



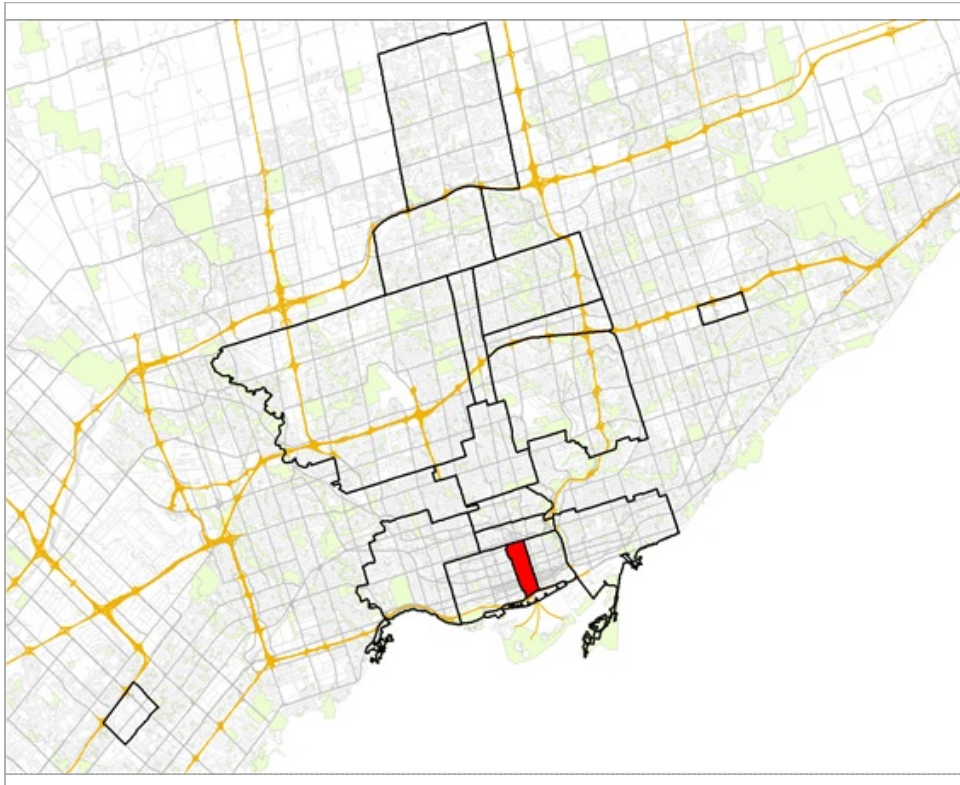
Greater Toronto Area | Downtown Core

New Homes High Rise Submarket Report

Data as of March 2025

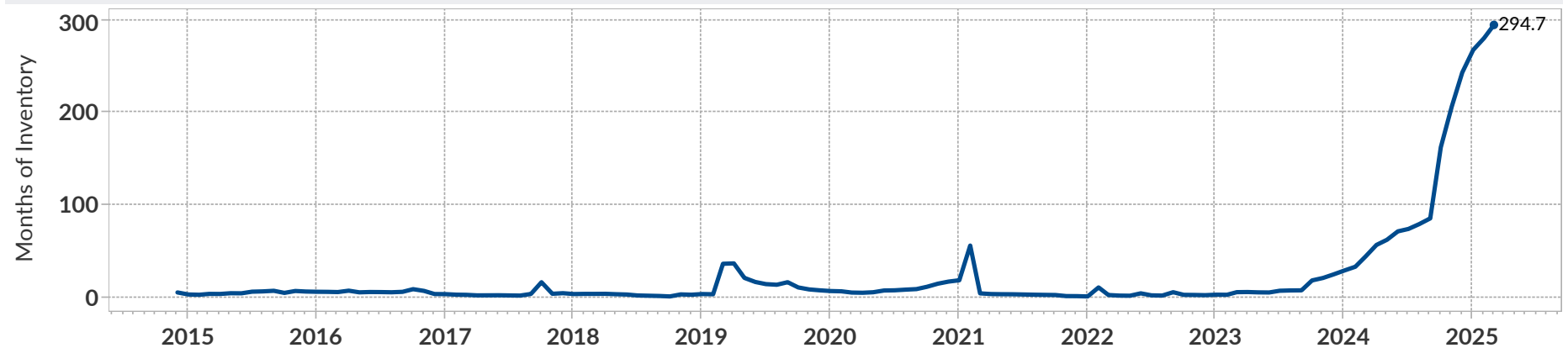


Downtown Core Submarket Report - March 2025



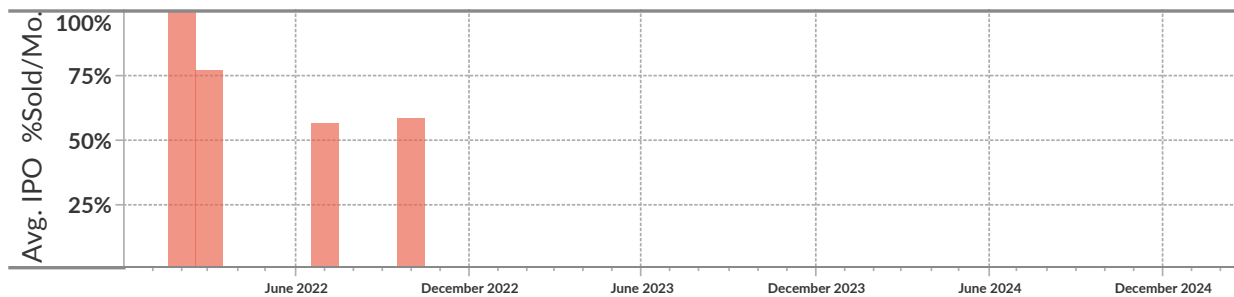
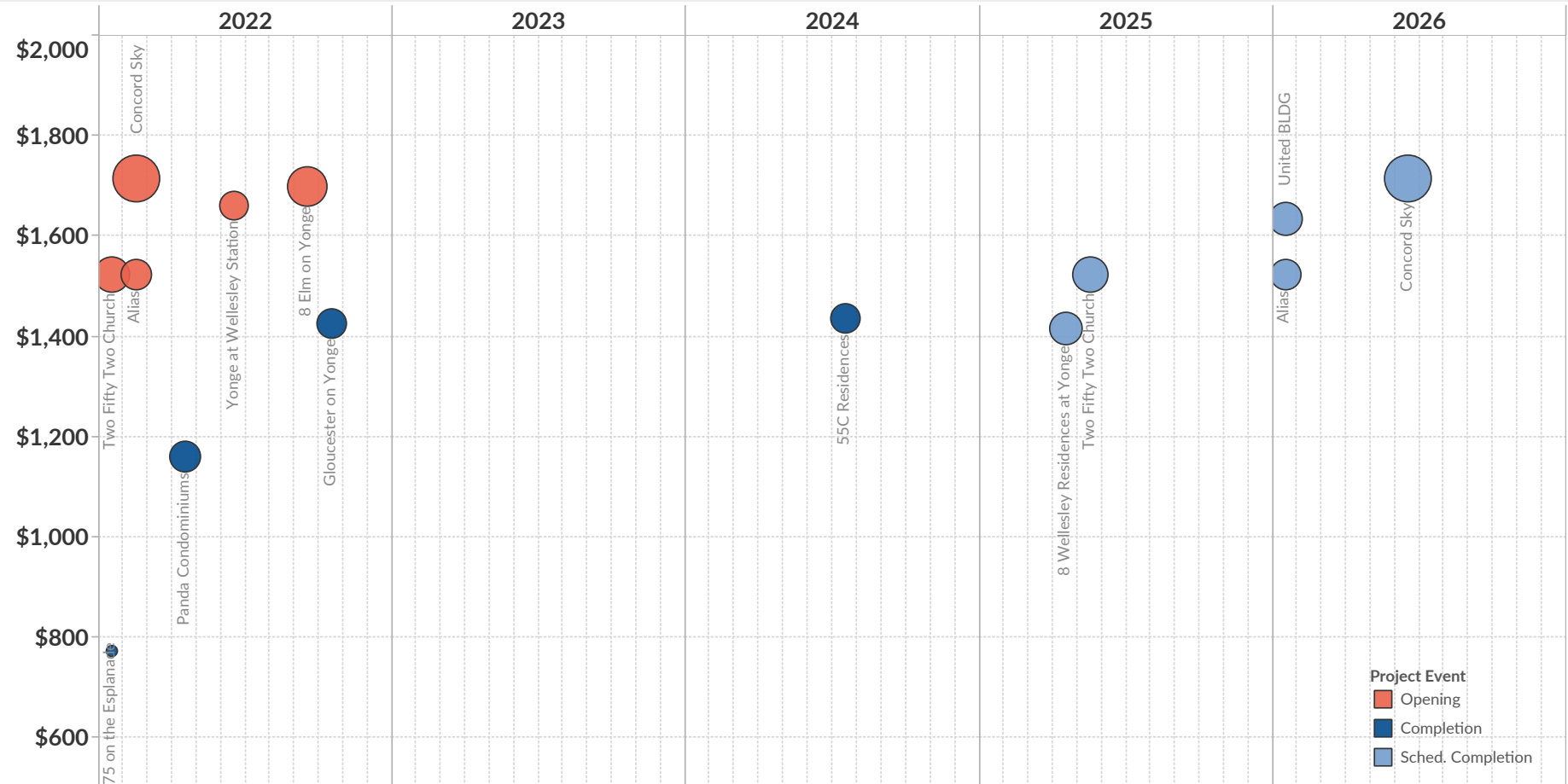
Downtown Core		GTA
Distinct count of Site Name	6	334
No. of Units	4,121	85,947
Total Sales	3,679	69,144
Act Inv	442	16,803
Avg. \$/sf	\$1,866	\$1,401
Avg. Project \$/SF	\$1,914	\$1,311
Avg. SF	786	780
Avg. \$	\$1,466,658	\$1,092,679
Current Month Sales	2	160

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

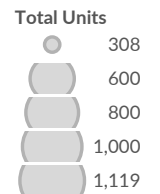


Downtown Core Submarket Report - March 2025

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.



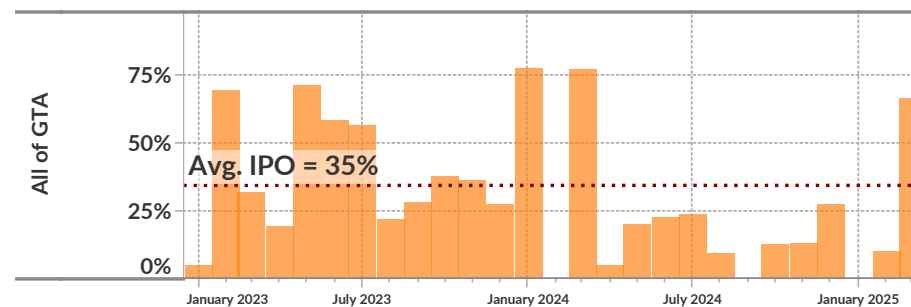
Downtown Core Submarket Report - March 2025

Project Data by Unit Type

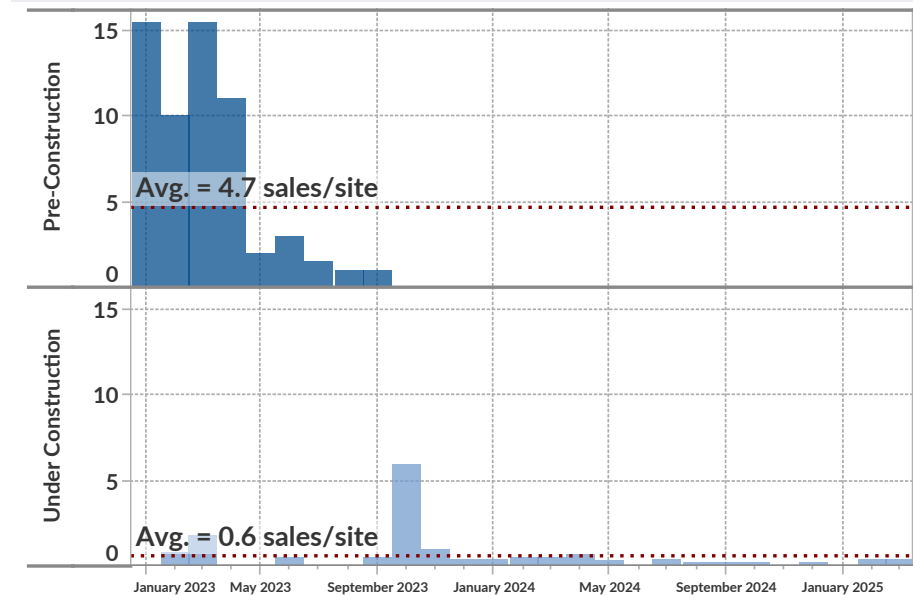
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	560	16
1 Bedroom	1,079	0	1,019	60
1 Bedroom + Den	817	2	706	111
2 Bedroom	1,140	0	1,019	121
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	220	56
Penthouse	6	0	0	6
Other	15	0	10	5

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,480	295	423	\$599,000	\$1,000,000
\$2,114	300	975	\$710,900	\$2,000,000
\$1,881	474	819	\$819,000	\$1,500,000
\$1,742	590	1,355	\$1,075,900	\$2,500,000
\$1,987	723	1,635	\$1,351,000	\$3,200,000
\$1,724	835	1,740	\$1,301,000	\$4,000,000
\$1,700	1,100	1,400	\$1,901,900	\$2,347,900
\$1,544	1,019	1,393	\$1,685,000	\$2,040,000

IPO Launch Performance (first 2 months)

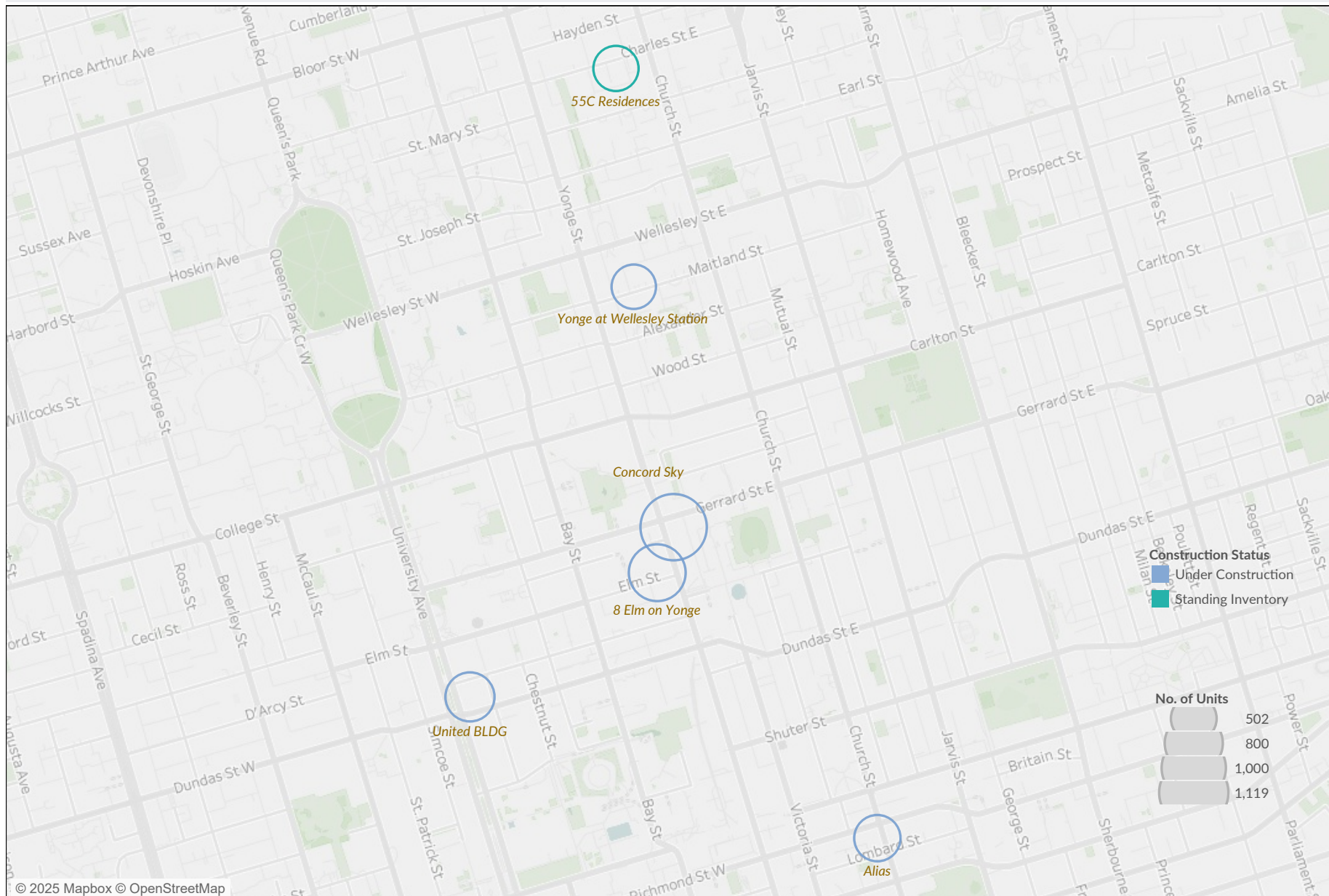


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - March 2025

Current Active Projects



Downtown Core Submarket Report - March 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
8 Elm on Yonge - Reserve Properties and Capital Developmen..	Apartment	May 2027	2	4	134	821	\$1,699	\$1,813
55C Residences - Mod Developments Inc.	Apartment	July 2024	0	0	9	520	\$1,437	\$1,626
Alias - Madison Group	Apartment	January 2026	0	0	25	546	\$1,524	\$1,628
Concord Sky - Concord Adex	Apartment	June 2026	0	0	178	1,119	\$1,715	\$2,071
United BLDG - Davpart Inc.	Apartment	January 2026	0	0	0	613	\$1,635	\$2,743
Yonge at Wellesley Station - Plaza	Apartment	July 2027	0	0	96	502	\$1,661	\$1,604

Downtown Core Submarket Report - March 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	8	15
Central Waterfront	2	4
Don Mills - York Mills	0	8
Downtown Core	2	6
Downtown East	9	18
Downtown West	6	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	2	10
North Toronto	4	16
North Yonge Corridor	3	9
North York East		
North York West	3	10
Not Applicable	109	170
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	16
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,978	502	\$2,487	1,111	\$2,762,801
1,823	818	\$1,698	908	\$1,541,892
1,797	282	\$1,221	791	\$966,545
3,679	442	\$1,866	786	\$1,466,658
5,338	1,136	\$1,369	711	\$973,636
7,133	1,255	\$1,865	926	\$1,727,951
553	12	\$1,649	782	\$1,289,608
889	203	\$1,055	799	\$842,676
4,801	648	\$1,227	663	\$813,191
2,558	341	\$1,593	939	\$1,495,930
2,723	781	\$1,621	677	\$1,097,116
1,203	624	\$1,325	763	\$1,010,661
26,739	8,671	\$1,152	737	\$848,497
1,915	411	\$1,396	809	\$1,130,235
416	27	\$1,553	1,661	\$2,580,278
903	169	\$1,259	661	\$831,439
2,589	326	\$1,350	858	\$1,158,951
1,107	155	\$2,153	1,236	\$2,661,060



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