



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of March 2021



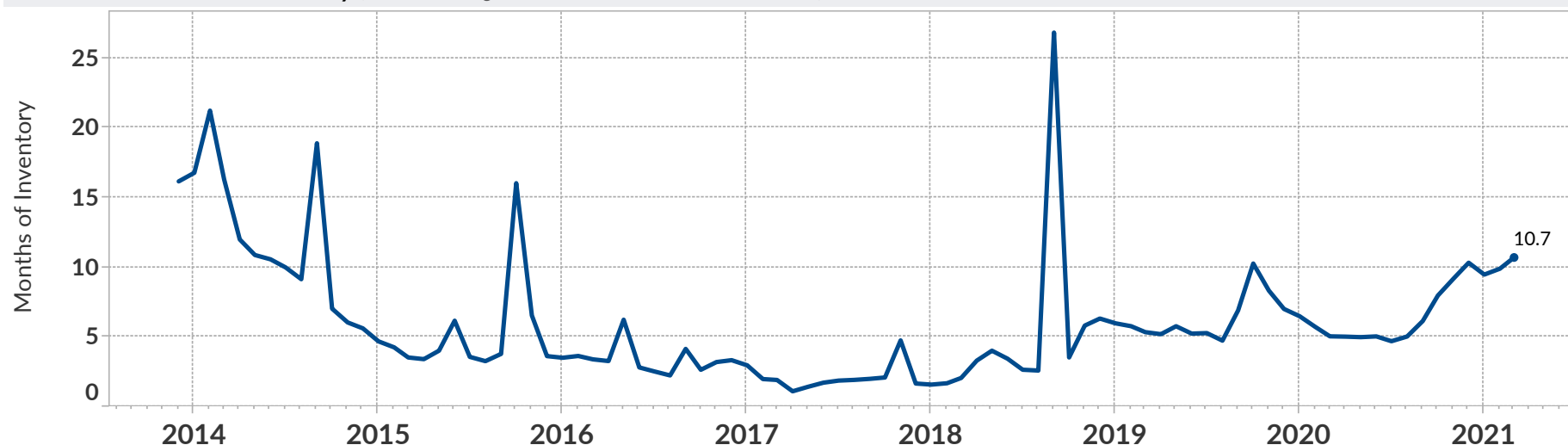
Toronto East Submarket Report - March 2021



Toronto East		GTA
Active Projects	12	336
Total Units	1,533	90,168
Total Sales	1,136	76,104
Rem. Inv.	182	9,799
Avg. \$/SF	\$1,148	\$1,210
Avg. Project \$/SF	\$1,079	\$1,072
Avg. SF	864	983
Avg. \$	\$991,982	\$1,188,980
Current Month Sales (incl. active & sold out)	2	3,297

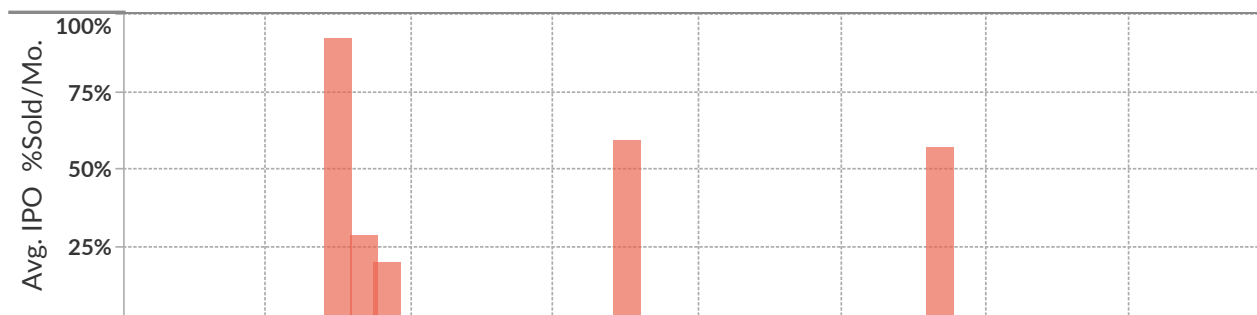
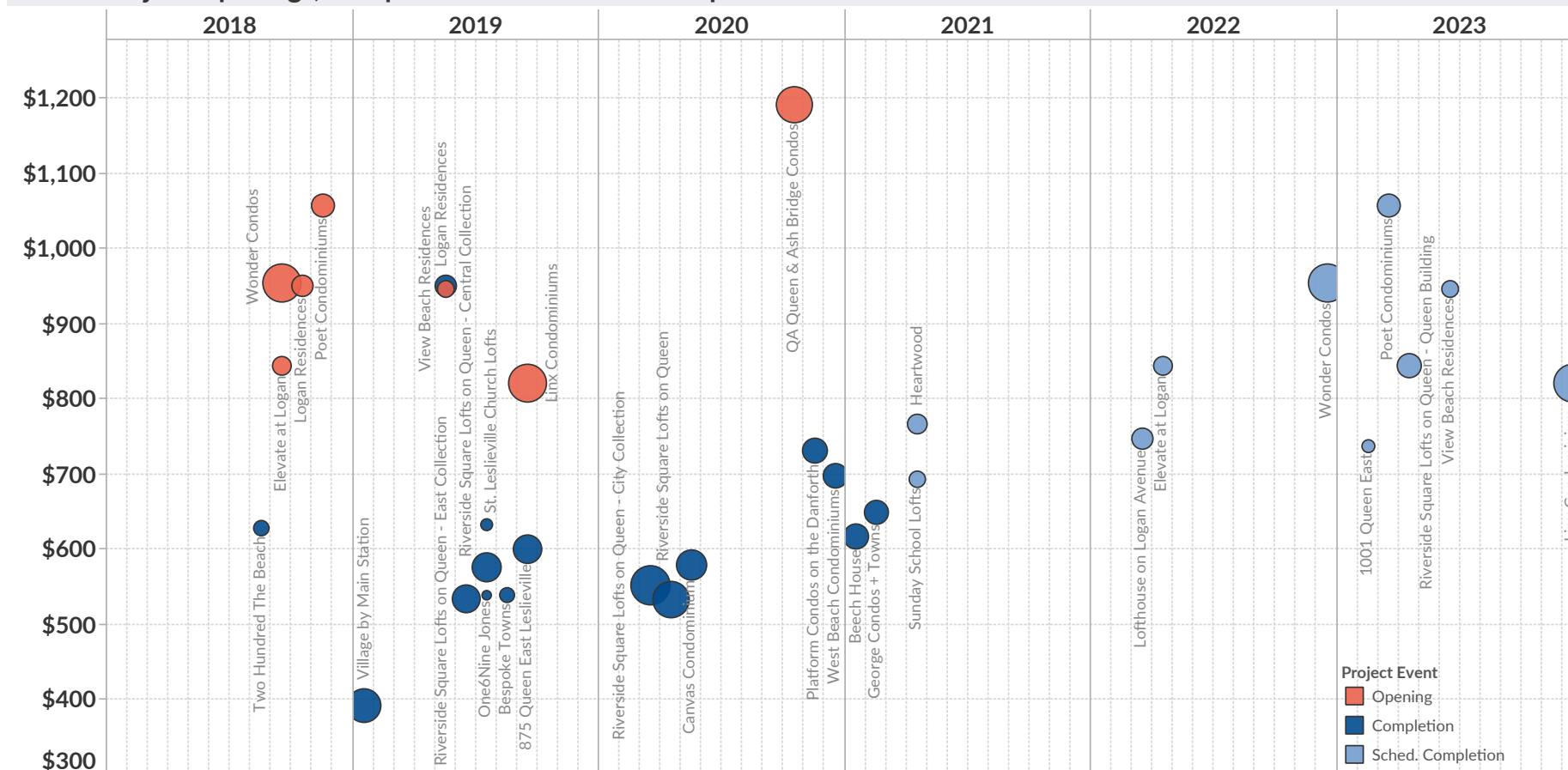
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	15	480
Total Units	3,308	265,957
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	8.6	61.7
Avg. Floor Space Index	3.8	6.8

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

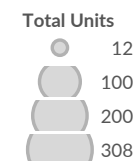


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/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.



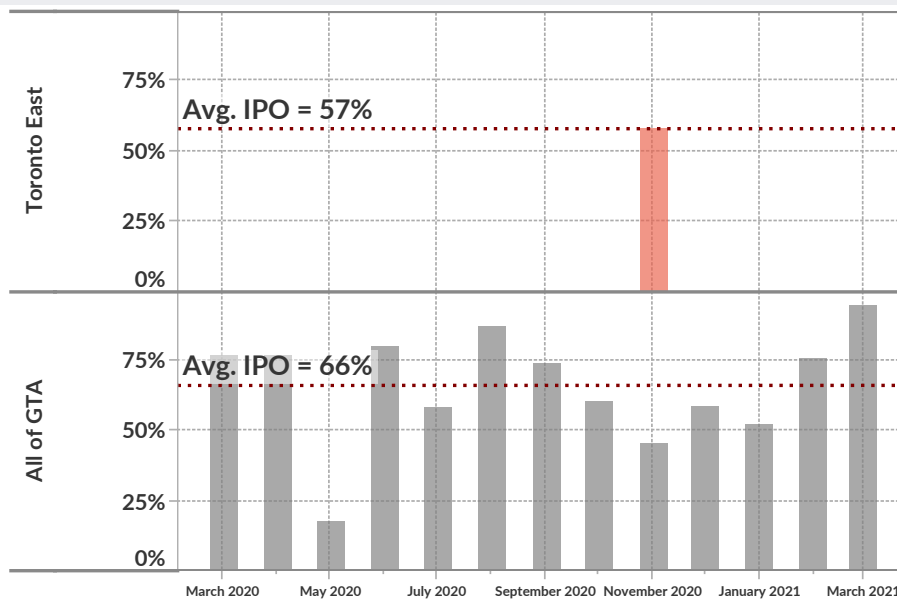
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Project Data by Unit Type

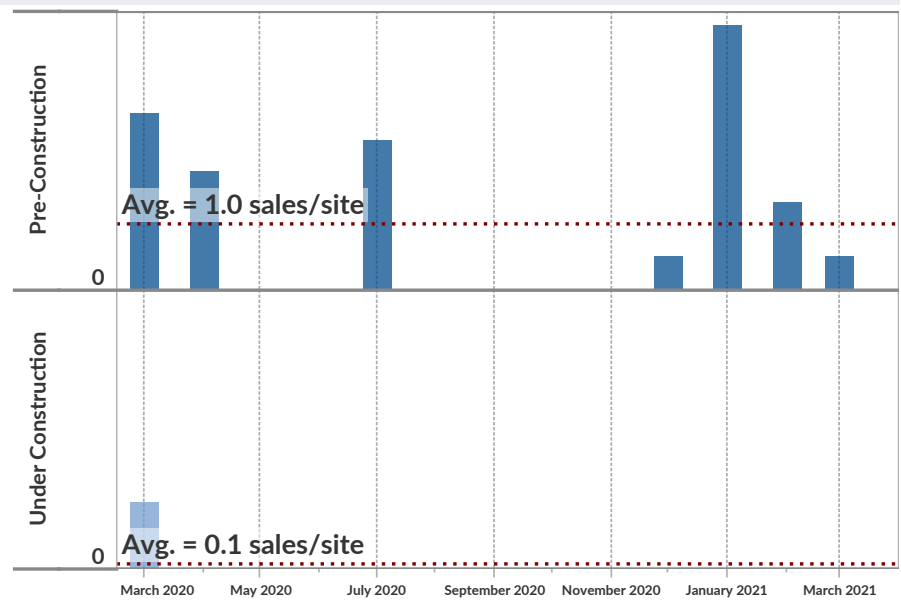
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1		1	0
1 Bedroom	326	1	274	52
1 Bedroom + Den	290	0	275	15
2 Bedroom	394	0	341	53
2 Bedroom + Den	134	0	108	26
3 Bedroom & Up	98	0	75	23
Penthouse	33	0	25	8
Other	42	1	37	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,258	435	786	\$589,900	\$819,580
\$1,018	566	1,235	\$570,340	\$1,100,000
\$1,188	646	1,299	\$692,920	\$1,309,900
\$1,014	780	1,248	\$763,170	\$1,269,900
\$1,212	872	1,687	\$903,375	\$2,200,900
\$1,229	591	2,609	\$630,550	\$3,999,000
\$886	1,148	1,744	\$1,150,250	\$1,421,360

IPO Launch Performance (first 2 months)

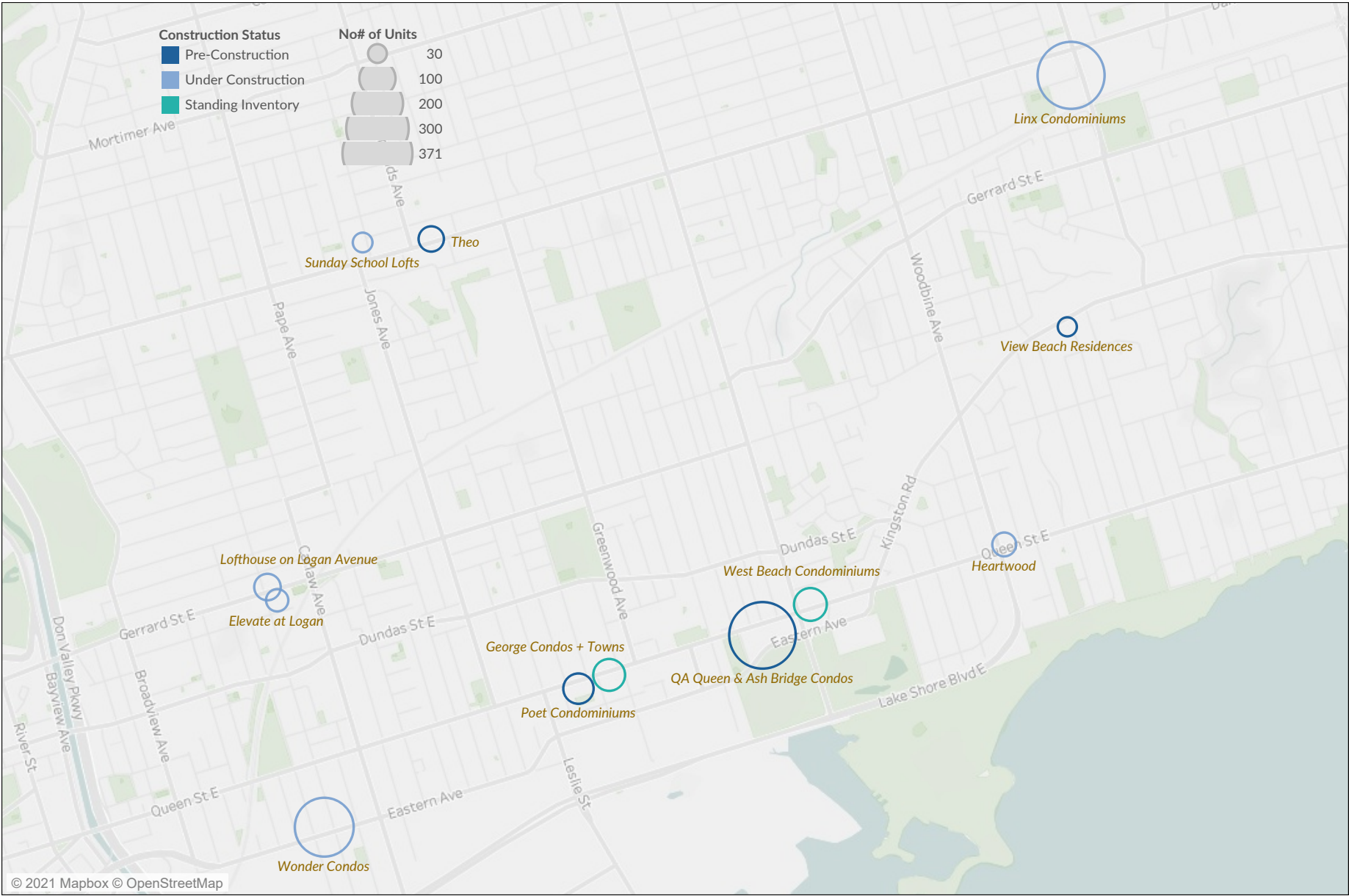


Post Launch Absorption: Toronto East



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Current Active Projects



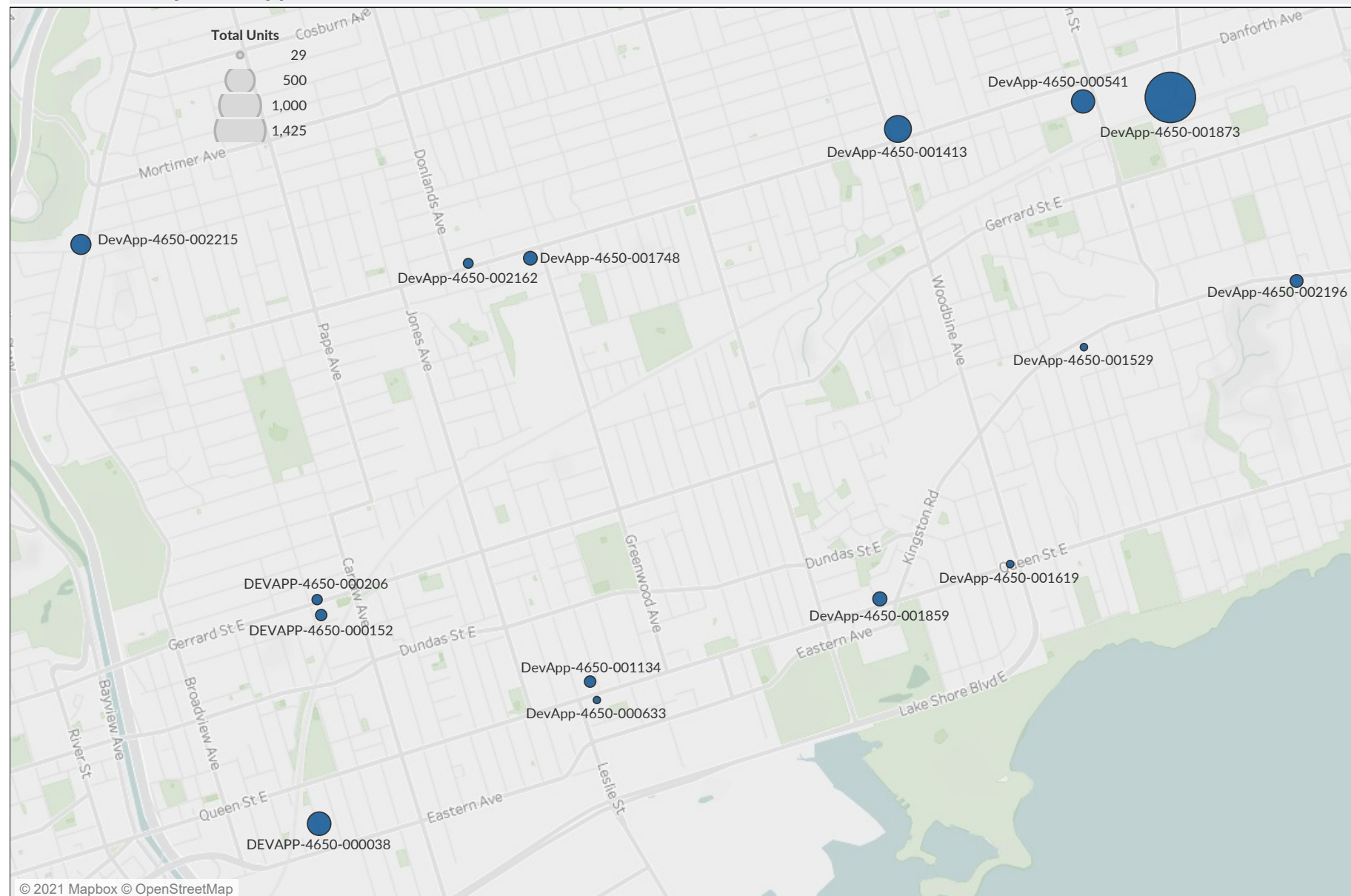
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Current Active Project List

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	1	14	90	366	\$1,192	\$1,286
Sunday School Lofts - GRID Developments	Apartment	April 2021	0	0	0	32	\$694	\$805
Theo - Condoman Developments	Apartment	March 2023	0	7	27	53	\$0	\$1,005
View Beach Residences - Condoman Developments	Apartment	June 2023	1	1	19	30	\$947	\$939
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	308
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	6.8	29
DevApp-4650-001134	1285 Queen Street East	6.4	72
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	7.7	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	54	16	5,477	4,445	445	\$2,156	1,507	\$3,249,723	9,998
Central Waterfront	76	9	4,721	3,876	832	\$1,517	1,033	\$1,566,060	19,434
Don Mills - York Mills	15	12	3,664	3,252	204	\$1,016	1,088	\$1,105,791	13,974
Downtown Core	989	7	4,237	3,561	336	\$1,765	782	\$1,380,371	19,143
Downtown East	285	21	7,347	6,428	682	\$1,269	808	\$1,025,017	15,953
Downtown West	509	29	10,543	8,998	1,118	\$1,459	903	\$1,316,907	21,954
Etobicoke Waterfront	0	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	12	5	1,187	1,118	61	\$814	1,129	\$918,189	.
Mississauga City Centre	24	12	7,004	6,473	434	\$908	828	\$752,150	.
North Toronto	24	14	3,707	3,109	499	\$1,272	852	\$1,084,258	13,988
North Yonge Corridor	17	6	1,715	1,518	73	\$1,186	851	\$1,009,796	8,173
North York East	1	2	528	525	2	\$949	1,028	\$974,900	1,240
North York West	23	9	1,220	960	214	\$1,286	1,601	\$2,059,515	15,241
Not Applicable	1,037	141	28,404	23,324	3,541	\$842	957	\$806,225	92,760
Scarborough City Centre									2,245
Sheppard Corridor	165	10	2,437	2,016	404	\$1,141	912	\$1,040,689	8,665
Thornhill	31	6	1,720	1,500	210	\$1,089	1,234	\$1,344,323	.
Toronto East	2	12	1,533	1,136	182	\$1,148	864	\$991,982	3,308
Toronto West	31	17	3,461	2,891	382	\$1,174	1,000	\$1,174,628	13,544
Yonge - St. Clair	2	7	661	517	144	\$1,766	1,444	\$2,550,694	3,536

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