

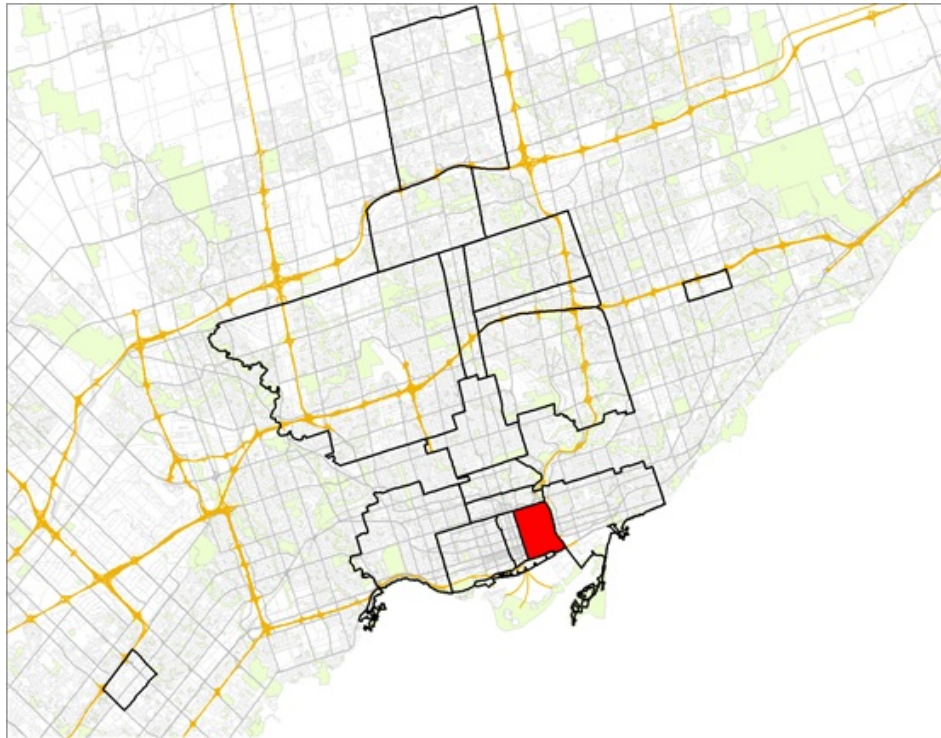


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of October 2021



Downtown East Submarket Report - October 2021



Downtown East		GTA
Active Projects	22	354
Total Units	7,812	91,632
Total Sales	6,933	79,659
Rem. Inv.	879	11,973
Avg. \$/SF	\$1,296	\$1,323
Avg. Project \$/SF	\$1,229	\$1,136
Avg. SF	752	901
Avg. \$	\$974,044	\$1,192,469
Current Month Sales (incl. active & sold out)	298	3,168

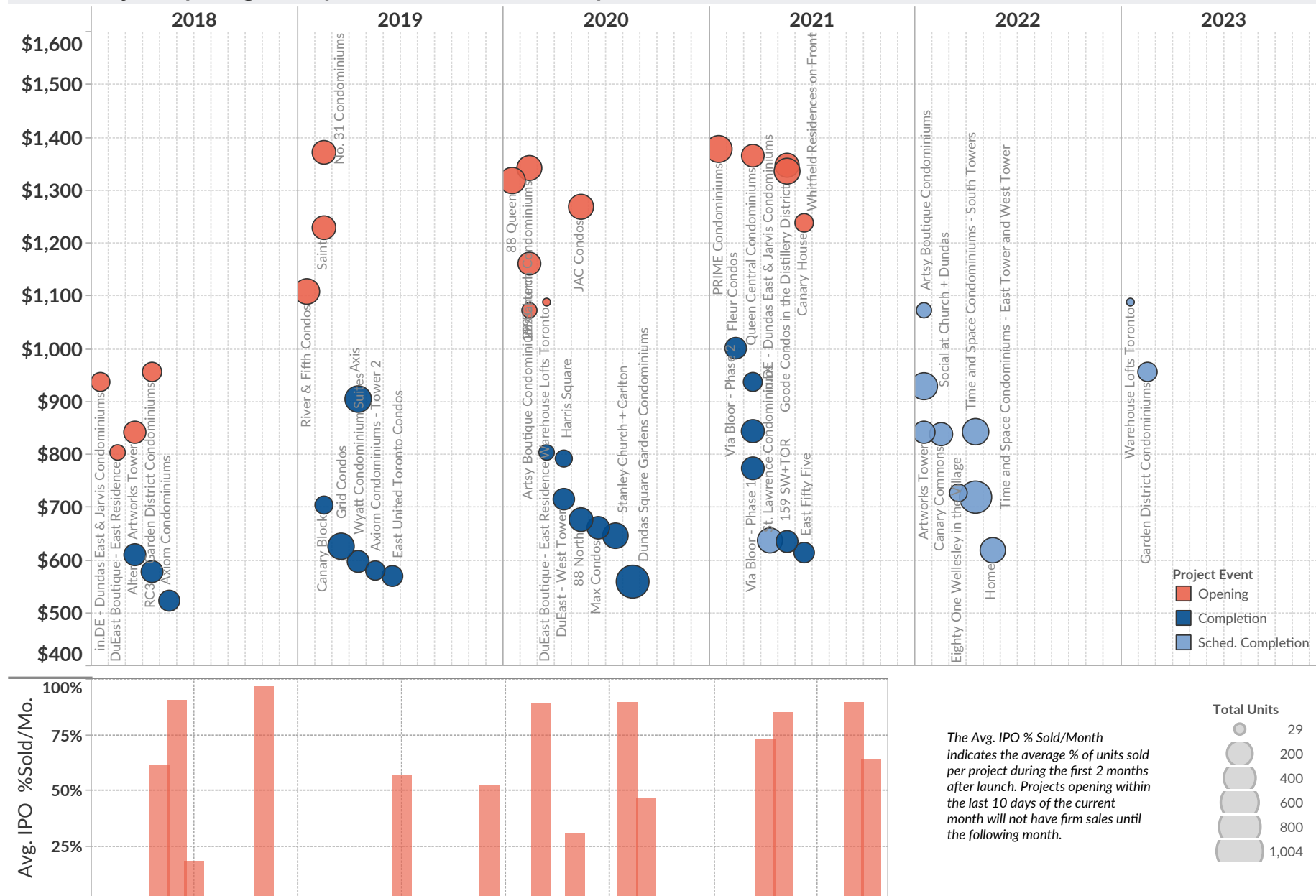
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	41	589
Total Units	33,489	602,633
Min. Density	0.0	0.0
Max. Density	29.5	620.0
Avg. Density	9.8	7.7

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



Downtown East Submarket Report - October 2021

Recent Project Openings, Completions & Scheduled Completions



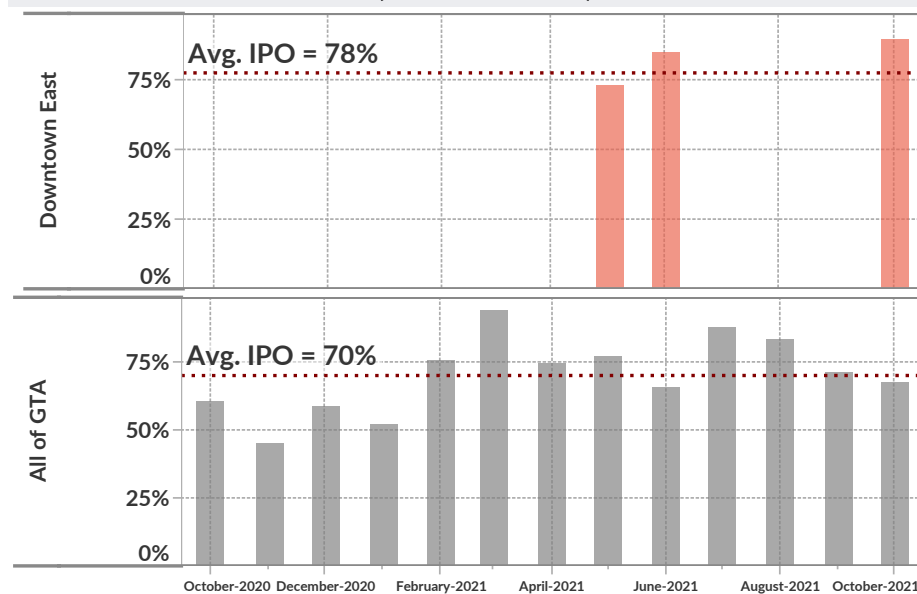
Downtown East Submarket Report - October 2021

Project Data by Unit Type

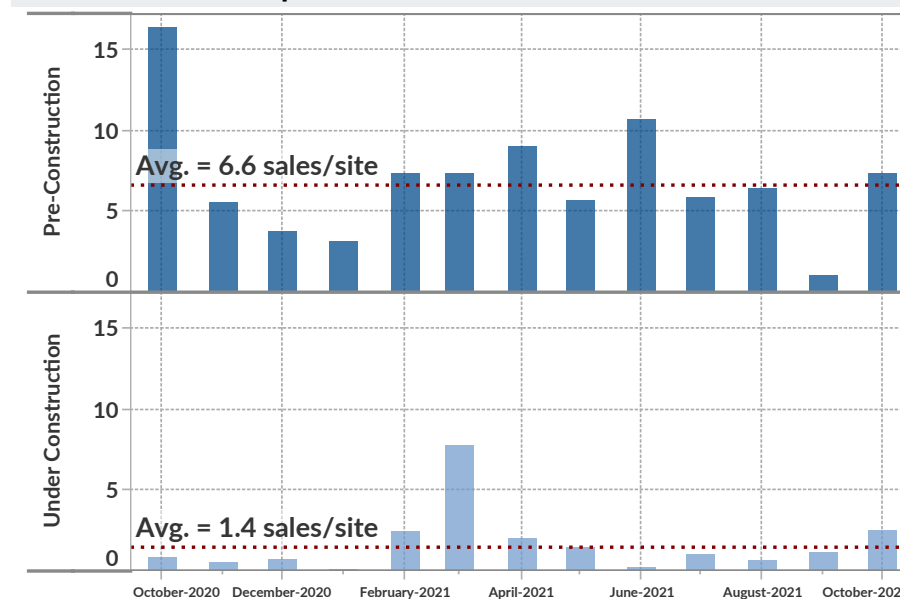
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	618	36	579	39
1 Bedroom	2,140	167	1,888	252
1 Bedroom + Den	1,781	14	1,732	49
2 Bedroom	1,949	61	1,694	255
2 Bedroom + Den	496	0	430	66
3 Bedroom & Up	797	20	596	201
Penthouse	22	0	10	12
Other	9	0	4	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,464	335	454	\$449,990	\$609,990
\$1,372	417	751	\$496,000	\$910,900
\$1,318	512	825	\$680,000	\$990,000
\$1,303	612	1,803	\$779,990	\$1,818,000
\$1,302	629	1,471	\$849,900	\$1,933,900
\$1,230	767	1,579	\$952,900	\$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)

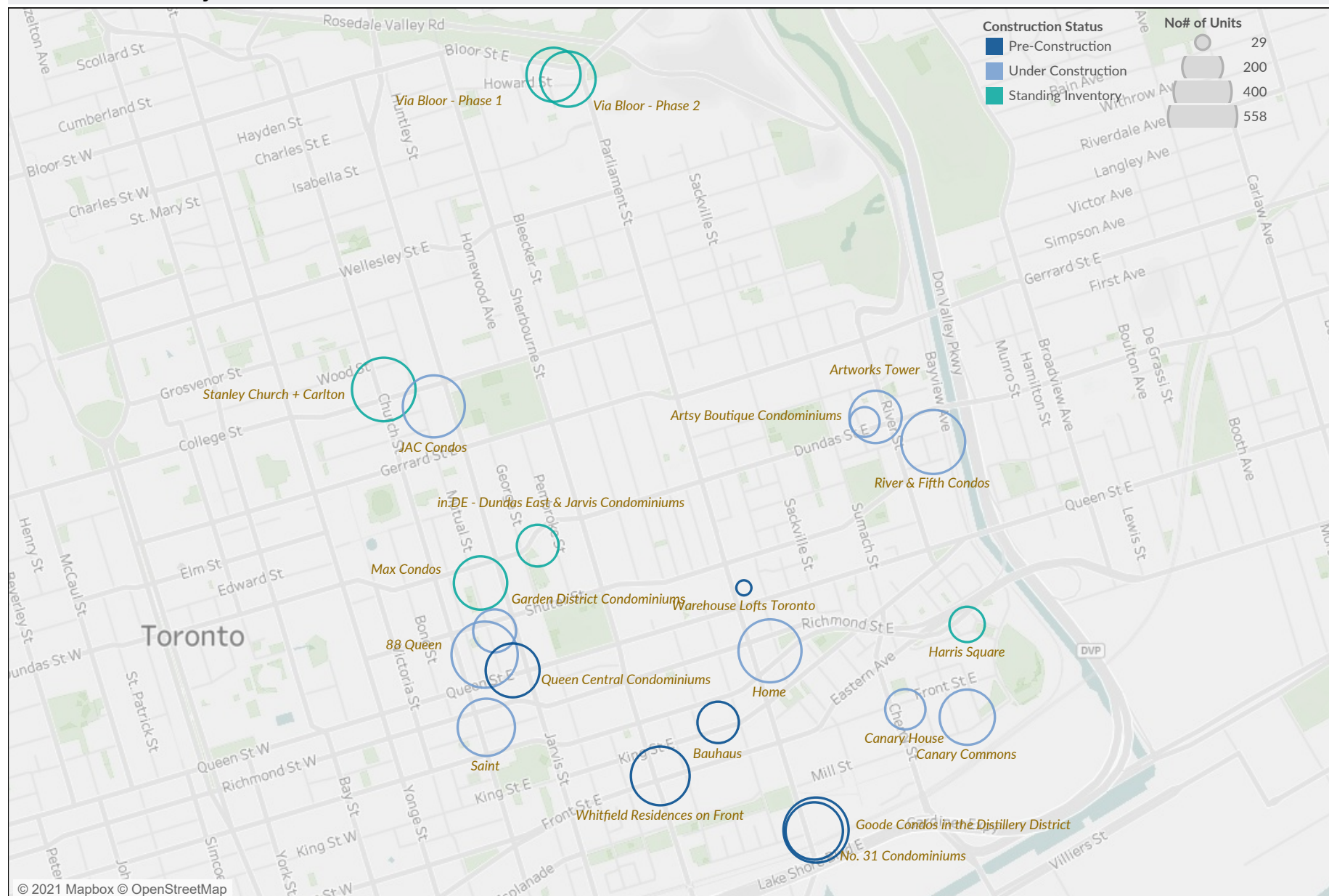


Post Launch Absorption: Downtown East



Downtown East Submarket Report - October 2021

Current Active Projects



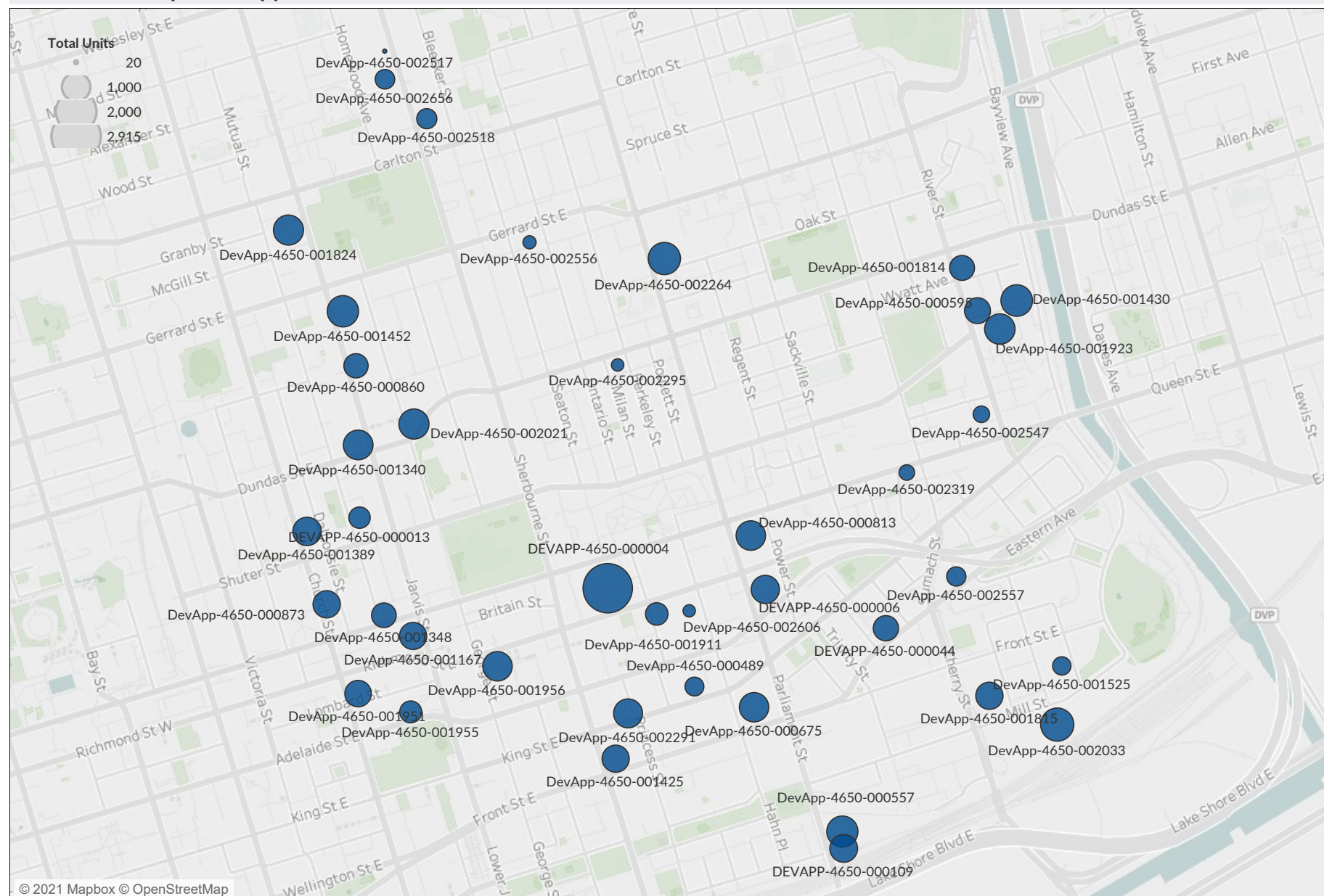
Downtown East Submarket Report - October 2021

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	28	6	558	\$1,319	\$1,623
Artsy Boutique Condominiums - Daniels Corporation	Apartment	June-2022	12	23	15	113	\$1,074	\$1,029
Artworks Tower - Daniels Corporation	Apartment	June-2022	2	8	6	349	\$843	\$1,045
Bauhaus - Lamb Development Corp.	Apartment	February-2025	4	40	76	218	\$0	\$1,347
Canary Commons - DREAM	Apartment	January-2022	0	7	3	389	\$839	\$1,188
Canary House - Kilmer Group and DREAM	Apartment	September-2024	1	167	39	206	\$1,239	\$1,289
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May-2023	2	7	23	235	\$957	\$1,249
Goode Condos in the Distillery District - Graywood Developm..	Apartment	May-2025	16	381	159	540	\$1,337	\$1,302
Harris Square - Urban Capital Property Group	Apartment	September-2020	0	4	3	159	\$793	\$1,129
Home - Great Gulf and Hullmark Developments Limited	Apartment	February-2022	1	4	35	505	\$619	\$1,136
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	August-2021	0	4	11	222	\$938	\$1,212
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July-2024	0	114	47	489	\$1,270	\$1,253
Max Condos - Tribute Communities	Apartment	November-2020	0	2	4	362	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May-2024	0	57	134	418	\$1,373	\$1,412
Queen Central Condominiums - Parallax Development Corpor..	Apartment	February-2025	18	349	20	369	\$1,366	\$1,284
River & Fifth Condos - Broccolini	Apartment	March-2024	0	0	30	520	\$1,109	\$1,338
Saint - Minto Developments	Apartment	April-2024	1	38	34	418	\$1,230	\$1,278
Stanley Church + Carlton - Tribute Communities	Apartment	June-2020	0	11	11	514	\$647	\$1,260
Via Bloor - Phase 1 - Tridel	Apartment	August-2021	0	2	11	372	\$775	\$1,038
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
Whitfield Residences on Front - Menkes and Core Developme..	Apartment	May-2025	241	241	198	439	\$1,348	\$1,352

Downtown East Submarket Report - October 2021

Current Development Applications



Downtown East Submarket Report - October 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000004	245 Queen Street East	12.2	2,915
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	9.9	760
DEVAPP-4650-000109	31 Parliament Street	14.8	923
DevApp-4650-000489	284 King Street East	15.8	424
DevApp-4650-000557	33 - 37 Parliament Street	10.8	1,164
DevApp-4650-000595	83 River Street	17.7	798
DevApp-4650-000675	250 Front Street East	9.1	1,032
DevApp-4650-000813	161 Parliament Street	10.2	1,037
DevApp-4650-000860	295 Jarvis Street	29.3	702
DevApp-4650-000873	139 Church Street	23.6	887
DevApp-4650-001167	133 Queen Street East	20.5	880
DevApp-4650-001340	202 Jarvis Street	14.4	1,053
DevApp-4650-001348	90 Queen Street East	23.3	725
DevApp-4650-001389	193 Church Street	21.1	962
DevApp-4650-001425	33 Sherbourne Street	15.6	878
DevApp-4650-001430	5 Defries Street	8.2	1,190
DevApp-4650-001452	319 - 323 Jarvis Street	33.0	1,175
DevApp-4650-001525	475 Front Street East	4.3	401
DevApp-4650-001814	111 River Street	19.3	742
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	19.6	605
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	12.8	1,083
DevApp-4650-002033	125R Mill Street	11.3	1,315
DevApp-4650-002264	365 Parliament Street	5.7	1,242
DevApp-4650-002291	236 King Street East	17.2	1,002
DevApp-4650-002295	401 Dundas Street East	5.3	184
DevApp-4650-002319	471 Queen Street East	11.1	286
DevApp-4650-002517	422 Sherbourne Street	0.9	20
DevApp-4650-002518	383 Sherbourne Street	18.0	483
DevApp-4650-002547	28 River Street	10.2	324
DevApp-4650-002556	227 Gerrard Street East	5.4	206
DevApp-4650-002557	1 Sumach Street	10.4	443
DevApp-4650-002606	102 Berkeley Street	12.1	181
DevApp-4650-002656	410 Sherbourne Street	13.3	456

Downtown East Submarket Report - October 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	185	18	5,500	3,965	1,535	\$2,151	876	\$1,884,236	20,583
Central Waterfront	29	9	4,708	4,043	665	\$1,565	1,074	\$1,680,508	38,576
Don Mills - York Mills	7	12	3,368	3,157	211	\$987	1,099	\$1,084,331	27,166
Downtown Core	21	7	3,756	3,562	194	\$1,898	875	\$1,661,367	39,519
Downtown East	298	22	7,812	6,933	879	\$1,296	752	\$974,044	33,489
Downtown West	74	26	8,763	7,603	1,160	\$1,485	837	\$1,243,666	37,171
Etobicoke Waterfront	3	1	503	497	6	\$1,429	466	\$665,900	15,600
Highway7 - Yonge	187	7	1,775	1,645	130	\$896	951	\$851,963	31,788
Mississauga City Centre	47	12	7,424	7,047	377	\$1,056	870	\$918,561	13,261
North Toronto	63	18	4,044	3,377	667	\$1,345	971	\$1,305,863	412
North Yonge Corridor	87	5	1,540	1,311	229	\$1,403	717	\$1,006,634	40,355
North York East	0	2	527	526	1	\$949	1,028	\$974,900	209,731
North York West	220	10	1,522	1,249	273	\$1,275	1,246	\$1,587,983	20,900
Not Applicable	1,854	148	29,867	25,422	4,445	\$962	850	\$817,394	13,104
Scarborough City Centre									15,227
Sheppard Corridor	15	10	2,214	2,003	211	\$1,129	1,021	\$1,153,064	38,435
Thornhill	20	7	1,659	1,498	161	\$1,058	1,205	\$1,274,913	7,316
Toronto East	6	12	1,521	1,449	72	\$1,180	1,056	\$1,246,149	
Toronto West	50	20	4,080	3,561	519	\$1,208	959	\$1,157,958	
Yonge - St. Clair	2	8	1,049	811	238	\$1,920	1,384	\$2,657,583	

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