

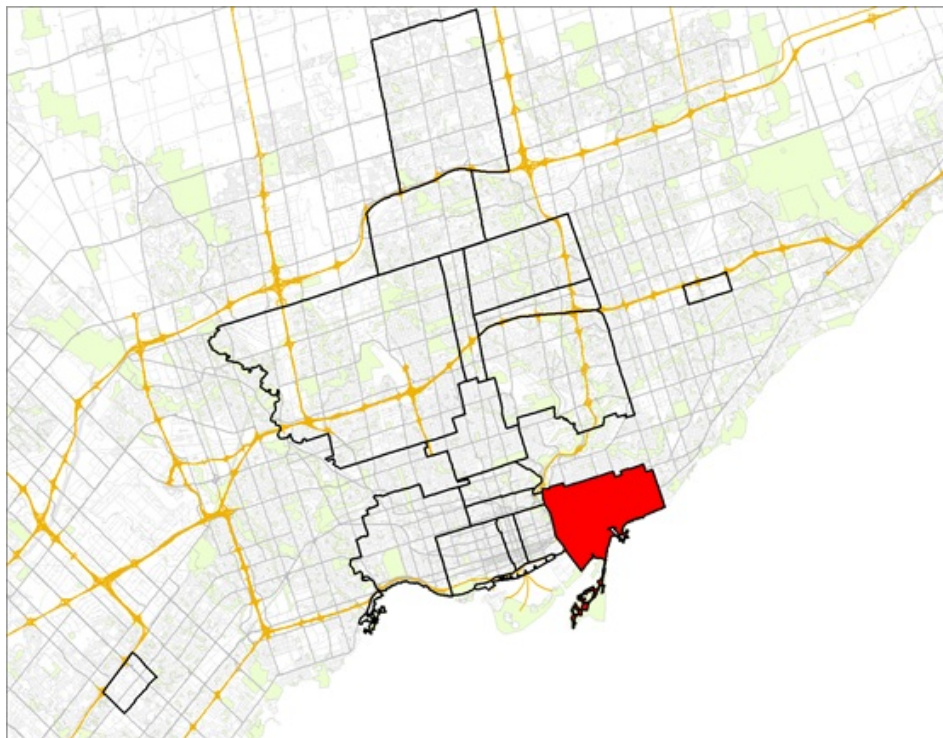


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of March 2022



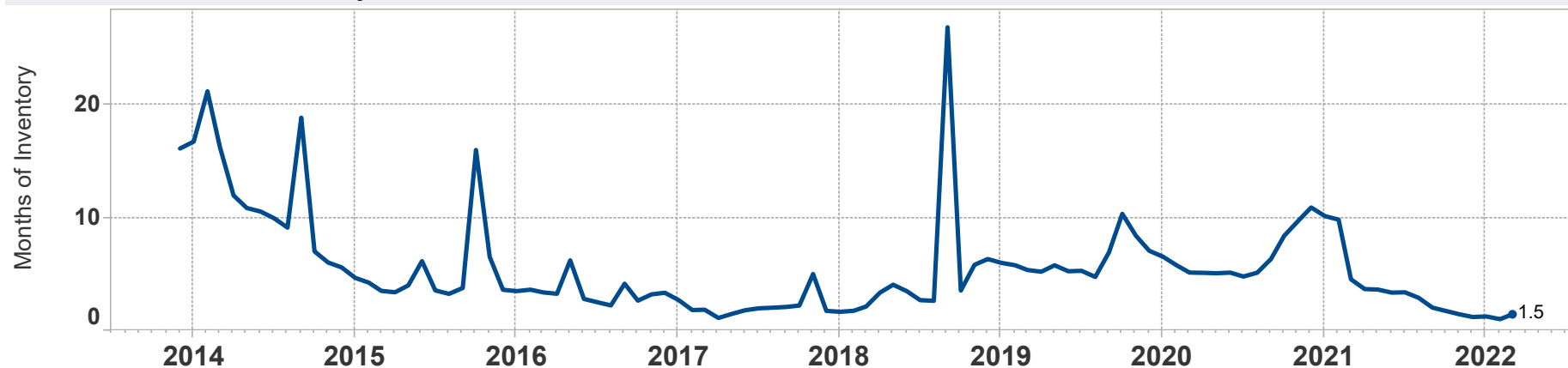
Toronto East Submarket Report - March 2022



Toronto East		GTA
Distinct count of Site Name	8	322
No. of Units	1,166	86,113
Total Sales	1,124	78,893
Act Inv	42	7,220
Avg. \$/sf	\$1,273	\$1,463
Avg. Project \$/SF	\$1,236	\$1,235
Avg. SF	1,070	978
Avg. \$	\$1,361,873	\$1,431,736
Current Month Sales (incl. active & sold out)	4	3,277

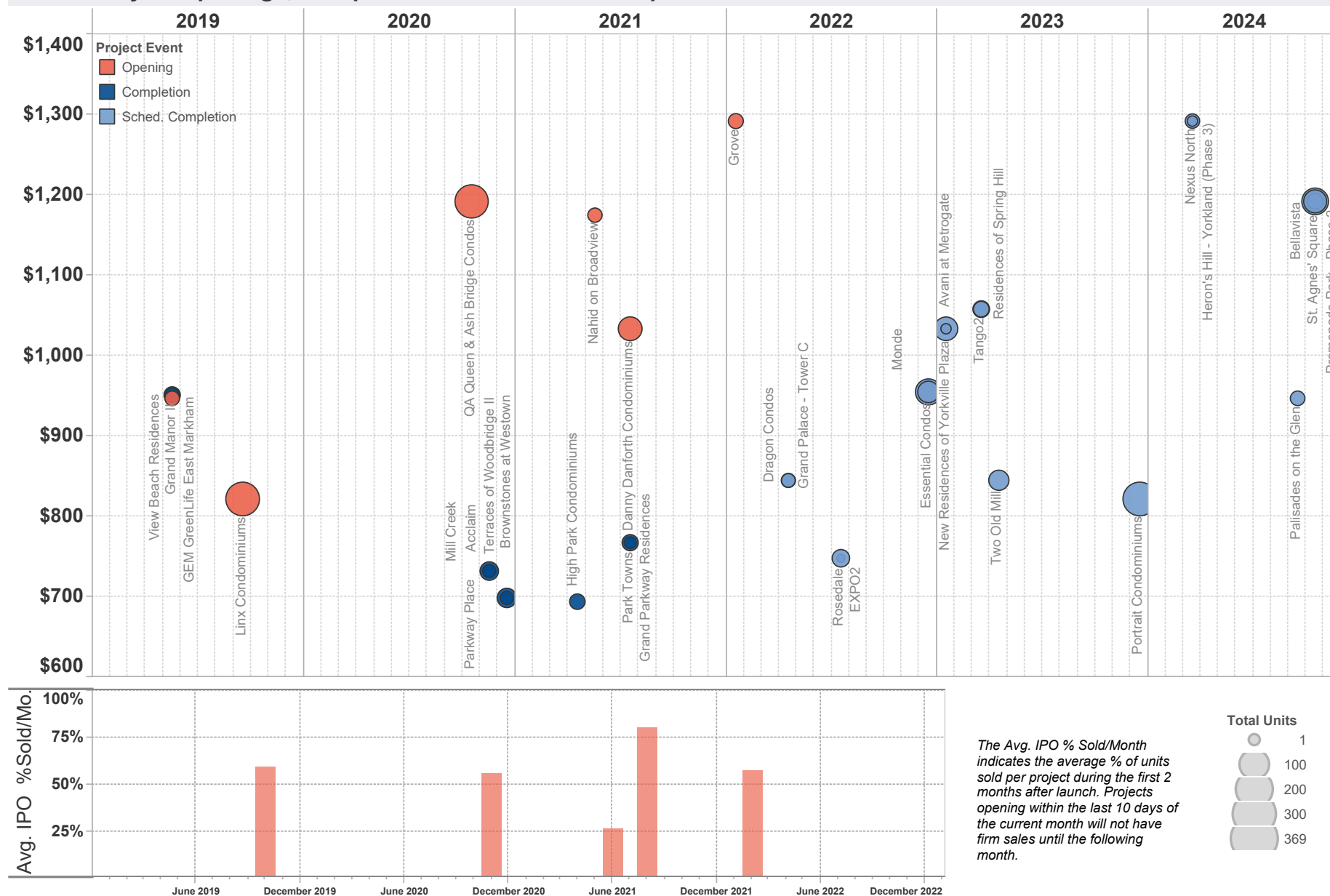
Development Applications		
Toronto East		City of Toronto
Count of Address	23	660
Total Units	9,298	271,565
Min. Density	1.0	0.0
Max. Density	12.5	620.0
Avg. Density	4.3	7.8

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



Toronto East Submarket Report - March 2022

Recent Project Openings, Completions & Scheduled Completions



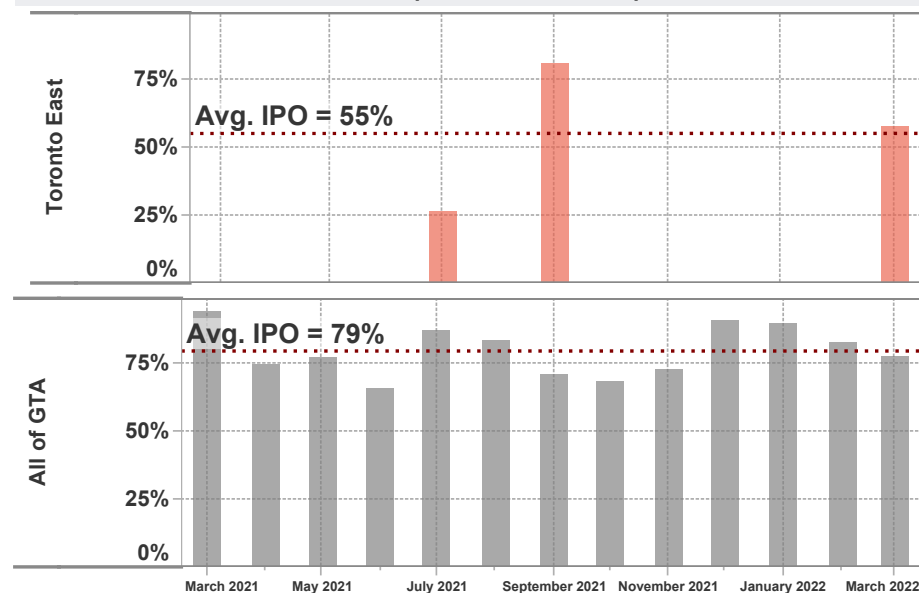
Toronto East Submarket Report - March 2022

Project Data by Unit Type

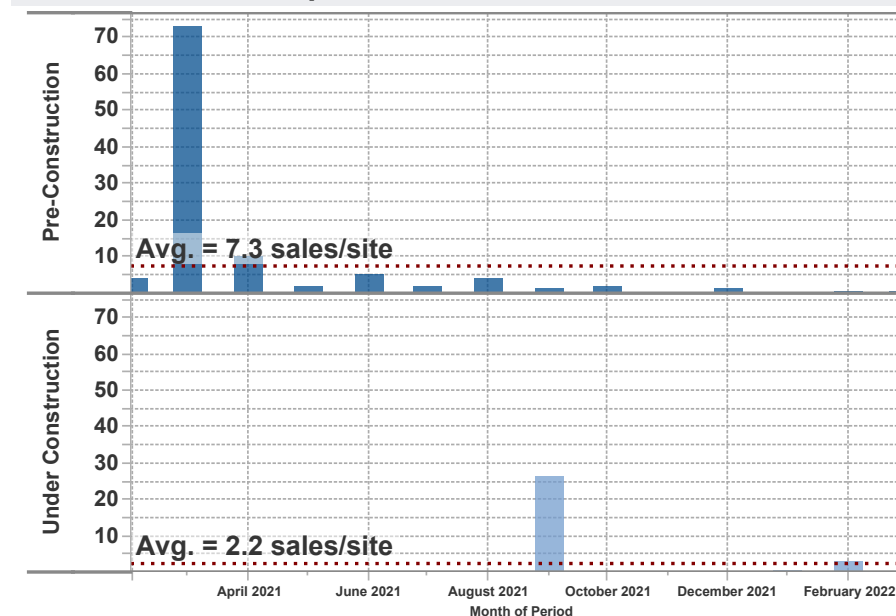
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	5	0	5	0
1 Bedroom	346	0	346	0
1 Bedroom + Den	231	1	224	7
2 Bedroom	352	0	340	12
2 Bedroom + Den	65	1	60	5
3 Bedroom & Up	123	0	107	16
Penthouse	4	0	4	0
Other	40	2	38	2

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,304	700	724	\$876,800	\$975,800
\$1,268	873	1,163	\$1,043,900	\$1,449,900
\$1,265	906	1,370	\$1,255,900	\$1,659,900
\$1,289	946	1,987	\$1,166,990	\$2,999,900
\$1,135	1,377	1,412	\$1,499,900	\$1,665,000

IPO Launch Performance (first 2 months)

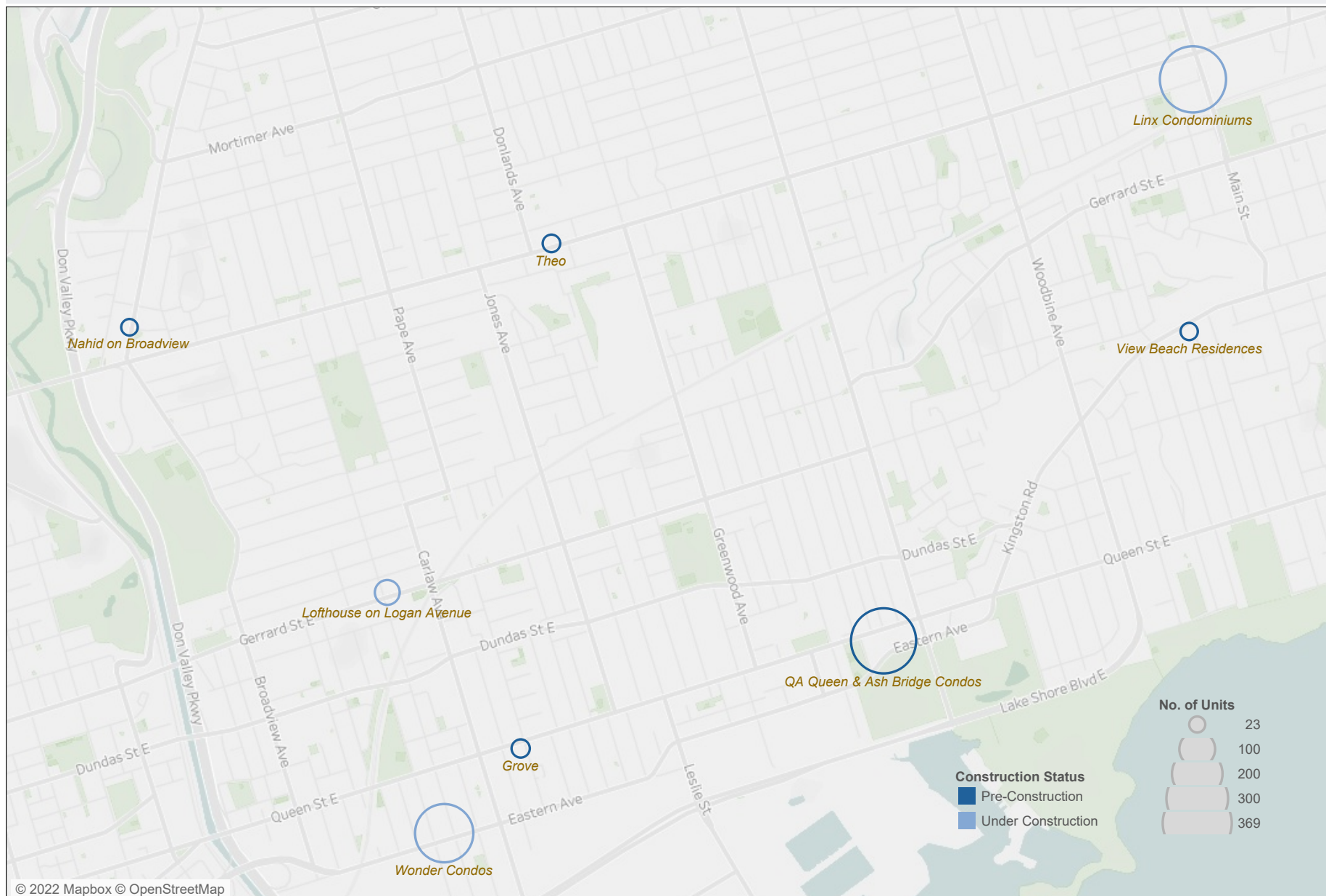


Post Launch Absorption: Toronto East



Toronto East Submarket Report - March 2022

Current Active Projects



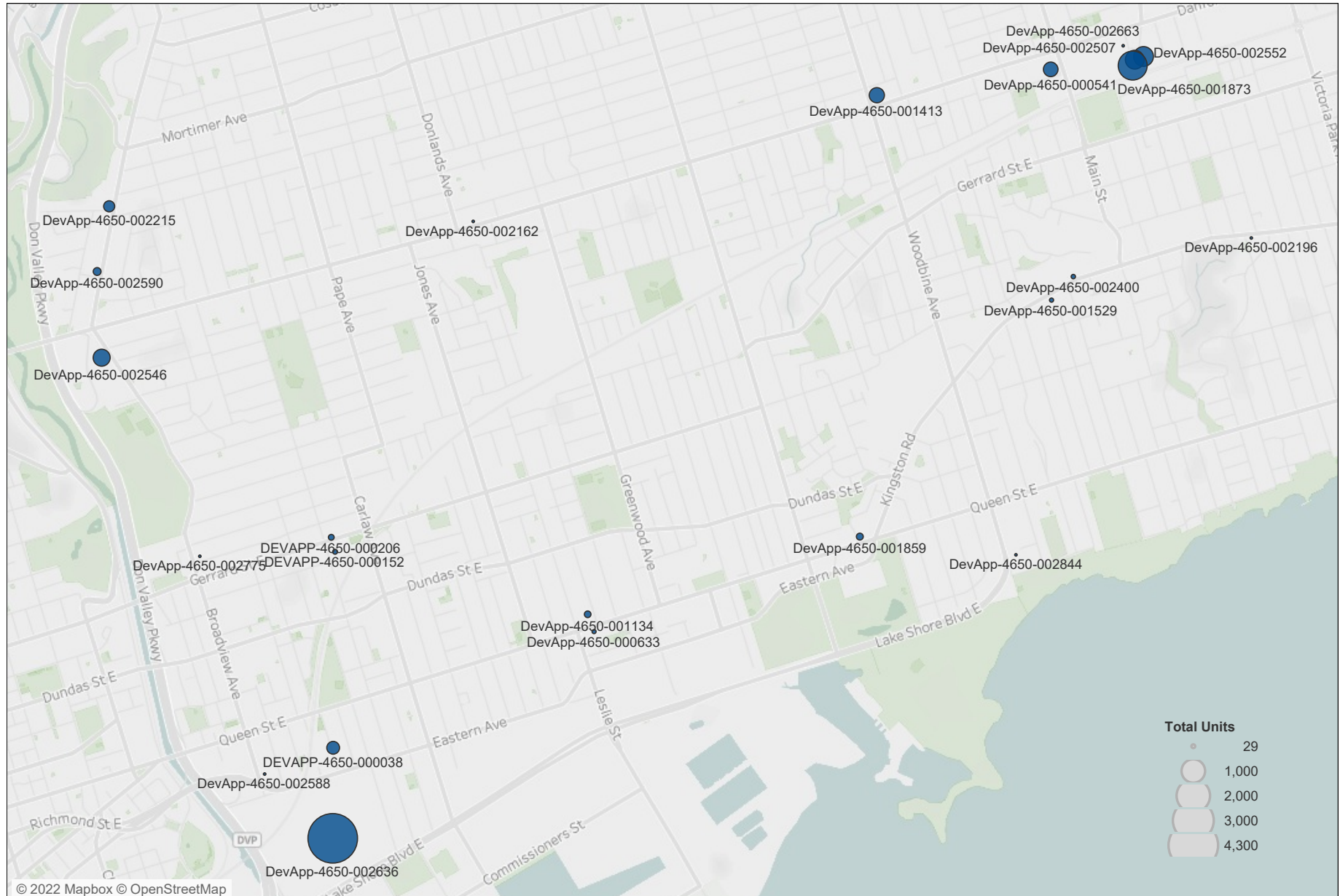
Toronto East Submarket Report - March 2022

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	2	18	10	28	\$1,292	\$1,301
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December 2023	0	0	9	369	\$822	\$1,155
Lofthouse on Logan Avenue - GRID Developments	Apartment	July 2022	0	0	0	52	\$748	\$1,178
Nahid on Broadview - Nahid Corp.	Apartment	June 2025	0	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	2	2	2	25	\$947	\$1,306
Wonder Condos - Graywood Developments and Alterra	Apartment	December 2022	0	0	9	286	\$955	\$1,283

Toronto East Submarket Report - March 2022

Current Development Applications



Toronto East Submarket Report - March 2022

Current Development Application List

inventorynumber	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-4650-001859	1684 Queen Street East	3.0	82
DevApp-4650-001873	6 Dawes Road	7.7	1,467
DevApp-4650-002162	1030 Danforth Avenue		
DevApp-4650-002196	907 Kingston Road		
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		
DevApp-4650-002590	840 Broadview Avenue	4.9	107
DevApp-4650-002636	21 Don Valley Parkway	8.2	4,300
DevApp-4650-002663	2721 Danforth Avenue		
DevApp-4650-002775	415 Broadview Avenue		
DevApp-4650-002844	73 Woodbine Avenue		

Toronto East Submarket Report - March 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	• 18	• 18	• 4,991	• 322	• \$2,465	• 1,532	• \$3,775,708	• 10,382
Central Waterfront	• 14	• 9	• 4,147	• 561	• \$1,614	• 1,128	• \$1,821,027	• 16,313
Don Mills - York Mills	• 161	• 14	• 3,675	• 321	• \$1,122	• 955	• \$1,071,323	• 11,228
Downtown Core	• 1,287	• 9	• 4,876	• 547	• \$2,011	• 887	• \$1,783,158	• 19,254
Downtown East	• 99	• 16	• 5,351	• 550	• \$1,389	• 822	• \$1,141,922	• 17,043
Downtown West	• 72	• 24	• 7,889	• 620	• \$1,583	• 1,030	• \$1,629,985	• 17,878
Etobicoke Waterfront	• 6	• 1	• 518	• 5	• \$1,560	• 486	• \$758,000	• 7,581
Highway7 - Yonge	• 0	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 5,645
Mississauga City Centre	• 358	• 11	• 6,774	• 126	• \$1,146	• 920	• \$1,054,225	• 206
North Toronto	• 49	• 18	• 3,714	• 323	• \$1,497	• 1,088	• \$1,629,305	• 23,718
North Yonge Corridor	• 34	• 6	• 1,772	• 81	• \$1,577	• 920	• \$1,451,141	• 90,704
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 1,157
North York West	• 20	• 6	• 544	• 99	• \$1,405	• 2,026	• \$2,846,414	• 7,354
Not Applicable	• 1,018	• 135	• 24,049	• 2,603	• \$1,081	• 853	• \$922,204	• 9,298
Scarborough City Centre								• 13,411
Sheppard Corridor	• 67	• 10	• 1,847	• 375	• \$1,440	• 766	• \$1,102,844	• 16,850
Thornhill	• 17	• 4	• 1,130	• 64	• \$1,187	• 1,336	• \$1,585,893	• 3,543
Toronto East	• 4	• 8	• 1,124	• 42	• \$1,273	• 1,070	• \$1,361,873	
Toronto West	• 44	• 20	• 4,020	• 426	• \$1,290	• 940	• \$1,211,723	
Yonge - St. Clair	• 9	• 7	• 779	• 127	• \$2,336	• 1,838	• \$4,293,605	

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