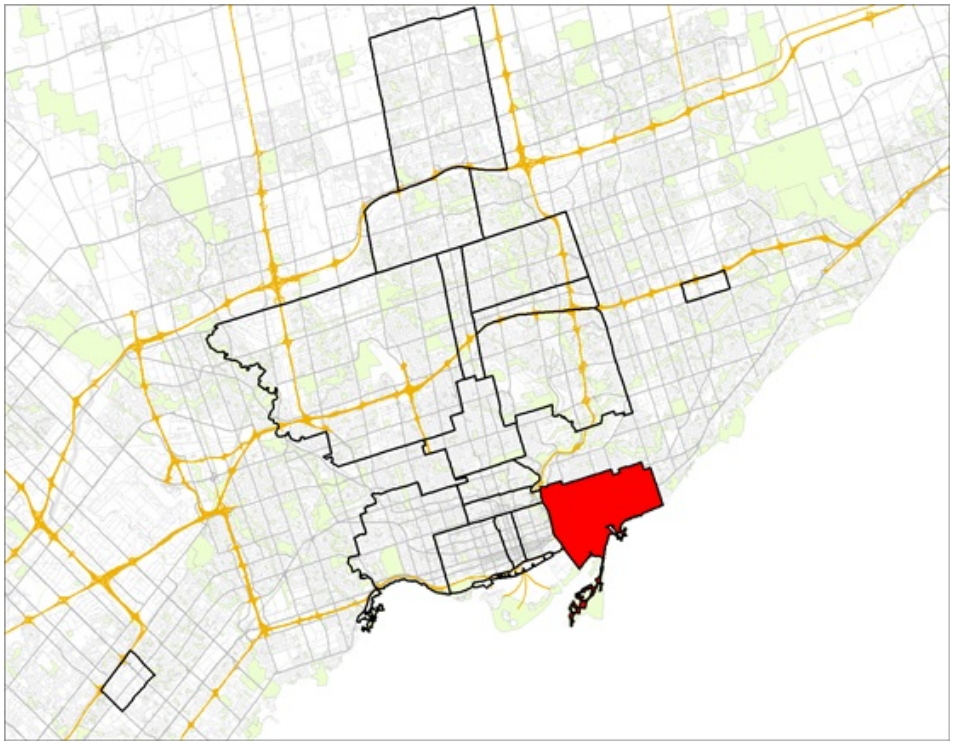
Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report

Data as of May 2023

Altus Group

Toronto East Submarket Report - May 2023

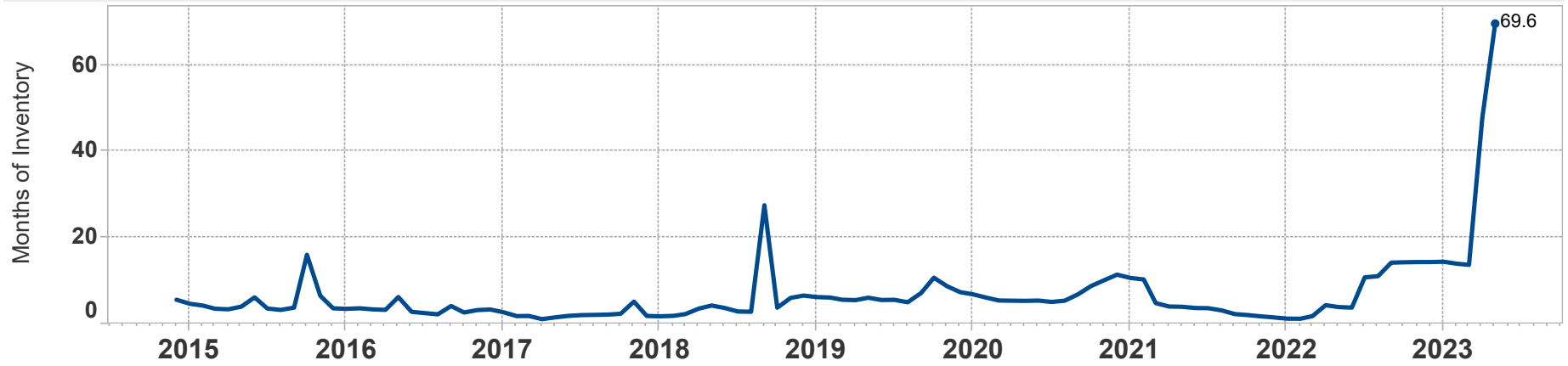


Toronto East		GTA
Distinct count of Site Name	10	370
No. of Units	1,811	94,907
Total Sales	1,434	81,040
Act Inv	377	13,867
Avg. wt. $/sf	$1,266	$1,423
Avg. Project $/SF	$1,244	$1,299
Avg. SF	700	818
Avg. $	$886,018	$1,163,082
Current Month Sales (incl. active & sold out)	1	1,976

Development Applications

Toronto East		City of Toronto
Count of Address	31	765
Total Units	12,760	424,430
Min. Density	1.0	0.0
Max. Density	20.4	61.9
Avg. Density	5.3	7.9

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



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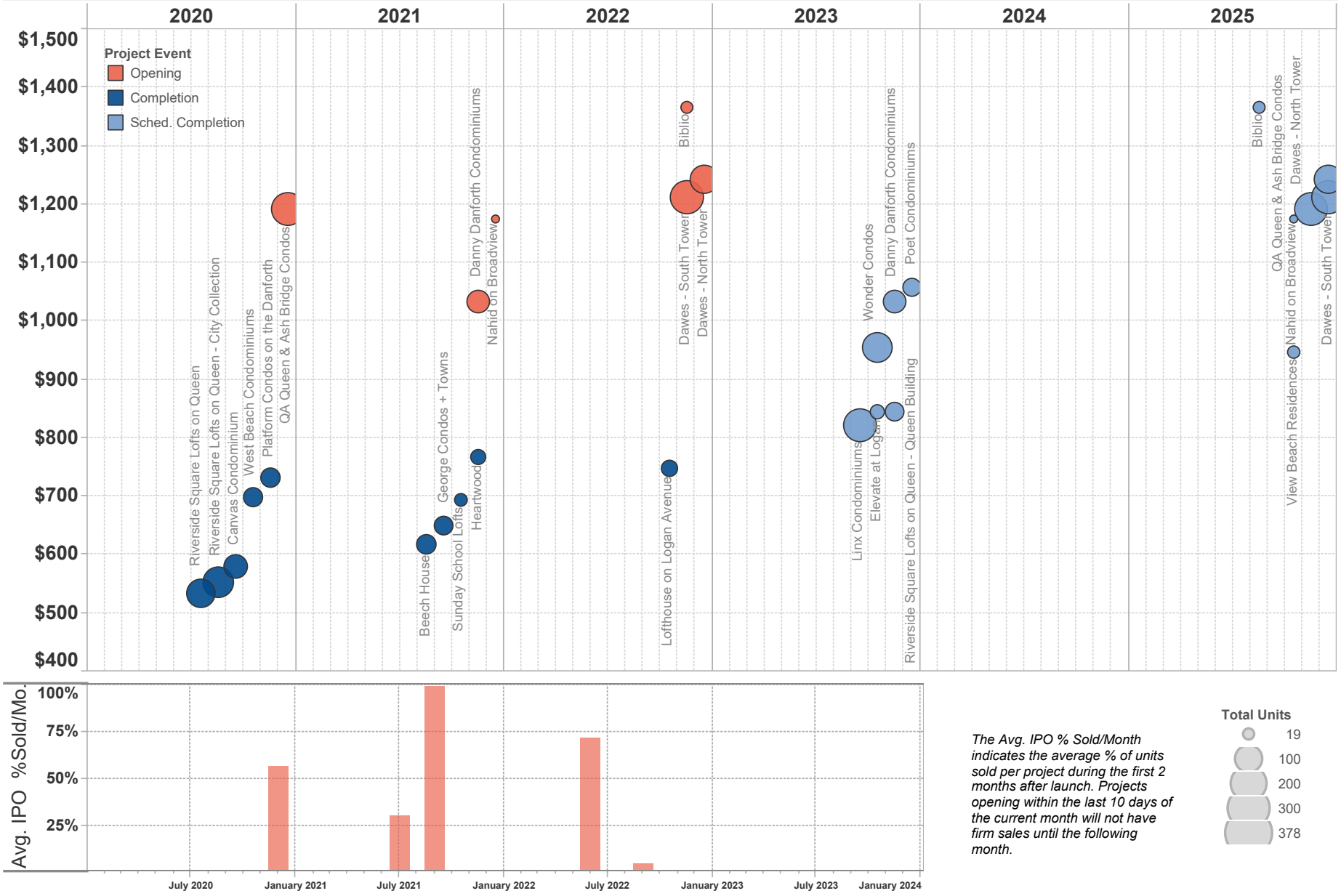
Recent Project Openings, Completions & Scheduled Completions



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.

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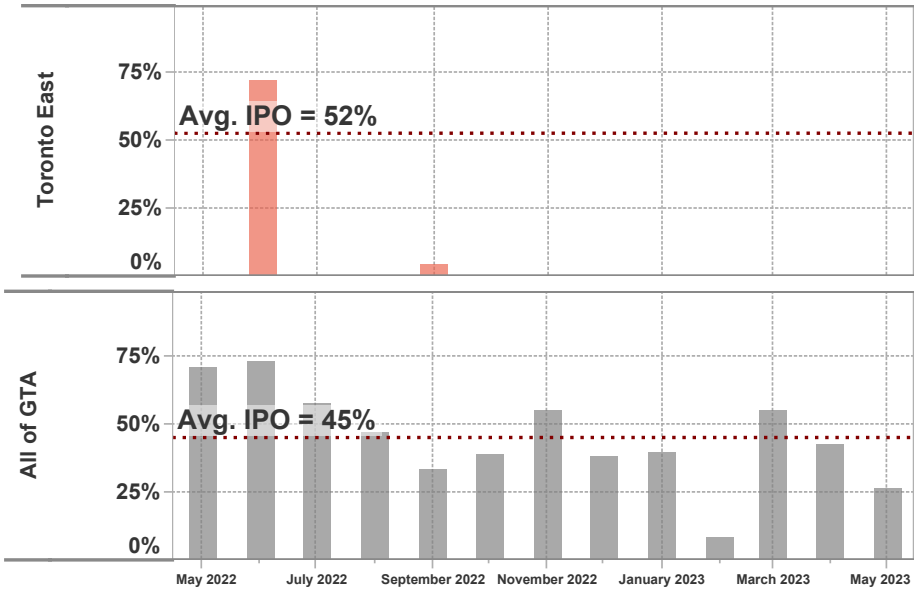
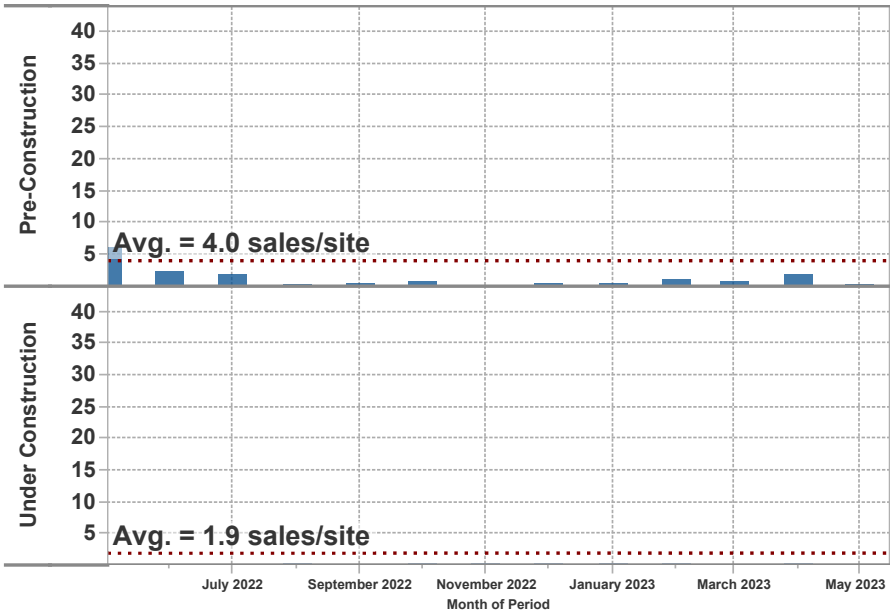
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. wt. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	17	0	17	0					
1 Bedroom	607	0	497	110	$1,340	437	720	$593,990	$999,900
1 Bedroom + Den	329	1	251	78	$1,229	515	737	$695,990	$949,000
2 Bedroom	502	0	366	136	$1,283	588	990	$791,990	$1,499,900
2 Bedroom + Den	129	0	121	8	$1,083	906	1,982	$1,111,000	$1,982,000
3 Bedroom & Up	181	0	140	41	$1,190	946	1,987	$1,066,990	$2,999,900
Penthouse	4	0	3	1	$1,932	2,588	2,588	$5,000,000	$5,000,000
Other	42	0	39	3	$1,145	1,148	1,632	$1,499,900	$1,800,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: Toronto East



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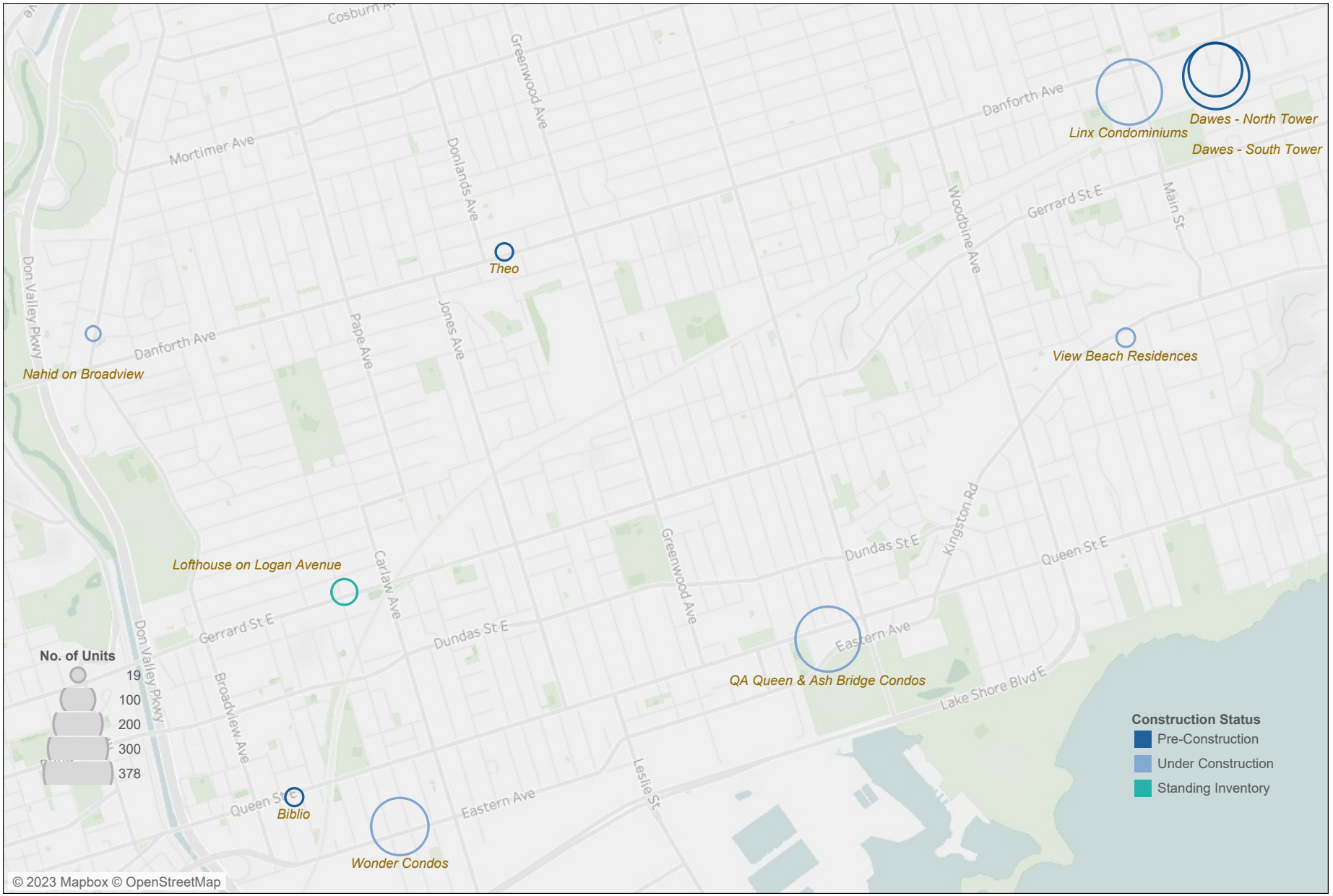
Current Active Projects



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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	May 2025	0	0	7	28	$1,366	$1,364
Dawes - North Tower - Marlin Spring	Apartment	September 2025	1	3	230	250	$1,243	$1,250
Dawes - South Tower - Marlin Spring	Apartment	September 2025	0	13	91	378	$1,212	$1,275
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December 2023	0	1	8	369	$822	$1,164
Lofthouse on Logan Avenue - GRID Developments	Apartment	August 2022	0	2	8	58	$748	$1,204
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	November 2025	0	0	15	367	$1,192	$1,460
Theo - Condoman Developments	Apartment	August 2025	0	0	0	26	$0	$1,014
View Beach Residences - Condoman Developments	Apartment	June 2025	0	2	9	30	$947	$1,207
Wonder Condos - Graywood Developments and Alterra	Apartment	July 2023	0	0	9	286	$955	$1,282

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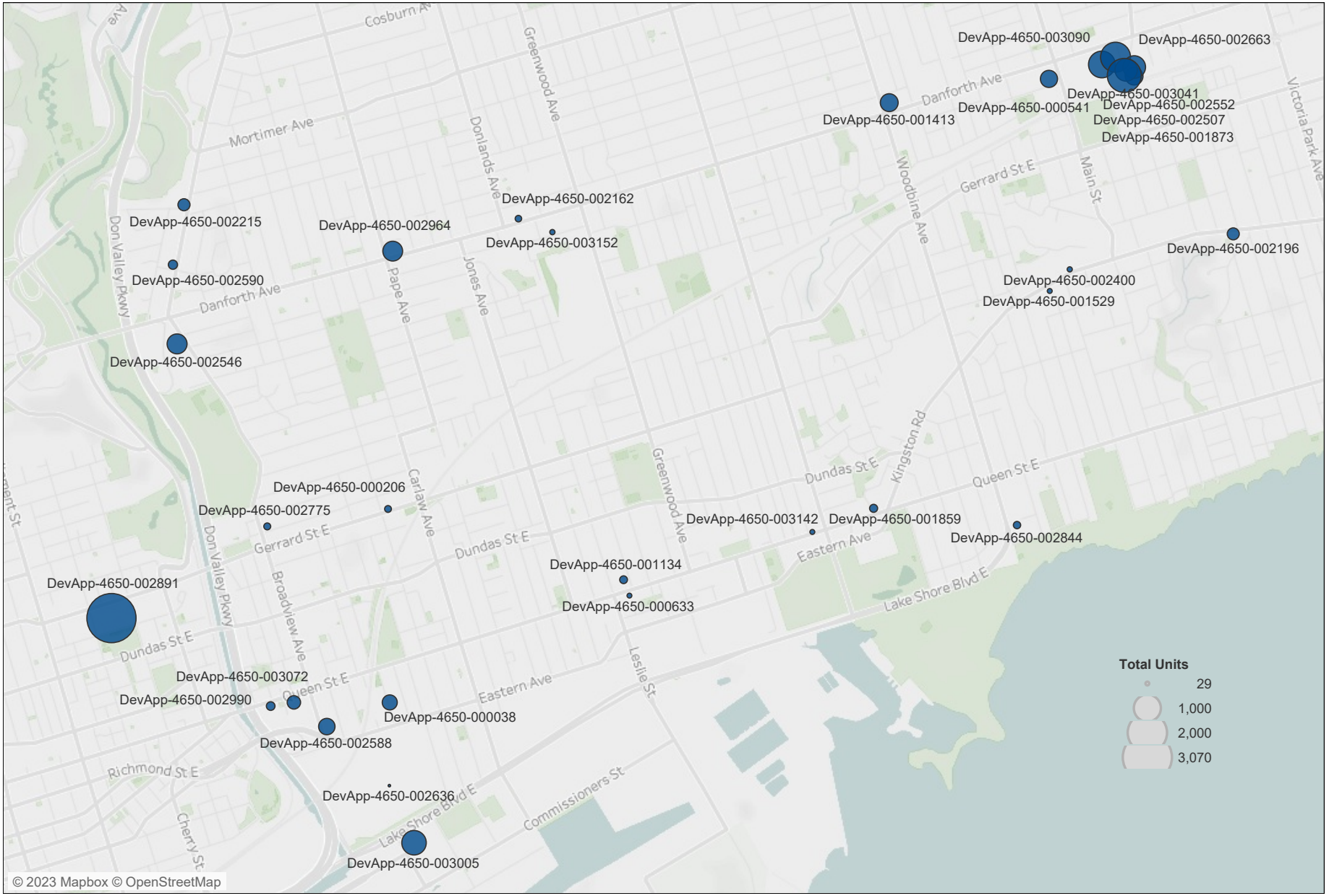
Current Development Applications



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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	182
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
DevApp-4650-003142	1594 Queen Street East	3.9	30
DevApp-4650-003152	184 Chatham Avenue	2.3	34

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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	45	17	4,658	274	$2,606	1,422	$3,706,298	17,365
Central Waterfront	1	8	3,996	477	$1,711	1,133	$1,938,155	12,588
Don Mills - York Mills	4	14	3,850	98	$1,155	1,156	$1,335,318	26,740
Downtown Core	7	8	4,793	542	$1,867	756	$1,411,729	30,497
Downtown East	300	20	6,144	1,542	$1,525	696	$1,061,669	23,178
Downtown West	12	23	7,604	804	$1,790	1,022	$1,828,411	17,137
Etobicoke Waterfront	0	1	541	24	$1,647	811	$1,335,378	9,281
Highway7 - Yonge	1	4	899	34	$1,117	1,140	$1,273,121	23,308
Mississauga City Centre	2	8	3,966	104	$1,214	765	$928,368	20,807
North Toronto	3	18	3,522	329	$1,564	980	$1,532,882	238
North Yonge Corridor	49	8	2,572	667	$1,551	668	$1,036,253	32,887
North York East	0	1	497	0				129,027
North York West	18	10	1,010	539	$1,407	833	$1,172,262	20,375
Not Applicable	1,505	176	27,879	6,834	$1,177	776	$913,114	14,778
Scarborough City Centre								12,760
Sheppard Corridor	7	12	2,603	281	$1,426	825	$1,176,540	29,036
Thornhill	0	2	411	28	$1,367	1,690	$2,310,536	4,428
Toronto East	1	10	1,434	377	$1,266	700	$886,018	
Toronto West	21	23	3,794	659	$1,358	820	$1,113,750	
Yonge - St. Clair	0	7	867	254	$1,937	982	$1,902,086	

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