

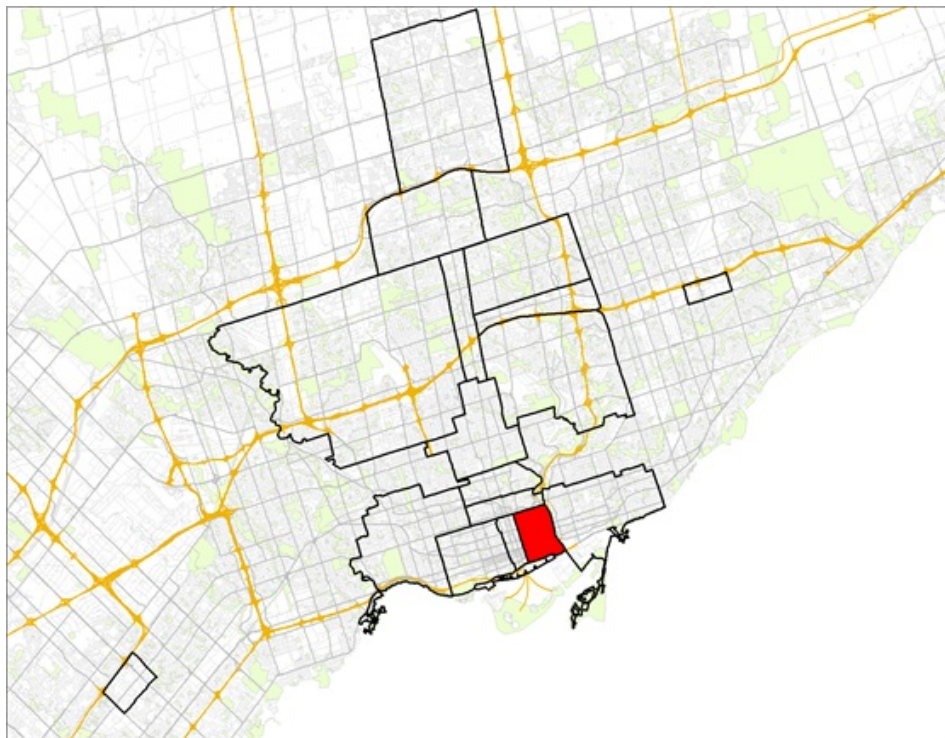


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of December 2021



Downtown East Submarket Report - December 2021



Downtown East		GTA
Distinct count of Site Name	19	344
No. of Units	6,560	89,743
Total Sales	5,920	81,597
Act Inv	640	8,146
Avg. \$/sf	\$1,322	\$1,340
Avg. Project \$/SF	\$1,234	\$1,162
Avg. SF	803	989
Avg. \$	\$1,062,380	\$1,325,648
No Measure Value	76	2,170

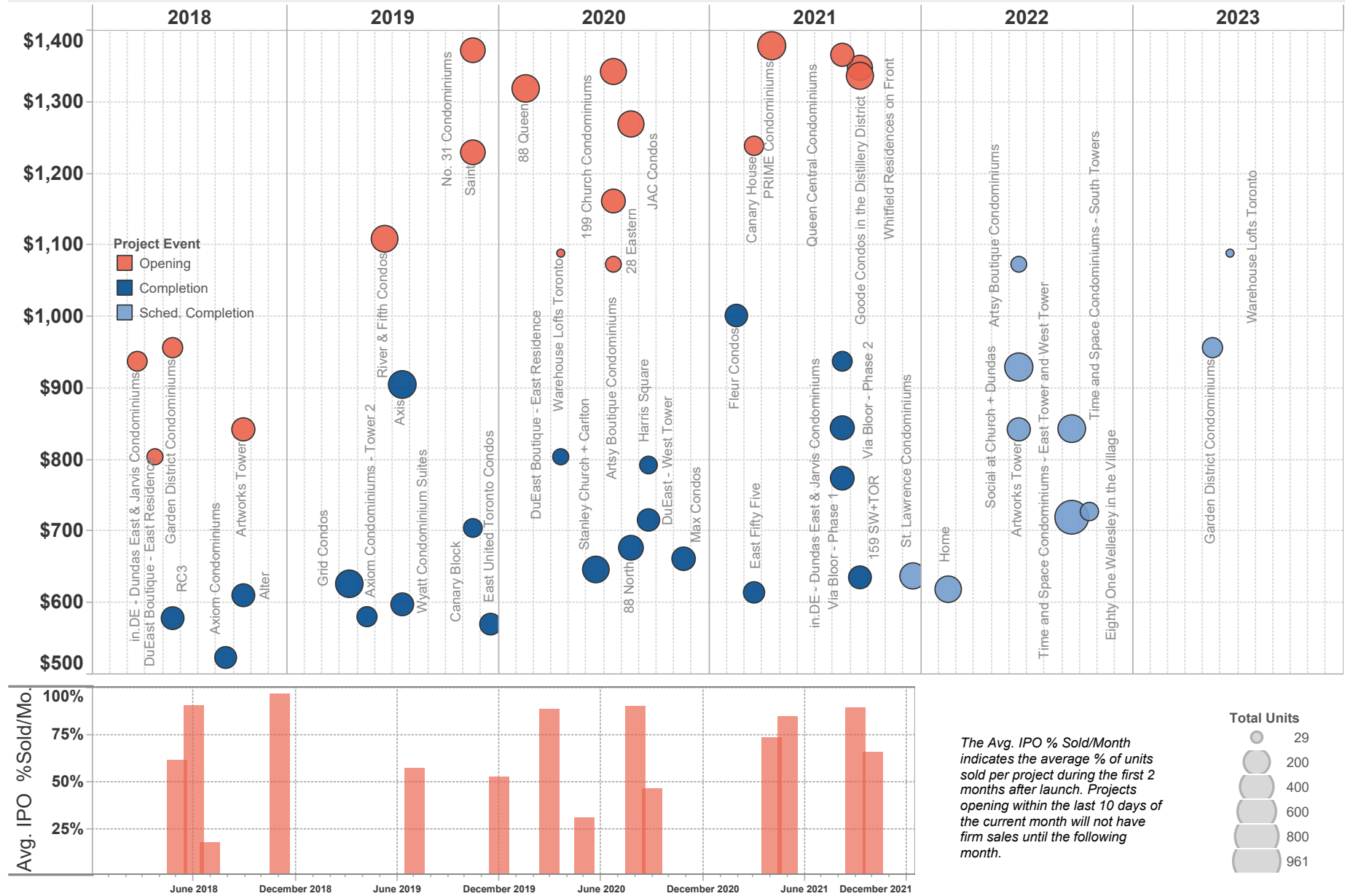
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	45	631
Total Units	35,238	636,062
Min. Density	0.0	0.0
Max. Density	28.6	620.0
Avg. Density	10.3	7.9

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



Downtown East Submarket Report - December 2021

Recent Project Openings, Completions & Scheduled Completions



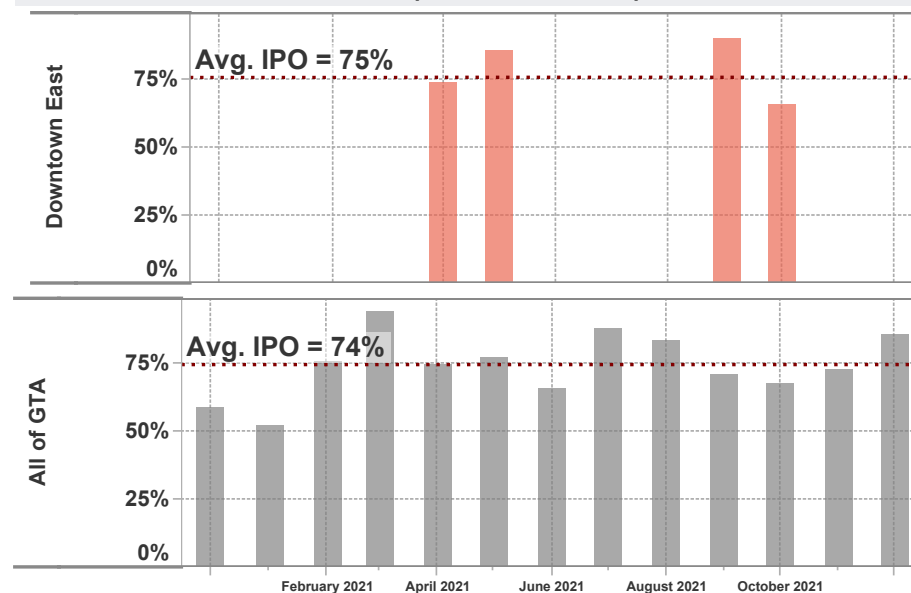
Downtown East Submarket Report - December 2021

Project Data by Unit Type

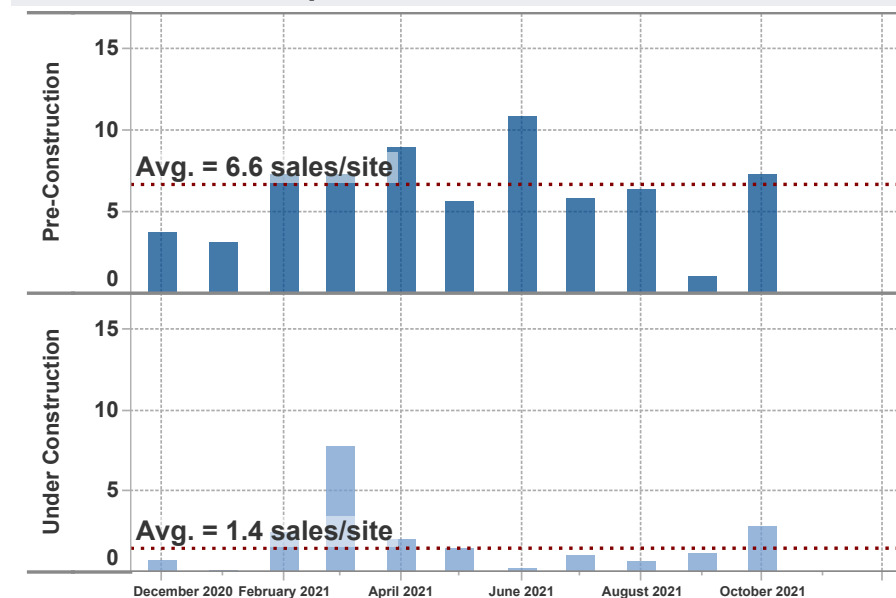
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	554	4	536	18
1 Bedroom	1,661	7	1,589	72
1 Bedroom + Den	1,600	32	1,510	90
2 Bedroom	1,723	16	1,498	225
2 Bedroom + Den	346	0	287	59
3 Bedroom & Up	645	9	485	160
Penthouse	22	0	11	11
Other	9	0	4	5

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,449	335	454	\$449,990	\$609,990
\$1,358	461	751	\$496,000	\$910,900
\$1,479	486	825	\$680,000	\$1,122,000
\$1,331	612	1,803	\$779,990	\$1,818,000
\$1,308	629	2,125	\$849,900	\$3,170,000
\$1,270	767	1,579	\$952,900	\$2,739,900
\$1,109	2,299	3,114	\$2,550,000	\$3,350,000
\$1,132	1,290	1,396	\$1,449,990	\$1,589,990

IPO Launch Performance (first 2 months)

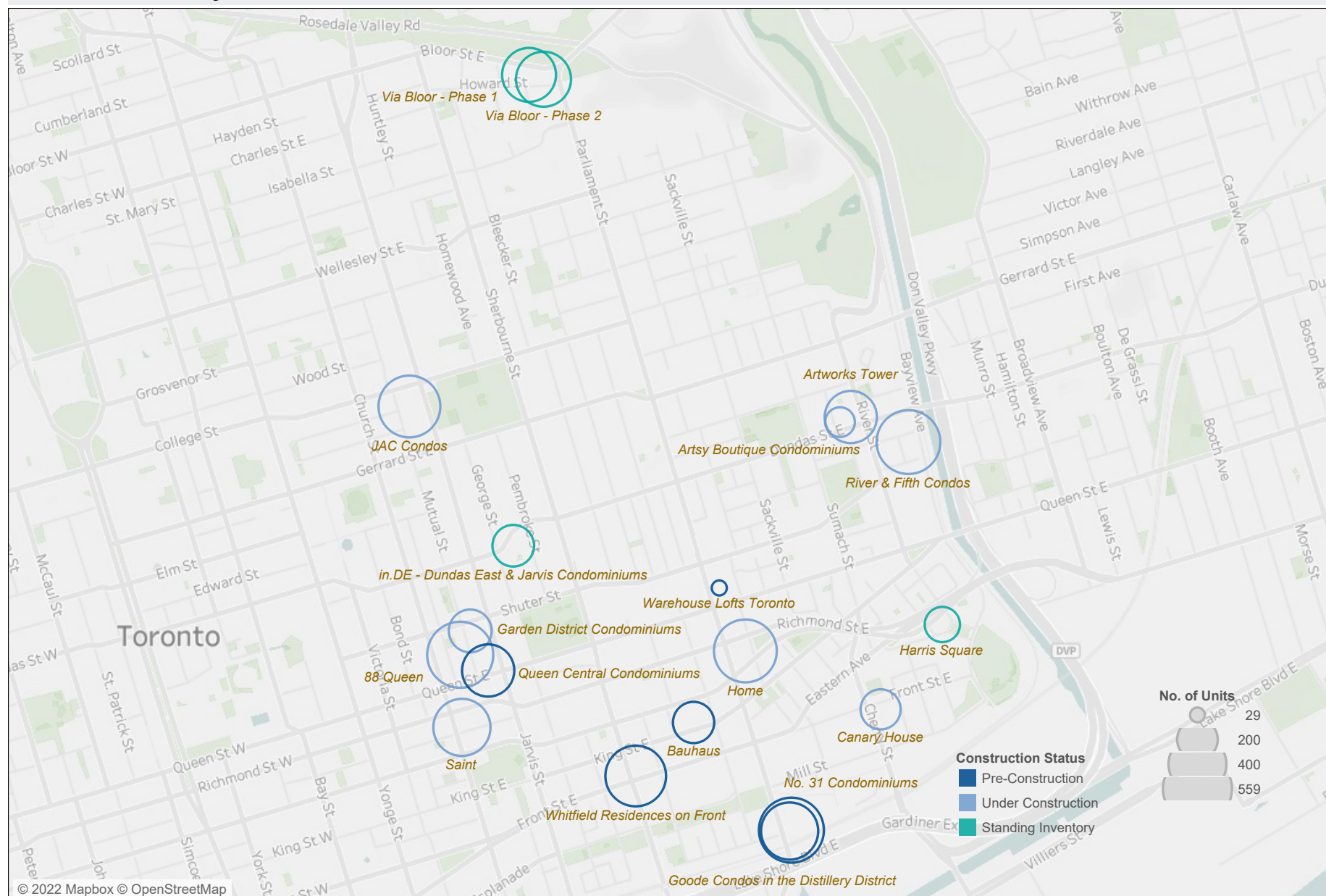


Post Launch Absorption: Downtown East



Downtown East Submarket Report - December 2021

Current Active Projects



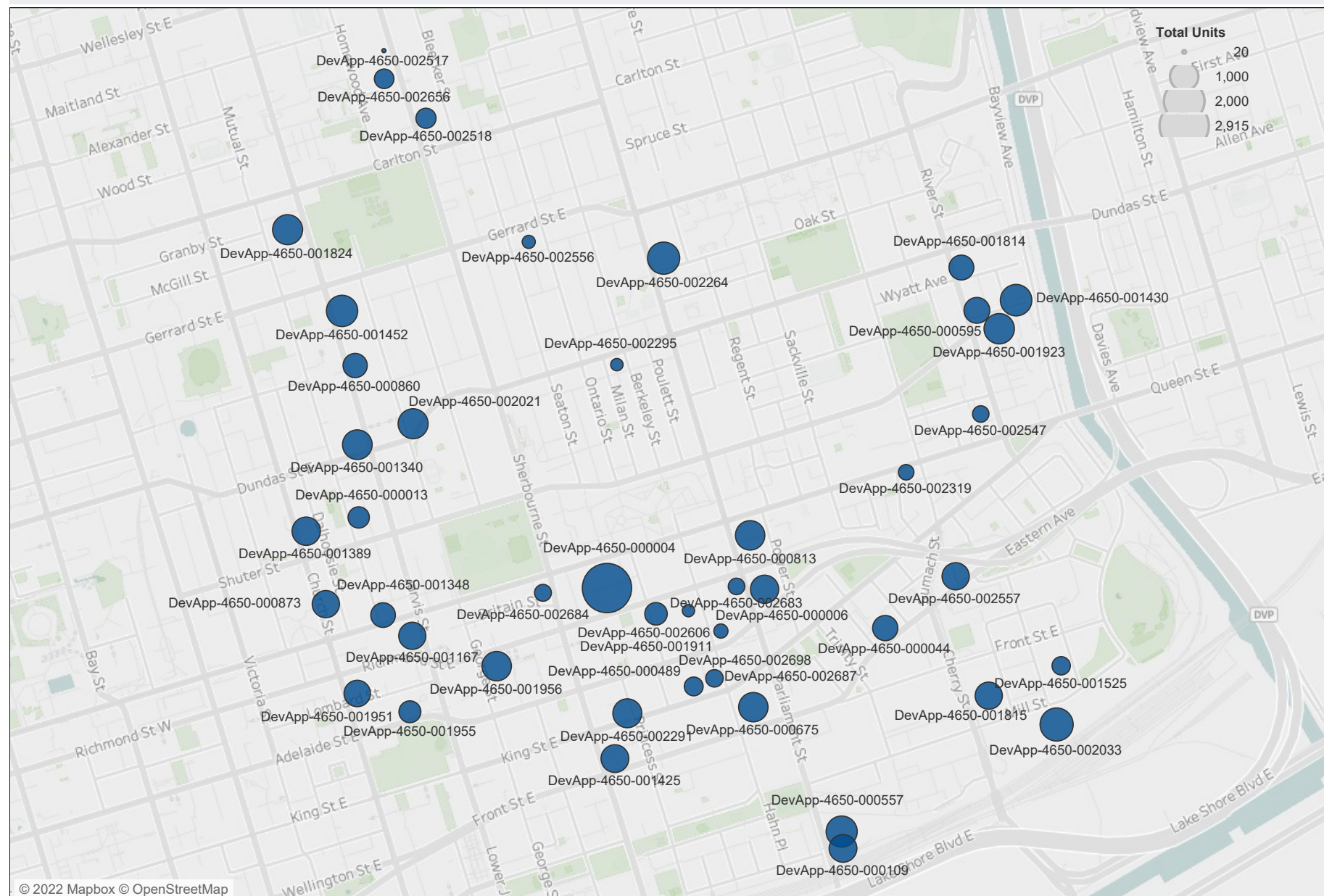
Downtown East Submarket Report - December 2021

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 Fo..
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	0	29	6	559	\$1,319	\$1,601
Artsy Boutique Condominiums - Daniels Corporation	Apartment	June 2022	6	29	9	113	\$1,074	\$1,024
Artworks Tower - Daniels Corporation	Apartment	June 2022	1	9	5	349	\$843	\$1,041
Bauhaus - Lamb Development Corp.	Apartment	February 2025	0	45	71	218	\$0	\$1,347
Canary House - Kilmer Group and DREAM	Apartment	September 2024	0	173	33	206	\$1,239	\$1,278
Garden District Condominiums - Sher Corporation and Hyde ..	Apartment	May 2023	0	7	23	235	\$957	\$1,249
Goode Condos in the Distillery District - Graywood Developm..	Apartment	May 2025	30	483	57	540	\$1,337	\$1,323
Harris Square - Urban Capital Property Group	Apartment	September 2020	0	5	2	159	\$793	\$1,105
Home - Great Gulf and Hullmark Developments Limited	Apartment	February 2022	1	5	34	505	\$619	\$1,171
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	August 2021	0	6	8	222	\$938	\$1,163
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July 2024	0	124	37	489	\$1,270	\$1,217
No. 31 Condominiums - Lanterra Developments	Apartment	May 2024	4	65	127	418	\$1,373	\$1,452
Queen Central Condominiums - Parallax Development Corpo..	Apartment	February 2025	0	349	0	349	\$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	43	29	418	\$1,230	\$1,274
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 St..	Apartment	March 2024	0	3	5	29	\$1,089	\$1,085
Whitfield Residences on Front - Menkes and Core Developm..	Apartment	March 2025	25	327	144	471	\$1,488	\$1,417

Downtown East Submarket Report - December 2021

Current Development Applications



Downtown East Submarket Report - December 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	1,162
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	923
DevApp-4650-001430	5 Defries Street	8.2	1,190
DevApp-4650-001452	319 - 323 Jarvis Street	32.1	1,175
DevApp-4650-001525	475 Front Street East	4.3	401
DevApp-4650-001814	111 River Street	19.3	739
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	12.7	1,078
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	5.6	206
DevApp-4650-002557	1 Sumach Street	10.4	886
DevApp-4650-002606	102 Berkeley Street	12.1	181
DevApp-4650-002656	410 Sherbourne Street	13.3	456
DevApp-4650-002683	130 Parliament Street	25.5	327
DevApp-4650-002684	225 Queen Street East	16.0	340
DevApp-4650-002687	296 King Street East	17.1	364
DevApp-4650-002698	550 Adelaide Street East	9.9	240

Downtown East Submarket Report - December 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	• 22	• 18	• 4,859	• 394	• \$2,354	• 1,426	• \$3,357,800	• 23,683
Central Waterfront	• 12	• 9	• 4,124	• 584	• \$1,608	• 1,122	• \$1,803,564	• 38,096
Don Mills - York Mills	• 57	• 13	• 3,225	• 222	• \$1,035	• 1,107	• \$1,146,180	• 30,497
Downtown Core	• 6	• 7	• 3,574	• 182	• \$2,025	• 926	• \$1,876,066	• 42,806
Downtown East	• 76	• 19	• 5,920	• 640	• \$1,322	• 803	• \$1,062,380	• 35,238
Downtown West	• 36	• 26	• 7,961	• 796	• \$1,551	• 968	• \$1,500,588	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 7	• 7	• 1,705	• 47	• \$890	• 1,347	• \$1,199,456	• 31,614
Mississauga City Centre	• 72	• 12	• 7,193	• 330	• \$1,102	• 862	• \$950,647	• 22,002
North Toronto	• 35	• 18	• 3,535	• 500	• \$1,378	• 1,019	• \$1,404,903	• 412
North Yonge Corridor	• 0	• 6	• 1,716	• 82	• \$1,302	• 798	• \$1,038,624	• 42,142
North York East	• 0	• 2	• 526	• 1	• \$1,050	• 1,210	• \$1,269,900	• 217,068
North York West	• 25	• 10	• 1,326	• 196	• \$1,317	• 1,444	• \$1,902,816	• 20,900
Not Applicable	• 1,714	• 140	• 25,699	• 3,132	• \$1,001	• 884	• \$884,514	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 12	• 11	• 2,252	• 222	• \$1,148	• 1,015	• \$1,164,394	• 41,546
Thornhill	• 5	• 7	• 1,518	• 141	• \$1,056	• 1,239	• \$1,308,452	• 7,833
Toronto East	• 10	• 10	• 1,385	• 49	• \$1,242	• 1,012	• \$1,257,561	
Toronto West	• 32	• 20	• 3,704	• 439	• \$1,234	• 981	• \$1,210,797	
Yonge - St. Clair	• 49	• 8	• 866	• 183	• \$2,118	• 1,547	• \$3,275,333	

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