

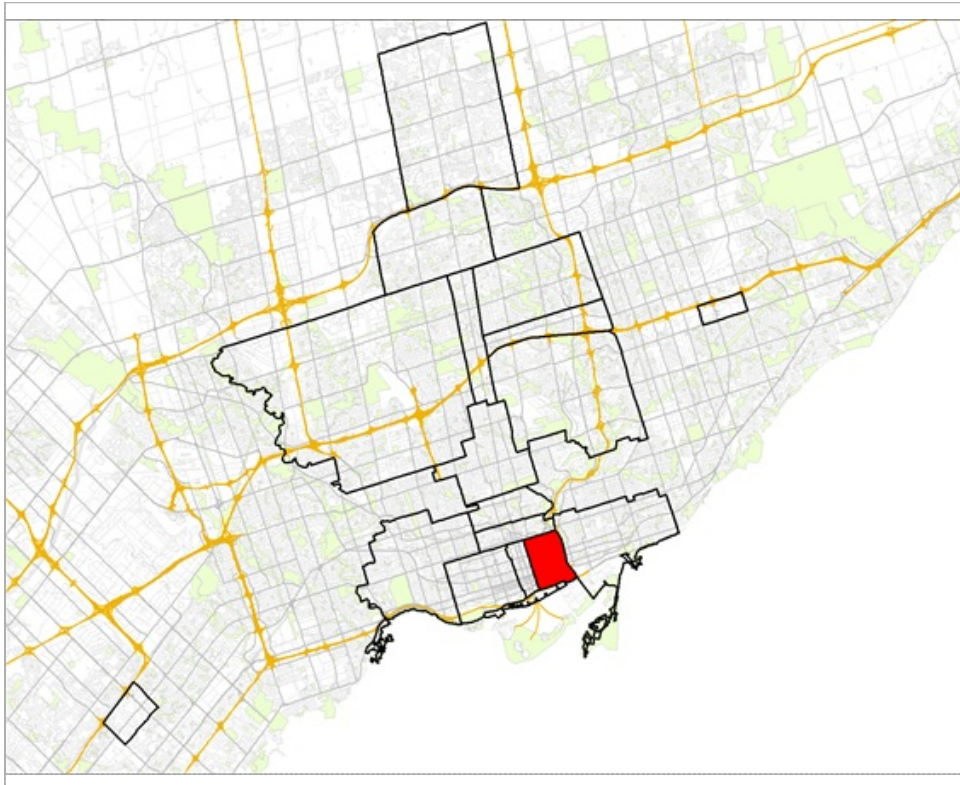


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of March 2026

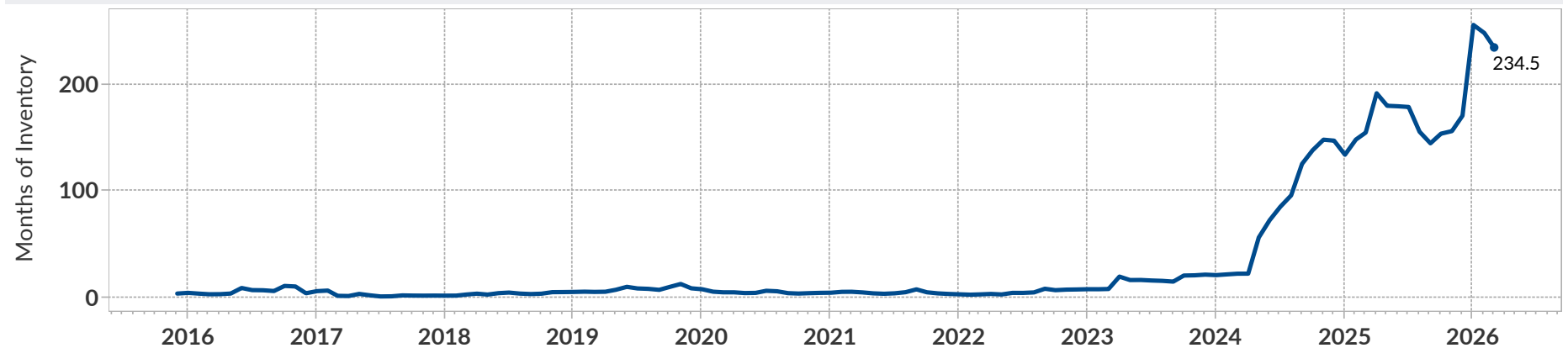


Downtown East Submarket Report - March 2026



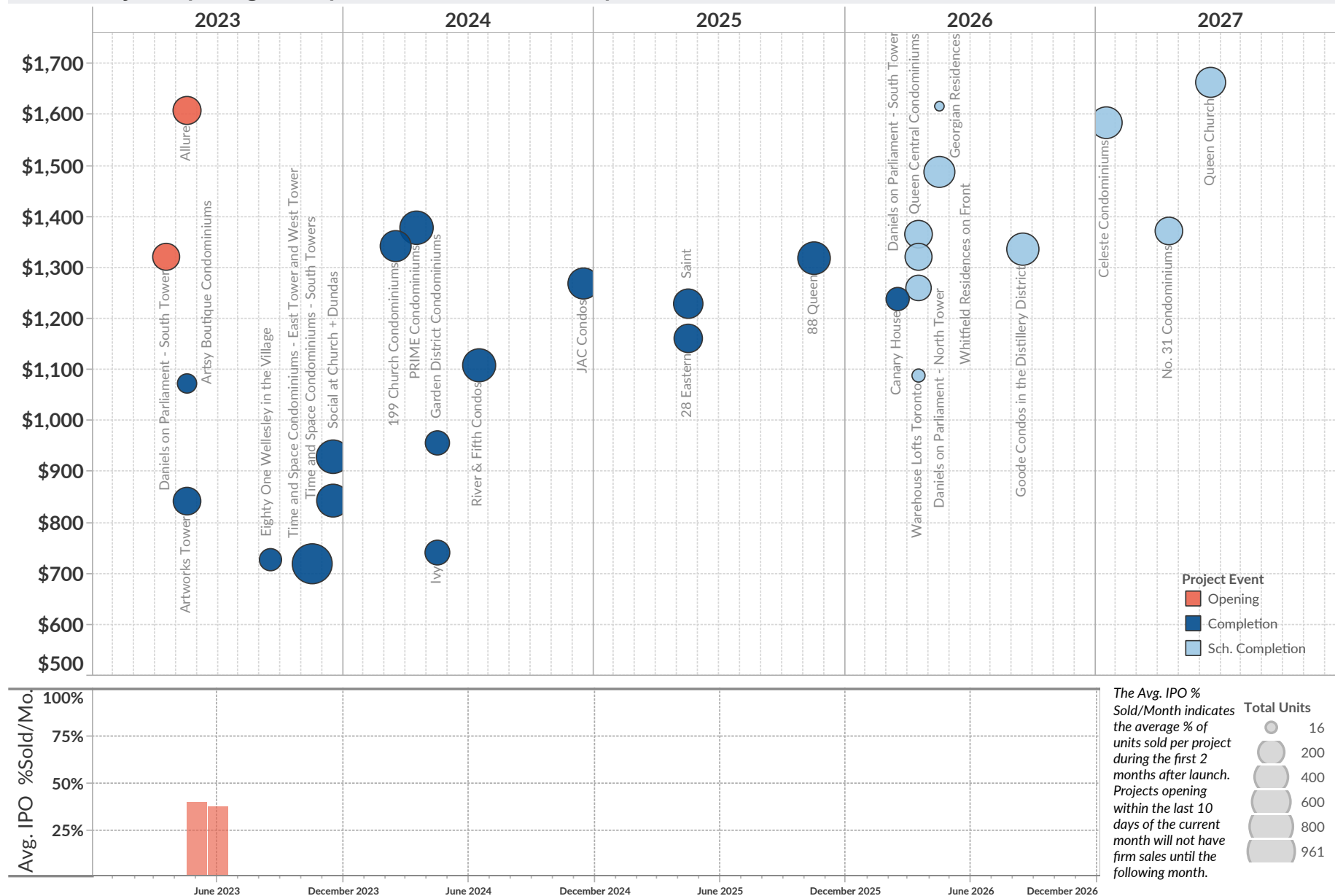
Downtown East		GTA
Distinct count of Site Name	15	305
No. of Units	5,176	79,030
Total Sales	4,492	65,304
Act Inv	684	13,726
Avg. \$/sf	\$1,333	\$1,367
Avg. Project \$/SF	\$1,389	\$1,290
Avg. SF	743	801
Avg. \$	\$990,500	\$1,095,159
Current Month Sales	1	263

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



Downtown East Submarket Report - March 2026

Recent Project Openings, Completions & Scheduled Completions



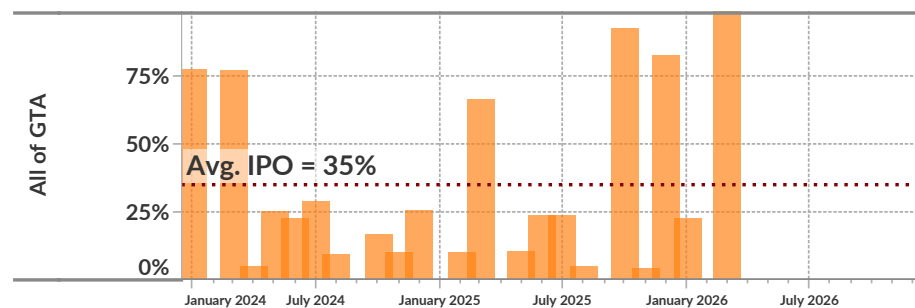
Downtown East Submarket Report - March 2026

Project Data by Unit Type

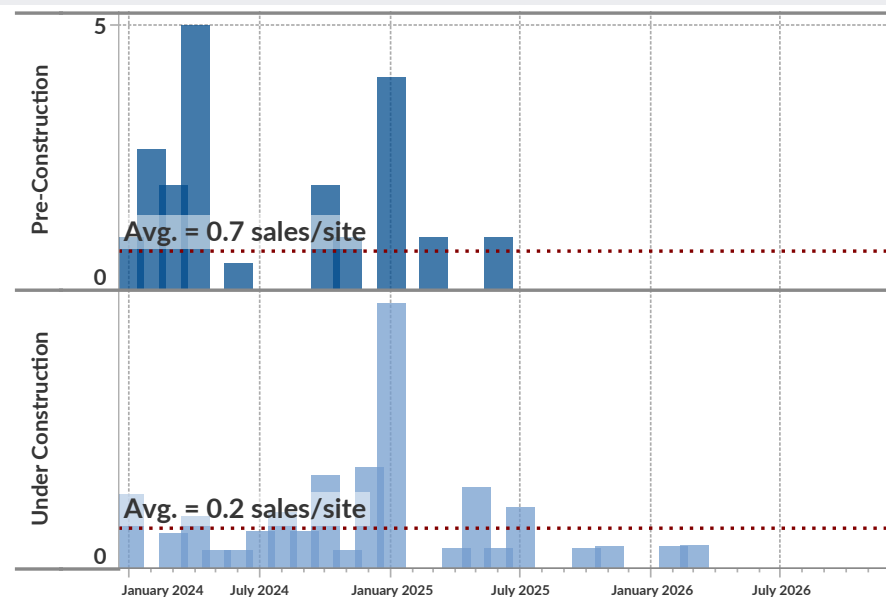
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	561	0	527	34
1 Bedroom	1,370	0	1,287	83
1 Bedroom + Den	917	1	832	85
2 Bedroom	1,574	0	1,258	316
2 Bedroom + Den	184	0	171	13
3 Bedroom & Up	531	0	391	140
Penthouse	2	0	0	2
Other	23	0	15	8

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,742	267	483	\$477,900	\$831,990
\$1,342	437	602	\$499,000	\$923,990
\$1,616	486	686	\$735,900	\$1,119,000
\$1,252	609	1,674	\$699,900	\$1,969,900
\$1,258	803	1,149	\$849,990	\$1,335,000
\$1,358	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)

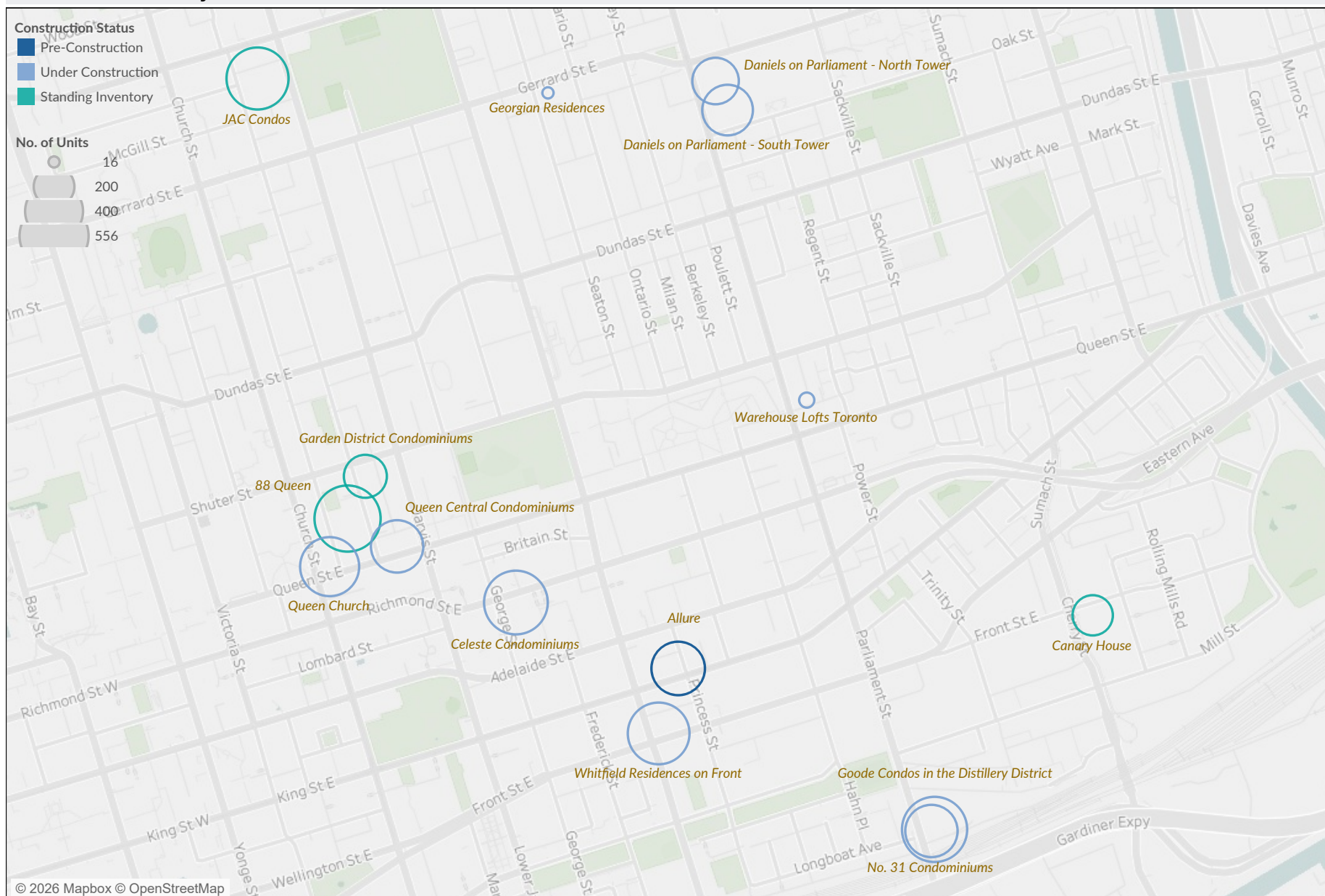


Post Launch Absorption: Downtown East



Downtown East Submarket Report - March 2026

Current Active Projects



Downtown East Submarket Report - March 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
88 Queen - St. Thomas Developments Inc.	Apartment	November 2025	0	0	0	556	\$1,319	\$1,601
Allure - Emblem Developments	Apartment	June 2029	0	0	198	364	\$1,609	\$1,218
Canary House - Kilmer Group and DREAM	Apartment	March 2026	0	0	20	206	\$1,239	\$1,466
Celeste Condominiums - Diamond Corp and Alterra	Apartment	January 2027	0	1	36	516	\$1,585	\$1,573
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	April 2026	0	0	21	275	\$1,261	\$1,144
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	April 2026	0	0	161	326	\$1,322	\$1,174
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May 2024	0	1	17	235	\$957	\$1,156
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	0	0	15	489	\$1,270	\$936
No. 31 Condominiums - Lanterra Developments	Apartment	April 2027	0	0	0	348	\$1,373	\$1,590
Queen Central Condominiums - Parallax Development Corpor..	Apartment	April 2026	0	0	0	349	\$1,366	\$1,284
Queen Church - Tridel and Bazis International Inc.	Apartment	June 2027	0	0	132	443	\$1,664	\$1,661
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	April 2026	0	0	3	29	\$1,089	\$1,237
Whitfield Residences on Front - Menkes and Core Developme..	Apartment	May 2026	1	1	67	484	\$1,488	\$1,486

Downtown East Submarket Report - March 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 2	• 4
Don Mills - York Mills	• 3	• 9
Downtown Core	• 0	• 6
Downtown East	• 1	• 15
Downtown West	• 4	• 19
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 2	• 3
Mississauga City Centre	• 3	• 9
North Toronto	• 5	• 14
North Yonge Corridor	• 3	• 8
North York East		
North York West	• 5	• 7
Not Applicable	• 224	• 158
Scarborough City Centre		
Sheppard Corridor	• 2	• 8
Thornhill	• 0	• 2
Toronto East	• 2	• 5
Toronto West	• 5	• 16
Yonge - St. Clair	• 0	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,986	• 405	• \$2,312	• 1,030	• \$2,382,146
• 1,845	• 909	• \$1,642	• 908	• \$1,490,693
• 1,790	• 100	• \$1,346	• 1,345	• \$1,809,992
• 3,689	• 433	• \$1,864	• 787	• \$1,467,700
• 4,492	• 684	• \$1,333	• 743	• \$990,500
• 6,027	• 697	• \$1,943	• 1,031	• \$2,003,481
• 559	• 6	• \$1,677	• 621	• \$1,041,400
• 764	• 174	• \$1,002	• 829	• \$830,496
• 4,581	• 628	• \$1,209	• 656	• \$792,836
• 2,331	• 291	• \$1,605	• 899	• \$1,442,696
• 2,415	• 686	• \$1,606	• 679	• \$1,091,380
• 760	• 509	• \$1,305	• 747	• \$974,307
• 26,130	• 7,212	• \$1,122	• 761	• \$854,345
• 1,929	• 334	• \$1,334	• 835	• \$1,113,892
• 423	• 30	• \$1,573	• 1,718	• \$2,701,583
• 890	• 166	• \$1,221	• 681	• \$831,025
• 2,617	• 312	• \$1,308	• 838	• \$1,096,522
• 1,076	• 150	• \$2,169	• 1,308	• \$2,837,027



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