

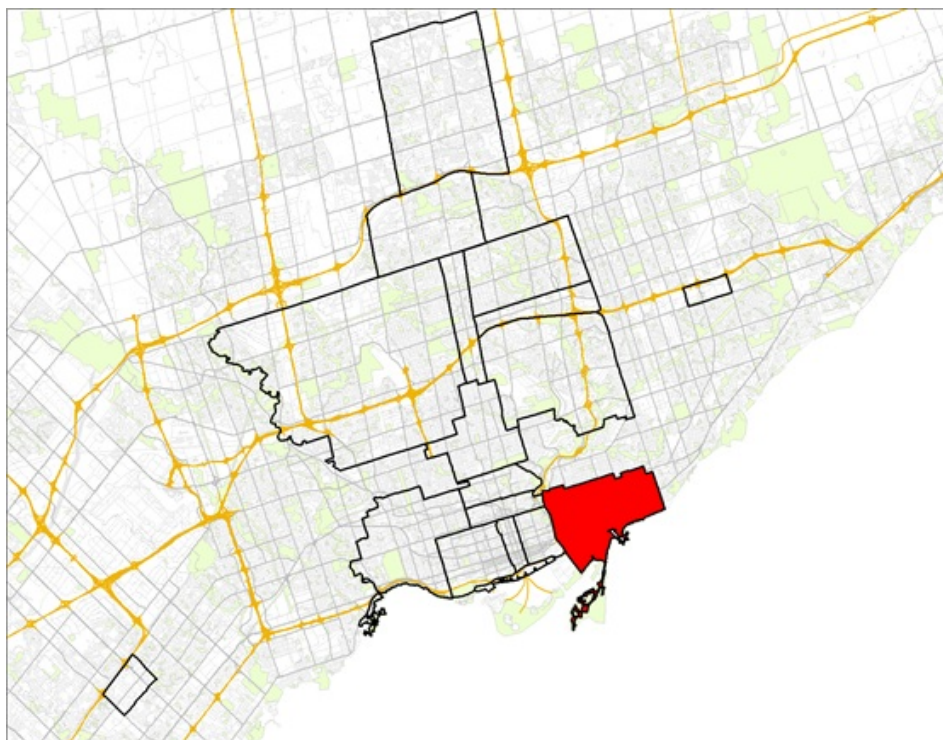


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of December 2023



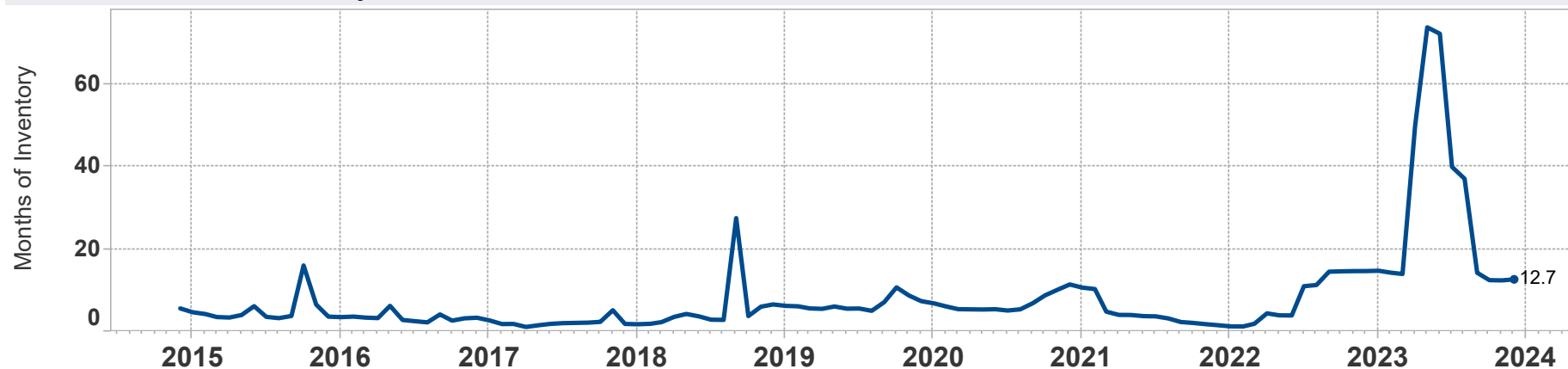
Toronto East Submarket Report - December 2023



Toronto East		GTA
Distinct count of Site Name	9	395
No. of Units	1,525	99,738
Total Sales	1,316	82,888
Act Inv	209	16,850
Avg. wt. \$/sf	\$1,249	\$1,405
Avg. Project \$/SF	\$1,239	\$1,295
Avg. SF	720	790
Avg. \$	\$898,838	\$1,110,103
Current Month Sales (incl. active & sold out)	0	400

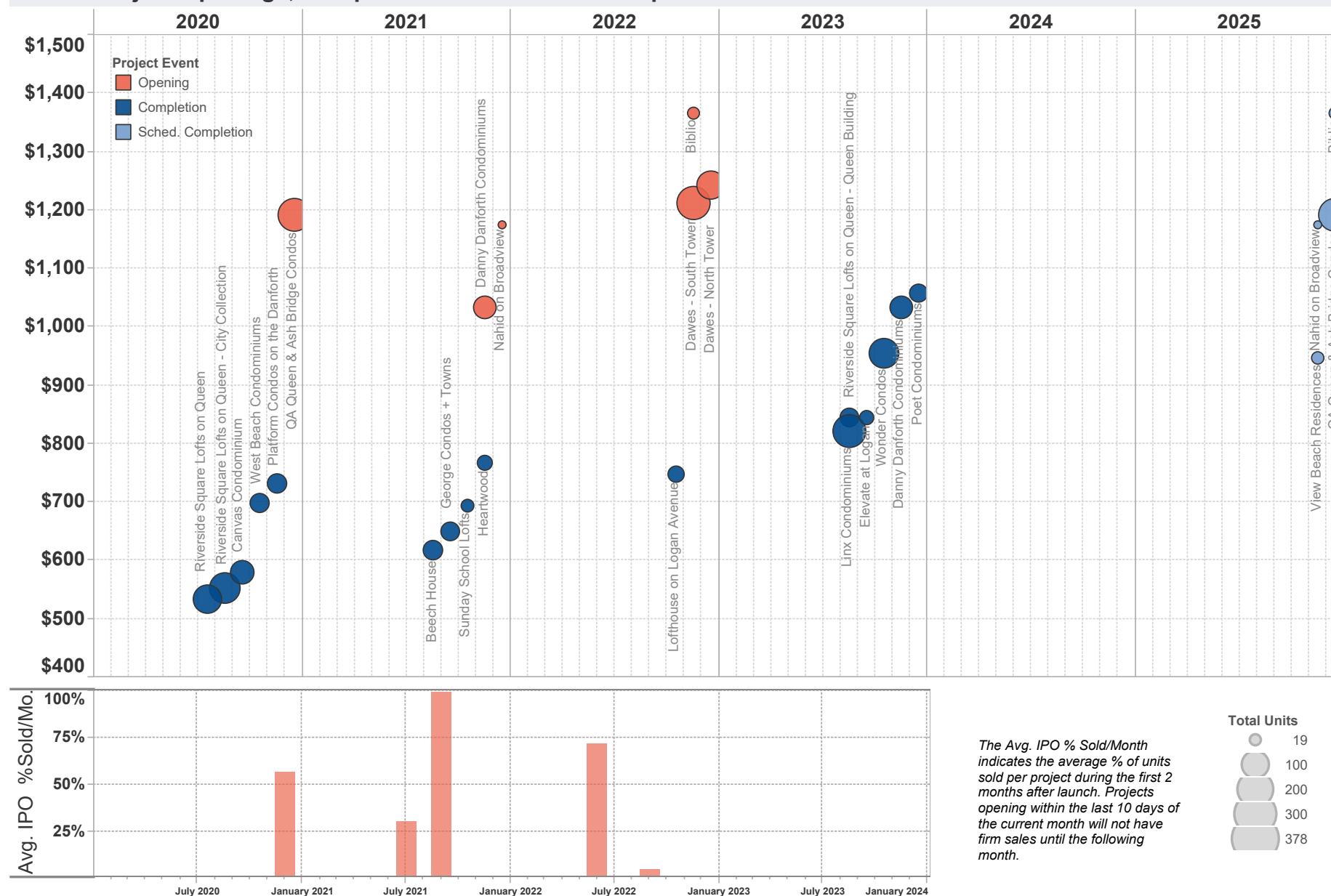
Development Applications		
Toronto East		City of Toronto
Count of Address	33	801
Total Units	13,225	464,789
Min. Density	1.0	0.0
Max. Density	20.4	61.7
Avg. Density	5.4	8.0

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



Toronto East Submarket Report - December 2023

Recent Project Openings, Completions & Scheduled Completions



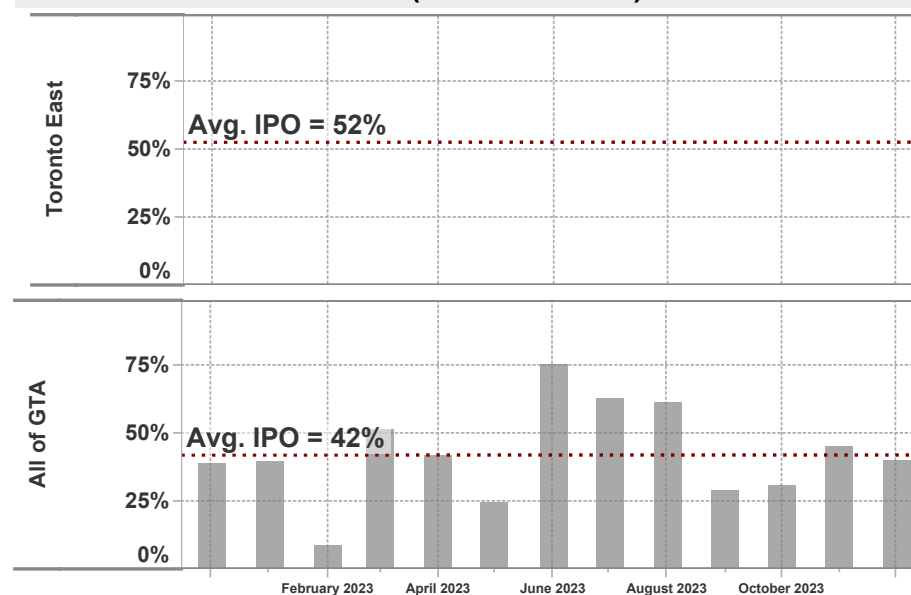
Toronto East Submarket Report - December 2023

Project Data by Unit Type

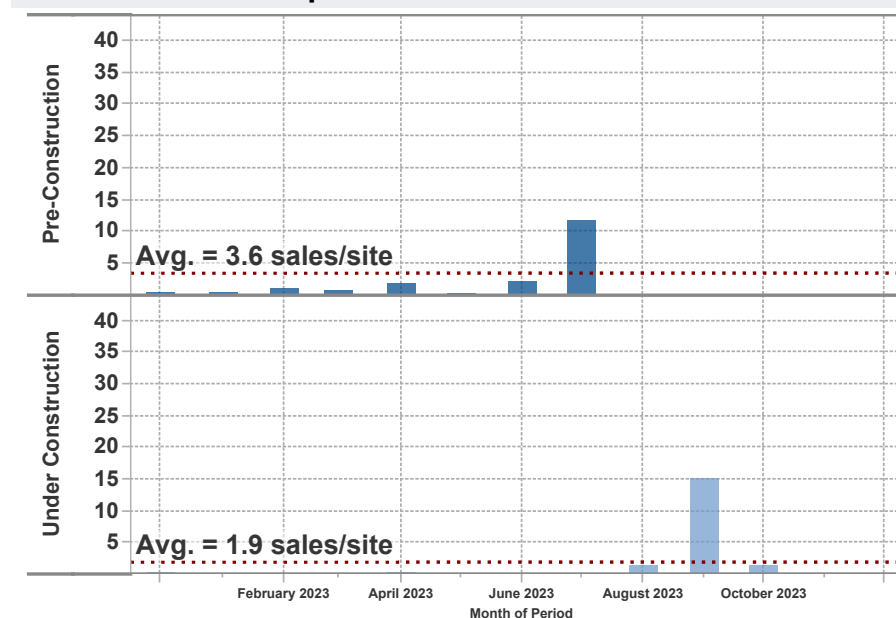
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	568	0	506	62
1 Bedroom + Den	249	0	209	40
2 Bedroom	437	0	379	58
2 Bedroom + Den	91	0	83	8
3 Bedroom & Up	150	0	115	35
Penthouse	4	0	3	1
Other	9	0	4	5

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,309	437	720	\$579,990	\$999,900
\$1,230	515	737	\$626,990	\$950,990
\$1,267	536	990	\$672,990	\$1,499,900
\$1,143	1,034	1,129	\$1,173,000	\$1,300,000
\$1,190	1,003	1,509	\$1,195,990	\$2,399,900
\$1,932	2,588	2,588	\$5,000,000	\$5,000,000
\$1,148	1,148	1,908	\$1,499,900	\$2,182,000

IPO Launch Performance (first 2 months)

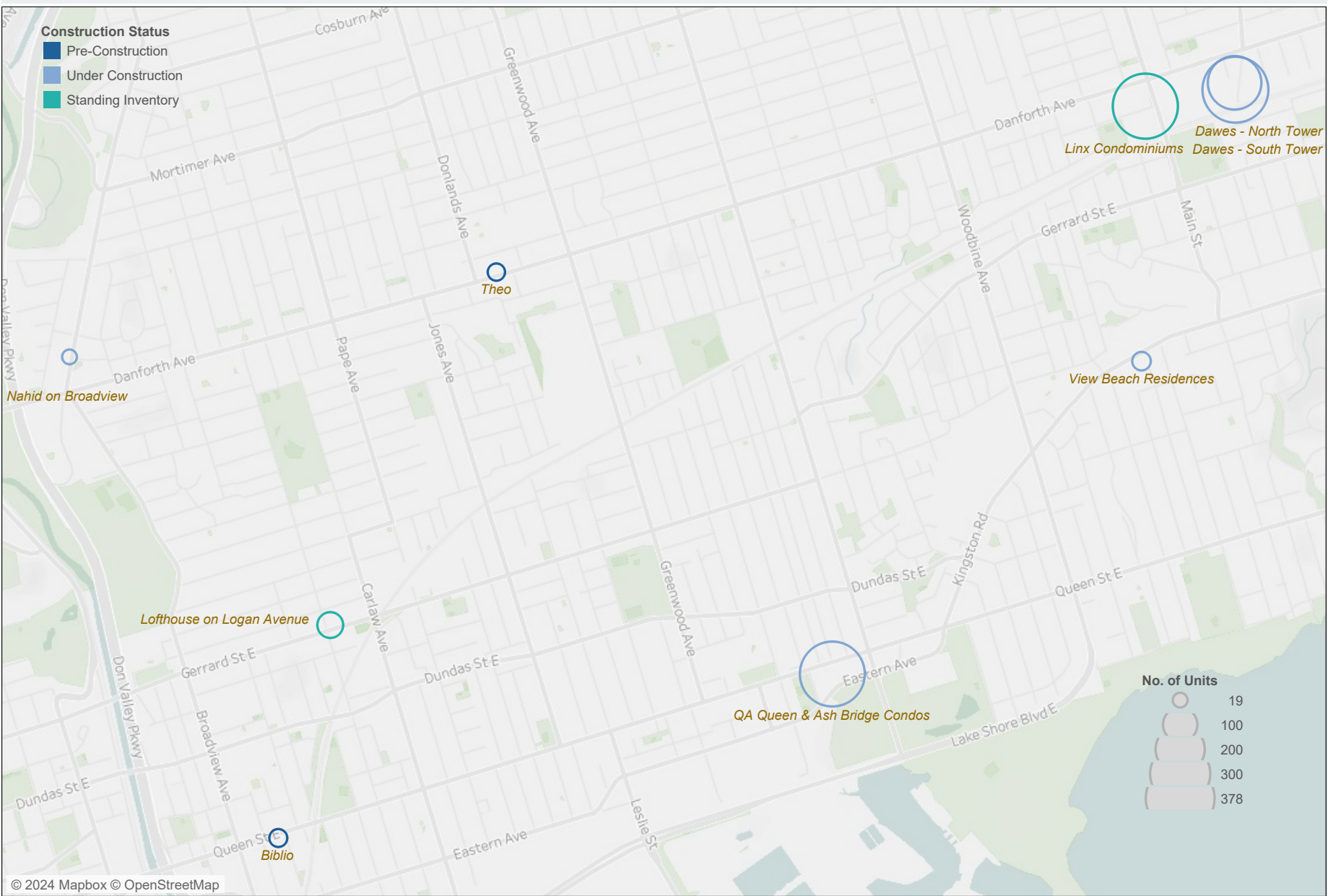


Post Launch Absorption: Toronto East



Toronto East Submarket Report - December 2023

Current Active Projects



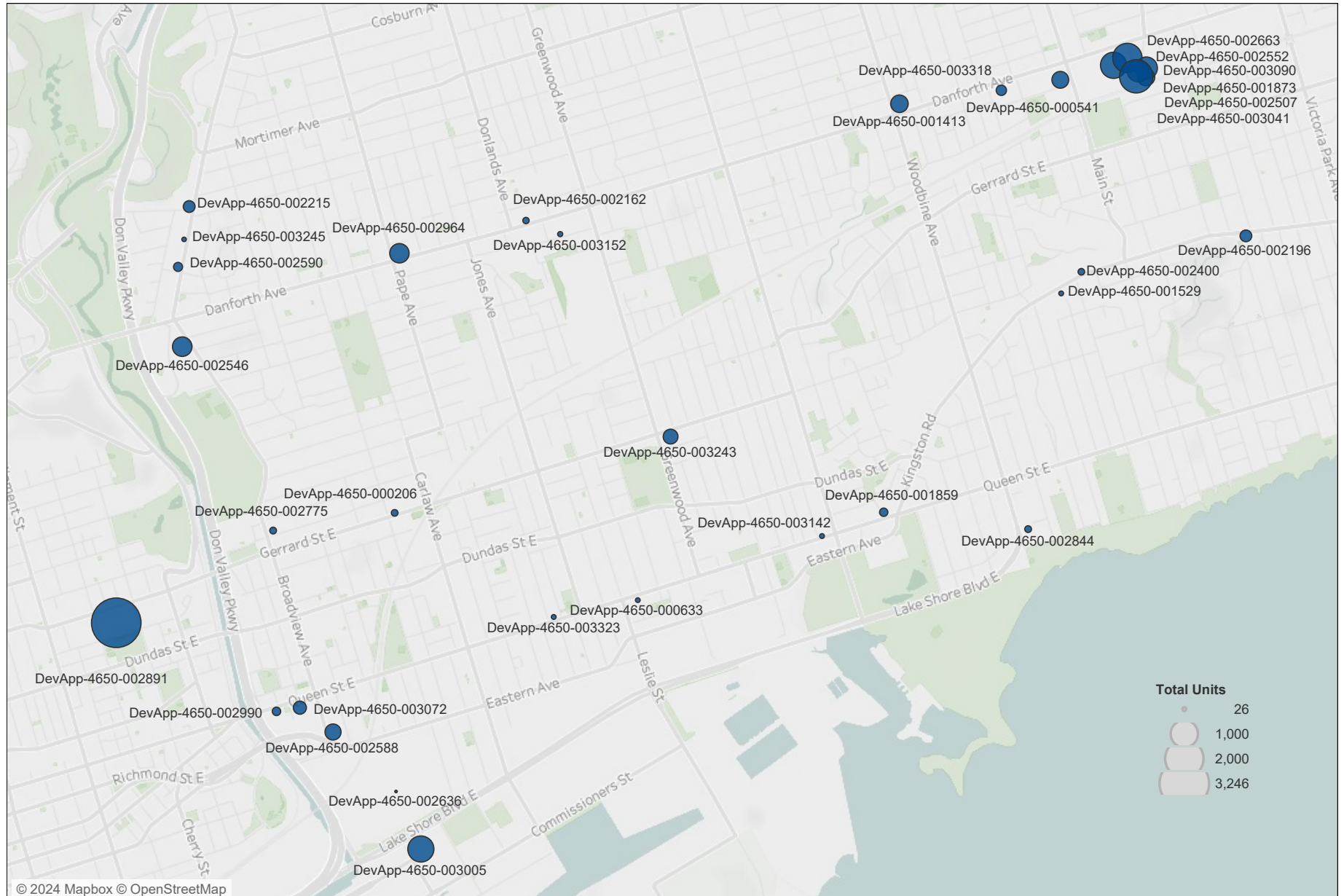
Toronto East Submarket Report - December 2023

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 2025	0	0	7	28	\$1,366	\$1,364
Dawes - North Tower - BAZ Group of Companies	Apartment	February 2026	0	109	124	250	\$1,243	\$1,216
Dawes - South Tower - BAZ Group of Companies	Apartment	February 2026	0	68	36	378	\$1,212	\$1,285
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December 2023	0	1	8	369	\$822	\$1,109
Lofthouse on Logan Avenue - GRID Developments	Apartment	August 2022	0	4	6	58	\$748	\$1,188
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	1	14	367	\$1,192	\$1,512
Theo - Condoman Developments	Apartment	December 2025	0	0	0	26	\$0	\$1,014
View Beach Residences - Condoman Developments	Apartment	June 2025	0	2	14	30	\$947	\$1,242

Toronto East Submarket Report - December 2023

Current Development Applications



Toronto East Submarket Report - December 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
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-4650-001413	985 Woodbine Avenue	4.9	402
DevApp-4650-001529	507-511 Kingston Road	1.0	30
DevApp-4650-001859	1684 Queen Street East	3.3	91
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	2.8	182
DevApp-4650-002400	558-560 Kingston Road	2.9	57
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	2.7	60
DevApp-4650-002891	325 Gerrard Street East	5.3	3,246
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	7.5	899
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
DevApp-4650-003243	1291 Gerrard Street East	5.7	289
DevApp-4650-003245	882 Broadview Avenue	3.2	26
DevApp-4650-003318	2359 Danforth Avenue	5.3	140
DevApp-4650-003323	1134 Queen Street East	4.3	30

Toronto East Submarket Report - December 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	• 5	• 17	• 4,409	• 584	• \$2,391	• 1,061	• \$2,536,680	• 16,212
Central Waterfront	• 62	• 7	• 2,970	• 904	• \$1,700	• 889	• \$1,512,146	• 17,238
Don Mills - York Mills	• 4	• 13	• 3,232	• 308	• \$1,178	• 854	• \$1,006,229	• 27,928
Downtown Core	• 5	• 6	• 3,653	• 468	• \$1,879	• 777	• \$1,459,680	• 29,602
Downtown East	• 10	• 21	• 6,405	• 1,585	• \$1,499	• 685	• \$1,026,205	• 25,329
Downtown West	• 19	• 26	• 8,047	• 848	• \$1,688	• 984	• \$1,661,322	• 17,710
Etobicoke Waterfront	• 0	• 1	• 548	• 17	• \$1,643	• 849	• \$1,395,518	• 3,135
Highway7 - Yonge	• 0	• 4	• 918	• 15	• \$1,110	• 849	• \$941,833	• 26,939
Mississauga City Centre	• 7	• 9	• 4,230	• 636	• \$1,241	• 629	• \$779,924	• 28,193
North Toronto	• 0	• 18	• 3,513	• 375	• \$1,578	• 936	• \$1,475,978	• 305
North Yonge Corridor	• 13	• 9	• 2,730	• 757	• \$1,541	• 704	• \$1,085,447	• 30,147
North York East								• 149,420
North York West	• 0	• 10	• 1,118	• 447	• \$1,375	• 827	• \$1,137,476	• 26,693
Not Applicable	• 180	• 200	• 32,041	• 8,012	• \$1,175	• 776	• \$911,246	• 15,865
Scarborough City Centre								• 13,225
Sheppard Corridor	• 68	• 13	• 2,582	• 526	• \$1,369	• 778	• \$1,065,239	• 30,915
Thornhill	• 0	• 2	• 411	• 28	• \$1,367	• 1,690	• \$2,310,536	• 5,933
Toronto East	• 0	• 9	• 1,316	• 209	• \$1,249	• 720	• \$898,838	
Toronto West	• 7	• 22	• 3,733	• 462	• \$1,279	• 913	• \$1,167,714	
Yonge - St. Clair	• 20	• 8	• 1,032	• 669	• \$1,799	• 631	• \$1,134,574	



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