

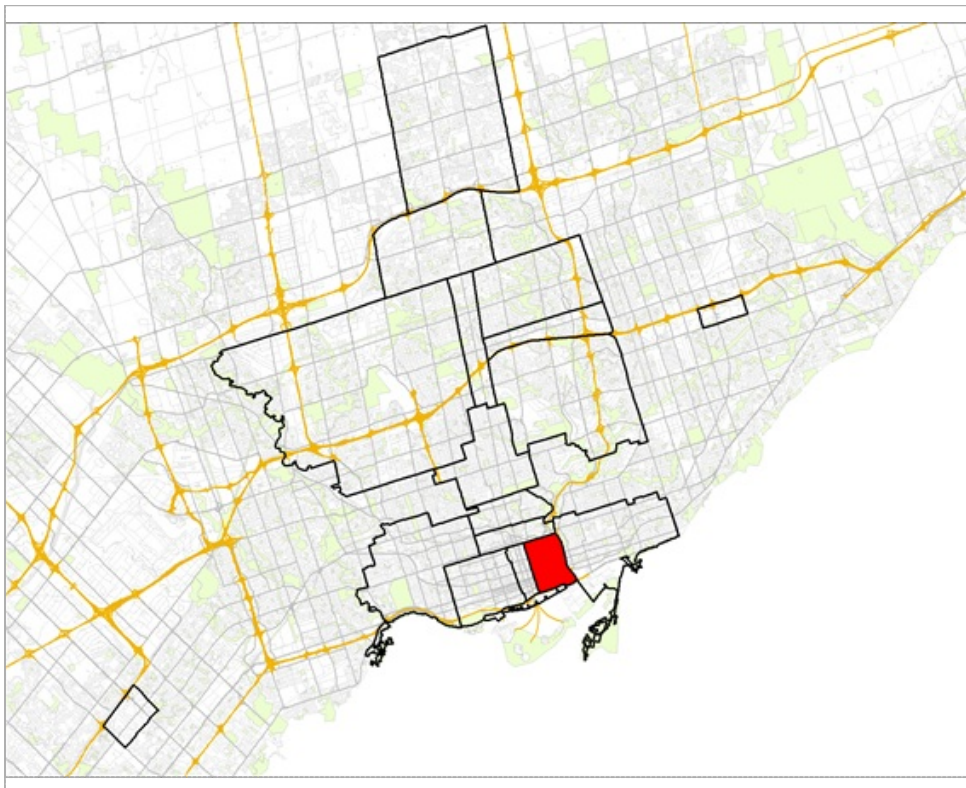


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of May 2024

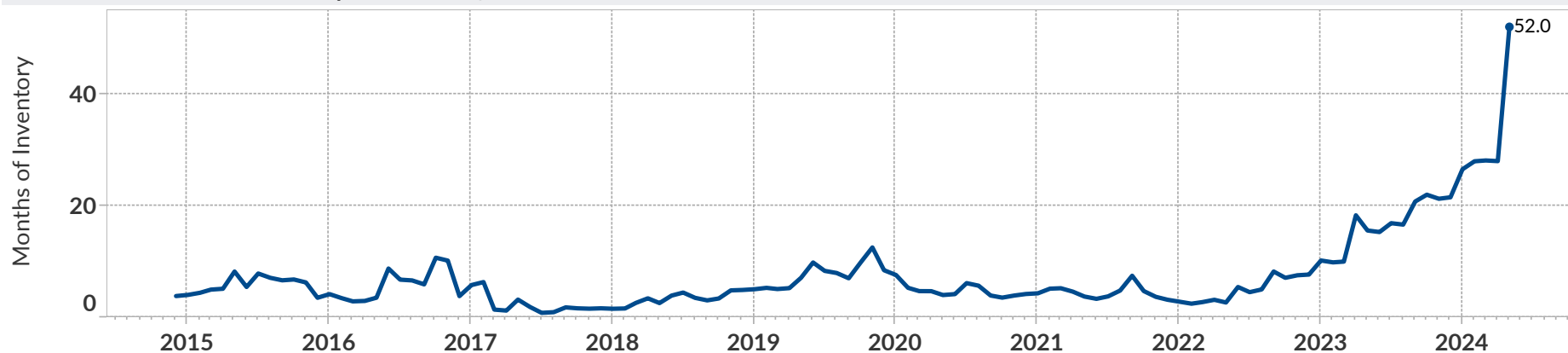


Downtown East Submarket Report - May 2024



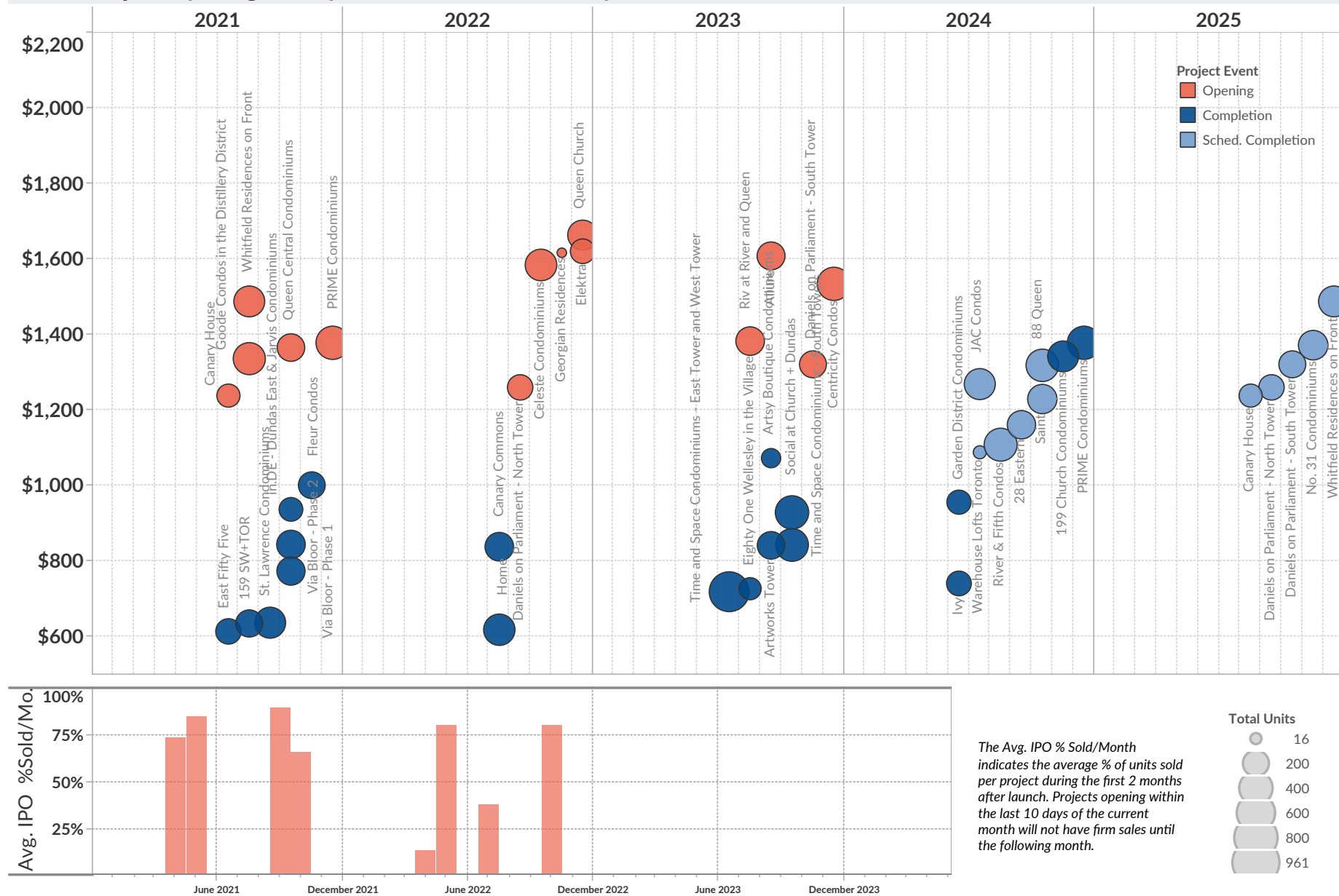
Downtown East		GTA
Distinct count of Site Name	20	354
No. of Units	7,486	91,110
Total Sales	5,965	74,265
Act Inv	1,521	16,845
Avg. \$/sf	\$1,451	\$1,415
Avg. Project \$/SF	\$1,410	\$1,318
Avg. SF	691	786
Avg. \$	\$1,002,578	\$1,113,220
Current Month Sales	4	539

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



Downtown East Submarket Report - May 2024

Recent Project Openings, Completions & Scheduled Completions



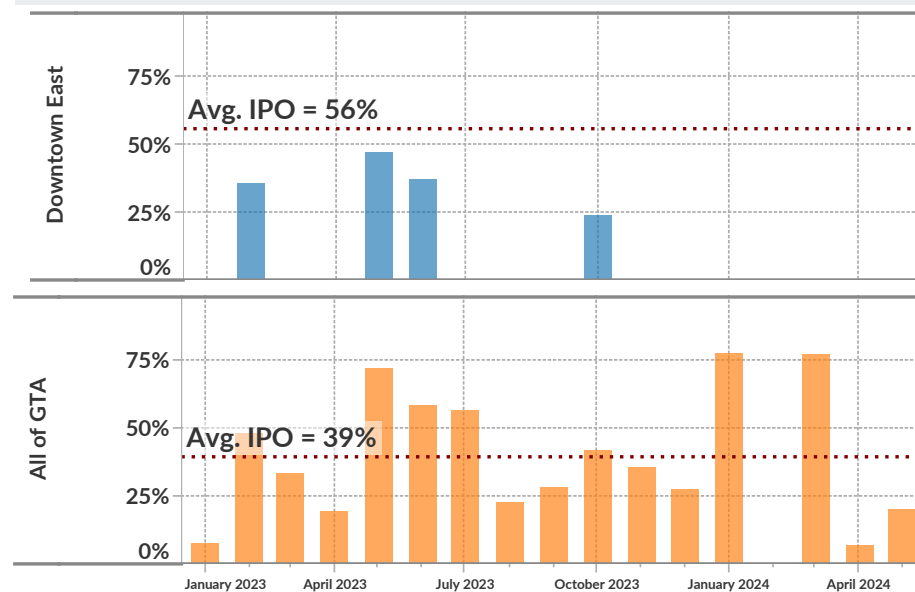
Downtown East Submarket Report - May 2024

Project Data by Unit Type

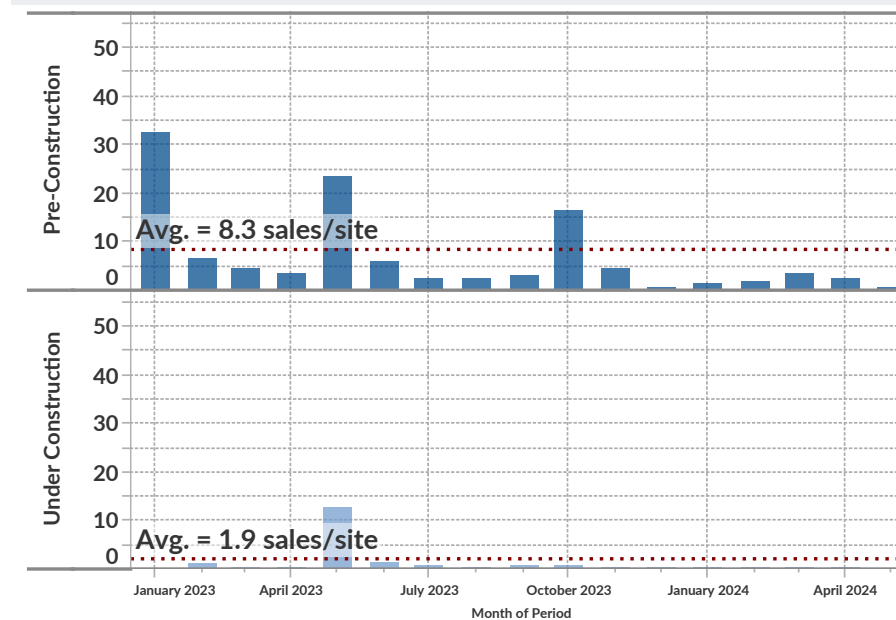
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	710	0	607	103
1 Bedroom	1,960	2	1,745	215
1 Bedroom + Den	1,546	1	1,324	222
2 Bedroom	2,199	1	1,564	635
2 Bedroom + Den	266	0	210	56
3 Bedroom & Up	749	0	477	272
Penthouse	8	0	4	4
Other	23	0	15	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,674	267	483	\$464,900	\$781,990
\$1,498	380	602	\$540,990	\$923,990
\$1,616	486	686	\$625,990	\$1,119,000
\$1,443	609	1,674	\$779,990	\$1,969,900
\$1,455	720	1,149	\$975,900	\$1,458,900
\$1,356	701	2,111	\$1,047,900	\$1,859,900
\$1,604	1,120	1,424	\$1,649,990	\$2,309,000
\$1,161	1,290	1,640	\$1,449,990	\$1,941,900

IPO Launch Performance (first 2 months)

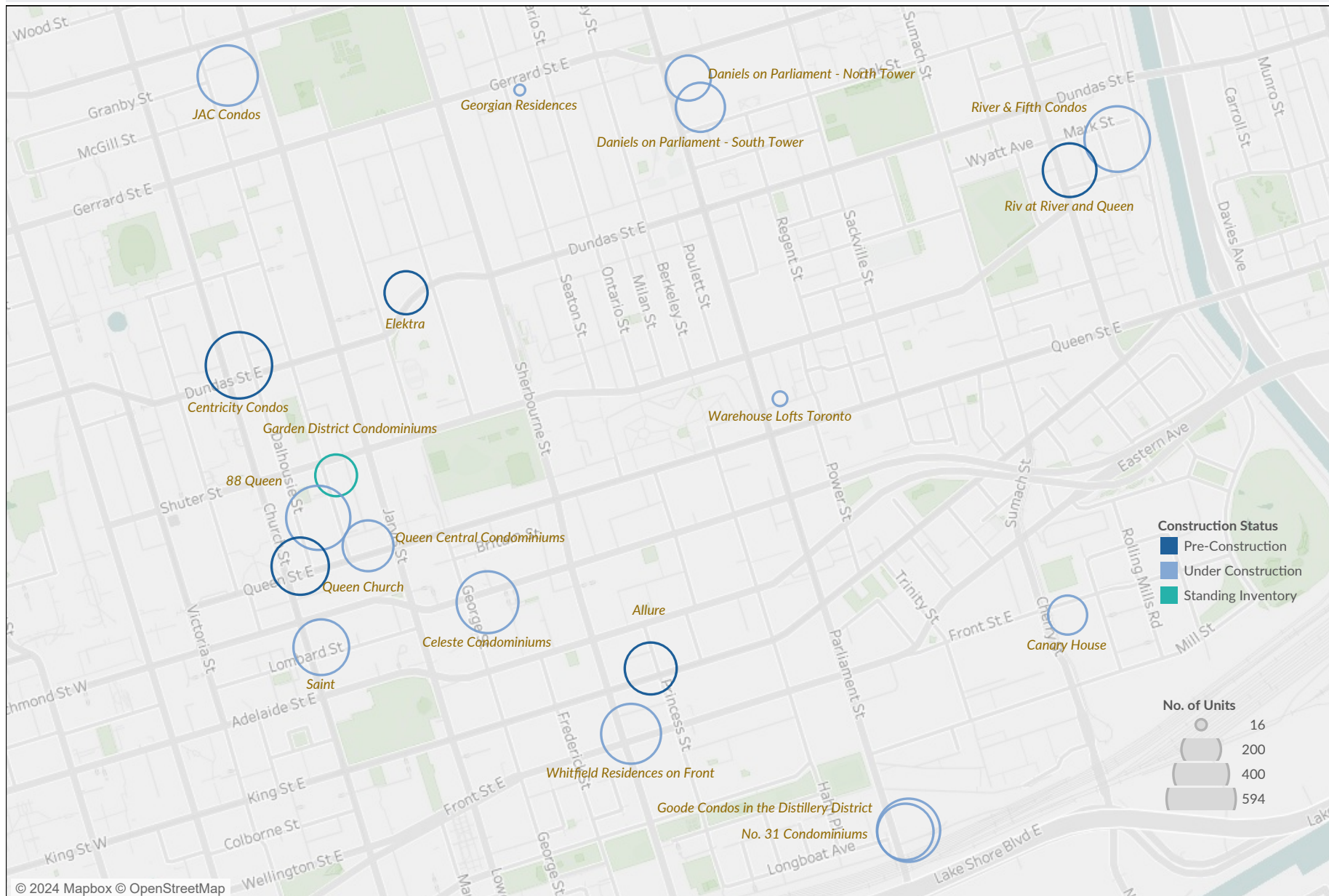


Post Launch Absorption: Downtown East



Downtown East Submarket Report - May 2024

Current Active Projects



Downtown East Submarket Report - May 2024

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 \$/SF
88 Queen - St. Thomas Developments Inc.	Apartment	June 2024	0	0	0	556	\$1,319	\$1,601
Allure - Emblem Developments	Apartment	April 2028	0	8	207	364	\$1,609	\$1,422
Canary House - Kilmer Group and DREAM	Apartment	January 2025	1	2	22	206	\$1,239	\$1,341
Celeste Condominiums - Diamond Corp and Alterra	Apartment	January 2027	0	8	46	516	\$1,585	\$1,199
Centricity Condos - Graywood Developments	Apartment	September 2027	1	14	343	594	\$1,535	\$1,560
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	0	0	23	275	\$1,261	\$1,201
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	October 2025	0	8	136	326	\$1,322	\$1,236
Elektra - Menkes and Core Development Group	Apartment	December 2027	0	0	98	250	\$1,621	\$1,625
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May 2024	0	0	19	235	\$957	\$1,321
Georgian Residences - Stafford Homes	Apartment	May 2026	0	0	0	16	\$1,617	\$1,763
Goode Condos in the Distillery District - Graywood Developm..	Apartment	May 2026	0	0	14	540	\$1,337	\$1,444
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	November 2024	0	0	19	489	\$1,270	\$1,174
No. 31 Condominiums - Lanterra Developments	Apartment	April 2025	0	0	76	428	\$1,373	\$1,589
Queen Central Condominiums - Parallax Development Corpor..	Apartment	February 2026	0	0	0	349	\$1,366	\$1,284
Queen Church - Tridel and Bazis International Inc.	Apartment	June 2027	0	17	156	443	\$1,664	\$1,656
Riv at River and Queen - Broccolini	Apartment	November 2027	2	12	258	388	\$1,383	\$1,375
River & Fifth Condos - Broccolini	Apartment	July 2024	0	0	21	580	\$1,109	\$1,331
Saint - Minto Developments	Apartment	June 2024	0	0	10	418	\$1,230	\$1,347
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	November 2024	0	0	3	29	\$1,089	\$1,237
Whitfield Residences on Front - Menkes and Core Developme..	Apartment	March 2025	0	0	70	484	\$1,488	\$1,490

Downtown East Submarket Report - May 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 5	• 17
Central Waterfront	• 6	• 6
Don Mills - York Mills	• 5	• 10
Downtown Core	• 2	• 6
Downtown East	• 4	• 20
Downtown West	• 43	• 25
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 5
Mississauga City Centre	• 4	• 9
North Toronto	• 3	• 17
North Yonge Corridor	• 3	• 9
North York East		
North York West	• 0	• 9
Not Applicable	• 440	• 176
Scarborough City Centre		
Sheppard Corridor	• 7	• 9
Thornhill	• 0	• 2
Toronto East	• 4	• 6
Toronto West	• 12	• 19
Yonge - St. Clair	• 0	• 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 4,071	• 580	• \$2,402	• 1,088	• \$2,613,901
• 2,772	• 862	• \$1,678	• 883	• \$1,482,243
• 2,406	• 306	• \$1,191	• 836	• \$996,455
• 3,668	• 453	• \$1,869	• 783	• \$1,463,030
• 5,965	• 1,521	• \$1,451	• 691	• \$1,002,578
• 7,435	• 1,377	• \$1,814	• 869	• \$1,575,612
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 1,165	• 39	• \$1,100	• 1,012	• \$1,113,310
• 4,262	• 630	• \$1,234	• 660	• \$813,660
• 3,307	• 351	• \$1,579	• 931	• \$1,469,531
• 2,751	• 738	• \$1,657	• 697	• \$1,154,212
• 1,074	• 443	• \$1,377	• 821	• \$1,130,591
• 27,367	• 8,240	• \$1,166	• 756	• \$881,655
• 1,857	• 468	• \$1,422	• 813	• \$1,155,526
• 411	• 28	• \$1,361	• 1,690	• \$2,301,250
• 894	• 174	• \$1,259	• 648	• \$815,407
• 3,236	• 405	• \$1,268	• 904	• \$1,146,005
• 1,072	• 217	• \$2,051	• 912	• \$1,869,410



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