

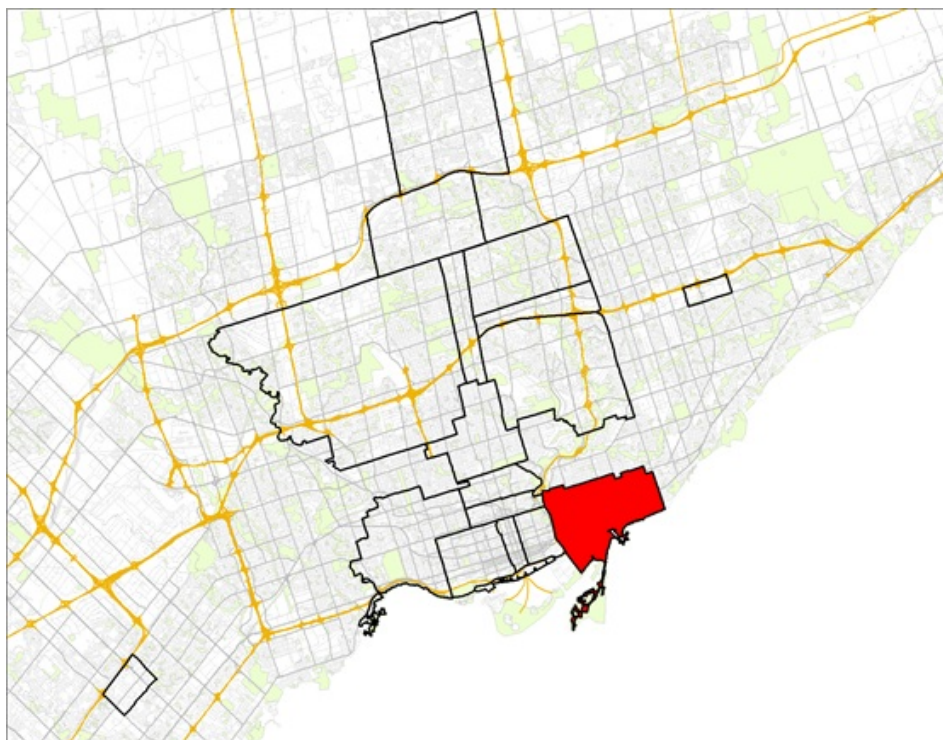


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of July 2022



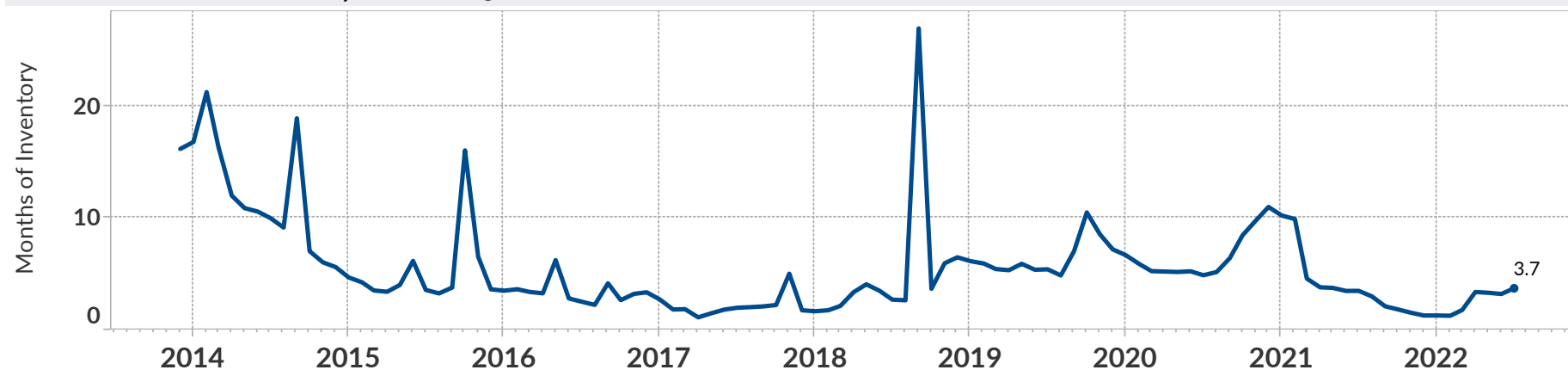
Toronto East Submarket Report - July 2022



Toronto East		GTA
Distinct count of Site Name	13	332
No. of Units	2,052	85,910
Total Sales	1,839	76,599
Act Inv	213	9,311
Avg. \$/sf	\$1,270	\$1,466
Avg. Project \$/SF	\$1,271	\$1,281
Avg. SF	750	874
Avg. \$	\$952,875	\$1,280,976
Current Month Sales (incl. active & sold out)	197	1,777

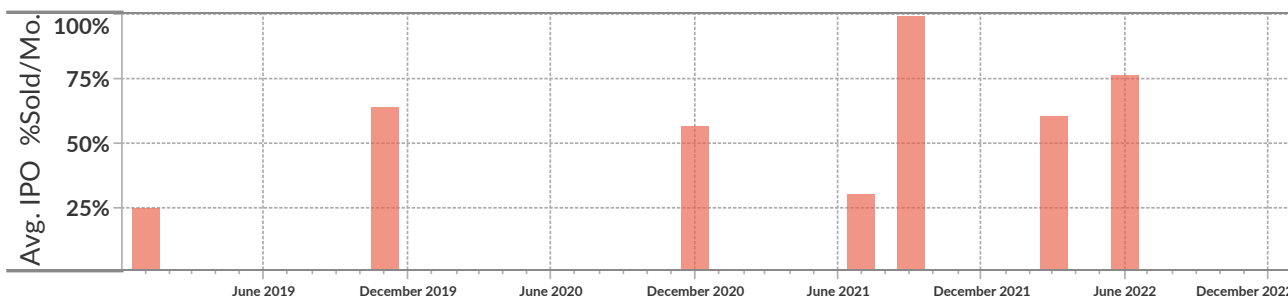
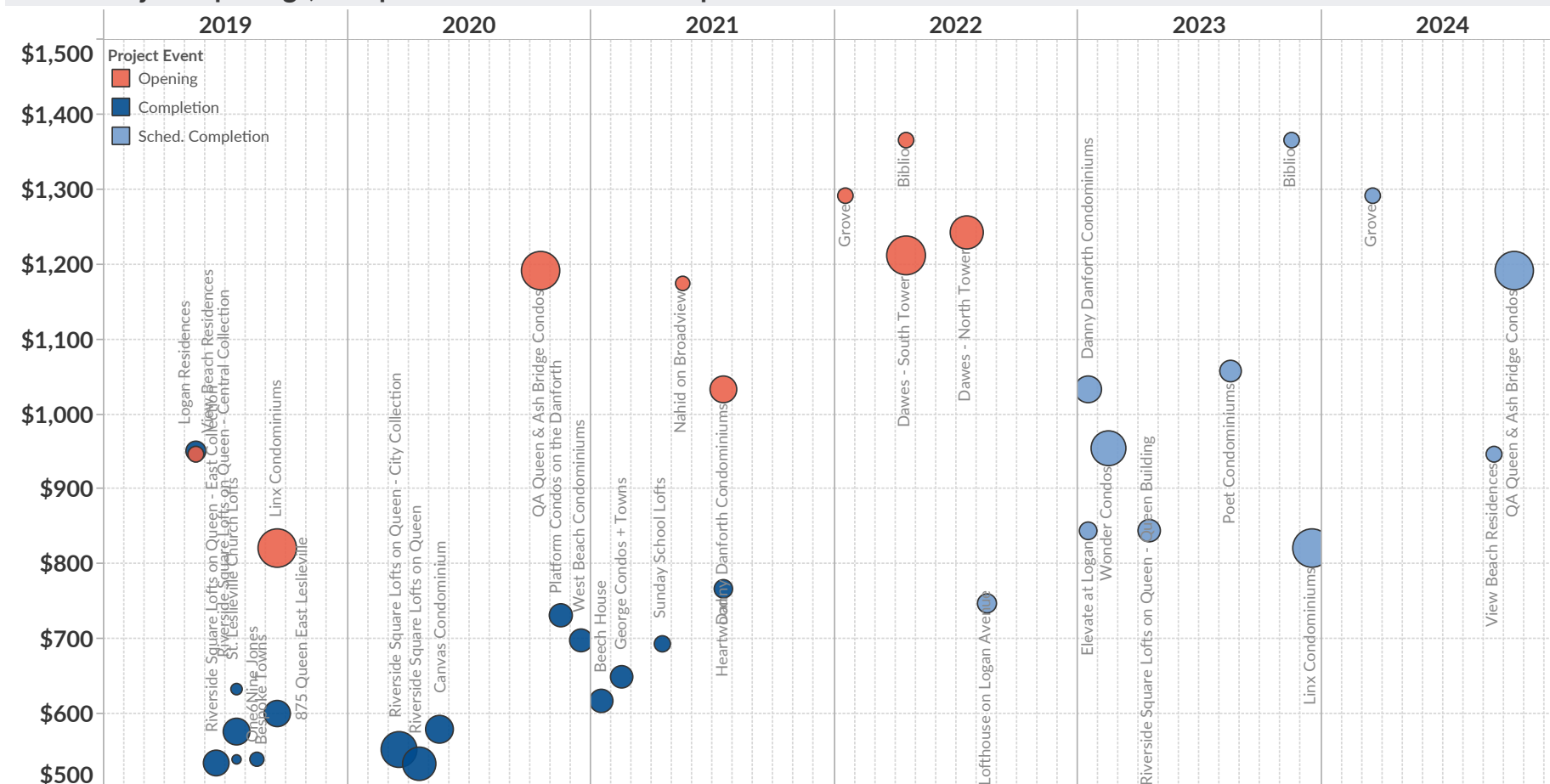
Development Applications		
Toronto East		City of Toronto
Count of Address	24	704
Total Units	9,735	384,701
Min. Density	1.0	0.0
Max. Density	13.4	61.7
Avg. Density	4.5	7.5

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

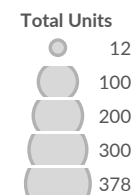


Toronto East Submarket Report - July 2022

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



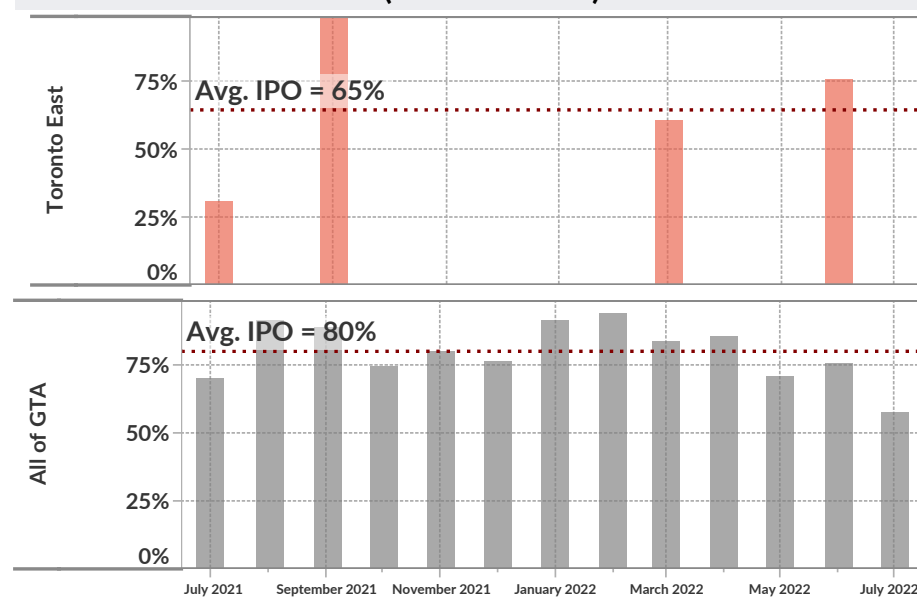
Toronto East Submarket Report - July 2022

Project Data by Unit Type

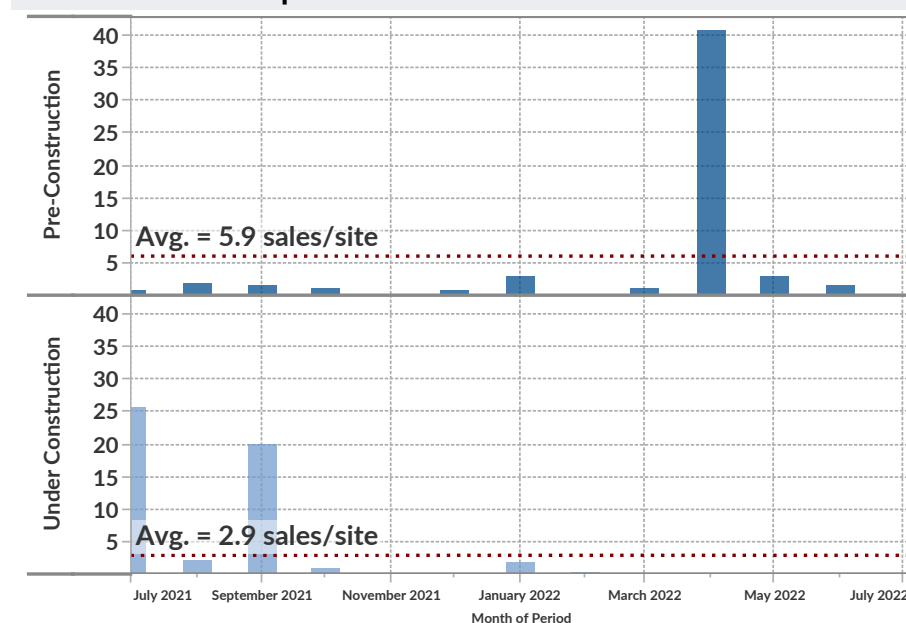
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	19	2	19	0
1 Bedroom	675	45	610	65
1 Bedroom + Den	425	53	377	48
2 Bedroom	528	38	474	54
2 Bedroom + Den	165	32	158	7
3 Bedroom & Up	182	27	148	34
Penthouse	15	0	13	2
Other	43	0	40	3

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,349	437	720	\$590,990	\$999,900
\$1,209	515	737	\$641,990	\$978,800
\$1,303	588	1,163	\$789,990	\$1,449,900
\$1,126	906	1,982	\$1,137,400	\$1,982,000
\$1,211	946	1,987	\$1,014,990	\$2,999,900
\$1,795	955	2,600	\$1,379,990	\$5,000,000
\$1,144	1,148	1,637	\$1,499,900	\$1,800,000

IPO Launch Performance (first 2 months)

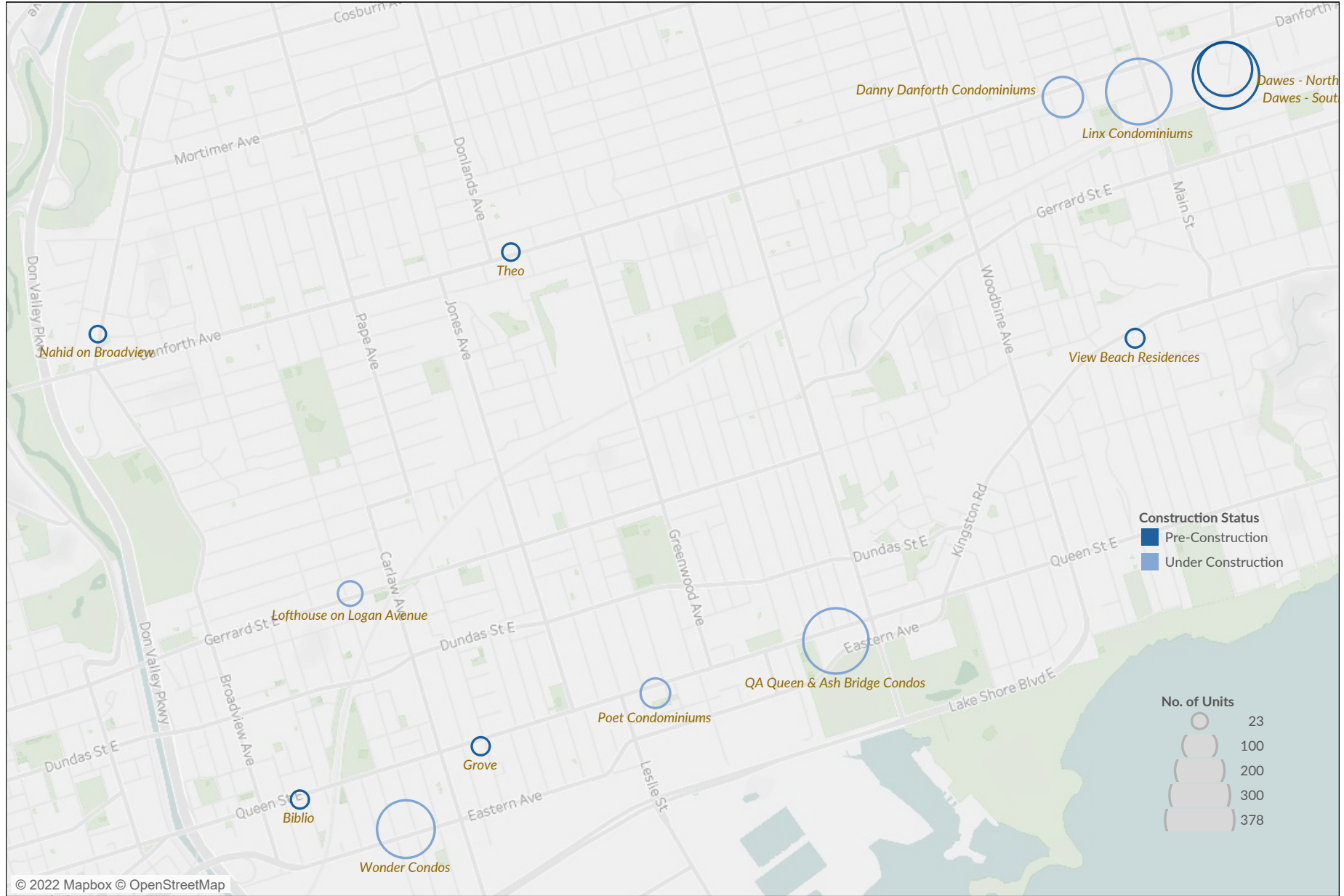


Post Launch Absorption: Toronto East



Toronto East Submarket Report - July 2022

Current Active Projects



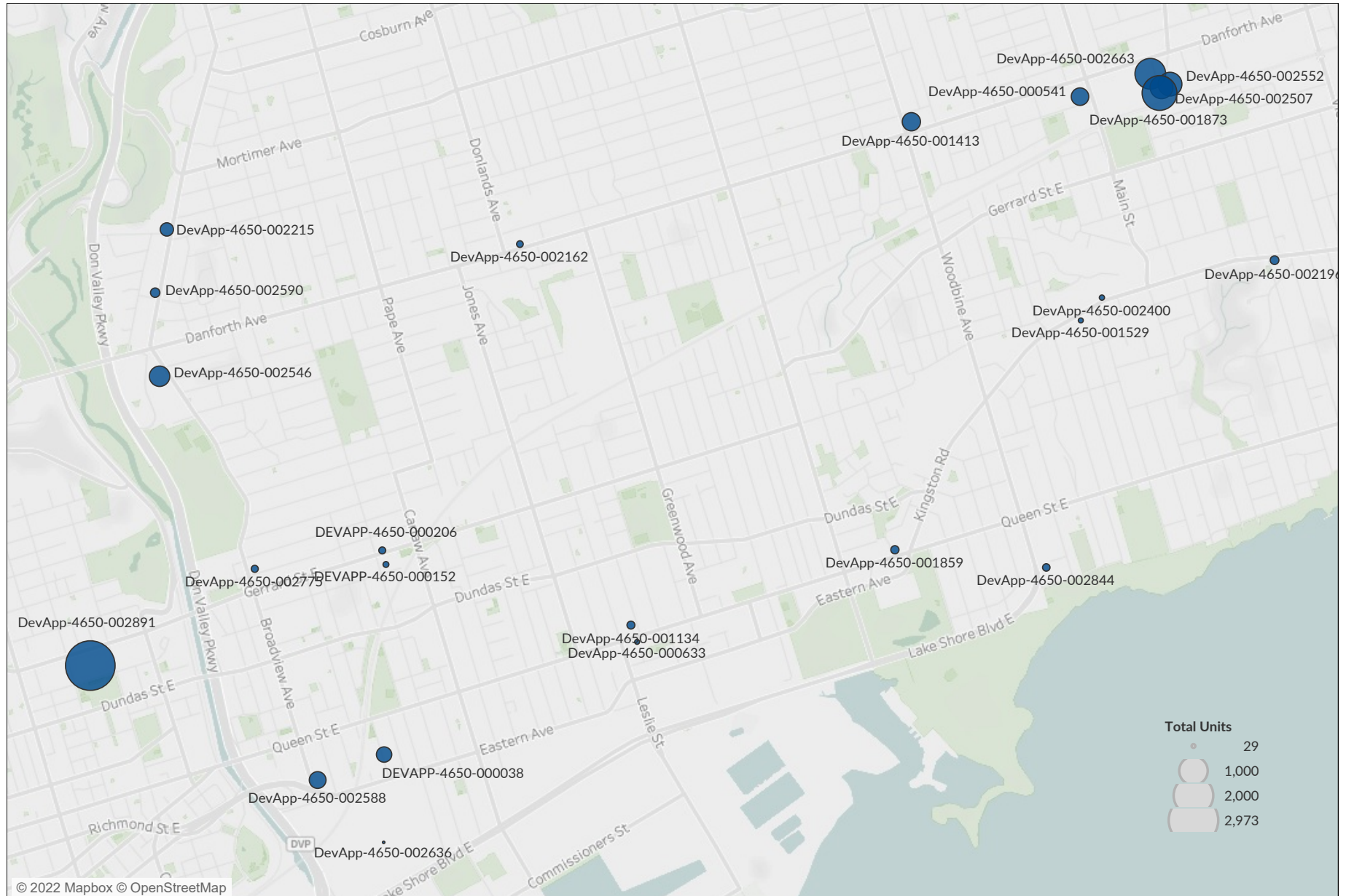
Toronto East Submarket Report - July 2022

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 Foot
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 - North Tower - Marlin Spring	Apartment	September 2025	127	127	123	250	\$1,243	\$1,240
Dawes - South Tower - Marlin Spring	Apartment	September 2025	70	358	20	378	\$1,212	\$1,252
Grove - Presidential Group	Apartment	March 2024	0	17	11	28	\$1,292	\$1,301
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December 2023	0	0	9	369	\$822	\$1,164
Lofthouse on Logan Avenue - GRID Developments	Apartment	August 2022	0	0	0	52	\$748	\$1,178
Nahid on Broadview - Nahid Corp.	Apartment	June 2025	0	3	5	23	\$1,175	\$1,248
Poet Condominiums - Fieldgate Homes	Apartment	August 2023	0	8	4	75	\$1,058	\$1,395
QA Queen & Ash Bridge Condos - Context Developments and..	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	4	7	30	\$947	\$1,261
Wonder Condos - Graywood Developments and Alterra	Apartment	February 2023	0	0	10	286	\$955	\$1,282

Toronto East Submarket Report - July 2022

Current Development Applications



Toronto East Submarket Report - July 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	631
DevApp-4650-002546	682 Broadview Avenue	3.1	503
DevApp-4650-002552	9 Dawes Road	9.5	684
DevApp-4650-002588	21 Broadview Avenue	6.4	340
DevApp-4650-002590	840 Broadview Avenue	4.3	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 - July 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	• 16	• 4,353	• 263	• \$2,614	• 1,431	• \$3,742,064	• 15,030
Central Waterfront	• 2	• 8	• 3,990	• 541	• \$1,659	• 1,122	• \$1,862,158	• 13,435
Don Mills - York Mills	• 1	• 14	• 3,837	• 159	• \$1,142	• 1,081	• \$1,234,506	• 20,497
Downtown Core	• 287	• 10	• 5,312	• 559	• \$1,858	• 807	• \$1,498,558	• 26,612
Downtown East	• 139	• 19	• 6,180	• 1,084	• \$1,546	• 669	• \$1,034,589	• 22,622
Downtown West	• 475	• 25	• 7,910	• 851	• \$1,702	• 981	• \$1,669,566	• 20,670
Etobicoke Waterfront	• 0	• 1	• 530	• 1	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,111	• 1,310	• \$1,454,833	• 22,208
Mississauga City Centre	• 11	• 8	• 3,335	• 122	• \$1,227	• 715	• \$876,944	• 18,848
North Toronto	• 37	• 18	• 3,768	• 326	• \$1,554	• 1,075	• \$1,671,411	• 206
North Yonge Corridor	• 2	• 6	• 1,784	• 69	• \$1,565	• 936	• \$1,464,762	• 29,041
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 113,625
North York West	• 2	• 7	• 830	• 180	• \$1,445	• 1,347	• \$1,946,116	• 18,119
Not Applicable	• 546	• 140	• 23,836	• 3,895	• \$1,178	• 789	• \$928,958	• 13,740
Scarborough City Centre								• 9,735
Sheppard Corridor	• 0	• 11	• 2,208	• 297	• \$1,417	• 832	• \$1,178,718	• 27,798
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,284
Toronto East	• 197	• 13	• 1,839	• 213	• \$1,270	• 750	• \$952,875	
Toronto West	• 58	• 22	• 3,989	• 612	• \$1,314	• 860	• \$1,129,758	
Yonge - St. Clair	• 2	• 7	• 820	• 86	• \$2,103	• 1,587	• \$3,336,941	

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