



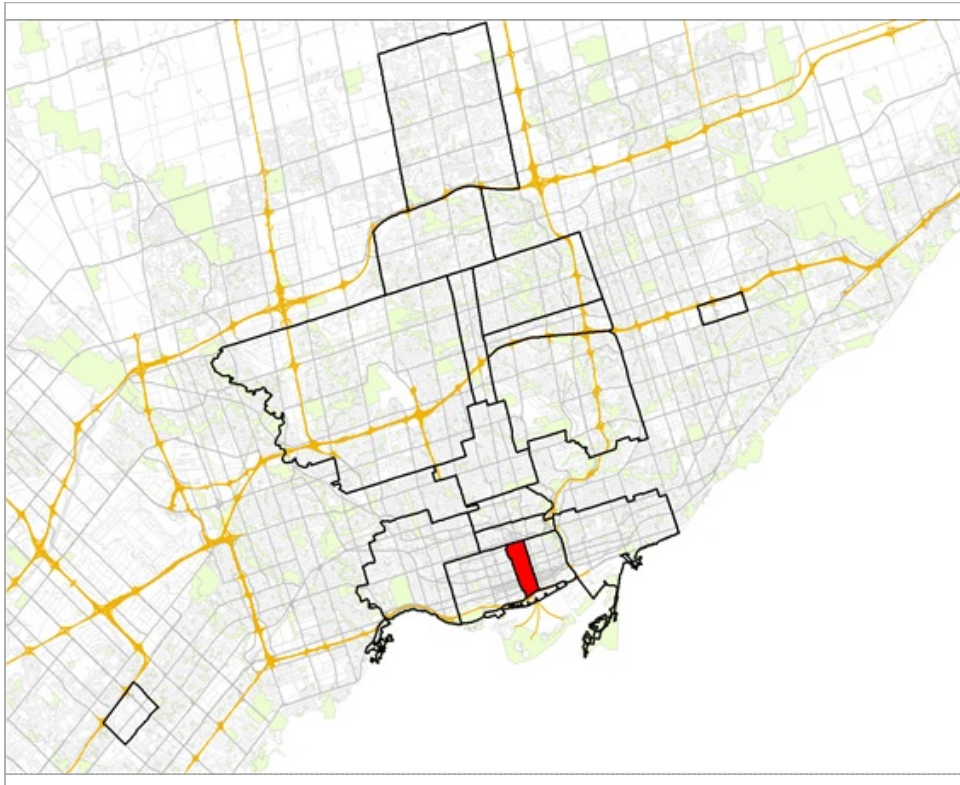
Greater Toronto Area | Downtown Core

New Homes High Rise Submarket Report

Data as of April 2026

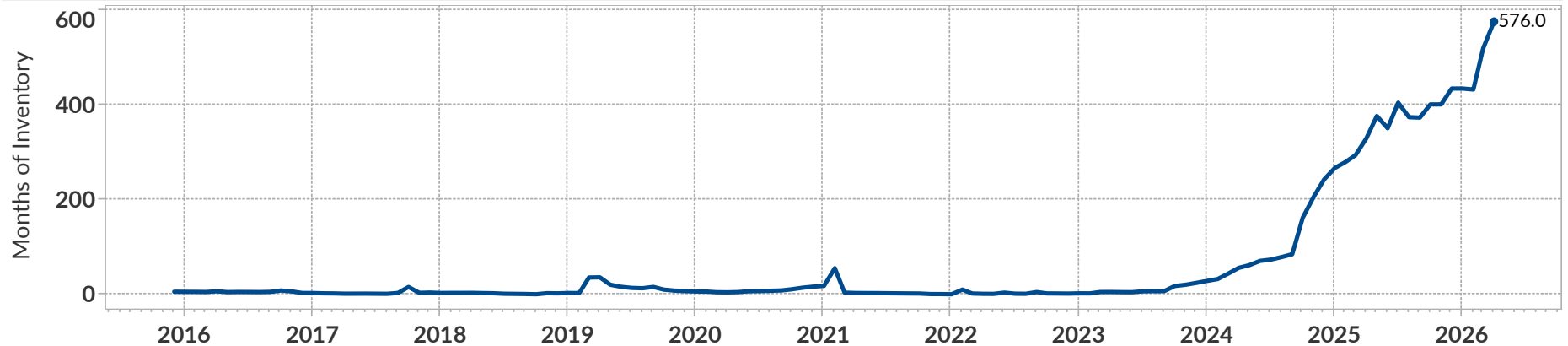


Downtown Core Submarket Report - April 2026



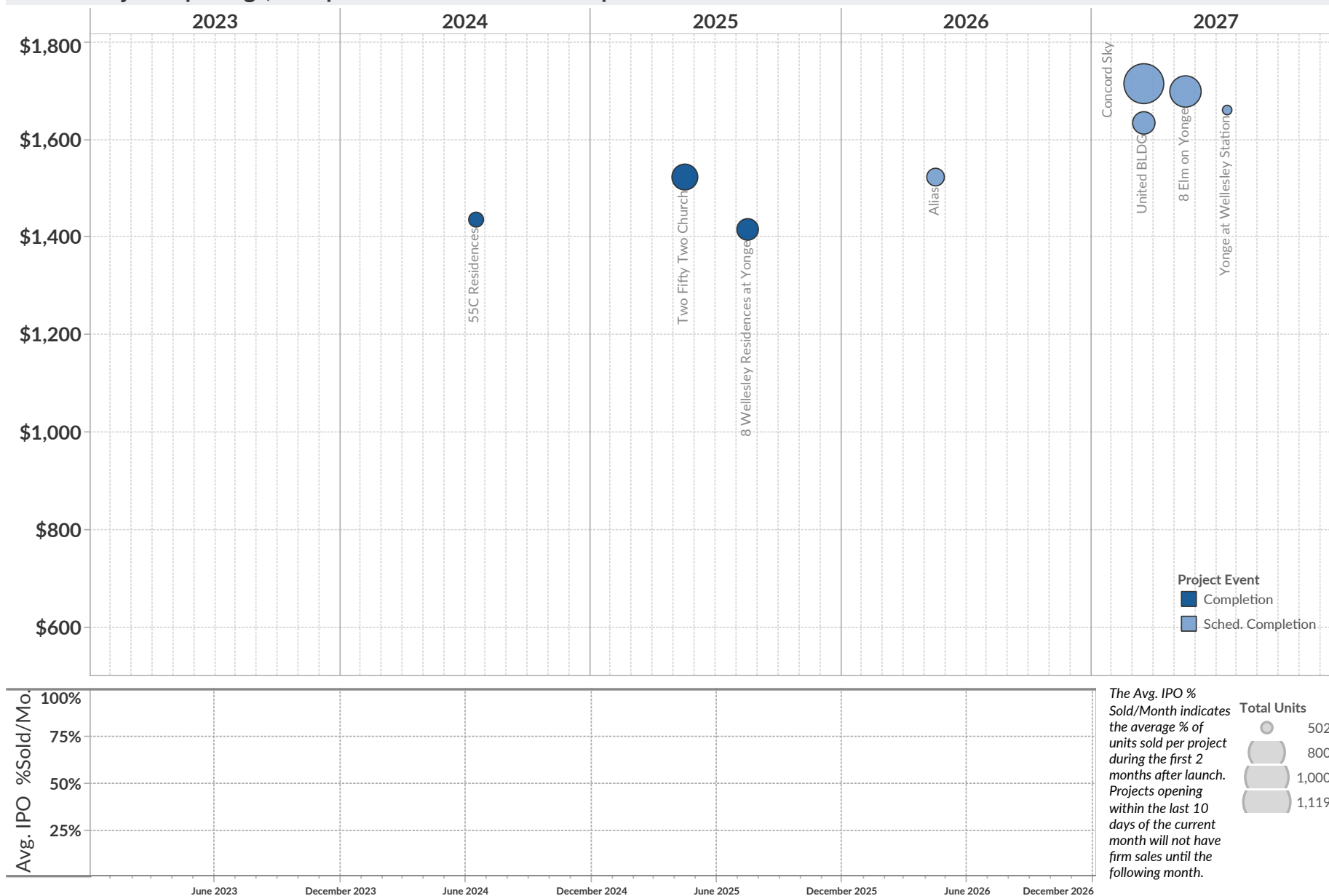
Downtown Core		GTA
Distinct count of Site Name	6	300
No. of Units	4,122	78,131
Total Sales	3,690	64,800
Act Inv	432	13,331
Avg. \$/sf	\$1,864	\$1,368
Avg. Project \$/SF	\$1,905	\$1,287
Avg. SF	788	803
Avg. \$	\$1,469,228	\$1,098,394
Current Month Sales	1	199

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



Downtown Core Submarket Report - April 2026

Recent Project Openings, Completions & Scheduled Completions



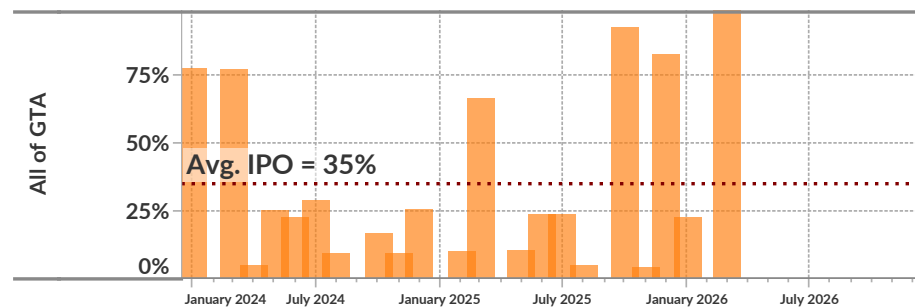
Downtown Core Submarket Report - April 2026

Project Data by Unit Type

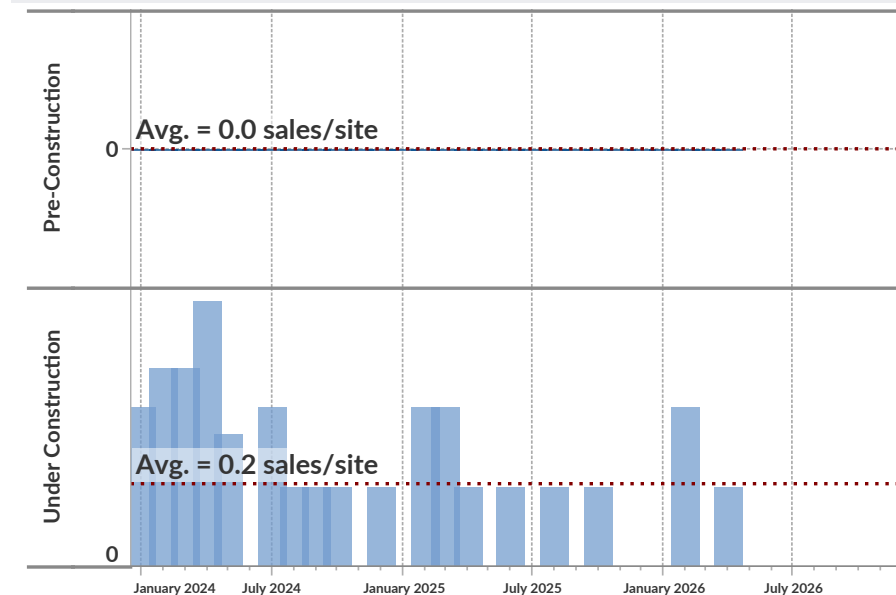
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	560	16
1 Bedroom	1,080	1	1,026	54
1 Bedroom + Den	817	0	707	110
2 Bedroom	1,140	0	1,021	119
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	221	55
Penthouse	6	0	0	6
Other	15	0	10	5

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,480	295	423	\$599,000	\$1,000,000
\$2,120	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)

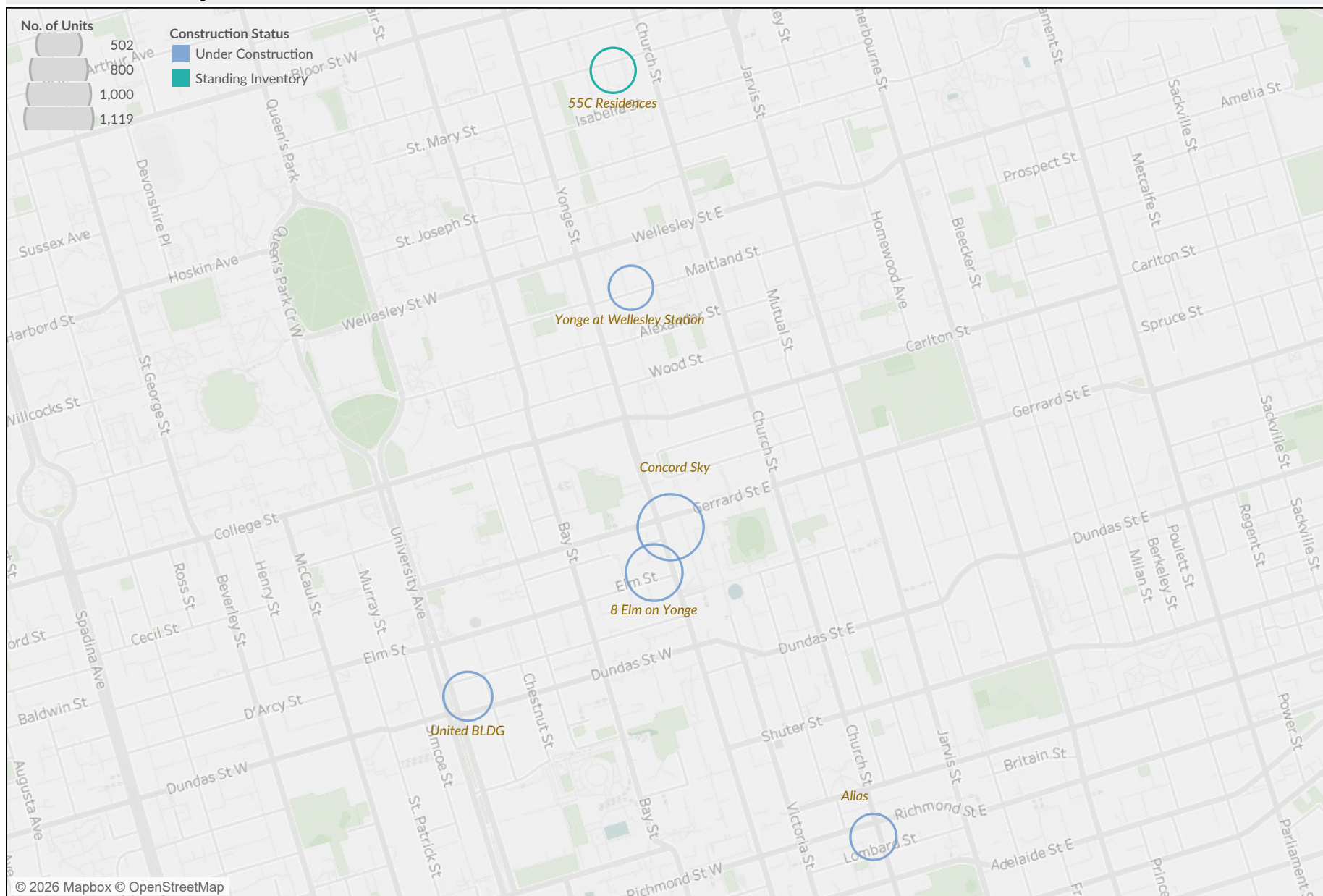


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - April 2026

Current Active Projects



Downtown Core 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
8 Elm on Yonge - Reserve Properties and Capital Developmen..	Apartment	May 2027	1	3	127	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	May 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	March 2027	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 - 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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