

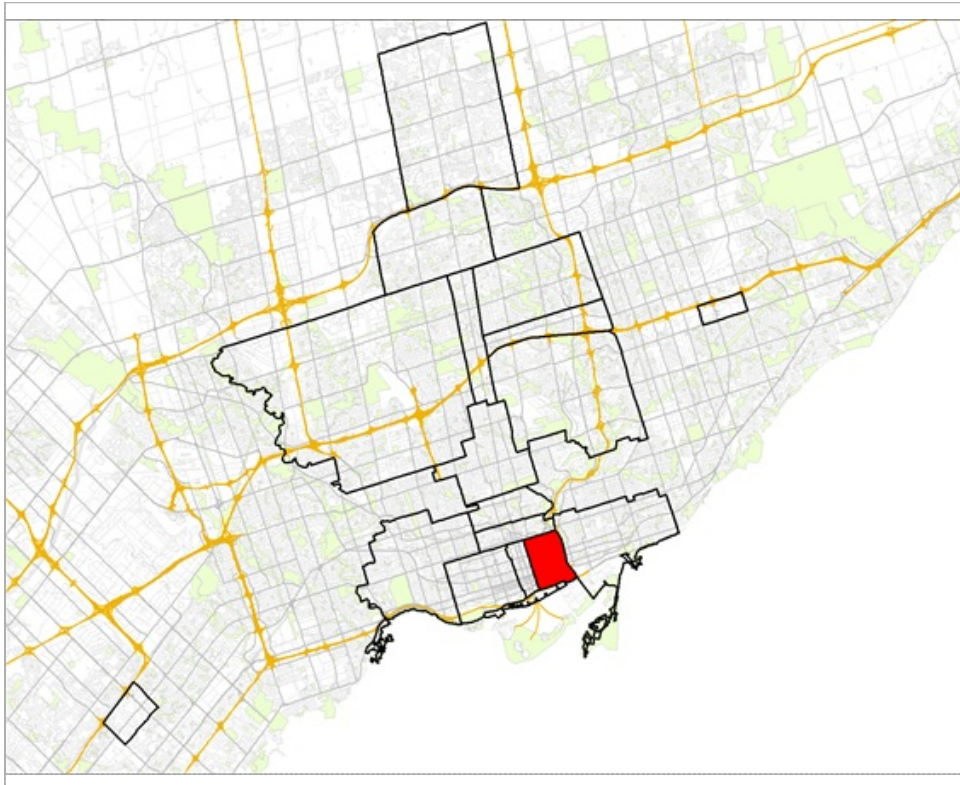


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of October 2025

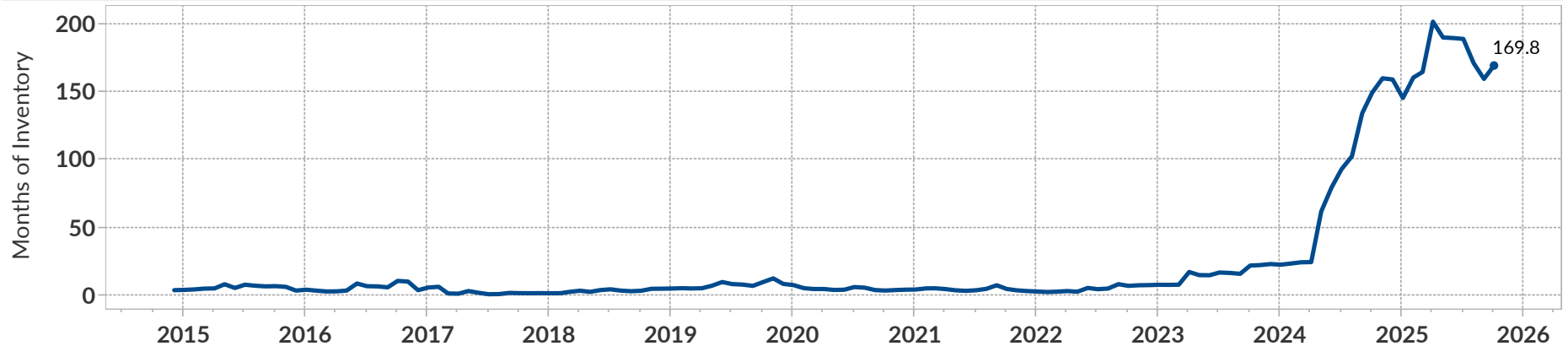


Downtown East Submarket Report - October 2025



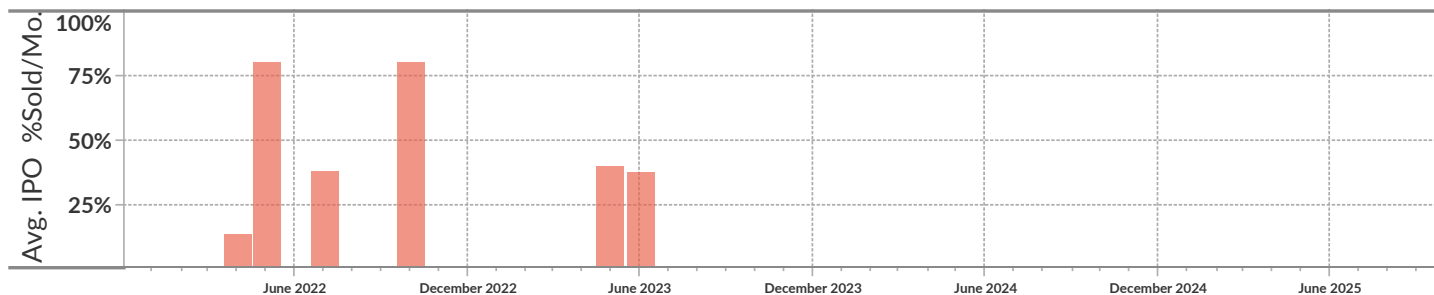
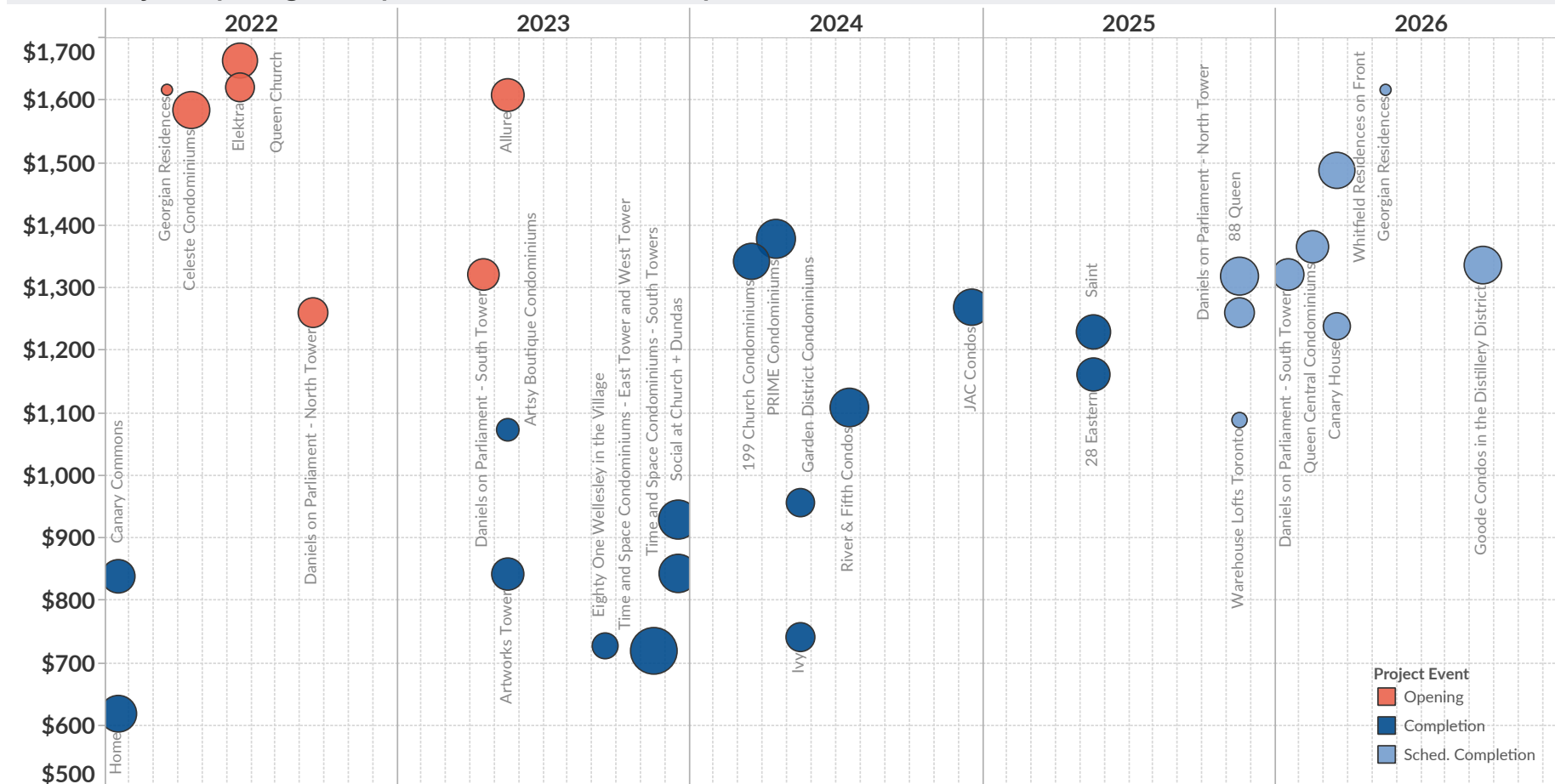
Downtown East		GTA
Distinct count of Site Name	16	319
No. of Units	5,506	82,111
Total Sales	4,643	66,586
Act Inv	863	15,525
Avg. \$/sf	\$1,378	\$1,384
Avg. Project \$/SF	\$1,397	\$1,298
Avg. SF	736	789
Avg. \$	\$1,014,656	\$1,092,381
Current Month Sales	3	248

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

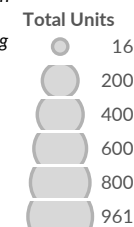


Downtown East Submarket Report - October 2025

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.



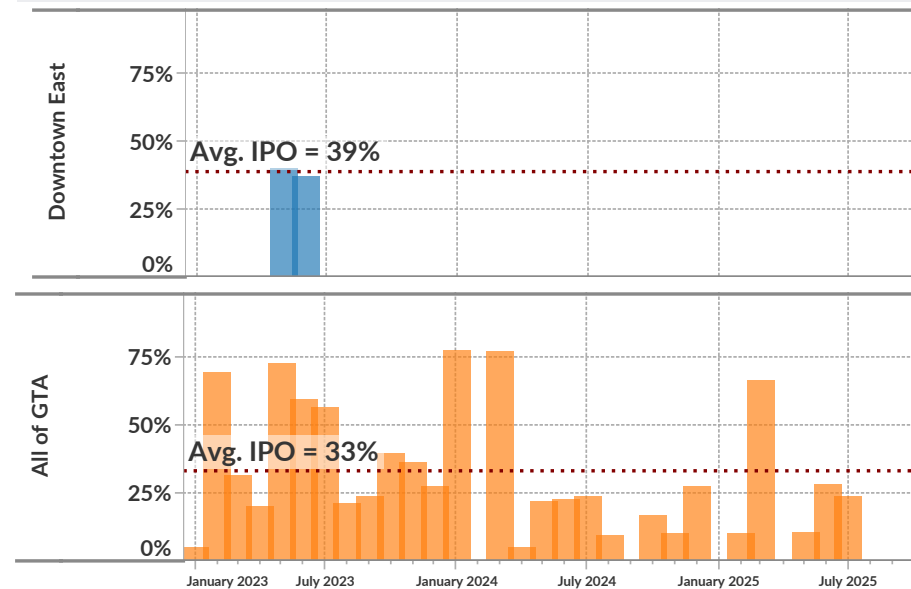
Downtown East Submarket Report - October 2025

Project Data by Unit Type

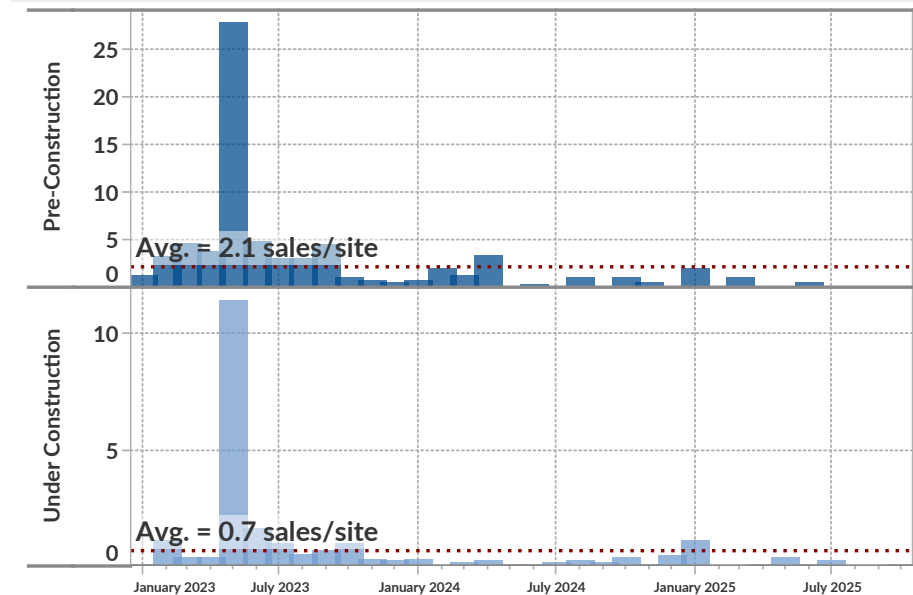
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	581	0	528	53
1 Bedroom	1,421	0	1,330	91
1 Bedroom + Den	1,029	0	913	116
2 Bedroom	1,665	0	1,276	389
2 Bedroom + Den	196	0	171	25
3 Bedroom & Up	575	3	399	176
Penthouse	2	0	0	2
Other	23	0	15	8

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,747	267	483	\$477,900	\$831,990
\$1,364	435	602	\$499,000	\$923,990
\$1,600	486	686	\$735,900	\$1,119,000
\$1,309	609	1,674	\$699,900	\$1,969,900
\$1,384	803	1,149	\$849,990	\$1,458,900
\$1,388	804	1,204	\$784,990	\$1,779,900
\$1,869	1,120	1,215	\$2,056,000	\$2,309,000
\$1,047	1,310	1,640	\$1,265,990	\$1,891,900

IPO Launch Performance (first 2 months)

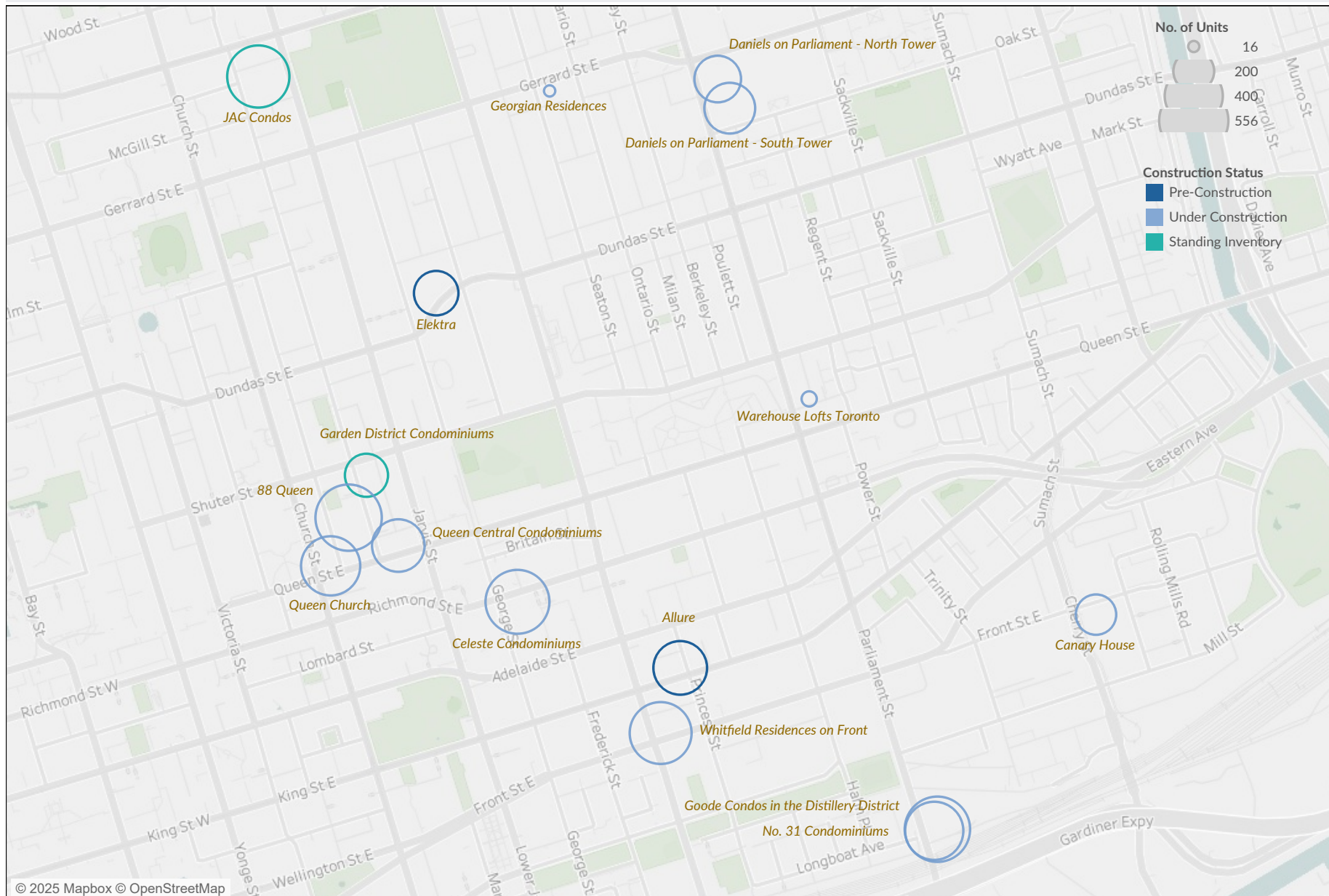


Post Launch Absorption: Downtown East



Downtown East Submarket Report - October 2025

Current Active Projects



Downtown East 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
88 Queen - St. Thomas Developments Inc.	Apartment	November 2025	0	0	0	556	\$1,319	\$1,601
Allure - Emblem Developments	Apartment	June 2029	0	6	198	364	\$1,609	\$1,218
Canary House - Kilmer Group and DREAM	Apartment	March 2026	0	1	20	206	\$1,239	\$1,466
Celeste Condominiums - Diamond Corp and Alterra	Apartment	January 2027	1	3	37	516	\$1,585	\$1,576
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	November 2025	0	1	21	275	\$1,261	\$1,144
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	January 2026	0	3	162	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	0	18	235	\$957	\$1,149
Georgian Residences - Stafford Homes	Apartment	May 2026	0	0	0	16	\$1,617	\$1,763
Goode Condos in the Distillery District - Graywood Developm..	Apartment	September 2026	0	0	14	540	\$1,337	\$1,542
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	December 2024	2	4	15	489	\$1,270	\$936
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	14	132	443	\$1,664	\$1,661
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	November 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 - 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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