

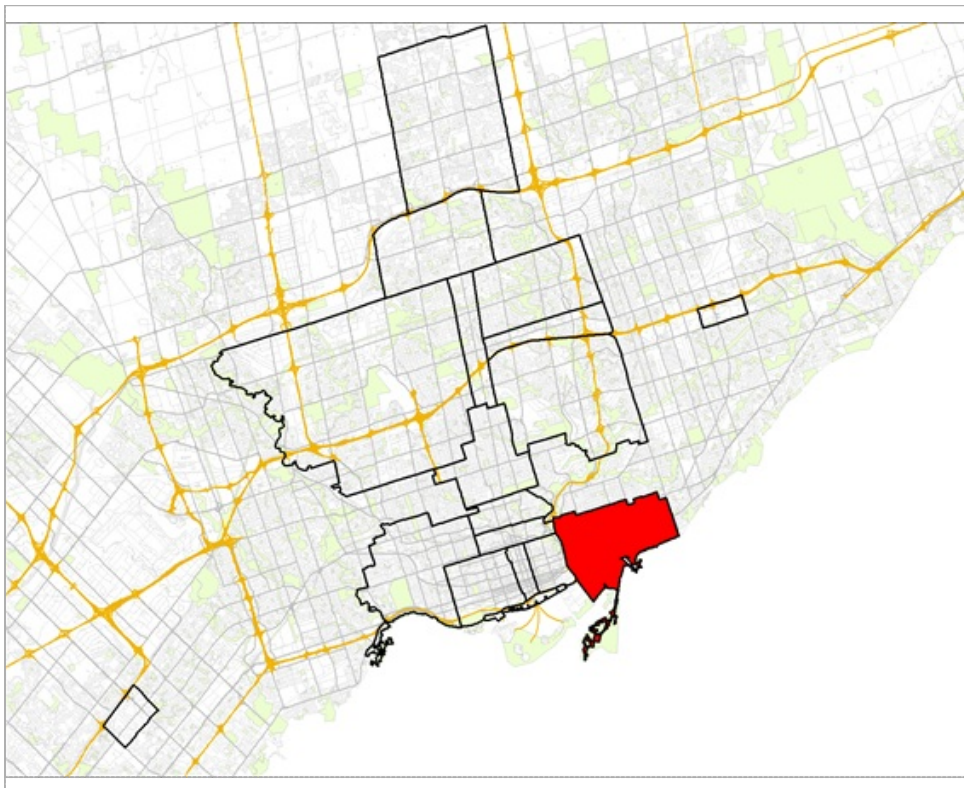


Greater Toronto Area | Toronto East New Homes High Rise Submarket Report

Data as of May 2026

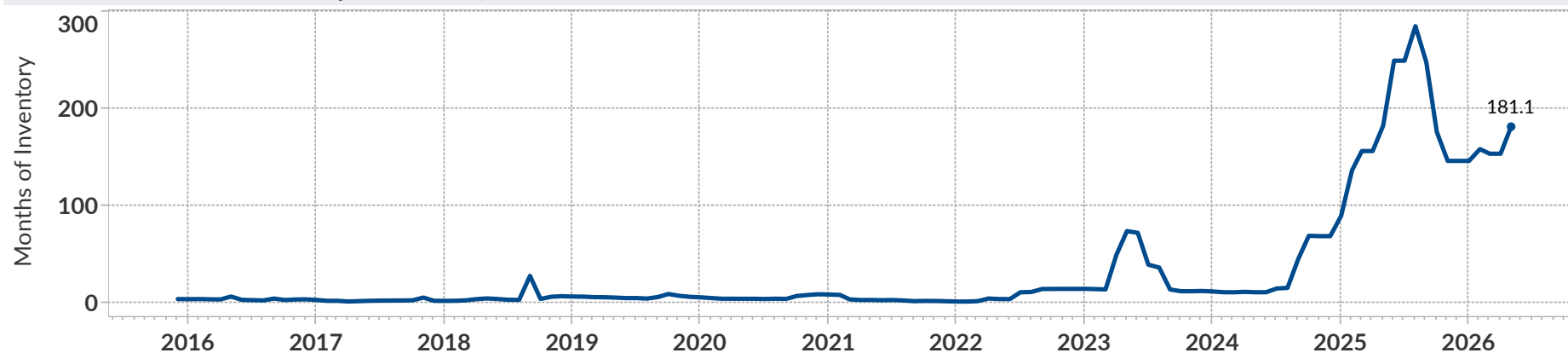


Toronto East Submarket Report - May 2026



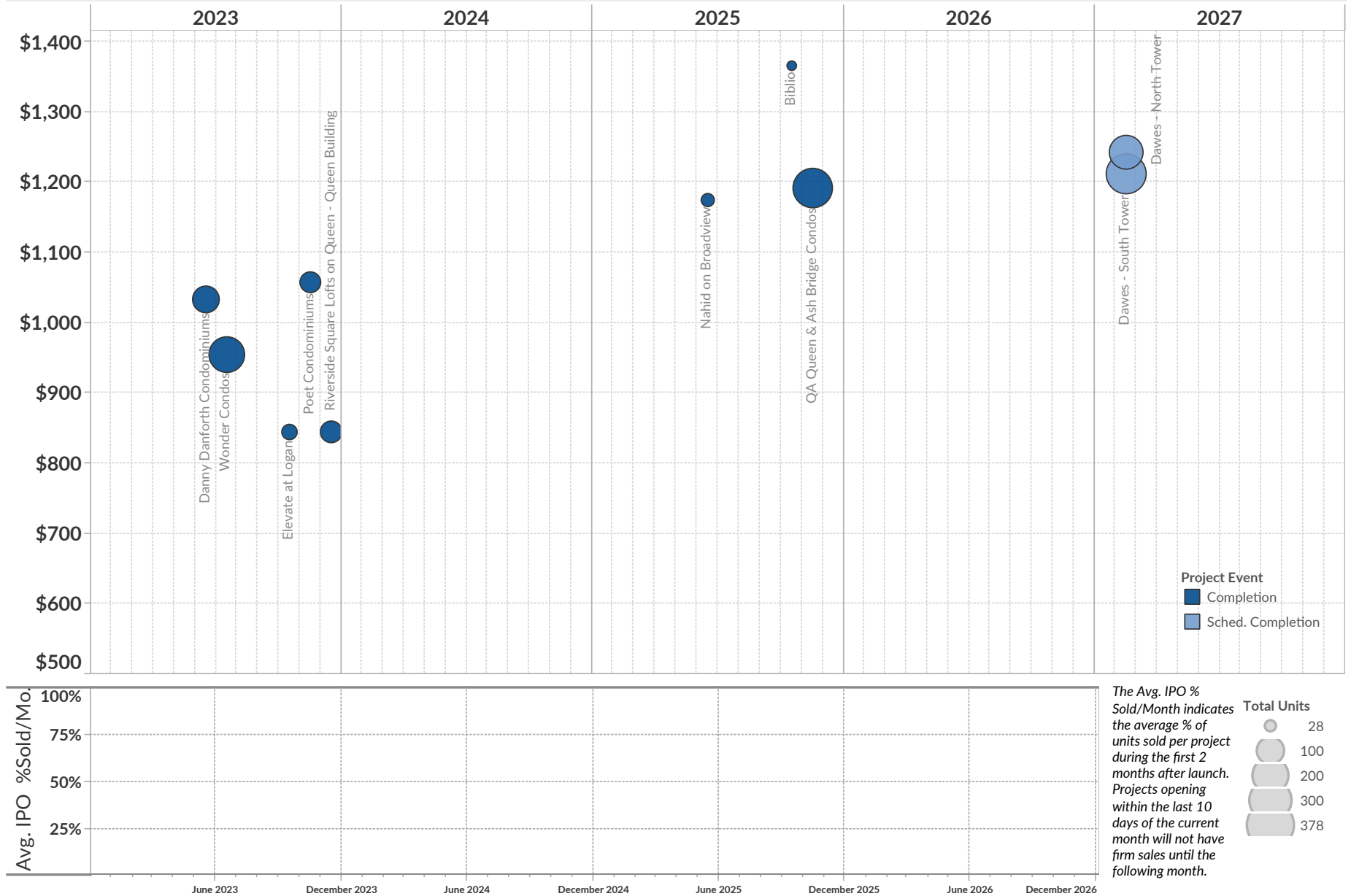
Toronto East		GTA
Distinct count of Site Name	5	297
No. of Units	1,056	77,205
Total Sales	890	64,067
Act Inv	166	13,138
Avg. \$/sf		\$1,370
Avg. Project \$/SF		\$1,282
Avg. SF		803
Avg. \$		\$1,100,032
Current Month Sales	0	193

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



Toronto East Submarket Report - May 2026

Recent Project Openings, Completions & Scheduled Completions



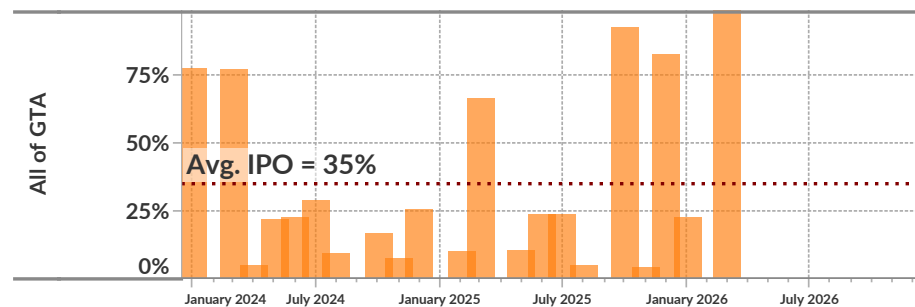
Toronto East Submarket Report - May 2026

Project Data by Unit Type

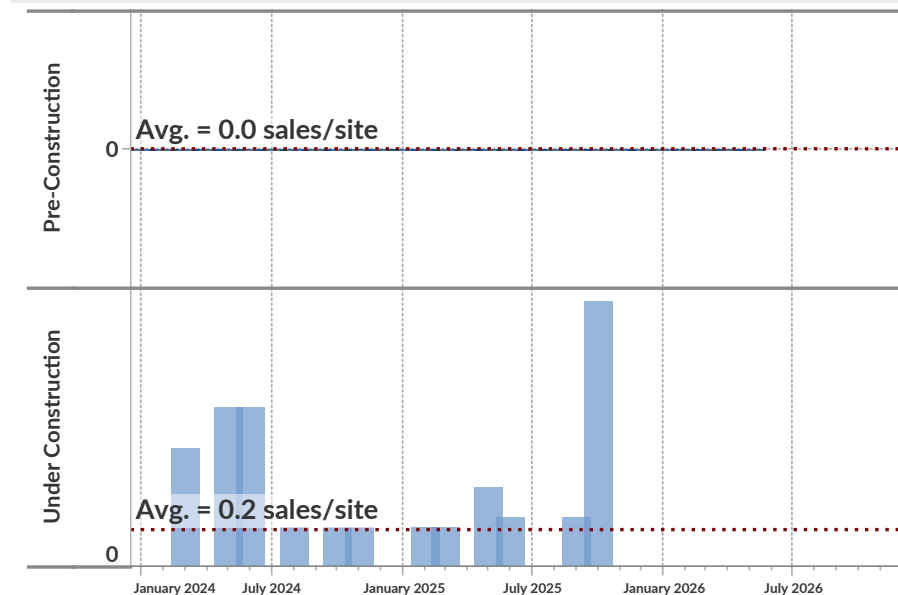
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	441	0	397	44
1 Bedroom + Den	136	0	96	40
2 Bedroom	290	0	239	51
2 Bedroom + Den	80	0	75	5
3 Bedroom & Up	91	0	66	25
Penthouse				
Other	1	0	0	1

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)

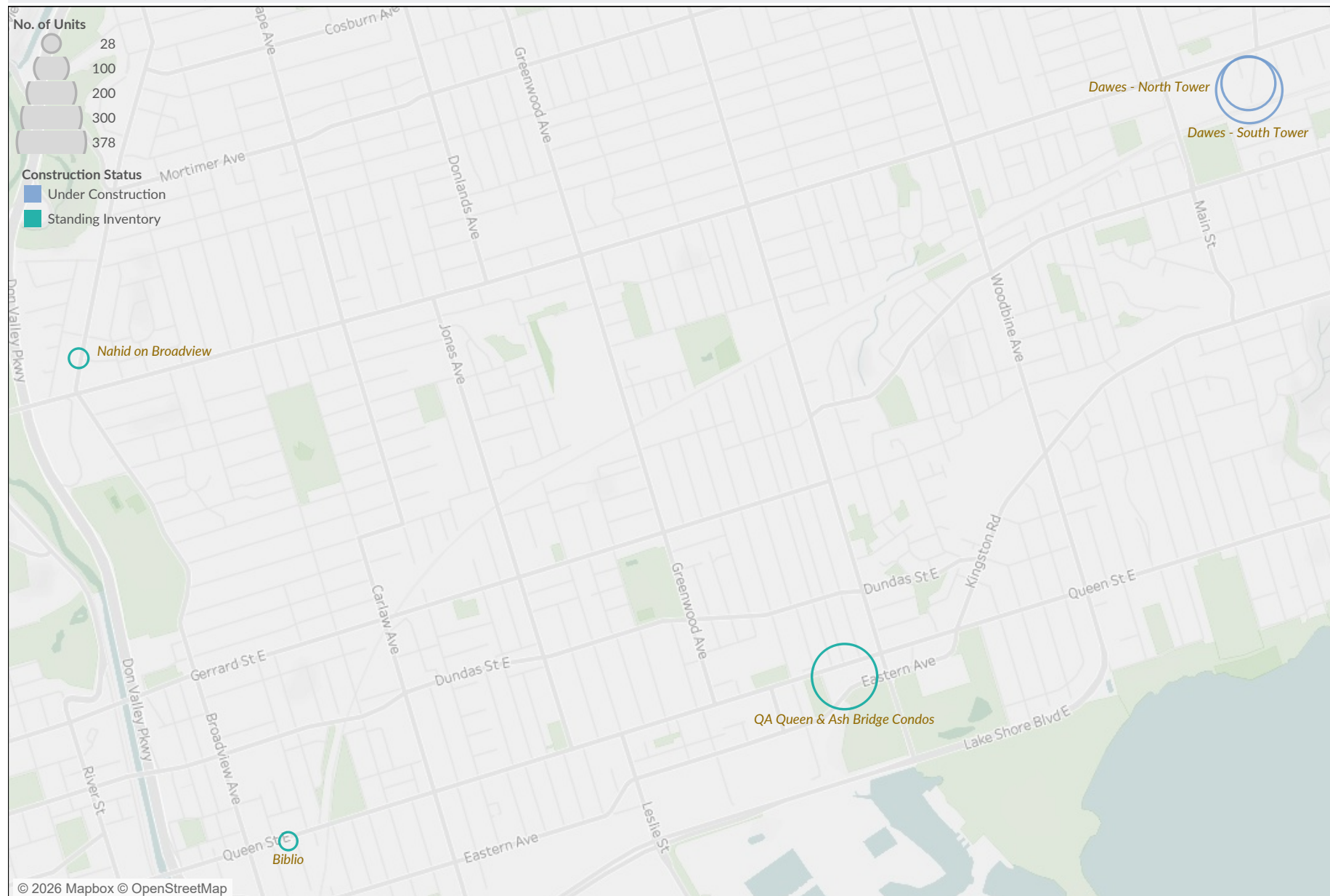


Post Launch Absorption: Toronto East



Toronto East Submarket Report - May 2026

Current Active Projects



Toronto East Submarket Report - May 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 - May 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	2	4
Don Mills - York Mills	2	9
Downtown Core	2	6
Downtown East	19	15
Downtown West	23	19
Etobicoke Waterfront		
Highway7 - Yonge	1	3
Mississauga City Centre	0	9
North Toronto	0	14
North Yonge Corridor	1	8
North York East		
North York West	3	6
Not Applicable	133	152
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	0	5
Toronto West	4	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,987	404	\$2,326	1,028	\$2,391,693
1,849	905	\$1,642	910	\$1,493,481
1,796	72	\$1,515	1,359	\$2,059,196
3,692	430	\$1,865	788	\$1,468,542
4,514	662	\$1,346	738	\$993,904
5,952	772	\$1,874	1,015	\$1,902,764
765	173	\$1,004	826	\$829,338
4,577	632	\$1,207	656	\$792,027
2,332	290	\$1,605	900	\$1,444,886
2,431	670	\$1,623	674	\$1,094,478
743	504	\$1,302	744	\$968,469
25,468	6,658	\$1,106	764	\$844,559
1,950	313	\$1,363	830	\$1,131,609
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,622	307	\$1,314	841	\$1,104,653
1,076	150	\$2,169	1,308	\$2,837,027



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