

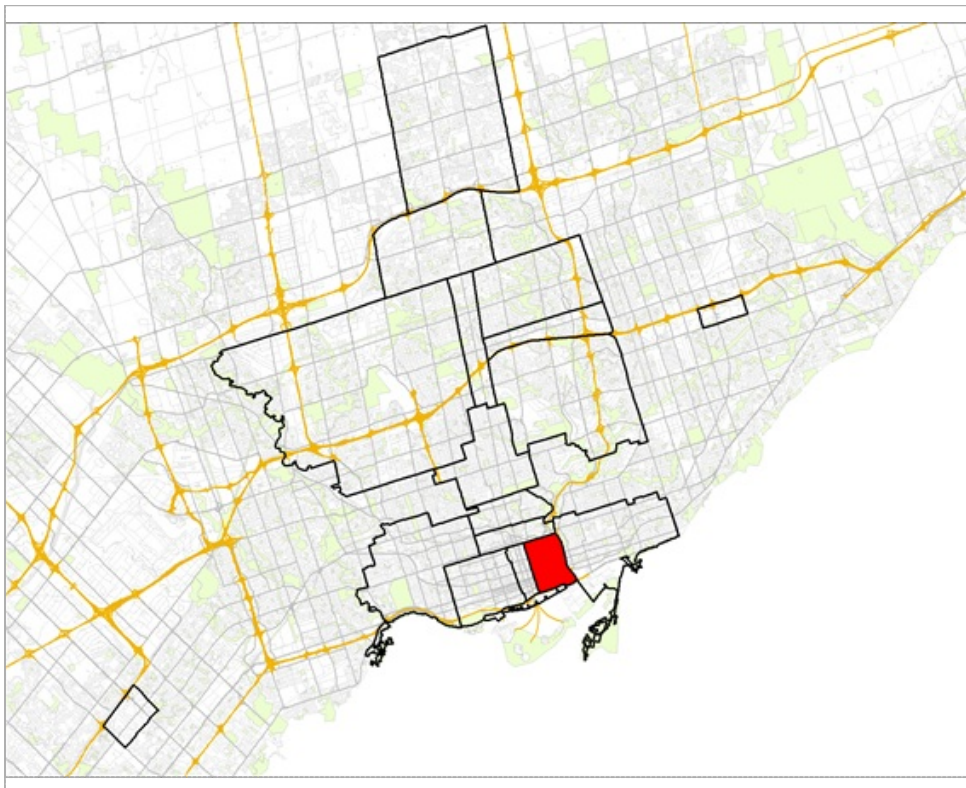


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of November 2024

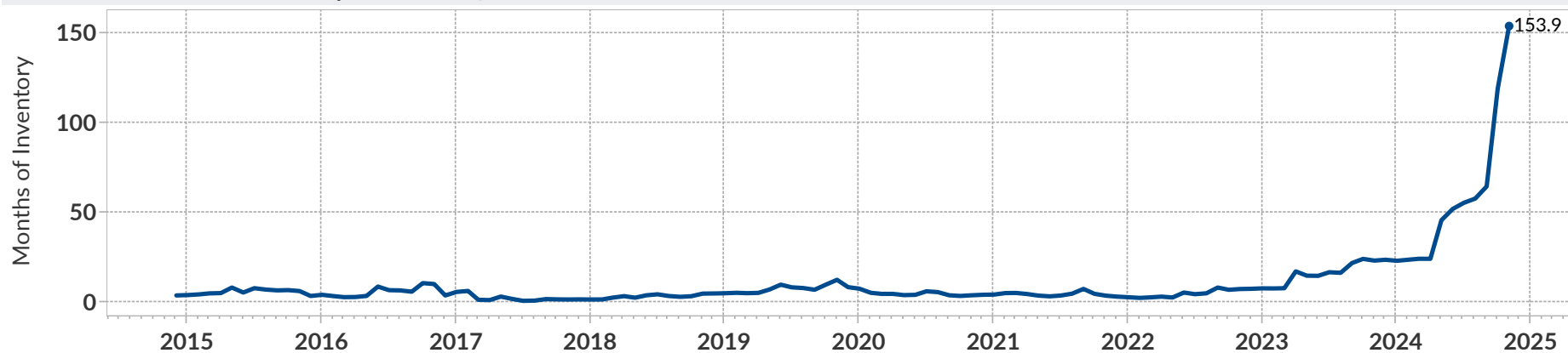


Downtown East Submarket Report - November 2024



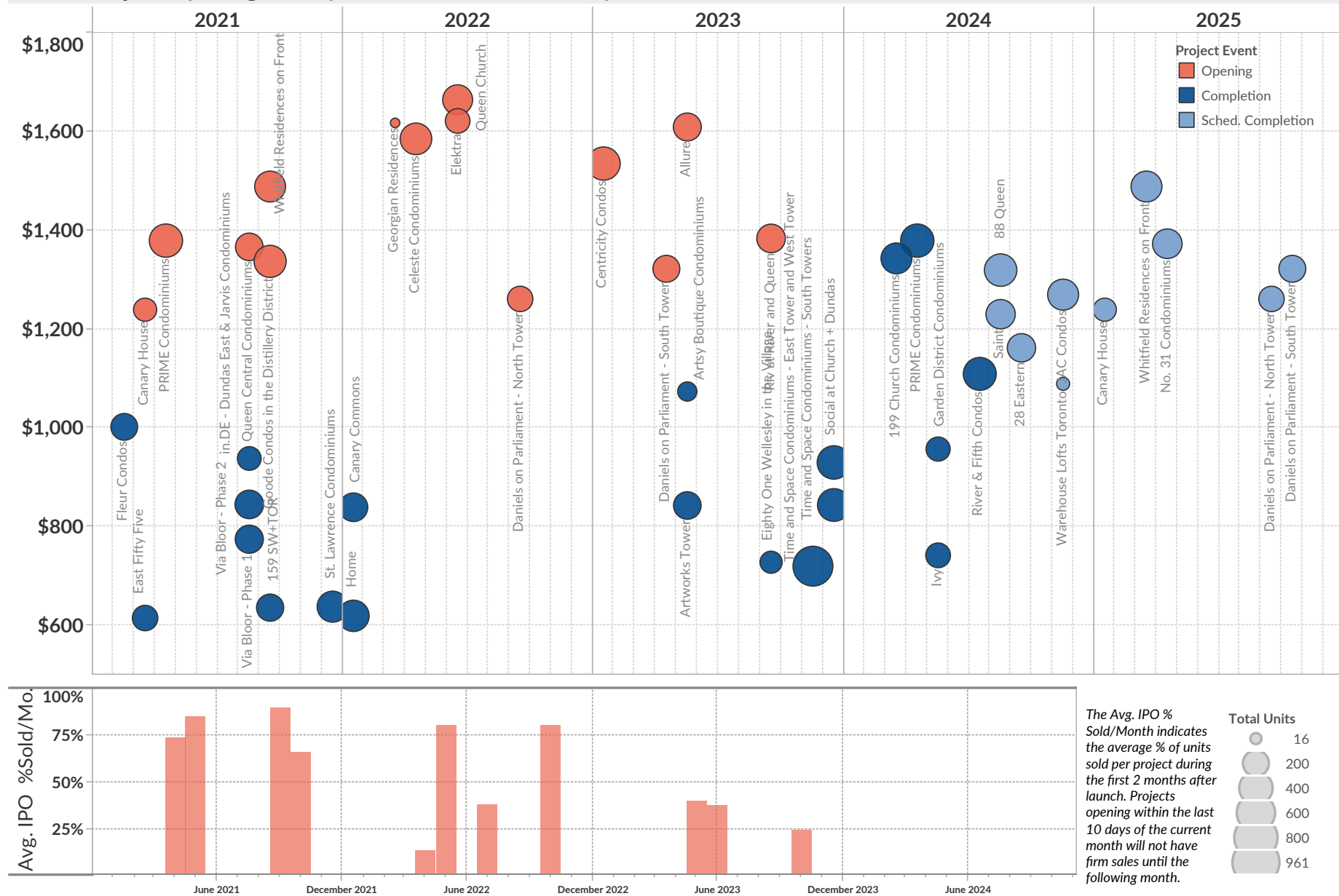
Downtown East		GTA
Distinct count of Site Name	18	335
No. of Units	6,474	86,904
Total Sales	5,307	69,736
Act Inv	1,167	17,168
Avg. \$/sf		\$1,420
Avg. Project \$/SF		\$1,310
Avg. SF		780
Avg. \$		\$1,019,462
Current Month Sales		3
		249

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



Downtown East Submarket Report - November 2024

Recent Project Openings, Completions & Scheduled Completions



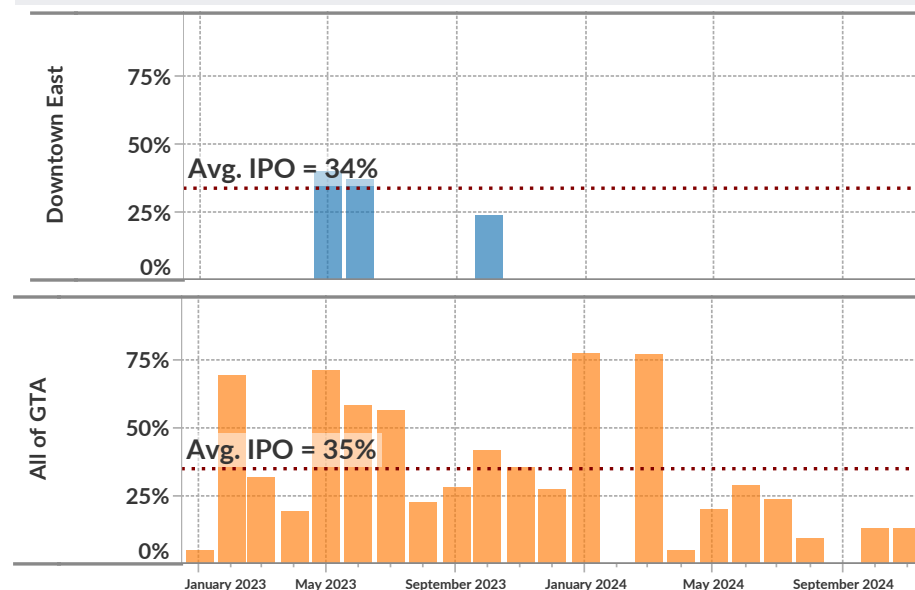
Downtown East Submarket Report - November 2024

Project Data by Unit Type

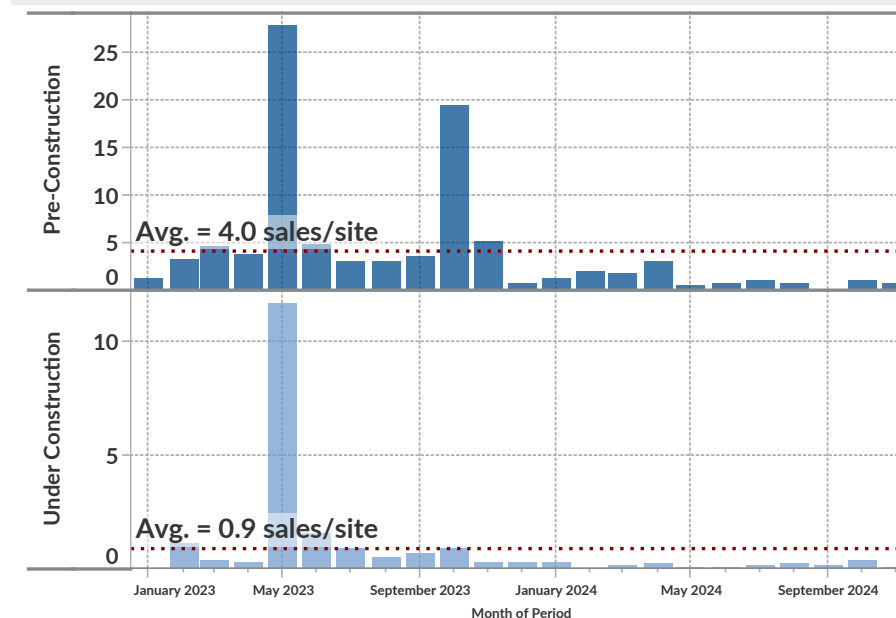
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	658	1	559	99
1 Bedroom	1,685	1	1,548	137
1 Bedroom + Den	1,250	1	1,106	144
2 Bedroom	1,943	0	1,411	532
2 Bedroom + Den	233	0	206	27
3 Bedroom & Up	649	0	438	211
Penthouse	8	0	4	4
Other	23	0	15	8

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,696	267	483	\$446,990	\$831,990
\$1,407	437	602	\$570,990	\$923,990
\$1,594	486	686	\$659,990	\$1,119,000
\$1,405	609	1,674	\$763,990	\$1,969,900
\$1,378	792	1,149	\$797,990	\$1,458,900
\$1,354	701	2,111	\$880,990	\$1,648,900
\$1,598	1,038	1,424	\$1,399,990	\$2,309,000
\$1,134	1,280	1,640	\$1,379,990	\$1,941,900

IPO Launch Performance (first 2 months)

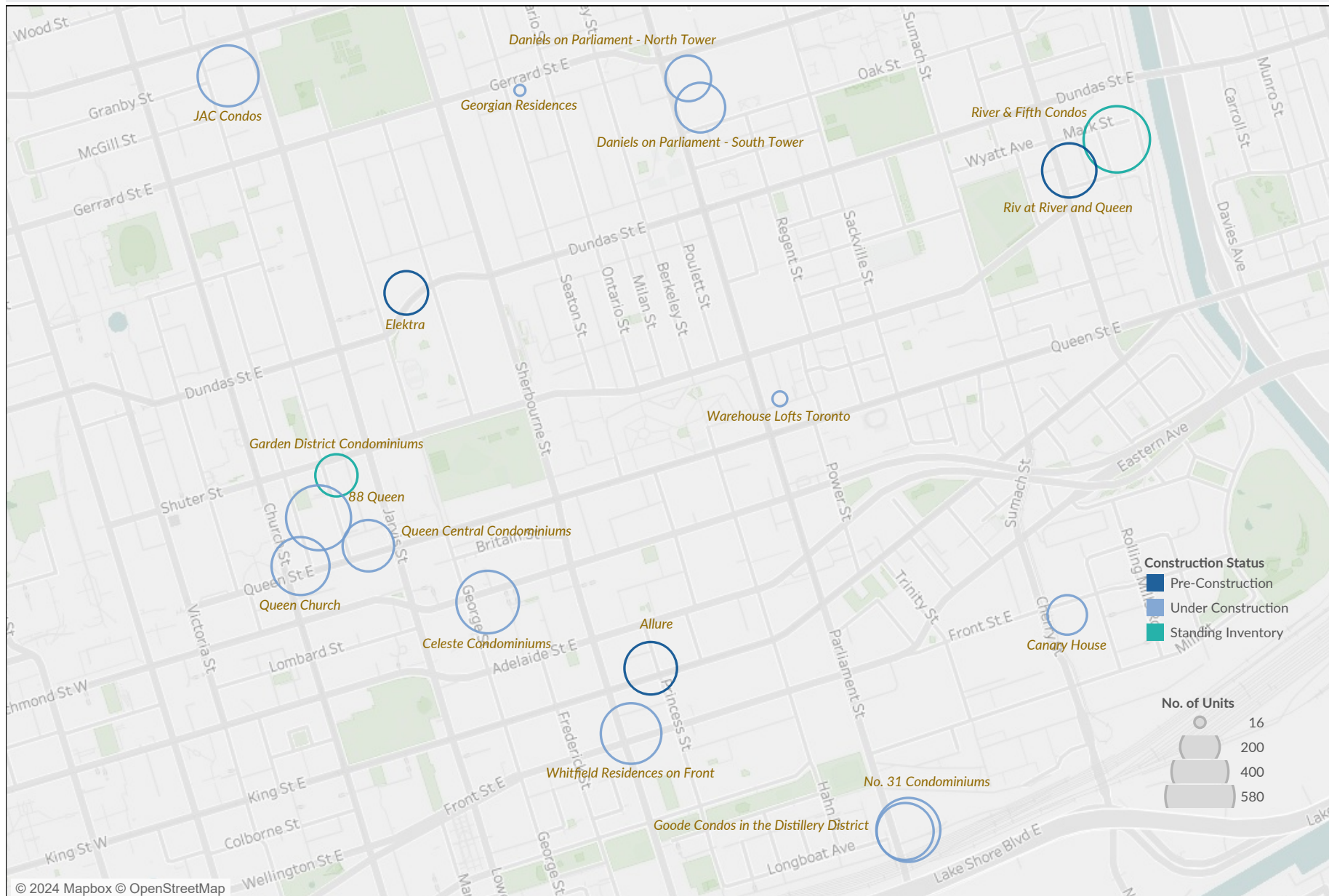


Post Launch Absorption: Downtown East



Downtown East Submarket Report - November 2024

Current Active Projects



Downtown East Submarket Report - November 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 SqFoot
88 Queen - St. Thomas Developments Inc.	Apartment	December 2024	0	0	0	556	\$1,319	\$1,601
Allure - Emblem Developments	Apartment	April 2028	1	11	204	364	\$1,609	\$1,458
Canary House - Kilmer Group and DREAM	Apartment	January 2026	0	3	21	206	\$1,239	\$1,474
Celeste Condominiums - Diamond Corp and Alterra	Apartment	January 2027	0	14	40	516	\$1,585	\$1,175
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	0	1	21	275	\$1,261	\$1,197
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	October 2025	0	1	165	326	\$1,322	\$1,233
Elektra - Menkes and Core Development Group	Apartment	December 2027	0	2	96	250	\$1,621	\$1,625
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May 2024	0	1	18	235	\$957	\$1,316
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	\$1,349
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	December 2024	0	0	19	489	\$1,270	\$1,116
No. 31 Condominiums - Lanterra Developments	Apartment	April 2027	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	1	22	151	443	\$1,664	\$1,656
Riv at River and Queen - Broccolini	Apartment	November 2027	1	19	251	388	\$1,383	\$1,375
River & Fifth Condos - Broccolini	Apartment	July 2024	0	2	19	580	\$1,109	\$1,162
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	March 2025	0	0	3	29	\$1,089	\$1,237
Whitfield Residences on Front - Menkes and Core Developme..	Apartment	March 2025	0	1	69	484	\$1,488	\$1,489

Downtown East Submarket Report - November 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 3	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 0	• 6
Downtown East	• 3	• 18
Downtown West	• 23	• 24
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 2	• 4
Mississauga City Centre	• 2	• 10
North Toronto	• 0	• 15
North Yonge Corridor	• 4	• 9
North York East		
North York West	• 22	• 10
Not Applicable	• 177	• 169
Scarborough City Centre		
Sheppard Corridor	• 3	• 9
Thornhill	• 1	• 2
Toronto East	• 1	• 6
Toronto West	• 4	• 18
Yonge - St. Clair	• 2	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,943	• 537	• \$2,419	• 1,098	• \$2,655,658
• 1,802	• 839	• \$1,697	• 893	• \$1,515,112
• 1,796	• 283	• \$1,221	• 791	• \$966,161
• 3,674	• 447	• \$1,863	• 787	• \$1,466,253
• 5,307	• 1,167	• \$1,420	• 718	• \$1,019,462
• 7,568	• 1,153	• \$1,887	• 970	• \$1,830,460
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 883	• 209	• \$1,074	• 799	• \$858,402
• 4,788	• 661	• \$1,218	• 669	• \$814,484
• 2,549	• 321	• \$1,584	• 956	• \$1,513,903
• 2,708	• 781	• \$1,637	• 673	• \$1,101,150
• 1,195	• 632	• \$1,322	• 761	• \$1,005,801
• 26,651	• 8,776	• \$1,164	• 732	• \$851,252
• 1,881	• 529	• \$1,382	• 816	• \$1,128,216
• 416	• 27	• \$1,553	• 1,661	• \$2,580,278
• 901	• 171	• \$1,263	• 658	• \$830,922
• 3,023	• 459	• \$1,240	• 924	• \$1,145,471
• 1,099	• 163	• \$2,125	• 989	• \$2,102,718



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