

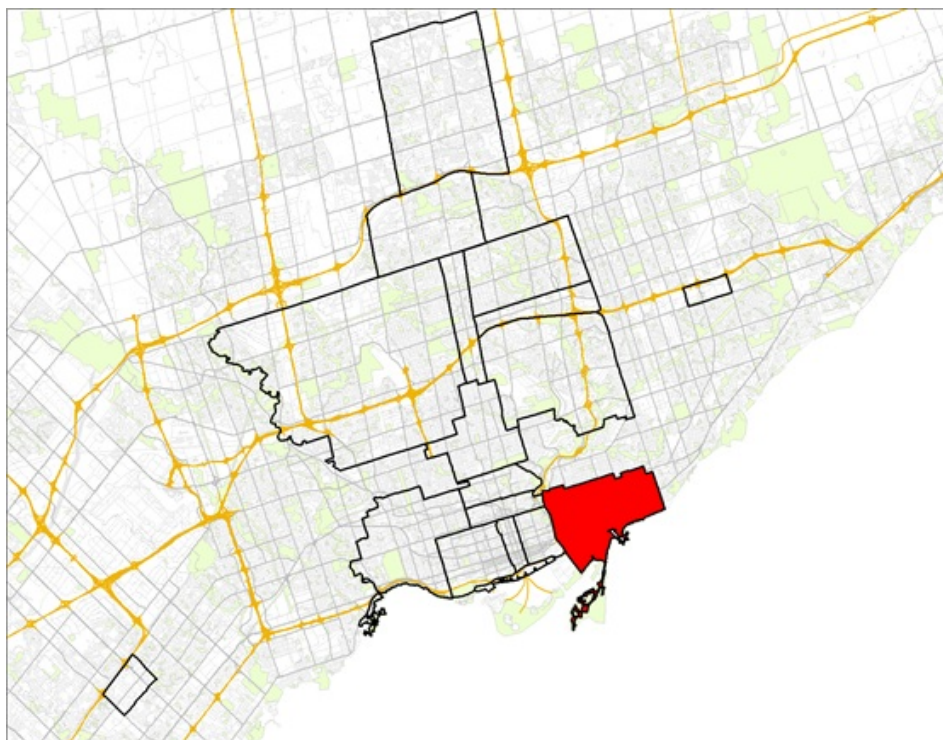


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of January 2023



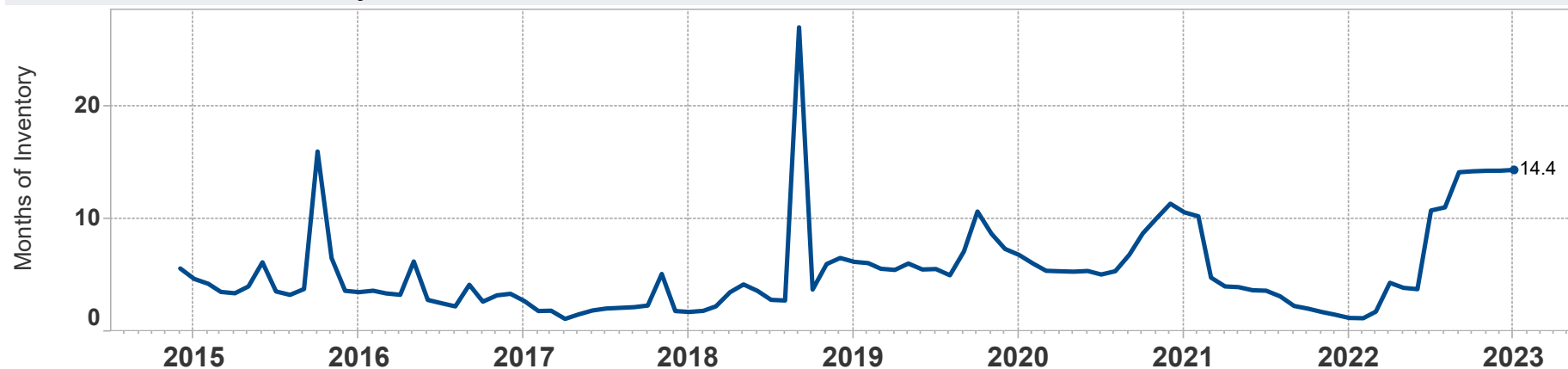
Toronto East Submarket Report - January 2023



Toronto East		GTA
Distinct count of Site Name	11	345
No. of Units	1,951	88,911
Total Sales	1,554	77,042
Act Inv	397	11,869
Avg. wt. \$/sf	\$1,261	\$1,421
Avg. Project \$/SF	\$1,251	\$1,293
Avg. SF	713	845
Avg. \$	\$898,721	\$1,201,296
Current Month Sales (incl. active & sold out)	4	381

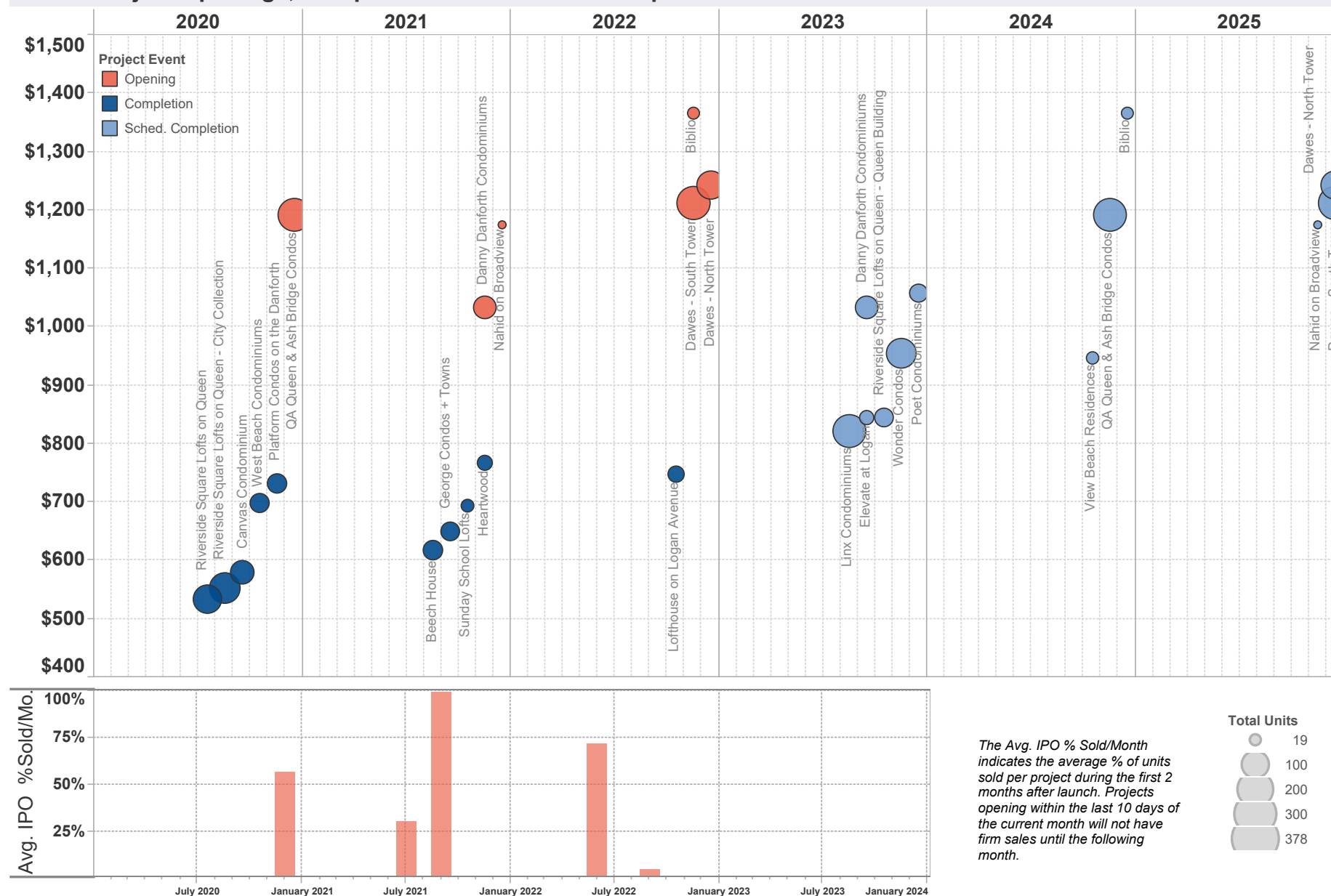
Development Applications		
Toronto East		City of Toronto
Count of Address	29	761
Total Units	12,605	422,579
Min. Density	1.0	0.0
Max. Density	20.4	61.7
Avg. Density	5.4	7.9

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



Toronto East Submarket Report - January 2023

Recent Project Openings, Completions & Scheduled Completions



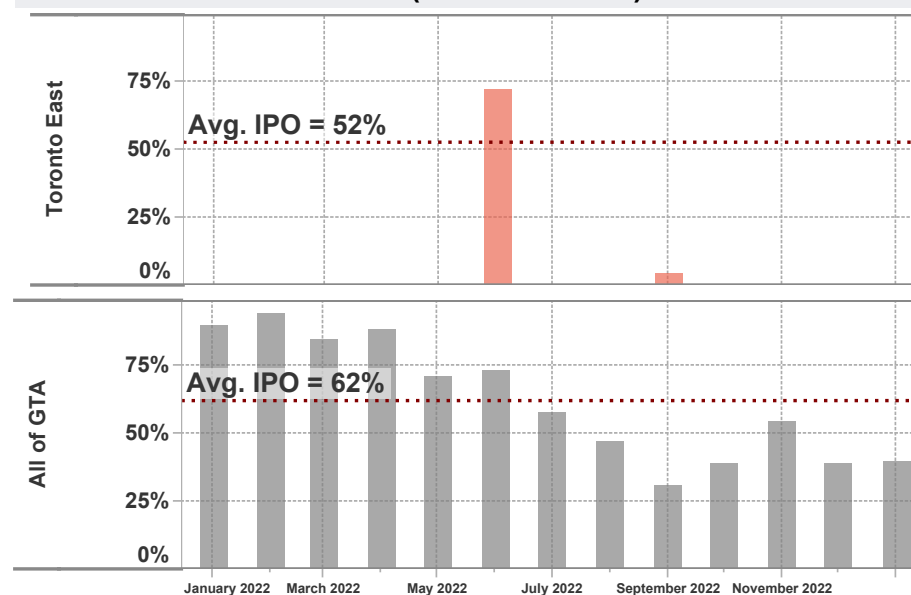
Toronto East Submarket Report - January 2023

Project Data by Unit Type

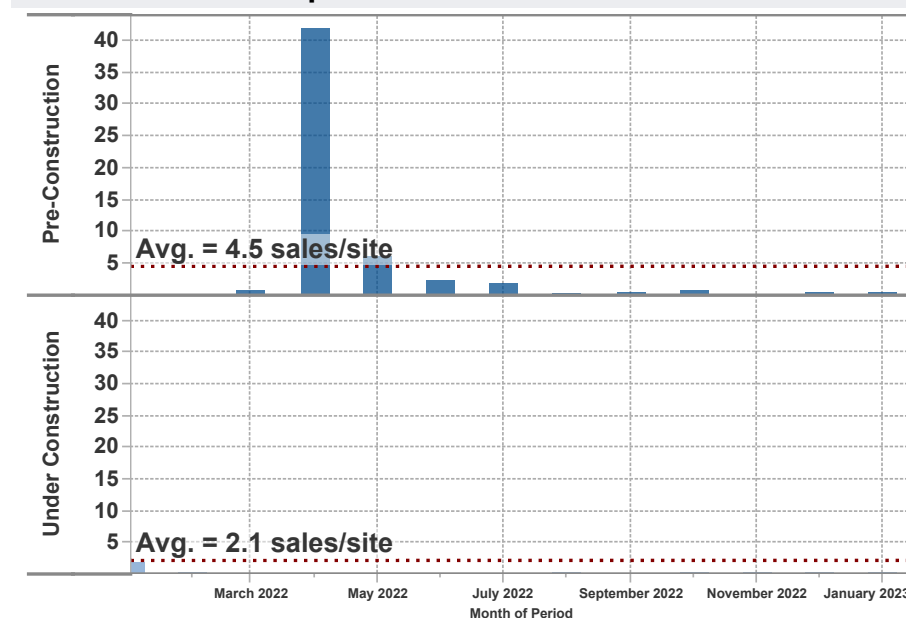
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	21	0	21	0
1 Bedroom	632	1	518	114
1 Bedroom + Den	402	0	319	83
2 Bedroom	530	1	390	140
2 Bedroom + Den	139	0	130	9
3 Bedroom & Up	181	0	134	47
Penthouse	4	0	3	1
Other	42	0	39	3

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,334	437	720	\$650,990	\$999,900
\$1,235	515	999	\$686,990	\$1,269,900
\$1,278	588	990	\$789,990	\$1,269,900
\$1,095	906	1,982	\$1,111,000	\$1,982,000
\$1,182	946	1,987	\$1,064,990	\$2,999,900
\$1,932	2,588	2,588	\$5,000,000	\$5,000,000
\$1,145	1,148	1,632	\$1,499,900	\$1,800,000

IPO Launch Performance (first 2 months)

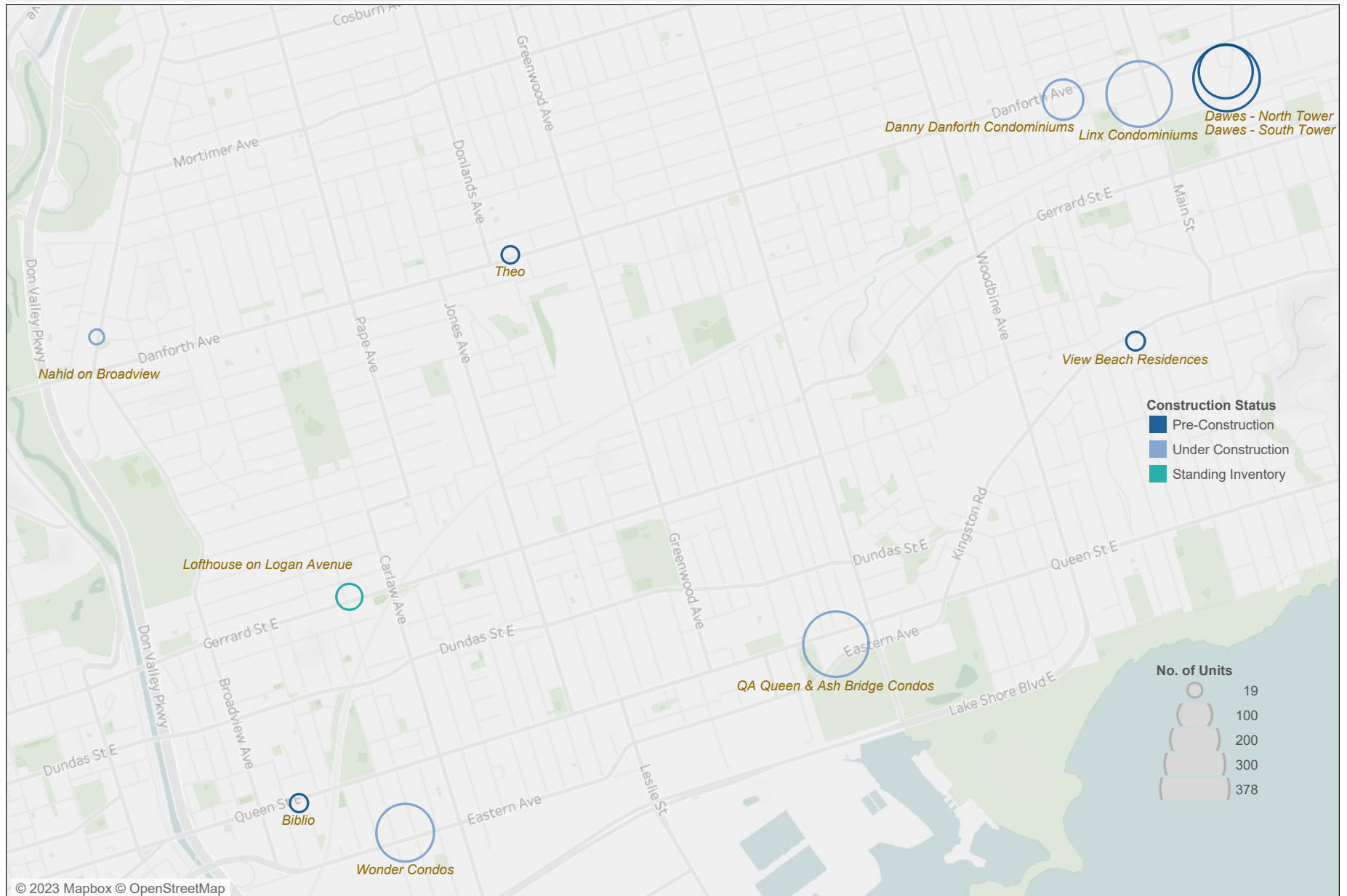


Post Launch Absorption: Toronto East



Toronto East Submarket Report - January 2023

Current Active Projects



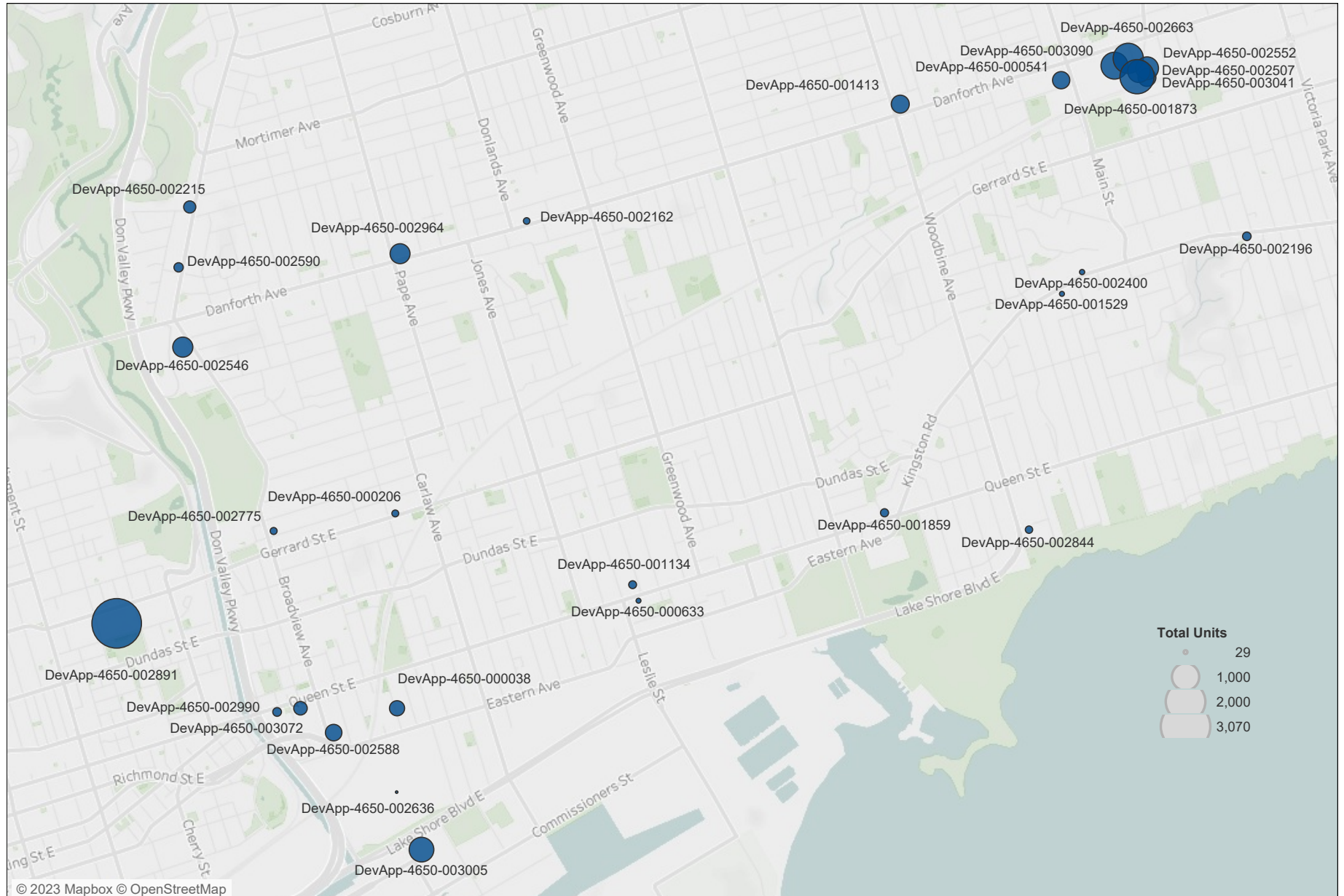
Toronto East Submarket Report - January 2023

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 2024	0	0	7	28	\$1,366	\$1,364
Danny Danforth Condominiums - Gala Developments	Apartment	March 2023	0	0	2	140	\$1,034	\$1,360
Dawes - North Tower - Marlin Spring	Apartment	September 2025	0	0	233	250	\$1,243	\$1,249
Dawes - South Tower - Marlin Spring	Apartment	September 2025	2	2	102	378	\$1,212	\$1,283
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	9	58	\$748	\$1,174
Nahid on Broadview - Nahid Corp.	Apartment	June 2025	0	0	0	19	\$1,175	\$1,223
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	0	11	30	\$947	\$1,188
Wonder Condos - Graywood Developments and Alterra	Apartment	February 2023	0	0	9	286	\$955	\$1,282

Toronto East Submarket Report - January 2023

Current Development Applications



Toronto East Submarket Report - January 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000038	462 Eastern Avenue	3.0	285
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	183
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	5.0	3,070
DevApp-4650-002964	654-658 Danforth Avenue	20.4	496
DevApp-4650-002990	641 Queen Street East	6.4	94
DevApp-4650-003005	685 Lake Shore Boulevard East	6.7	760
DevApp-4650-003041	8 Dawes Road	11.3	399
DevApp-4650-003072	677 Queen Street East	2.6	227
DevApp-4650-003090	2681 Danforth Avenue	6.9	905

Toronto East Submarket Report - January 2023

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	● 14	● 17	● 4,424	● 281	● \$2,575	● 1,404	● \$3,616,696	● 16,046
Central Waterfront	● 0	● 8	● 3,995	● 478	● \$1,709	● 1,135	● \$1,939,854	● 13,674
Don Mills - York Mills	● 0	● 14	● 3,850	● 86	● \$1,142	● 1,217	● \$1,389,468	● 26,178
Downtown Core	● 1	● 8	● 4,625	● 736	● \$1,867	● 749	● \$1,397,511	● 29,932
Downtown East	● 216	● 19	● 5,936	● 1,184	● \$1,542	● 680	● \$1,049,382	● 23,877
Downtown West	● 6	● 24	● 7,799	● 903	● \$1,805	● 984	● \$1,776,927	● 18,422
Etobicoke Waterfront	● 0	● 1	● 537	● 0	● .	● .	● .	● 9,281
Highway7 - Yonge	● 0	● 5	● 1,293	● 40	● \$1,102	● 1,106	● \$1,218,985	● 24,242
Mississauga City Centre	● 0	● 9	● 4,282	● 111	● \$1,218	● 755	● \$919,967	● 20,820
North Toronto	● 8	● 18	● 3,494	● 357	● \$1,545	● 946	● \$1,462,361	● 238
North Yonge Corridor	● 32	● 8	● 2,031	● 521	● \$1,311	● 686	● \$899,158	● 33,217
North York East	● 0	● 1	● 497	● 0	● .	● .	● .	● 125,448
North York West	● 3	● 8	● 908	● 246	● \$1,461	● 1,154	● \$1,685,273	● 20,375
Not Applicable	● 73	● 153	● 24,774	● 5,517	● \$1,137	● 799	● \$908,486	● 14,794
Scarborough City Centre								● 12,605
Sheppard Corridor	● 8	● 11	● 2,233	● 272	● \$1,442	● 828	● \$1,193,633	● 28,988
Thornhill	● 0	● 2	● 410	● 29	● \$1,367	● 1,700	● \$2,323,017	● 4,442
Toronto East	● 4	● 11	● 1,554	● 397	● \$1,261	● 713	● \$898,721	
Toronto West	● 16	● 23	● 3,832	● 632	● \$1,346	● 876	● \$1,179,420	
Yonge - St. Clair	● 0	● 5	● 568	● 79	● \$2,183	● 1,480	● \$3,230,906	

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