

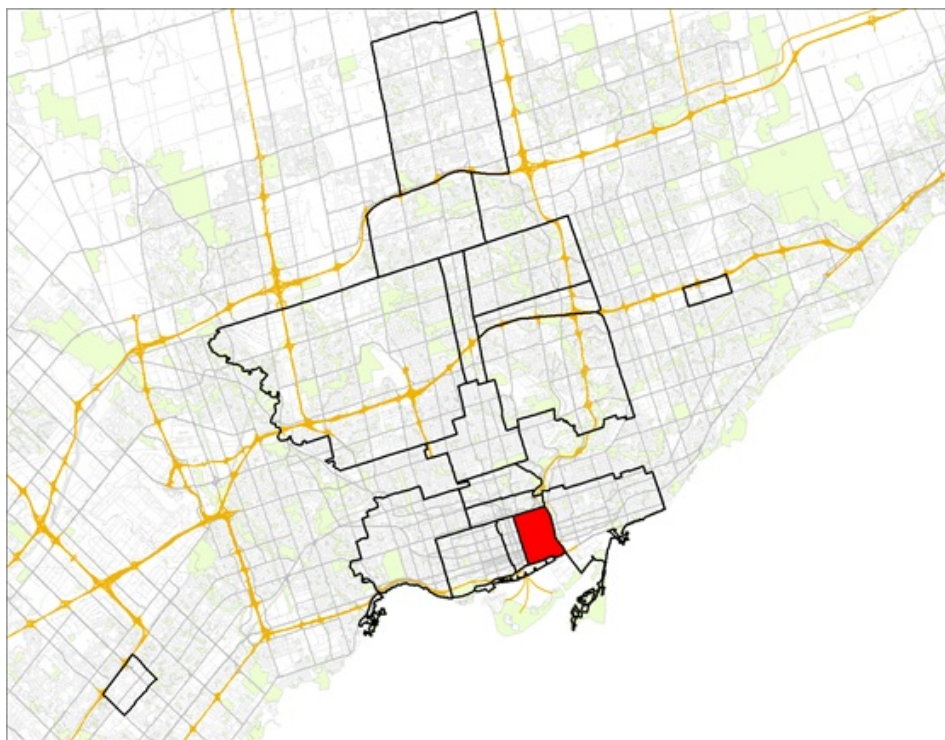


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of February 2022



Downtown East Submarket Report - February 2022



Downtown East		GTA
Distinct count of Site Name	18	328
No. of Units	6,463	87,845
Total Sales	5,891	79,226
Act Inv	572	8,619
Avg. \$/sf	\$1,337	\$1,413
Avg. Project \$/SF	\$1,256	\$1,204
Avg. SF	823	934
Avg. \$	\$1,101,131	\$1,318,992
No Measure Value	47	3,048

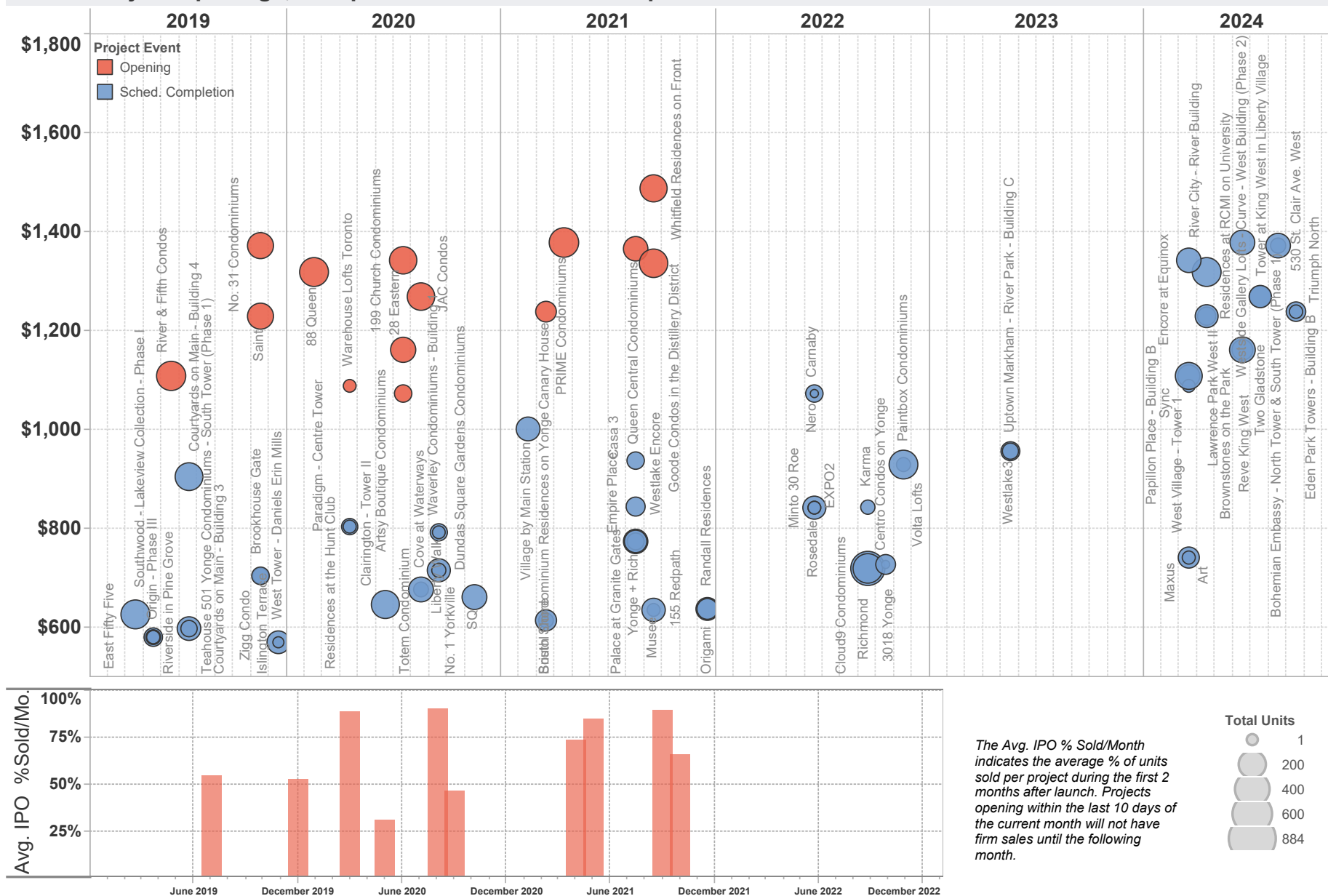
Development Applications		
Downtown East		City of Toronto
Count of Address	45	648
Total Units	18,747	364,157
Min. Density	0.0	0.0
Max. Density	28.6	620.0
Avg. Density	10.2	7.9

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



Downtown East Submarket Report - February 2022

Recent Project Openings, Completions & Scheduled Completions



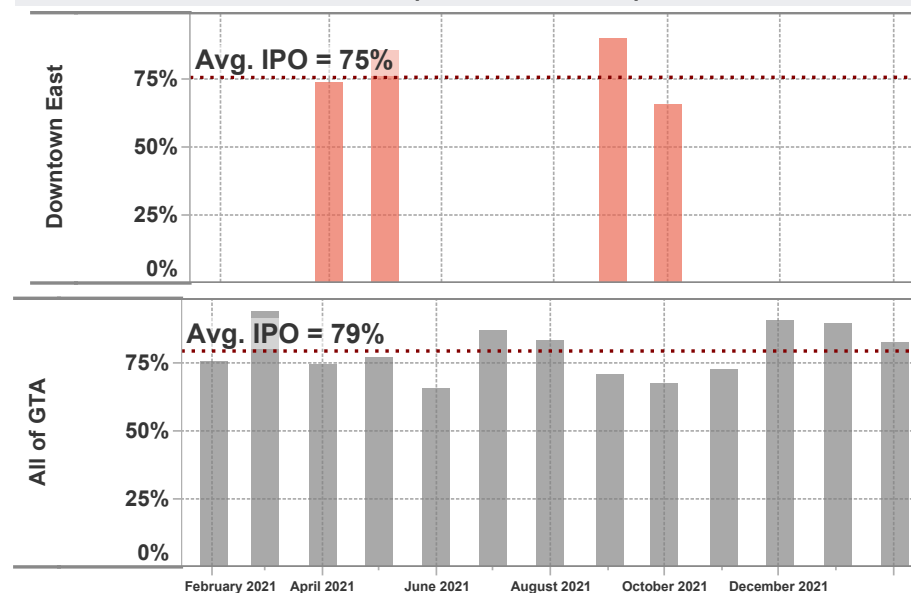
Downtown East Submarket Report - February 2022

Project Data by Unit Type

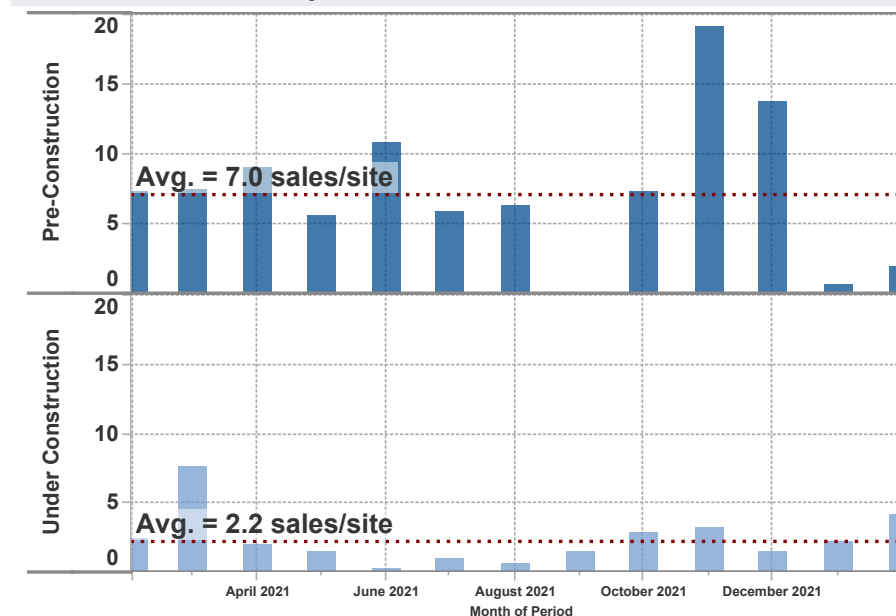
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	494	3	482	12
1 Bedroom	1,639	11	1,583	56
1 Bedroom + Den	1,579	2	1,495	84
2 Bedroom	1,725	8	1,532	193
2 Bedroom + Den	338	8	289	49
3 Bedroom & Up	649	12	499	150
Penthouse	19	0	3	16
Other	9	1	5	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,458	366	401	\$545,900	\$554,990
\$1,350	461	751	\$496,000	\$858,000
\$1,496	486	825	\$689,900	\$1,122,000
\$1,354	612	1,803	\$849,900	\$1,969,900
\$1,306	629	2,125	\$849,900	\$3,170,000
\$1,289	767	1,579	\$999,900	\$2,739,900
\$1,307	1,038	3,114	\$1,609,990	\$3,350,000
\$1,134	1,290	1,355	\$1,449,990	\$1,549,990

IPO Launch Performance (first 2 months)

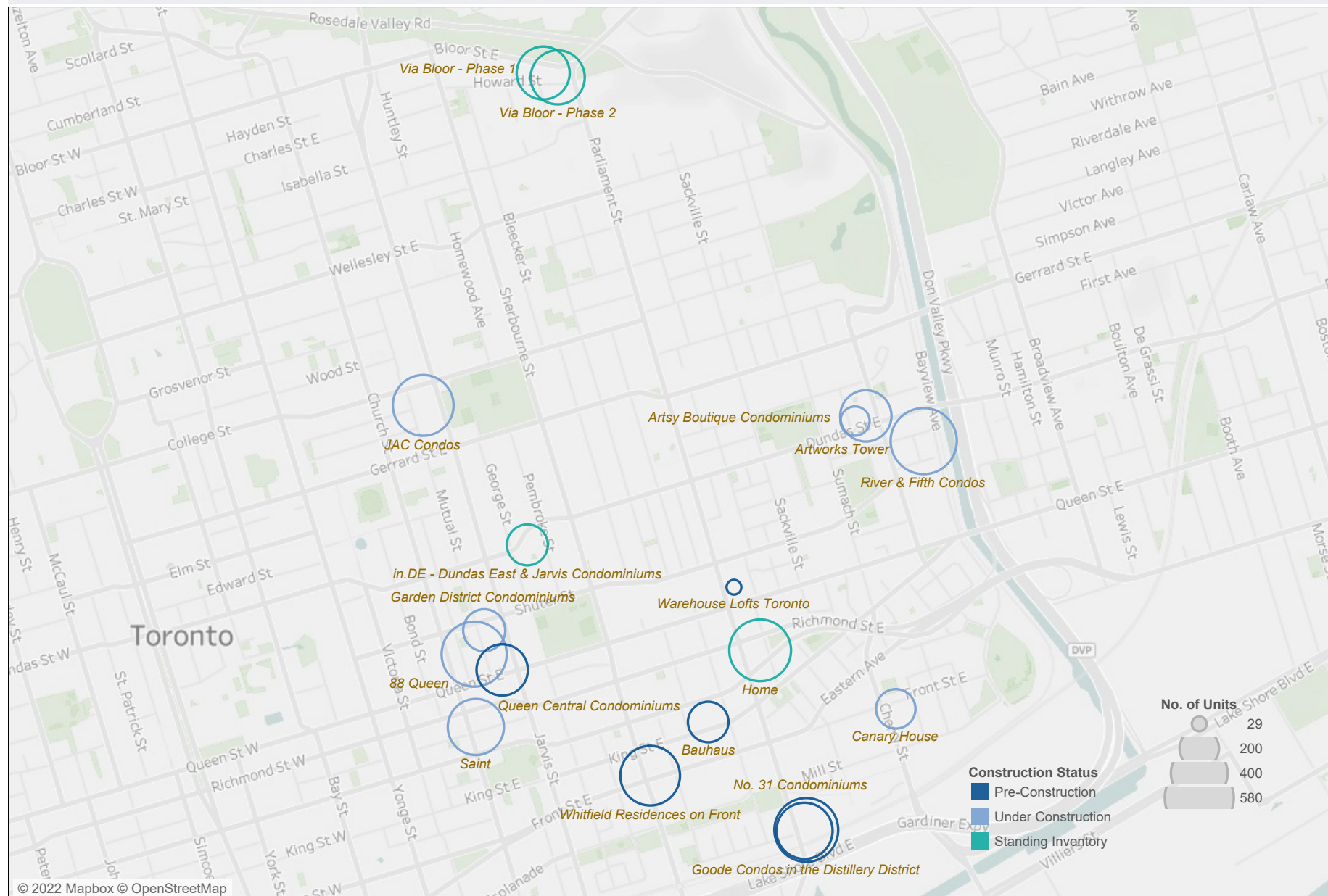


Post Launch Absorption: Downtown East



Downtown East Submarket Report - February 2022

Current Active Projects



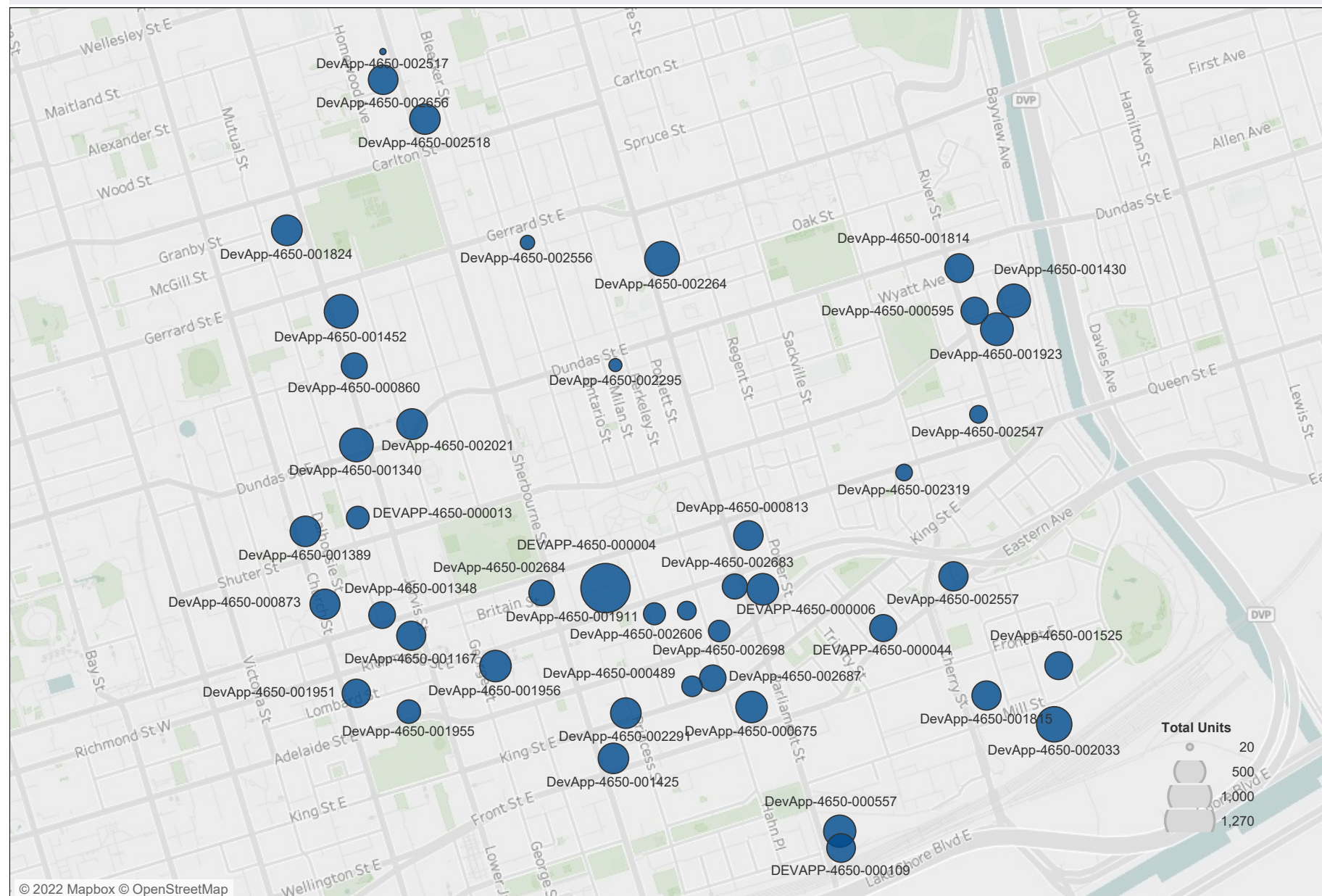
Downtown East Submarket Report - February 2022

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..
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	2	3	5	561	\$1,319	\$1,594
Artsy Boutique Condominiums - Daniels Corporation	Apartment	June 2022	0	4	5	113	\$1,074	\$1,030
Artworks Tower - Daniels Corporation	Apartment	June 2022	0	0	5	349	\$843	\$1,041
Bauhaus - Lamb Development Corp.	Apartment	February 2025	2	2	69	218	\$0	\$1,347
Canary House - Kilmer Group and DREAM	Apartment	September 2024	0	0	33	206	\$1,239	\$1,278
Garden District Condominiums - Sher Corporation and Hyde ..	Apartment	May 2023	6	13	10	235	\$957	\$1,257
Goode Condos in the Distillery District - Graywood Developm..	Apartment	May 2025	6	6	51	540	\$1,337	\$1,342
Home - Great Gulf and Hullmark Developments Limited	Apartment	January 2022	3	4	30	505	\$619	\$1,174
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	August 2021	0	0	8	222	\$938	\$1,163
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July 2024	15	15	22	489	\$1,270	\$1,160
No. 31 Condominiums - Lanterra Developments	Apartment	August 2024	7	10	117	418	\$1,373	\$1,451
Queen Central Condominiums - Parallax Development Corpo..	Apartment	February 2025	0	0	0	349	\$1,366	\$1,284
River & Fifth Condos - Broccolini	Apartment	March 2024	0	13	28	580	\$1,109	\$1,420
Saint - Minto Developments	Apartment	April 2024	1	2	27	418	\$1,230	\$1,323
Via Bloor - Phase 1 - Tridel	Apartment	August 2021	1	1	10	372	\$775	\$1,041
Via Bloor - Phase 2 - Tridel	Apartment	August 2021	2	2	7	388	\$845	\$1,044
Warehouse Lofts Toronto - Sher Corporation and Downing St..	Apartment	March 2024	0	2	3	29	\$1,089	\$1,237
Whitfield Residences on Front - Menkes and Core Developm..	Apartment	March 2025	0	2	142	471	\$1,488	\$1,415

Downtown East Submarket Report - February 2022

Current Development Applications



Downtown East Submarket Report - February 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DEVAPP-4650-000004	245 Queen Street East	3.0	1,270
DEVAPP-4650-000006	48 Power Street	0.0	520
DEVAPP-4650-000013	59 - 71 Mutual Street	4.0	268
DEVAPP-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street	3.0	379
DEVAPP-4650-000109	31 Parliament Street	2.0	428
DevApp-4650-000489	284 King Street East	15.8	219
DevApp-4650-000557	33 - 37 Parliament Street	2.0	540
DevApp-4650-000595	83 River Street	2.5	388
DevApp-4650-000675	250 Front Street East	9.1	516
DevApp-4650-000813	161 Parliament Street	3.0	453
DevApp-4650-000860	295 Jarvis Street	3.5	351
DevApp-4650-000873	139 Church Street	3.0	469
DevApp-4650-001167	133 Queen Street East	4.0	440
DevApp-4650-001340	202 Jarvis Street	4.0	589
DevApp-4650-001348	90 Queen Street East	4.0	369
DevApp-4650-001389	193 Church Street	3.0	484
DevApp-4650-001425	33 Sherbourne Street	15.6	484
DevApp-4650-001430	5 Defries Street	8.2	580
DevApp-4650-001452	319 - 323 Jarvis Street	3.5	596
DevApp-4650-001525	475 Front Street East	4.3	401
DevApp-4650-001814	111 River Street	19.3	430
DevApp-4650-001815	409 Front Street East	4.2	443
DevApp-4650-001824	308 Jarvis Street	10.1	489
DevApp-4650-001911	75 Ontario Street	19.6	251
DevApp-4650-001923	77 River Street	8.6	558
DevApp-4650-001951	89 Church Street	4.0	418
DevApp-4650-001955	110 Adelaide Street East	19.1	287
DevApp-4650-001956	231 Richmond Street East	10.6	516
DevApp-4650-002021	218 Dundas Street East	12.7	490
DevApp-4650-002033	125R Mill Street	11.3	653
DevApp-4650-002264	365 Parliament Street	5.7	628
DevApp-4650-002291	236 King Street East	17.2	486
DevApp-4650-002295	401 Dundas Street East	5.3	88
DevApp-4650-002319	471 Queen Street East	11.1	143
DevApp-4650-002517	422 Sherbourne Street	0.9	20
DevApp-4650-002518	383 Sherbourne Street	18.0	483
DevApp-4650-002547	28 River Street	3.0	162
DevApp-4650-002556	227 Gerrard Street East	1.5	107
DevApp-4650-002557	1 Sumach Street	10.4	443
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 - 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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