

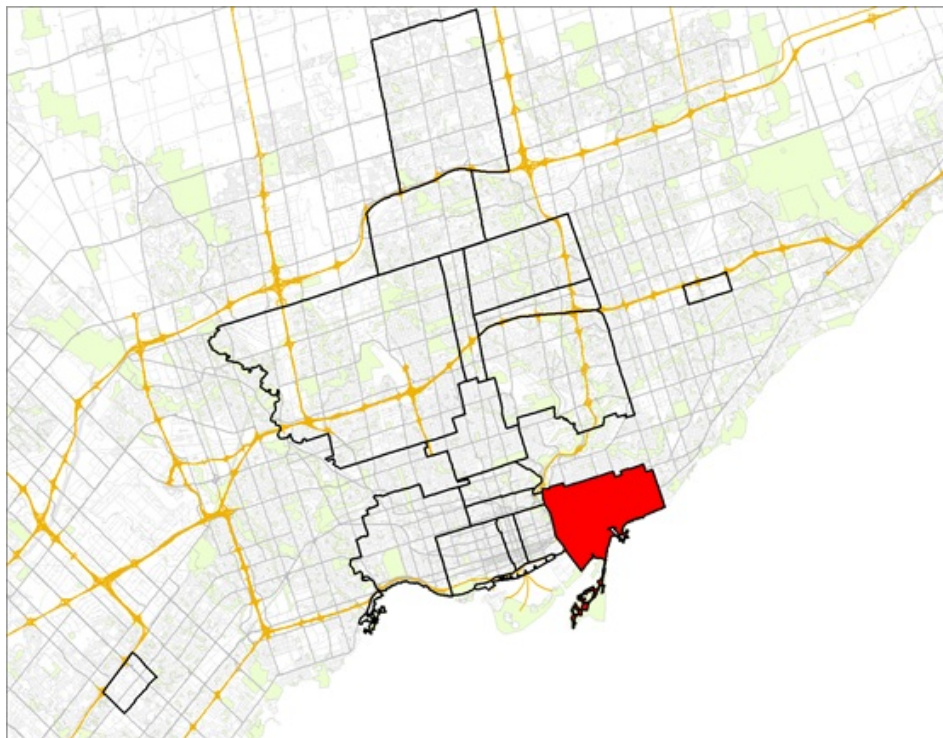


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of May 2022



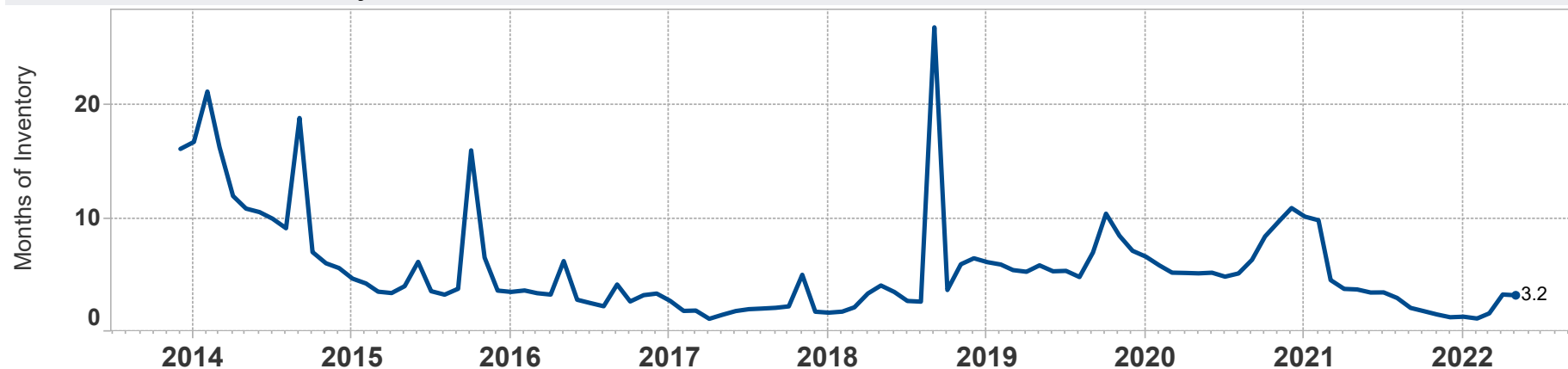
Toronto East Submarket Report - May 2022



Toronto East		GTA
Distinct count of Site Name	11	315
No. of Units	1,725	82,362
Total Sales	1,564	74,312
Act Inv	161	8,050
Avg. \$/sf	\$1,230	\$1,430
Avg. Project \$/SF	\$1,262	\$1,270
Avg. SF	837	908
Avg. \$	\$1,029,329	\$1,299,422
Current Month Sales (incl. active & sold out)	18	2,058

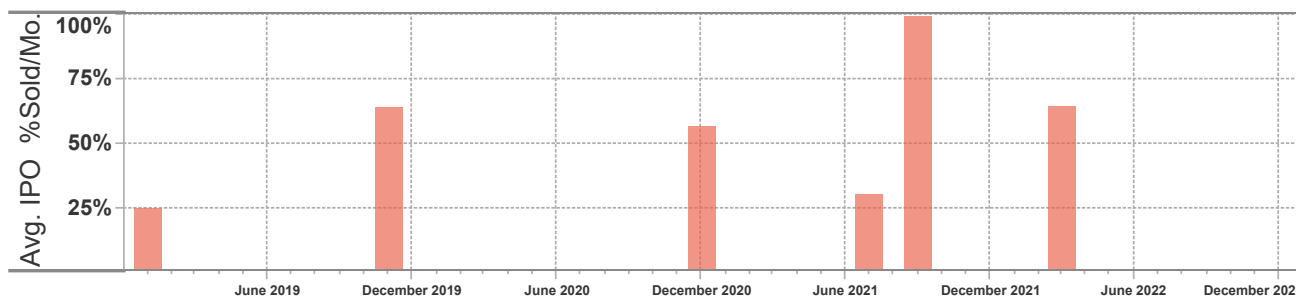
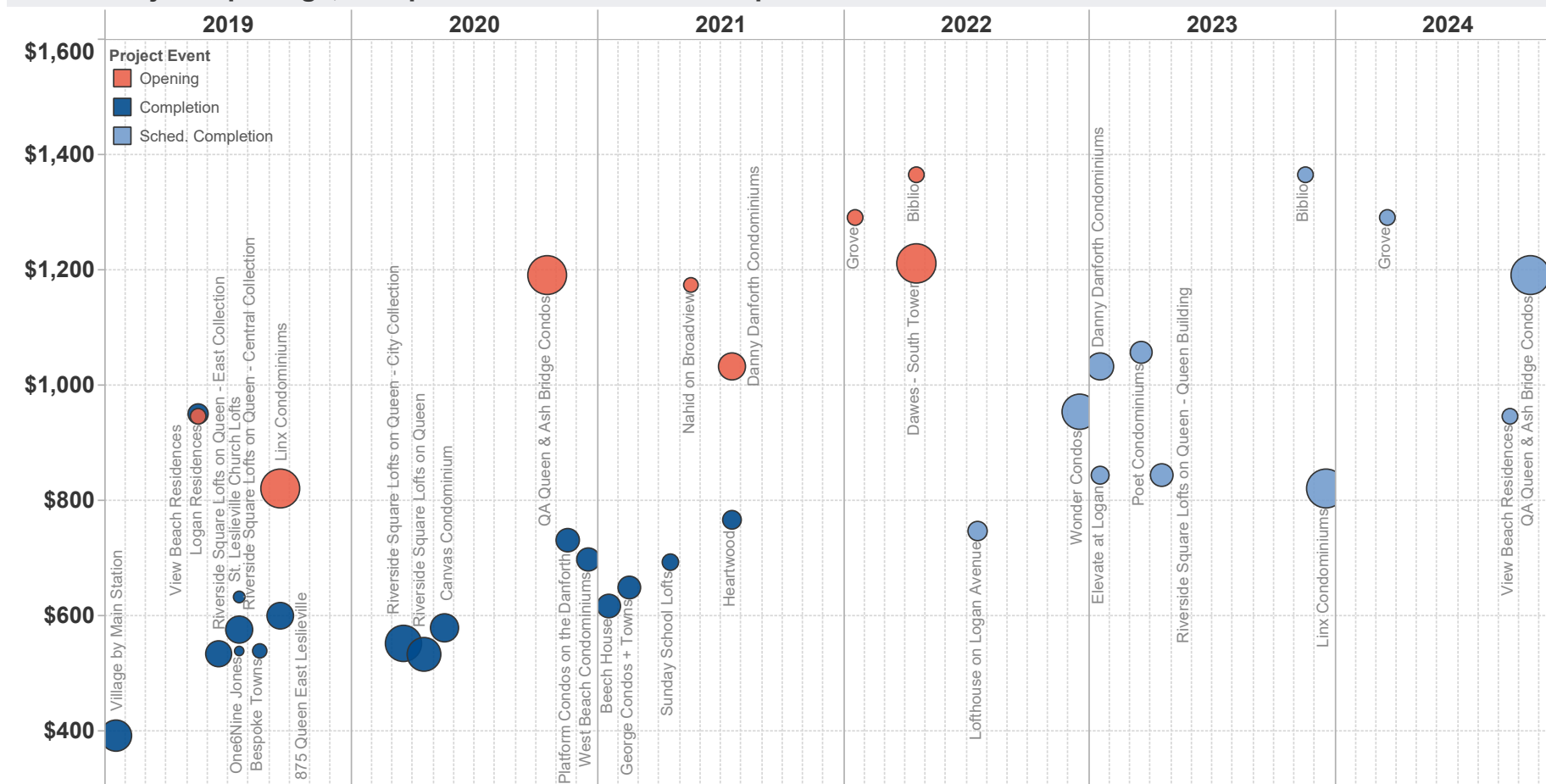
Development Applications		
Toronto East		City of Toronto
Count of Address	24	687
Total Units	9,720	373,850
Min. Density	1.0	0.0
Max. Density	13.4	61.7
Avg. Density	4.6	7.2

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

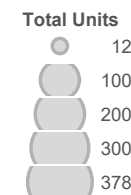


Toronto East Submarket Report - May 2022

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



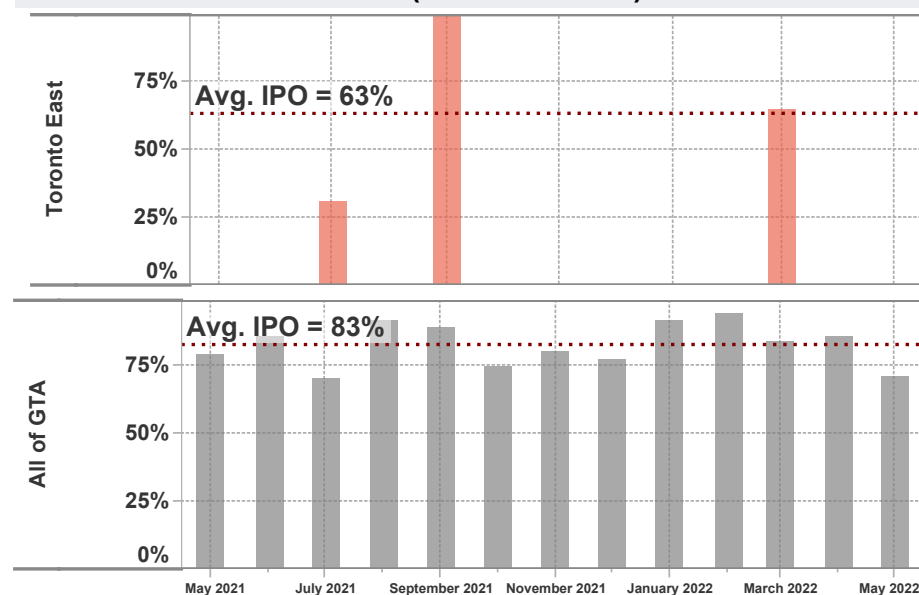
Toronto East Submarket Report - May 2022

Project Data by Unit Type

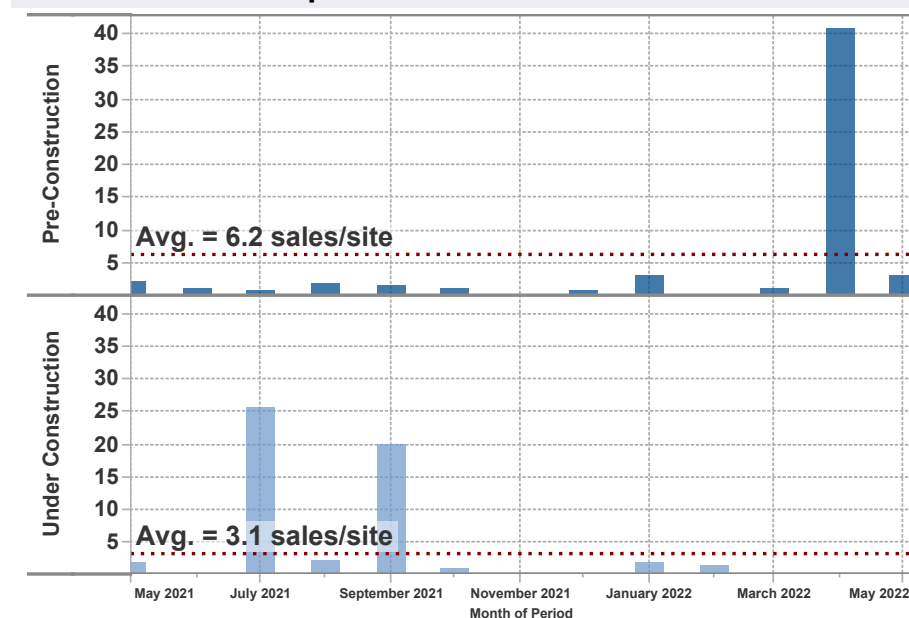
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	18	0	17	1
1 Bedroom	595	18	562	33
1 Bedroom + Den	328	0	313	15
2 Bedroom	435	0	404	31
2 Bedroom + Den	143	0	106	37
3 Bedroom & Up	160	0	122	38
Penthouse	4	0	3	1
Other	42	0	37	5

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,364	469	720	\$625,000	\$999,900
\$1,263	562	724	\$675,000	\$975,800
\$1,295	588	1,266	\$825,000	\$1,636,740
\$1,212	775	1,148	\$925,000	\$1,440,900
\$1,112	946	1,987	\$1,000,000	\$2,999,900
\$1,923	2,600	2,600	\$5,000,000	\$5,000,000
\$1,126	1,148	1,637	\$1,499,900	\$1,800,000

IPO Launch Performance (first 2 months)

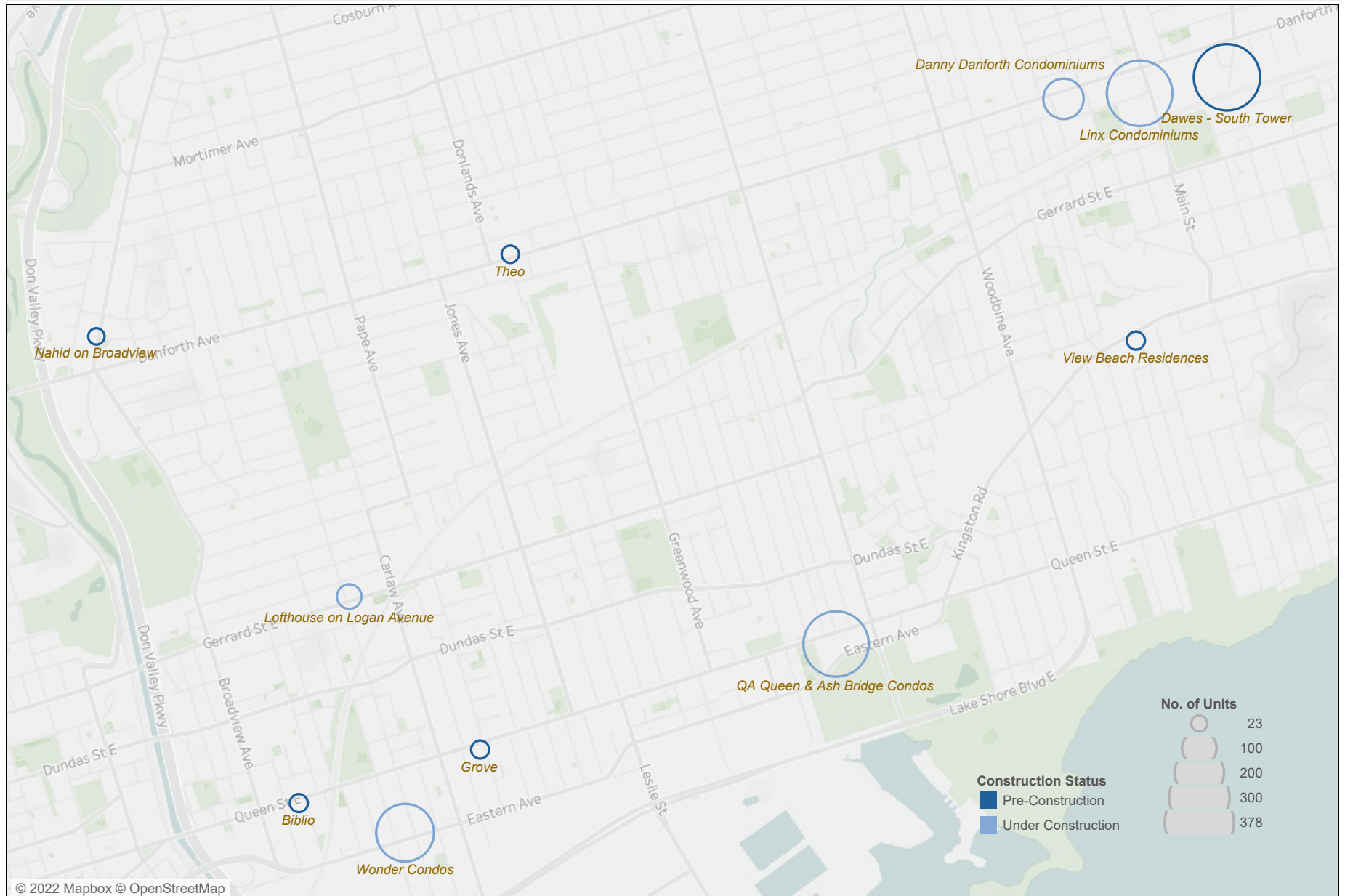


Post Launch Absorption: Toronto East



Toronto East Submarket Report - May 2022

Current Active Projects



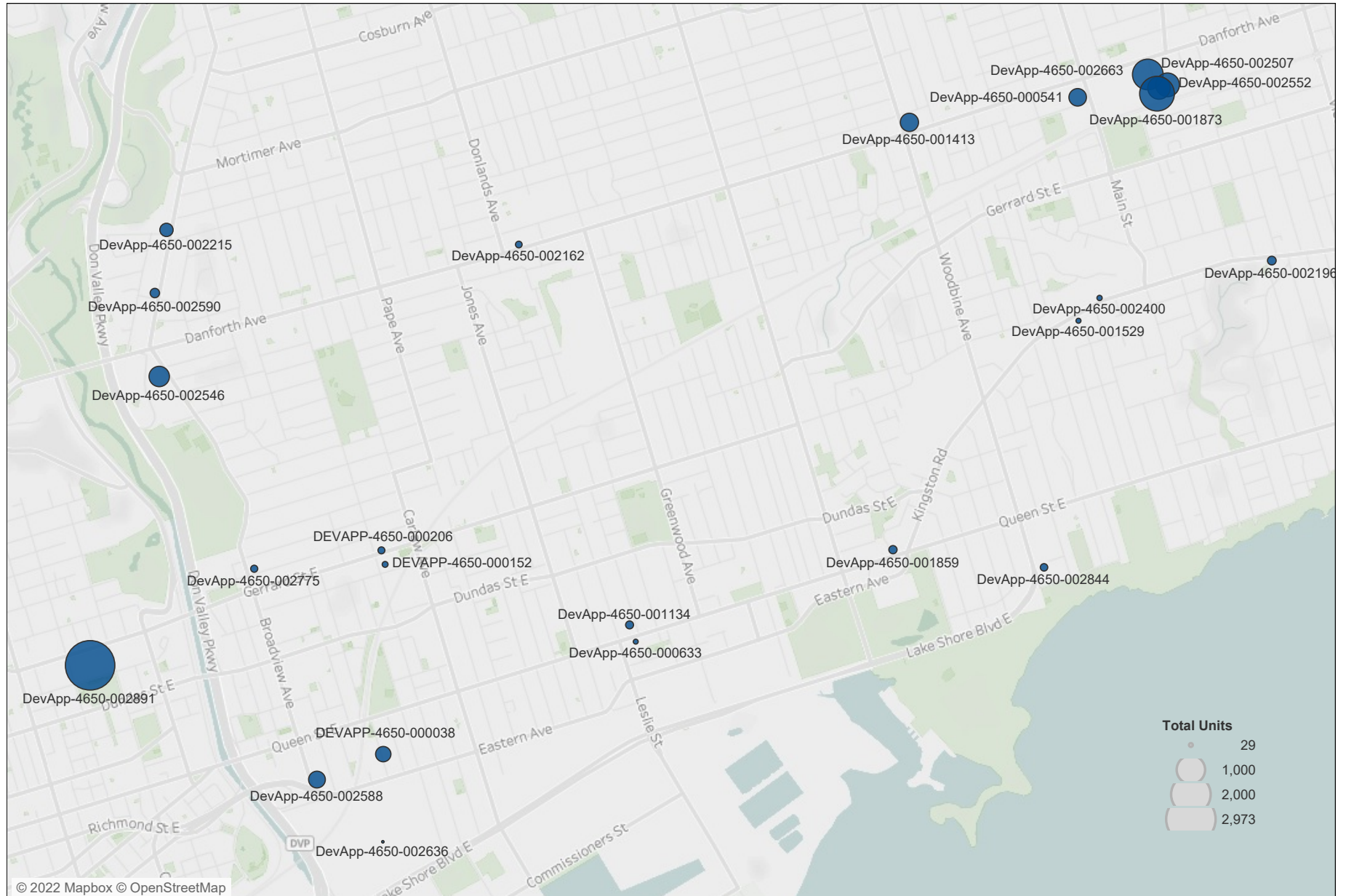
Toronto East Submarket Report - May 2022

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..
Biblio - NVSBLE Development Inc.	Apartment	November 2023	0	21	7	28	\$1,366	\$1,364
Danny Danforth Condominiums - Gala Developments	Apartment	January 2023	0	2	2	140	\$1,034	\$1,360
Dawes - South Tower - Marlin Spring	Apartment	September 2025	18	282	96	378	\$1,212	\$1,169
Grove - Presidential Group	Apartment	March 2024	0	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	3	5	23	\$1,175	\$1,248
QA Queen & Ash Bridge Condos - Context Developments an..	Apartment	October 2024	0	0	15	367	\$1,192	\$1,460
Theo - Condoman Developments	Apartment	June 2024	0	0	0	26	\$0	\$1,014
View Beach Residences - Condoman Developments	Apartment	September 2024	0	1	8	28	\$947	\$1,312
Wonder Condos - Graywood Developments and Alterra	Apartment	December 2022	0	0	9	286	\$955	\$1,319

Toronto East Submarket Report - May 2022

Current Development Applications



Toronto East Submarket Report - May 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	81
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	4.9	107
DevApp-4650-002636	21 Don Valley Parkway	8.2	
DevApp-4650-002663	2721 Danforth Avenue	13.4	1,139
DevApp-4650-002775	415 Broadview Avenue	2.8	60
DevApp-4650-002844	73 Woodbine Avenue	2.6	67
DevApp-4650-002891	325 Gerrard Street East	4.9	2,973

Toronto East Submarket Report - May 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	12	18	5,030	283	\$2,584	1,463	\$3,781,888	13,750
Central Waterfront	4	9	4,157	547	\$1,615	1,129	\$1,823,523	17,435
Don Mills - York Mills	35	14	3,837	174	\$1,122	1,134	\$1,272,475	16,547
Downtown Core	28	9	5,032	405	\$2,035	938	\$1,909,854	23,883
Downtown East	66	17	5,902	427	\$1,451	772	\$1,120,144	21,496
Downtown West	2	23	7,325	603	\$1,595	1,034	\$1,649,032	19,449
Etobicoke Waterfront	4	1	526	2	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	0	5	1,199	25	\$1,111	1,310	\$1,455,256	20,063
Mississauga City Centre	516	8	3,259	197	\$1,253	687	\$860,873	17,735
North Toronto	3	18	3,733	313	\$1,541	1,059	\$1,631,045	206
North Yonge Corridor	5	6	1,781	72	\$1,567	925	\$1,450,206	28,646
North York East	0	1	497	0	.	.	.	112,252
North York West	276	7	819	189	\$1,445	1,320	\$1,906,261	18,119
Not Applicable	1,013	129	22,815	3,532	\$1,112	790	\$878,390	14,432
Scarborough City Centre								9,720
Sheppard Corridor	36	10	1,869	279	\$1,473	790	\$1,164,250	27,354
Thornhill	12	2	401	38	\$1,294	1,576	\$2,039,368	4,532
Toronto East	18	11	1,564	161	\$1,230	837	\$1,029,329	
Toronto West	18	20	3,749	714	\$1,314	821	\$1,079,215	
Yonge - St. Clair	10	7	817	89	\$2,092	1,558	\$3,259,738	

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