



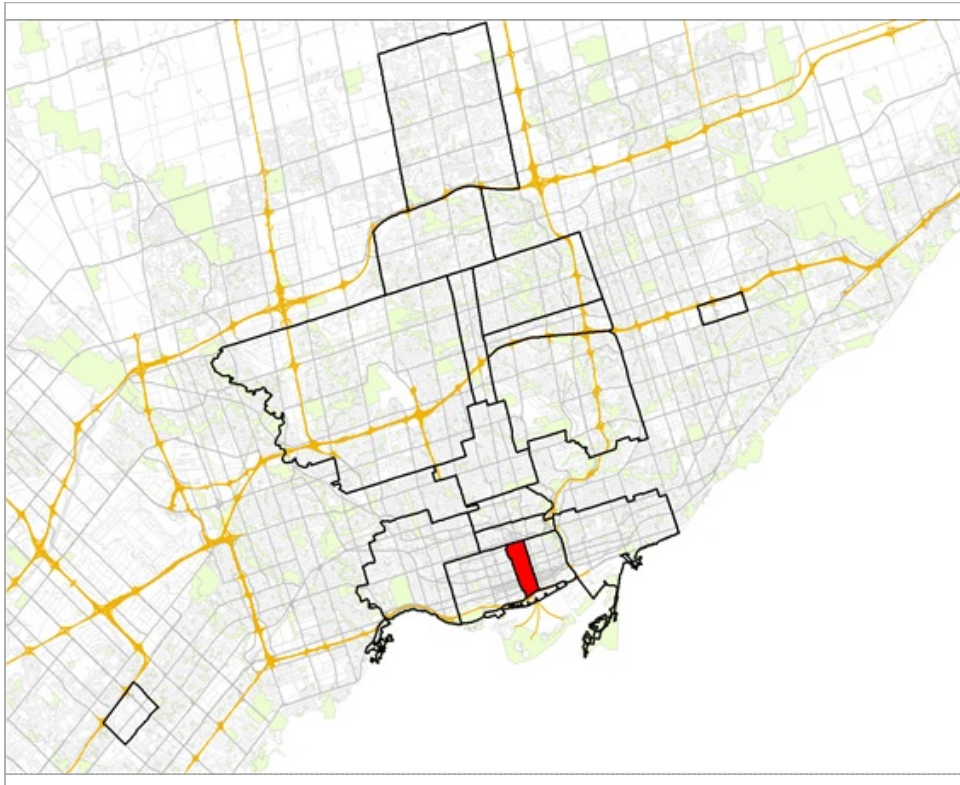
Greater Toronto Area | Downtown Core

New Homes High Rise Submarket Report

Data as of February 2026

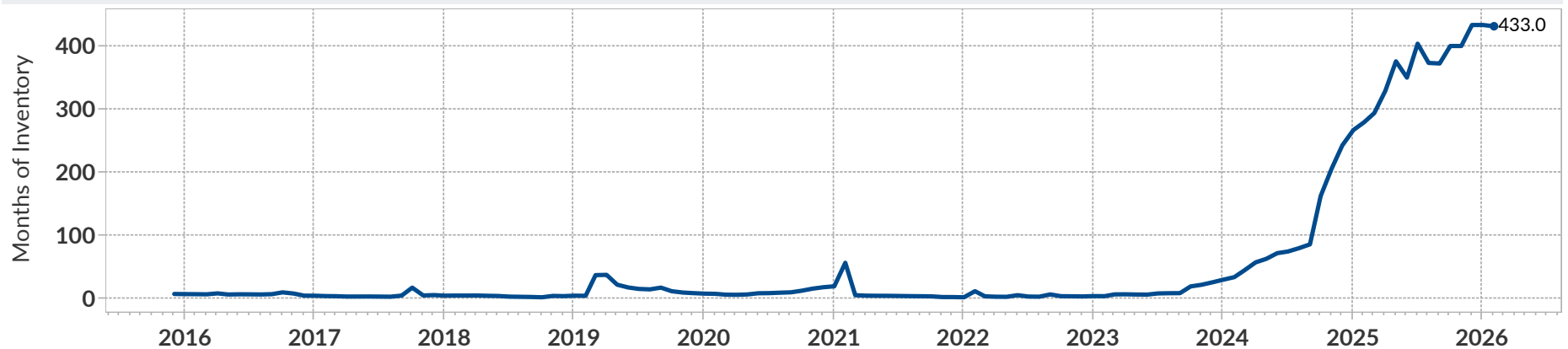


Downtown Core Submarket Report - February 2026



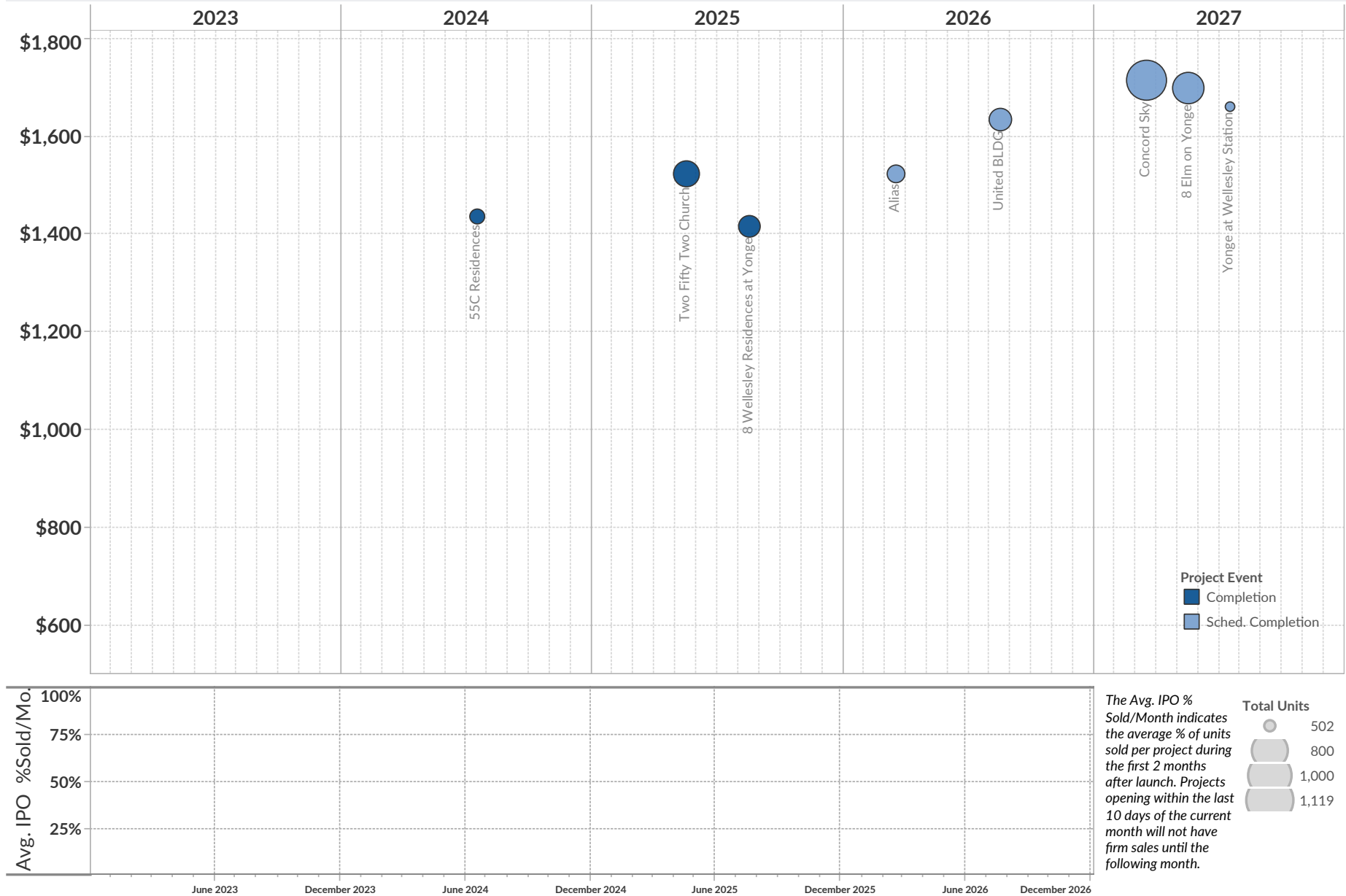
Downtown Core		GTA
Distinct count of Site Name	6	307
No. of Units	4,122	79,810
Total Sales	3,689	65,519
Act Inv	433	14,291
Avg. \$/sf	\$1,864	\$1,357
Avg. Project \$/SF	\$1,905	\$1,289
Avg. SF	787	801
Avg. \$	\$1,467,700	\$1,087,250
Current Month Sales	2	171

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



Downtown Core Submarket Report - February 2026

Recent Project Openings, Completions & Scheduled Completions



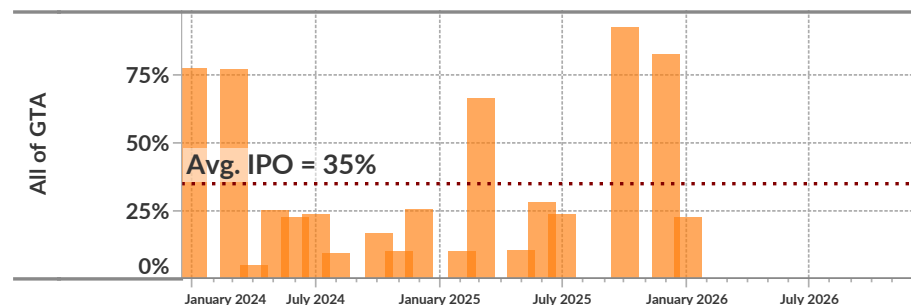
Downtown Core Submarket Report - February 2026

Project Data by Unit Type

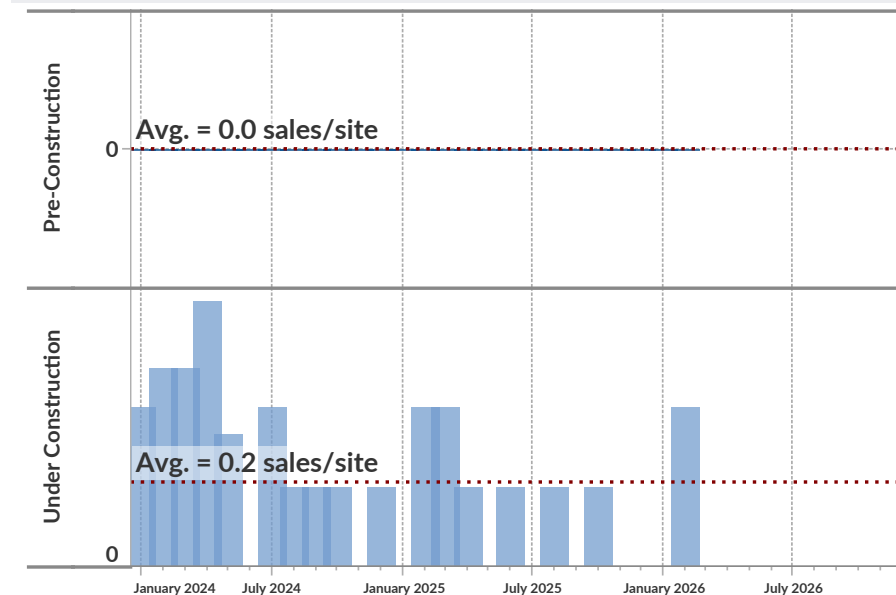
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	560	16
1 Bedroom	1,080	2	1,025	55
1 Bedroom + Den	817	0	707	110
2 Bedroom	1,140	0	1,021	119
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	221	55
Penthouse	6	0	0	6
Other	15	0	10	5

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)

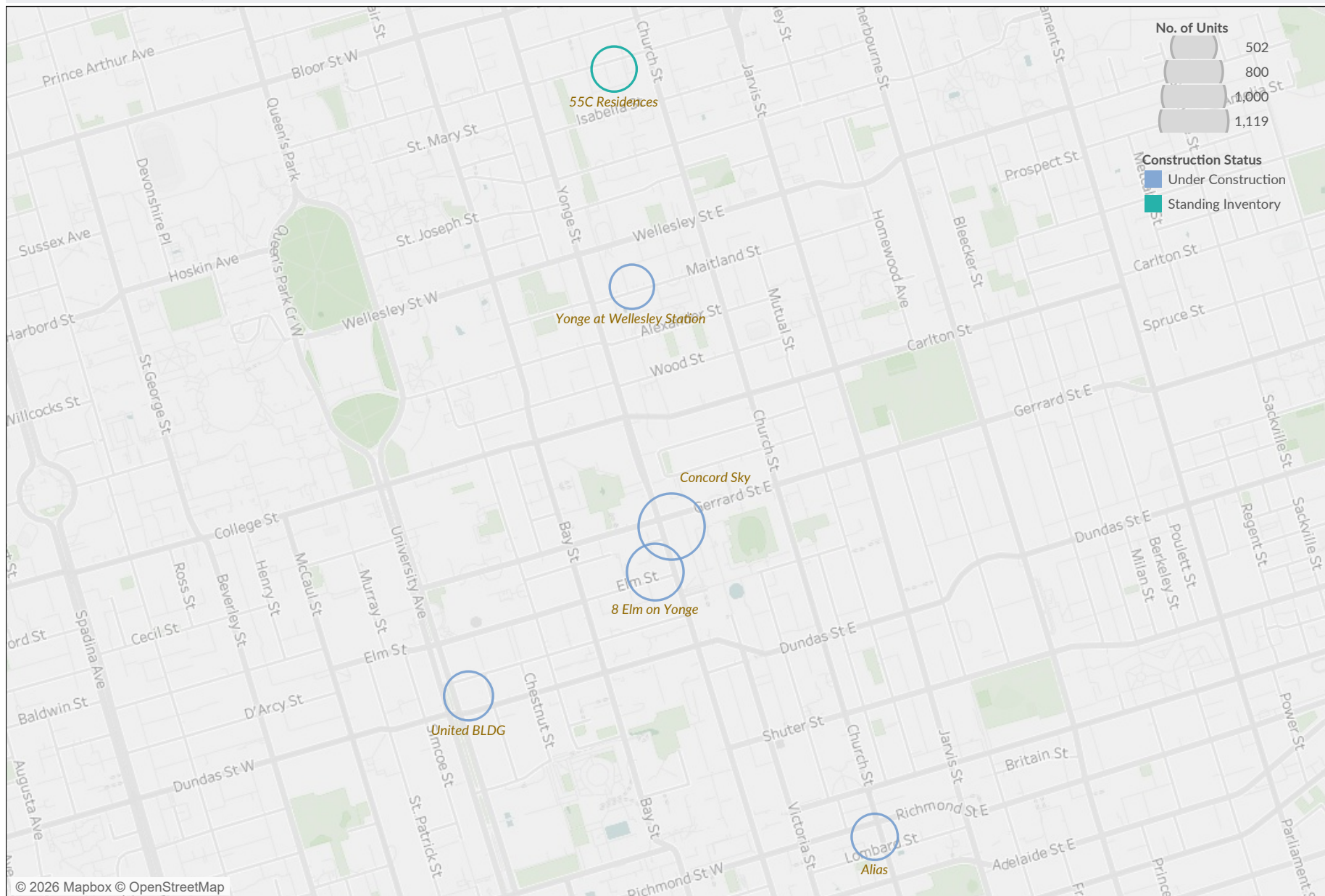


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - February 2026

Current Active Projects



Downtown Core Submarket Report - February 2026

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	2	2	128	821	\$1,699	\$1,807
55C Residences - Mod Developments Inc.	Apartment	July 2024	0	0	6	521	\$1,437	\$1,626
Alias - Madison Group	Apartment	March 2026	0	0	25	546	\$1,524	\$1,577
Concord Sky - Concord Adex	Apartment	March 2027	0	0	178	1,119	\$1,715	\$2,071
United BLDG - Davpart Inc.	Apartment	August 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 - February 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 15
Central Waterfront	• 3	• 4
Don Mills - York Mills	• 1	• 9
Downtown Core	• 2	• 6
Downtown East	• 2	• 15
Downtown West	• 7	• 19
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 1	• 4
Mississauga City Centre	• 0	• 9
North Toronto	• 1	• 14
North Yonge Corridor	• 31	• 8
North York East		
North York West	• 7	• 7
Not Applicable	• 106	• 159
Scarborough City Centre		
Sheppard Corridor	• 1	• 8
Thornhill	• 1	• 2
Toronto East	• 0	• 5
Toronto West	• 4	• 16
Yonge - St. Clair	• 1	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,984	• 407	• \$2,291	• 1,035	• \$2,372,580
• 1,843	• 911	• \$1,642	• 907	• \$1,489,308
• 1,787	• 95	• \$1,371	• 1,397	• \$1,915,634
• 3,689	• 433	• \$1,864	• 787	• \$1,467,700
• 4,491	• 765	• \$1,364	• 753	• \$1,026,795
• 6,023	• 701	• \$1,942	• 1,031	• \$2,002,216
• 559	• 6	• \$1,636	• 782	• \$1,278,733
• 897	• 195	• \$1,008	• 819	• \$825,565
• 4,578	• 631	• \$1,213	• 656	• \$795,452
• 2,379	• 296	• \$1,603	• 903	• \$1,447,806
• 2,392	• 709	• \$1,603	• 685	• \$1,098,482
• 752	• 517	• \$1,316	• 759	• \$998,566
• 26,218	• 7,636	• \$1,113	• 761	• \$846,958
• 1,927	• 336	• \$1,333	• 835	• \$1,113,076
• 423	• 30	• \$1,573	• 1,718	• \$2,701,583
• 888	• 158	• \$1,256	• 666	• \$836,687
• 2,613	• 315	• \$1,311	• 839	• \$1,100,167
• 1,076	• 150	• \$2,169	• 1,308	• \$2,837,027



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