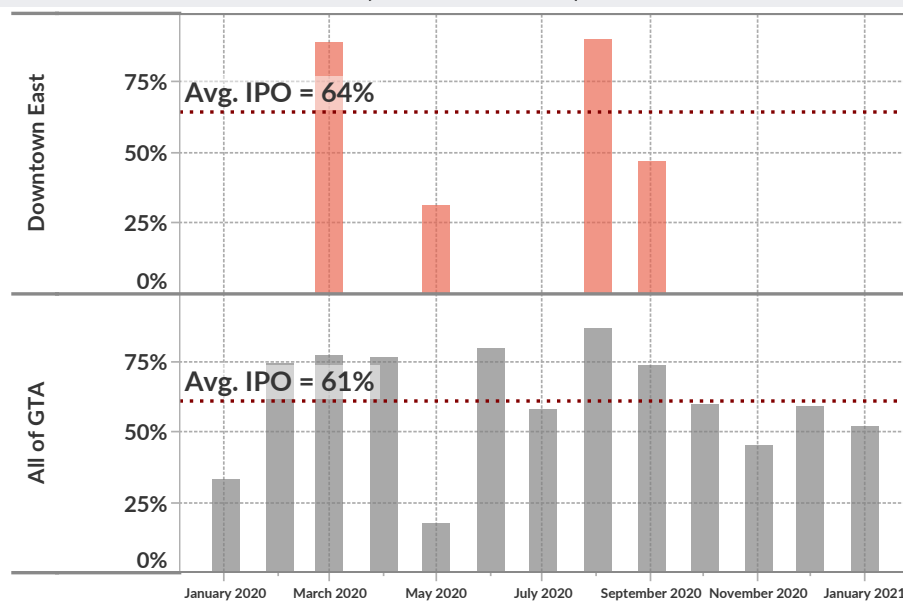
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Project Data by Unit Type

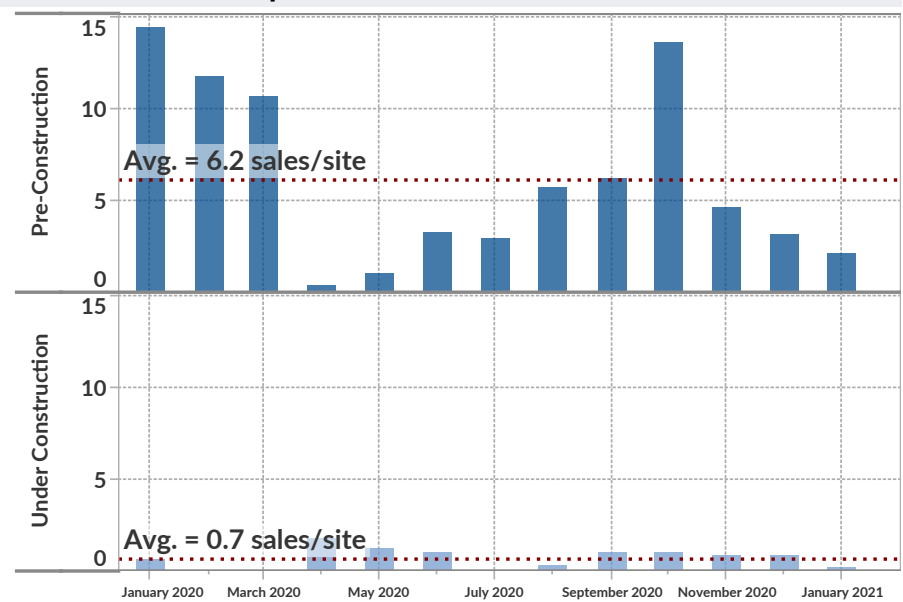
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	583	1	568	15
1 Bedroom	1,841	10	1,770	71
1 Bedroom + Den	1,695	0	1,619	76
2 Bedroom	1,904	1	1,648	256
2 Bedroom + Den	462	4	370	92
3 Bedroom & Up	726	1	568	158
Penthouse	21	0	15	6
Other	10	0	5	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,444	335	454	\$449,990	\$620,900
\$1,348	427	751	\$467,000	\$902,900
\$1,248	508	825	\$527,990	\$913,990
\$1,299	615	1,803	\$639,900	\$2,119,900
\$1,293	697	1,471	\$881,990	\$1,570,000
\$1,199	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)

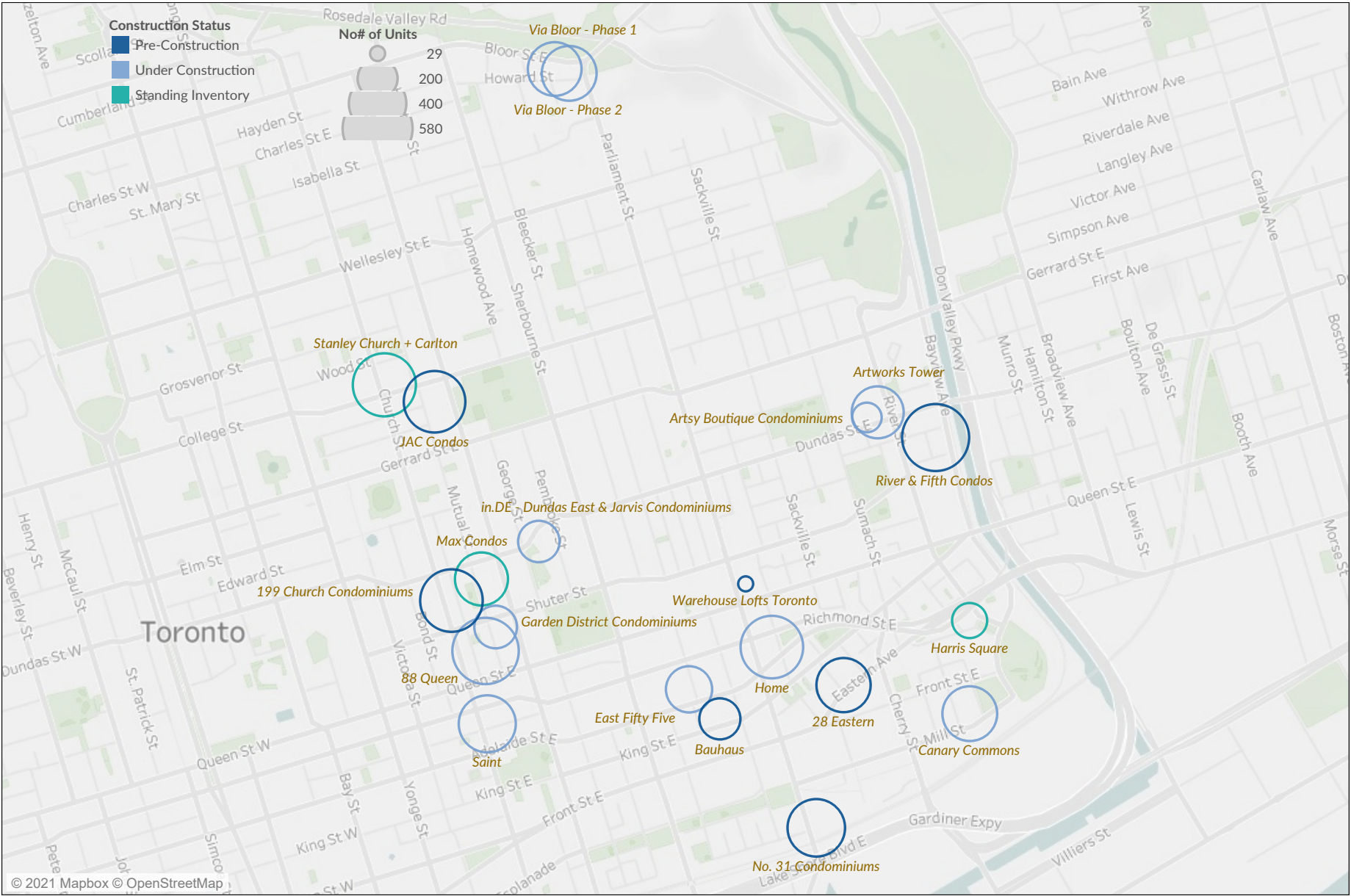


Post Launch Absorption: Downtown East



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Current Active Projects



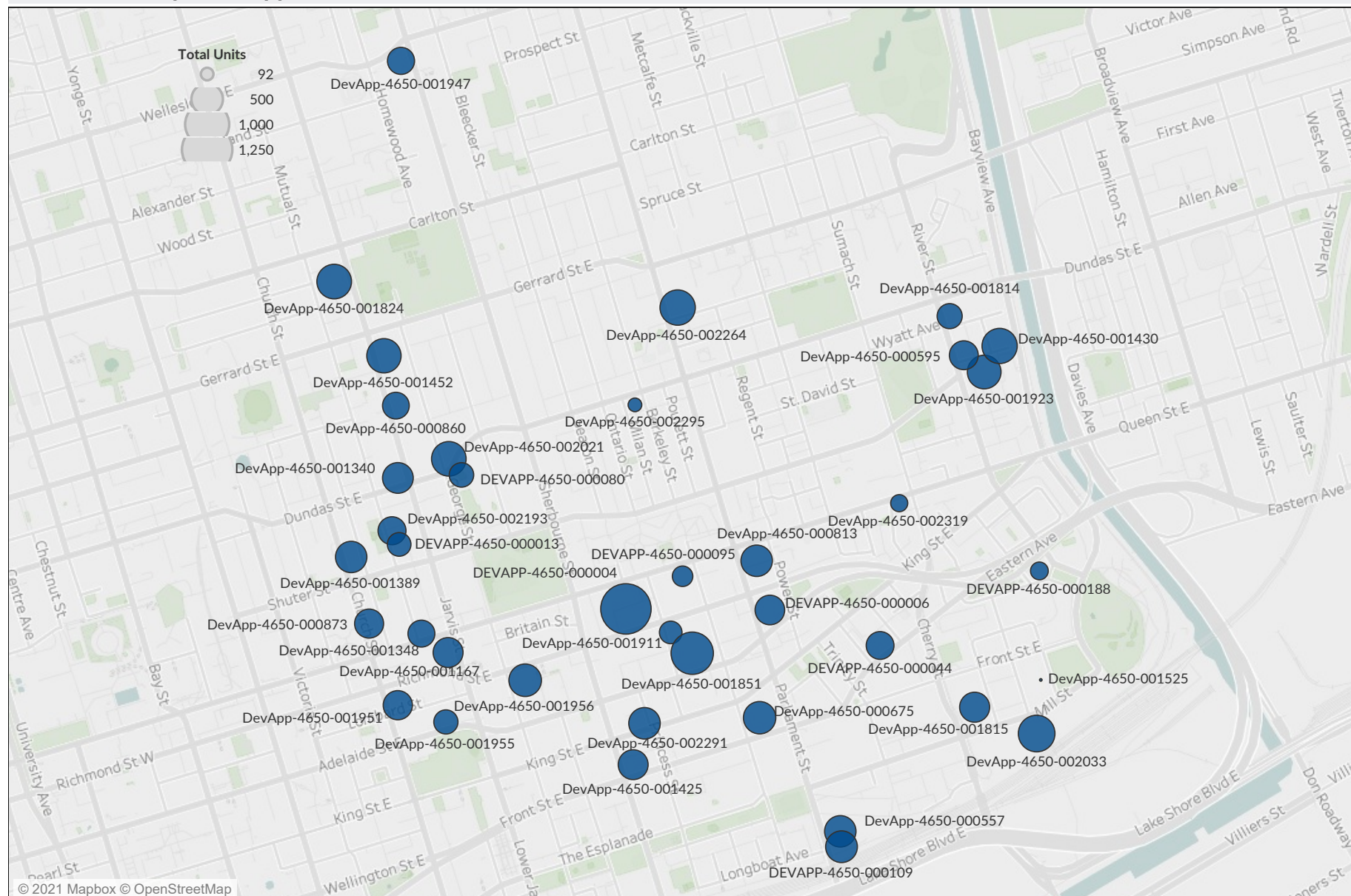
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
28 Eastern - Alterra	Apartment	June 2024	0	0	3	379	\$1,162	\$1,283
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	1	1	28	569	\$1,319	\$1,401
199 Church Condominiums - CentreCourt Developments Inc. ..	Apartment	March 2024	10	10	15	505	\$1,343	\$1,205
Artsy Boutique Condominiums - Daniels Corporation	Apartment	October 2021	0	0	38	113	\$1,074	\$1,060
Artworks Tower - Daniels Corporation	Apartment	September 2021	0	0	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	0	17	235	\$957	\$1,208
Harris Square - Urban Capital Property Group	Apartment	September 2020	0	0	7	159	\$793	\$1,075
Home - Great Gulf and Hullmark Developments Limited	Apartment	October 2021	0	0	39	505	\$619	\$1,139
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	August 2022	1	1	14	222	\$938	\$1,120
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July 2024	4	4	157	489	\$1,270	\$1,312
Max Condos - Tribute Communities	Apartment	November 2020	0	0	6	363	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May 2024	1	1	184	427	\$1,373	\$1,388
River & Fifth Condos - Broccolini	Apartment	March 2024	0	0	30	580	\$1,109	\$1,338
Saint - Minto Developments	Apartment	December 2023	0	0	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	0	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	0	8	29	\$1,089	\$1,199

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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	20.6	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	4.2	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	10.6	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
DevApp-4650-002319	471 Queen Street East	11.1	143

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	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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