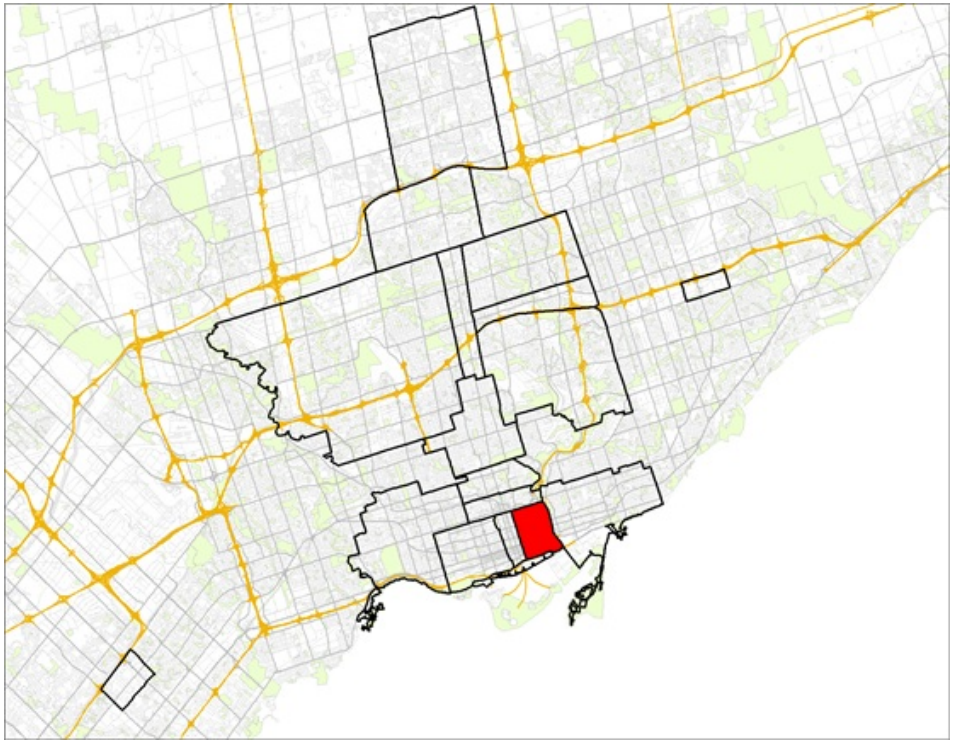
Greater Toronto Area Downtown East

New Homes High Rise Submarket Report

Data as of February 2024

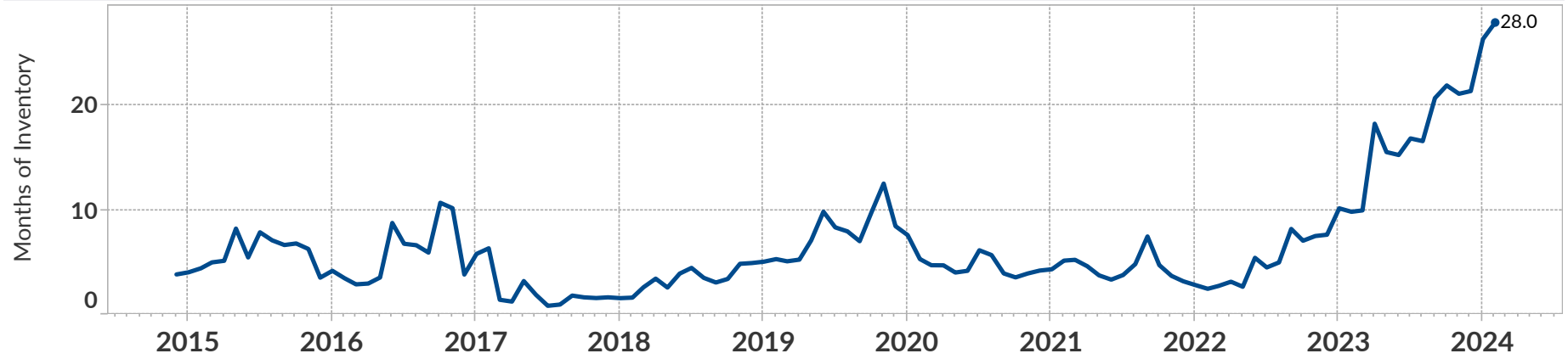
Altus Group

Downtown East Submarket Report - February 2024



Downtown East		GTA
Distinct count of Site Name	20	380
No. of Units	7,486	97,390
Total Sales	5,925	80,643
Act Inv	1,561	16,747
Avg. $/sf	$1,445	$1,402
Avg. Project $/SF	$1,418	$1,303
Avg. SF	696	792
Avg. $	$1,005,677	$1,110,173
No Measure Value	10	379

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



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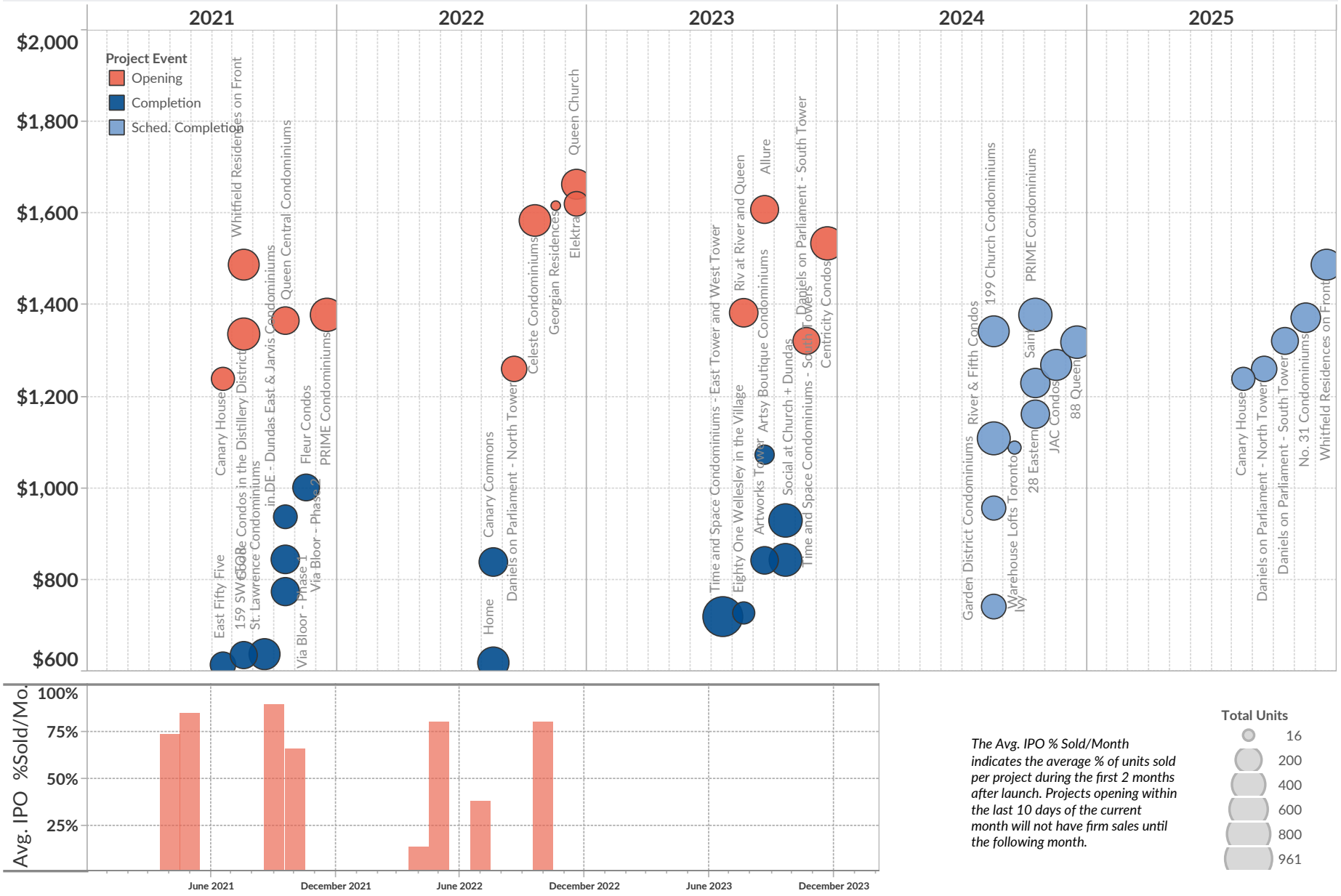
Recent Project Openings, Completions & Scheduled Completions



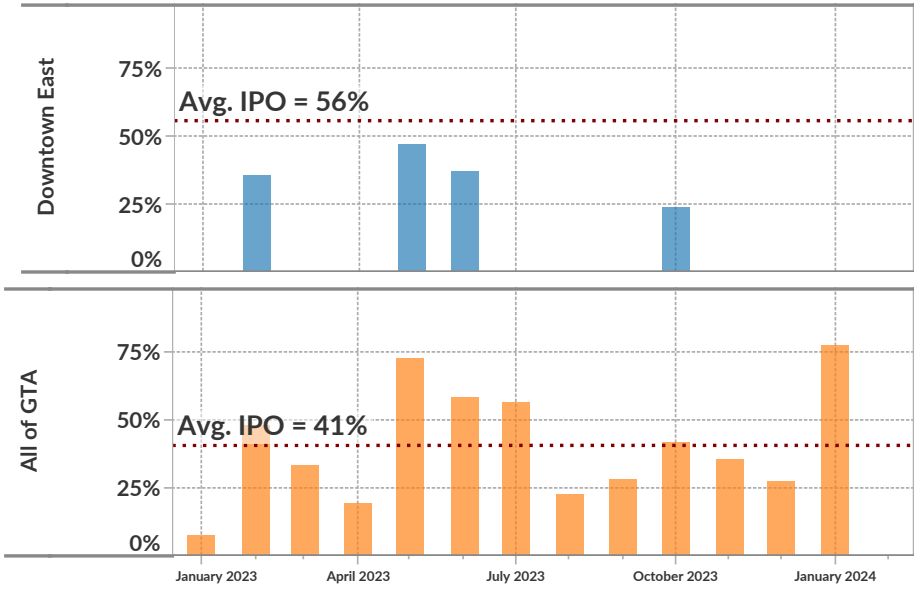
The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.

Downtown East Submarket Report - February 2024

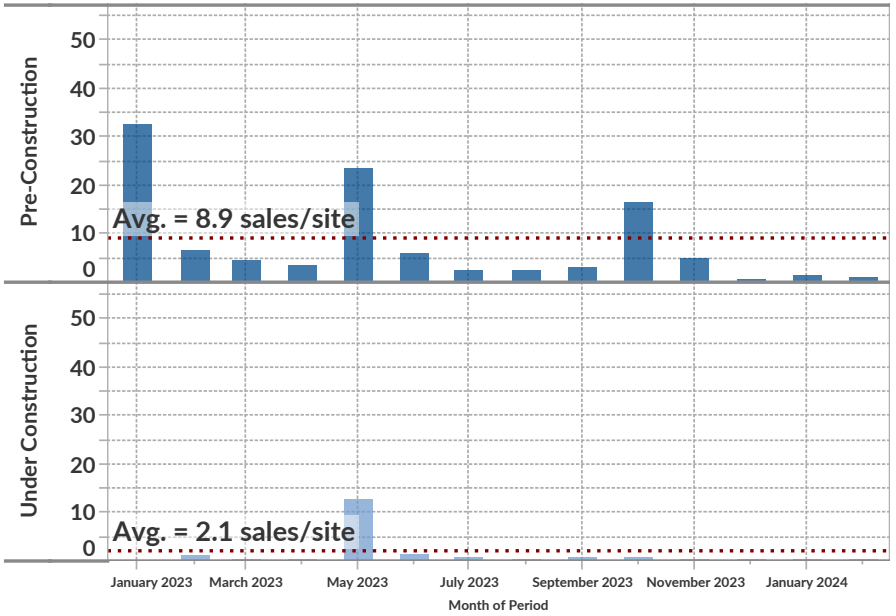
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	710	1	605	105	$1,672	267	483	$456,900	$775,000
1 Bedroom	1,960	4	1,732	228	$1,486	413	602	$649,990	$923,990
1 Bedroom + Den	1,546	1	1,316	230	$1,573	486	686	$685,900	$1,119,000
2 Bedroom	2,199	3	1,545	654	$1,441	609	1,674	$779,990	$1,969,900
2 Bedroom + Den	266	0	212	54	$1,452	720	1,149	$1,049,900	$1,458,900
3 Bedroom & Up	749	1	477	272	$1,353	701	2,111	$1,051,900	$1,859,900
Penthouse	8	0	4	4	$1,727	1,120	1,424	$1,960,990	$2,309,000
Other	23	0	15	8	$1,161	1,290	1,640	$1,449,990	$1,941,900

IPO Launch Performance (first 2 months)



Post Launch Absorption: Downtown East



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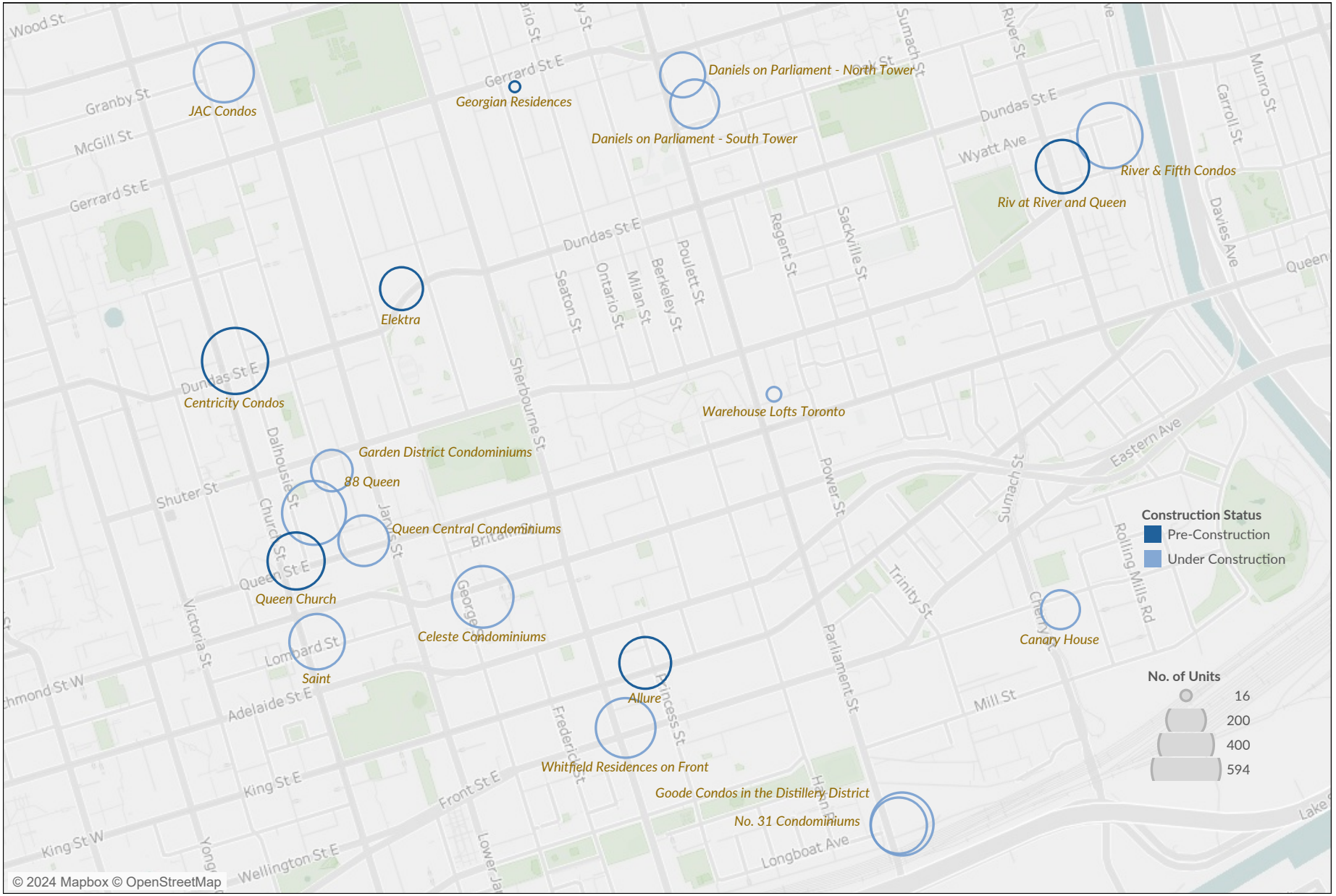
Current Active Projects



Downtown East Submarket Report - February 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 Price Per Sq Foot
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	0	0	0	556	$1,319	$1,601
Allure - Emblem Developments	Apartment	April 2028	5	6	209	364	$1,609	$1,395
Canary House - Kilmer Group and DREAM	Apartment	January 2025	0	0	24	206	$1,239	$1,460
Celeste Condominiums - Diamond Corp and Alterra	Apartment	January 2027	0	4	50	516	$1,585	$1,224
Centricity Condos - Graywood Developments	Apartment	September 2027	0	2	355	594	$1,535	$1,518
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	3	5	139	326	$1,322	$1,254
Elektra - Menkes and Core Development Group	Apartment	January 2027	0	0	98	250	$1,621	$1,625
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	March 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	$1,421
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July 2024	0	0	19	489	$1,270	$1,174
No. 31 Condominiums - Lanterra Developments	Apartment	April 2025	0	0	75	428	$1,373	$1,588
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	2	169	443	$1,664	$1,654
Riv at River and Queen - Broccolini	Apartment	November 2027	2	5	265	388	$1,383	$1,376
River & Fifth Condos - Broccolini	Apartment	March 2024	0	0	18	580	$1,109	$1,427
Saint - Minto Developments	Apartment	June 2024	0	0	11	418	$1,230	$1,339
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

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Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	35	17
Central Waterfront	4	7
Don Mills - York Mills	0	13
Downtown Core	3	6
Downtown East	10	20
Downtown West	6	25
Etobicoke Waterfront	3	1
Highway7 - Yonge	0	5
Mississauga City Centre	6	9
North Toronto	2	18
North Yonge Corridor	9	9
North York East		
North York West	0	10
Not Applicable	251	192
Scarborough City Centre		
Sheppard Corridor	31	12
Thornhill	0	2
Toronto East	9	6
Toronto West	6	20
Yonge - St. Clair	4	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
4,446	577	$2,387	1,071	$2,556,762
2,979	895	$1,653	964	$1,593,022
3,237	303	$1,178	858	$1,011,319
3,658	463	$1,878	780	$1,464,300
5,925	1,561	$1,445	696	$1,005,677
7,942	832	$1,694	983	$1,665,259
551	14	$1,644	860	$1,414,329
913	278	$1,020	709	$722,745
4,243	623	$1,241	631	$782,322
3,522	368	$1,579	930	$1,467,442
2,745	744	$1,656	696	$1,153,097
1,118	447	$1,366	827	$1,130,437
31,167	7,879	$1,176	770	$905,938
2,596	445	$1,432	828	$1,185,204
411	28	$1,367	1,690	$2,310,536
887	181	$1,263	645	$814,792
3,262	449	$1,277	909	$1,161,589
1,041	660	$1,806	623	$1,124,676

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