

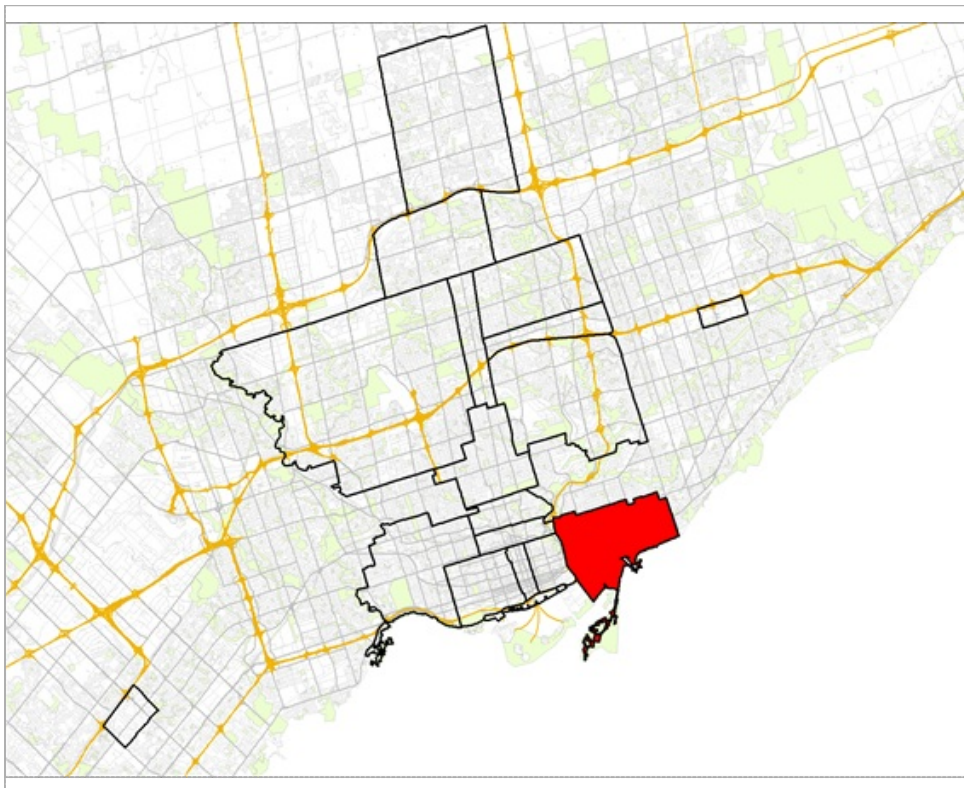


Greater Toronto Area | Toronto East New Homes High Rise Submarket Report

Data as of April 2026

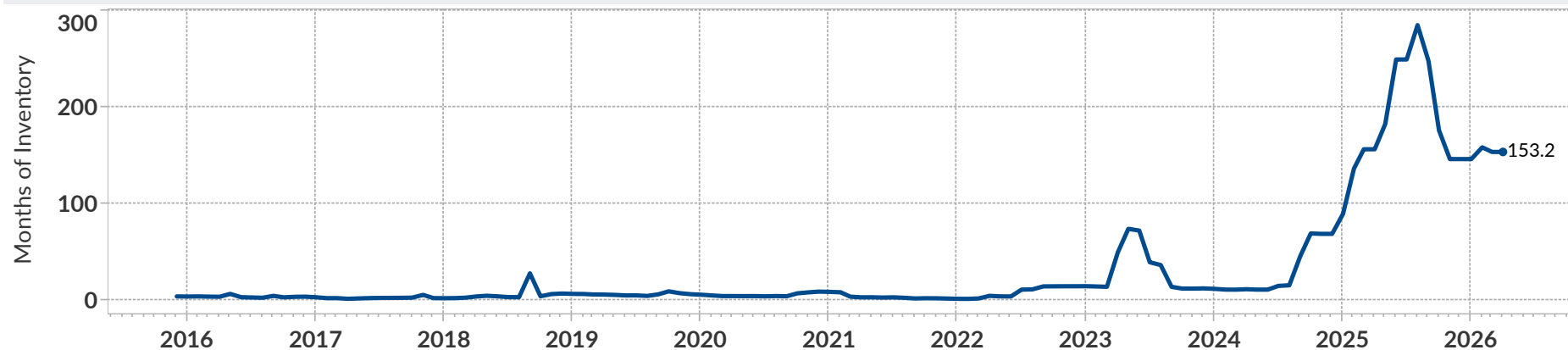


Toronto East Submarket Report - April 2026



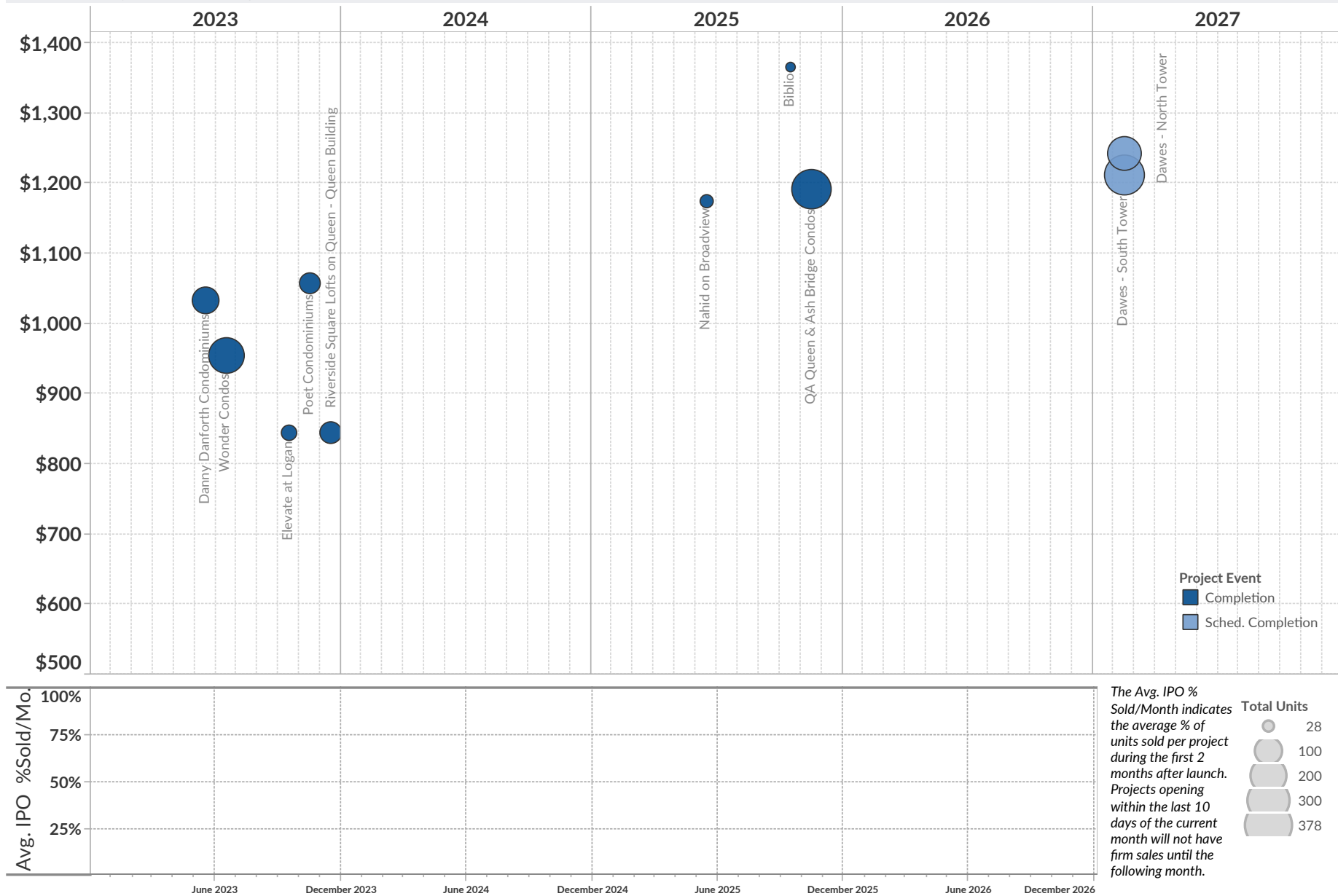
Toronto East		GTA
Distinct count of Site Name	5	300
No. of Units	1,056	78,131
Total Sales	890	64,800
Act Inv	166	13,331
Avg. \$/sf		\$1,368
Avg. Project \$/SF		\$1,287
Avg. SF		803
Avg. \$		\$1,098,394
Current Month Sales	0	199

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



Toronto East Submarket Report - April 2026

Recent Project Openings, Completions & Scheduled Completions



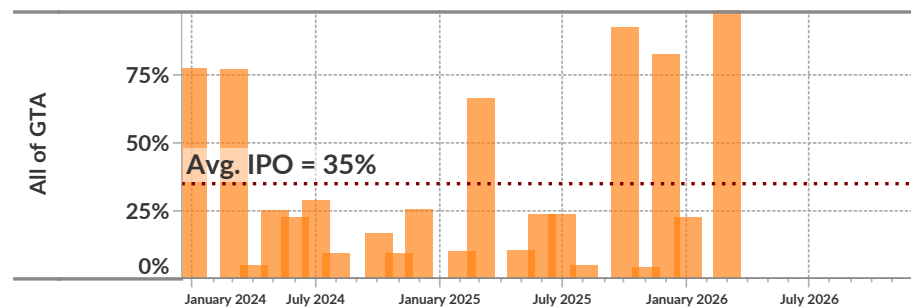
Toronto East Submarket Report - April 2026

Project Data by Unit Type

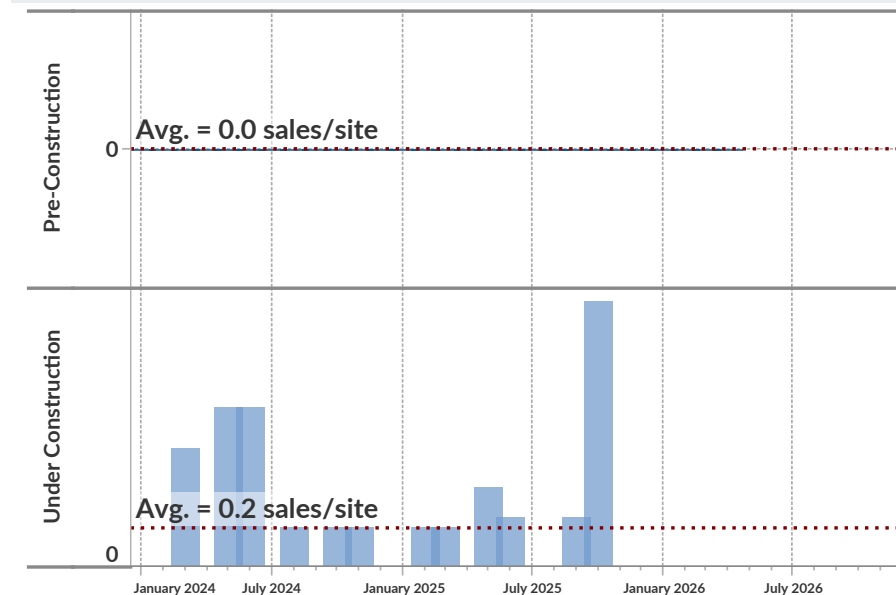
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	441	0	397	44
1 Bedroom + Den	136	0	96	40
2 Bedroom	290	0	239	51
2 Bedroom + Den	80	0	75	5
3 Bedroom & Up	91	0	66	25
Penthouse				
Other	1	0	0	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,305	437	720	\$580,990	\$999,900
\$1,188	515	683	\$599,900	\$715,990
\$1,260	536	973	\$672,990	\$1,499,900
\$897	1,005	1,279	\$899,900	\$1,149,900
\$1,193	1,036	1,509	\$1,185,990	\$2,399,900
\$1,307	1,148	1,148	\$1,499,900	\$1,499,900

IPO Launch Performance (first 2 months)

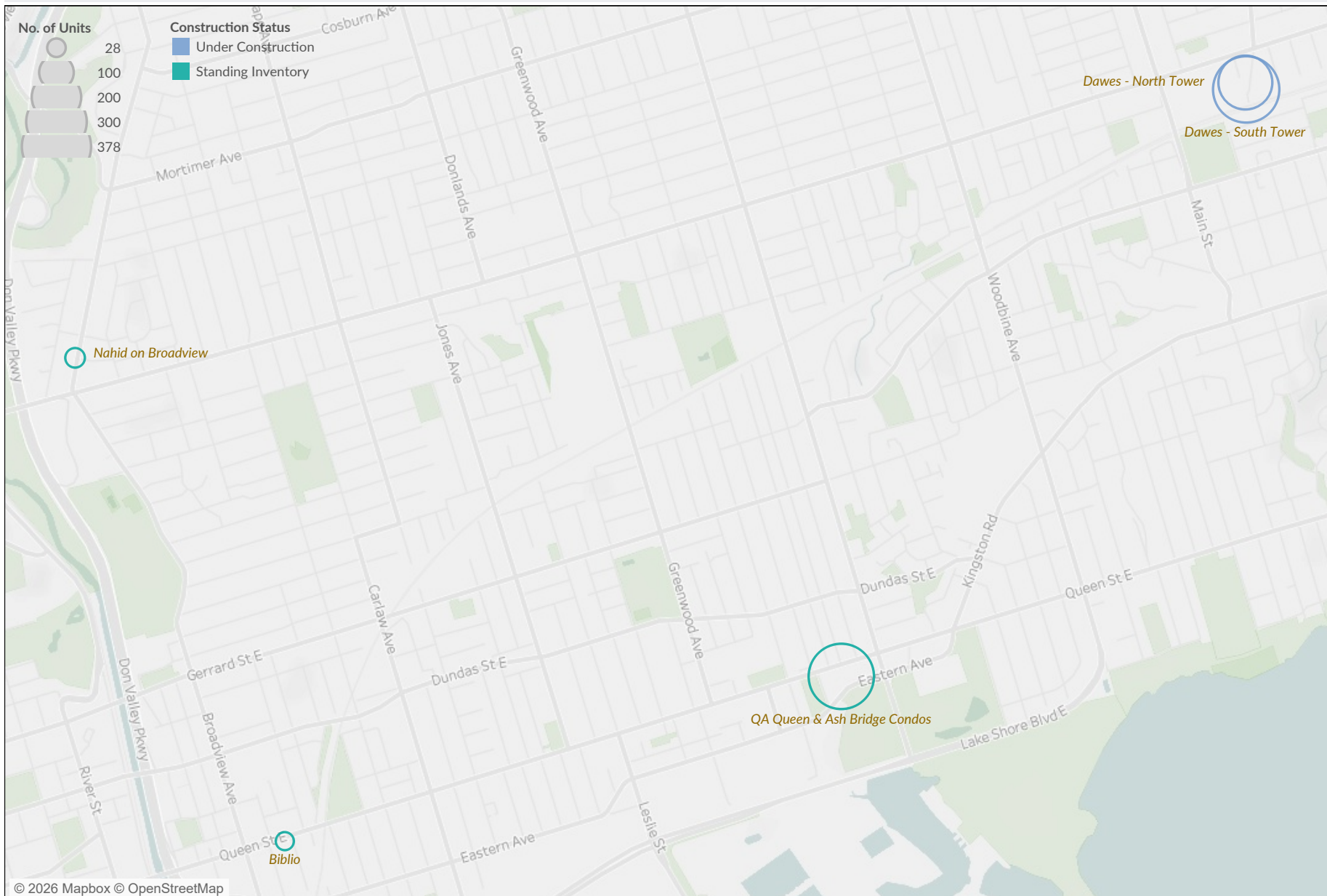


Post Launch Absorption: Toronto East



Toronto East Submarket Report - April 2026

Current Active Projects



Toronto East Submarket Report - April 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
Biblio - NVSBLE Development Inc.	Apartment	October 2025	0	0	7	28	\$1,366	\$1,364
Dawes - North Tower - Marlin Spring Developments	Apartment	February 2027	0	0	114	250	\$1,243	\$1,216
Dawes - South Tower - Marlin Spring Developments	Apartment	February 2027	0	0	28	378	\$1,212	\$1,296
Nahid on Broadview - Nahid Corp.	Apartment	June 2025	0	2	11	33	\$1,175	\$901
QA Queen & Ash Bridge Condos - Context Developments and..	Apartment	November 2025	0	0	6	367	\$1,192	\$1,498

Toronto East Submarket Report - April 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	4	15
Central Waterfront	2	4
Don Mills - York Mills	3	9
Downtown Core	1	6
Downtown East	1	15
Downtown West	3	19
Etobicoke Waterfront	1	1
Highway7 - Yonge	0	3
Mississauga City Centre	9	9
North Toronto	1	14
North Yonge Corridor	2	8
North York East		
North York West	6	7
Not Applicable	163	153
Scarborough City Centre		
Sheppard Corridor	1	8
Thornhill	0	2
Toronto East	0	5
Toronto West	2	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,990	401	\$2,318	1,028	\$2,381,629
1,847	907	\$1,642	909	\$1,492,084
1,794	98	\$1,334	1,348	\$1,797,430
3,690	432	\$1,864	788	\$1,469,228
4,493	683	\$1,334	743	\$990,951
6,030	694	\$1,944	1,033	\$2,009,061
560	5	\$1,678	610	\$1,023,850
764	174	\$1,002	829	\$830,940
4,577	632	\$1,207	656	\$792,027
2,332	290	\$1,605	900	\$1,444,886
2,417	684	\$1,606	679	\$1,090,364
768	507	\$1,301	743	\$966,929
25,602	6,833	\$1,114	762	\$849,247
1,929	334	\$1,335	834	\$1,114,083
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,618	311	\$1,307	840	\$1,097,405
1,076	150	\$2,169	1,308	\$2,837,027



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