



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of April 2021



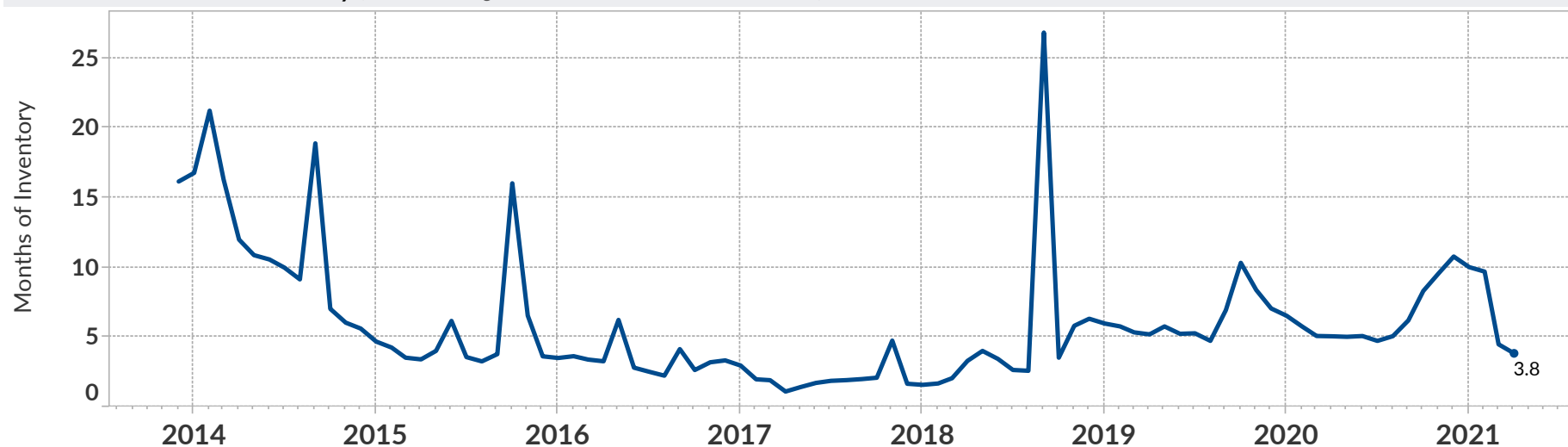
Toronto East Submarket Report - April 2021



Toronto East			GTA	
Active Projects	12		340	
Total Units	1,533		92,806	
Total Sales	1,307		78,055	
Rem. Inv.	116		10,715	
Avg. \$/SF	\$1,109		\$1,222	
Avg. Project \$/SF	\$1,075		\$1,076	
Avg. SF	964		964	
Avg. \$	\$1,069,418		\$1,178,878	
Current Month Sales (incl. active & sold out)		18	3,619	

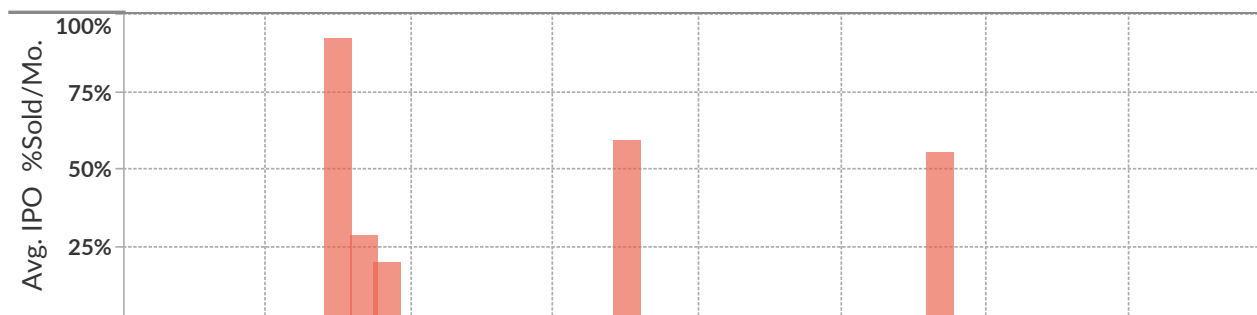
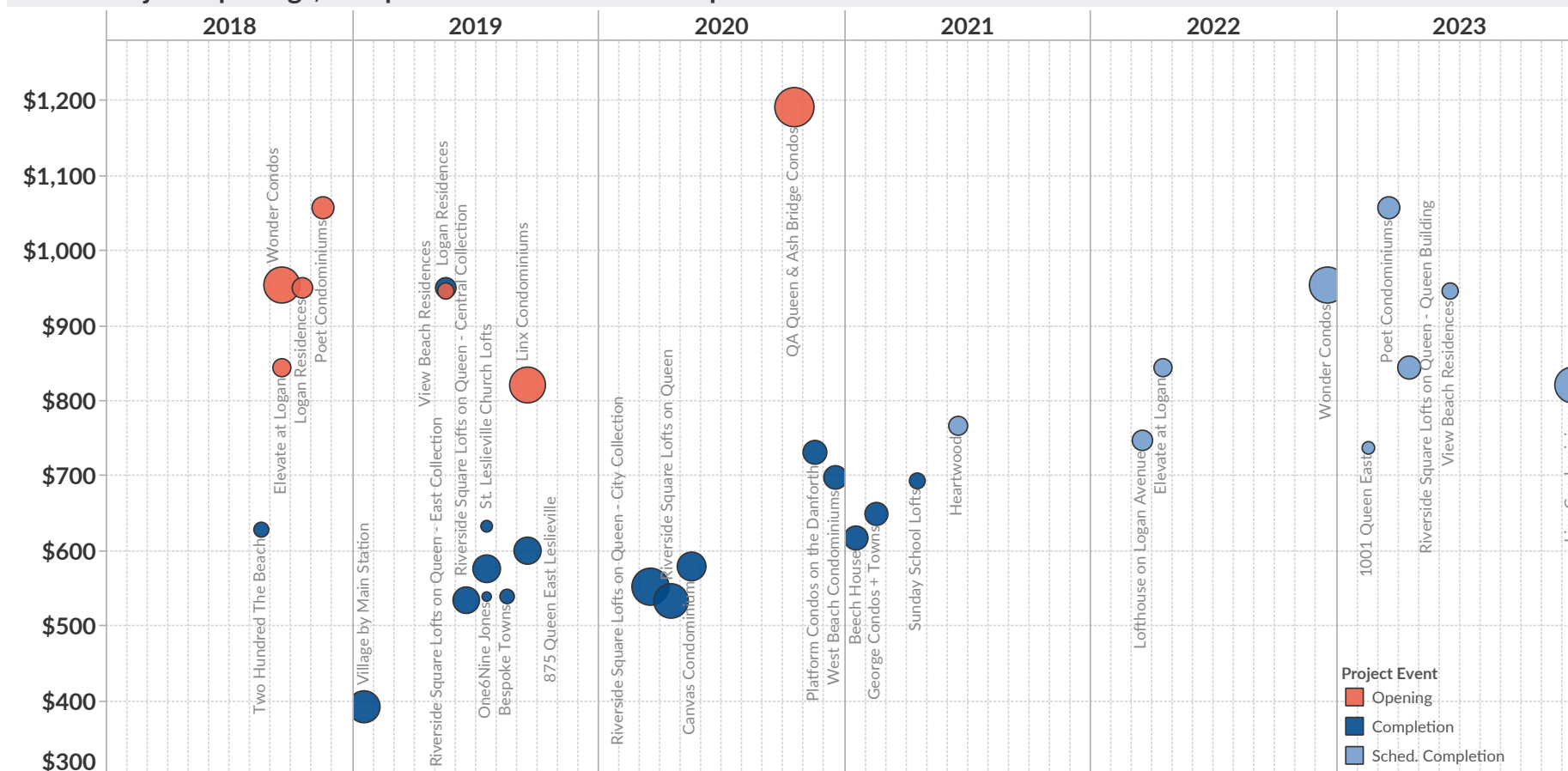
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	15	480
Total Units	3,237	259,614
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	8.6	61.7
Avg. Floor Space Index	3.7	6.8

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

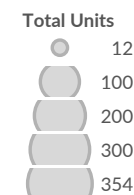


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Recent Project Openings, Completions & Scheduled Completions



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.



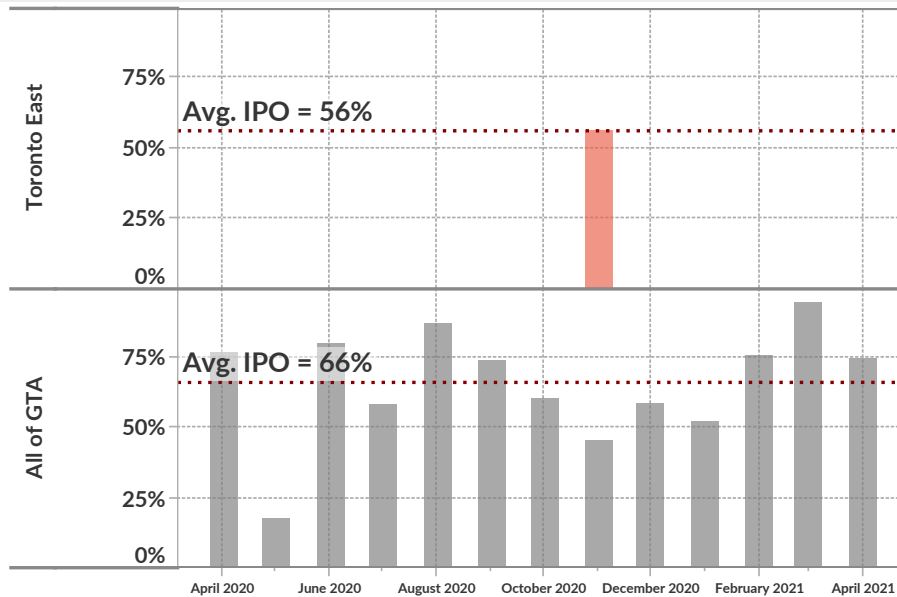
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Project Data by Unit Type

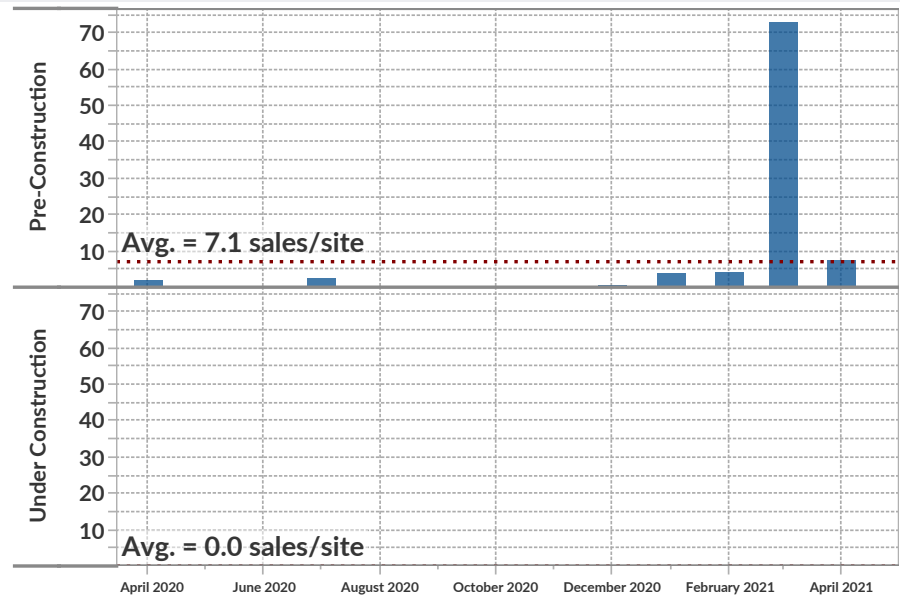
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	379	5	374	5
1 Bedroom + Den	294	2	281	13
2 Bedroom	436	8	388	48
2 Bedroom + Den	137	2	110	27
3 Bedroom & Up	97	0	85	12
Penthouse	33	1	26	7
Other	41	0	37	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,130	488	786	\$511,375	\$850,059
\$1,007	647	1,235	\$809,900	\$1,100,000
\$1,169	646	1,299	\$717,066	\$1,309,900
\$1,066	780	1,248	\$792,582	\$1,439,900
\$1,207	872	1,687	\$925,000	\$2,200,900
\$1,154	591	1,000	\$651,578	\$1,296,990
\$831	1,370	1,698	\$1,130,250	\$1,417,830

IPO Launch Performance (first 2 months)

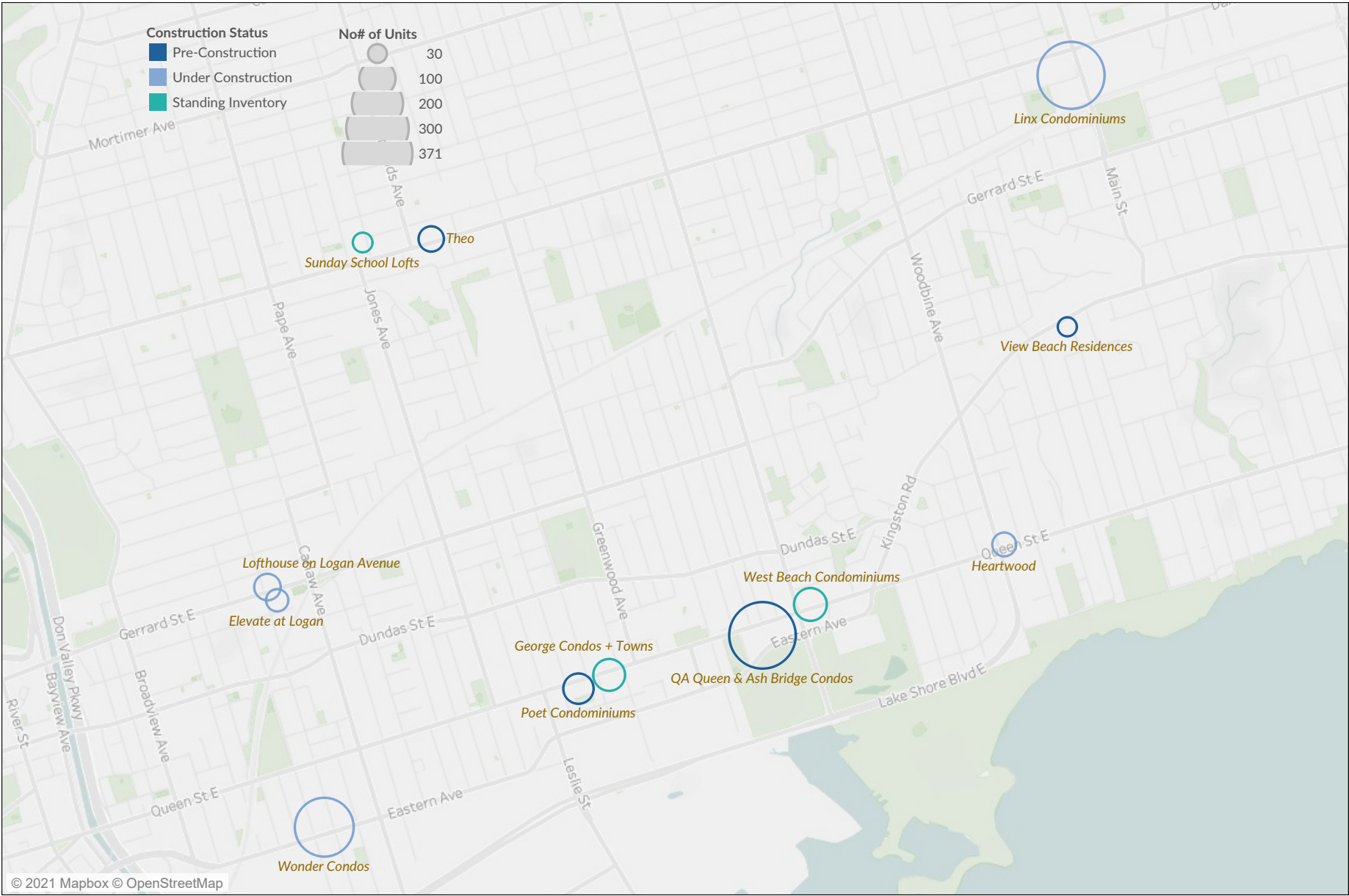


Post Launch Absorption: Toronto East



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Current Active Projects



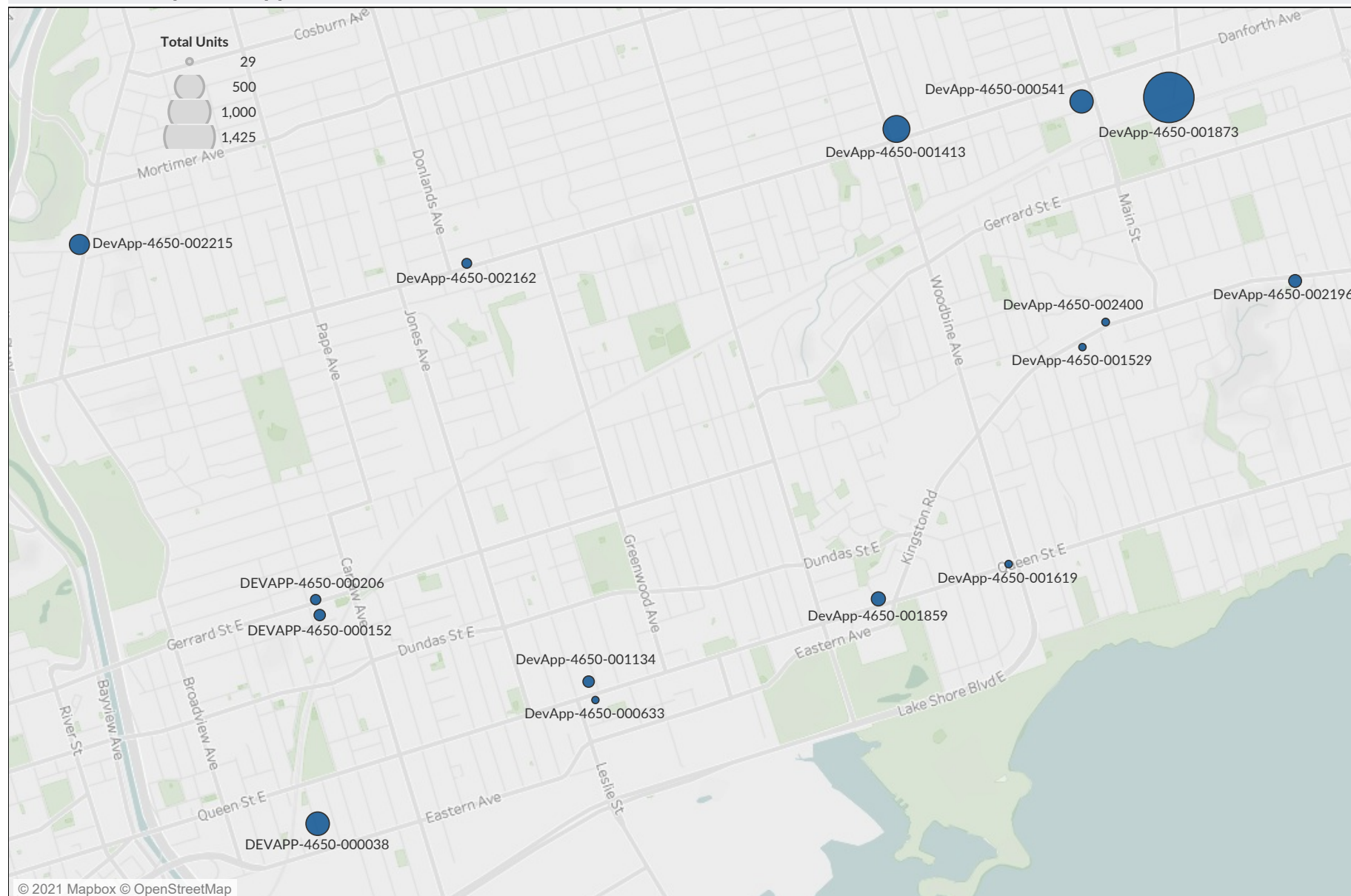
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Current Active Project List

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	June 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	13	180	29	366	\$1,192	\$1,288
Sunday School Lofts - GRID Developments	Apartment	April 2021	0	0	0	32	\$694	\$805
Theo - Condoman Developments	Apartment	June 2024	2	8	27	53	\$0	\$1,014
View Beach Residences - Condoman Developments	Apartment	June 2023	3	6	14	30	\$947	\$881
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-4650-001859	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
DevApp-4650-002400	558 - 560 Kingston Road	3.5	33

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	8	16	5,476	4,453	437	\$2,158	1,518	\$3,276,546	8,832
Central Waterfront	33	9	4,721	3,908	800	\$1,519	1,049	\$1,594,374	19,434
Don Mills - York Mills	13	12	3,683	3,265	191	\$1,014	1,096	\$1,111,746	13,974
Downtown Core	30	7	4,237	3,591	306	\$1,779	805	\$1,431,852	18,616
Downtown East	111	22	7,795	6,507	1,198	\$1,311	668	\$875,828	14,922
Downtown West	72	29	10,538	9,071	1,071	\$1,461	911	\$1,330,784	19,053
Etobicoke Waterfront	3	1	602	463	30	\$1,341	842	\$1,129,067	7,446
Highway7 - Yonge	4	5	1,187	1,122	57	\$816	1,134	\$925,433	.
Mississauga City Centre	732	13	7,939	7,215	417	\$913	856	\$781,515	.
North Toronto	5	14	3,707	3,114	494	\$1,271	849	\$1,079,214	13,529
North Yonge Corridor	5	6	1,715	1,523	68	\$1,187	858	\$1,018,376	8,127
North York East	0	2	528	525	2	\$949	1,028	\$974,900	206
North York West	28	9	1,220	983	191	\$1,298	1,685	\$2,186,518	15,556
Not Applicable	2,015	138	28,647	23,512	3,695	\$840	986	\$828,230	92,402
Scarborough City Centre									2,245
Sheppard Corridor	92	10	2,434	2,108	312	\$1,116	981	\$1,094,137	7,745
Thornhill	100	8	1,977	1,601	366	\$1,054	1,019	\$1,073,961	.
Toronto East	18	12	1,533	1,307	116	\$1,109	964	\$1,069,418	3,237
Toronto West	346	20	4,206	3,266	824	\$1,203	877	\$1,054,333	14,488
Yonge - St. Clair	4	7	661	521	140	\$1,767	1,451	\$2,565,247	3,539

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