



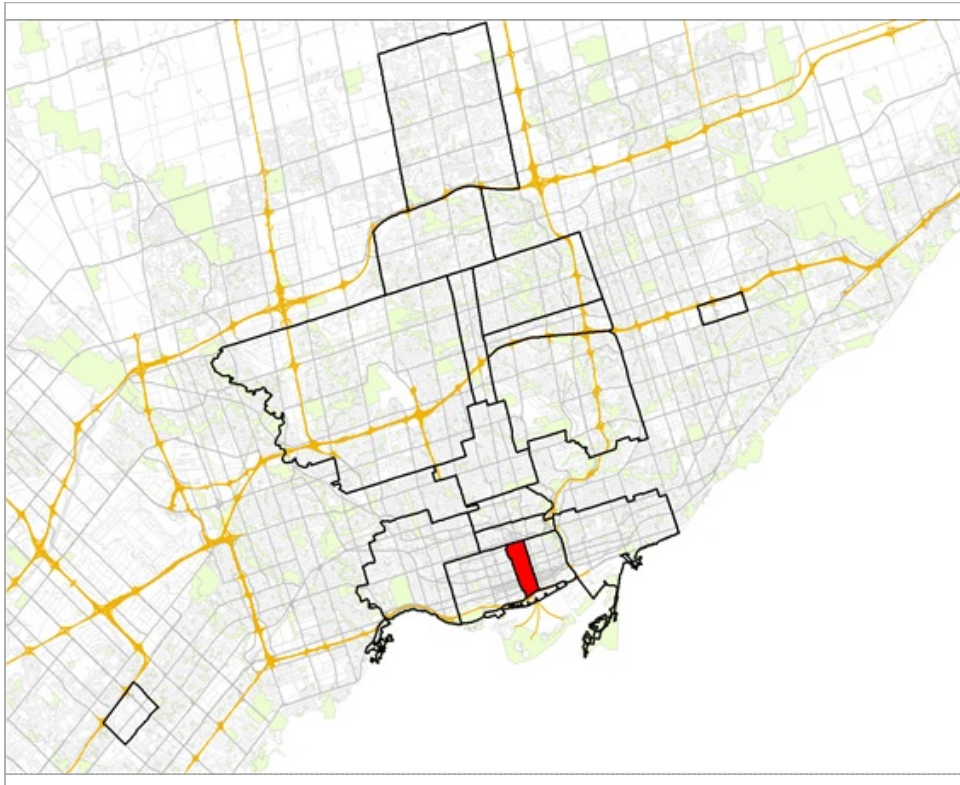
Greater Toronto Area | Downtown Core

New Homes High Rise Submarket Report

Data as of October 2025

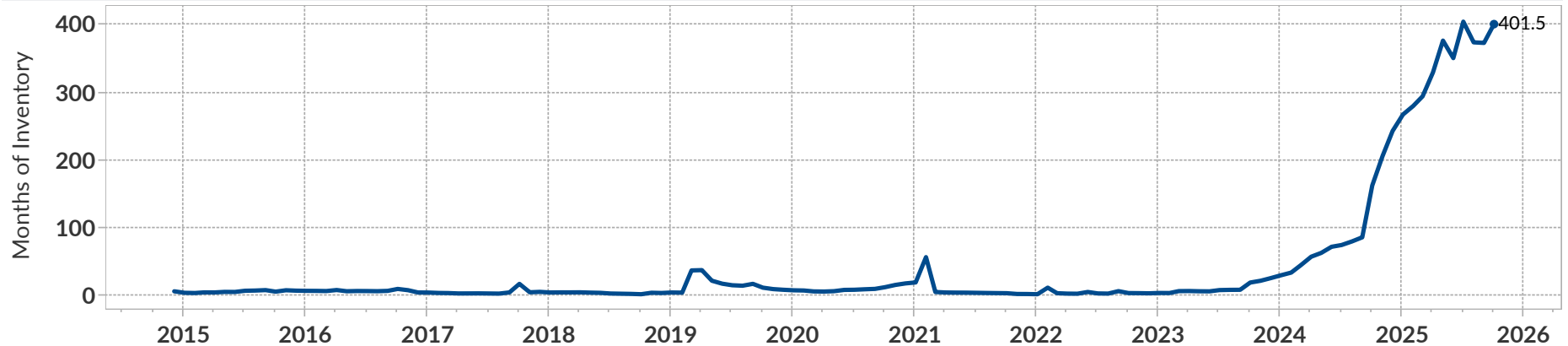


Downtown Core Submarket Report - October 2025



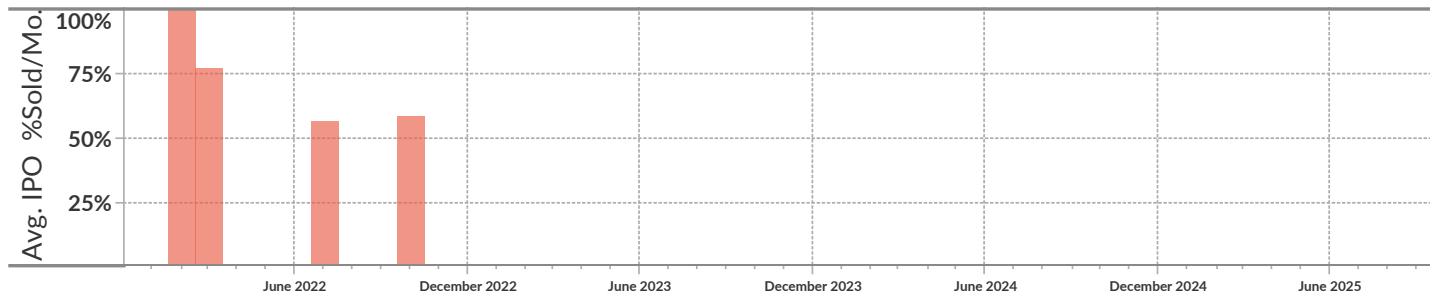
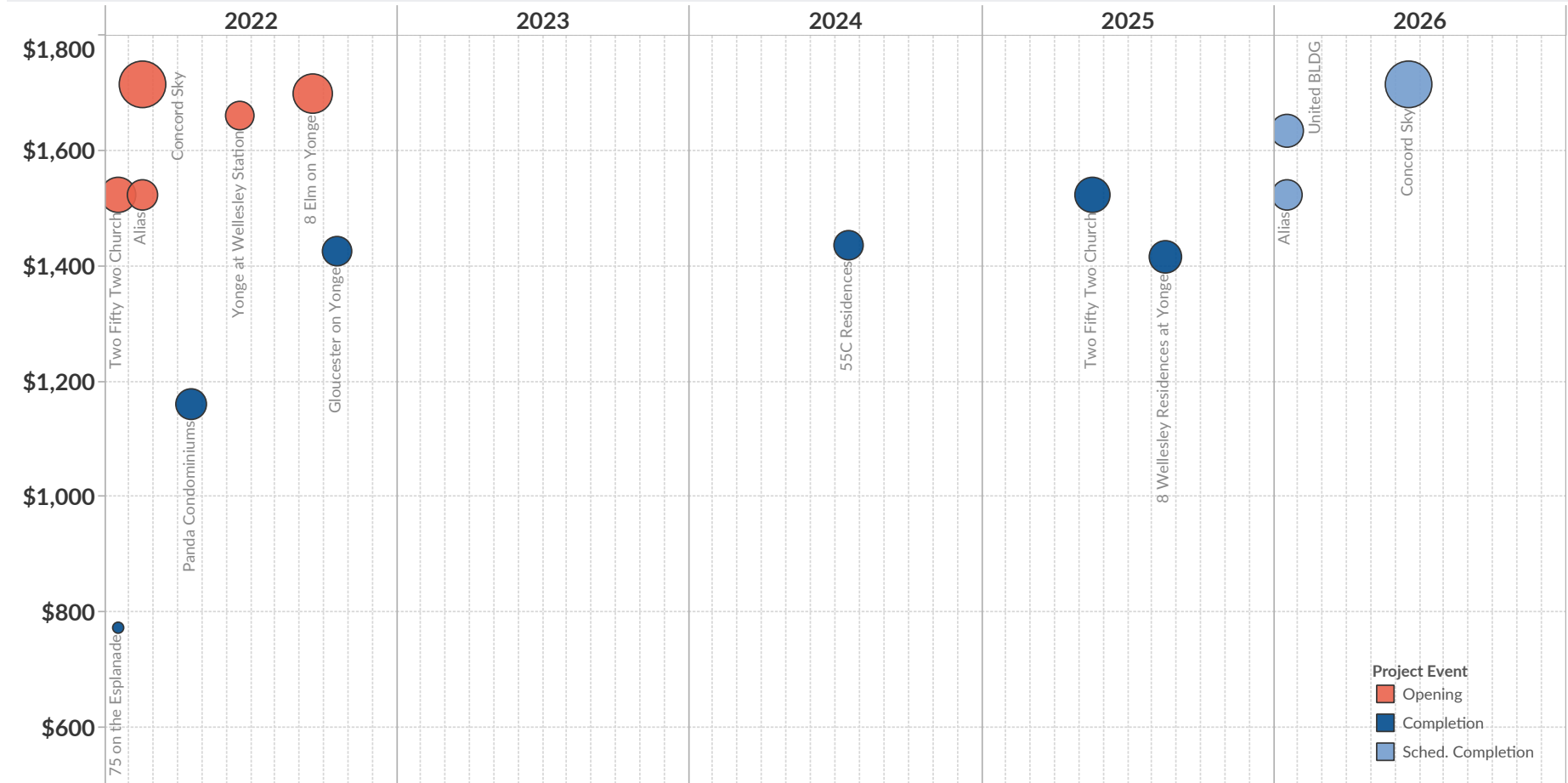
Downtown Core		GTA
Distinct count of Site Name	6	319
No. of Units	4,122	82,111
Total Sales	3,687	66,586
Act Inv	435	15,525
Avg. \$/sf	\$1,865	\$1,384
Avg. Project \$/SF	\$1,905	\$1,298
Avg. SF	785	789
Avg. \$	\$1,464,664	\$1,092,381
Current Month Sales	2	248

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

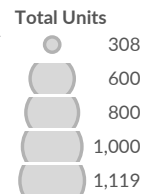


Downtown Core Submarket Report - October 2025

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.



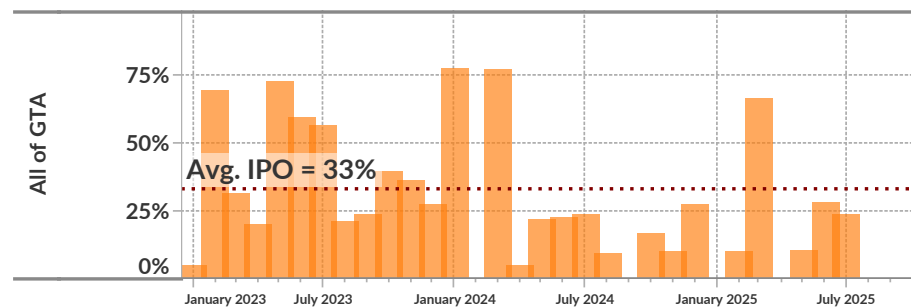
Downtown Core Submarket Report - October 2025

Project Data by Unit Type

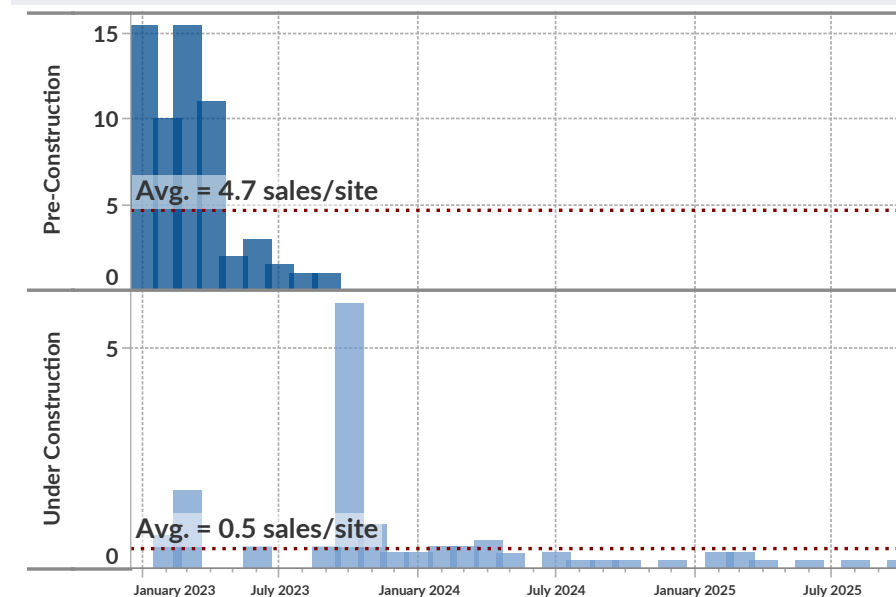
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	560	16
1 Bedroom	1,080	1	1,023	57
1 Bedroom + Den	817	0	707	110
2 Bedroom	1,140	1	1,021	119
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	221	55
Penthouse	6	0	0	6
Other	15	0	10	5

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,480	295	423	\$599,000	\$1,000,000
\$2,121	300	975	\$710,900	\$2,000,000
\$1,882	474	819	\$819,000	\$1,500,000
\$1,742	590	1,355	\$1,075,900	\$2,500,000
\$1,995	723	1,635	\$1,351,000	\$3,200,000
\$1,697	835	1,740	\$1,301,000	\$4,000,000
\$1,739	1,100	1,345	\$1,902,900	\$2,348,900
\$1,544	1,019	1,393	\$1,685,000	\$2,040,000

IPO Launch Performance (first 2 months)

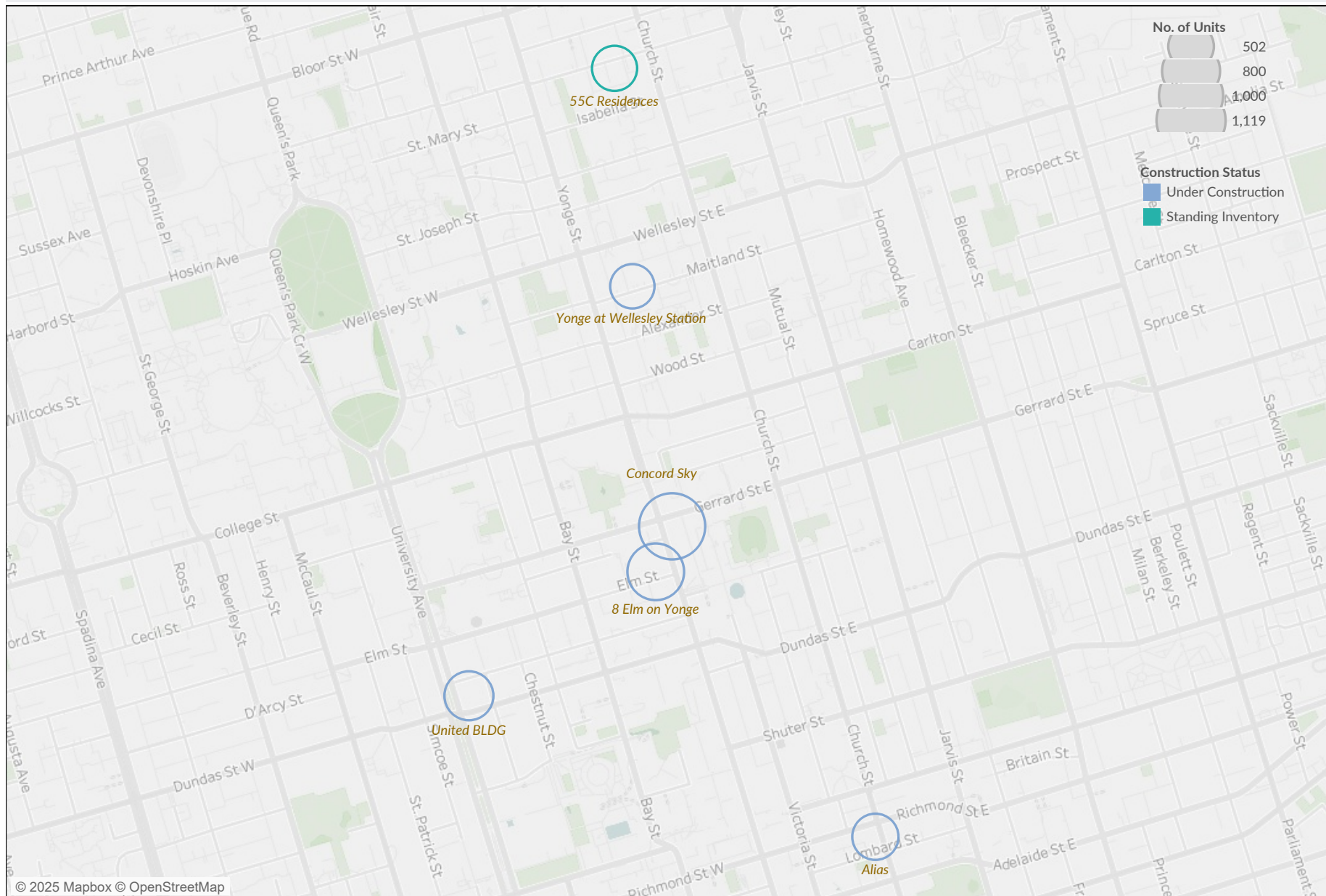


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - October 2025

Current Active Projects



Downtown Core Submarket Report - October 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	1	8	130	821	\$1,699	\$1,810
55C Residences - Mod Developments Inc.	Apartment	July 2024	1	4	6	521	\$1,437	\$1,626
Alias - Madison Group	Apartment	January 2026	0	0	25	546	\$1,524	\$1,577
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 - October 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 16
Central Waterfront	• 2	• 4
Don Mills - York Mills	• 5	• 10
Downtown Core	• 2	• 6
Downtown East	• 3	• 16
Downtown West	• 7	• 20
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 2	• 9
North Toronto	• 4	• 14
North Yonge Corridor	• 0	• 8
North York East		
North York West	• 5	• 9
Not Applicable	• 207	• 165
Scarborough City Centre		
Sheppard Corridor	• 2	• 8
Thornhill	• 1	• 2
Toronto East	• 0	• 5
Toronto West	• 3	• 16
Yonge - St. Clair	• 2	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 3,003	• 422	• \$2,348	• 1,002	• \$2,353,840
• 1,838	• 916	• \$1,642	• 905	• \$1,485,872
• 1,823	• 262	• \$1,525	• 936	• \$1,427,623
• 3,687	• 435	• \$1,865	• 785	• \$1,464,664
• 4,643	• 863	• \$1,378	• 736	• \$1,014,656
• 5,949	• 1,096	• \$1,874	• 957	• \$1,794,730
• 558	• 7	• \$1,646	• 814	• \$1,338,757
• 894	• 198	• \$1,056	• 798	• \$842,726
• 4,578	• 631	• \$1,223	• 661	• \$807,988
• 2,378	• 307	• \$1,603	• 919	• \$1,473,744
• 2,349	• 713	• \$1,622	• 688	• \$1,115,953
• 1,129	• 539	• \$1,300	• 759	• \$985,963
• 26,874	• 8,113	• \$1,141	• 746	• \$851,287
• 1,917	• 346	• \$1,364	• 832	• \$1,134,389
• 419	• 24	• \$1,550	• 1,708	• \$2,647,813
• 881	• 165	• \$1,261	• 663	• \$835,765
• 2,592	• 336	• \$1,311	• 837	• \$1,096,703
• 1,074	• 152	• \$2,168	• 1,301	• \$2,819,861



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