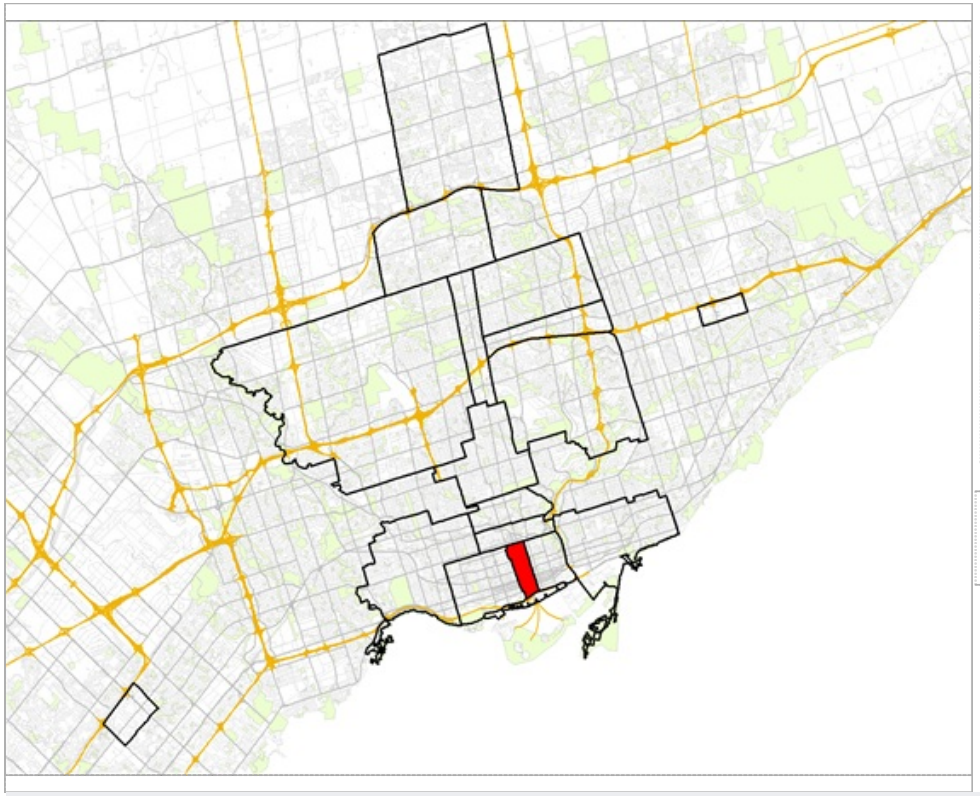
Greater Toronto Area | Downtown Core

New Homes High Rise Submarket Report

Data as of December 2025

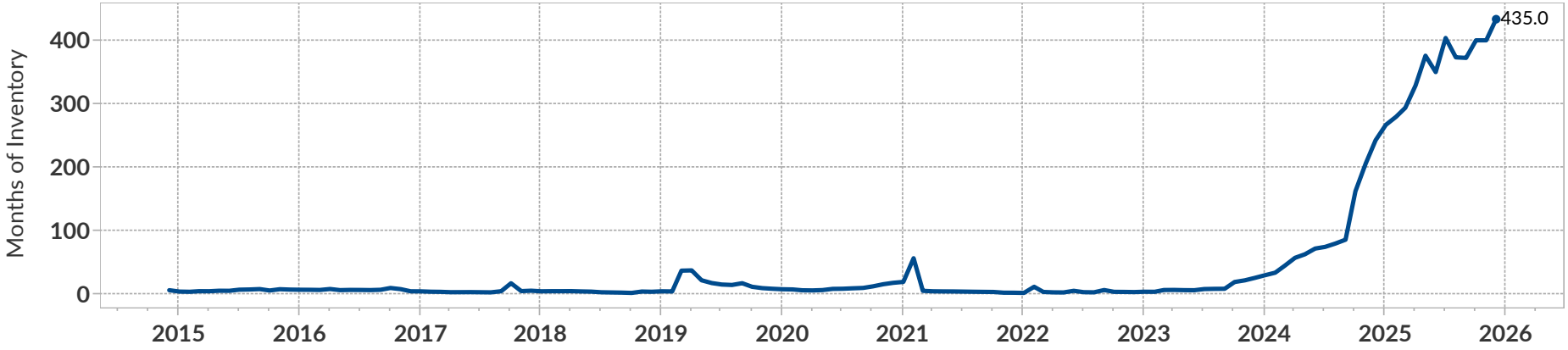
Altus Group

Downtown Core Submarket Report - December 2025



	Downtown Core	GTA
Distinct count of Site Name	6	317
No. of Units	4,122	81,546
Total Sales	3,687	66,431
Act Inv	435	15,115
Avg. $/sf	$1,865	$1,368
Avg. Project $/SF	$1,905	$1,286
Avg. SF	785	792
Avg. $	$1,464,664	$1,083,198
Current Month Sales	0	87

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



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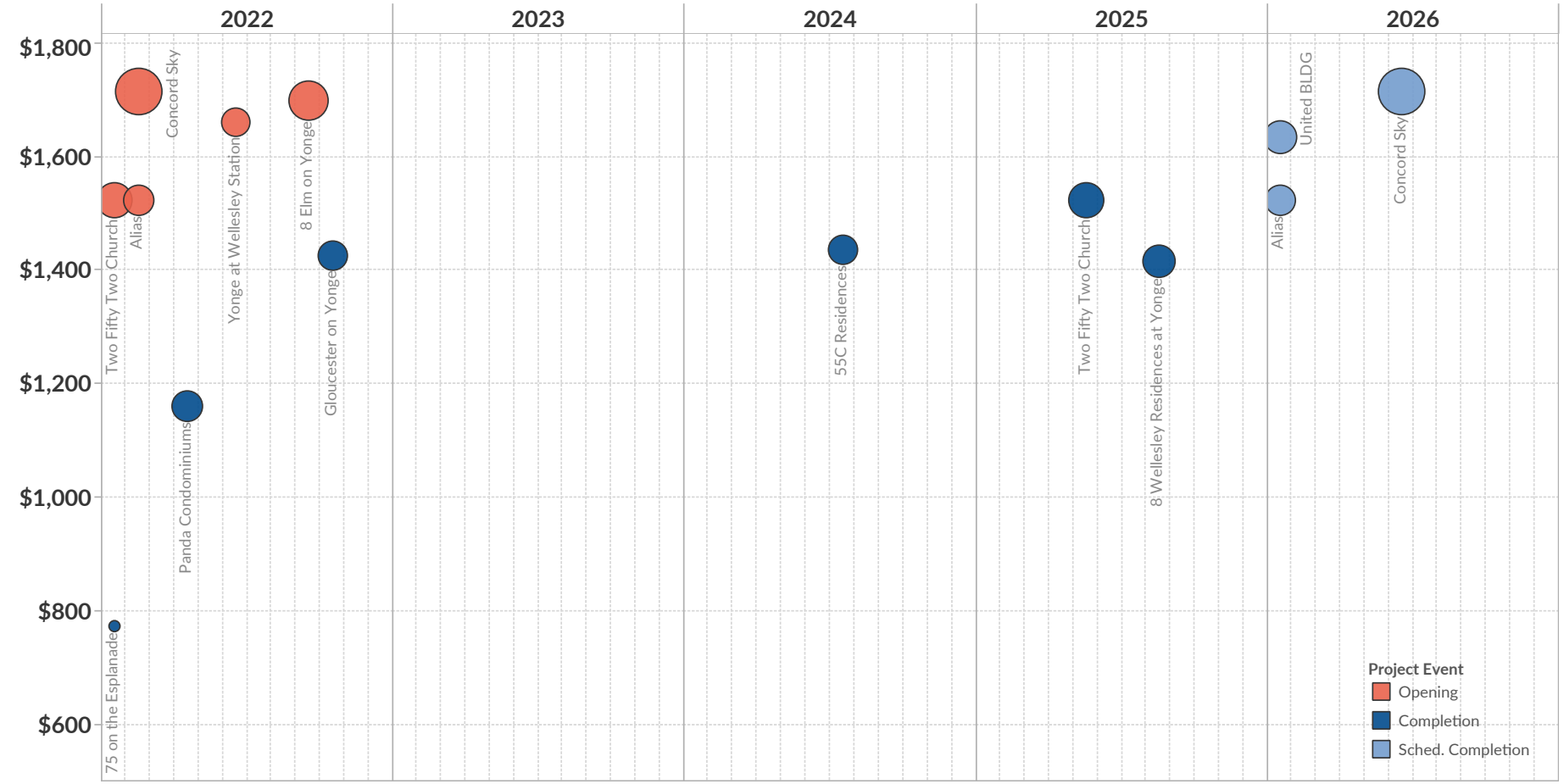
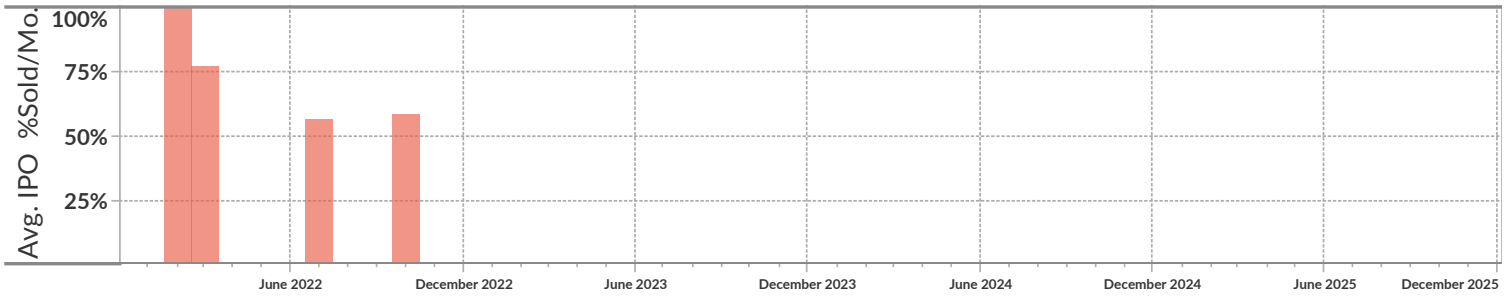
Recent Project Openings, Completions & Scheduled Completions





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.

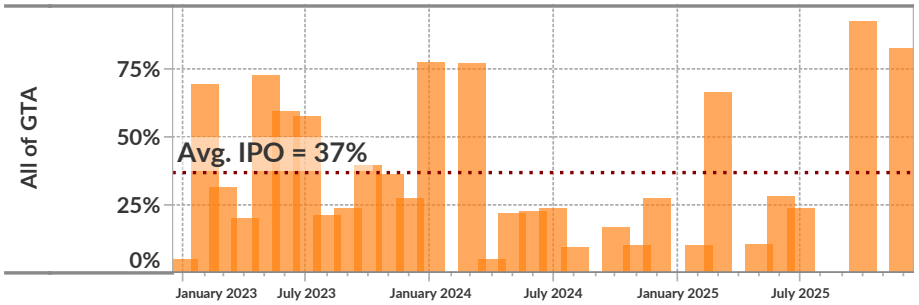
Total Units
308
600
800
1,000
1,119

Downtown Core Submarket Report - December 2025

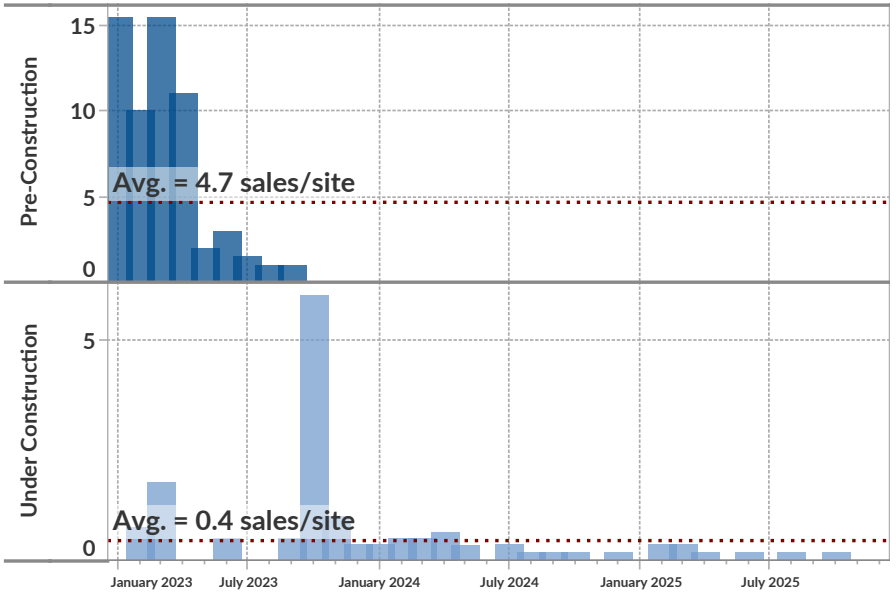
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	576	0	560	16	$2,480	295	423	$599,000	$1,000,000
1 Bedroom	1,080	0	1,023	57	$2,121	300	975	$710,900	$2,000,000
1 Bedroom + Den	817	0	707	110	$1,882	474	819	$819,000	$1,500,000
2 Bedroom	1,140	0	1,021	119	$1,742	590	1,355	$1,075,900	$2,500,000
2 Bedroom + Den	212	0	145	67	$1,995	723	1,635	$1,351,000	$3,200,000
3 Bedroom & Up	276	0	221	55	$1,697	835	1,740	$1,301,000	$4,000,000
Penthouse	6	0	0	6	$1,739	1,100	1,345	$1,902,900	$2,348,900
Other	15	0	10	5	$1,544	1,019	1,393	$1,685,000	$2,040,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: Downtown Core



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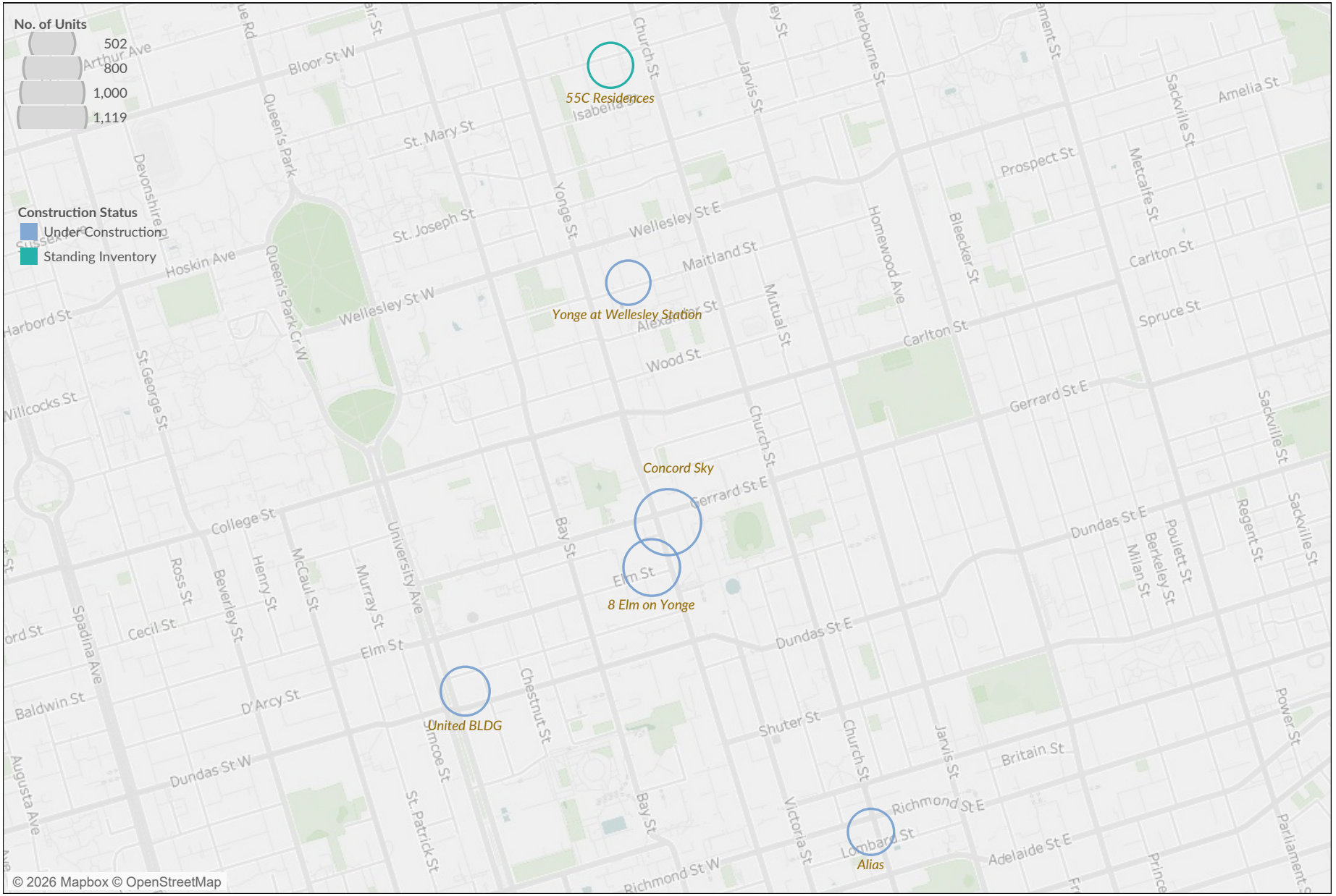
Current Active Projects



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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 - December 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	0	16
Central Waterfront	0	4
Don Mills - York Mills	1	10
Downtown Core	0	6
Downtown East	0	15
Downtown West	4	19
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	0	9
North Toronto	1	14
North Yonge Corridor	0	8
North York East		
North York West	2	9
Not Applicable	67	165
Scarborough City Centre		
Sheppard Corridor	3	8
Thornhill	0	2
Toronto East	0	5
Toronto West	9	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
1,828	260	$1,420	910	$1,292,699
3,687	435	$1,865	785	$1,464,664
4,489	767	$1,364	753	$1,026,137
5,947	965	$1,881	943	$1,774,088
559	6	$1,636	782	$1,278,733
894	198	$1,056	798	$842,726
4,579	630	$1,223	661	$807,827
2,379	306	$1,597	911	$1,453,690
2,350	712	$1,624	687	$1,115,830
1,133	535	$1,305	763	$994,947
26,827	7,975	$1,125	754	$848,370
1,925	338	$1,328	837	$1,112,190
419	24	$1,550	1,708	$2,647,813
888	158	$1,251	667	$833,914
2,609	319	$1,308	842	$1,100,855
1,074	152	$2,168	1,301	$2,819,861

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