



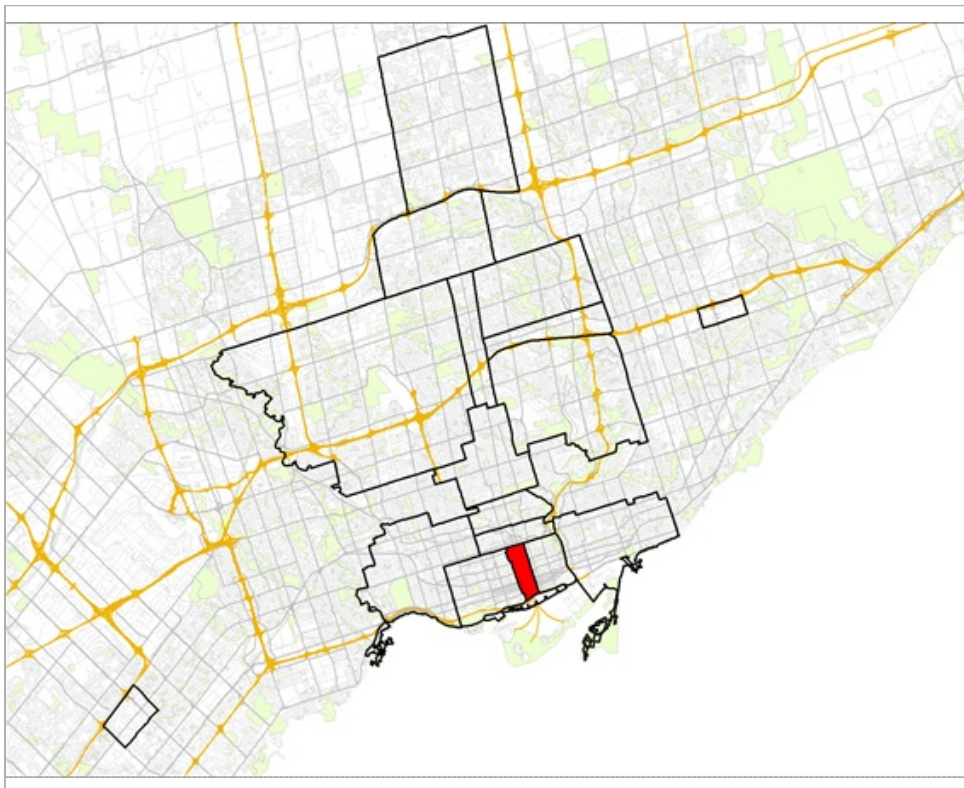
Greater Toronto Area | Downtown Core

New Homes High Rise Submarket Report

Data as of November 2025

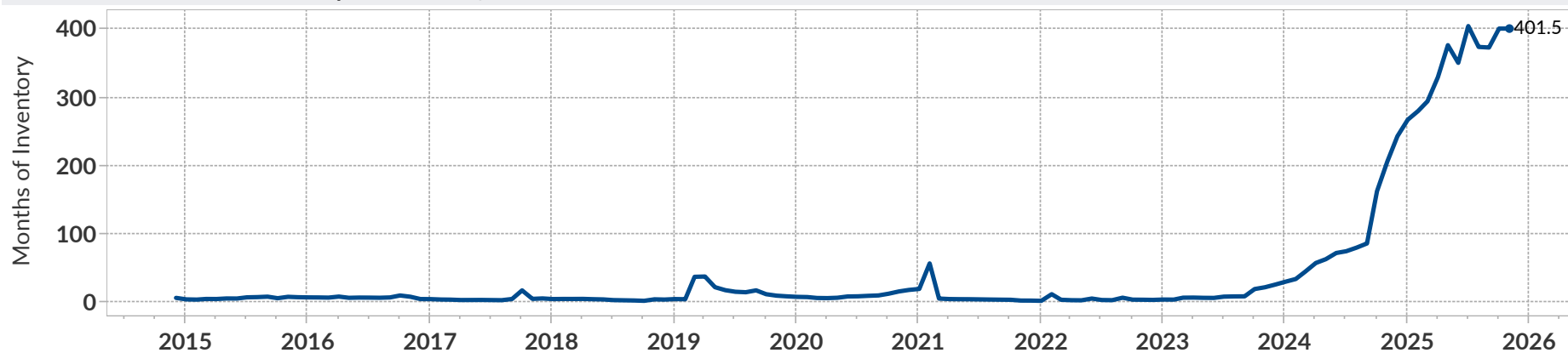


Downtown Core Submarket Report - November 2025



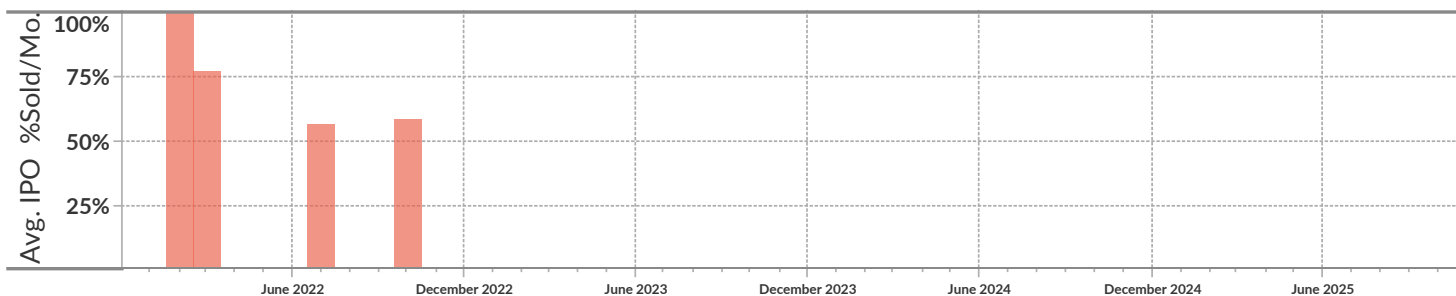
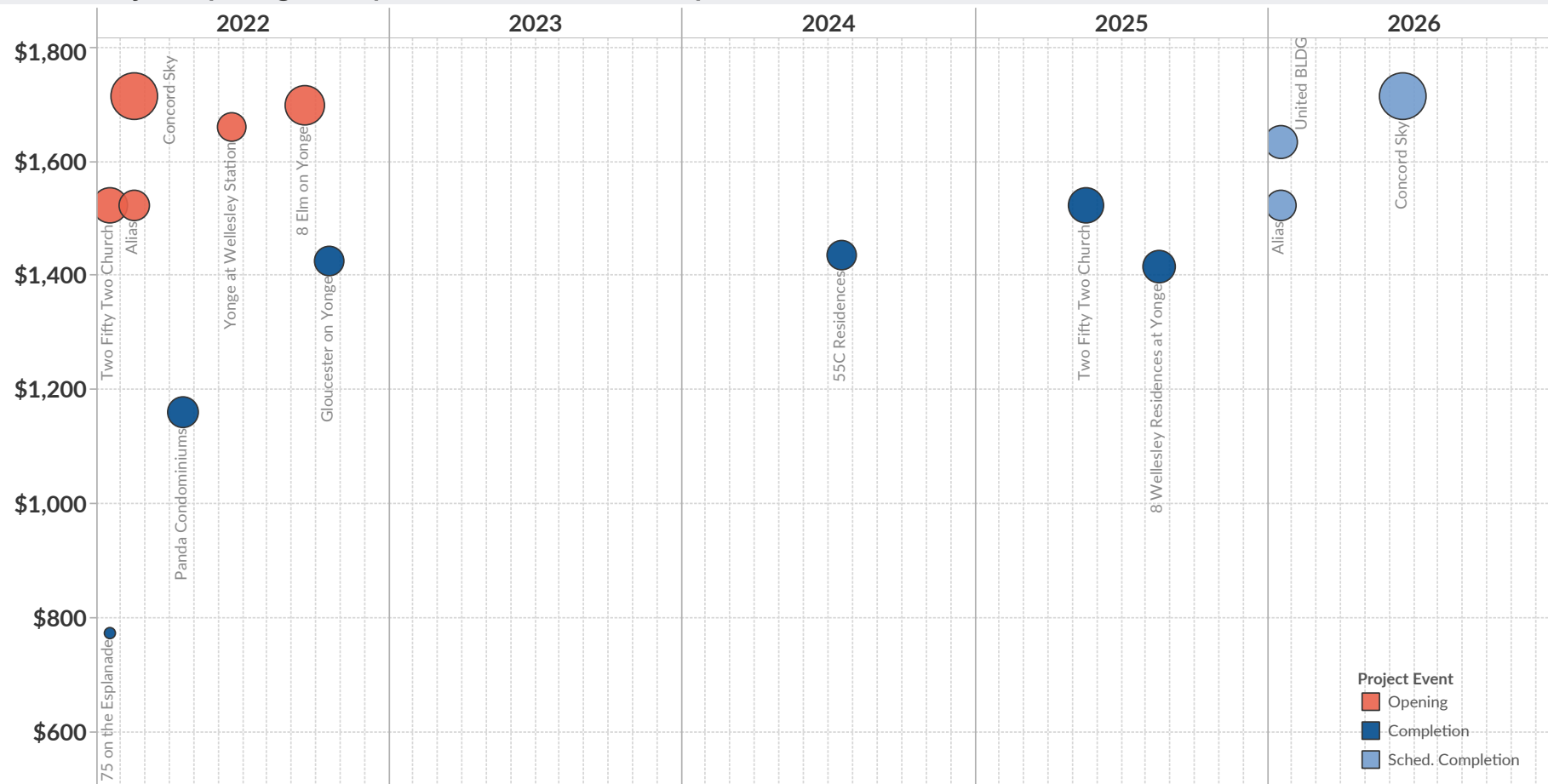
Downtown Core		GTA
Distinct count of Site Name	6	317
No. of Units	4,122	81,810
Total Sales	3,687	66,418
Act Inv	435	15,392
Avg. \$/sf		\$1,375
Avg. Project \$/SF		\$1,290
Avg. SF		788
Avg. \$		\$1,083,722
Current Month Sales		165

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

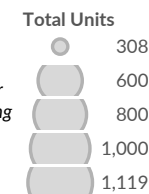


Downtown Core Submarket Report - November 2025

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.



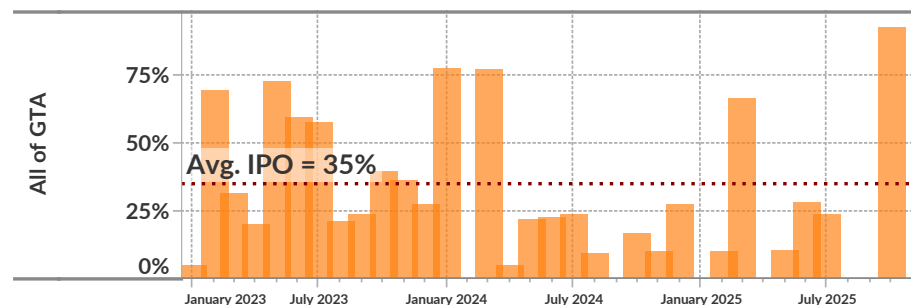
Downtown Core Submarket Report - November 2025

Project Data by Unit Type

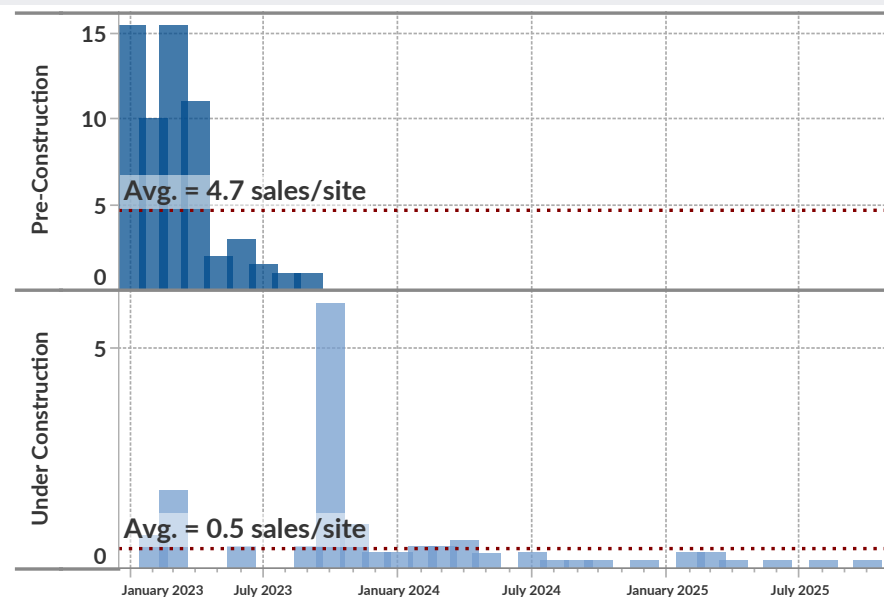
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	560	16
1 Bedroom	1,080	0	1,023	57
1 Bedroom + Den	817	0	707	110
2 Bedroom	1,140	0	1,021	119
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	221	55
Penthouse	6	0	0	6
Other	15	0	10	5

*				
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)

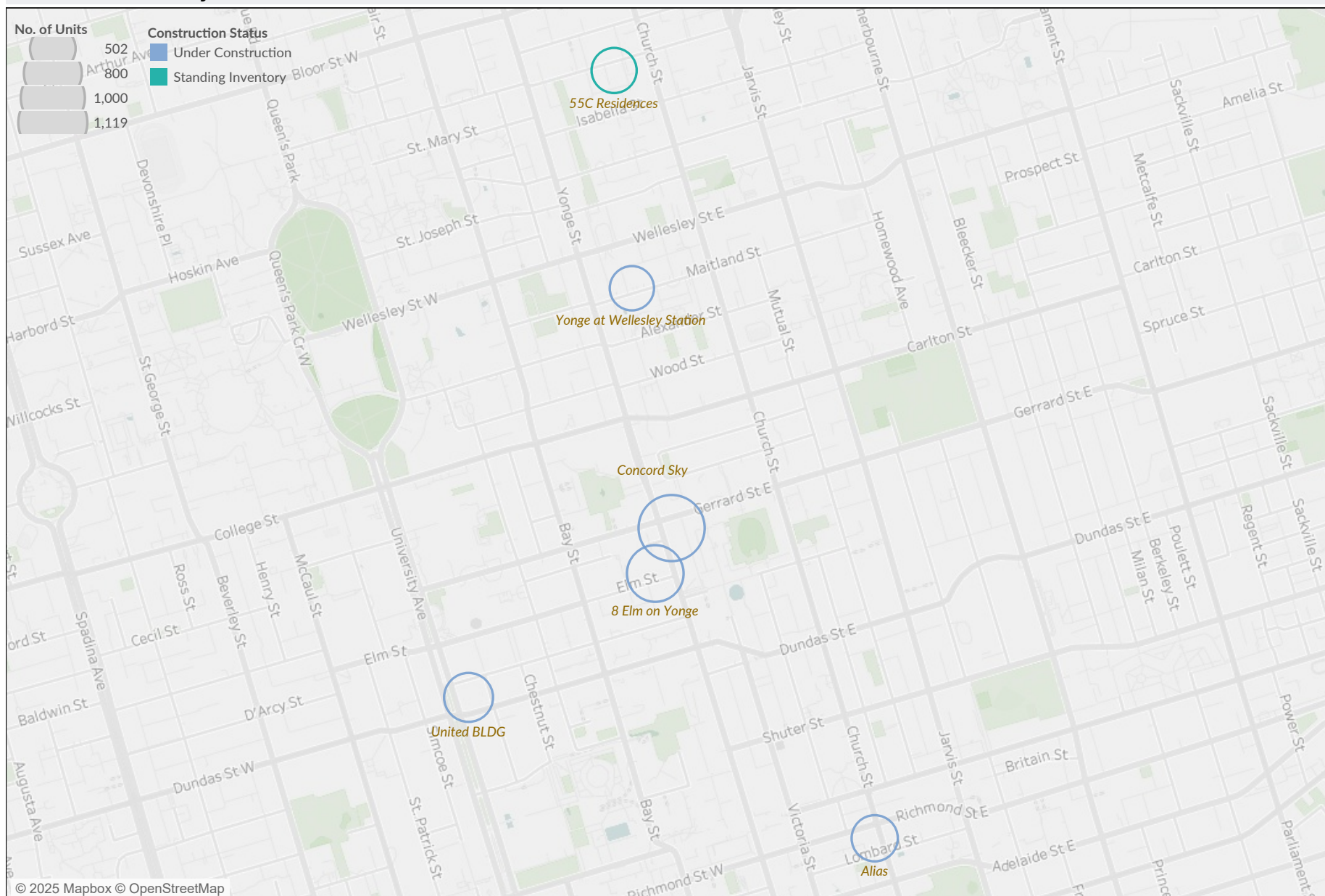


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - November 2025

Current Active Projects



Downtown Core Submarket Report - November 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	0	8	130	821	\$1,699	\$1,810
55C Residences - Mod Developments Inc.	Apartment	July 2024	0	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 - November 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 16
Central Waterfront	• 0	• 4
Don Mills - York Mills	• 3	• 10
Downtown Core	• 0	• 6
Downtown East	• 1	• 16
Downtown West	• 2	• 19
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 0	• 9
North Toronto	• 1	• 14
North Yonge Corridor	• 1	• 8
North York East		
North York West	• 4	• 9
Not Applicable	• 138	• 164
Scarborough City Centre		
Sheppard Corridor	• 0	• 8
Thornhill	• 0	• 2
Toronto East	• 3	• 5
Toronto West	• 8	• 16
Yonge - St. Clair	• 0	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 3,006	• 419	• \$2,348	• 996	• \$2,337,249
• 1,838	• 916	• \$1,642	• 905	• \$1,485,872
• 1,827	• 258	• \$1,426	• 912	• \$1,299,813
• 3,687	• 435	• \$1,865	• 785	• \$1,464,664
• 4,644	• 862	• \$1,378	• 737	• \$1,015,041
• 5,938	• 1,056	• \$1,875	• 941	• \$1,763,955
• 559	• 6	• \$1,636	• 782	• \$1,278,733
• 894	• 198	• \$1,056	• 798	• \$842,726
• 4,578	• 631	• \$1,223	• 661	• \$807,988
• 2,379	• 306	• \$1,596	• 912	• \$1,456,142
• 2,350	• 712	• \$1,624	• 687	• \$1,115,830
• 1,133	• 535	• \$1,300	• 759	• \$986,752
• 26,687	• 8,050	• \$1,132	• 748	• \$847,048
• 1,917	• 346	• \$1,346	• 834	• \$1,123,103
• 419	• 24	• \$1,550	• 1,708	• \$2,647,813
• 888	• 158	• \$1,251	• 667	• \$833,914
• 2,600	• 328	• \$1,301	• 840	• \$1,092,905
• 1,074	• 152	• \$2,168	• 1,301	• \$2,819,861



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