

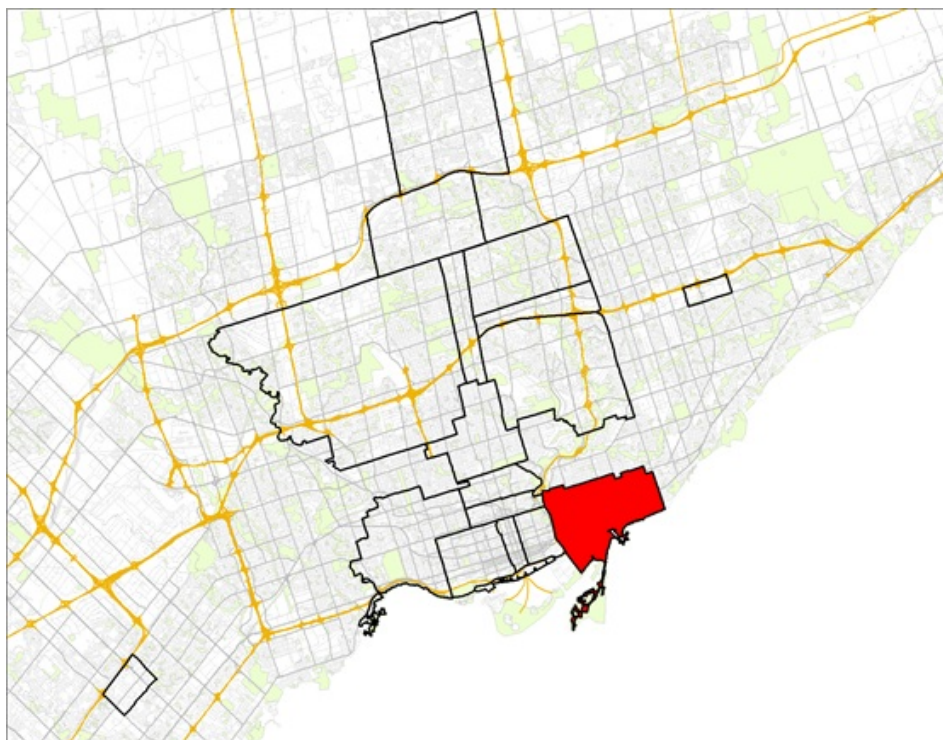


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of September 2022



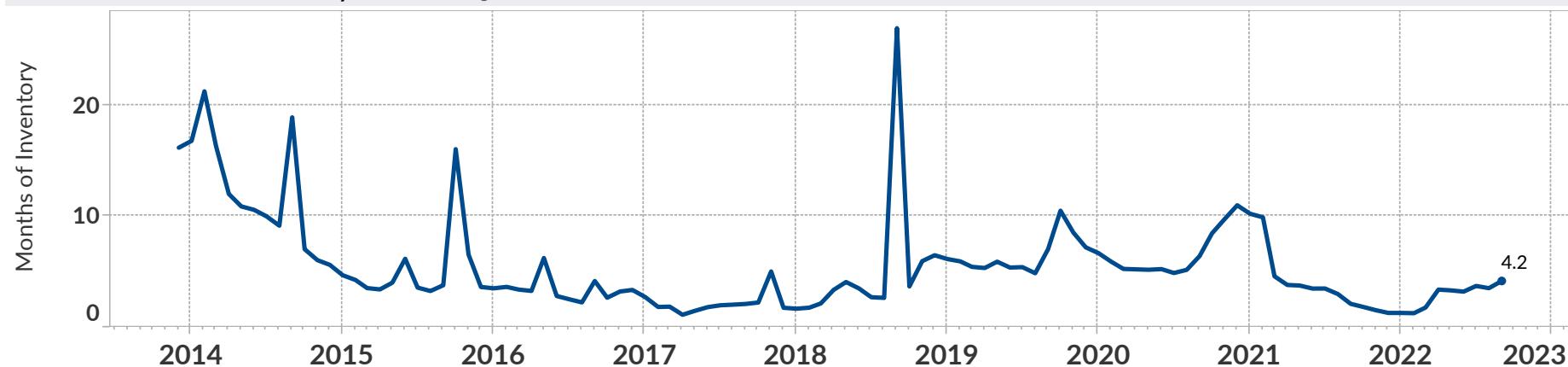
Toronto East Submarket Report - September 2022



Toronto East		GTA
Distinct count of Site Name	13	334
No. of Units	2,052	86,785
Total Sales	1,852	76,494
Act Inv	200	10,291
Avg. \$/sf	\$1,271	\$1,469
Avg. Project \$/SF	\$1,269	\$1,297
Avg. SF	760	851
Avg. \$	\$965,100	\$1,249,685
Current Month Sales (incl. active & sold out)	0	289

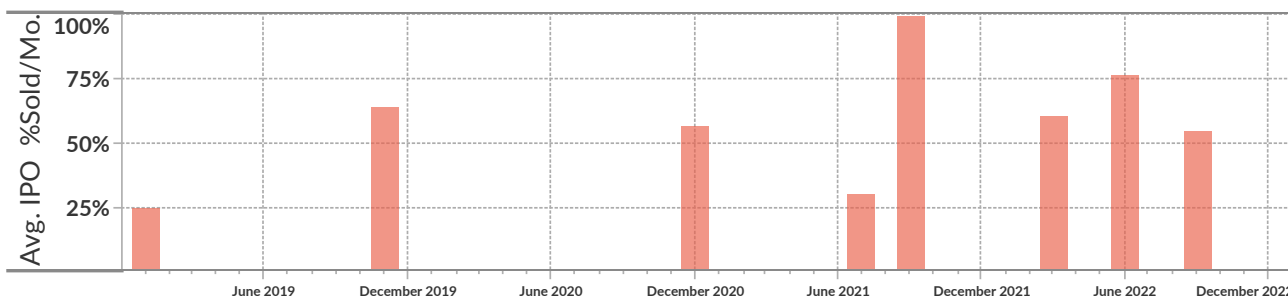
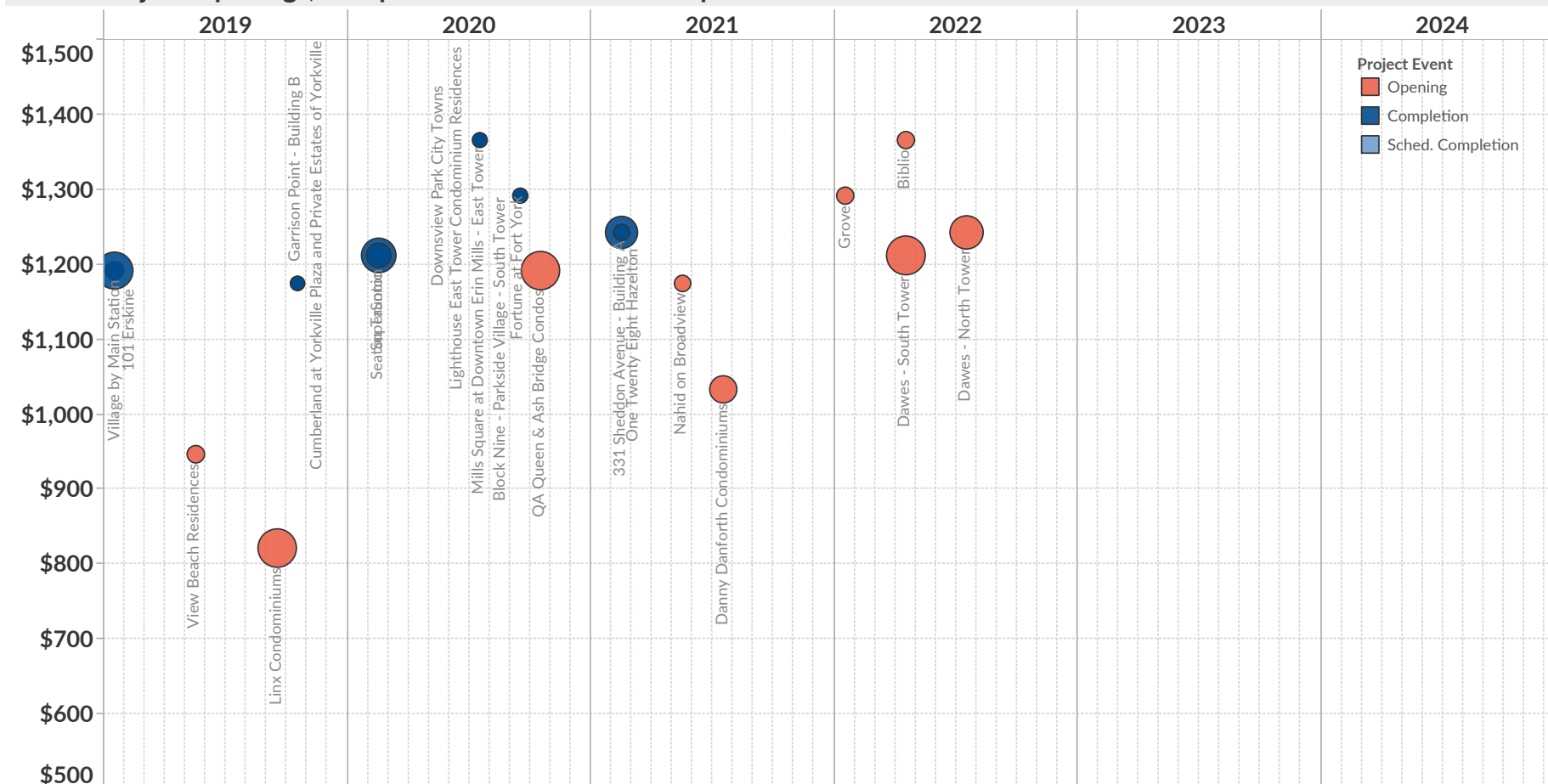
Development Applications		
Toronto East		City of Toronto
Count of Address	27	730
Total Units	6,726	334,129
Min. Density	1.0	0.0
Max. Density	13.4	61.7
Avg. Density	4.5	7.2

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

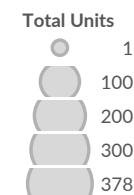


Toronto East Submarket Report - September 2022

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.



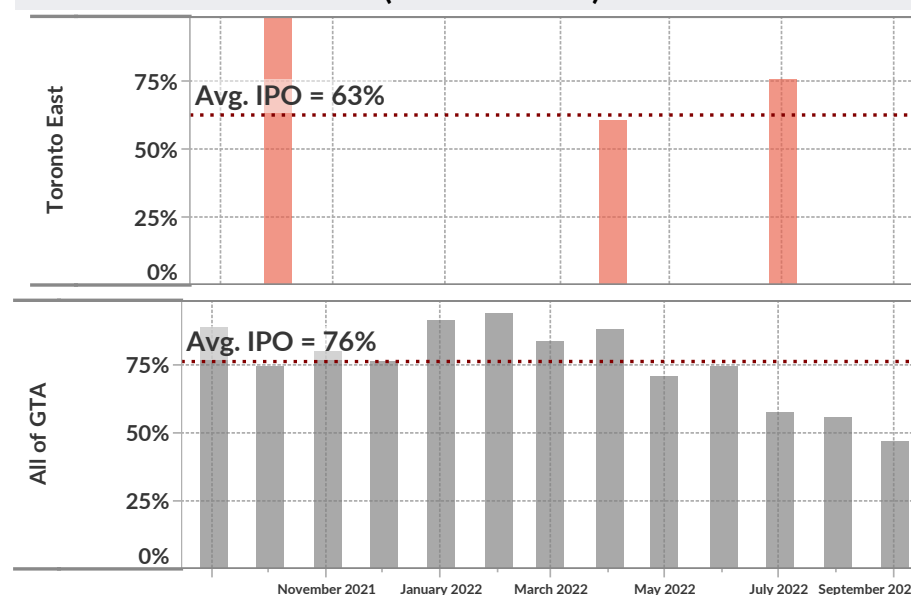
Toronto East Submarket Report - September 2022

Project Data by Unit Type

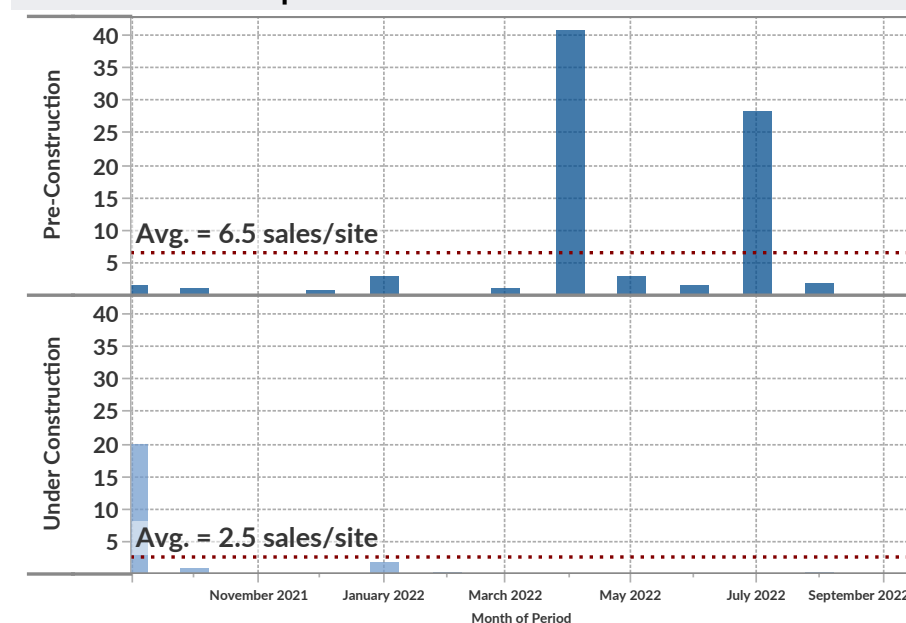
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	19	0	19	0
1 Bedroom	675	0	615	60
1 Bedroom + Den	425	0	384	41
2 Bedroom	528	0	474	54
2 Bedroom + Den	165	0	158	7
3 Bedroom & Up	182	0	148	34
Penthouse	15	0	14	1
Other	43	0	40	3

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,352	437	720	\$590,990	\$999,900
\$1,213	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
\$1,923	2,600	2,600	\$5,000,000	\$5,000,000
\$1,144	1,148	1,637	\$1,499,900	\$1,800,000

IPO Launch Performance (first 2 months)

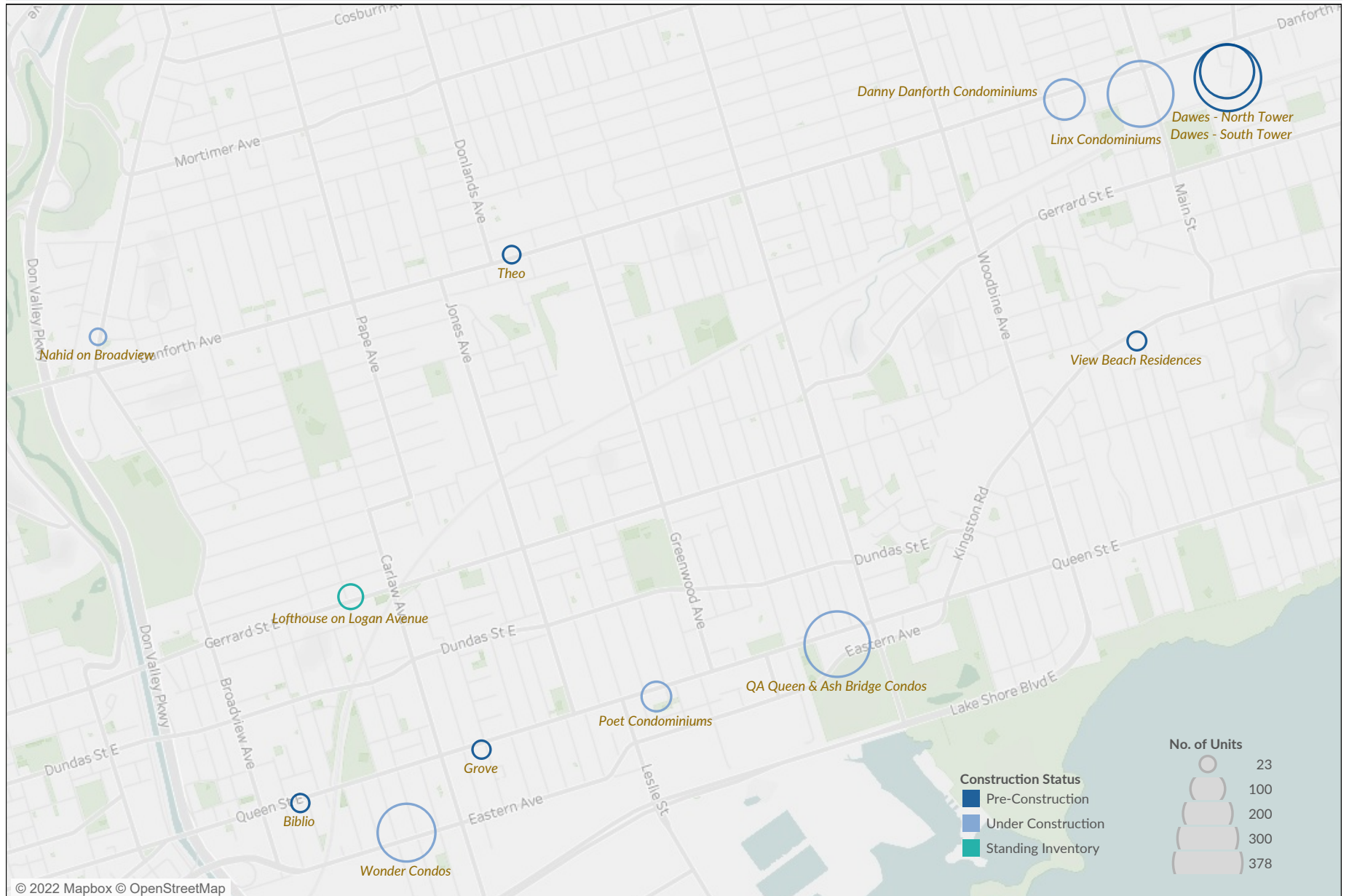


Post Launch Absorption: Toronto East



Toronto East Submarket Report - September 2022

Current Active Projects



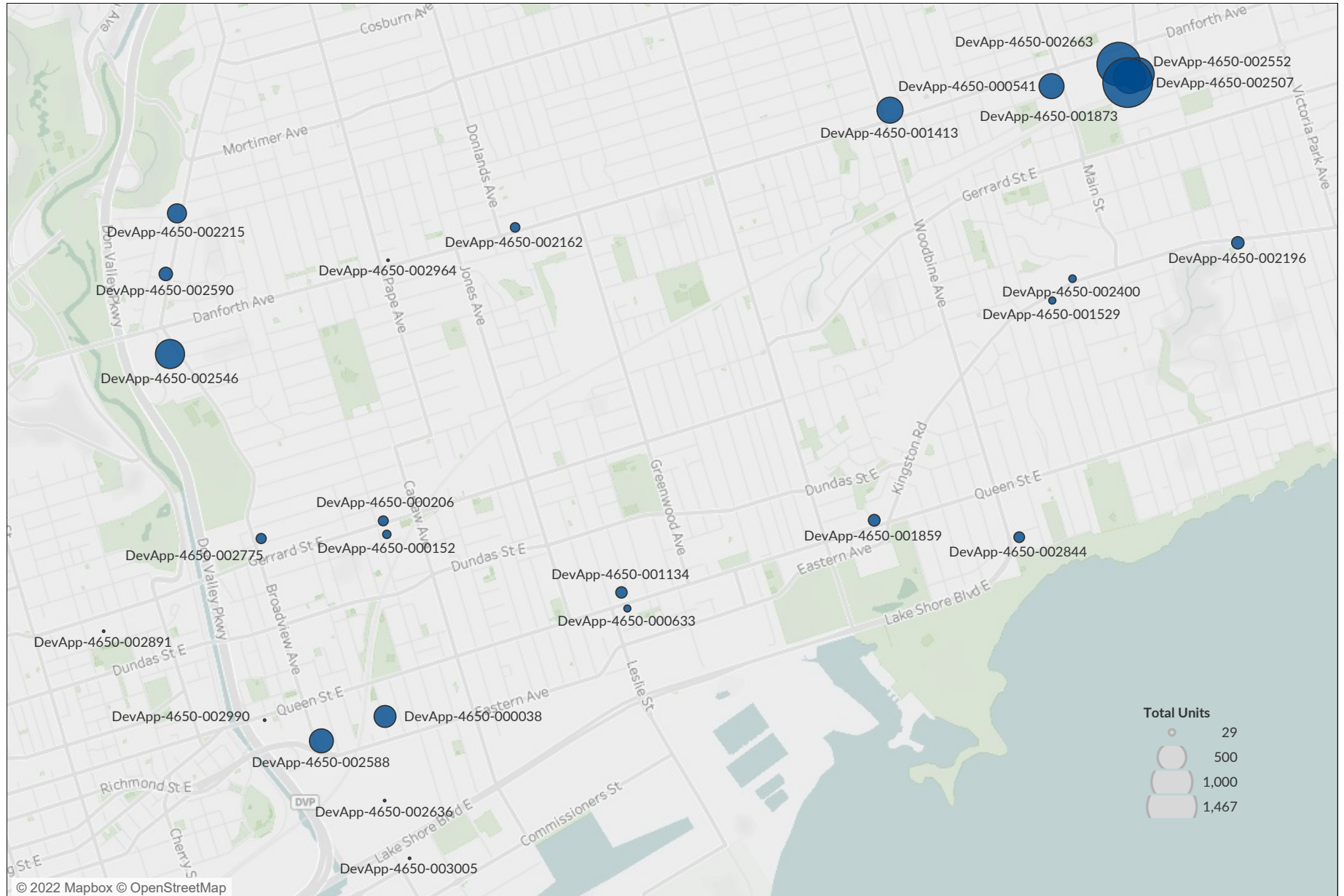
Toronto East Submarket Report - September 2022

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 2024	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	0	137	113	250	\$1,243	\$1,242
Dawes - South Tower - Marlin Spring	Apartment	September 2025	0	360	18	378	\$1,212	\$1,246
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	9	3	75	\$1,058	\$1,375
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 - September 2022

Current Development Applications



Toronto East Submarket Report - September 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	9.2	648
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		
DevApp-4650-002964	654-658 Danforth Avenue		
DevApp-4650-002990	641 Queen Street East		
DevApp-4650-003005	685 Lake Shore Boulevard East		

Toronto East Submarket Report - September 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	0	16	4,355	261	\$2,616	1,433	\$3,749,268	12,426
Central Waterfront	1	8	3,992	539	\$1,673	1,121	\$1,875,981	13,435
Don Mills - York Mills	1	14	3,838	147	\$1,137	1,086	\$1,234,821	15,097
Downtown Core	27	9	4,612	1,303	\$1,746	699	\$1,220,770	21,814
Downtown East	7	18	5,444	1,088	\$1,500	682	\$1,023,402	19,405
Downtown West	12	25	8,060	704	\$1,693	1,034	\$1,751,106	17,462
Etobicoke Waterfront	0	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	17,314
Mississauga City Centre	5	9	4,271	122	\$1,227	710	\$871,254	17,149
North Toronto	6	19	3,783	511	\$1,549	908	\$1,406,606	206
North Yonge Corridor	0	6	1,784	69	\$1,565	936	\$1,464,762	26,501
North York East	0	1	497	0	.	.	.	100,392
North York West	7	7	843	172	\$1,447	1,378	\$1,994,020	18,119
Not Applicable	203	141	23,929	4,228	\$1,189	784	\$932,716	9,357
Scarborough City Centre								6,726
Sheppard Corridor	3	11	2,211	294	\$1,428	828	\$1,182,116	26,767
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	3,728
Toronto East	0	13	1,852	200	\$1,271	760	\$965,100	
Toronto West	17	23	4,092	513	\$1,341	881	\$1,180,965	
Yonge - St. Clair	0	7	820	86	\$2,103	1,587	\$3,336,941	

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