

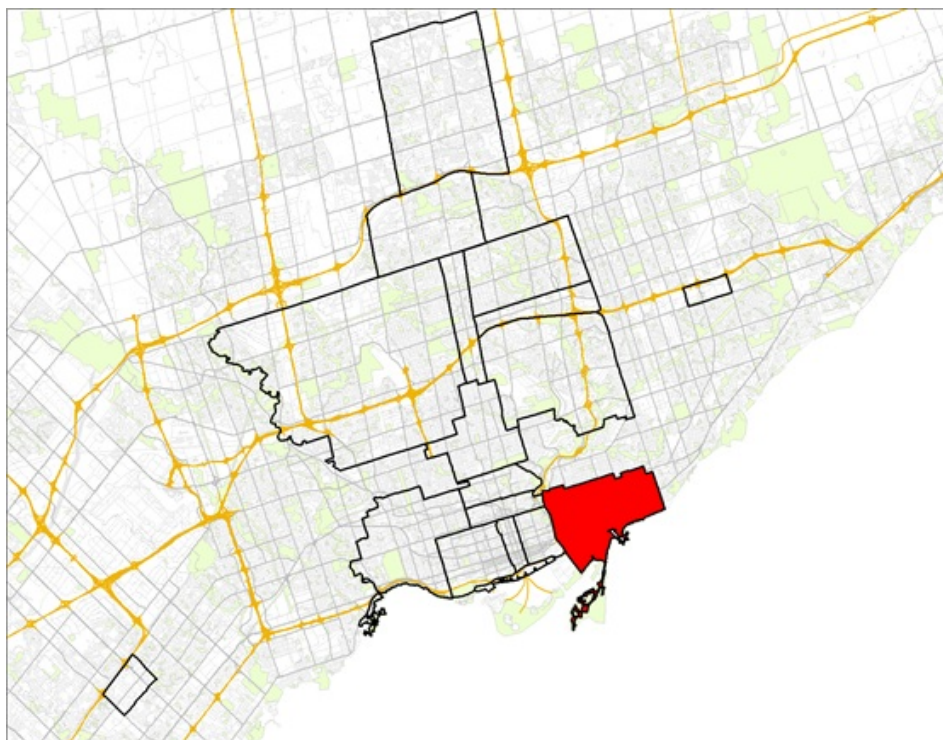


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of October 2021



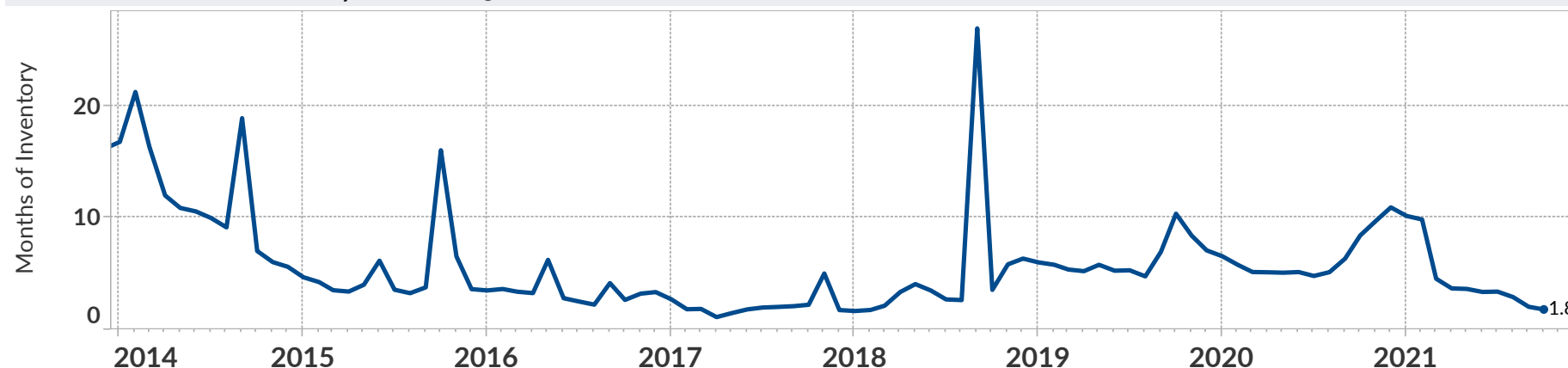
Toronto East Submarket Report - October 2021



Toronto East		GTA
Active Projects	12	354
Total Units	1,521	91,632
Total Sales	1,449	79,659
Rem. Inv.	72	11,973
Avg. \$/SF	\$1,180	\$1,323
Avg. Project \$/SF	\$1,167	\$1,136
Avg. SF	1,056	901
Avg. \$	\$1,246,149	\$1,192,469
Current Month Sales (incl. active & sold out)	6	3,168

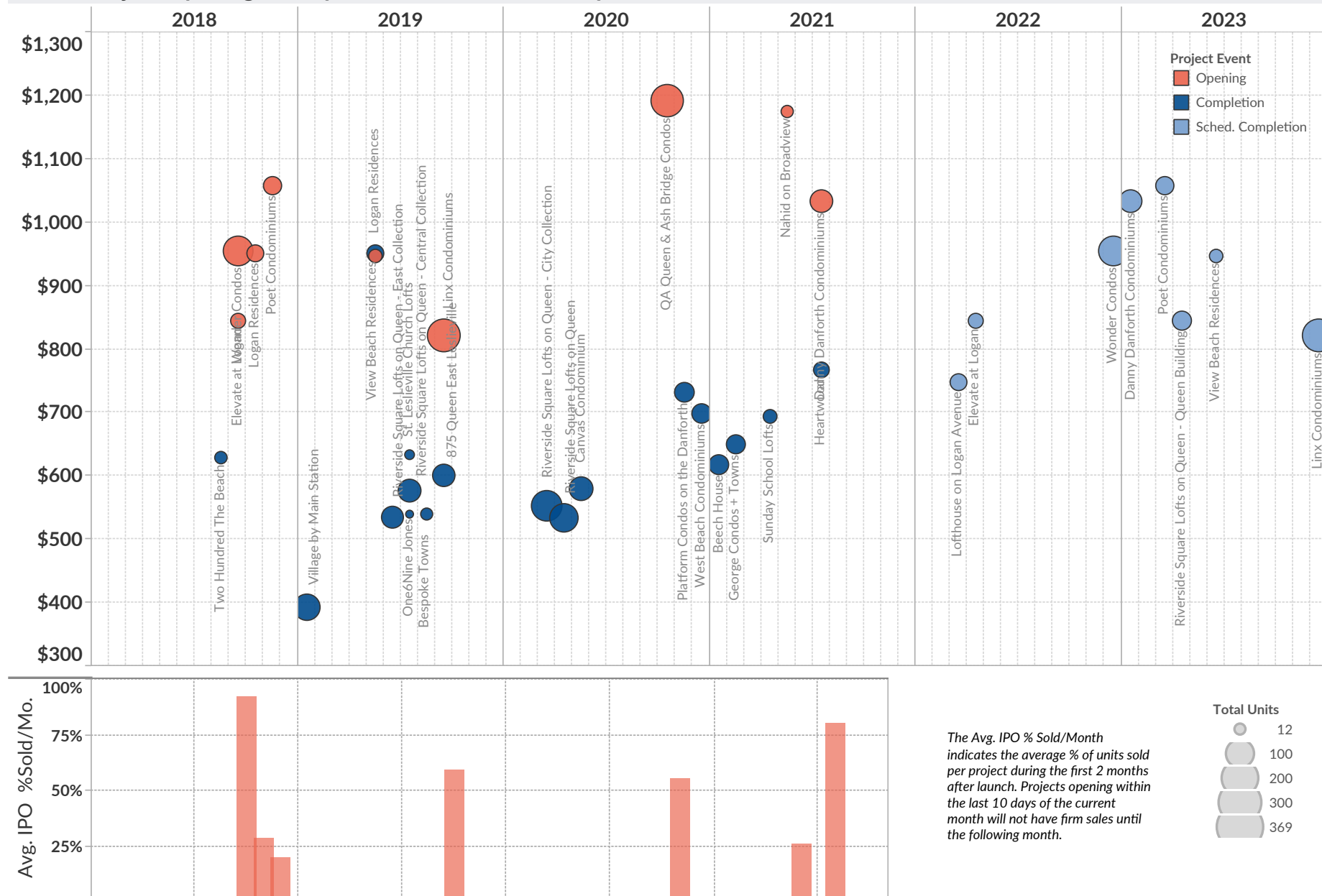
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	22	589
Total Units	15,227	602,633
Min. Density	1.0	0.0
Max. Density	13.4	620.0
Avg. Density	4.7	7.7

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



Toronto East Submarket Report - October 2021

Recent Project Openings, Completions & Scheduled Completions



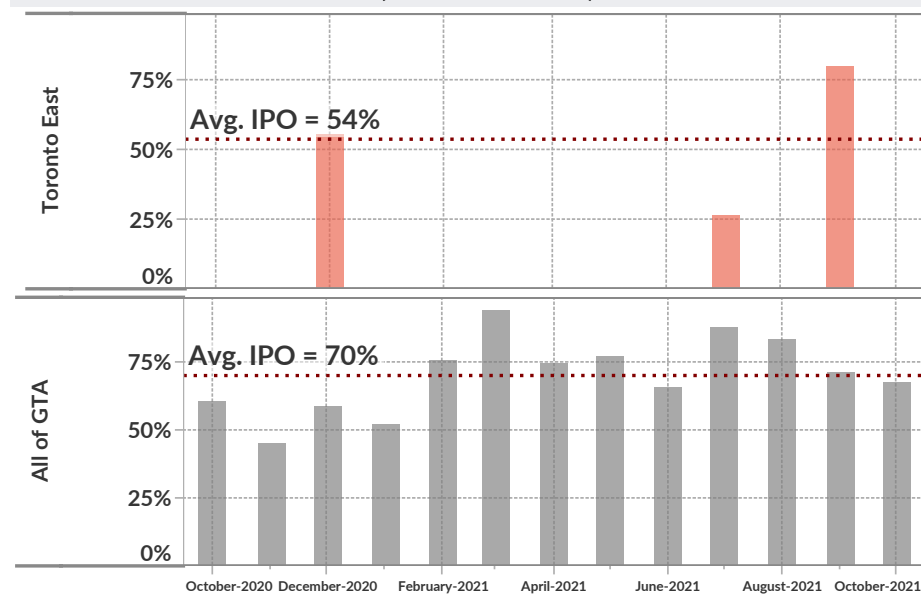
Toronto East Submarket Report - October 2021

Project Data by Unit Type

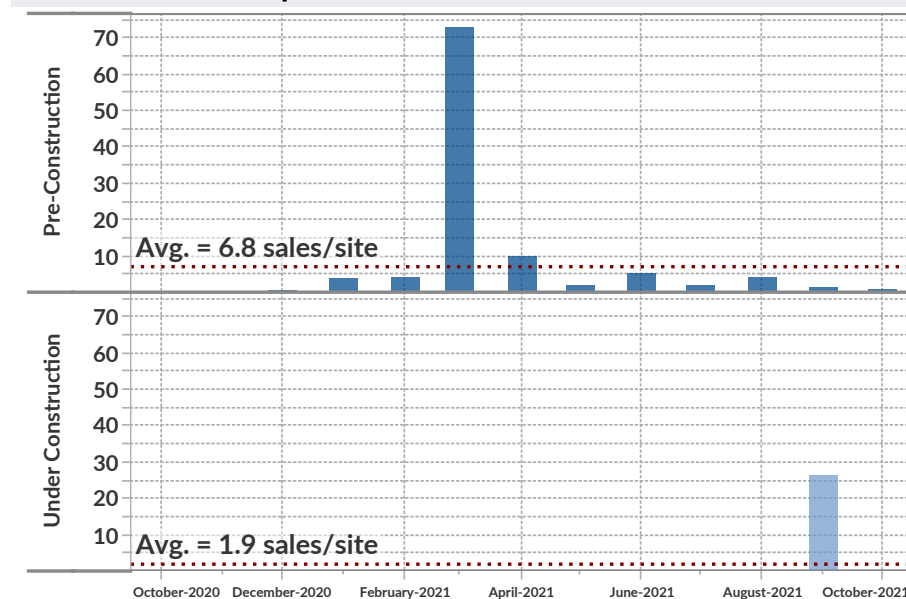
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	9	0	9	0
1 Bedroom	396	0	394	2
1 Bedroom + Den	319	2	317	2
2 Bedroom	481	1	462	19
2 Bedroom + Den	116	0	92	24
3 Bedroom & Up	129	3	110	19
Penthouse	30	0	28	2
Other	41	0	37	4

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,270	617	635	\$760,990	\$828,900
\$1,278	708	708	\$903,900	\$905,900
\$1,202	733	1,163	\$849,900	\$1,449,900
\$1,118	780	1,280	\$899,990	\$1,496,900
\$1,264	979	1,987	\$1,166,990	\$2,999,900
\$1,340	760	1,000	\$1,060,990	\$1,296,990
\$940	886	1,700	\$1,076,990	\$1,528,300

IPO Launch Performance (first 2 months)

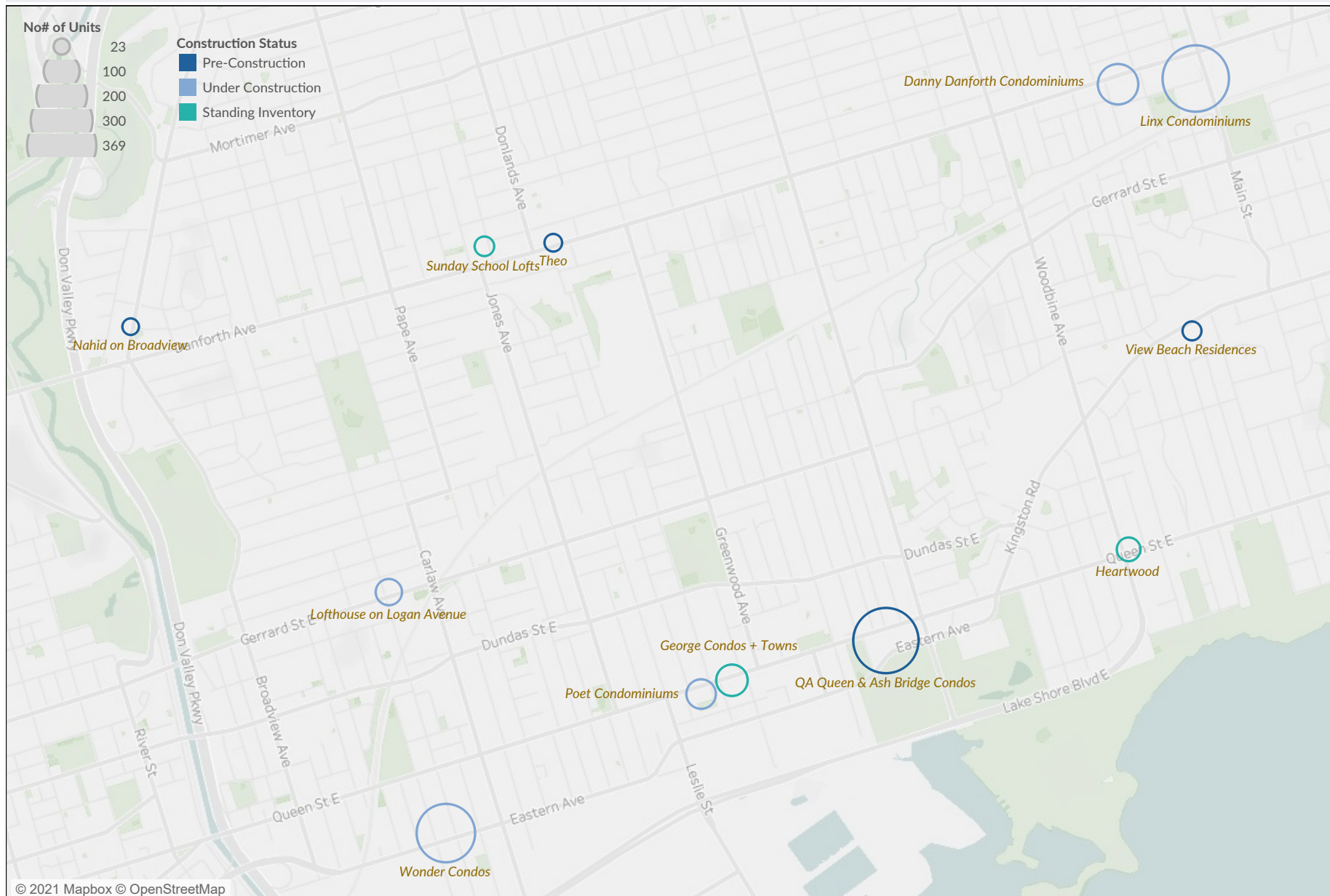


Post Launch Absorption: Toronto East



Toronto East Submarket Report - October 2021

Current Active Projects



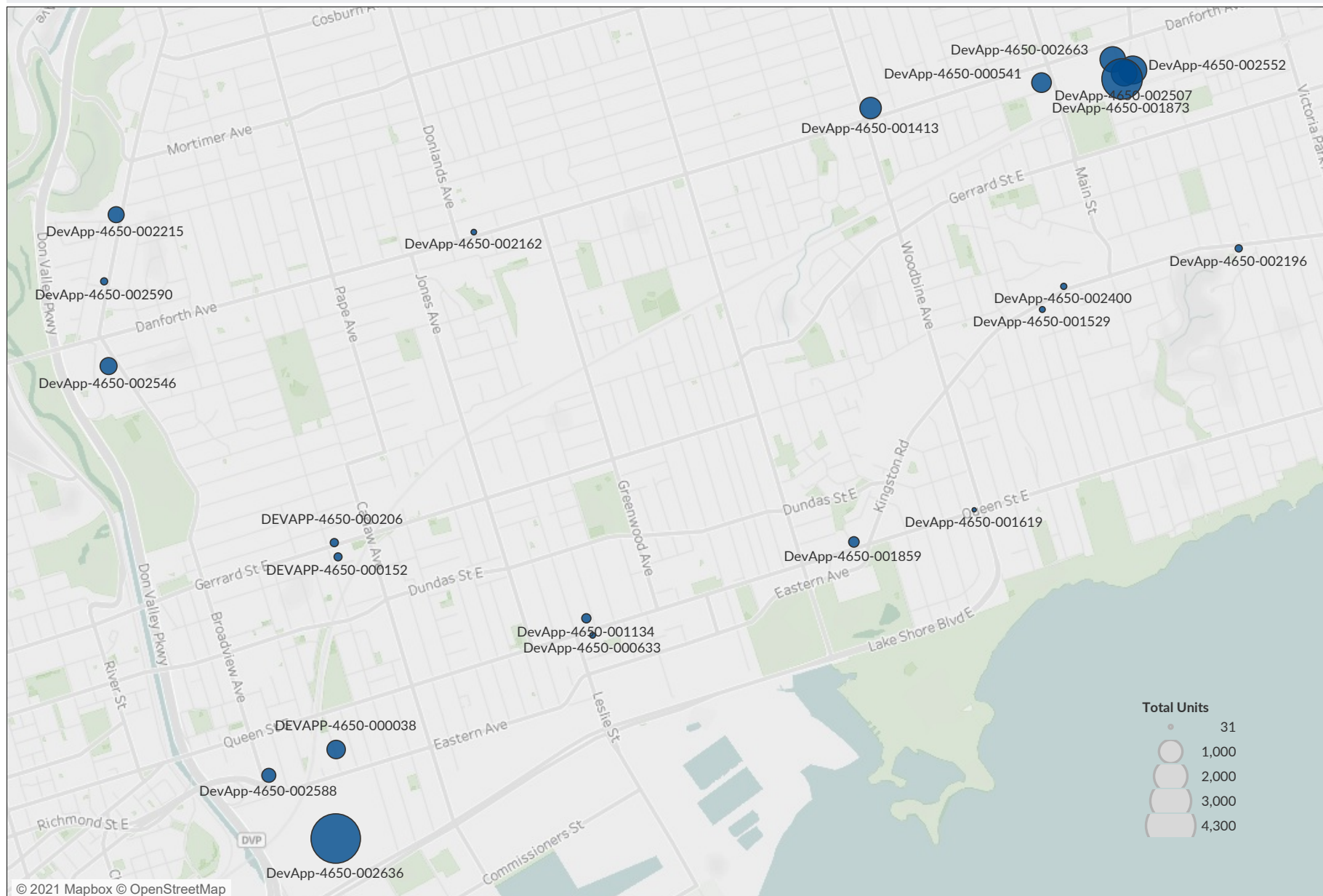
Toronto East Submarket Report - October 2021

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
Danny Danforth Condominiums - Gala Developments	Apartment	January-2023	0	136	1	137	\$1,034	\$1,063
George Condos + Towns - Rockport Group	Apartment	February-2021	0	3	2	83	\$650	\$1,317
Heartwood - Fieldgate Homes and Hullmark Developments Li.	Apartment	July-2021	0	3	5	47	\$767	\$1,109
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December-2023	4	78	9	369	\$822	\$1,155
Lofthouse on Logan Avenue - GRID Developments	Apartment	March-2022	0	0	6	58	\$748	\$1,178
Nahid on Broadview - Nahid Corp.	Apartment	January-2024	0	10	13	23	\$1,175	\$1,207
Poet Condominiums - Fieldgate Homes	Apartment	March-2023	0	0	10	73	\$1,058	\$1,296
QA Queen & Ash Bridge Condos - Context Developments and..	Apartment	October-2024	2	207	5	357	\$1,192	\$1,401
Sunday School Lofts - GRID Developments	Apartment	April-2021	0	2	3	32	\$694	\$1,080
Theo - Condoman Developments	Apartment	June-2024	0	8	0	26	\$0	\$1,014
View Beach Residences - Condoman Developments	Apartment	June-2023	0	11	9	30	\$947	\$953
Wonder Condos - Graywood Developments and Alterra	Apartment	December-2022	0	1	9	286	\$955	\$1,225

Toronto East Submarket Report - October 2021

Current Development Applications



Toronto East Submarket Report - October 2021

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	3.0	192
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	66
DevApp-4650-002507	10 Dawes Road	13.5	1,155
DevApp-4650-002546	682 Broadview Avenue	3.1	503
DevApp-4650-002552	9 Dawes Road	9.5	1,368
DevApp-4650-002588	21 Broadview Avenue	5.7	340
DevApp-4650-002590	840 Broadview Avenue	4.2	87
DevApp-4650-002636	21 Don Valley Parkway	8.2	4,300
DevApp-4650-002663	2721 Danforth Avenue	13.4	1,139

Toronto 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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