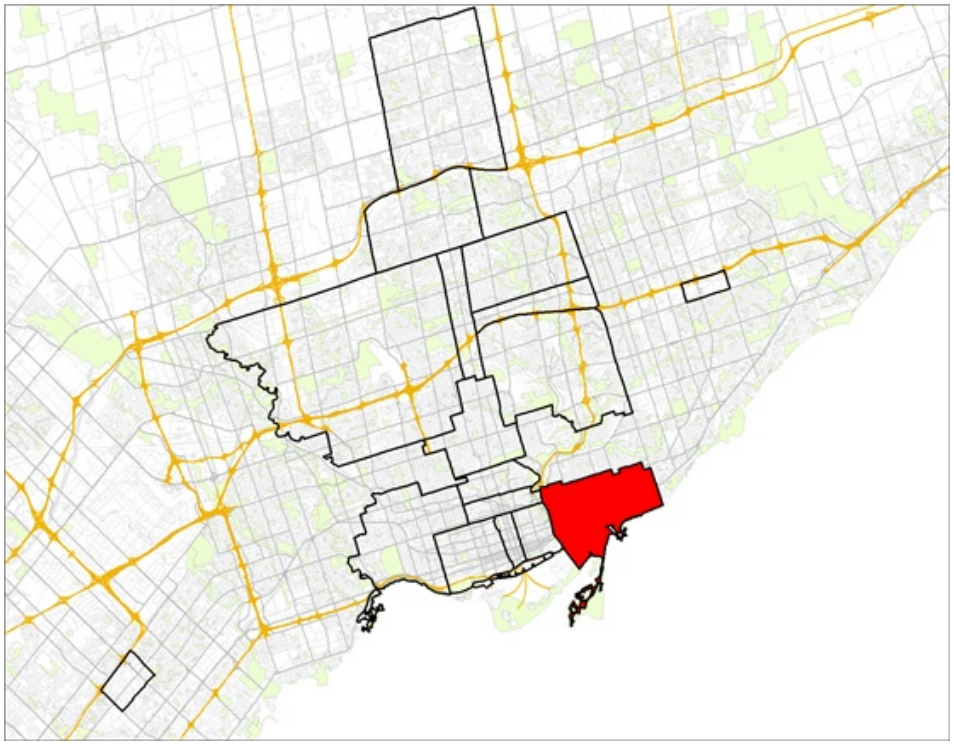
Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report

Data as of November 2021

Altus Group

Toronto East Submarket Report - November 2021

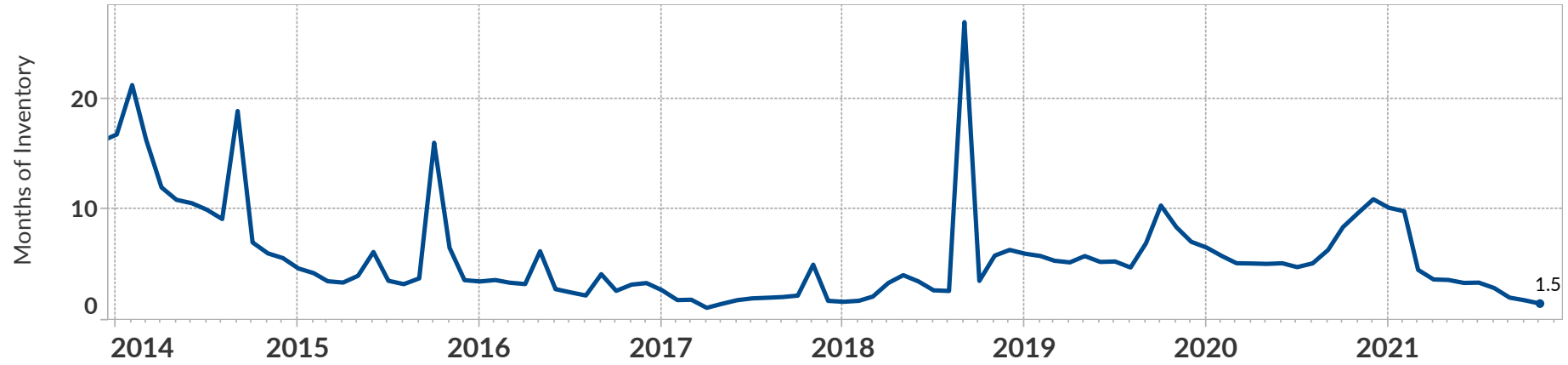


Toronto East		GTA
Distinct count of Site Name	11	353
No. of Units	1,480	92,006
Total Sales	1,420	81,793
Act Inv	60	10,213
Avg. $/sf	$1,227	$1,284
Avg. Project $/SF	$1,174	$1,152
Avg. SF	1,022	944
Avg. $	$1,254,176	$1,211,826
No Measure Value	3	4,274

Development Applications

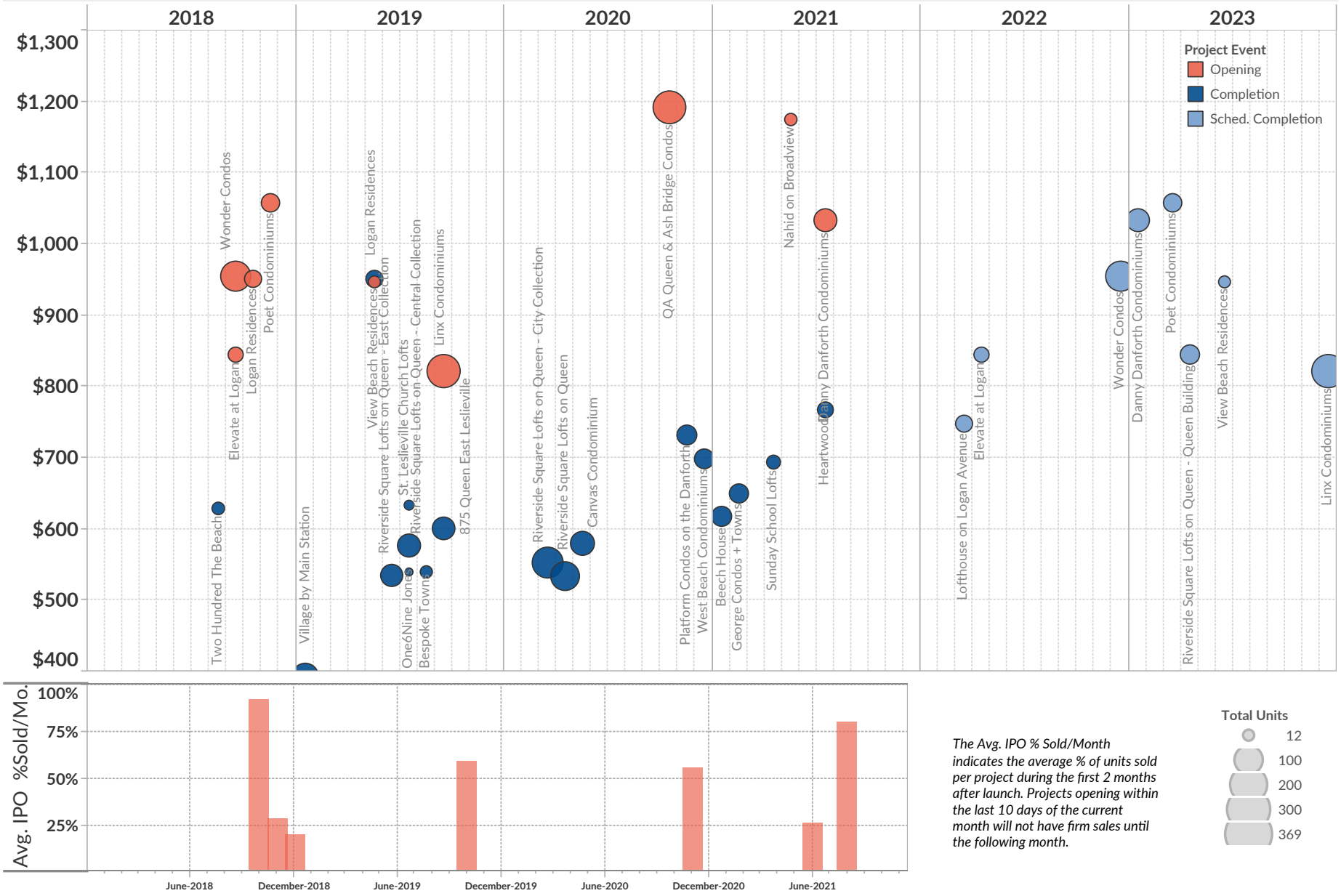
Toronto East		City of Toronto
Number of Dev. Apps.	22	611
Total Units	15,227	620,533
Min. Density	1.0	0.0
Max. Density	13.4	620.0
Avg. Density	4.7	7.8

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



Toronto East Submarket Report - November 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.

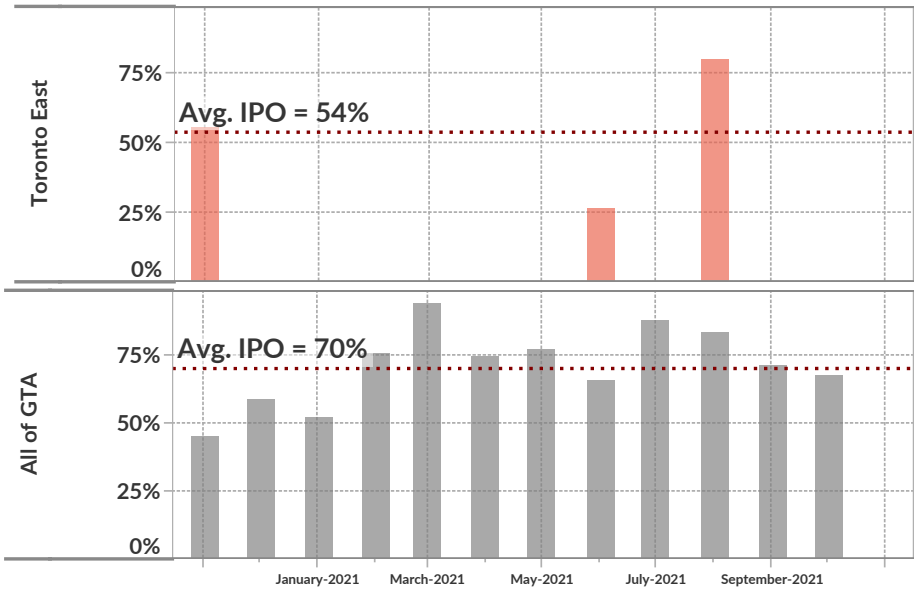
Total Units
12
100
200
300
369

Toronto East Submarket Report - November 2021

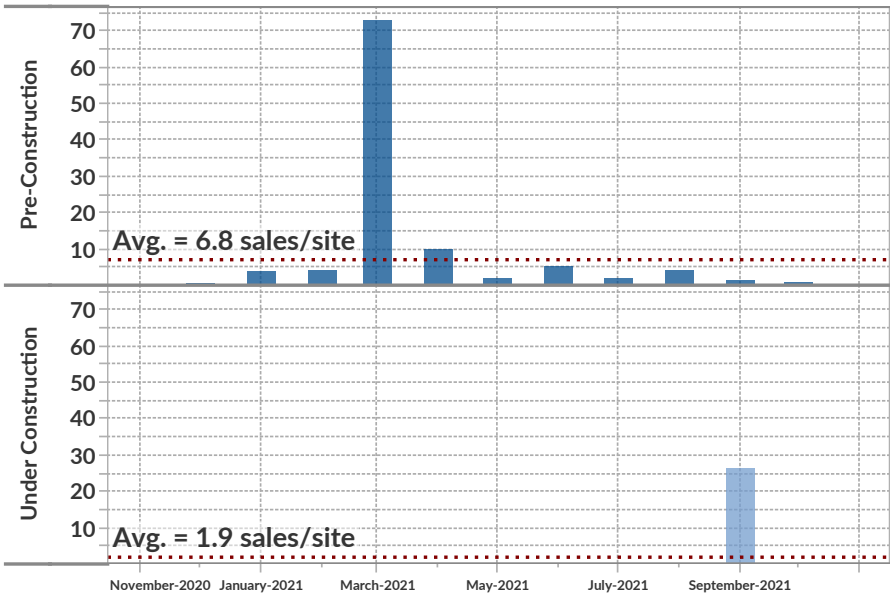
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	9	0	9	0					
1 Bedroom	394	0	392	2	$1,270	617	635	$760,990	$828,900
1 Bedroom + Den	318	0	316	2	$1,278	708	708	$903,900	$905,900
2 Bedroom	466	0	449	17	$1,229	733	1,163	$849,900	$1,449,900
2 Bedroom + Den	109	0	91	18	$1,162	780	1,280	$899,990	$1,496,900
3 Bedroom & Up	125	0	107	18	$1,267	979	1,987	$1,166,990	$2,999,900
Penthouse	21	0	19	2	$1,340	760	1,000	$1,060,990	$1,296,990
Other	38	0	37	1	$1,216	886	886	$1,076,990	$1,076,990

IPO Launch Performance (first 2 months)

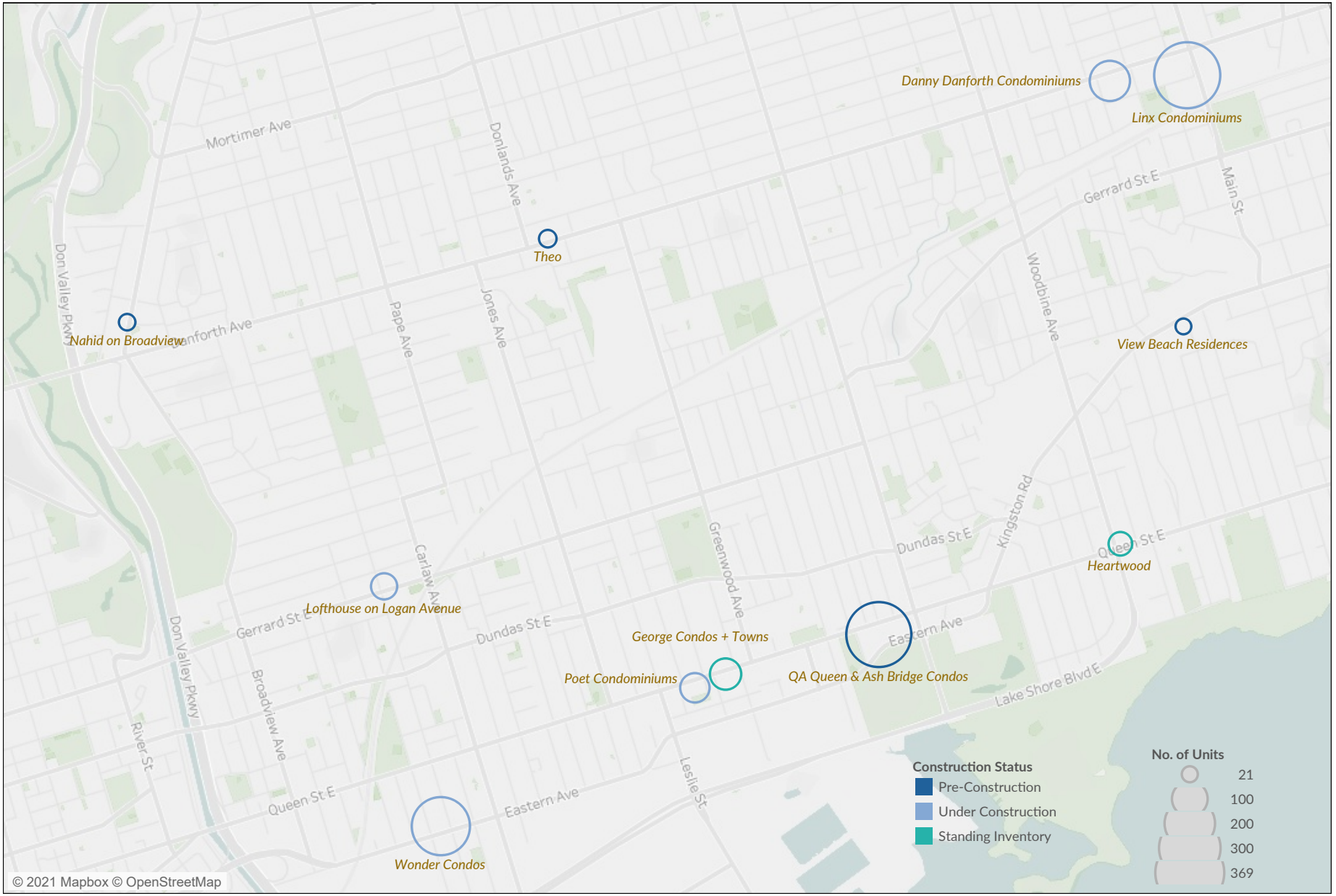


Post Launch Absorption: Toronto East



Toronto East Submarket Report - November 2021

Current Active Projects



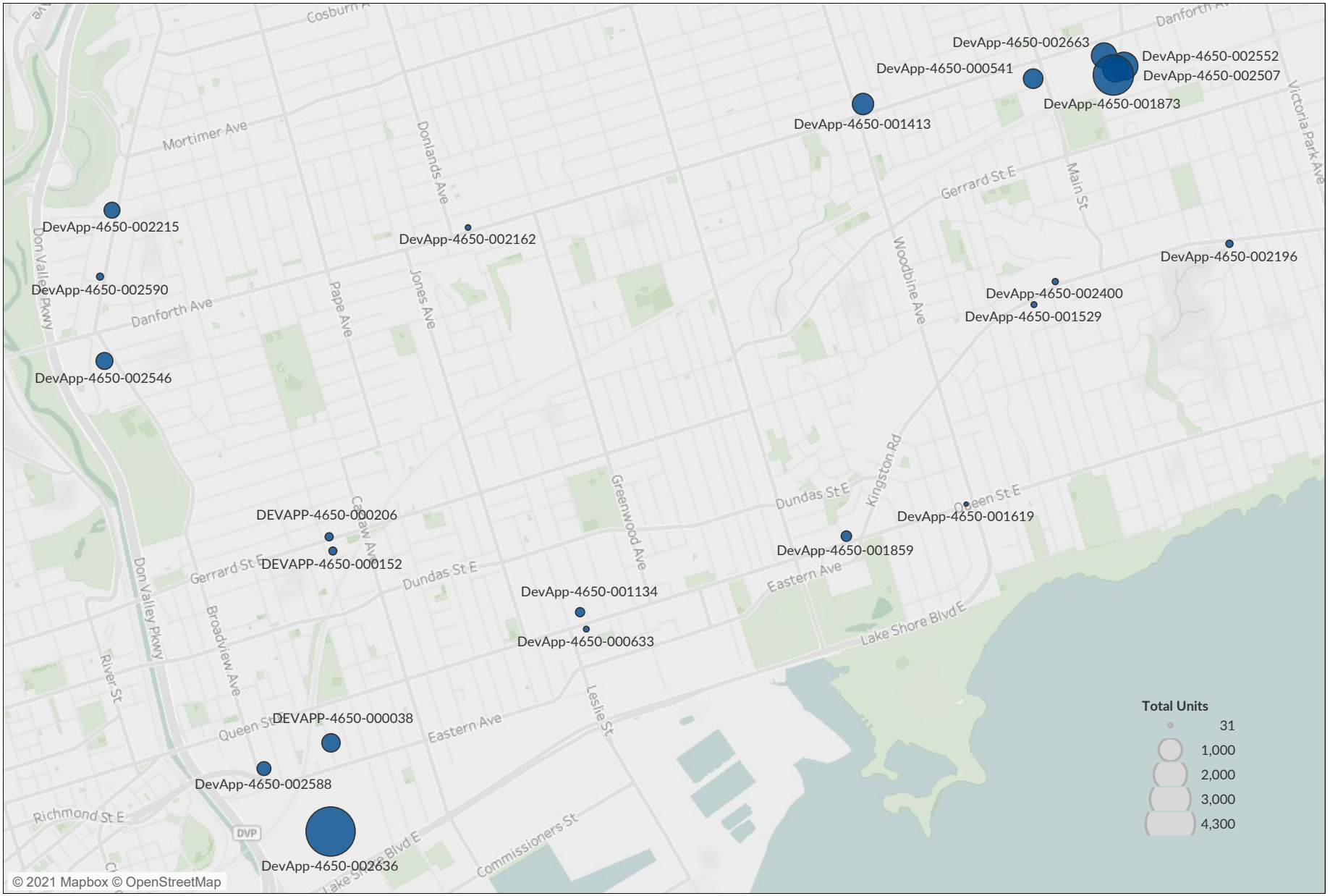
Toronto East Submarket Report - November 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original $/SF	Avg. Current Price Per Sq Foot
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	0	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	0	207	5	357	$1,192	$1,401
Theo - Condoman Developments	Apartment	June-2024	0	8	0	26	$0	$1,014
View Beach Residences - Condoman Developments	Apartment	June-2023	0	11	0	21	$947	$953
Wonder Condos - Graywood Developments and Alterra	Apartment	December-2022	0	1	9	286	$955	$1,225

Toronto East Submarket Report - November 2021

Current Development Applications



Toronto East Submarket Report - November 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 - November 2021

Monthly Sales

Current GTA Active Projects

Dev. Apps.

Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $	Total Units
Bloor - Yorkville	855	18	4,820	382	$2,344	1,493	$3,499,816	22,486
Central Waterfront	79	9	4,124	584	$1,616	1,102	$1,780,926	38,576
Don Mills - York Mills	10	12	3,169	199	$990	1,096	$1,084,836	29,673
Downtown Core	99	7	3,568	188	$1,834	896	$1,643,838	41,438
Downtown East	94	22	7,028	764	$1,302	774	$1,008,119	35,238
Downtown West	319	26	7,925	832	$1,547	951	$1,471,036	36,879
Etobicoke Waterfront	2	1	504	7	$1,592	530	$842,721	15,600
Highway7 - Yonge	53	7	1,698	54	$889	1,351	$1,200,718	13,286
Mississauga City Centre	61	12	7,108	415	$1,145	852	$975,498	412
North Toronto	122	18	3,496	548	$1,370	1,010	$1,382,987	42,132
North Yonge Corridor	7	4	955	287	$1,384	729	$1,009,706	213,858
North York East	0	2	526	1	$1,050	1,210	$1,269,900	20,900
North York West	52	10	1,301	221	$1,308	1,363	$1,783,305	13,596
Not Applicable	2,352	149	26,120	4,583	$984	849	$835,437	15,227
Scarborough City Centre								32,705
Sheppard Corridor	25	10	2,028	234	$1,147	1,013	$1,161,357	41,144
Thornhill	18	7	1,513	146	$1,055	1,230	$1,298,211	7,383
Toronto East	3	11	1,420	60	$1,227	1,022	$1,254,176	
Toronto West	117	20	3,673	476	$1,221	972	$1,187,150	
Yonge - St. Clair	6	8	817	232	$1,927	1,395	$2,687,477	

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.