



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of May 2021



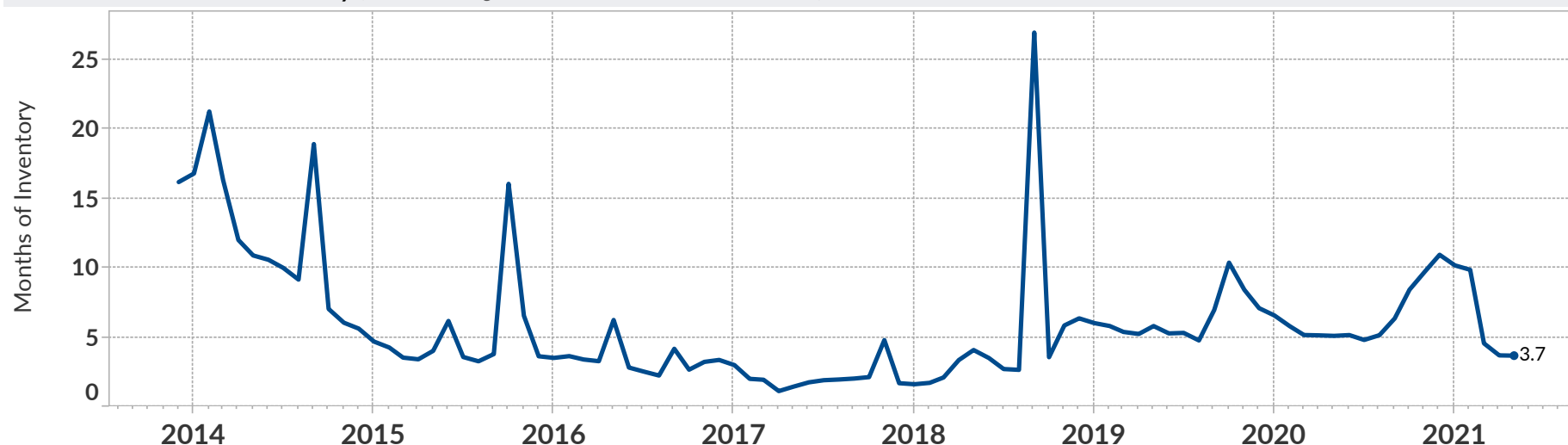
Toronto East Submarket Report - May 2021



Toronto East		GTA
Active Projects	11	338
Total Units	1,442	92,166
Total Sales	1,211	77,131
Rem. Inv.	121	10,836
Avg. \$/SF	\$1,119	\$1,201
Avg. Project \$/SF	\$1,104	\$1,088
Avg. SF	985	984
Avg. \$	\$1,103,177	\$1,181,327
Current Month Sales (incl. active & sold out)	31	2,396

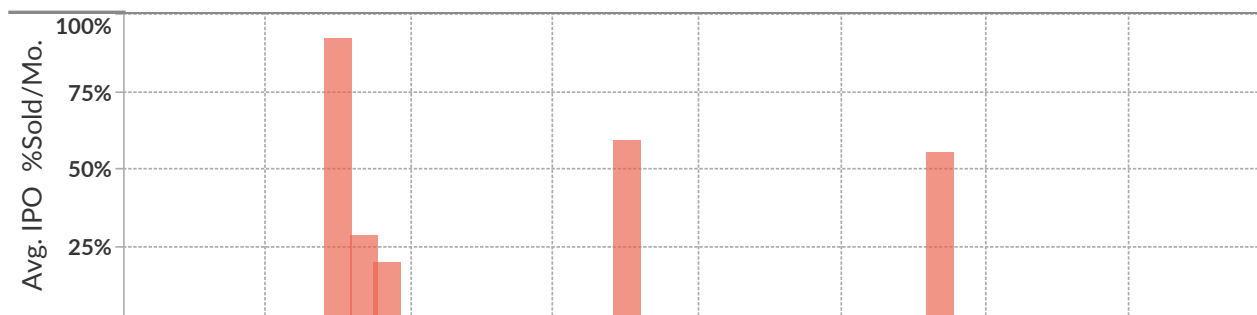
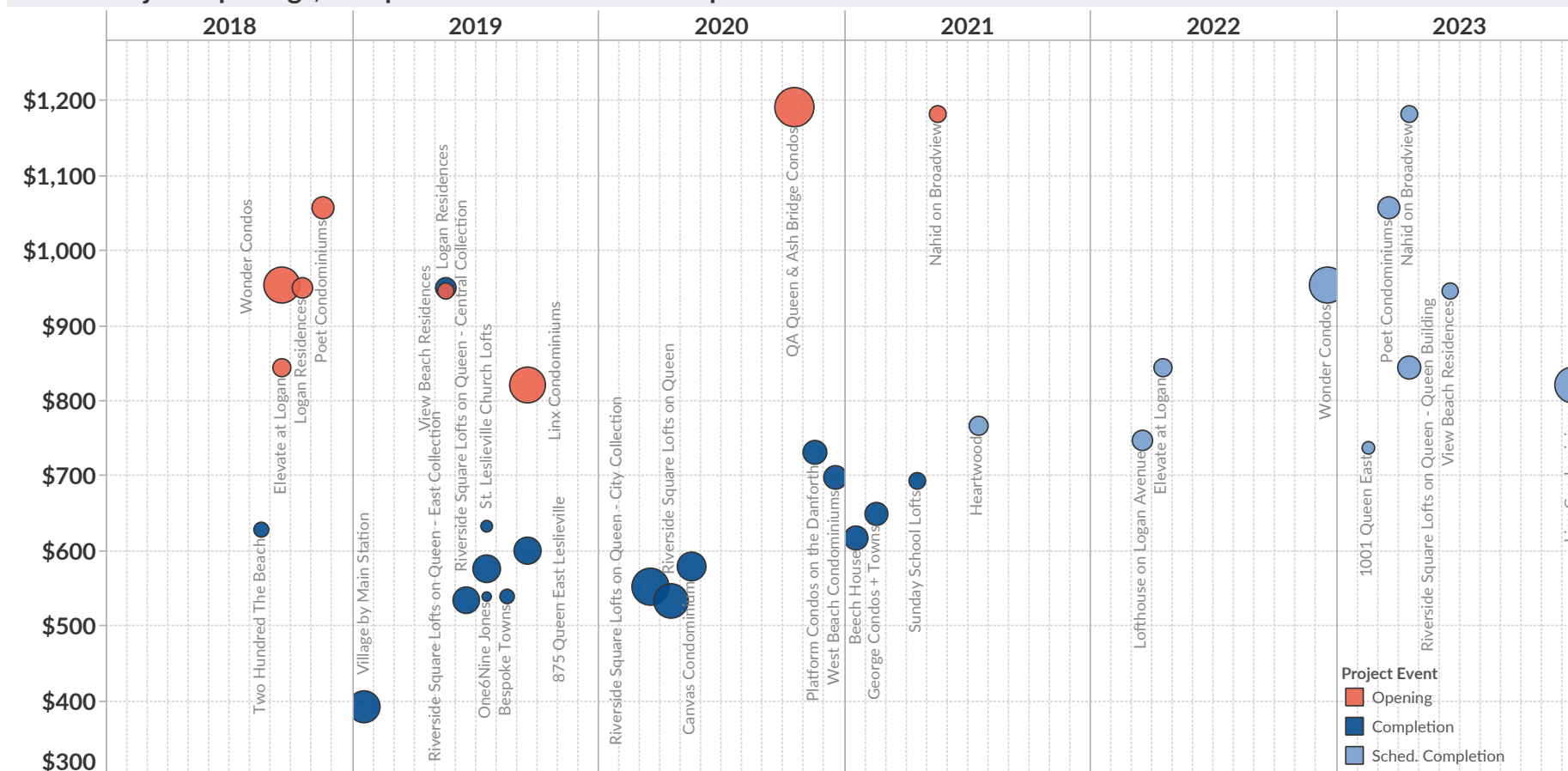
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	15	484
Total Units	6,330	494,318
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	8.6	61.7
Avg. Floor Space Index	3.7	6.8

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

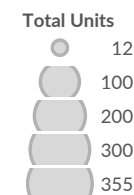


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Recent Project Openings, Completions & Scheduled Completions



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.



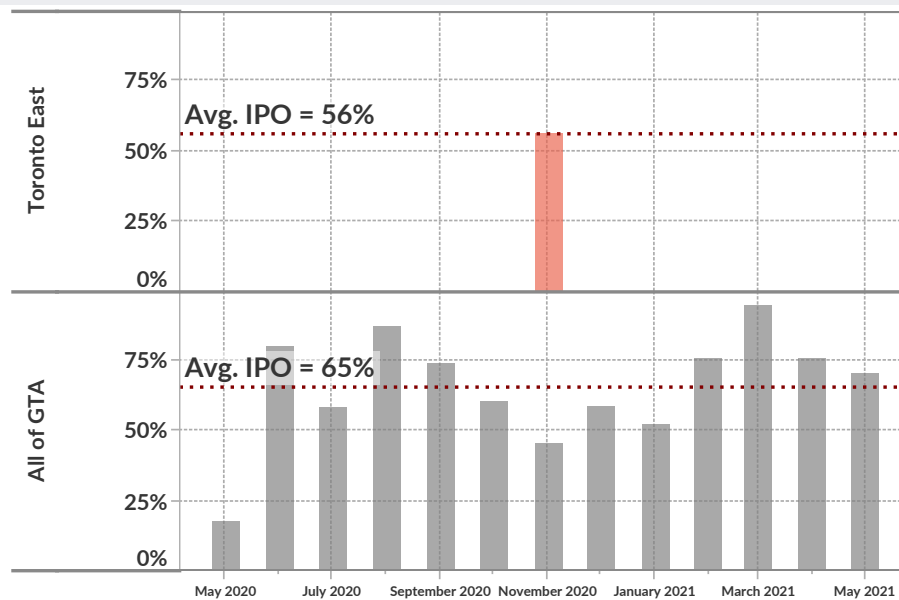
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Project Data by Unit Type

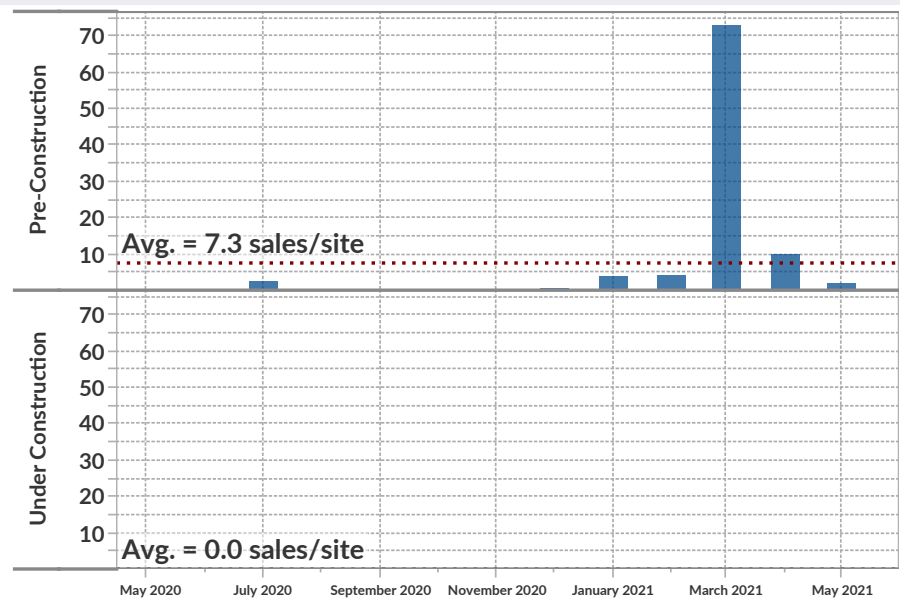
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	5	0	5	0
1 Bedroom	363	2	359	4
1 Bedroom + Den	231	2	226	5
2 Bedroom	436	13	392	44
2 Bedroom + Den	119	2	82	37
3 Bedroom & Up	102	3	85	17
Penthouse	35	0	26	9
Other	41	0	36	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,109	488	786	\$511,375	\$850,059
\$1,177	647	970	\$812,900	\$1,018,900
\$1,132	646	1,093	\$717,066	\$1,309,900
\$1,120	780	1,280	\$792,582	\$1,439,900
\$1,190	872	1,687	\$925,000	\$2,200,900
\$1,065	591	1,361	\$651,578	\$1,296,990
\$879	886	1,698	\$1,076,990	\$1,417,830

IPO Launch Performance (first 2 months)

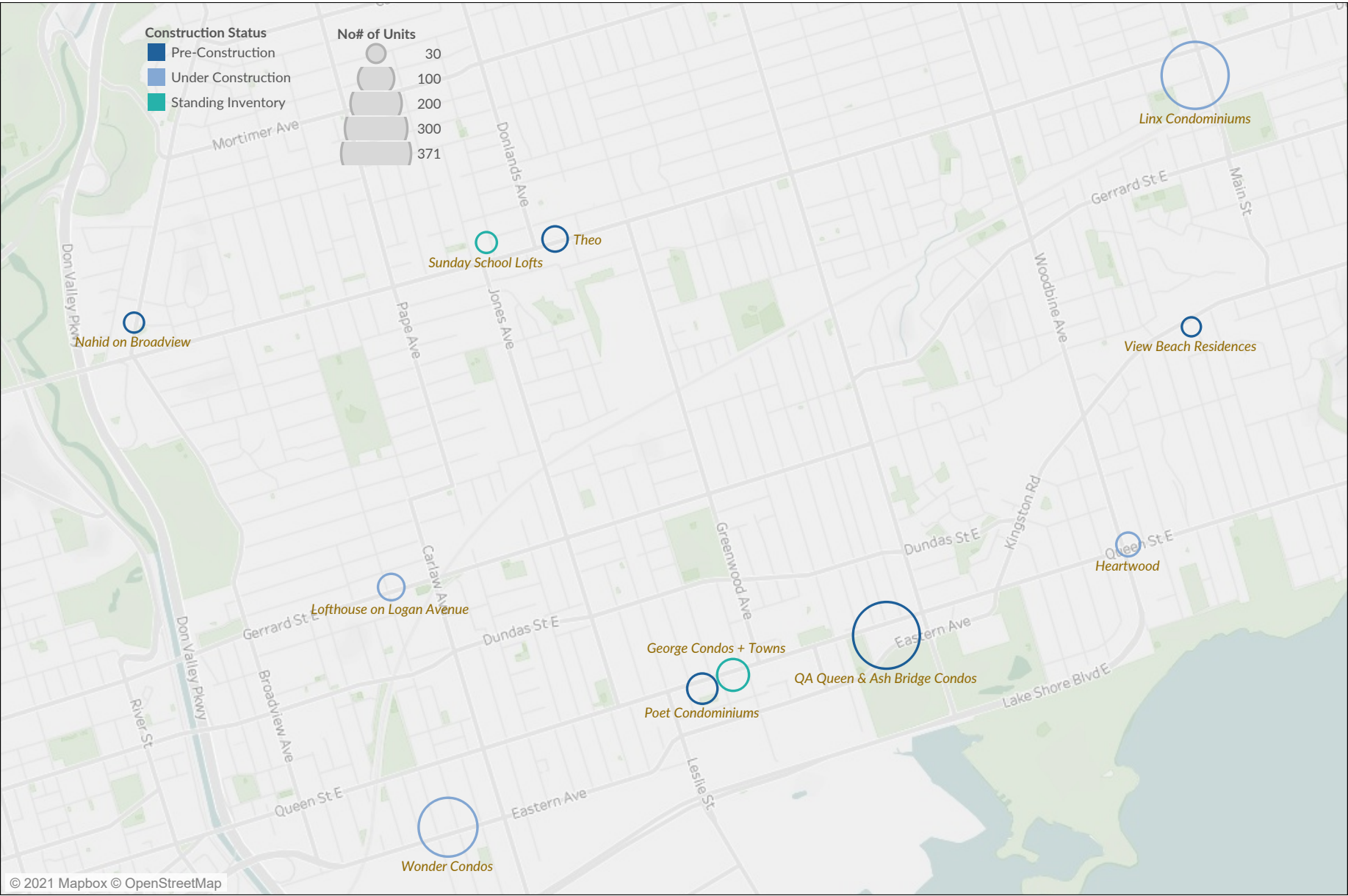


Post Launch Absorption: Toronto East



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Current Active Projects



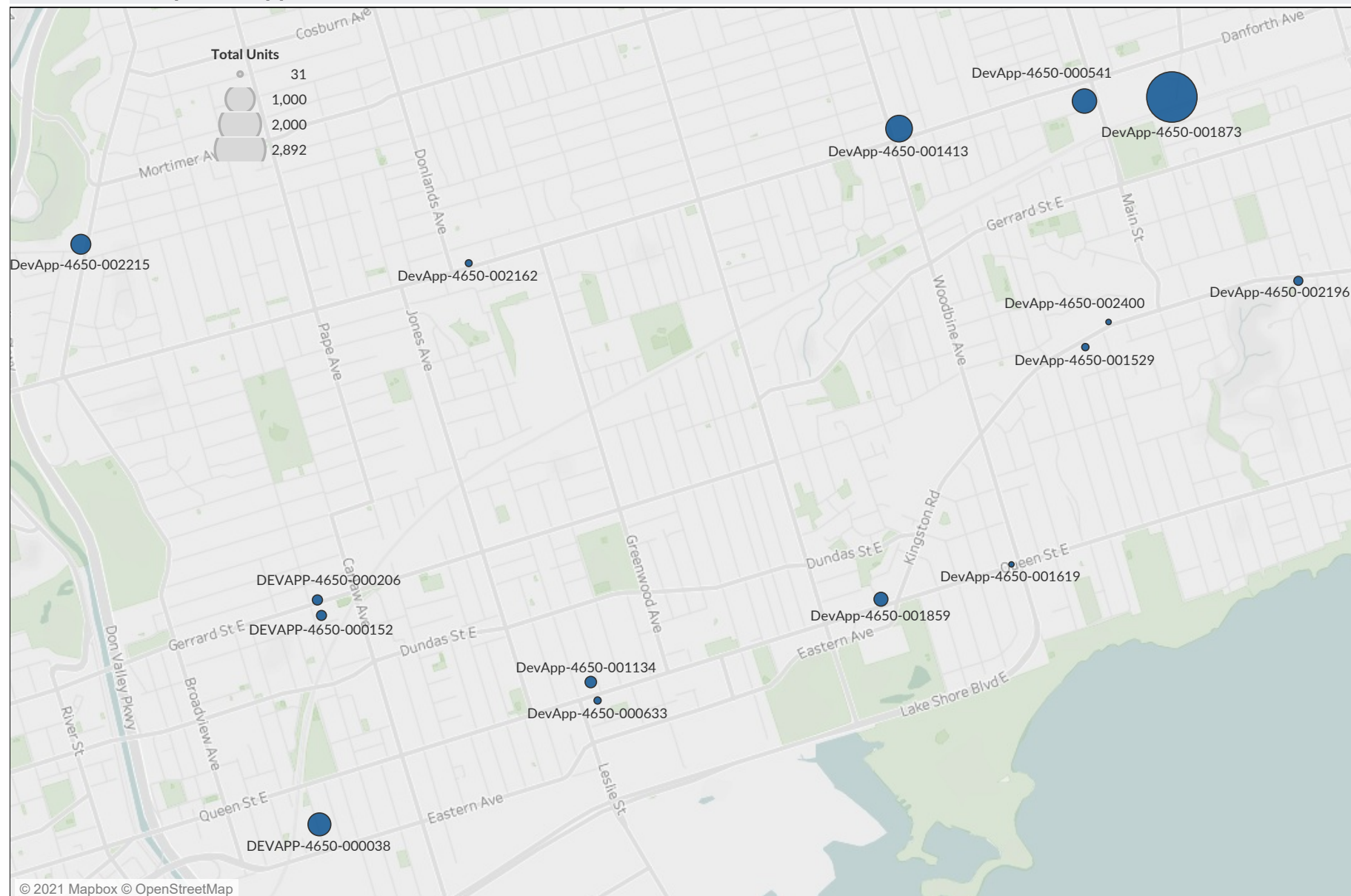
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
George Condos + Towns - Rockport Group	Apartment	February 2021	2	2	3	84	\$650	\$1,219
Heartwood - Fieldgate Homes and Hullmark Developments Li.	Apartment	July 2021	2	2	6	47	\$767	\$1,088
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
Nahid on Broadview - Nahid Corp.	Apartment	April 2023	13	13	20	33	\$1,183	\$1,217
Poet Condominiums - Fieldgate Homes	Apartment	March 2023	0	0	10	76	\$1,058	\$1,296
QA Queen & Ash Bridge Condos - Context Developments and..	Apartment	October 2024	4	189	21	368	\$1,192	\$1,290
Sunday School Lofts - GRID Developments	Apartment	April 2021	0	0	5	36	\$694	\$822
Theo - Condoman Developments	Apartment	June 2024	0	8	27	53	\$0	\$1,014
View Beach Residences - Condoman Developments	Apartment	June 2023	1	7	13	30	\$947	\$876
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	594
DEVAPP-4650-000152	485 Logan Avenue	4.7	112
DEVAPP-4650-000206	794 - 800 Gerrard Street East	6.3	116
DevApp-4650-000541	276 - 294 Main Street & 144 Stephenson Avenue	11.6	672
DevApp-4650-000633	1249 Queen Street East	6.8	58
DevApp-4650-001134	1285 Queen Street East	6.4	148
DevApp-4650-001413	985 Woodbine Avenue	4.9	804
DevApp-4650-001529	507 - 511 Kingston Road	4.3	60
DevApp-4650-001619	1880 Queen Street East	4.3	31
DevApp-4650-001859	1684 Queen Street East	3.3	220
DevApp-4650-001873	6 Dawes Road	7.7	2,892
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	446
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	42	16	5,476	4,494	396	\$2,197	1,600	\$3,515,593	17,336
Central Waterfront	18	9	4,721	3,926	782	\$1,520	1,057	\$1,606,676	36,410
Don Mills - York Mills	7	12	3,682	3,274	183	\$1,011	1,107	\$1,119,470	23,874
Downtown Core	26	8	4,931	4,302	289	\$1,814	839	\$1,522,007	35,133
Downtown East	109	20	7,141	6,397	653	\$1,270	813	\$1,032,085	30,116
Downtown West	127	27	9,568	8,213	973	\$1,484	901	\$1,337,162	36,221
Etobicoke Waterfront	10	1	602	473	20	\$1,342	831	\$1,114,875	14,950
Highway7 - Yonge	1	6	1,392	1,123	261	\$778	1,220	\$948,740	.
Mississauga City Centre	73	11	7,076	6,272	500	\$933	830	\$774,230	.
North Toronto	89	15	3,743	3,203	441	\$1,306	918	\$1,199,330	26,183
North Yonge Corridor	6	6	1,715	1,529	62	\$1,205	847	\$1,020,553	15,660
North York East	0	2	528	525	2	\$949	1,028	\$974,900	412
North York West	8	10	1,267	989	232	\$1,264	1,553	\$1,963,778	35,893
Not Applicable	1,308	138	29,223	23,197	4,401	\$869	929	\$807,860	172,168
Scarborough City Centre									5,284
Sheppard Corridor	35	10	2,434	2,140	280	\$1,118	1,006	\$1,124,871	13,768
Thornhill	111	8	1,977	1,712	255	\$1,074	1,116	\$1,198,538	.
Toronto East	31	11	1,442	1,211	121	\$1,119	985	\$1,103,177	6,330
Toronto West	164	20	4,202	3,400	690	\$1,205	907	\$1,093,153	24,915
Yonge - St. Clair	231	8	1,046	751	295	\$1,639	1,174	\$1,923,973	6,891

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