

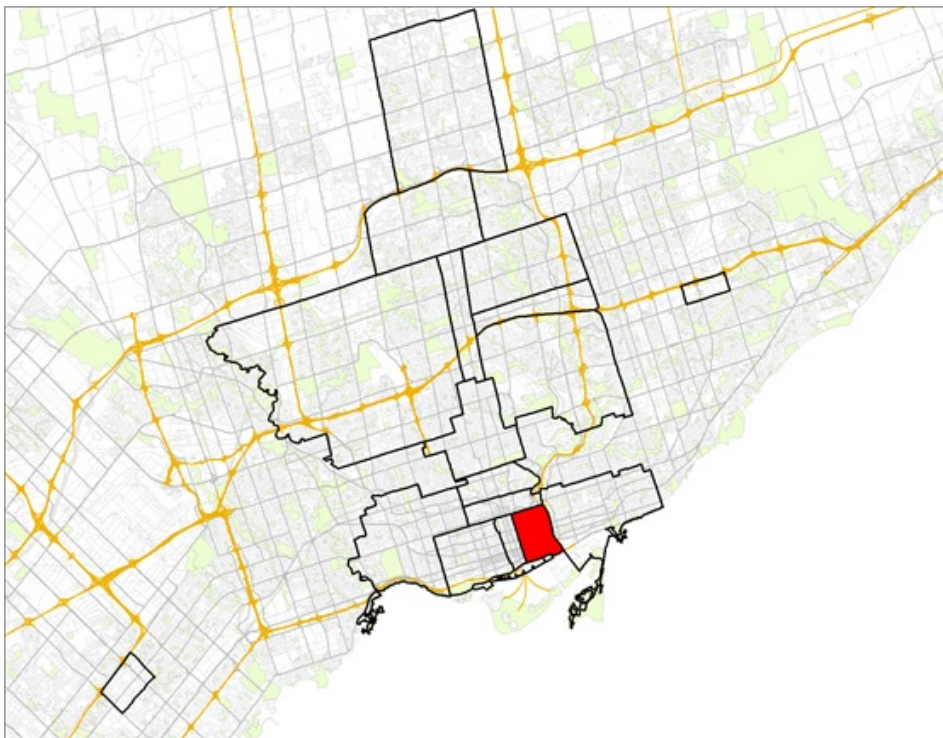


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of June 2021



Downtown East Submarket Report - June 2021



Downtown East		GTA
Active Projects	20	334
Total Units	7,051	85,993
Total Sales	6,427	76,497
Rem. Inv.	624	9,496
Avg. \$/SF	\$1,270	\$1,224
Avg. Project \$/SF	\$1,214	\$1,102
Avg. SF	815	994
Avg. \$	\$1,034,349	\$1,215,921
Current Month Sales (incl. active & sold out)	66	2,775

Development Applications

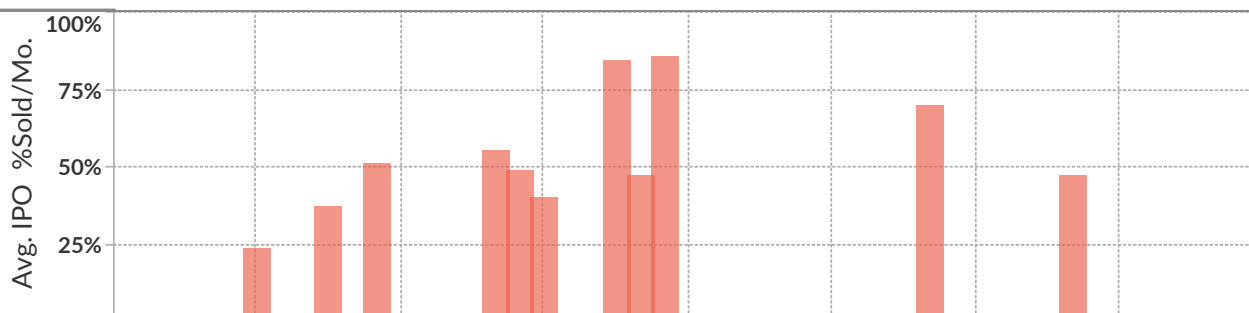
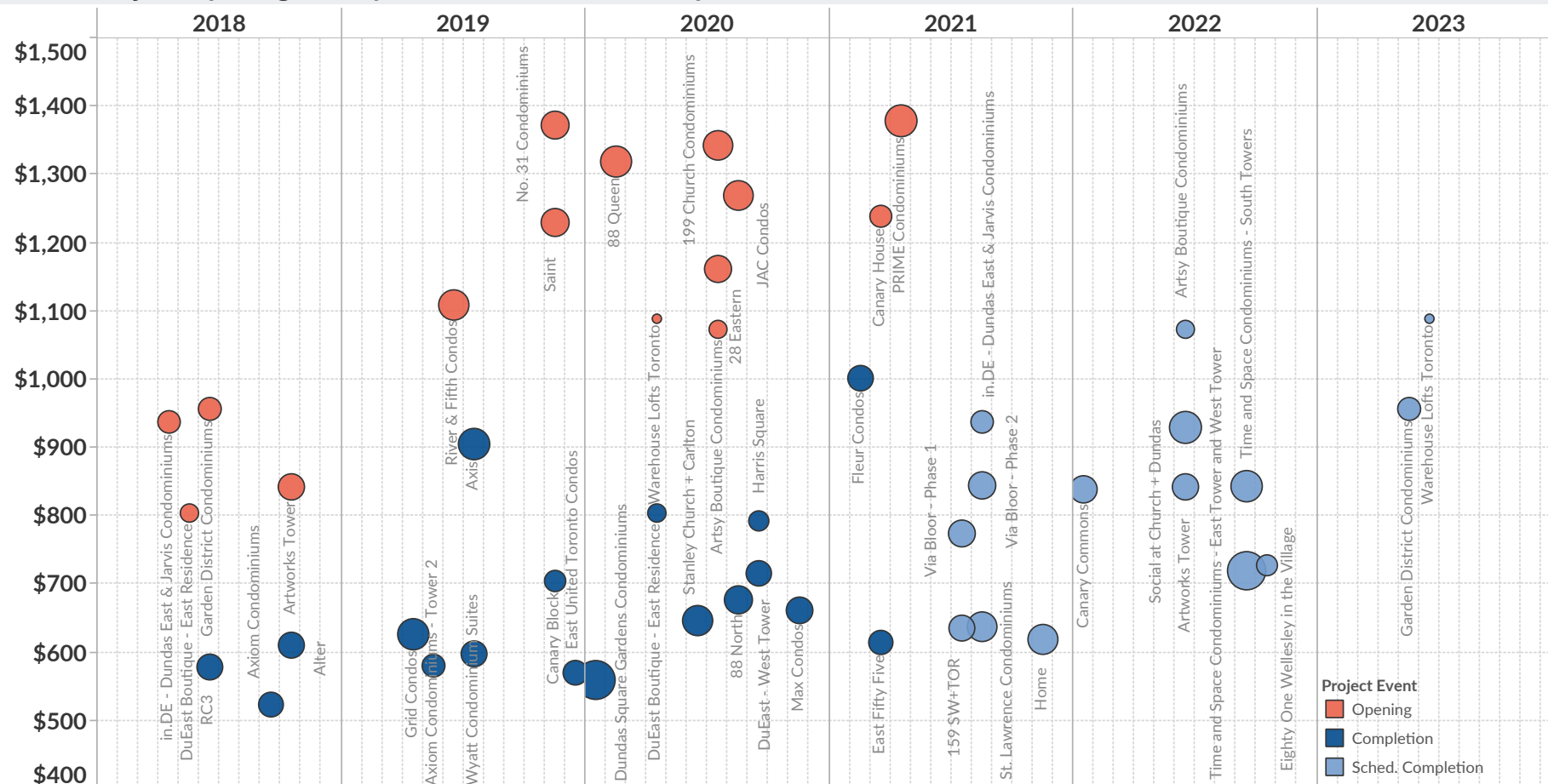
Downtown East		City of Toronto
Number of Dev. Apps.	33	504
Total Units	15,684	276,211
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	61.7
Avg. Floor Space Index	10.1	6.8

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

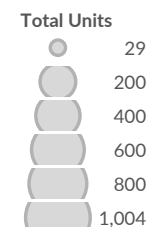


Downtown East Submarket Report - June 2021

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.



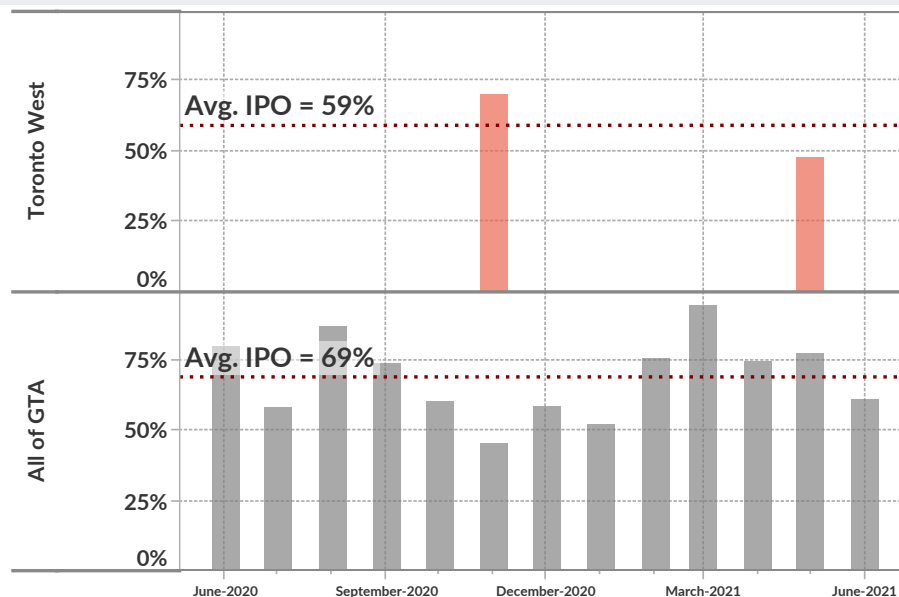
Downtown East Submarket Report - June 2021

Project Data by Unit Type

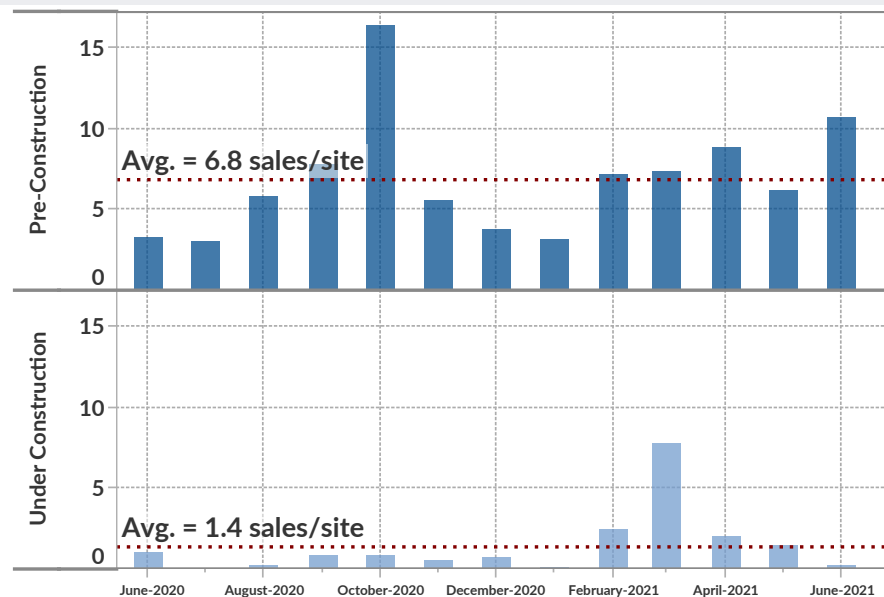
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	491	1	479	12
1 Bedroom	1,692	16	1,601	91
1 Bedroom + Den	1,843	20	1,801	42
2 Bedroom	1,850	25	1,597	253
2 Bedroom + Den	485	3	416	69
3 Bedroom & Up	659	1	519	140
Penthouse	22	0	10	12
Other	9	0	4	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,461	335	454	\$449,990	\$620,900
\$1,335	444	751	\$467,000	\$910,900
\$1,263	520	825	\$668,900	\$987,000
\$1,285	610	1,803	\$799,990	\$1,818,000
\$1,292	629	1,471	\$849,900	\$1,933,900
\$1,224	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)

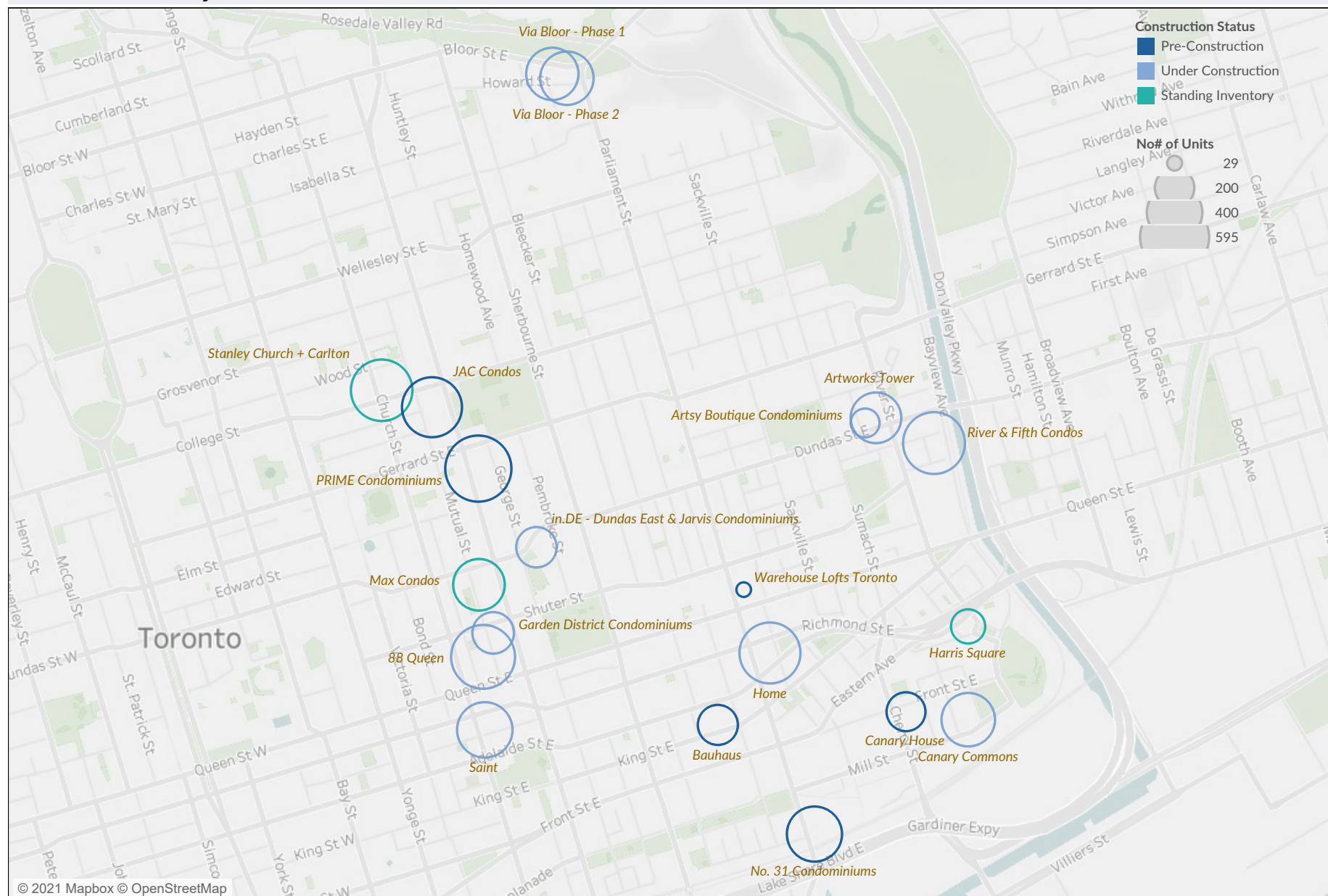


Post Launch Absorption: Downtown East



Downtown East Submarket Report - June 2021

Current Active Projects



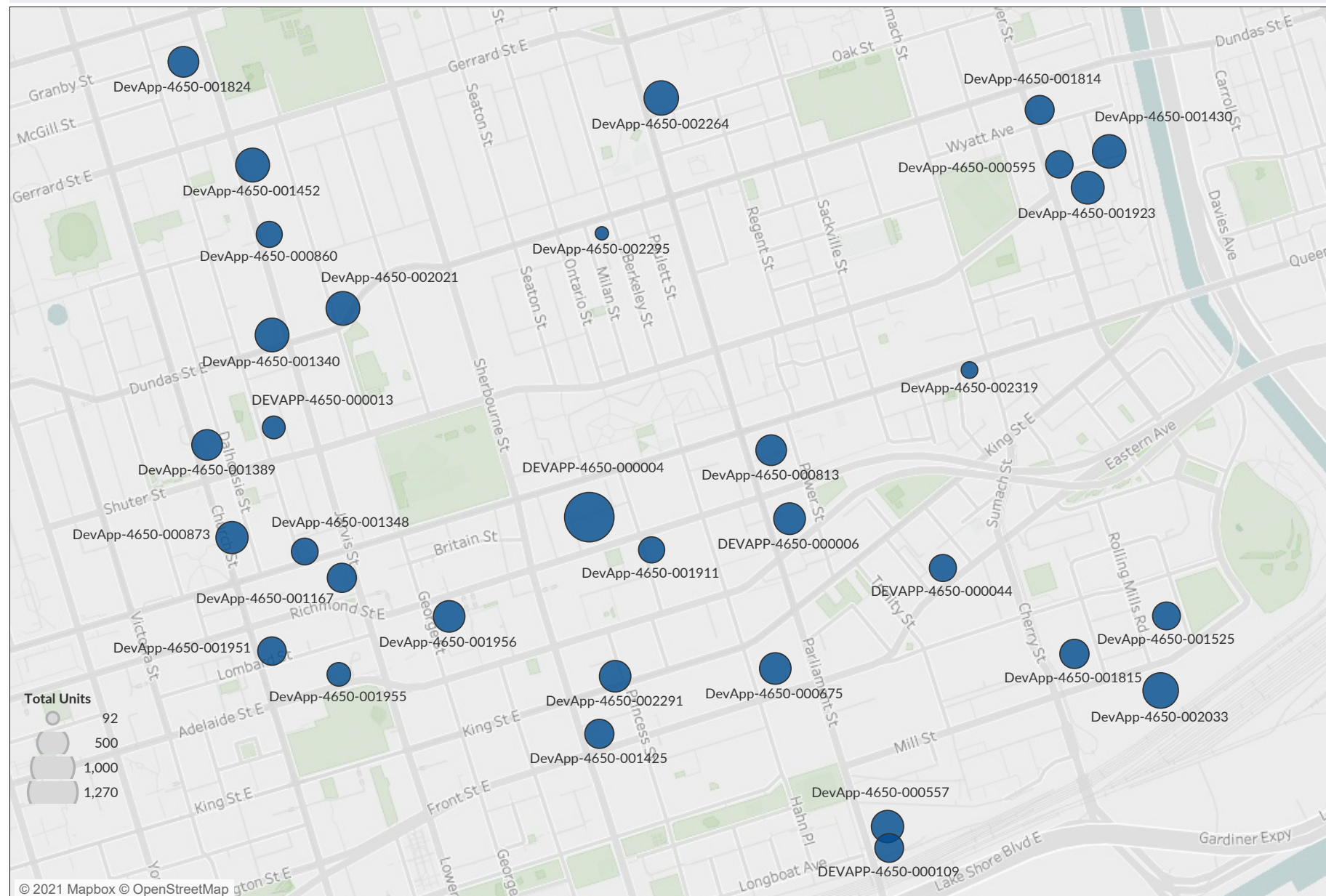
Downtown East Submarket Report - June 2021

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	1	21	10	555	\$1,319	\$1,550
Artsy Boutique Condominiums - Daniels Corporation	Apartment	June-2022	0	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	5	34	82	218	\$0	\$1,404
Canary Commons - DREAM	Apartment	January-2022	0	7	3	389	\$839	\$1,187
Canary House - Kilmer Group and DREAM	Apartment	September-2024	3	161	45	206	\$1,239	\$1,291
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May-2023	1	1	22	235	\$957	\$1,228
Harris Square - Urban Capital Property Group	Apartment	September-2020	0	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	0	3	12	222	\$938	\$1,155
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July-2024	21	114	47	489	\$1,270	\$1,289
Max Condos - Tribute Communities	Apartment	November-2020	0	1	5	362	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May-2024	7	32	153	413	\$1,373	\$1,331
PRIME Condominiums - CentreCourt Developments Inc. and ..	Apartment	June-2024	28	534	61	595	\$1,379	\$1,286
River & Fifth Condos - Broccolini	Apartment	March-2024	0	0	30	520	\$1,109	\$1,338
Saint - Minto Developments	Apartment	April-2024	0	34	38	418	\$1,230	\$1,288
Stanley Church + Carlton - Tribute Communities	Apartment	June-2020	0	7	15	514	\$647	\$1,234
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	3	5	29	\$1,089	\$1,085

Downtown East Submarket Report - June 2021

Current Development Applications



Downtown East Submarket Report - June 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000004	245 Queen Street East	12.2	1,270
DEVAPP-4650-000006	48 Power Street	9.3	520
DEVAPP-4650-000013	59 - 71 Mutual Street	20.6	268
DEVAPP-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street	10.1	379
DEVAPP-4650-000109	31 Parliament Street	14.8	428
DevApp-4650-000557	33 - 37 Parliament Street	10.8	542
DevApp-4650-000595	83 River Street	17.7	388
DevApp-4650-000675	250 Front Street East	9.1	516
DevApp-4650-000813	161 Parliament Street	10.4	486
DevApp-4650-000860	295 Jarvis Street	29.3	351
DevApp-4650-000873	139 Church Street	23.8	536
DevApp-4650-001167	133 Queen Street East	20.5	440
DevApp-4650-001340	202 Jarvis Street	14.4	589
DevApp-4650-001348	90 Queen Street East	23.4	369
DevApp-4650-001389	193 Church Street	21.1	484
DevApp-4650-001425	33 Sherbourne Street	16.4	439
DevApp-4650-001430	5 Defries Street	8.2	580
DevApp-4650-001452	319 - 323 Jarvis Street	33.0	595
DevApp-4650-001525	475 Front Street East	4.3	401
DevApp-4650-001814	111 River Street	19.3	433
DevApp-4650-001815	409 Front Street East	4.2	443
DevApp-4650-001824	308 Jarvis Street	10.1	489
DevApp-4650-001911	75 Ontario Street	19.6	354
DevApp-4650-001923	77 River Street	8.6	558
DevApp-4650-001951	89 Church Street	29.5	418
DevApp-4650-001955	110 Adelaide Street East	19.1	287
DevApp-4650-001956	231 Richmond Street East	10.6	516
DevApp-4650-002021	218 Dundas Street East	14.5	588
DevApp-4650-002033	125R Mill Street	11.3	654
DevApp-4650-002264	365 Parliament Street	5.7	614
DevApp-4650-002291	236 King Street East	17.2	514
DevApp-4650-002295	401 Dundas Street East	5.3	92
DevApp-4650-002319	471 Queen Street East	11.1	143

Downtown East Submarket Report - June 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	• 21	• 16	• 4,890	• 4,515	• 375	• \$2,202	• 1,598	• \$3,518,803	• 8,821
Central Waterfront	• 26	• 9	• 4,708	• 3,952	• 756	• \$1,523	• 1,060	• \$1,614,087	• 17,819
Don Mills - York Mills	• 19	• 12	• 3,515	• 3,292	• 223	• \$978	• 1,097	• \$1,072,317	• 14,305
Downtown Core	• 10	• 8	• 4,591	• 4,312	• 279	• \$1,816	• 826	• \$1,500,069	• 18,361
Downtown East	• 66	• 20	• 7,051	• 6,427	• 624	• \$1,270	• 815	• \$1,034,349	• 15,684
Downtown West	• 45	• 25	• 8,311	• 7,370	• 941	• \$1,492	• 905	• \$1,350,195	• 19,758
Etobicoke Waterfront	• 4	• 1	• 493	• 477	• 16	• \$1,343	• 860	• \$1,154,463	• 7,504
Highway7 - Yonge	• 43	• 6	• 1,384	• 1,166	• 218	• \$781	• 1,218	• \$951,434	•
Mississauga City Centre	• 457	• 12	• 7,258	• 6,790	• 468	• \$1,014	• 848	• \$860,515	•
North Toronto	• 64	• 16	• 3,735	• 3,264	• 471	• \$1,325	• 912	• \$1,208,059	• 14,291
North Yonge Corridor	• 3	• 6	• 1,591	• 1,532	• 59	• \$1,202	• 853	• \$1,026,082	• 8,190
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 206
North York West	• 19	• 10	• 1,227	• 1,008	• 219	• \$1,275	• 1,581	• \$2,016,012	• 23,111
Not Applicable	• 1,887	• 134	• 26,251	• 22,974	• 3,277	• \$883	• 947	• \$835,841	• 97,066
Scarborough City Centre									• 3,039
Sheppard Corridor	• 8	• 11	• 2,426	• 2,148	• 278	• \$1,119	• 1,010	• \$1,130,786	• 7,827
Thornhill	• 43	• 8	• 1,967	• 1,747	• 220	• \$1,068	• 1,165	• \$1,244,038	•
Toronto East	• 7	• 11	• 1,322	• 1,211	• 111	• \$1,124	• 980	• \$1,101,314	• 3,301
Toronto West	• 45	• 19	• 3,734	• 3,029	• 705	• \$1,206	• 899	• \$1,084,399	• 16,997
Yonge - St. Clair	• 8	• 8	• 1,012	• 758	• 254	• \$1,664	• 1,217	• \$2,025,161	• 3,470

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