



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of May 2021



Downtown East Submarket Report - May 2021



Downtown East		GTA
Active Projects	20	338
Total Units	7,141	92,166
Total Sales	6,397	77,131
Rem. Inv.	653	10,836
Avg. \$/SF	\$1,270	\$1,201
Avg. Project \$/SF	\$1,212	\$1,088
Avg. SF	813	984
Avg. \$	\$1,032,085	\$1,181,327
Current Month Sales (incl. active & sold out)	109	2,396

Development Applications

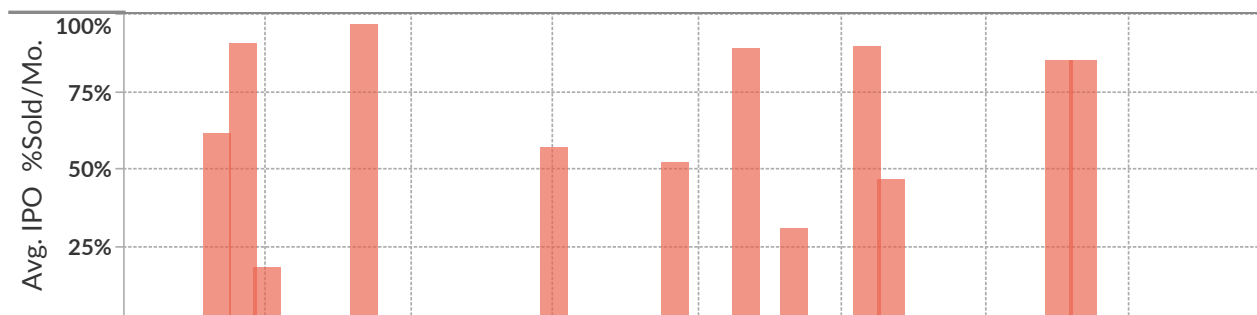
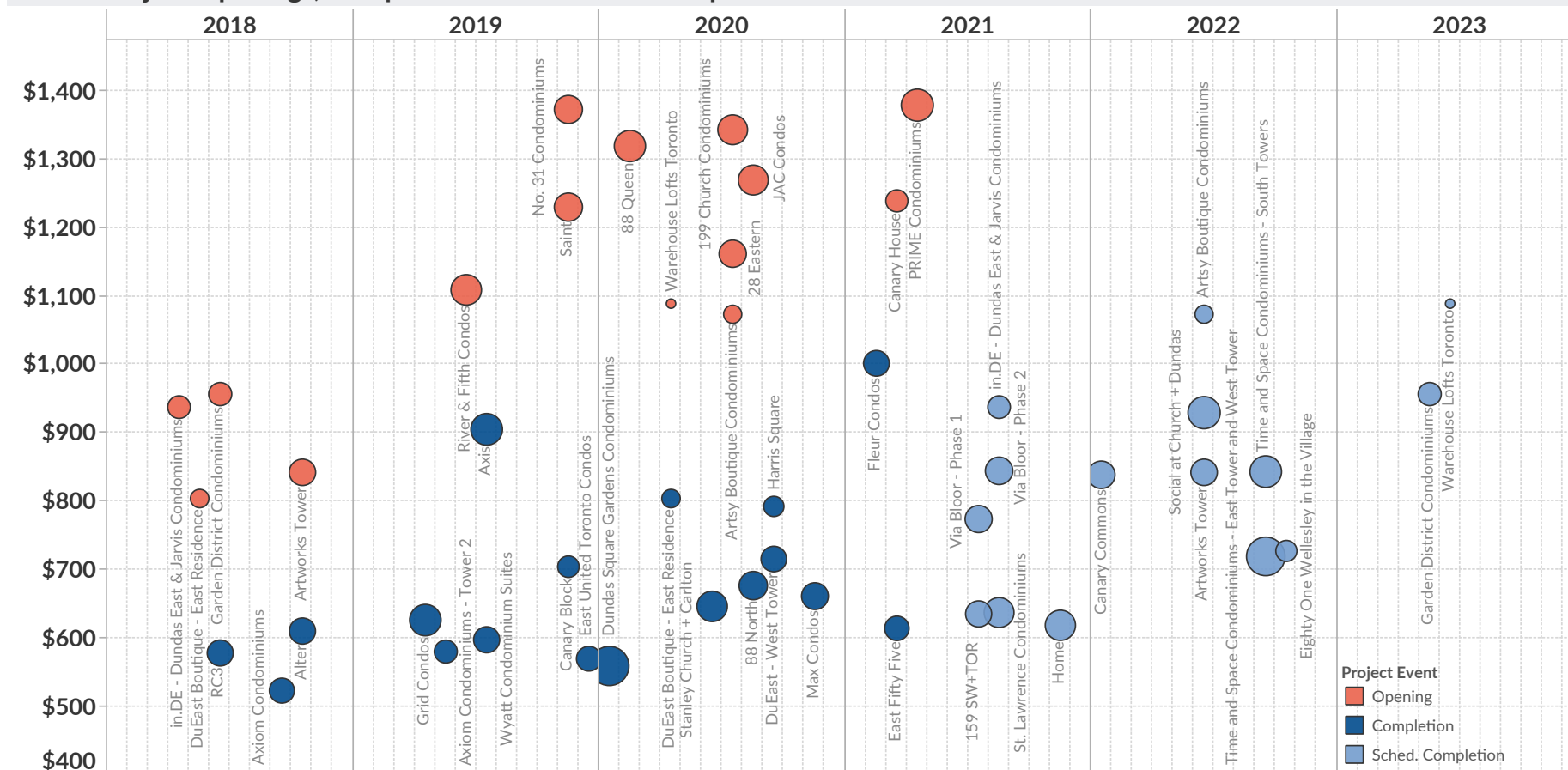
Downtown East		City of Toronto
Number of Dev. Apps.	34	484
Total Units	30,116	494,318
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	61.7
Avg. Floor Space Index	10.0	6.8

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

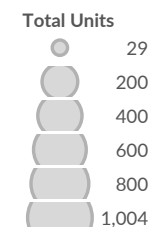


Downtown East Submarket Report - May 2021

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.



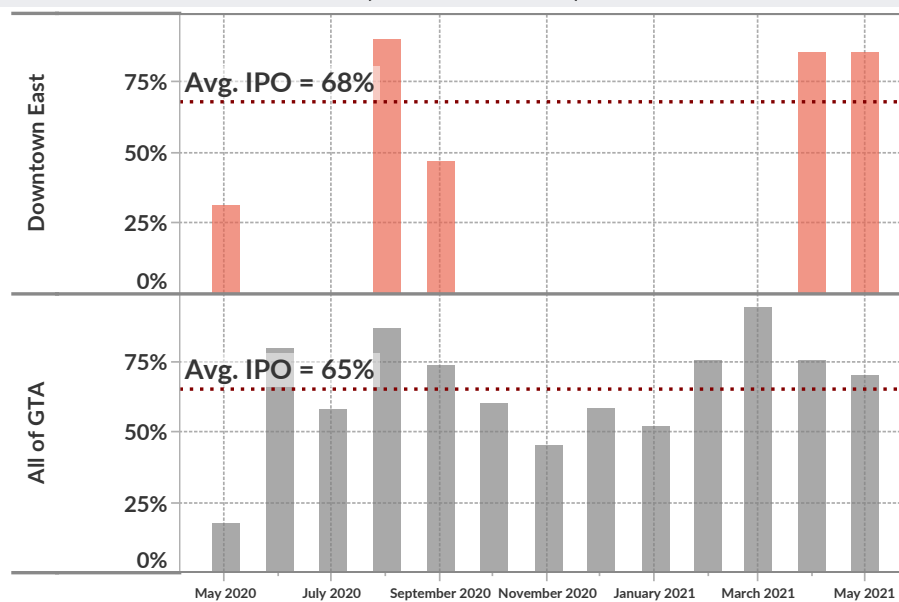
Downtown East Submarket Report - May 2021

Project Data by Unit Type

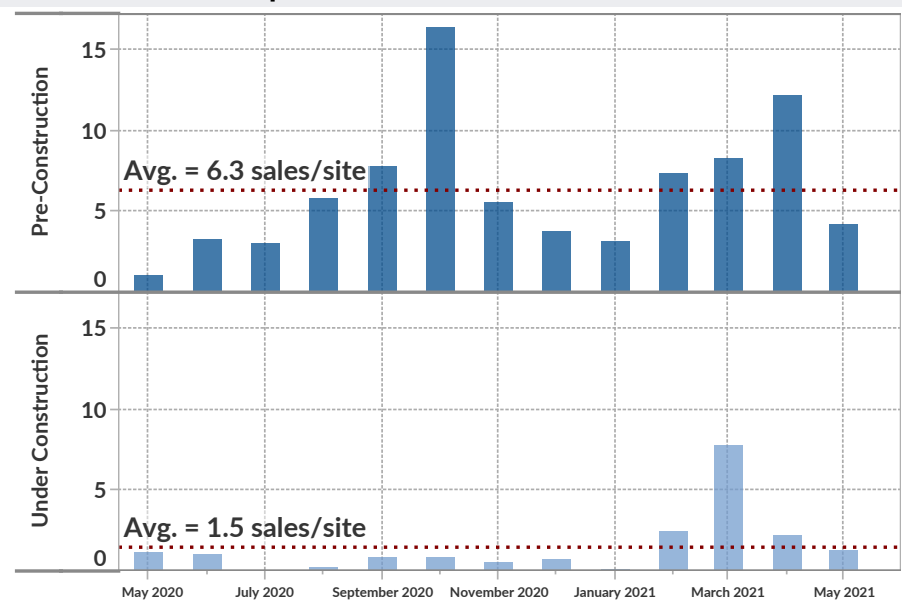
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	491	38	482	9
1 Bedroom	1,691	28	1,605	86
1 Bedroom + Den	1,843	9	1,796	47
2 Bedroom	1,850	23	1,572	278
2 Bedroom + Den	485	0	411	74
3 Bedroom & Up	659	6	517	142
Penthouse	22	1	10	12
Other	9	0	4	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,485	347	454	\$546,900	\$620,900
\$1,329	444	751	\$467,000	\$910,900
\$1,268	520	825	\$668,900	\$969,000
\$1,288	610	1,803	\$775,900	\$2,042,900
\$1,297	629	1,471	\$849,900	\$1,933,900
\$1,220	767	1,579	\$946,990	\$2,739,900
\$1,120	1,789	3,114	\$2,095,000	\$3,350,000
\$1,143	1,290	1,335	\$1,449,990	\$1,549,990

IPO Launch Performance (first 2 months)

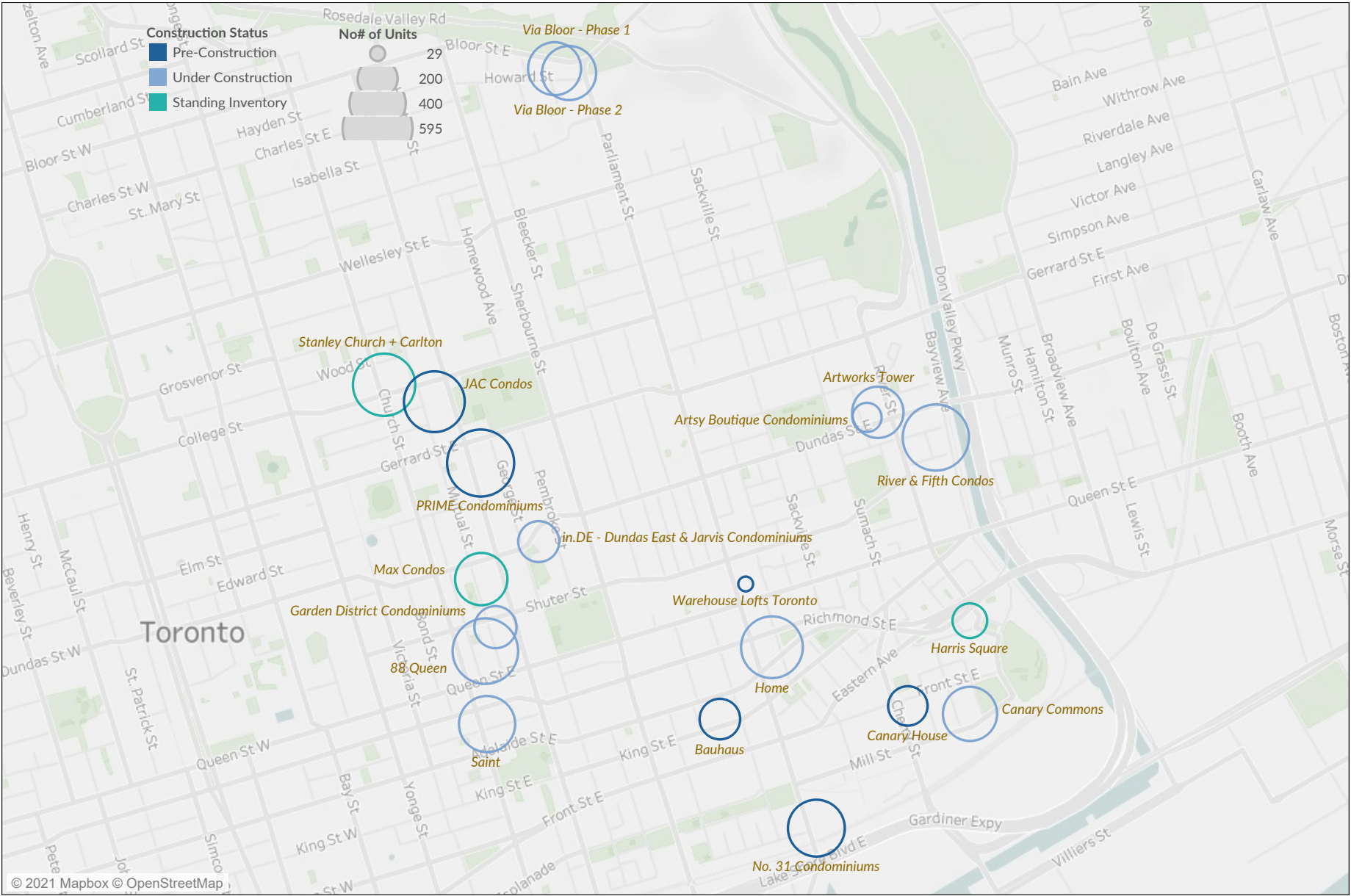


Post Launch Absorption: Downtown East



Downtown East Submarket Report - May 2021

Current Active Projects



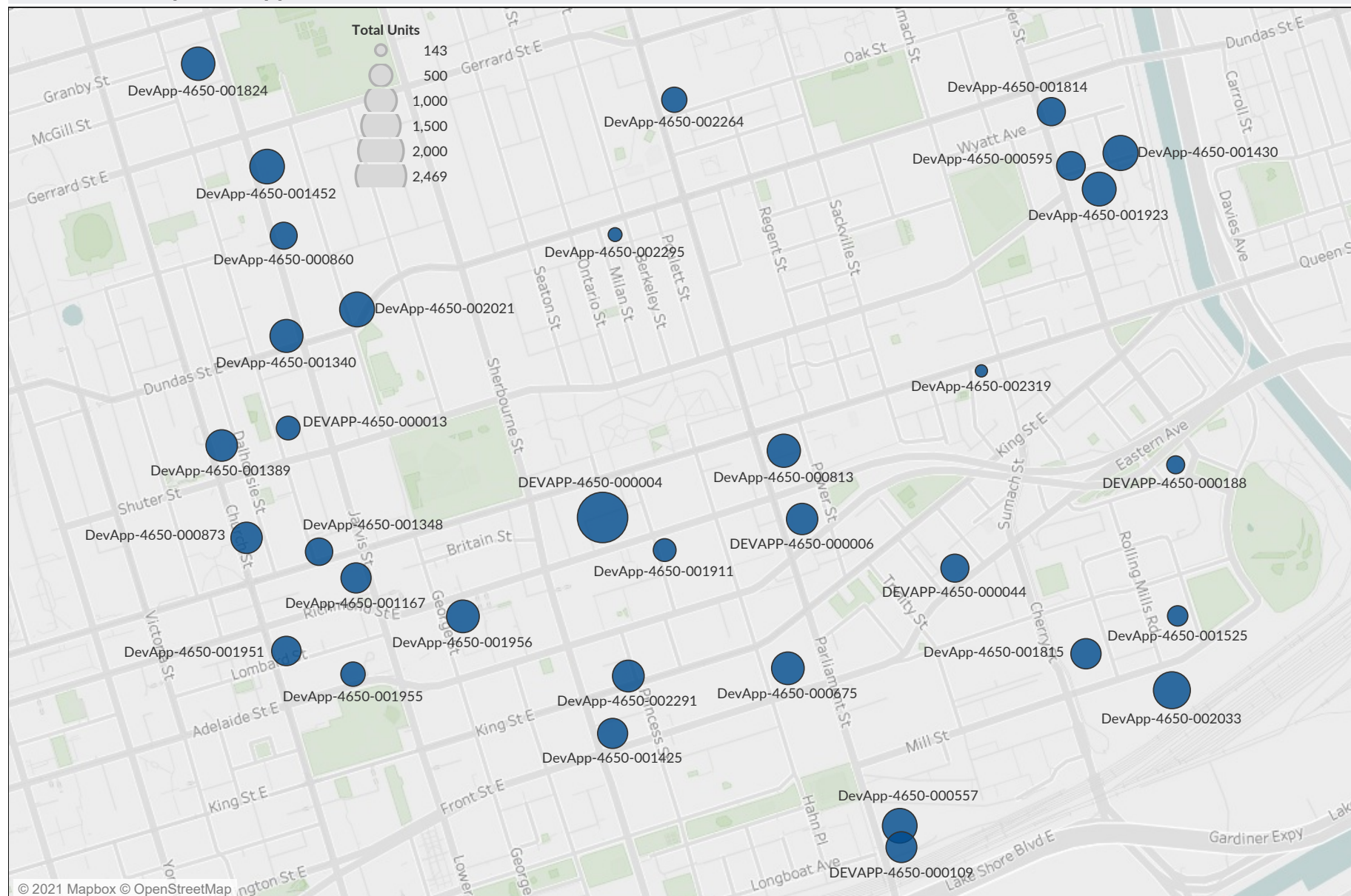
Downtown East Submarket Report - May 2021

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
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	0	20	10	569	\$1,319	\$1,550
Artsy Boutique Condominiums - Daniels Corporation	Apartment	June 2022	4	11	27	113	\$1,074	\$1,058
Artworks Tower - Daniels Corporation	Apartment	June 2022	0	6	8	349	\$843	\$1,062
Bauhaus - Lamb Development Corp.	Apartment	February 2025	0	29	87	218	\$0	\$1,402
Canary Commons - DREAM	Apartment	January 2022	0	7	3	389	\$839	\$1,187
Canary House - Kilmer Group and DREAM	Apartment	September 2024	0	175	31	206	\$1,239	\$1,228
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	1	4	3	159	\$793	\$1,129
Home - Great Gulf and Hullmark Developments Limited	Apartment	November 2021	0	2	37	505	\$619	\$1,143
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	August 2021	2	3	12	222	\$938	\$1,155
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July 2024	10	111	50	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	14	25	160	428	\$1,373	\$1,331
PRIME Condominiums - CentreCourt Developments Inc. and ..	Apartment	June 2024	66	506	89	595	\$1,379	\$1,291
River & Fifth Condos - Broccolini	Apartment	March 2024	0	0	30	580	\$1,109	\$1,338
Saint - Minto Developments	Apartment	April 2024	1	34	38	418	\$1,230	\$1,288
Stanley Church + Carlton - Tribute Communities	Apartment	June 2020	7	7	15	514	\$647	\$1,186
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	\$1,189

Downtown East Submarket Report - May 2021

Current Development Applications



Downtown East Submarket Report - May 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000004	245 Queen Street East	12.2	2,469
DEVAPP-4650-000006	48 Power Street	9.3	951
DEVAPP-4650-000013	59 - 71 Mutual Street	20.6	543
DEVAPP-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street	10.1	760
DEVAPP-4650-000109	31 Parliament Street	14.8	923
DEVAPP-4650-000188	170 Eastern Avenue	6.2	311
DevApp-4650-000557	33 - 37 Parliament Street	10.8	1,164
DevApp-4650-000595	83 River Street	19.9	795
DevApp-4650-000675	250 Front Street East	9.1	1,032
DevApp-4650-000813	161 Parliament Street	10.4	1,070
DevApp-4650-000860	295 Jarvis Street	29.3	702
DevApp-4650-000873	139 Church Street	23.8	950
DevApp-4650-001167	133 Queen Street East	20.5	880
DevApp-4650-001340	202 Jarvis Street	13.7	1,053
DevApp-4650-001348	90 Queen Street East	23.4	725
DevApp-4650-001389	193 Church Street	21.1	962
DevApp-4650-001425	33 Sherbourne Street	16.4	878
DevApp-4650-001430	5 Defries Street	8.2	1,190
DevApp-4650-001452	319 - 323 Jarvis Street	33.0	1,158
DevApp-4650-001525	475 Front Street East	4.3	401
DevApp-4650-001814	111 River Street	19.7	765
DevApp-4650-001815	409 Front Street East	4.2	886
DevApp-4650-001824	308 Jarvis Street	10.1	1,079
DevApp-4650-001911	75 Ontario Street	15.2	502
DevApp-4650-001923	77 River Street	8.6	1,105
DevApp-4650-001951	89 Church Street	29.5	837
DevApp-4650-001955	110 Adelaide Street East	19.1	574
DevApp-4650-001956	231 Richmond Street East	10.6	1,036
DevApp-4650-002021	218 Dundas Street East	14.5	1,176
DevApp-4650-002033	125R Mill Street	10.2	1,322
DevApp-4650-002264	365 Parliament Street	5.7	614
DevApp-4650-002291	236 King Street East	17.4	976
DevApp-4650-002295	401 Dundas Street East	5.3	184
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	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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