

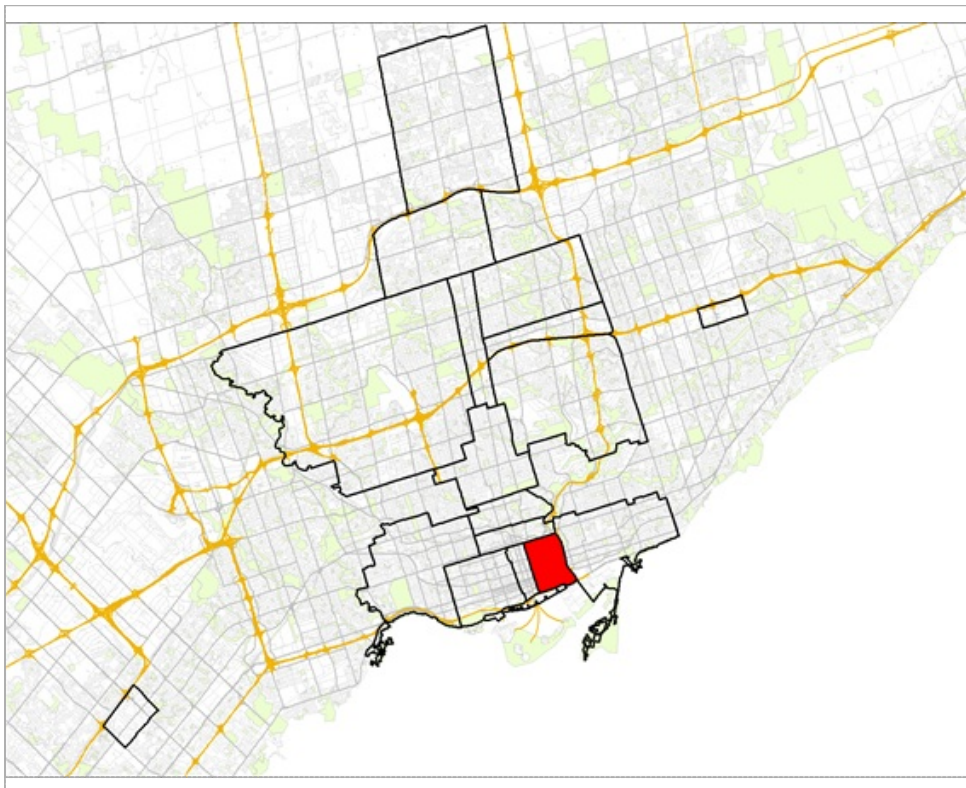


## Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of February 2025

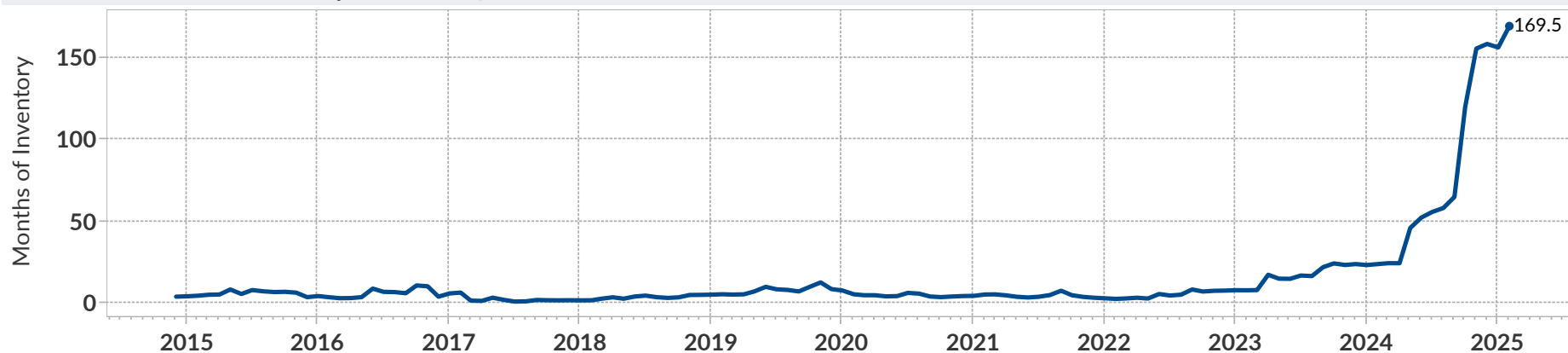


## Downtown East Submarket Report - February 2025



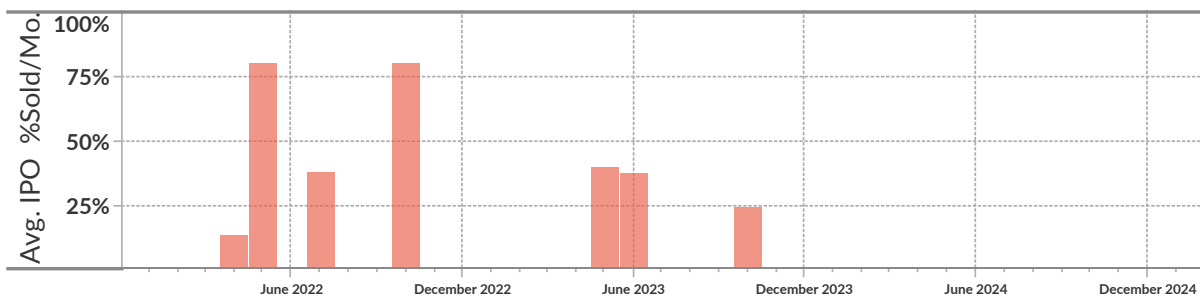
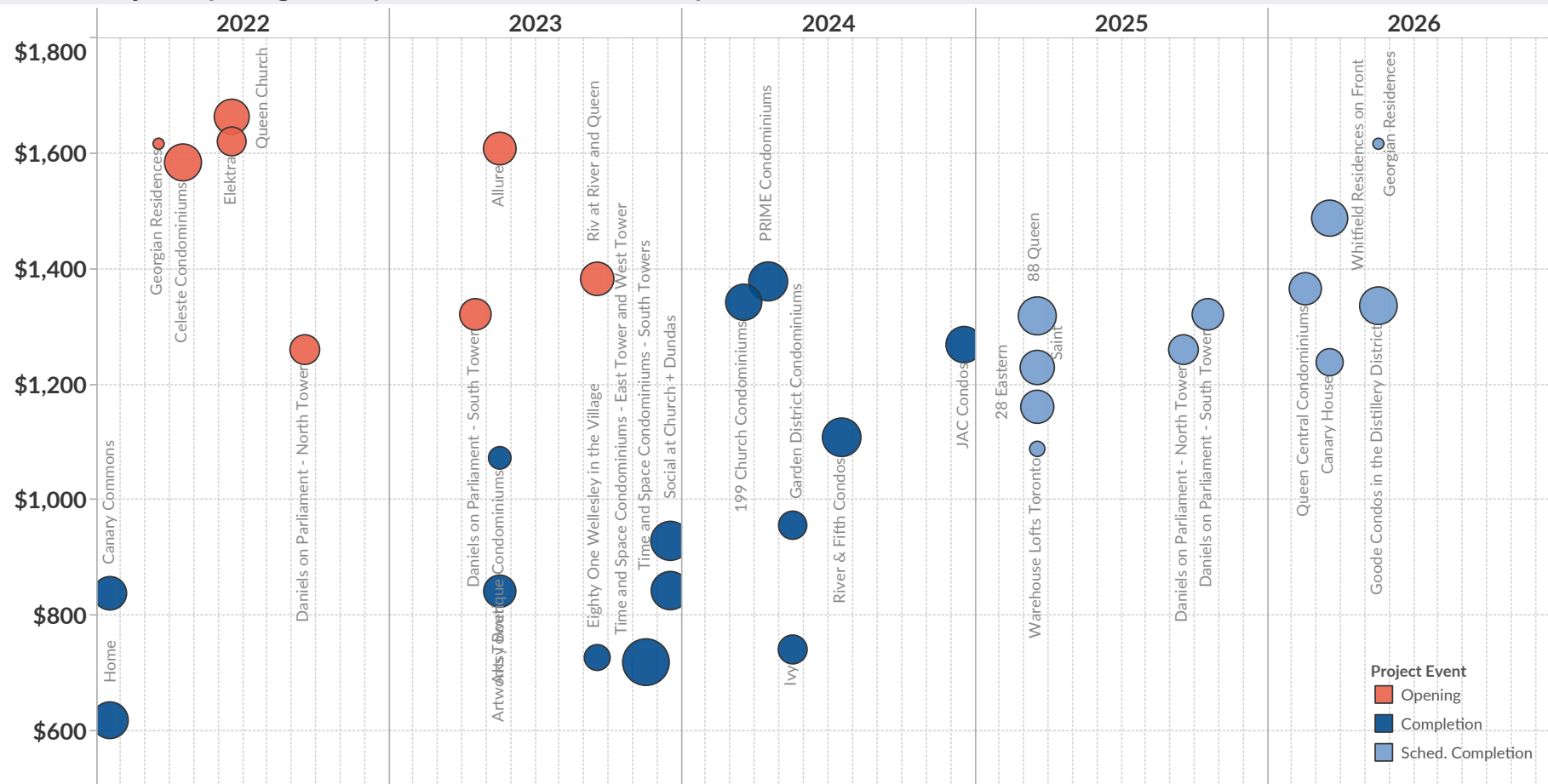
| Downtown East               |       | GTA         |
|-----------------------------|-------|-------------|
| Distinct count of Site Name | 18    | 337         |
| No. of Units                | 6,474 | 86,773      |
| Total Sales                 | 5,330 | 69,778      |
| Act Inv                     | 1,144 | 16,995      |
| Avg. \$/sf                  |       | \$1,404     |
| Avg. Project \$/SF          |       | \$1,313     |
| Avg. SF                     |       | 779         |
| Avg. \$                     |       | \$1,093,395 |
| Current Month Sales         |       | 152         |

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

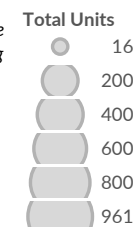


# Downtown East Submarket Report - February 2025

## Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



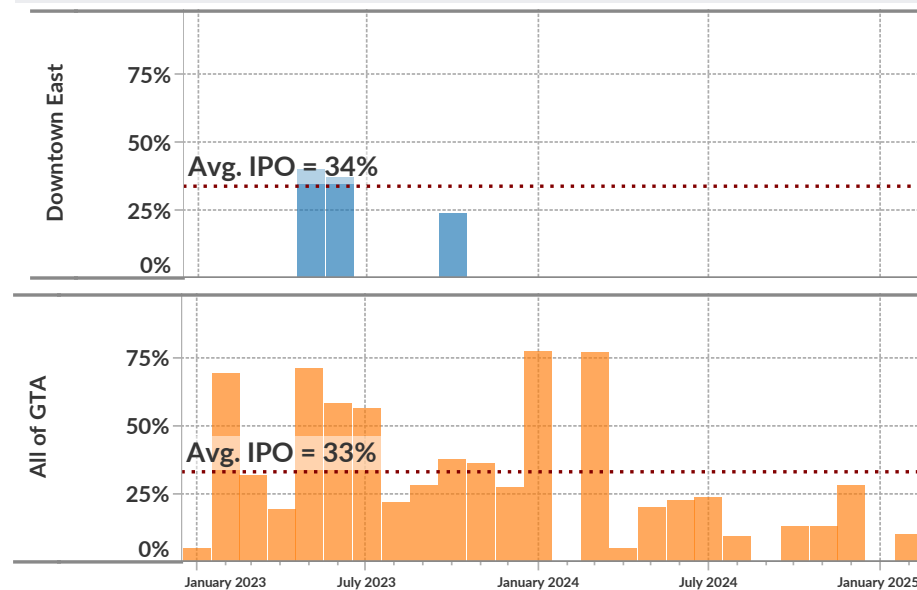
# Downtown East Submarket Report - February 2025

## Project Data by Unit Type

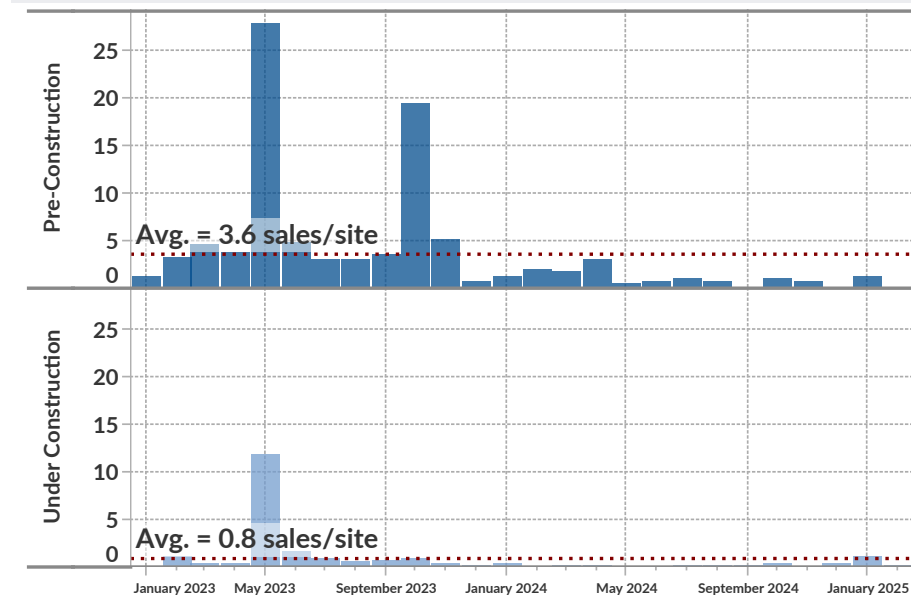
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 658          | 0                   | 563         | 95      |
| 1 Bedroom       | 1,685        | 0                   | 1,549       | 136     |
| 1 Bedroom + Den | 1,250        | 1                   | 1,107       | 143     |
| 2 Bedroom       | 1,943        | 2                   | 1,428       | 515     |
| 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) |
| \$1,682    | 267             | 483              | \$446,990        | \$831,990         |
| \$1,388    | 437             | 602              | \$570,990        | \$923,990         |
| \$1,588    | 486             | 686              | \$649,900        | \$1,119,000       |
| \$1,383    | 609             | 1,674            | \$742,900        | \$1,969,900       |
| \$1,372    | 792             | 1,149            | \$797,990        | \$1,458,900       |
| \$1,422    | 804             | 1,201            | \$880,990        | \$1,648,900       |
| \$1,598    | 1,038           | 1,424            | \$1,399,990      | \$2,309,000       |
| \$1,116    | 1,280           | 1,640            | \$1,379,990      | \$1,891,900       |

## IPO Launch Performance (first 2 months)

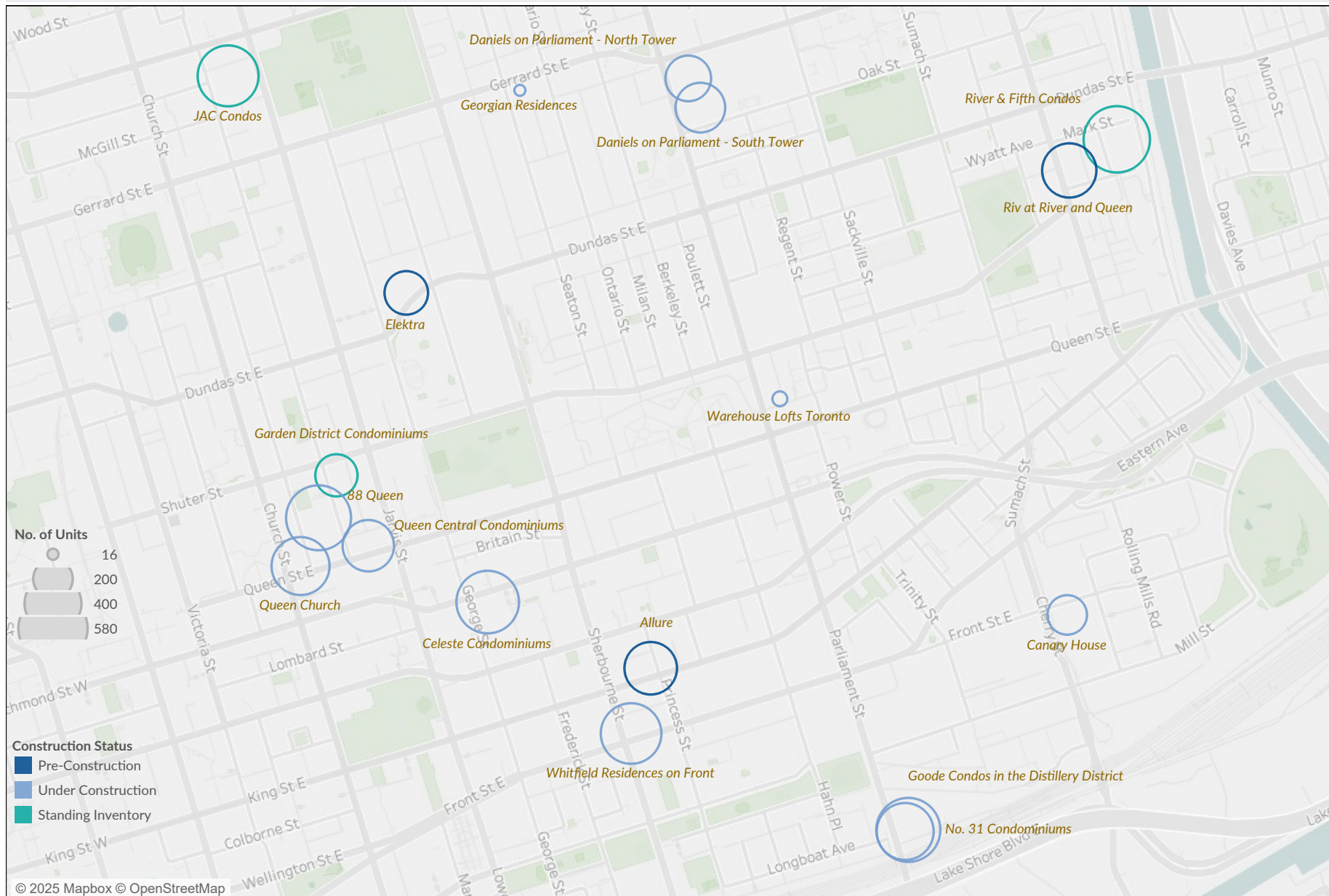


## Post Launch Absorption: Downtown East



# Downtown East Submarket Report - February 2025

## Current Active Projects



## Downtown East Submarket Report - February 2025

### 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    | March 2025              | 0                   | 0   | 0       | 556          | \$1,319             | \$1,601            |
| Allure - Emblem Developments                                  | Apartment    | April 2028              | 0                   | 4   | 200     | 364          | \$1,609             | \$1,450            |
| Canary House - Kilmer Group and DREAM                         | Apartment    | March 2026              | 0                   | 0   | 21      | 206          | \$1,239             | \$1,474            |
| Celeste Condominiums - Diamond Corp and Alterra               | Apartment    | January 2027            | 0                   | 0   | 40      | 516          | \$1,585             | \$1,576            |
| Daniels on Parliament - North Tower - Daniels Corporation     | Apartment    | September 2025          | 0                   | 0   | 22      | 275          | \$1,261             | \$1,144            |
| Daniels on Parliament - South Tower - Daniels Corporation     | Apartment    | October 2025            | 0                   | 0   | 165     | 326          | \$1,322             | \$1,174            |
| Elektra - Menkes and Core Development Group                   | Apartment    | December 2027           | 0                   | 0   | 96      | 250          | \$1,621             | \$1,625            |
| Garden District Condominiums - Sher Corporation and Hyde P.   | Apartment    | May 2024                | 1                   | 1   | 17      | 235          | \$957               | \$1,314            |
| 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             | \$1,407            |
| JAC Condos - Graywood Developments and Phantom Develo..       | Apartment    | December 2024           | 0                   | 0   | 19      | 489          | \$1,270             | \$1,088            |
| 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               | 2                   | 13  | 133     | 443          | \$1,664             | \$1,662            |
| Riv at River and Queen - Broccolini                           | Apartment    | November 2027           | 0                   | 0   | 251     | 388          | \$1,383             | \$1,375            |
| River & Fifth Condos - Broccolini                             | Apartment    | July 2024               | 0                   | 0   | 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 2026              | 0                   | 1   | 68      | 484          | \$1,488             | \$1,488            |

## Downtown East Submarket Report - February 2025

### Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | • 3                 | • 15                        |
| Central Waterfront      | • 2                 | • 4                         |
| Don Mills - York Mills  | • 0                 | • 8                         |
| Downtown Core           | • 2                 | • 6                         |
| Downtown East           | • 3                 | • 18                        |
| Downtown West           | • 13                | • 23                        |
| Etobicoke Waterfront    | • 0                 | • 1                         |
| Highway7 - Yonge        | • 0                 | • 4                         |
| Mississauga City Centre | • 1                 | • 10                        |
| North Toronto           | • 4                 | • 16                        |
| North Yonge Corridor    | • 3                 | • 9                         |
| North York East         |                     |                             |
| North York West         | • 3                 | • 10                        |
| Not Applicable          | • 106               | • 171                       |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | • 3                 | • 9                         |
| Thornhill               | • 0                 | • 2                         |
| Toronto East            | • 1                 | • 6                         |
| Toronto West            | • 6                 | • 18                        |
| Yonge - St. Clair       | • 2                 | • 7                         |

### Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$       |
|-------------|---------|------------|---------|---------------|
| • 2,970     | • 510   | • \$2,490  | • 1,110 | • \$2,763,736 |
| • 1,821     | • 820   | • \$1,709  | • 896   | • \$1,531,229 |
| • 1,797     | • 282   | • \$1,221  | • 791   | • \$966,545   |
| • 3,677     | • 444   | • \$1,866  | • 785   | • \$1,464,427 |
| • 5,330     | • 1,144 | • \$1,422  | • 710   | • \$1,010,262 |
| • 7,142     | • 1,246 | • \$1,867  | • 930   | • \$1,737,522 |
| • 553       | • 12    | • \$1,649  | • 782   | • \$1,289,608 |
| • 889       | • 203   | • \$1,055  | • 799   | • \$842,676   |
| • 4,799     | • 650   | • \$1,230  | • 662   | • \$814,614   |
| • 2,561     | • 338   | • \$1,599  | • 932   | • \$1,490,740 |
| • 2,720     | • 784   | • \$1,620  | • 677   | • \$1,097,777 |
|             |         |            |         |               |
| • 1,200     | • 627   | • \$1,323  | • 764   | • \$1,010,069 |
| • 26,935    | • 8,734 | • \$1,159  | • 730   | • \$846,290   |
|             |         |            |         |               |
| • 1,913     | • 413   | • \$1,395  | • 810   | • \$1,129,161 |
| • 416       | • 27    | • \$1,553  | • 1,661 | • \$2,580,278 |
| • 902       | • 170   | • \$1,258  | • 660   | • \$829,998   |
| • 3,047     | • 435   | • \$1,220  | • 930   | • \$1,135,614 |
| • 1,106     | • 156   | • \$2,152  | • 1,232 | • \$2,650,066 |



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