



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of February 2021



Downtown East Submarket Report - February 2021



Downtown East		GTA
Active Projects	21	348
Total Units	7,479	91,626
Total Sales	6,630	76,833
Rem. Inv.	611	10,305
Avg. \$/SF	\$1,264	\$1,191
Project Avg. \$/SF	\$1,184	\$1,070
Avg. SF	809	972
Avg. \$	\$1,021,754	\$1,157,617
Current Month Sales (incl. active & sold out)	65	1,623

Development Applications

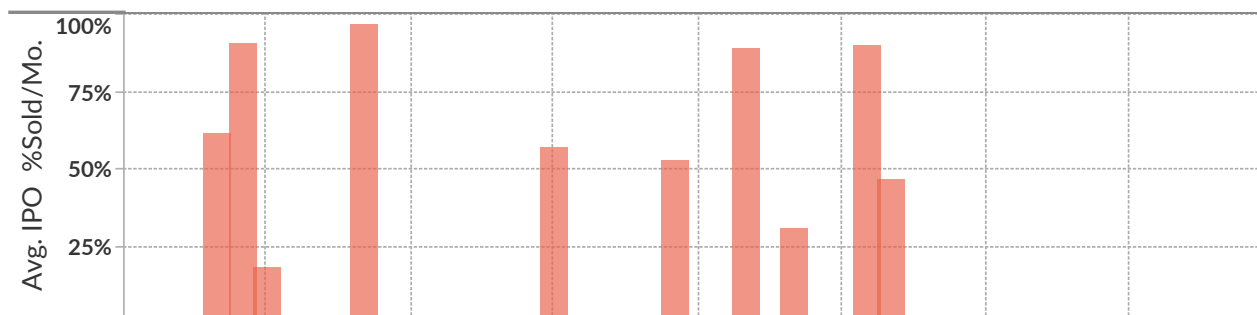
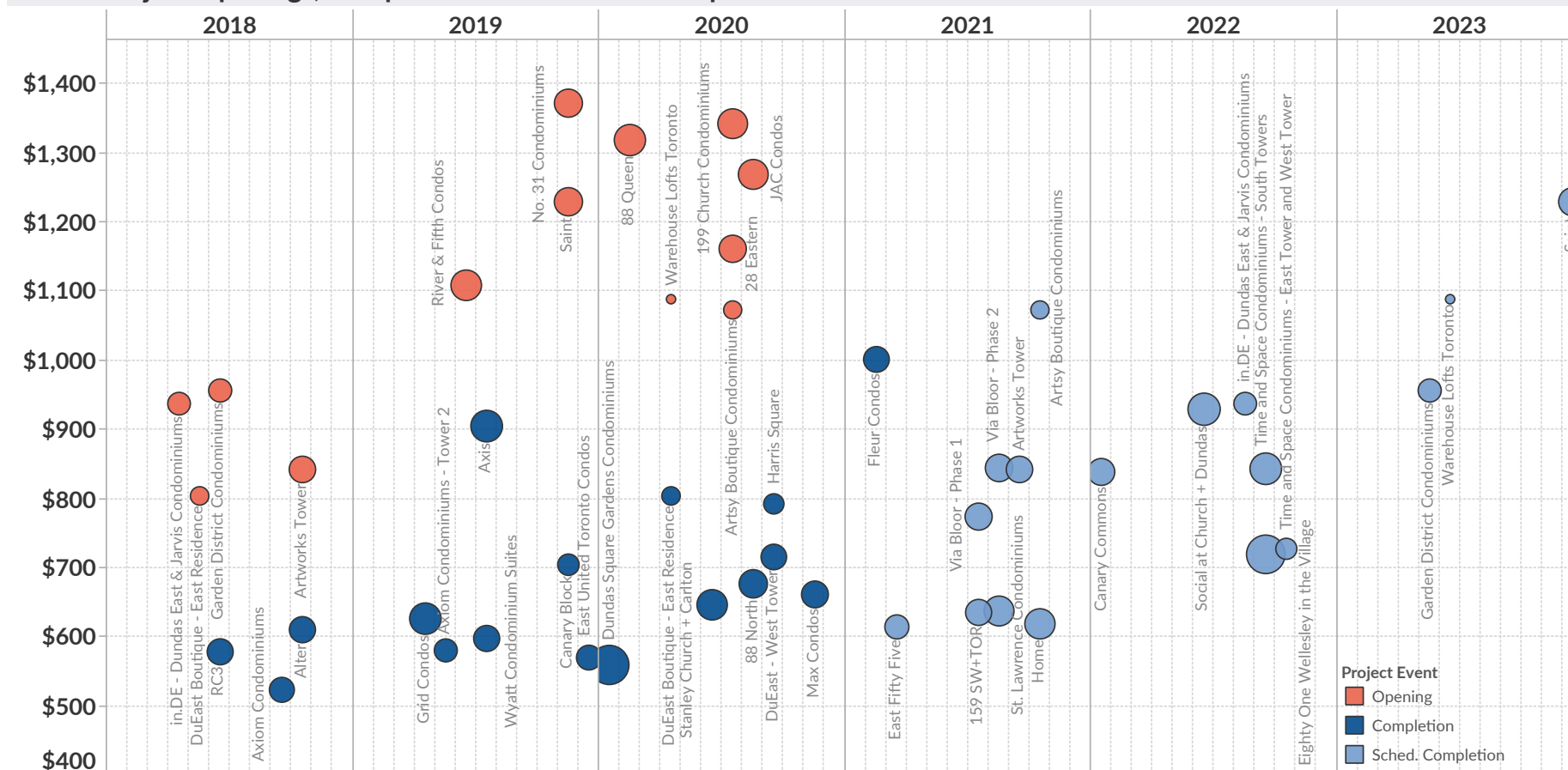
Downtown East		City of Toronto
Number of Dev. Apps.	38	489
Total Units	16,724	265,025
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	61.7
Avg. Floor Space Index	9.9	6.7

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

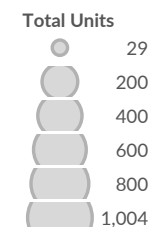


Downtown East Submarket Report - February 2021

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.



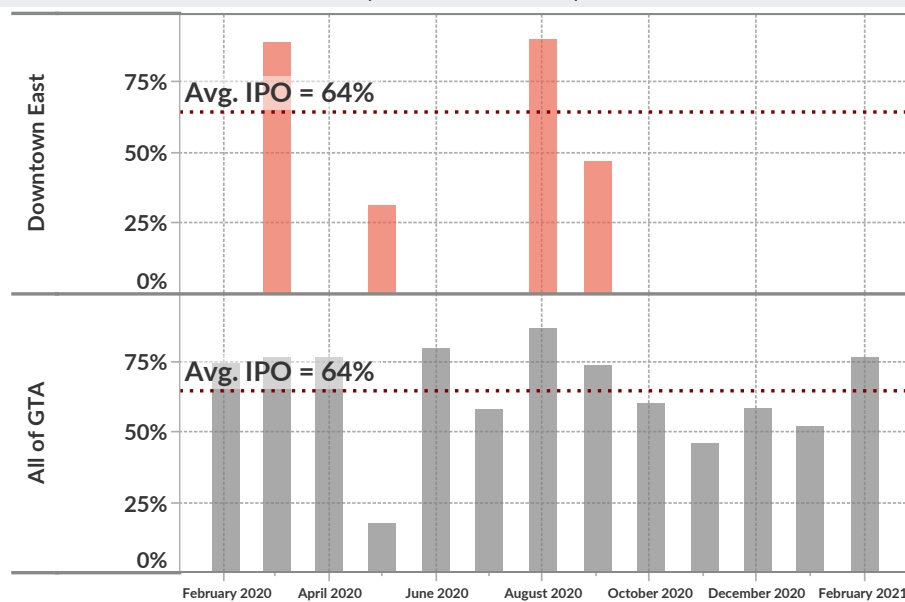
Downtown East Submarket Report - February 2021

Project Data by Unit Type

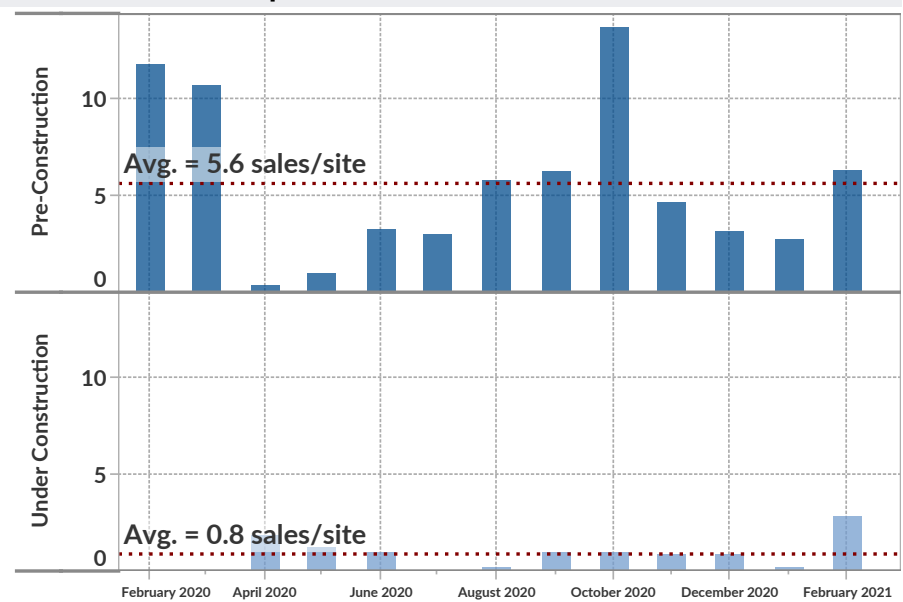
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	583	0	568	15
1 Bedroom	1,840	9	1,781	59
1 Bedroom + Den	1,694	16	1,635	59
2 Bedroom	1,904	19	1,667	237
2 Bedroom + Den	463	12	382	81
3 Bedroom & Up	726	8	576	150
Penthouse	21	1	16	5
Other	10	0	5	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,444	335	454	\$449,990	\$620,900
\$1,342	444	751	\$467,000	\$902,900
\$1,230	508	825	\$527,990	\$922,000
\$1,303	635	1,803	\$639,900	\$2,119,900
\$1,285	697	1,471	\$881,990	\$1,490,000
\$1,202	767	1,312	\$946,990	\$1,349,990
\$1,122	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)

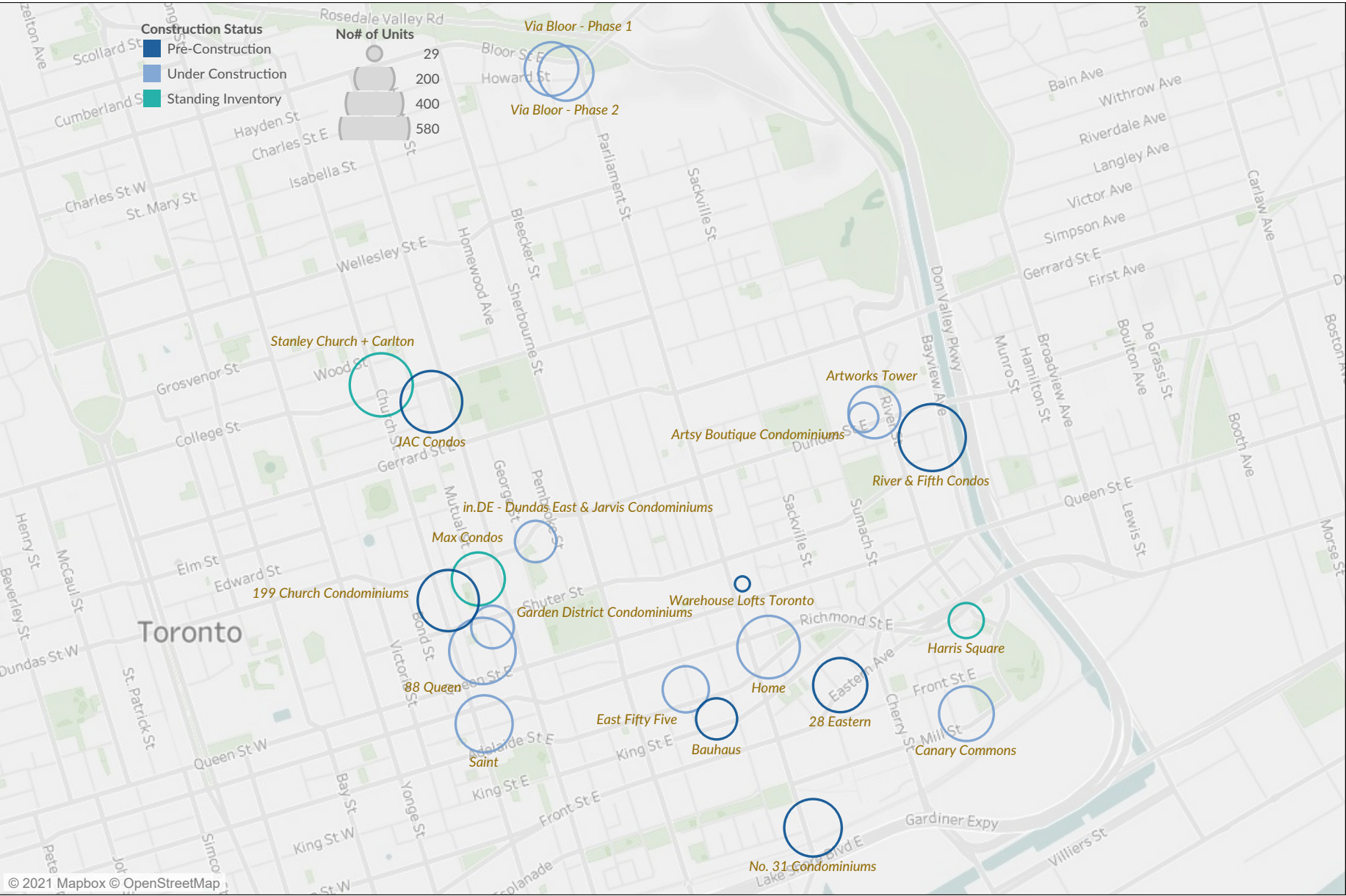


Post Launch Absorption: Downtown East



Downtown East Submarket Report - February 2021

Current Active Projects



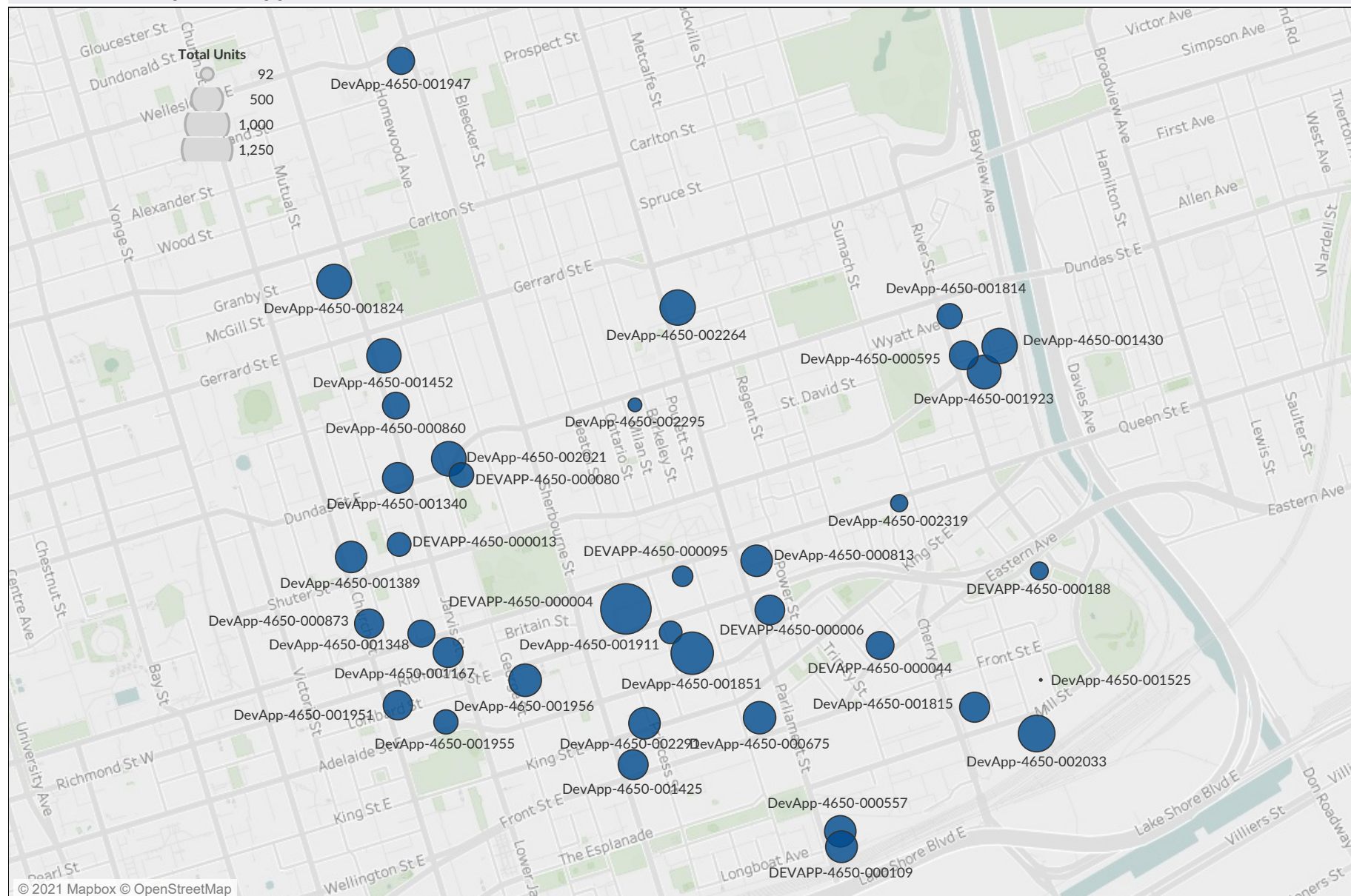
Downtown East Submarket Report - February 2021

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
28 Eastern - Alterra	Apartment	June 2024	0	0	3	379	\$1,162	\$1,283
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	10	11	19	570	\$1,319	\$1,460
199 Church Condominiums - CentreCourt Developments Inc. ..	Apartment	March 2024	8	18	7	484	\$1,343	\$1,173
Artsy Boutique Condominiums - Daniels Corporation	Apartment	October 2021	0	0	38	113	\$1,074	\$1,060
Artworks Tower - Daniels Corporation	Apartment	September 2021	3	3	11	349	\$843	\$1,075
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	0	1	14	222	\$938	\$1,120
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July 2024	30	38	123	489	\$1,270	\$1,298
Max Condos - Tribute Communities	Apartment	November 2020	1	1	5	363	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May 2024	2	3	182	427	\$1,373	\$1,397
River & Fifth Condos - Broccolini	Apartment	March 2024	0	0	30	580	\$1,109	\$1,338
Saint - Minto Developments	Apartment	December 2023	6	6	67	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	1	1	12	372	\$775	\$1,037
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	4	4	4	29	\$1,089	\$1,199

Downtown East Submarket Report - February 2021

Current Development Applications



Downtown East Submarket Report - February 2021

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-4650-000813	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	11.2	520
DevApp-4650-002021	218 Dundas Street East	14.5	588
DevApp-4650-002033	125R Mill Street	10.2	661
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	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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