



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of February 2021



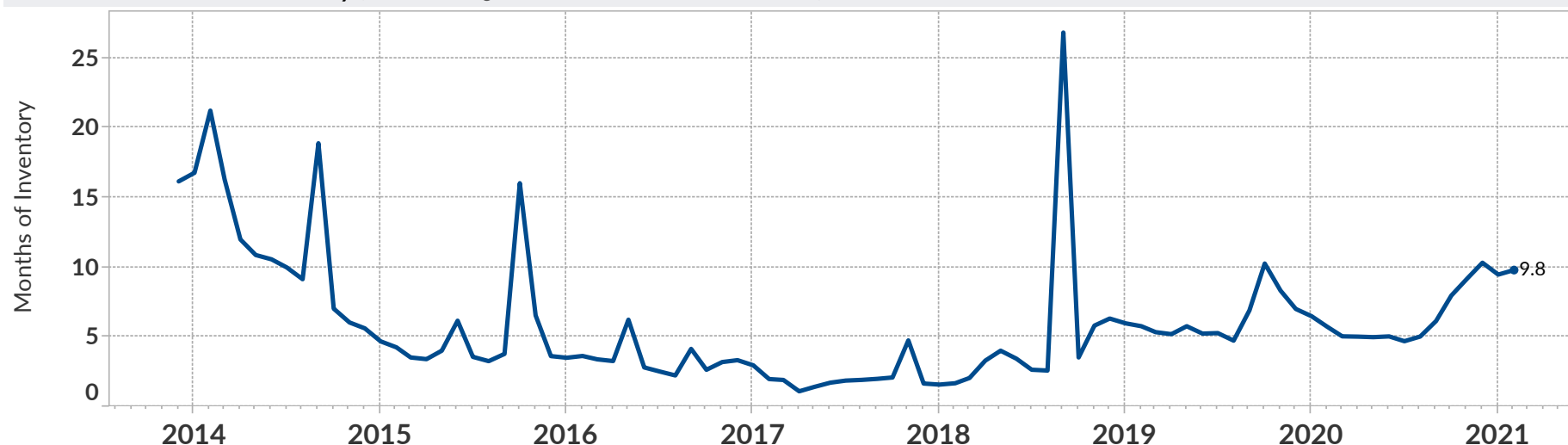
Toronto East Submarket Report - February 2021



Toronto East			GTA	
Active Projects	12		348	
Total Units	1,533		91,626	
Total Sales	1,135		76,833	
Rem. Inv.	183		10,305	
Avg. \$/SF	\$1,106		\$1,191	
Project Avg. \$/SF	\$1,088		\$1,070	
Avg. SF	852		972	
Avg. \$	\$942,498		\$1,157,617	
Current Month Sales (incl. active & sold out)		5	1,623	

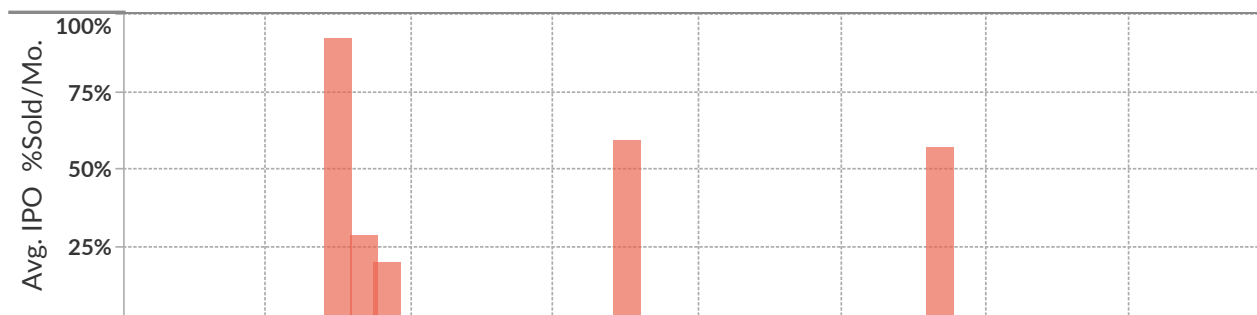
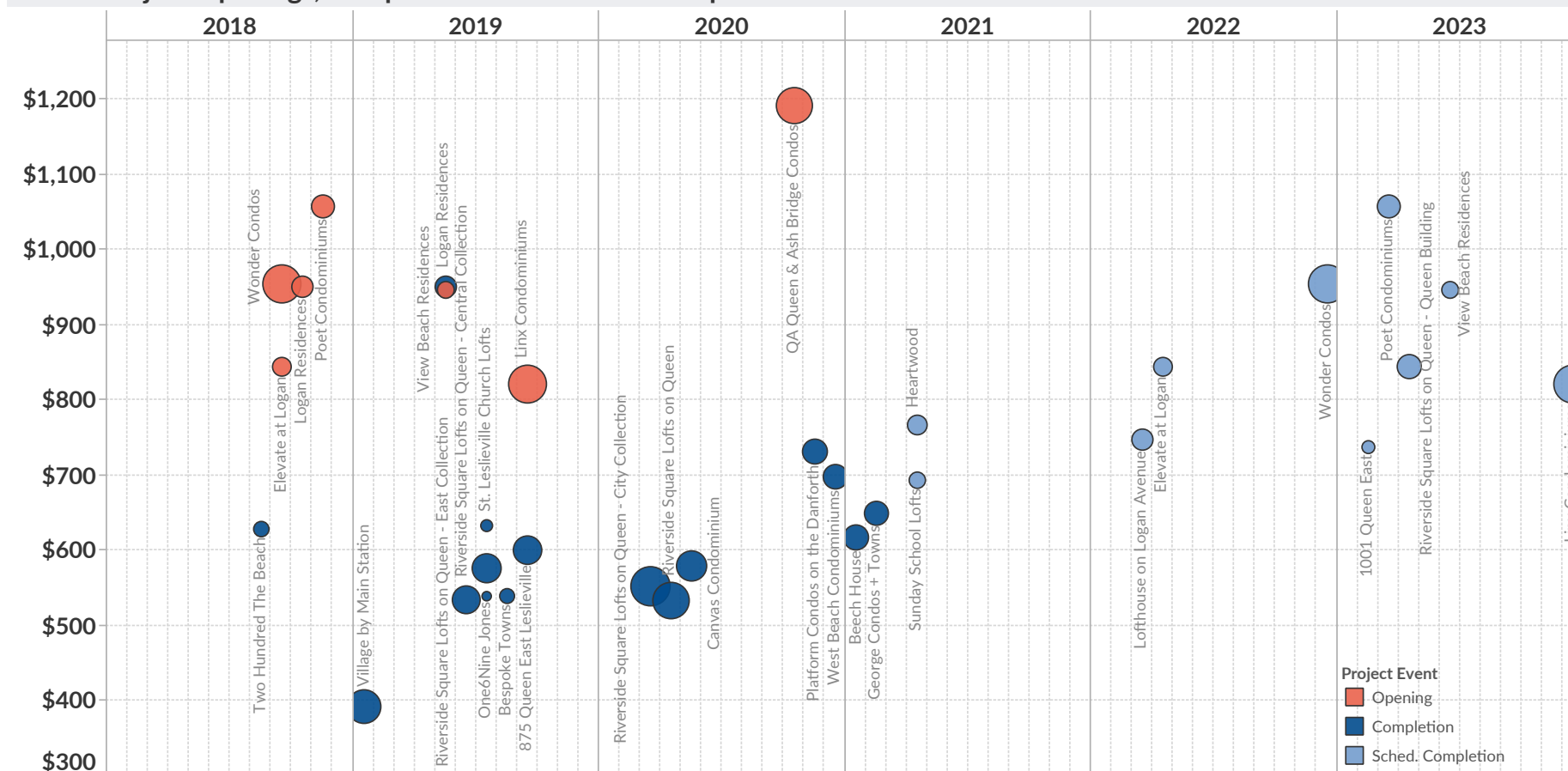
Development Applications			City of Toronto	
Toronto East			489	
Number of Dev. Apps.	15		265,025	
Total Units	3,290		0.1	
Min. Floor Space Index	1.0		61.7	
Max. Floor Space Index	8.6		6.7	
Avg. Floor Space Index	3.8			

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

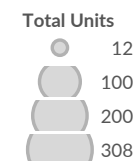


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Recent Project Openings, Completions & Scheduled Completions



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.



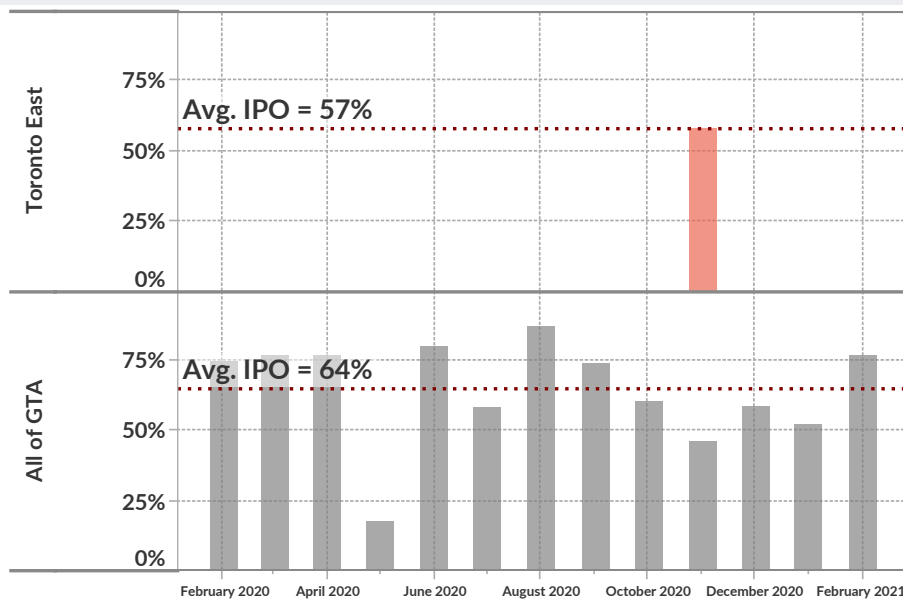
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Project Data by Unit Type

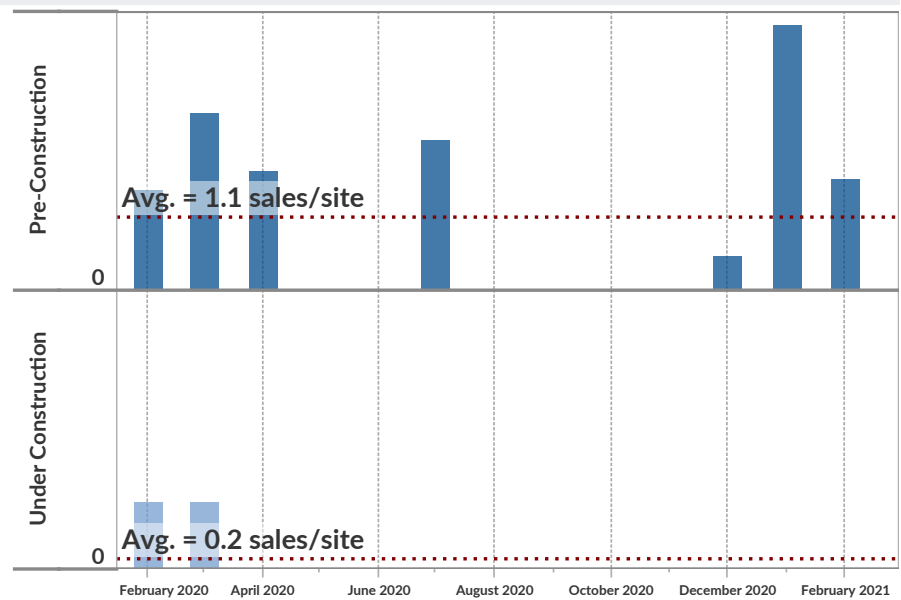
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1		1	0
1 Bedroom	326	1	273	53
1 Bedroom + Den	290	1	275	15
2 Bedroom	394	1	342	52
2 Bedroom + Den	134	0	108	26
3 Bedroom & Up	98	2	75	23
Penthouse	33	0	25	8
Other	42	0	36	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,198	502	786	\$595,900	\$819,580
\$1,006	566	1,235	\$570,340	\$1,100,000
\$1,148	632	1,299	\$692,920	\$1,218,990
\$1,014	780	1,248	\$763,170	\$1,269,900
\$1,116	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)

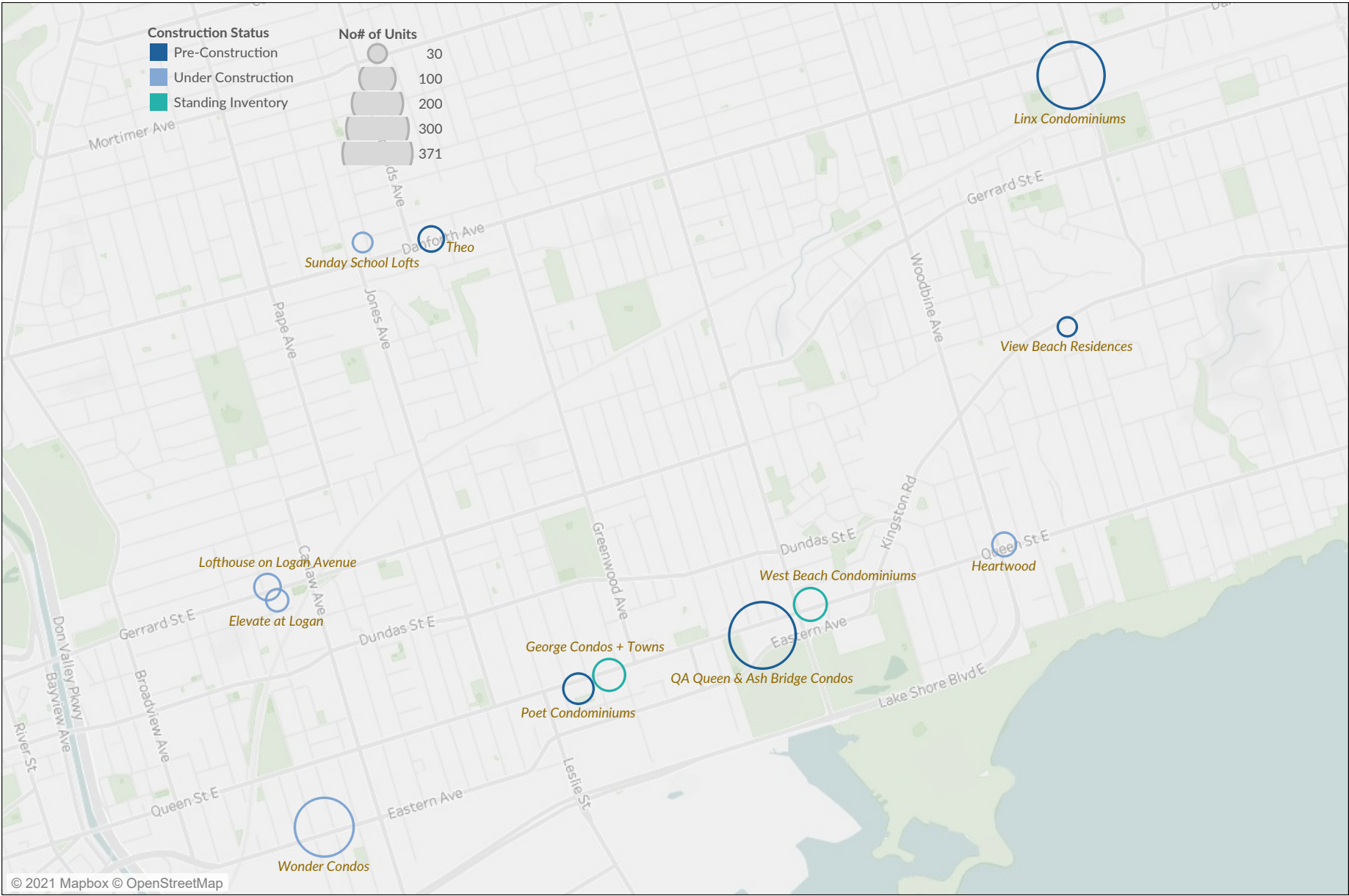


Post Launch Absorption: Toronto East



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Current Active Projects



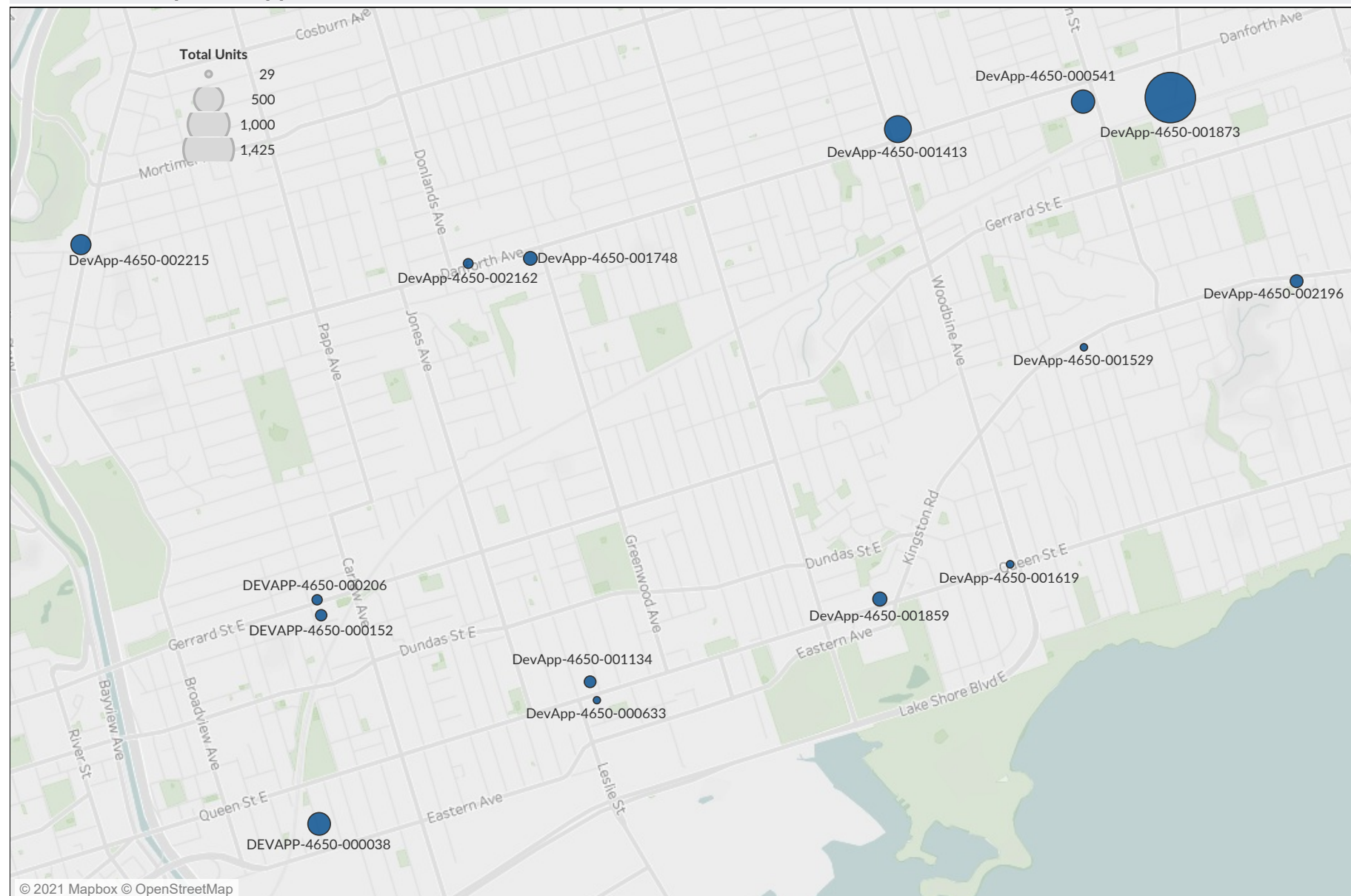
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
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	4	13	91	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	1	8	26	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

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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	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-4650-002215	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	145	16	5,455	4,391	477	\$2,105	1,424	\$2,998,545	10,317
Central Waterfront	20	9	4,721	3,801	907	\$1,515	1,008	\$1,526,962	19,434
Don Mills - York Mills	19	12	3,683	3,228	247	\$1,022	1,041	\$1,063,344	10,655
Downtown Core	11	7	4,313	3,171	802	\$1,586	650	\$1,030,561	18,400
Downtown East	65	21	7,479	6,630	611	\$1,264	809	\$1,021,754	16,724
Downtown West	32	28	9,781	8,508	819	\$1,459	954	\$1,392,086	22,630
Etobicoke Waterfront	2	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	55	6	1,309	1,229	72	\$808	1,089	\$879,915	.
Mississauga City Centre	20	12	7,004	6,447	460	\$900	816	\$734,727	.
North Toronto	4	14	3,707	3,085	523	\$1,274	866	\$1,103,376	14,007
North Yonge Corridor	11	6	1,715	1,499	92	\$1,163	819	\$951,994	8,145
North York East	1	2	528	524	3	\$949	1,028	\$974,900	1,278
North York West	24	10	1,262	979	237	\$1,253	1,537	\$1,926,697	15,326
Not Applicable	1,128	151	29,897	24,520	3,663	\$830	972	\$806,246	95,013
Scarborough City Centre									2,245
Sheppard Corridor	26	11	2,792	2,435	353	\$1,127	965	\$1,087,705	8,256
Thornhill	26	6	1,720	1,469	241	\$1,084	1,194	\$1,294,158	.
Toronto East	5	12	1,533	1,135	183	\$1,106	852	\$942,498	3,290
Toronto West	27	17	3,464	2,810	433	\$1,161	980	\$1,137,832	13,049
Yonge - St. Clair	2	7	661	515	146	\$1,730	1,494	\$2,585,564	3,536

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