

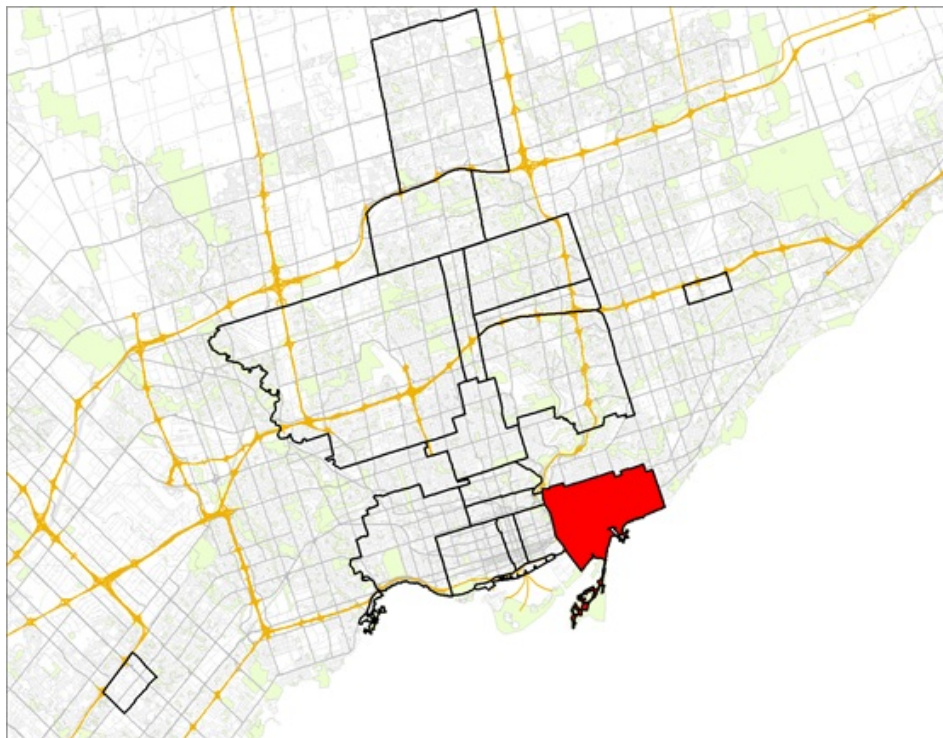


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of December 2021



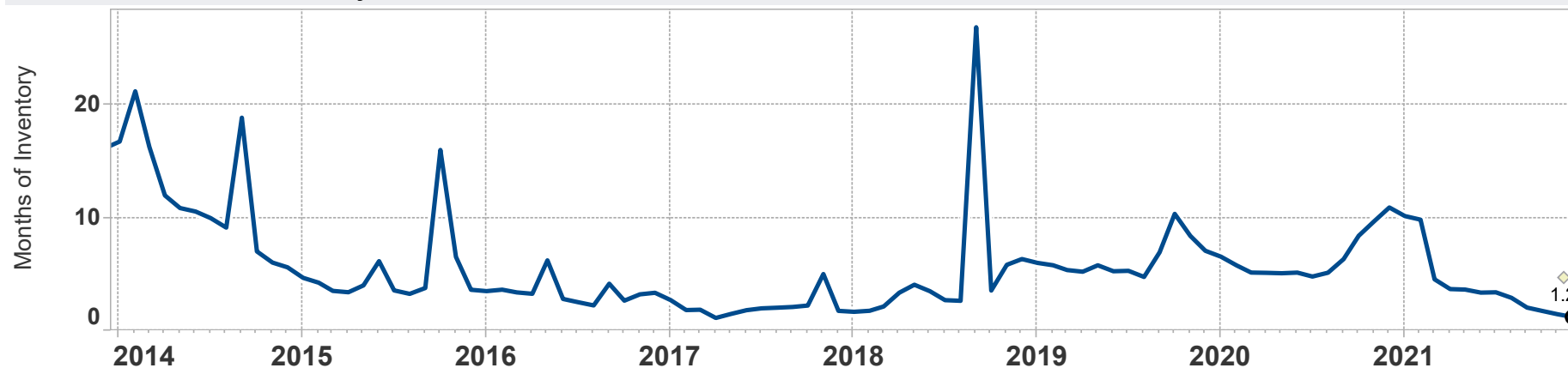
Toronto East Submarket Report - December 2021



Toronto East		GTA
Distinct count of Site Name	10	344
No. of Units	1,434	89,743
Total Sales	1,385	81,597
Act Inv	49	8,146
Avg. \$/sf	\$1,242	\$1,340
Avg. Project \$/SF	\$1,196	\$1,162
Avg. SF	1,012	989
Avg. \$	\$1,257,561	\$1,325,648
No Measure Value	10	2,170

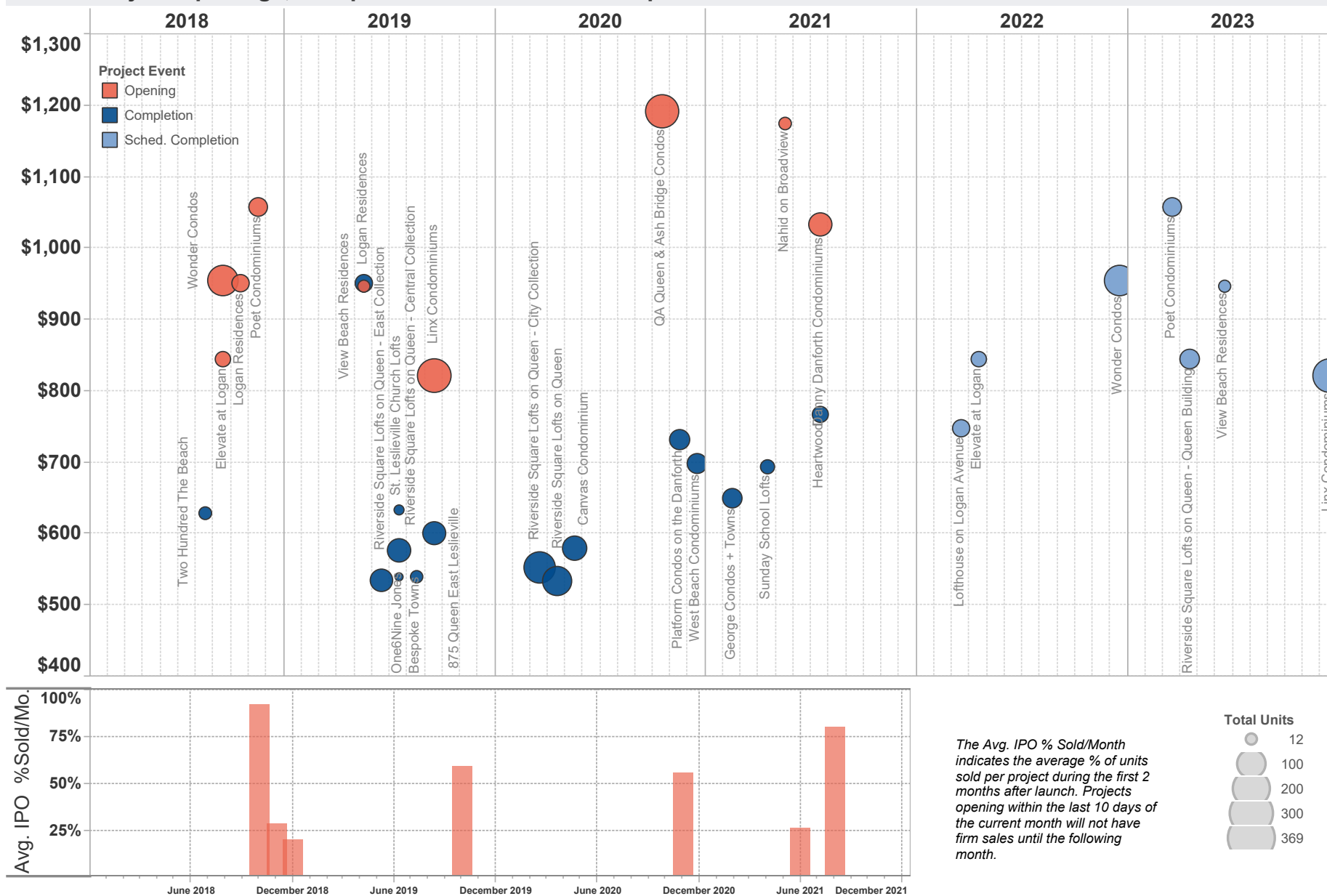
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	22	631
Total Units	15,217	636,062
Min. Density	1.0	0.0
Max. Density	13.4	620.0
Avg. Density	4.6	7.9

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



Toronto East Submarket Report - December 2021

Recent Project Openings, Completions & Scheduled Completions



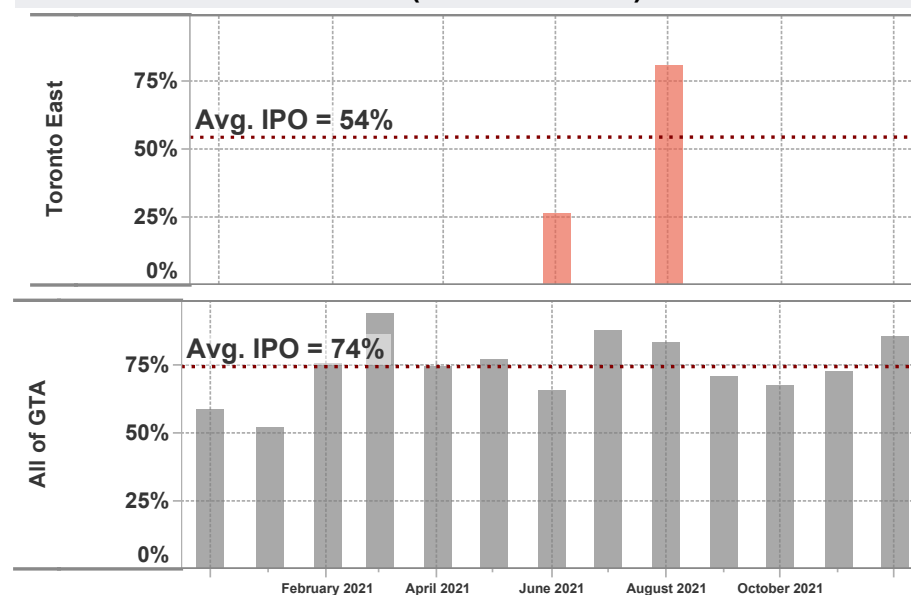
Toronto East Submarket Report - December 2021

Project Data by Unit Type

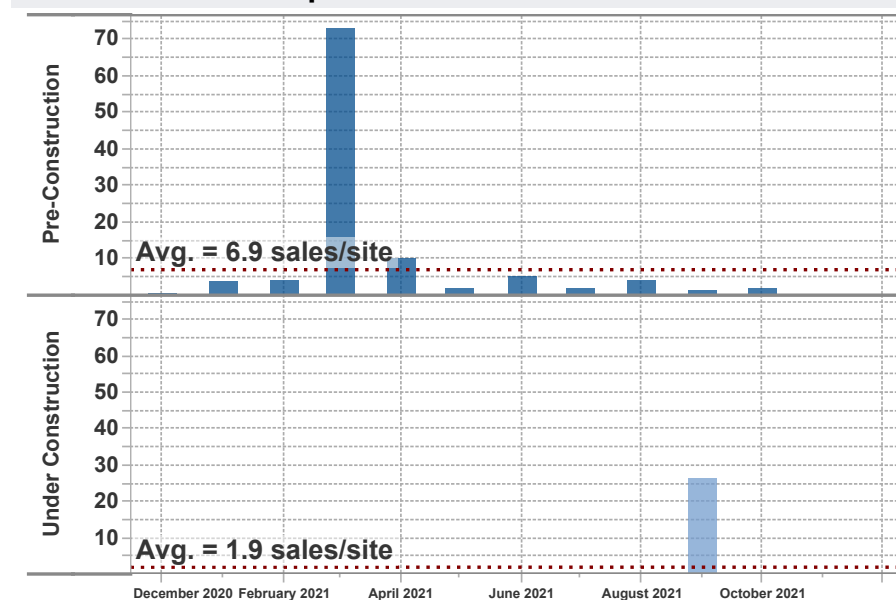
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	9	0	9	0
1 Bedroom	390	0	389	1
1 Bedroom + Den	314	0	311	3
2 Bedroom	436	2	421	15
2 Bedroom + Den	102	2	92	10
3 Bedroom & Up	124	1	107	17
Penthouse	21	0	19	2
Other	38	0	37	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,305	635	635	\$828,900	\$828,900
\$1,304	551	708	\$754,990	\$905,900
\$1,227	733	1,163	\$849,900	\$1,449,900
\$1,180	780	1,248	\$1,000,990	\$1,440,900
\$1,267	979	1,987	\$1,166,990	\$2,999,900
\$1,340	760	1,000	\$1,060,990	\$1,296,990
\$1,216	886	886	\$1,076,990	\$1,076,990

IPO Launch Performance (first 2 months)

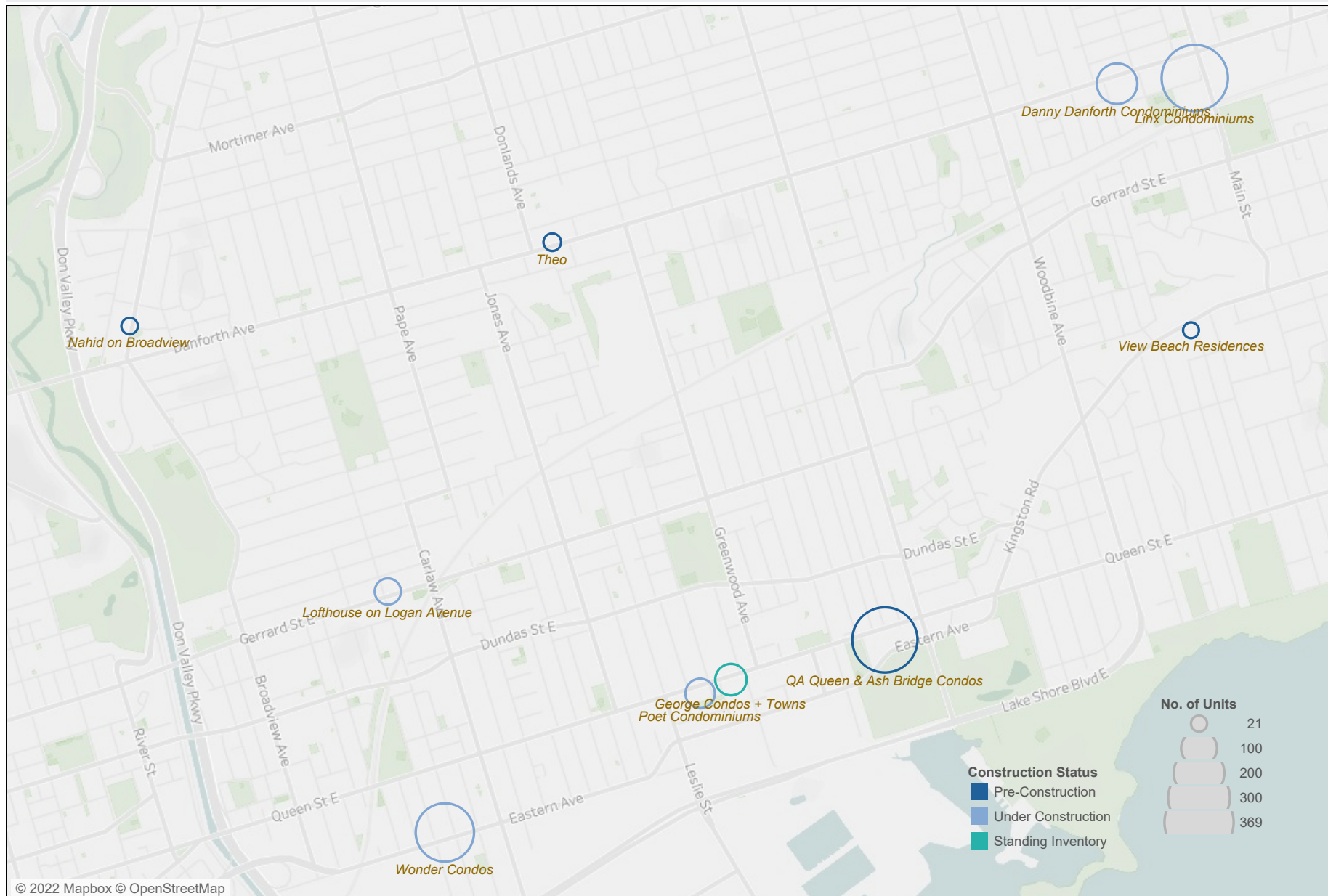


Post Launch Absorption: Toronto East



Toronto East Submarket Report - December 2021

Current Active Projects



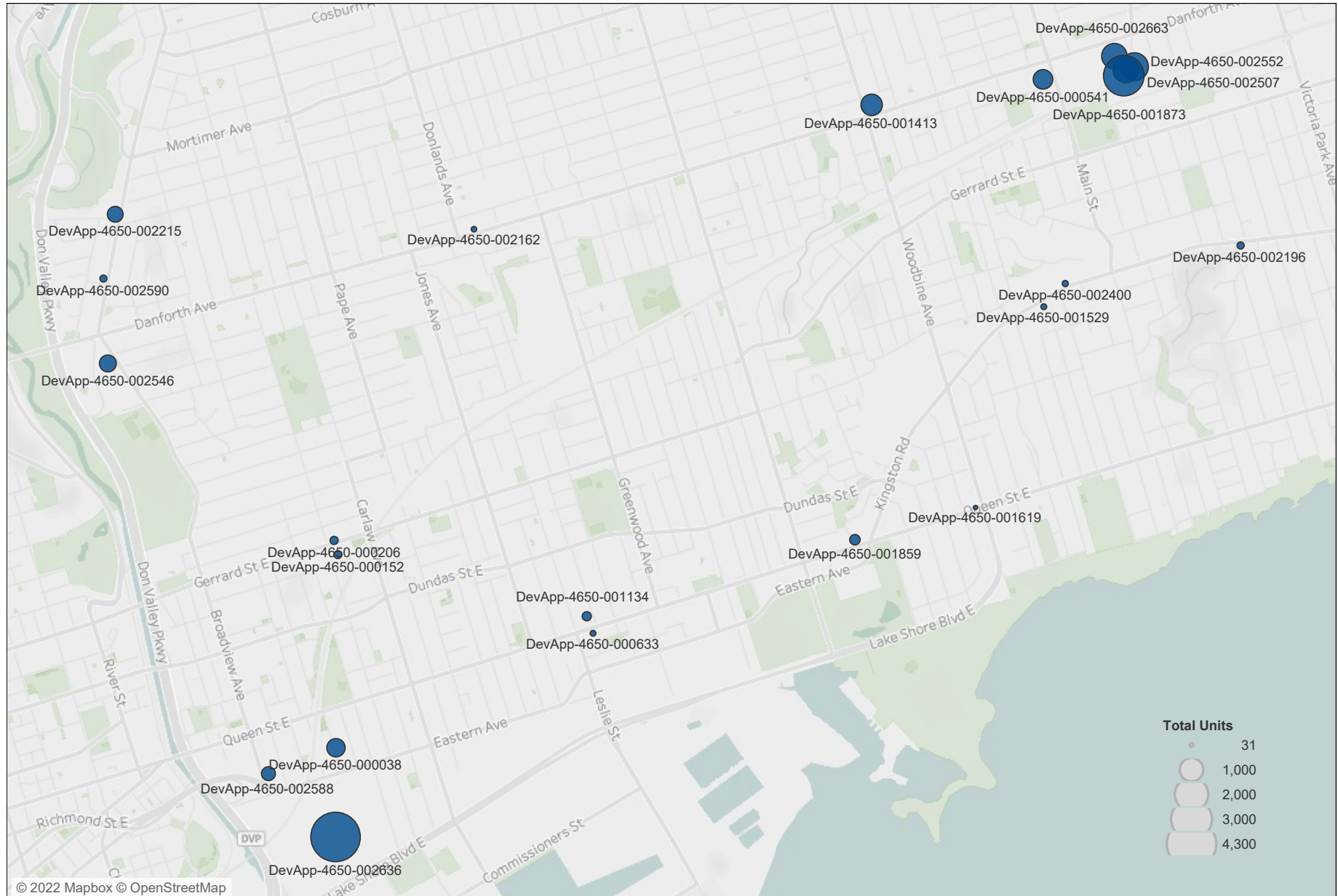
Toronto East Submarket Report - December 2021

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..
Danny Danforth Condominiums - Gala Developments	Apartment	January 2023	0	136	2	138	\$1,034	\$1,201
George Condos + Towns - Rockport Group	Apartment	February 2021	2	5	0	83	\$650	\$1,317
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	3	15	8	23	\$1,175	\$1,224
Poet Condominiums - Fieldgate Homes	Apartment	March 2023	0	0	10	73	\$1,058	\$1,296
QA Queen & Ash Bridge Condos - Context Developments an..	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	September 2024	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 - December 2021

Current Development Applications



Toronto East Submarket Report - December 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000038	462 Eastern Avenue	6.9	593
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	3.1	437
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 - 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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