

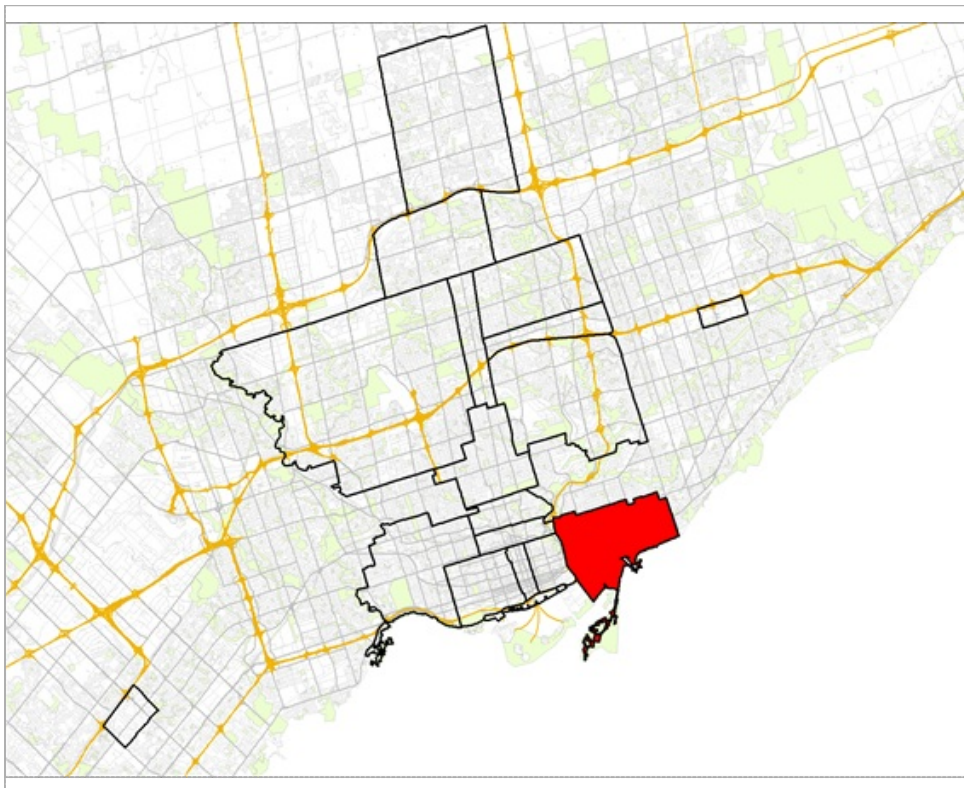


## Greater Toronto Area | Toronto East New Homes High Rise Submarket Report

Data as of June 2025

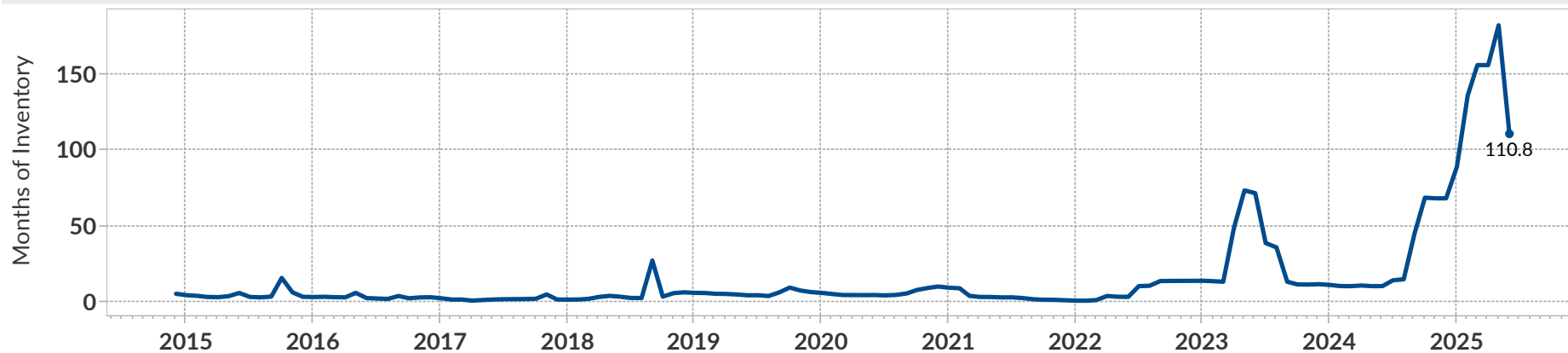


## Toronto East Submarket Report - June 2025



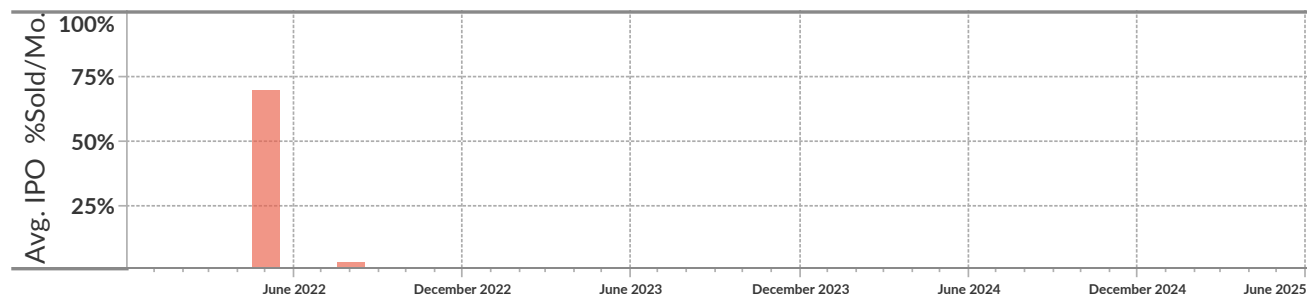
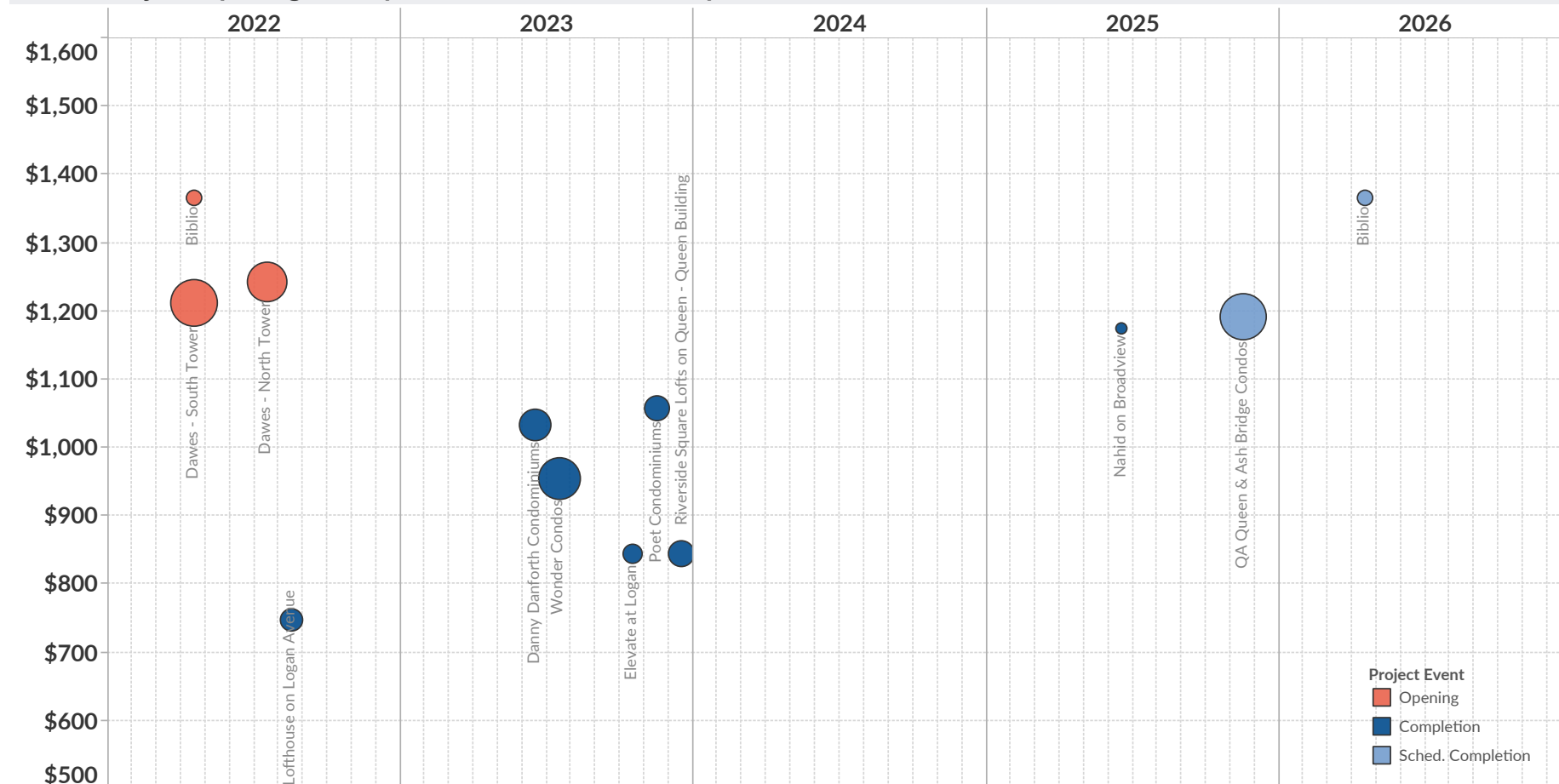
| Toronto East                |       | GTA         |
|-----------------------------|-------|-------------|
| Distinct count of Site Name | 6     | 329         |
| No. of Units                | 1,072 | 84,228      |
| Total Sales                 | 915   | 67,532      |
| Act Inv                     | 157   | 16,696      |
| Avg. \$/sf                  |       | \$1,385     |
| Avg. Project \$/SF          |       | \$1,310     |
| Avg. SF                     |       | 783         |
| Avg. \$                     |       | \$1,084,408 |
| Current Month Sales         |       | 217         |

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

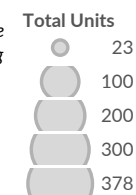


# Toronto East Submarket Report - June 2025

## Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



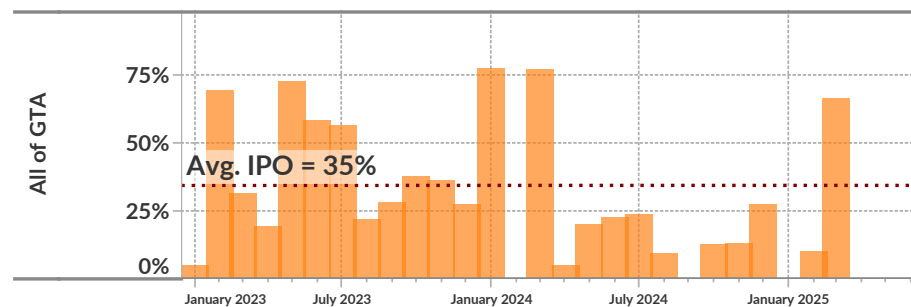
# Toronto East Submarket Report - June 2025

## Project Data by Unit Type

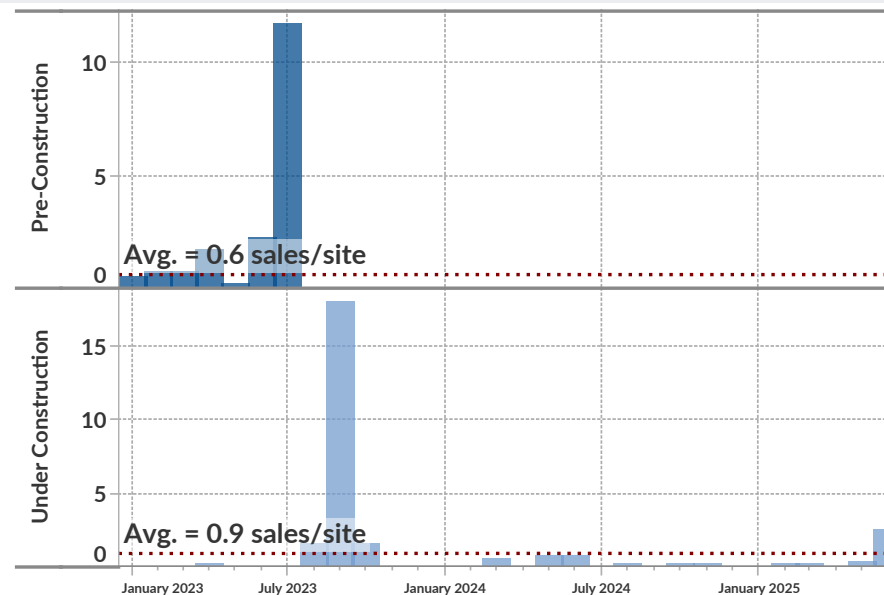
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 17           | 0                   | 17          | 0       |
| 1 Bedroom       | 446          | 10                  | 404         | 42      |
| 1 Bedroom + Den | 137          | 0                   | 100         | 37      |
| 2 Bedroom       | 302          | 0                   | 250         | 52      |
| 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) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,276    | 437             | 720              | \$580,990        | \$999,900         |
| \$1,216    | 515             | 590              | \$626,990        | \$715,990         |
| \$1,271    | 536             | 970              | \$672,990        | \$1,499,900       |
| \$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)

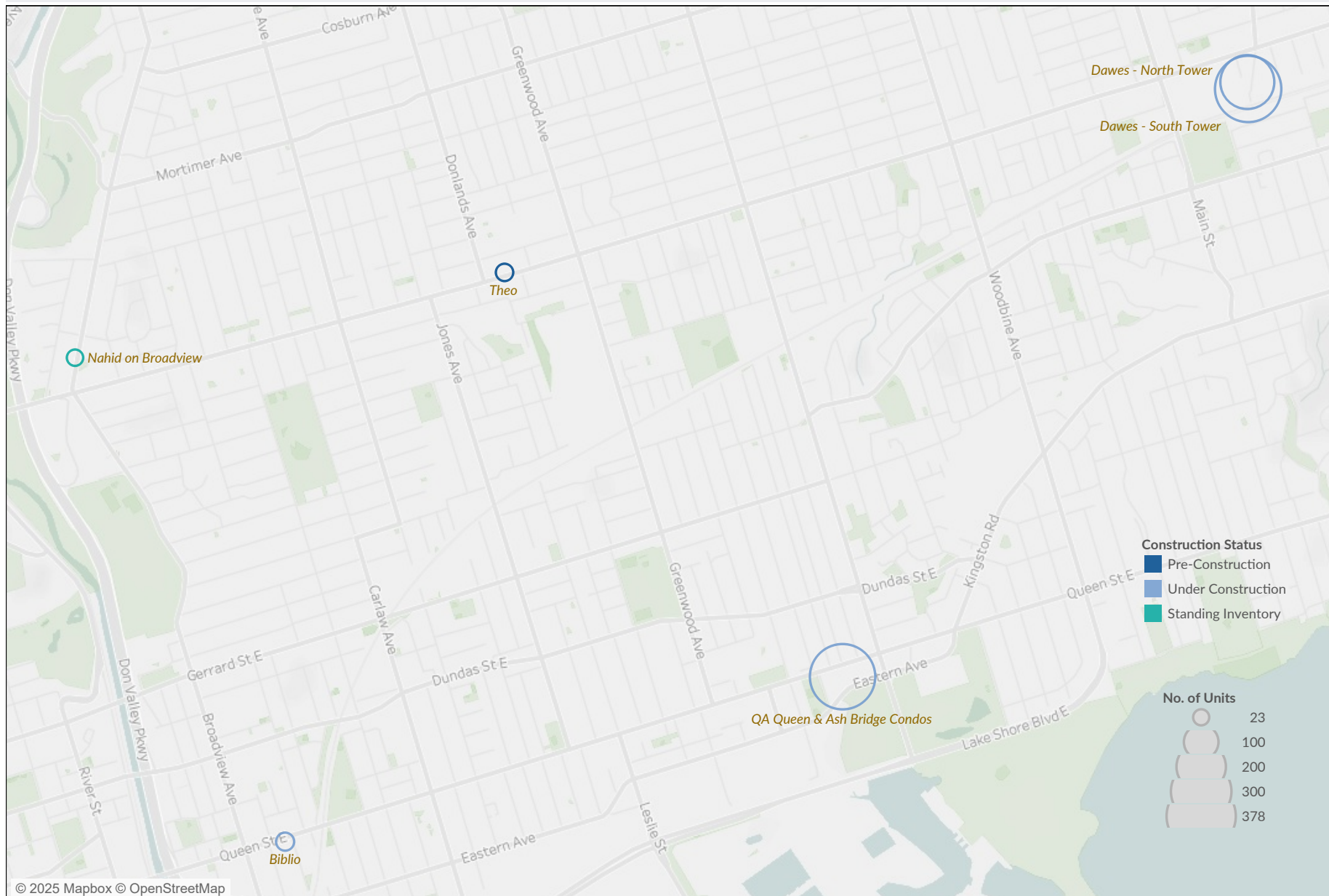


## Post Launch Absorption: Toronto East



# Toronto East Submarket Report - June 2025

## Current Active Projects



## Toronto East Submarket Report - June 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 |
|-----------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------|
| Biblio - NVSBLE Development Inc.                          | Apartment    | April 2026              | 0                   | 0   | 7       | 28           | \$1,366             | \$1,364            |
| Dawes - North Tower - Marlin Spring Developments          | Apartment    | February 2027           | 0                   | 2   | 114     | 250          | \$1,243             | \$1,216            |
| Dawes - South Tower - Marlin Spring Developments          | Apartment    | February 2027           | 0                   | 2   | 29      | 378          | \$1,212             | \$1,231            |
| Nahid on Broadview - Nahid Corp.                          | Apartment    | June 2025               | 0                   | 0   | 3       | 23           | \$1,175             | \$1,355            |
| QA Queen & Ash Bridge Condos - Context Developments and.. | Apartment    | November 2025           | 10                  | 10  | 4       | 367          | \$1,192             | \$1,501            |
| Theo - Condoman Developments                              | Apartment    | October 2027            | 0                   | 0   | 0       | 26           | \$0                 | \$1,014            |

# Toronto East Submarket Report - June 2025

## Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | 9                   | 16                          |
| Central Waterfront      | 0                   | 4                           |
| Don Mills - York Mills  | 4                   | 9                           |
| Downtown Core           | 1                   | 6                           |
| Downtown East           | 2                   | 18                          |
| Downtown West           | 4                   | 21                          |
| Etobicoke Waterfront    | 1                   | 1                           |
| Highway7 - Yonge        | 2                   | 4                           |
| Mississauga City Centre | 2                   | 9                           |
| North Toronto           | 11                  | 16                          |
| North Yonge Corridor    | 0                   | 7                           |
| North York East         |                     |                             |
| North York West         | 1                   | 10                          |
| Not Applicable          | 162                 | 168                         |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | 2                   | 9                           |
| Thornhill               | 0                   | 2                           |
| Toronto East            | 10                  | 6                           |
| Toronto West            | 6                   | 16                          |
| Yonge - St. Clair       | 0                   | 7                           |

## Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$     |
|-------------|---------|------------|---------|-------------|
| 2,996       | 429     | \$2,348    | 997     | \$2,342,020 |
| 1,832       | 922     | \$1,642    | 903     | \$1,483,222 |
| 1,804       | 282     | \$1,599    | 1,013   | \$1,619,338 |
| 3,682       | 439     | \$1,866    | 788     | \$1,470,493 |
| 5,342       | 1,132   | \$1,372    | 713     | \$978,634   |
| 6,290       | 1,181   | \$1,880    | 936     | \$1,759,620 |
| 555         | 10      | \$1,649    | 759     | \$1,250,725 |
| 891         | 201     | \$1,055    | 799     | \$842,895   |
| 4,578       | 631     | \$1,221    | 661     | \$807,456   |
| 2,571       | 328     | \$1,587    | 938     | \$1,489,540 |
| 1,965       | 776     | \$1,632    | 672     | \$1,097,489 |
|             |         |            |         |             |
| 1,209       | 618     | \$1,329    | 763     | \$1,013,372 |
| 26,856      | 8,677   | \$1,143    | 743     | \$848,808   |
|             |         |            |         |             |
| 1,915       | 411     | \$1,393    | 812     | \$1,130,303 |
| 417         | 26      | \$1,550    | 1,673   | \$2,593,365 |
| 915         | 157     | \$1,243    | 668     | \$830,915   |
| 2,606       | 322     | \$1,339    | 851     | \$1,139,248 |
| 1,108       | 154     | \$2,155    | 1,240   | \$2,672,197 |



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