



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of March 2021



Downtown East Submarket Report - March 2021



Downtown East		GTA
Active Projects	21	336
Total Units	7,347	90,168
Total Sales	6,428	76,104
Rem. Inv.	682	9,799
Avg. \$/SF	\$1,269	\$1,210
Avg. Project \$/SF	\$1,213	\$1,072
Avg. SF	808	983
Avg. \$	\$1,025,017	\$1,188,980
Current Month Sales (incl. active & sold out)	285	3,297

Development Applications

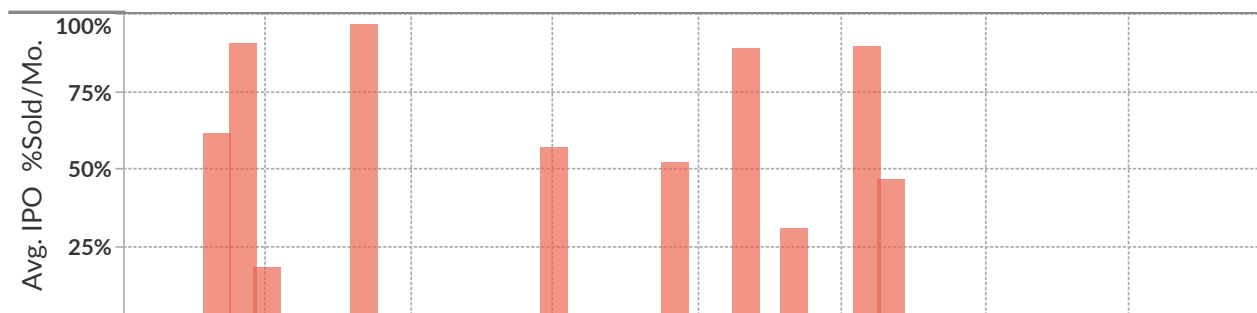
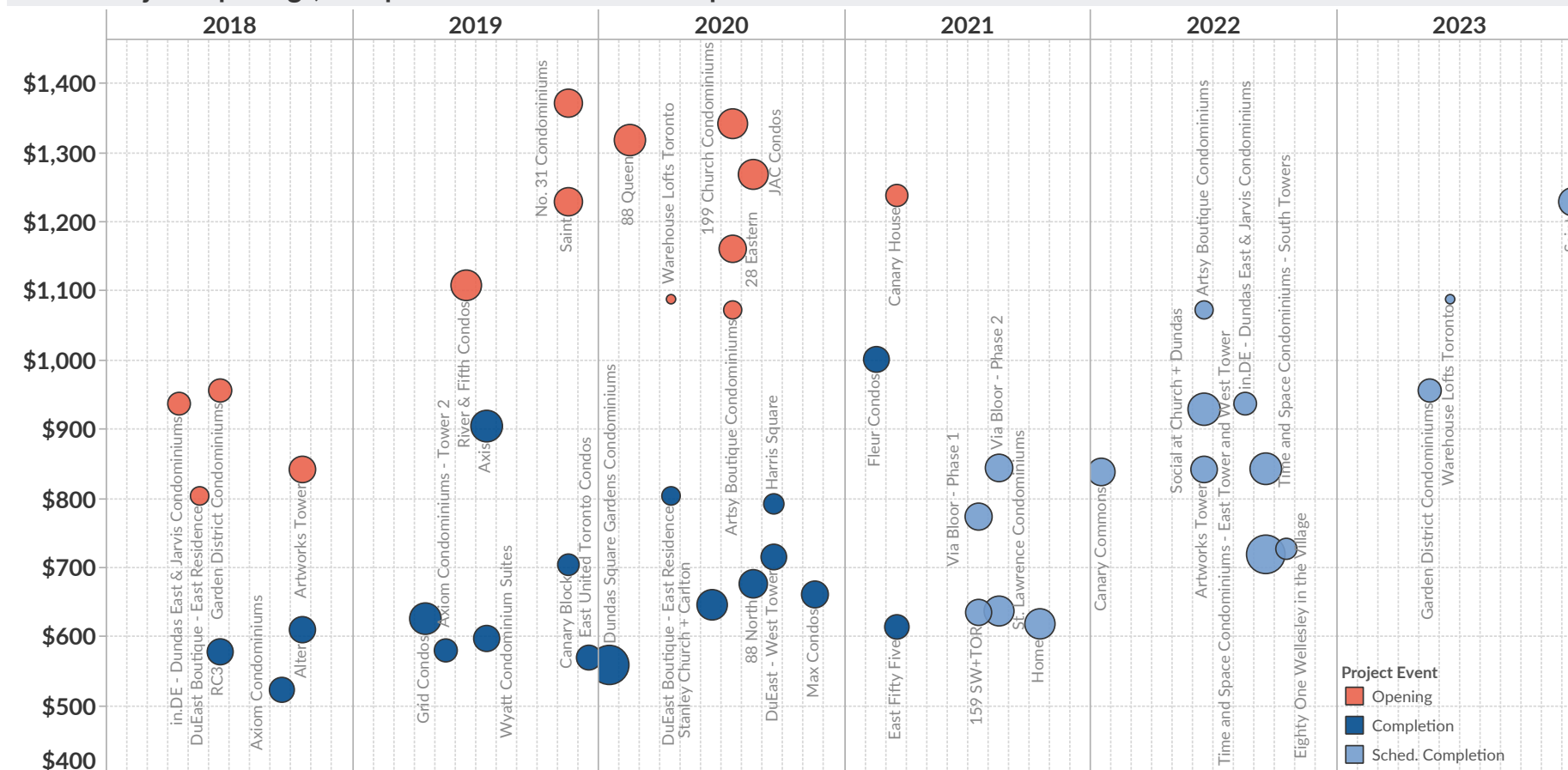
Downtown East		City of Toronto
Number of Dev. Apps.	34	480
Total Units	15,953	265,957
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	61.7
Avg. Floor Space Index	10.1	6.8

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

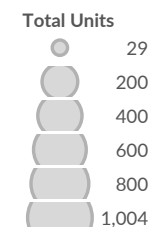


Downtown East Submarket Report - March 2021

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.



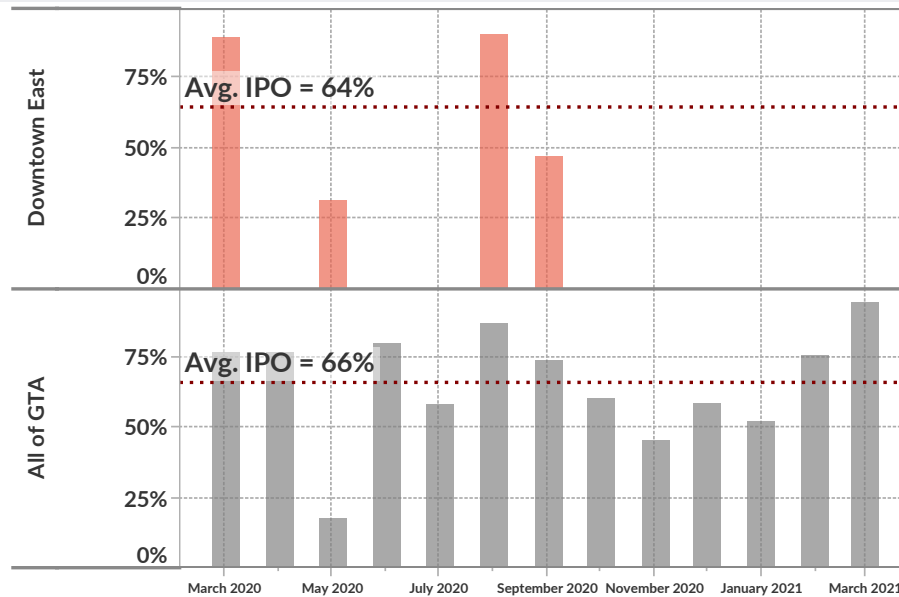
Downtown East Submarket Report - March 2021

Project Data by Unit Type

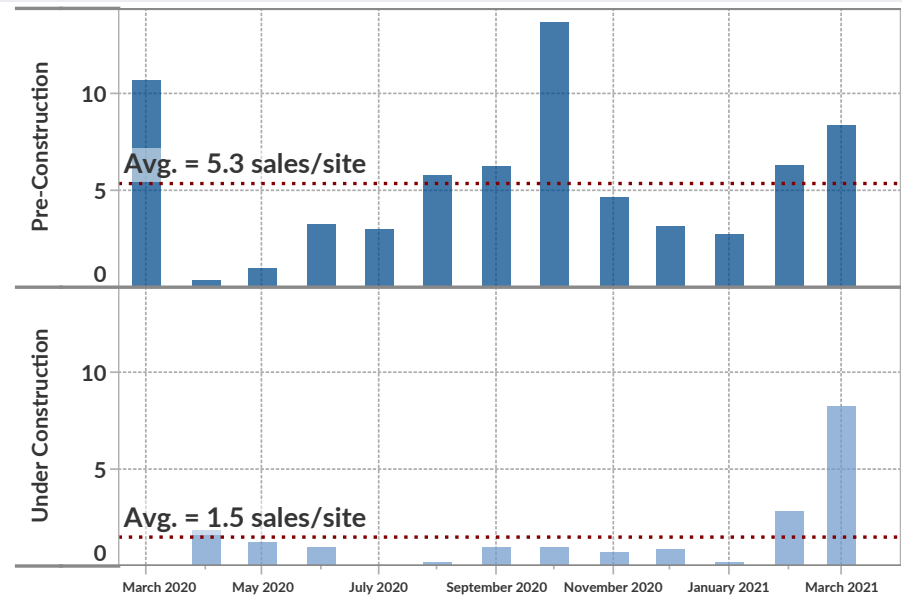
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	447	0	432	15
1 Bedroom	1,847	96	1,723	124
1 Bedroom + Den	1,735	68	1,688	47
2 Bedroom	1,842	78	1,622	220
2 Bedroom + Den	489	23	405	84
3 Bedroom & Up	712	13	538	174
Penthouse	28	0	15	13
Other	10	0	5	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,457	335	454	\$449,990	\$620,900
\$1,346	443	751	\$467,000	\$910,900
\$1,210	508	825	\$527,990	\$922,000
\$1,311	635	1,803	\$779,990	\$2,119,900
\$1,276	697	1,471	\$845,900	\$1,933,900
\$1,208	767	1,579	\$946,990	\$2,739,900
\$1,119	1,370	3,114	\$1,525,000	\$3,350,000
\$1,143	1,290	1,335	\$1,449,990	\$1,549,990

IPO Launch Performance (first 2 months)

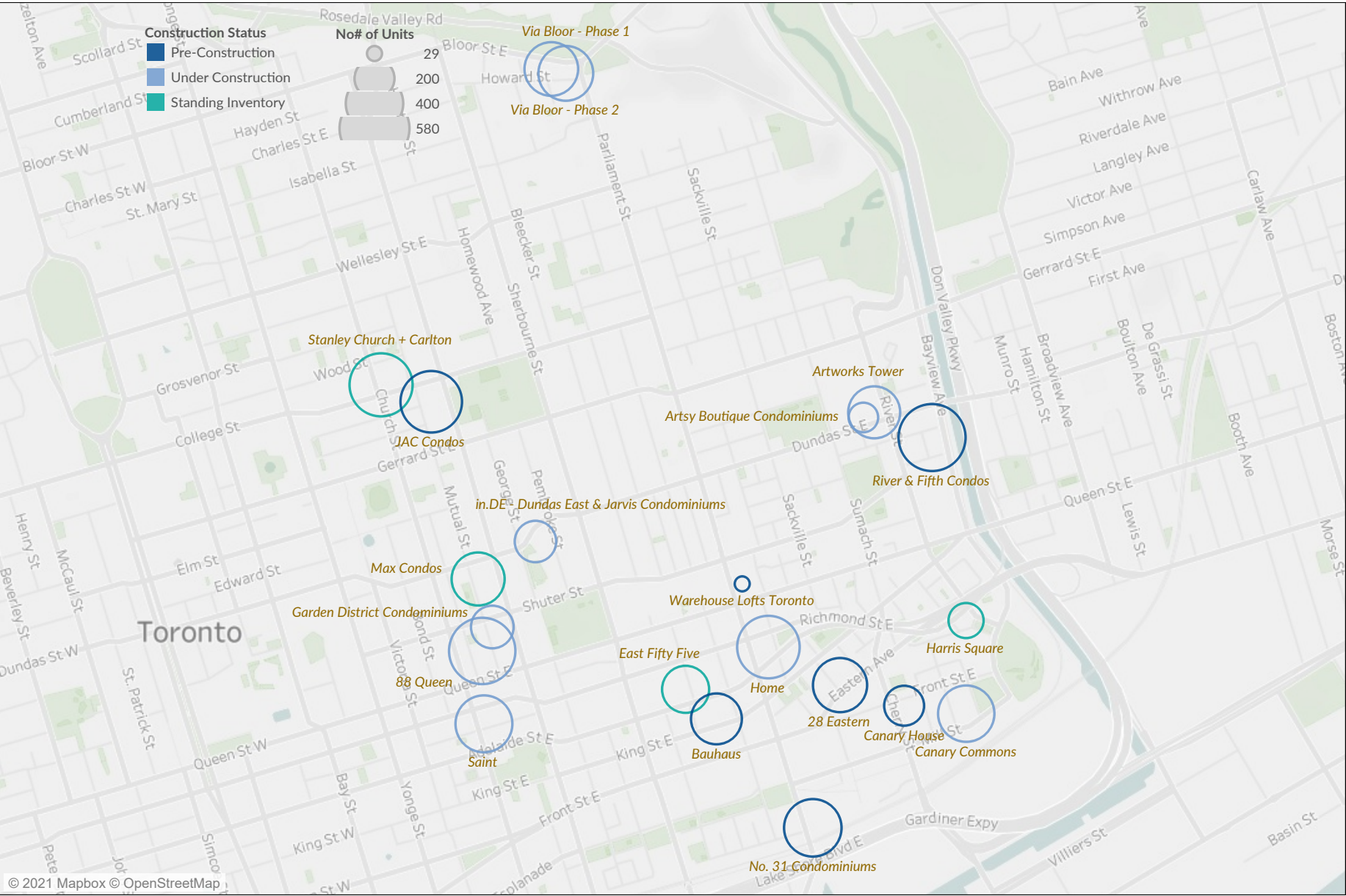


Post Launch Absorption: Downtown East



Downtown East Submarket Report - March 2021

Current Active Projects



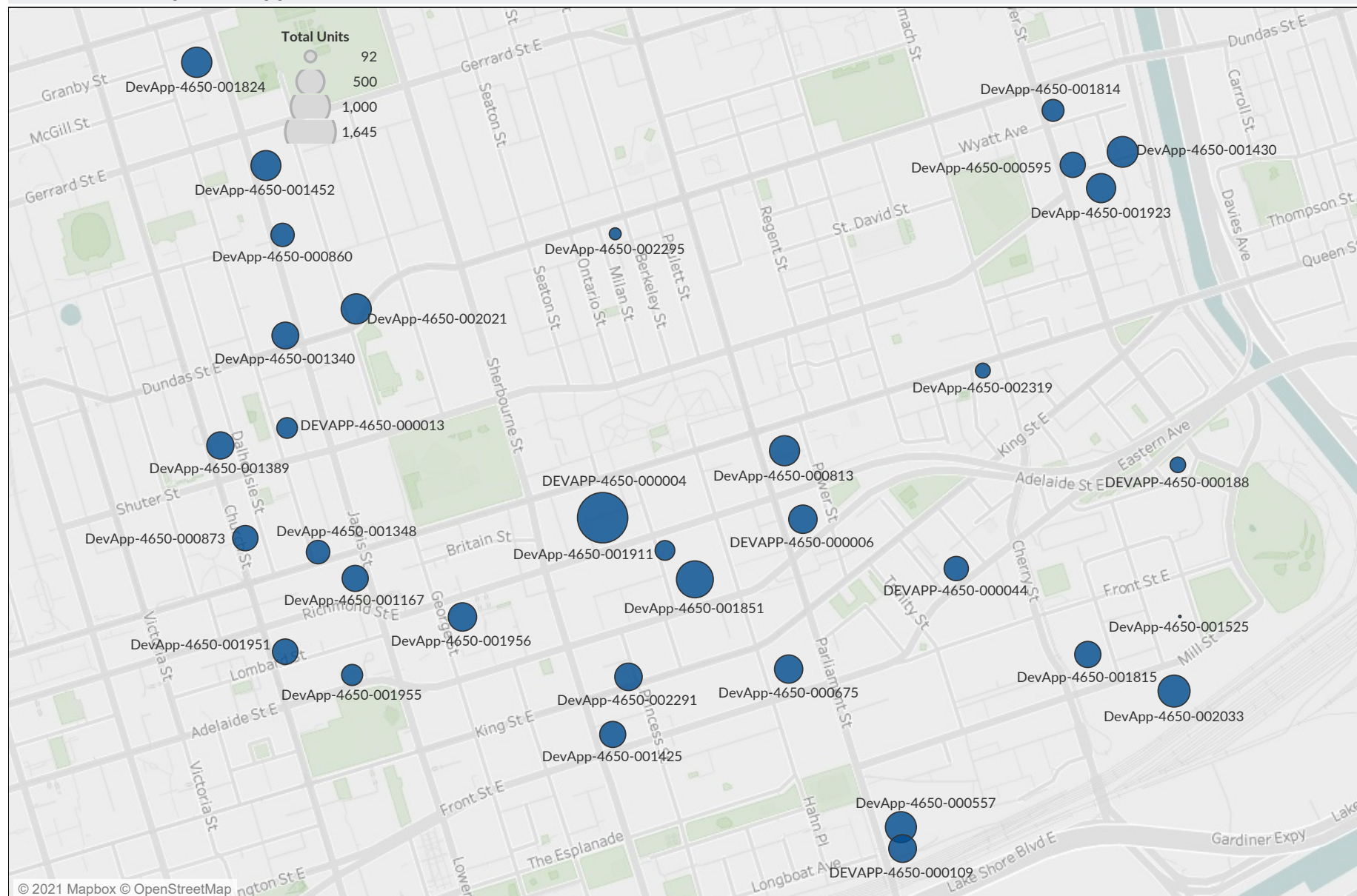
Downtown East Submarket Report - March 2021

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	5	379	\$1,162	\$1,299
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	10	21	9	569	\$1,319	\$1,506
Artsy Boutique Condominiums - Daniels Corporation	Apartment	June 2022	5	5	33	113	\$1,074	\$1,063
Artworks Tower - Daniels Corporation	Apartment	June 2022	3	6	8	349	\$843	\$1,062
Bauhaus - Lamb Development Corp.	Apartment	September 2024	7	7	109	334	\$0	\$1,401
Canary Commons - DREAM	Apartment	January 2022	0	0	23	410	\$839	\$1,161
Canary House - Kilmer Group and DREAM	Apartment	September 2024	179	179	27	206	\$1,239	\$1,208
East Fifty Five - Lamb Development Corp. and Hyde Park Ho..	Apartment	March 2021	9	9	3	286	\$615	\$1,267
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	3	3	4	159	\$793	\$1,127
Home - Great Gulf and Hullmark Developments Limited	Apartment	October 2021	0	0	39	505	\$619	\$1,149
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	33	71	90	489	\$1,270	\$1,275
Max Condos - Tribute Communities	Apartment	November 2020	0	1	5	363	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May 2024	3	6	179	427	\$1,373	\$1,359
River & Fifth Condos - Broccolini	Apartment	March 2024	0	0	30	580	\$1,109	\$1,338
Saint - Minto Developments	Apartment	December 2023	26	32	40	418	\$1,230	\$1,294
Stanley Church + Carlton - Tribute Communities	Apartment	June 2020	0	0	22	514	\$647	\$1,198
Via Bloor - Phase 1 - Tridel	Apartment	July 2021	0	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	0	4	4	29	\$1,089	\$1,199

Downtown East Submarket Report - March 2021

Current Development Applications



Downtown East Submarket Report - March 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000004	245 Queen Street East	12.2	1,645
DEVAPP-4650-000006	48 Power Street	9.3	520
DEVAPP-4650-000013	59 - 71 Mutual Street	20.6	275
DEVAPP-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street	10.1	381
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	622
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	584
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	478
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	547
DevApp-4650-001951	89 Church Street	29.5	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-4650-002291	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	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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