

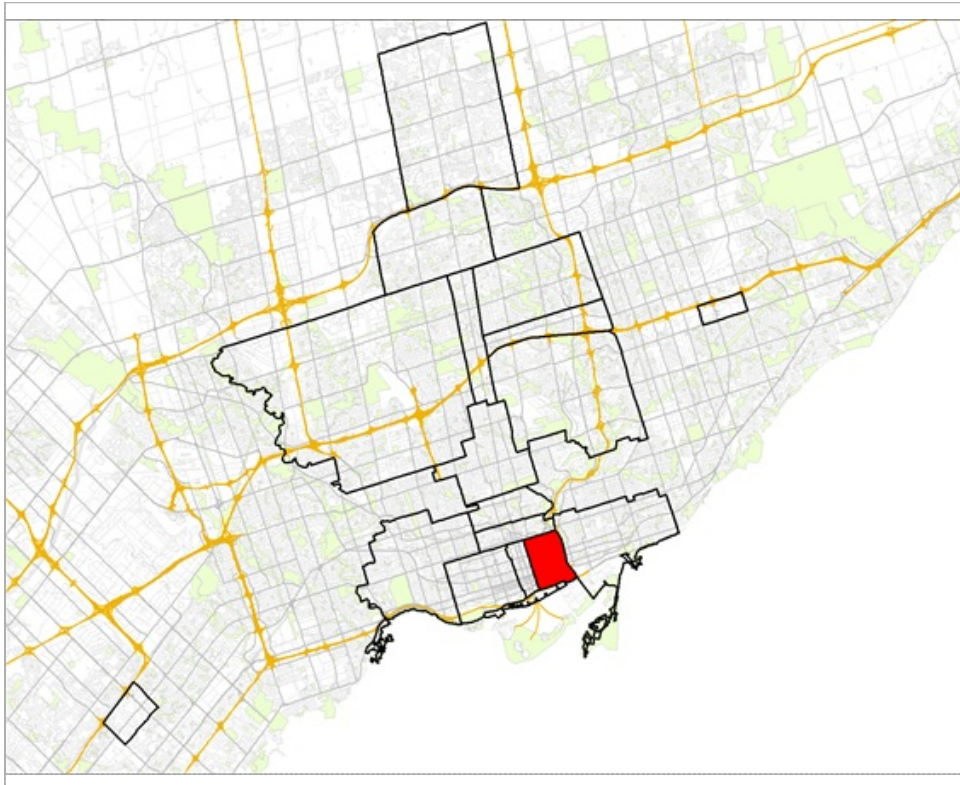


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of April 2025

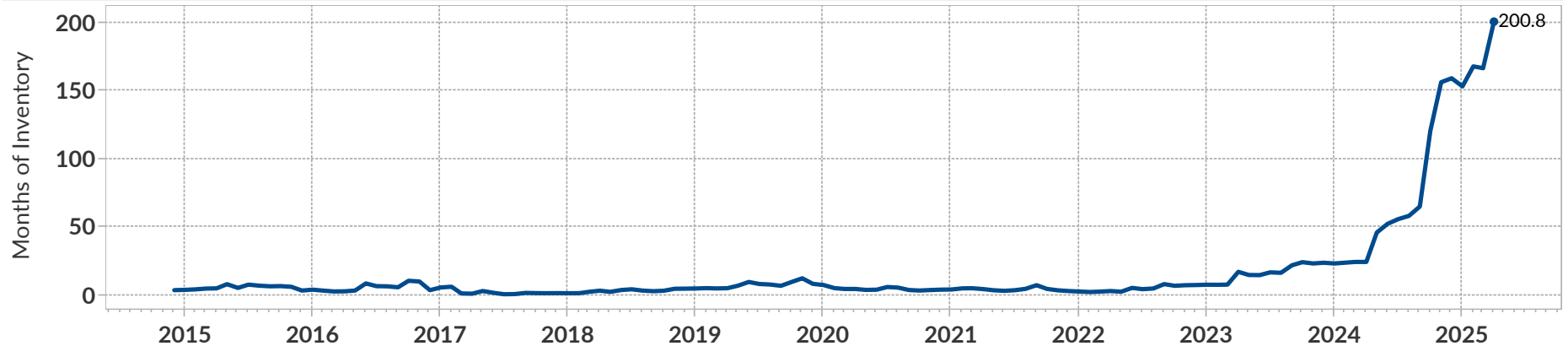


Downtown East Submarket Report - April 2025



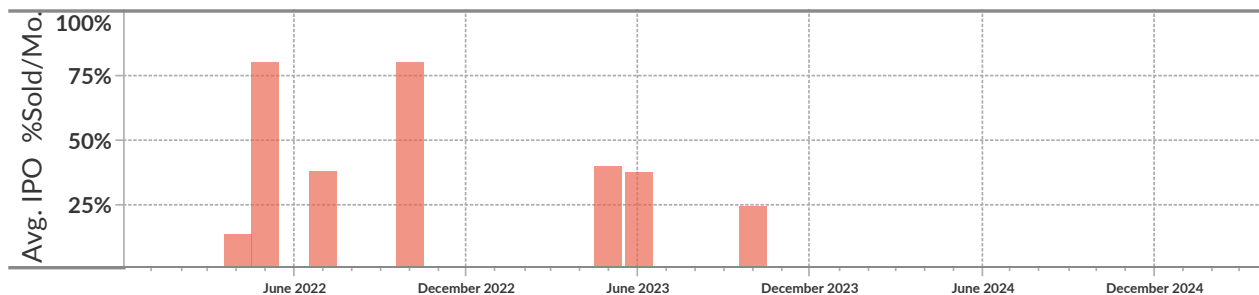
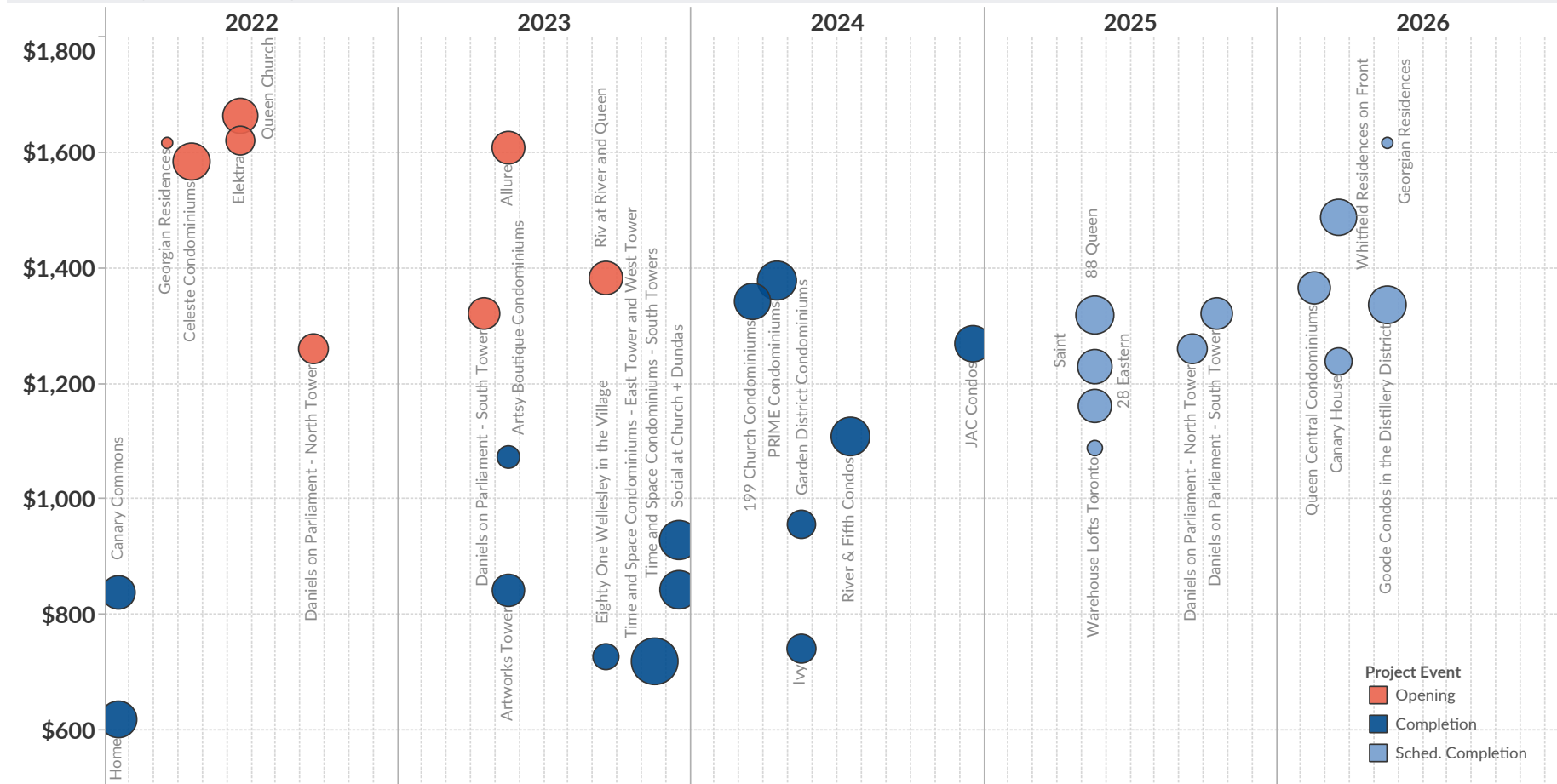
Downtown East		GTA
Distinct count of Site Name	18	331
No. of Units	6,474	84,902
Total Sales	5,336	68,347
Act Inv	1,138	16,555
Avg. \$/sf	\$1,368	\$1,385
Avg. Project \$/SF	\$1,377	\$1,311
Avg. SF	713	779
Avg. \$	\$975,168	\$1,079,548
Current Month Sales	1	105

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

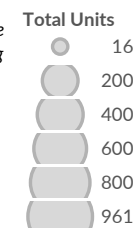


Downtown East Submarket Report - April 2025

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.



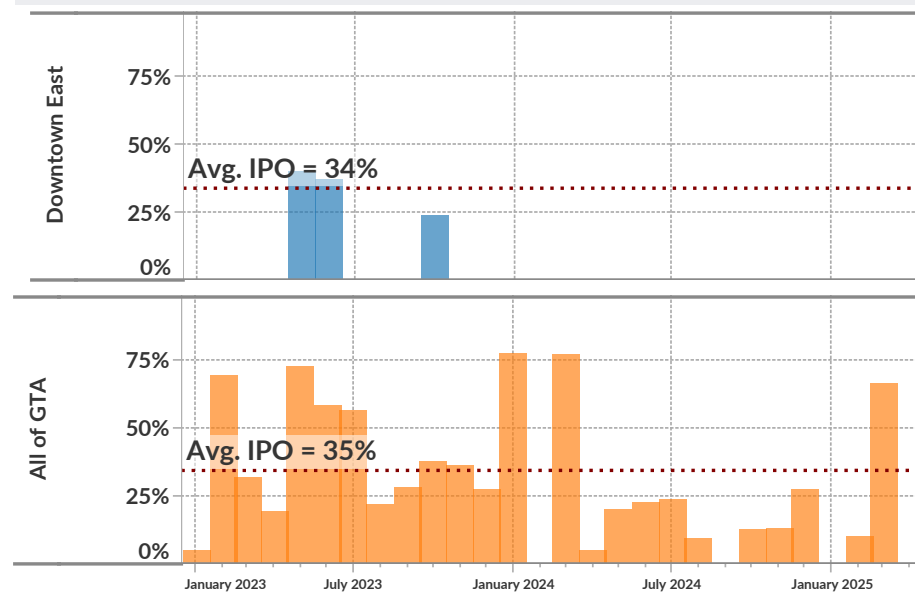
Downtown East Submarket Report - April 2025

Project Data by Unit Type

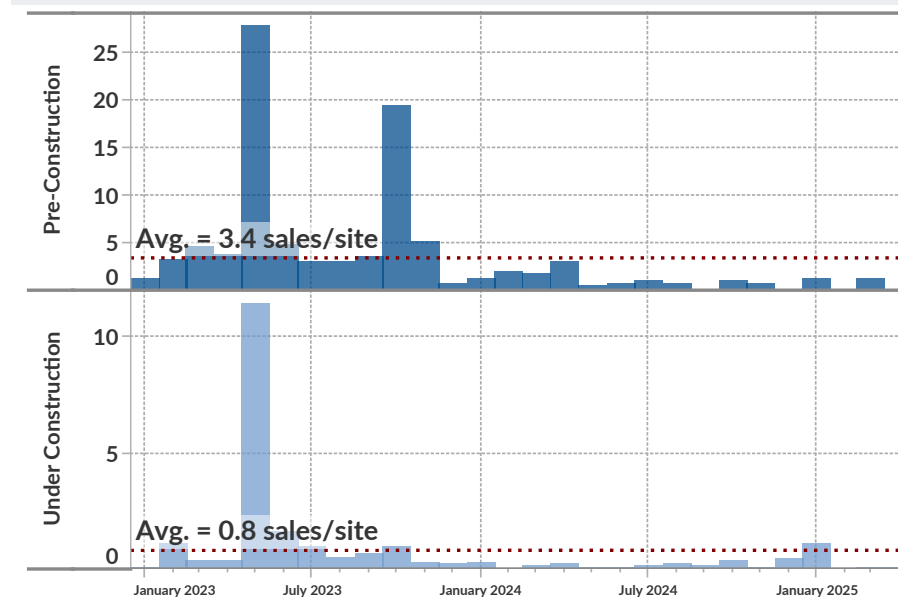
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	658	0	564	94
1 Bedroom	1,685	0	1,551	134
1 Bedroom + Den	1,250	0	1,109	141
2 Bedroom	1,943	1	1,429	514
2 Bedroom + Den	233	0	205	28
3 Bedroom & Up	649	0	438	211
Penthouse	8	0	3	5
Other	23	0	15	8

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,659	267	483	\$404,990	\$831,990
\$1,370	435	602	\$496,990	\$923,990
\$1,577	486	686	\$554,990	\$1,119,000
\$1,309	609	1,674	\$649,990	\$1,969,900
\$1,350	782	1,149	\$697,990	\$1,458,900
\$1,365	804	1,201	\$789,990	\$1,648,900
\$1,378	1,120	1,424	\$1,179,990	\$2,309,000
\$1,116	1,280	1,640	\$1,379,990	\$1,891,900

IPO Launch Performance (first 2 months)

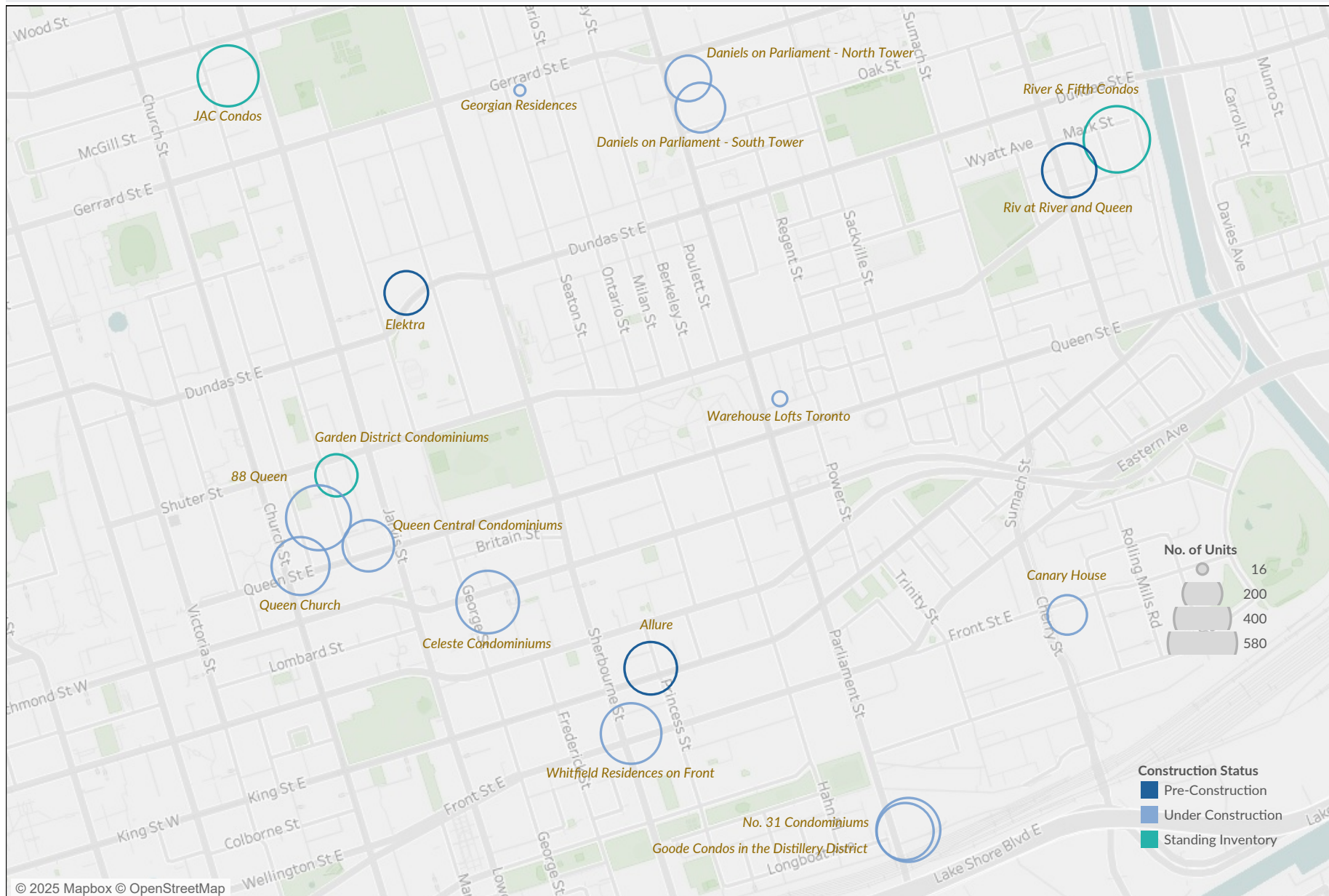


Post Launch Absorption: Downtown East



Downtown East Submarket Report - April 2025

Current Active Projects



Downtown East Submarket Report - April 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	May 2025	0	0	0	556	\$1,319	\$1,601
Allure - Emblem Developments	Apartment	June 2029	0	5	199	364	\$1,609	\$1,218
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	1	1	39	516	\$1,585	\$1,575
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	0	1	21	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	October 2028	0	1	95	250	\$1,621	\$1,522
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May 2024	0	3	15	235	\$957	\$1,172
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	\$1,118
No. 31 Condominiums - Lanterra Developments	Apartment	April 2027	0	0	80	428	\$1,373	\$1,590
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	12	134	443	\$1,664	\$1,660
Riv at River and Queen - Broccolini	Apartment	November 2027	0	2	249	388	\$1,383	\$1,374
River & Fifth Condos - Broccolini	Apartment	July 2024	0	4	16	580	\$1,109	\$980
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	May 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 - April 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 15
Central Waterfront	• 0	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 2	• 6
Downtown East	• 1	• 18
Downtown West	• 6	• 22
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 1	• 10
North Toronto	• 1	• 16
North Yonge Corridor	• 0	• 9
North York East		
North York West	• 2	• 10
Not Applicable	• 80	• 168
Scarborough City Centre		
Sheppard Corridor	• 1	• 9
Thornhill	• 1	• 2
Toronto East	• 0	• 6
Toronto West	• 5	• 16
Yonge - St. Clair	• 1	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,981	• 428	• \$2,341	• 994	• \$2,326,159
• 1,823	• 818	• \$1,698	• 908	• \$1,541,892
• 1,797	• 282	• \$1,221	• 791	• \$966,545
• 3,681	• 440	• \$1,867	• 787	• \$1,468,986
• 5,336	• 1,138	• \$1,368	• 713	• \$975,168
• 6,502	• 1,227	• \$1,865	• 935	• \$1,744,057
• 554	• 11	• \$1,652	• 770	• \$1,271,832
• 889	• 203	• \$1,055	• 799	• \$842,676
• 4,802	• 668	• \$1,212	• 678	• \$821,629
• 2,558	• 341	• \$1,591	• 940	• \$1,495,846
• 2,723	• 790	• \$1,620	• 677	• \$1,097,034
• 1,205	• 622	• \$1,326	• 763	• \$1,012,178
• 26,558	• 8,507	• \$1,152	• 742	• \$854,296
• 1,916	• 410	• \$1,397	• 809	• \$1,130,552
• 417	• 26	• \$1,550	• 1,673	• \$2,593,365
• 903	• 169	• \$1,259	• 661	• \$831,439
• 2,594	• 321	• \$1,361	• 849	• \$1,156,173
• 1,108	• 154	• \$2,155	• 1,240	• \$2,672,197



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