

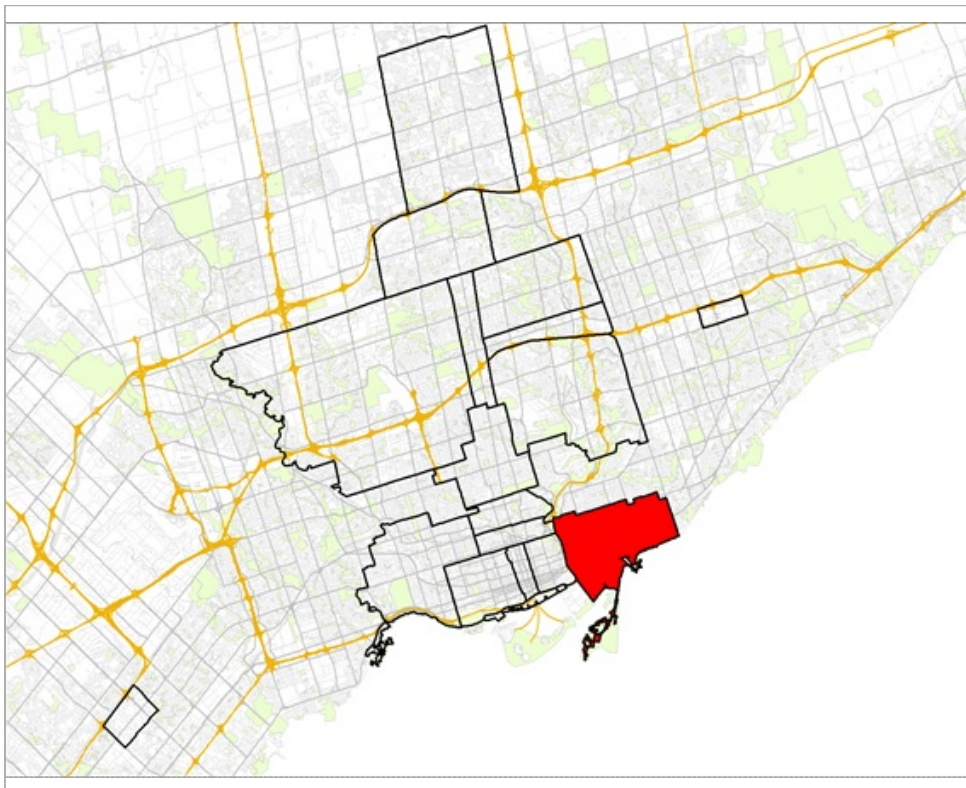


Greater Toronto Area | Toronto East New Homes High Rise Submarket Report

Data as of September 2024

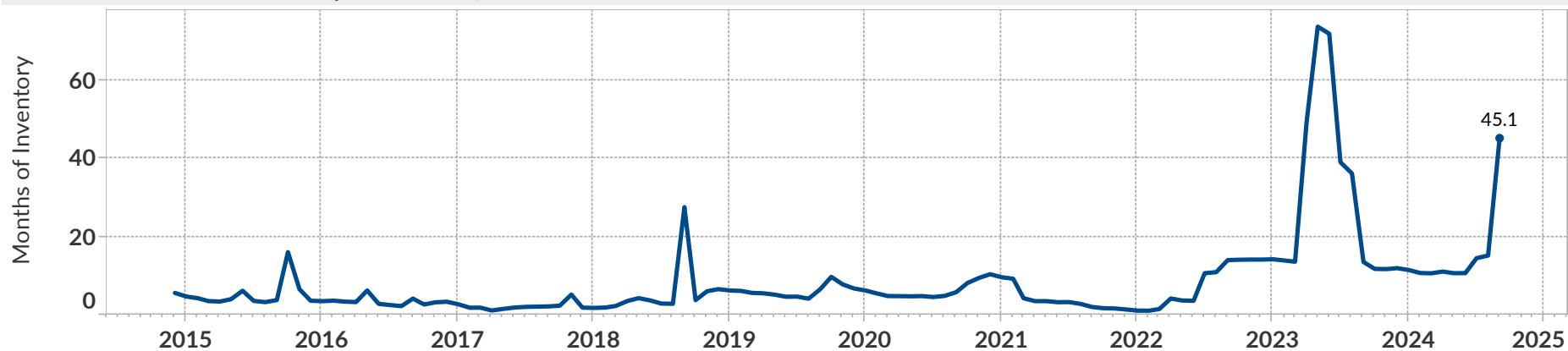


Toronto East Submarket Report - September 2024



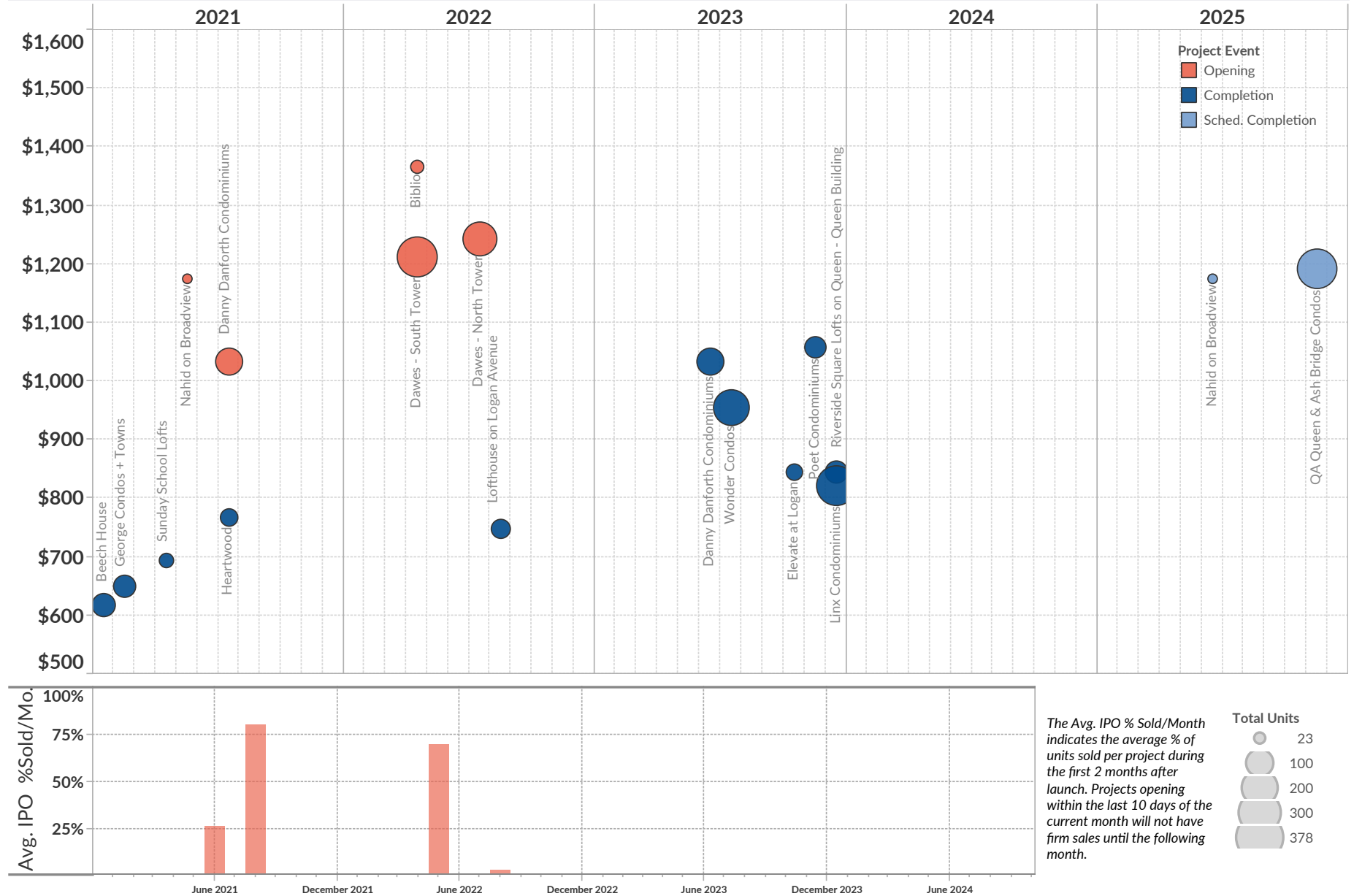
Toronto East		GTA
Distinct count of Site Name	6	343
No. of Units	1,072	89,282
Total Sales	899	71,855
Act Inv	173	17,427
Avg. \$/sf		\$1,400
Avg. Project \$/SF		\$1,310
Avg. SF		780
Avg. \$		\$1,091,976
Current Month Sales		247

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



Toronto East Submarket Report - September 2024

Recent Project Openings, Completions & Scheduled Completions



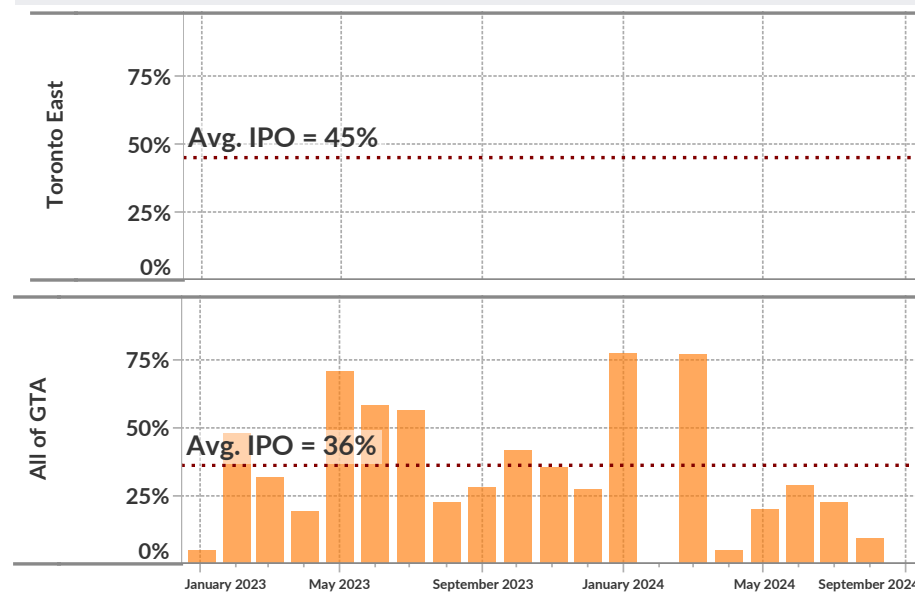
Toronto East Submarket Report - September 2024

Project Data by Unit Type

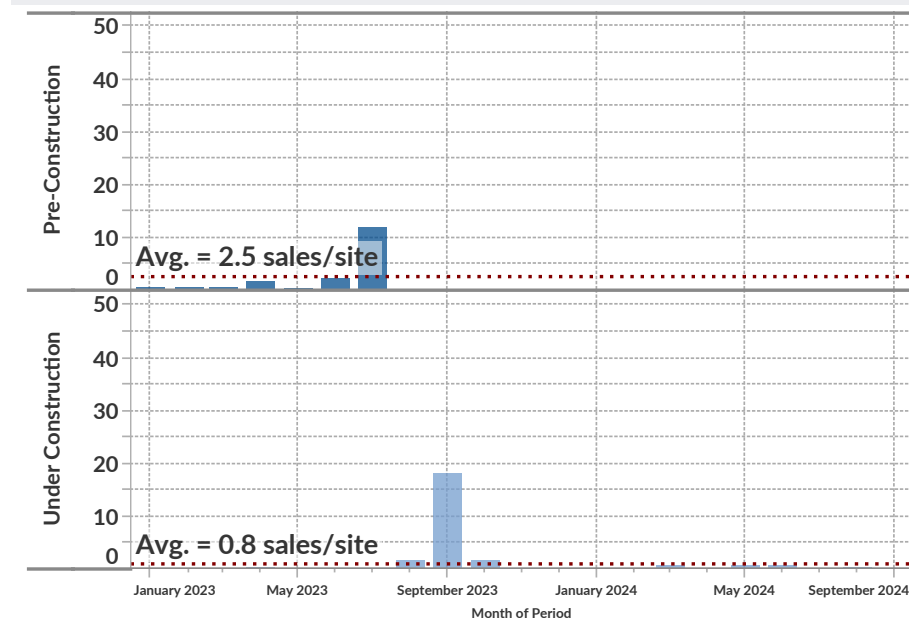
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	446	0	389	57
1 Bedroom + Den	137	0	100	37
2 Bedroom	302	0	249	53
2 Bedroom + Den	76	0	76	0
3 Bedroom & Up	91	0	66	25
Penthouse	2	0	2	0
Other	1	0	0	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,340	437	720	\$580,990	\$999,900
\$1,216	515	590	\$626,990	\$715,990
\$1,276	536	1,163	\$672,990	\$1,632,900
\$1,198	1,036	1,509	\$1,115,990	\$2,399,900
\$1,307	1,148	1,148	\$1,499,900	\$1,499,900

IPO Launch Performance (first 2 months)

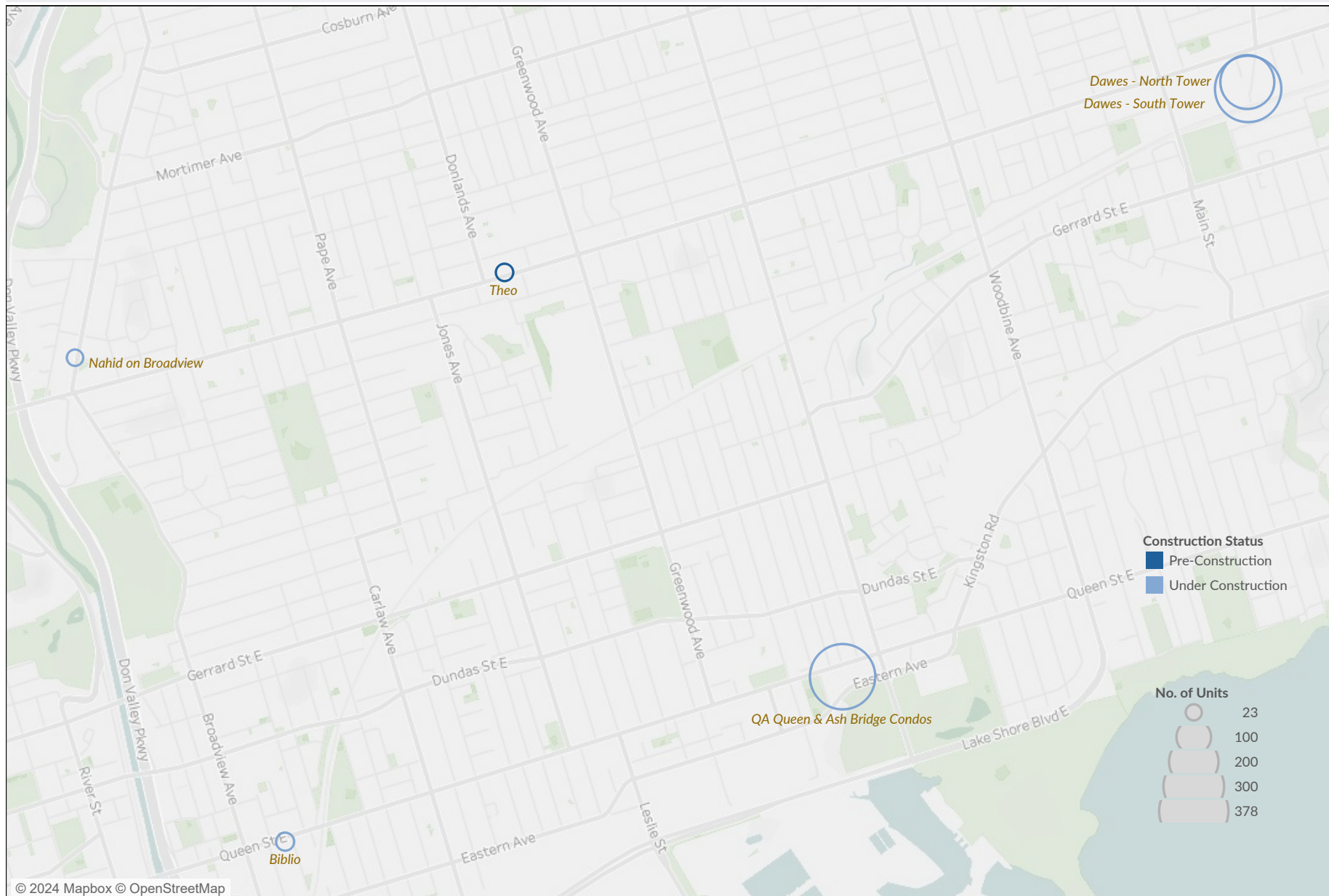


Post Launch Absorption: Toronto East



Toronto East Submarket Report - September 2024

Current Active Projects



Toronto East Submarket Report - September 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
Biblio - NVSBLE Development Inc.	Apartment	April 2026	0	0	7	28	\$1,366	\$1,364
Dawes - North Tower - Marlin Spring Developments	Apartment	February 2026	0	7	117	250	\$1,243	\$1,216
Dawes - South Tower - Marlin Spring Developments	Apartment	February 2026	0	5	31	378	\$1,212	\$1,258
Nahid on Broadview - Nahid Corp.	Apartment	June 2025	0	0	4	23	\$1,175	\$1,373
QA Queen & Ash Bridge Condos - Context Developments and..	Apartment	November 2025	0	0	14	367	\$1,192	\$1,512
Theo - Condoman Developments	Apartment	January 2027	0	0	0	26	\$0	\$1,014

Toronto East Submarket Report - September 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	7	16
Central Waterfront	3	6
Don Mills - York Mills	0	8
Downtown Core	1	6
Downtown East	1	19
Downtown West	18	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	9	5
Mississauga City Centre	3	10
North Toronto	2	15
North Yonge Corridor	1	9
North York East		
North York West	16	9
Not Applicable	178	172
Scarborough City Centre		
Sheppard Corridor	4	9
Thornhill	0	2
Toronto East	0	6
Toronto West	4	19
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,553	543	\$2,418	1,101	\$2,661,177
2,780	854	\$1,697	886	\$1,503,138
1,794	285	\$1,214	783	\$950,543
3,671	450	\$1,869	785	\$1,466,368
5,548	1,520	\$1,436	697	\$1,000,497
7,465	1,231	\$1,821	933	\$1,698,688
552	13	\$1,640	854	\$1,400,746
1,072	227	\$1,032	861	\$888,662
4,785	646	\$1,230	660	\$812,197
2,557	313	\$1,579	942	\$1,487,350
2,698	791	\$1,636	672	\$1,098,337
1,099	434	\$1,351	834	\$1,126,237
26,755	8,739	\$1,166	736	\$857,711
1,877	533	\$1,383	816	\$1,128,200
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,241	483	\$1,228	926	\$1,137,124
1,095	167	\$2,119	979	\$2,075,126



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