



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of April 2021



Downtown East Submarket Report - April 2021



Downtown East		GTA
Active Projects	22	340
Total Units	7,795	92,806
Total Sales	6,507	78,055
Rem. Inv.	1,198	10,715
Avg. \$/SF	\$1,311	\$1,222
Avg. Project \$/SF	\$1,215	\$1,076
Avg. SF	668	964
Avg. \$	\$875,828	\$1,178,878
Current Month Sales (incl. active & sold out)	111	3,619

Development Applications

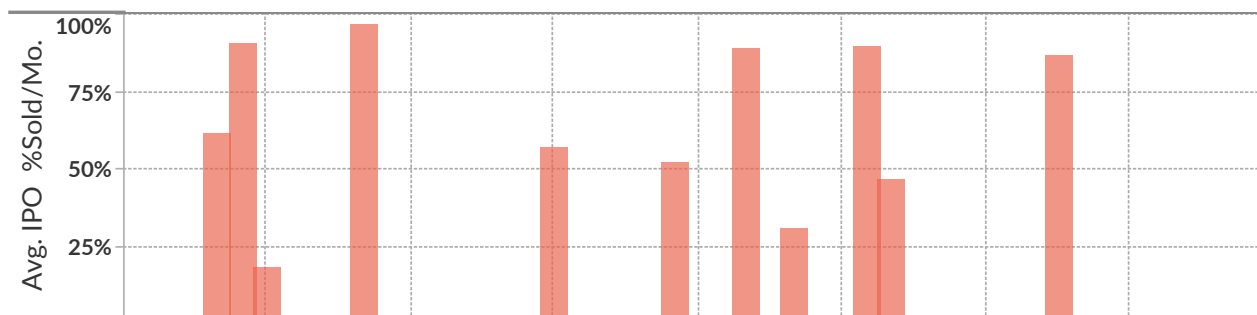
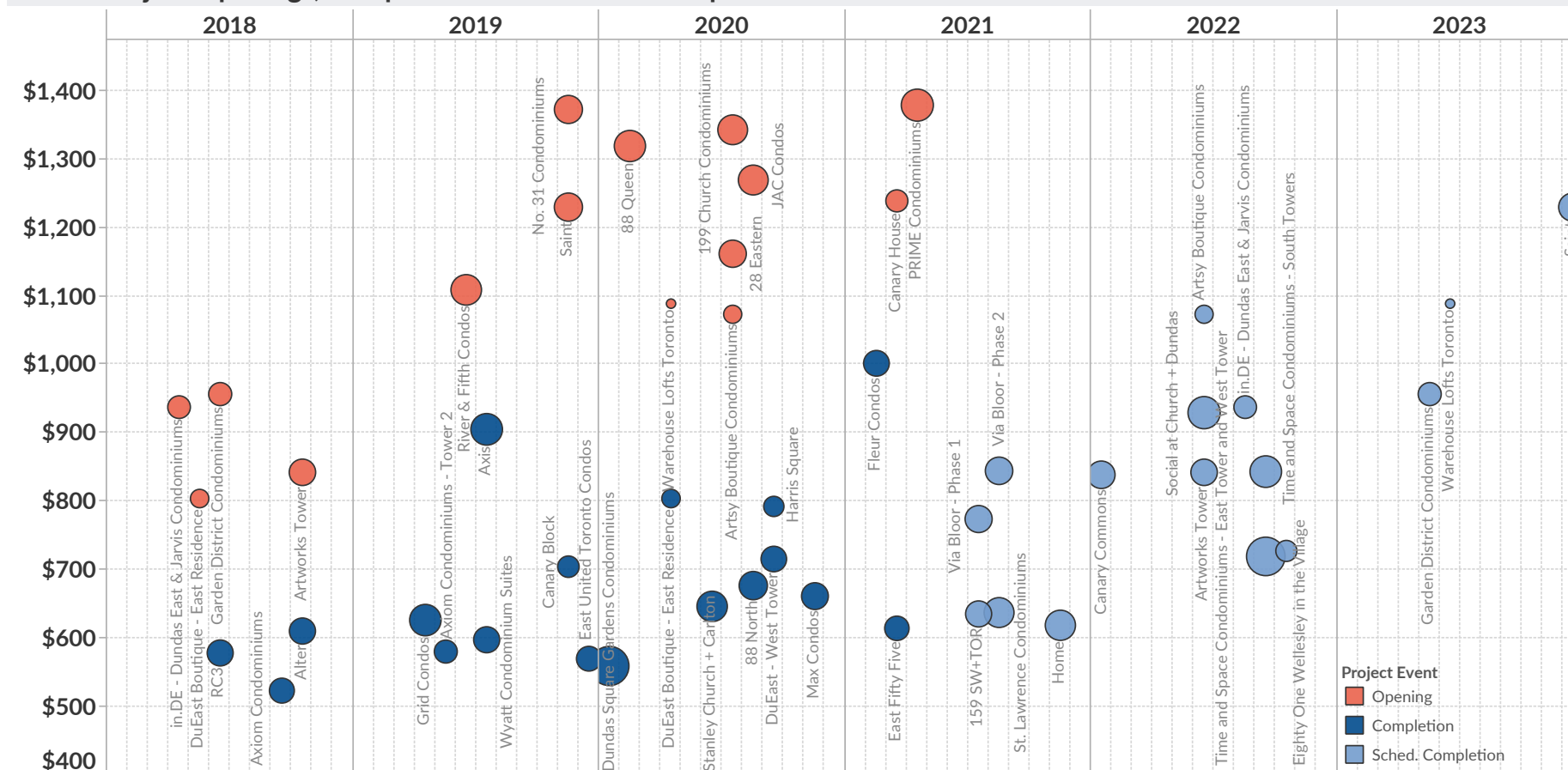
Downtown East		City of Toronto
Number of Dev. Apps.	34	480
Total Units	14,922	259,614
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	61.7
Avg. Floor Space Index	10.2	6.8

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

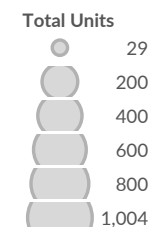


Downtown East Submarket Report - April 2021

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.



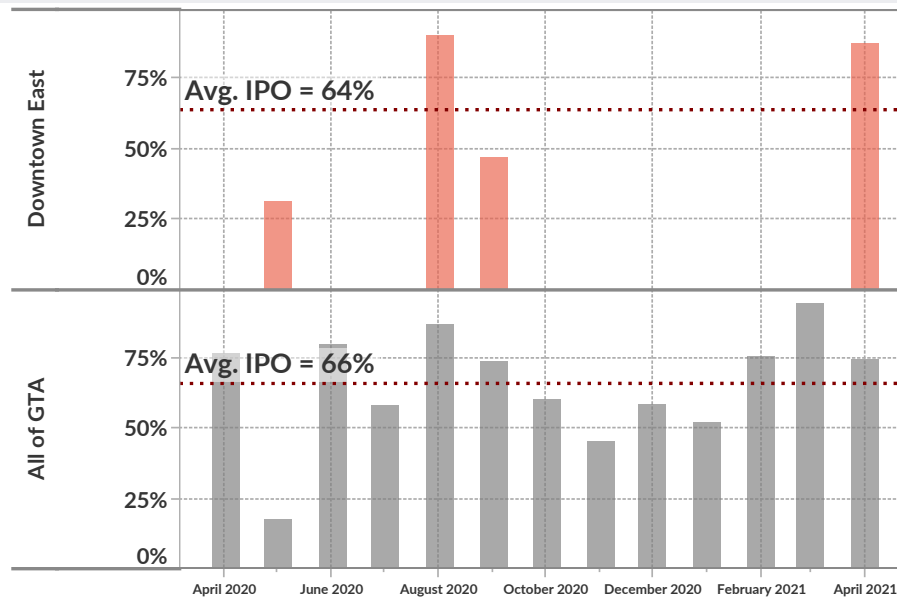
Downtown East Submarket Report - April 2021

Project Data by Unit Type

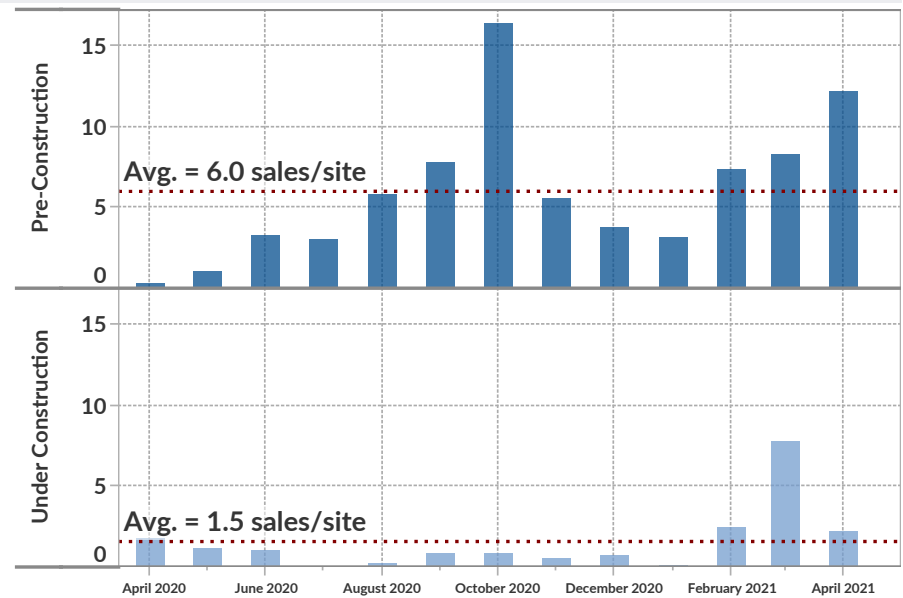
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	533	2	434	99
1 Bedroom	1,996	56	1,758	238
1 Bedroom + Den	1,931	32	1,703	228
2 Bedroom	2,006	10	1,614	392
2 Bedroom + Den	489	5	415	74
3 Bedroom & Up	712	6	563	149
Penthouse	28	0	15	13
Other	10	0	5	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,621	310	454	\$449,990	\$620,900
\$1,411	370	751	\$467,000	\$910,900
\$1,334	508	825	\$527,990	\$969,000
\$1,294	610	1,803	\$775,900	\$2,119,900
\$1,280	697	1,471	\$845,900	\$1,933,900
\$1,216	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)

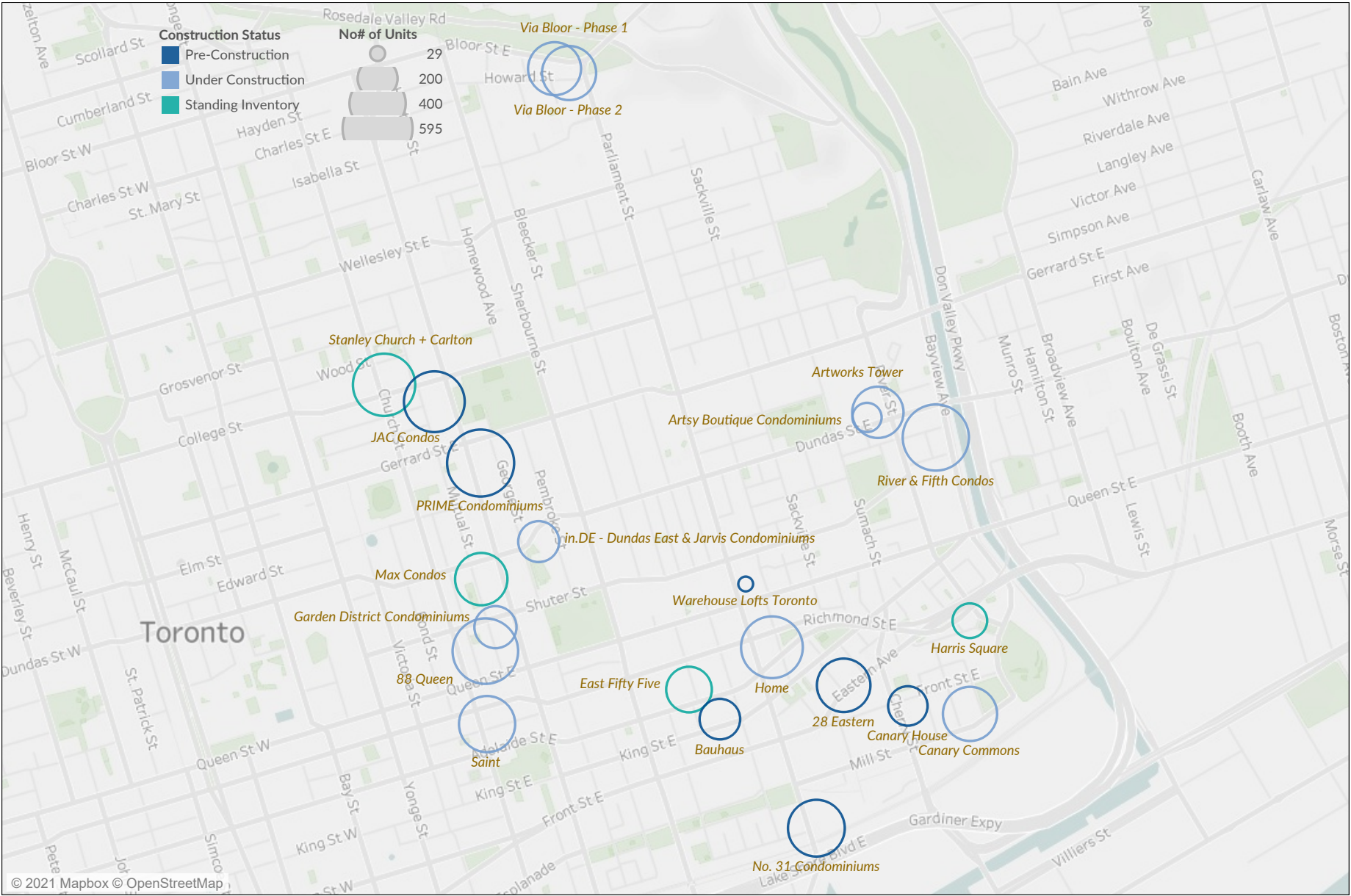


Post Launch Absorption: Downtown East



Downtown East Submarket Report - April 2021

Current Active Projects



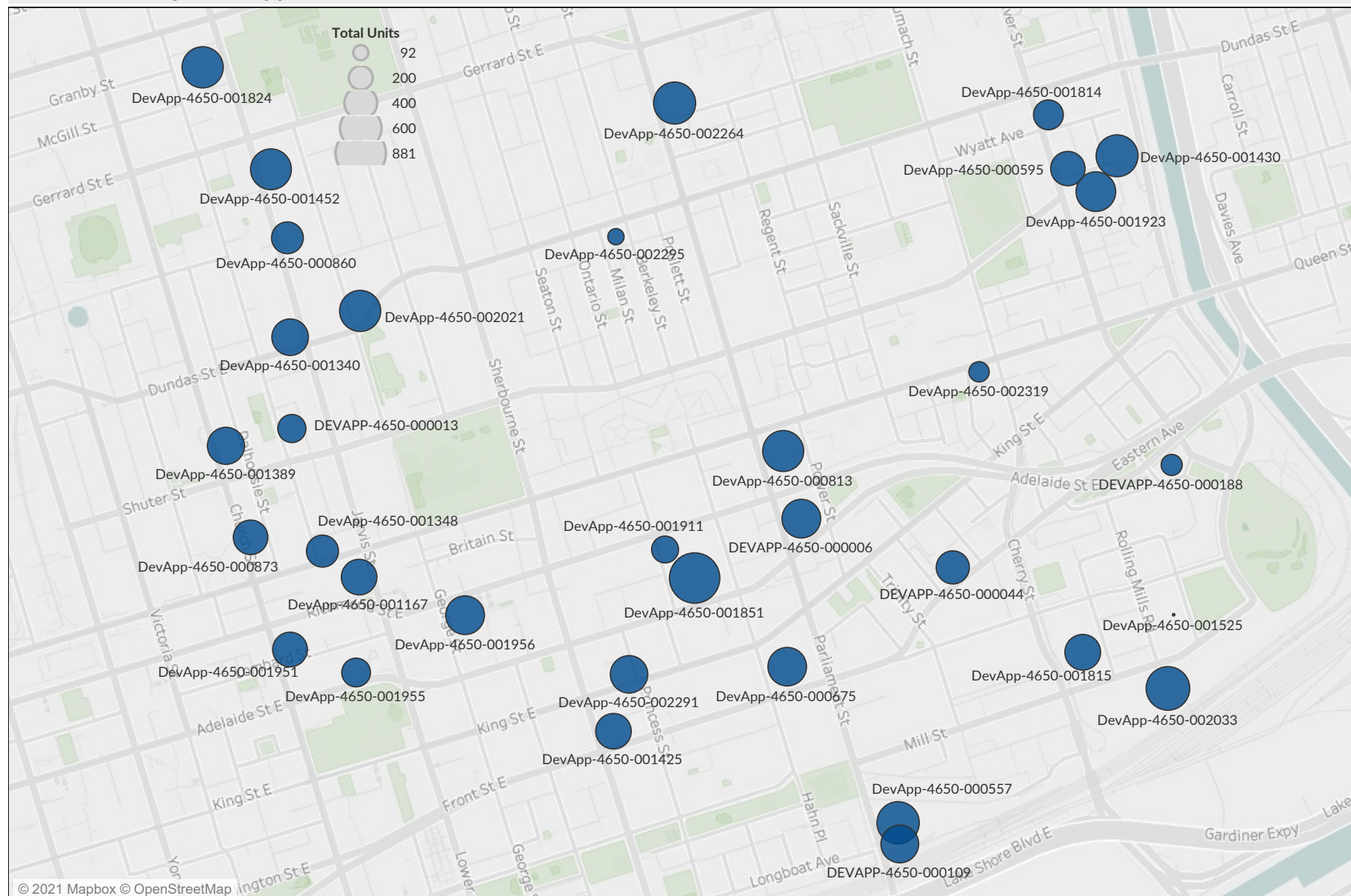
Downtown East Submarket Report - April 2021

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	4	4	1	379	\$1,162	\$1,176
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	0	20	10	569	\$1,319	\$1,506
Artsy Boutique Condominiums - Daniels Corporation	Apartment	June 2022	3	7	31	113	\$1,074	\$1,058
Artworks Tower - Daniels Corporation	Apartment	June 2022	0	6	8	349	\$843	\$1,062
Bauhaus - Lamb Development Corp.	Apartment	September 2024	22	29	87	218	\$0	\$1,409
Canary Commons - DREAM	Apartment	January 2022	7	7	3	389	\$839	\$1,187
Canary House - Kilmer Group and DREAM	Apartment	September 2024	37	179	27	206	\$1,239	\$1,218
East Fifty Five - Lamb Development Corp. and Hyde Park Ho..	Apartment	March 2021	0	9	3	276	\$615	\$1,267
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	0	0	23	235	\$957	\$1,229
Harris Square - Urban Capital Property Group	Apartment	September 2020	0	3	4	159	\$793	\$1,127
Home - Great Gulf and Hullmark Developments Limited	Apartment	November 2021	2	2	37	505	\$619	\$1,143
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	101	60	489	\$1,270	\$1,242
Max Condos - Tribute Communities	Apartment	November 2020	0	1	5	363	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May 2024	5	11	174	427	\$1,373	\$1,360
PRIME Condominiums - CentreCourt Developments Inc. and ..	Apartment	June 2024	0	0	595	595	\$1,379	\$1,379
River & Fifth Condos - Broccolini	Apartment	March 2024	0	0	30	580	\$1,109	\$1,338
Saint - Minto Developments	Apartment	December 2023	1	33	39	418	\$1,230	\$1,293
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 - April 2021

Current Development Applications



Downtown East Submarket Report - April 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
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-4650-002264	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.

Downtown East Submarket Report - April 2021

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

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.