

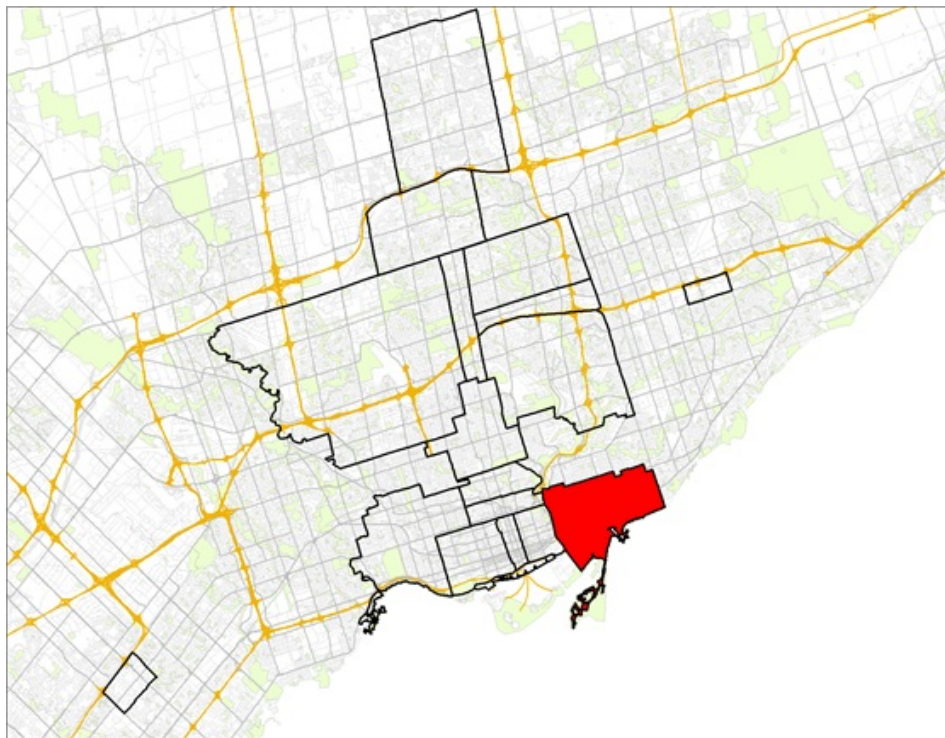


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of February 2022



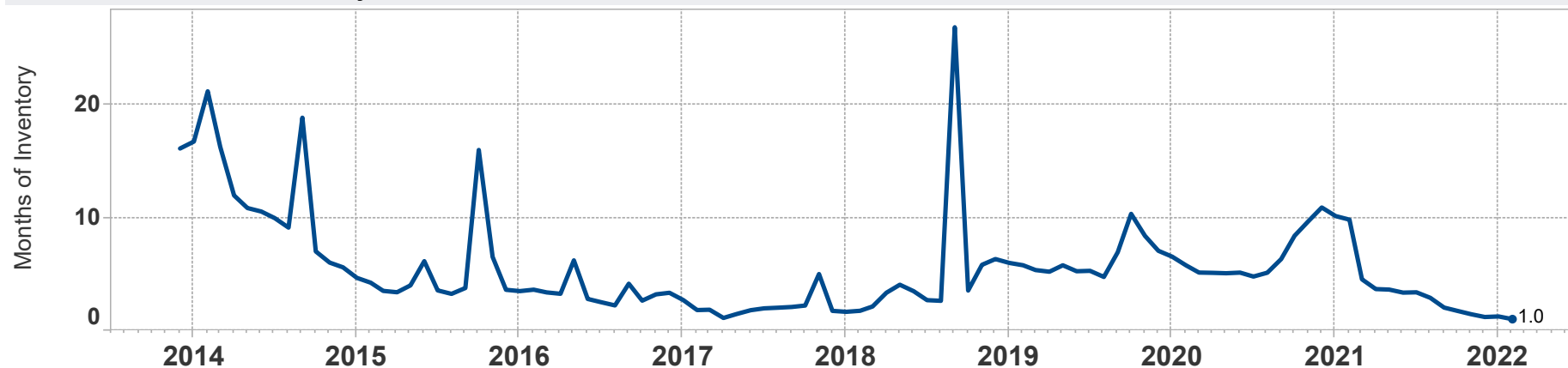
Toronto East Submarket Report - February 2022



Toronto East		GTA
Distinct count of Site Name	8	328
No. of Units	1,162	87,845
Total Sales	1,120	79,226
Act Inv	42	8,619
Avg. \$/sf	\$1,264	\$1,413
Avg. Project \$/SF	\$1,188	\$1,204
Avg. SF	1,046	934
Avg. \$	\$1,322,389	\$1,318,992
No Measure Value	10	3,048

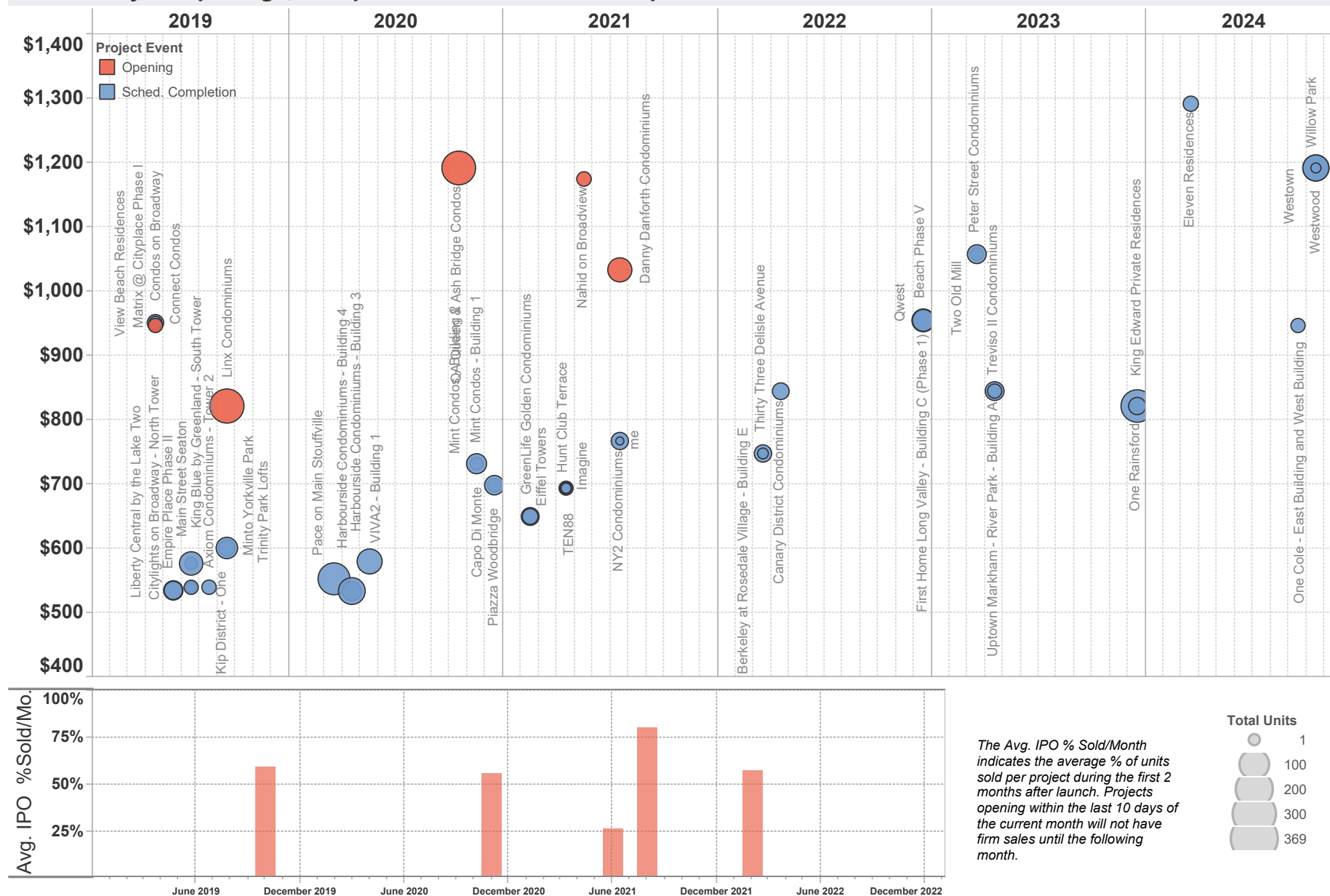
Development Applications		
Toronto East		City of Toronto
Count of Address	23	648
Total Units	10,992	364,157
Min. Density	1.0	0.0
Max. Density	13.4	620.0
Avg. Density	4.6	7.9

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



Toronto East Submarket Report - February 2022

Recent Project Openings, Completions & Scheduled Completions



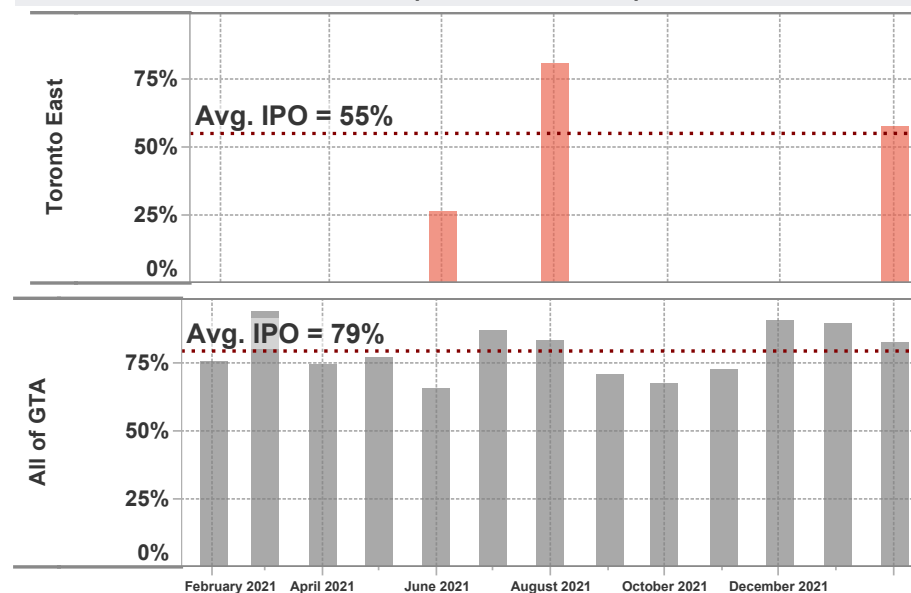
Toronto East Submarket Report - February 2022

Project Data by Unit Type

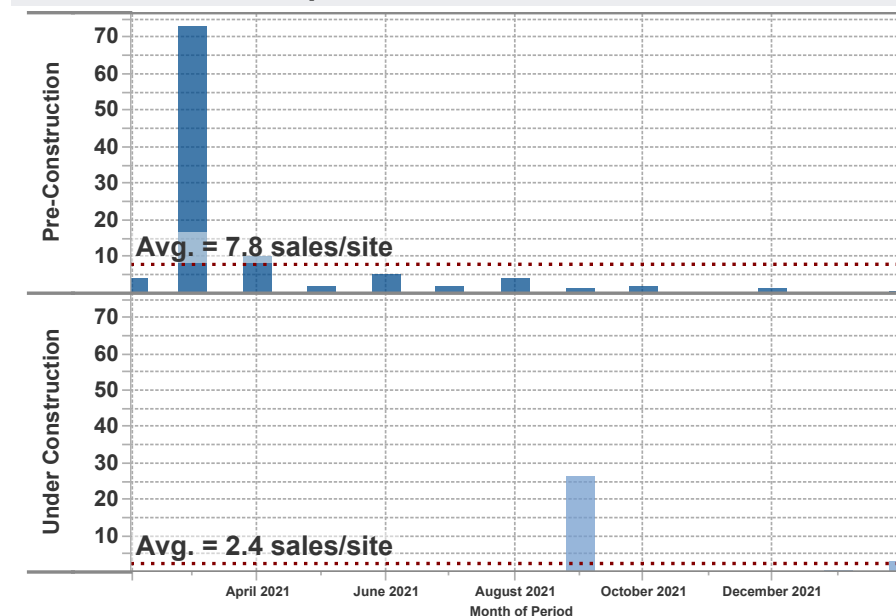
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	5	0	5	0
1 Bedroom	346	1	346	0
1 Bedroom + Den	231	0	222	9
2 Bedroom	352	0	340	12
2 Bedroom + Den	65	0	59	6
3 Bedroom & Up	122	0	107	15
Penthouse	4	0	4	0
Other	37	0	37	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,299	700	724	\$876,800	\$981,965
\$1,256	873	1,163	\$1,043,900	\$1,449,900
\$1,213	1,073	1,477	\$1,089,900	\$2,104,800
\$1,277	981	1,987	\$1,166,990	\$2,999,900

IPO Launch Performance (first 2 months)

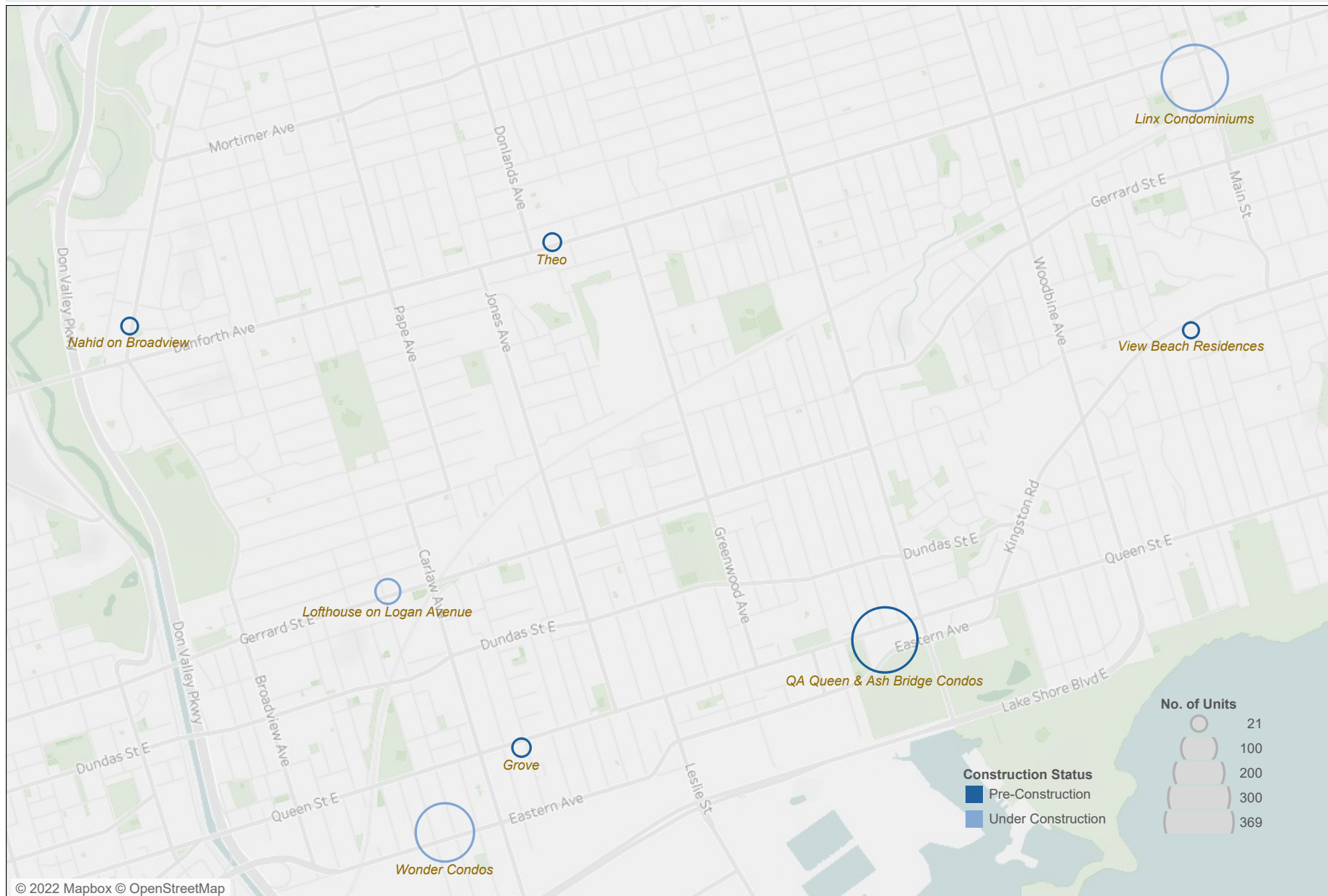


Post Launch Absorption: Toronto East



Toronto East Submarket Report - February 2022

Current Active Projects



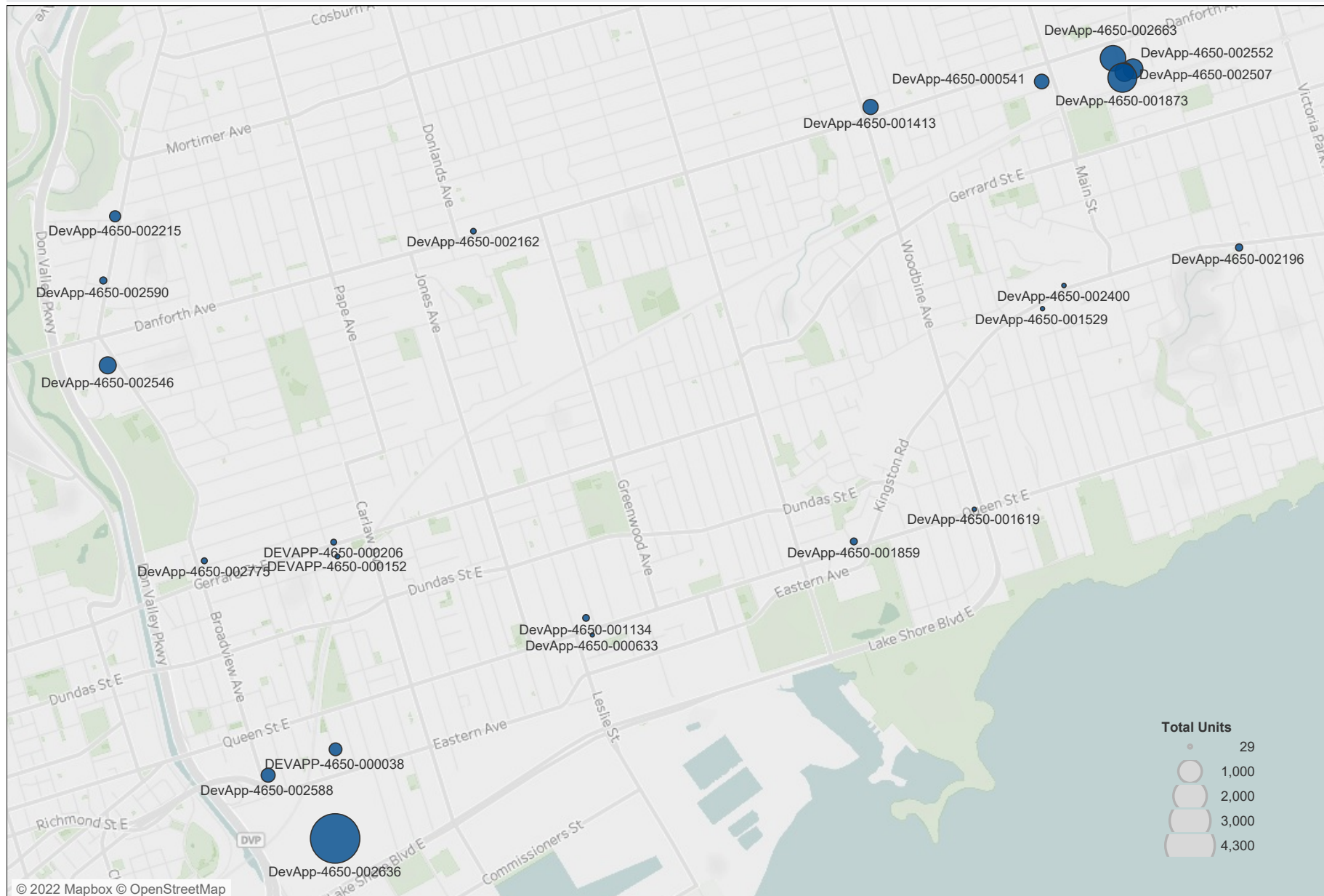
Toronto East Submarket Report - February 2022

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..
Grove - Presidential Group	Apartment	March 2024	0	16	12	28	\$1,292	\$1,322
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December 2023	0	0	9	369	\$822	\$1,155
Lofthouse on Logan Avenue - GRID Developments	Apartment	March 2022	0	0	0	52	\$748	\$1,178
Nahid on Broadview - Nahid Corp.	Apartment	June 2025	1	1	7	23	\$1,175	\$1,253
QA Queen & Ash Bridge Condos - Context Developments an..	Apartment	October 2024	0	0	5	357	\$1,192	\$1,401
Theo - Condoman Developments	Apartment	June 2024	0	0	0	26	\$0	\$1,014
View Beach Residences - Condoman Developments	Apartment	September 2024	0	0	0	21	\$947	\$953
Wonder Condos - Graywood Developments and Alterra	Apartment	December 2022	0	0	9	286	\$955	\$1,225

Toronto East Submarket Report - February 2022

Current Development Applications



Toronto East Submarket Report - February 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DEVAPP-4650-000038	462 Eastern Avenue	3.0	285
DEVAPP-4650-000152	485 Logan Avenue	2.2	41
DEVAPP-4650-000206	794 - 800 Gerrard Street East	2.5	58
DevApp-4650-000541	276 - 294 Main Street & 144 Stephenson Avenue	3.0	371
DevApp-4650-000633	1249 Queen Street East	2.5	29
DevApp-4650-001134	1285 Queen Street East	2.5	76
DevApp-4650-001413	985 Woodbine Avenue	4.9	402
DevApp-4650-001529	507 - 511 Kingston Road	1.0	30
DevApp-4650-001619	1880 Queen Street East	4.3	31
DevApp-4650-001859	1684 Queen Street East	3.0	82
DevApp-4650-001873	6 Dawes Road	7.7	1,467
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	214
DevApp-4650-002400	558 - 560 Kingston Road	3.5	33
DevApp-4650-002507	10 Dawes Road	1.0	616
DevApp-4650-002546	682 Broadview Avenue	3.1	503
DevApp-4650-002552	9 Dawes Road	9.5	684
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
DevApp-4650-002775	415 Broadview Avenue	2.8	60

Toronto East Submarket Report - February 2022

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	• 78	• 18	• 4,961	• 345	• \$2,449	• 1,492	• \$3,653,966	• 13,579
Central Waterfront	• 2	• 9	• 4,129	• 579	• \$1,611	• 1,127	• \$1,816,254	• 16,313
Don Mills - York Mills	• 249	• 14	• 3,519	• 413	• \$1,073	• 894	• \$958,974	• 15,283
Downtown Core	• 50	• 8	• 3,581	• 1,280	• \$1,534	• 699	• \$1,071,937	• 23,554
Downtown East	• 47	• 18	• 5,891	• 572	• \$1,337	• 823	• \$1,101,131	• 18,747
Downtown West	• 43	• 24	• 7,764	• 747	• \$1,564	• 990	• \$1,548,722	• 19,843
Etobicoke Waterfront	• 3	• 1	• 512	• 5	• \$1,601	• 466	• \$745,900	• 8,154
Highway7 - Yonge	• 10	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 18,360
Mississauga City Centre	• 54	• 13	• 7,286	• 486	• \$1,234	• 757	• \$934,200	• 16,957
North Toronto	• 36	• 18	• 3,639	• 396	• \$1,453	• 1,046	• \$1,520,180	• 206
North Yonge Corridor	• 361	• 6	• 1,728	• 113	• \$1,614	• 801	• \$1,293,228	• 27,148
North York East	• 0	• 1	• 497	• 0	•	•	•	• 118,766
North York West	• 8	• 9	• 1,354	• 128	• \$1,358	• 1,741	• \$2,364,608	• 16,707
Not Applicable	• 1,890	• 134	• 23,898	• 2,561	• \$1,072	• 862	• \$923,935	• 11,036
Scarborough City Centre								• 10,992
Sheppard Corridor	• 15	• 11	• 2,281	• 213	• \$1,153	• 1,005	• \$1,159,295	• 24,334
Thornhill	• 32	• 4	• 1,113	• 81	• \$1,195	• 1,306	• \$1,561,338	• 4,178
Toronto East	• 10	• 8	• 1,120	• 42	• \$1,264	• 1,046	• \$1,322,389	
Toronto West	• 143	• 20	• 3,987	• 494	• \$1,275	• 912	• \$1,163,475	
Yonge - St. Clair	• 17	• 7	• 770	• 136	• \$2,340	• 1,807	• \$4,228,215	

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