

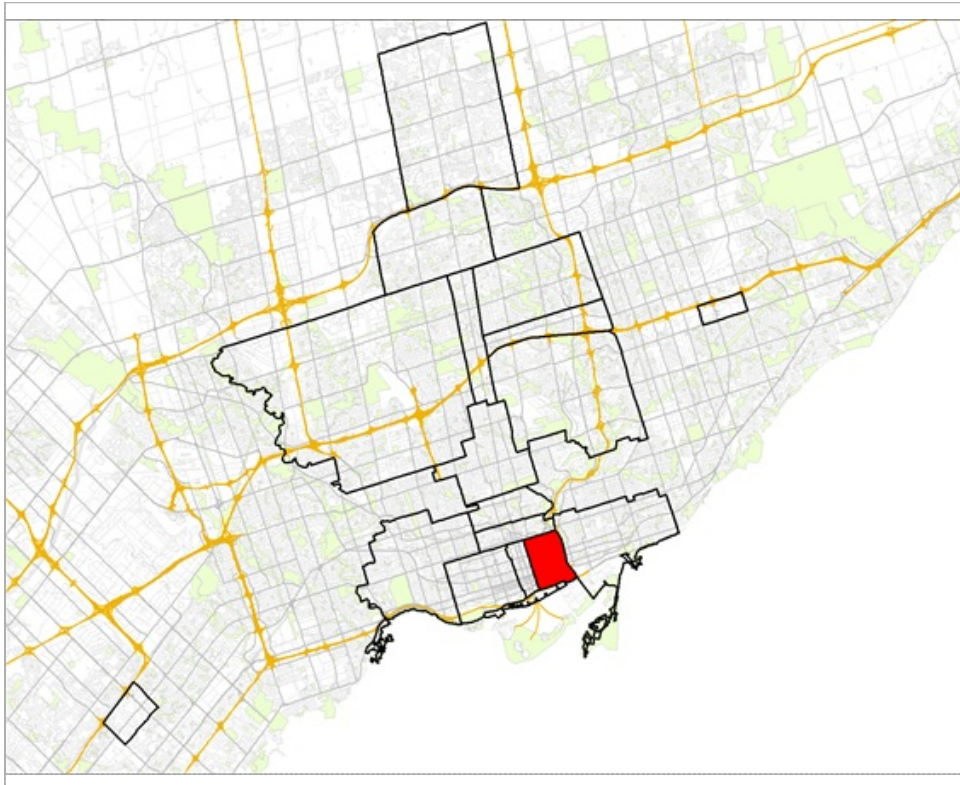


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of June 2026

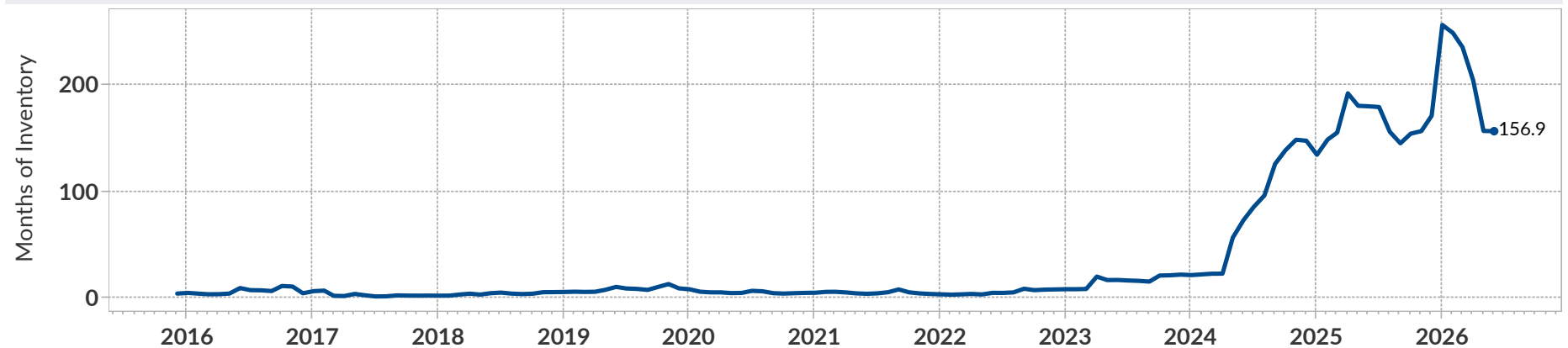


Downtown East Submarket Report - June 2026



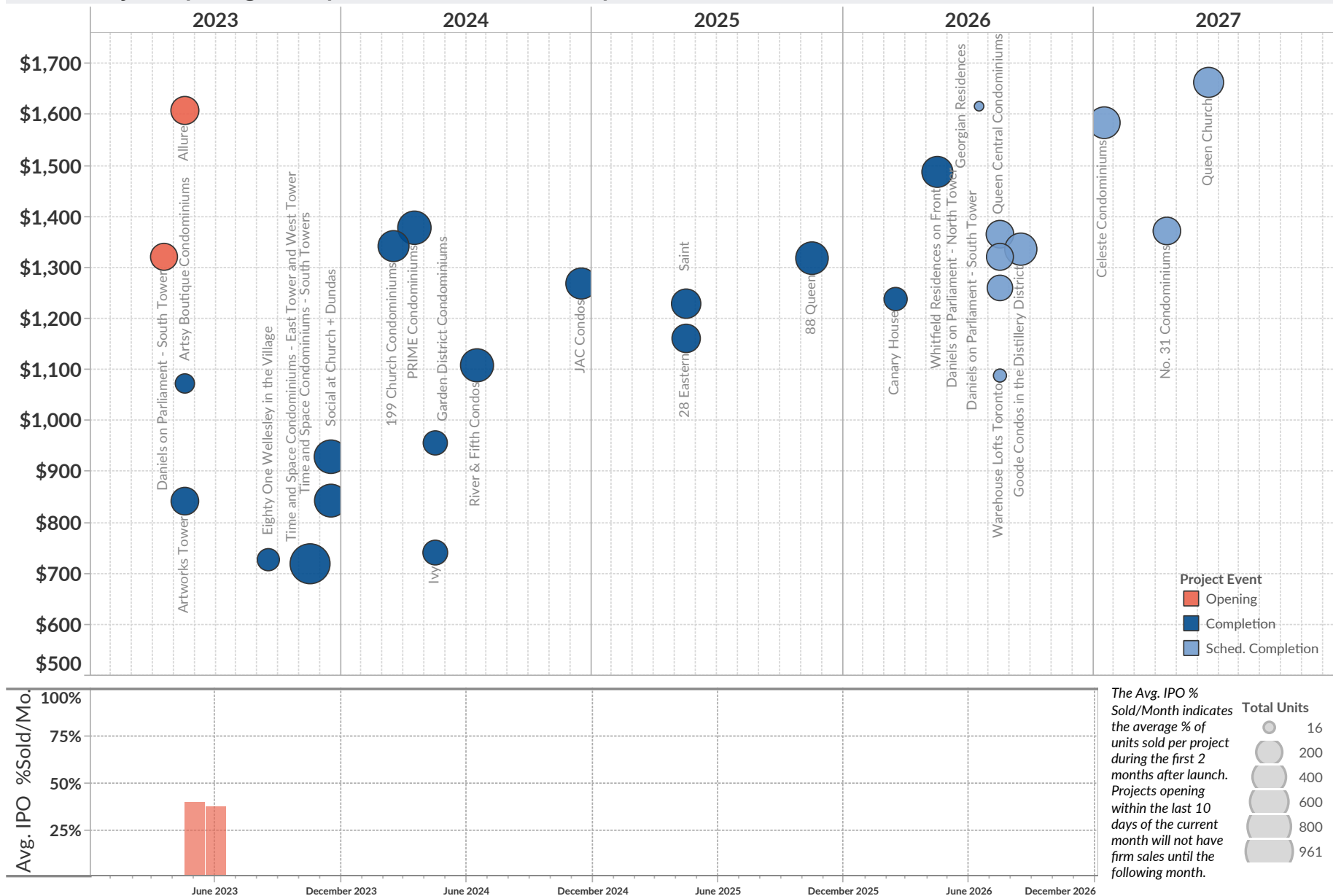
Downtown East		GTA
Distinct count of Site Name	15	294
No. of Units	5,177	75,732
Total Sales	4,510	63,153
Act Inv	667	12,579
Avg. \$/sf		\$1,380
Avg. Project \$/SF		\$1,280
Avg. SF		805
Avg. \$		\$1,111,897
Current Month Sales		273

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



Downtown East Submarket Report - June 2026

Recent Project Openings, Completions & Scheduled Completions



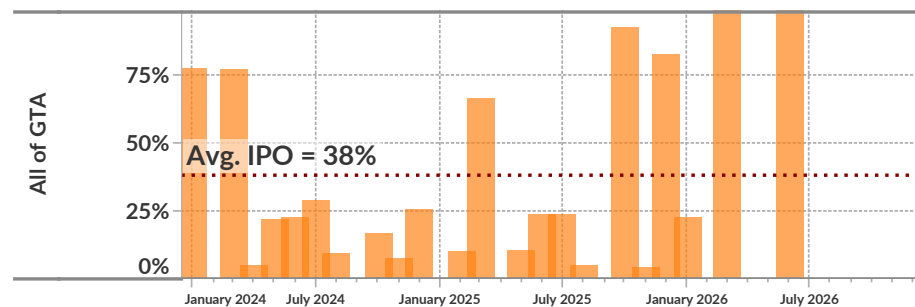
Downtown East Submarket Report - June 2026

Project Data by Unit Type

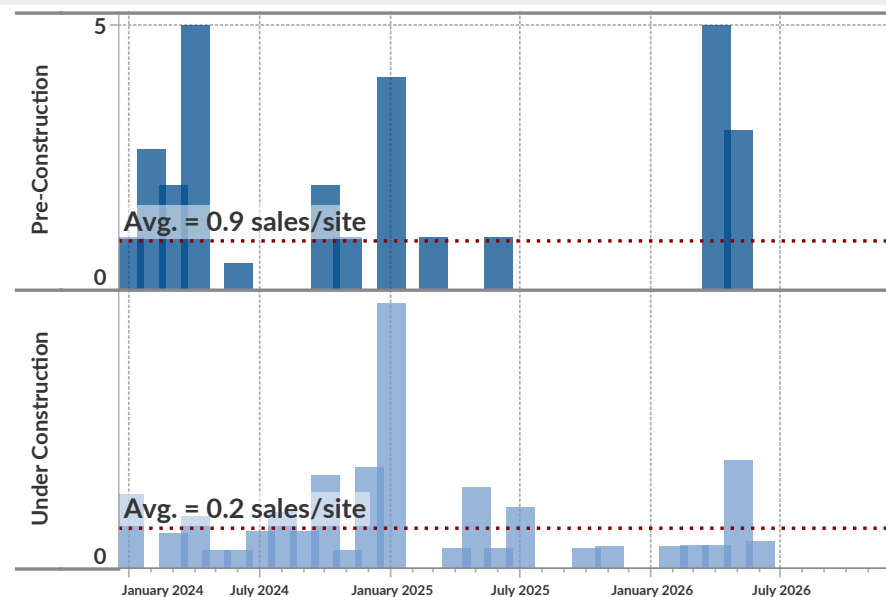
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	561	0	534	27
1 Bedroom	1,370	0	1,286	84
1 Bedroom + Den	917	0	831	86
2 Bedroom	1,575	1	1,260	315
2 Bedroom + Den	184	1	170	14
3 Bedroom & Up	531	0	400	131
Penthouse	2	0	0	2
Other	23	0	18	5

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,636	267	483	\$353,900	\$775,000
\$1,329	437	602	\$467,900	\$923,990
\$1,552	486	686	\$524,990	\$1,119,000
\$1,280	609	1,674	\$604,900	\$1,969,900
\$1,214	685	1,149	\$679,990	\$1,335,000
\$1,364	804	1,201	\$774,900	\$1,402,000
\$1,869	1,120	1,215	\$2,056,000	\$2,309,000
\$1,101	1,310	1,640	\$1,194,990	\$1,891,900

IPO Launch Performance (first 2 months)

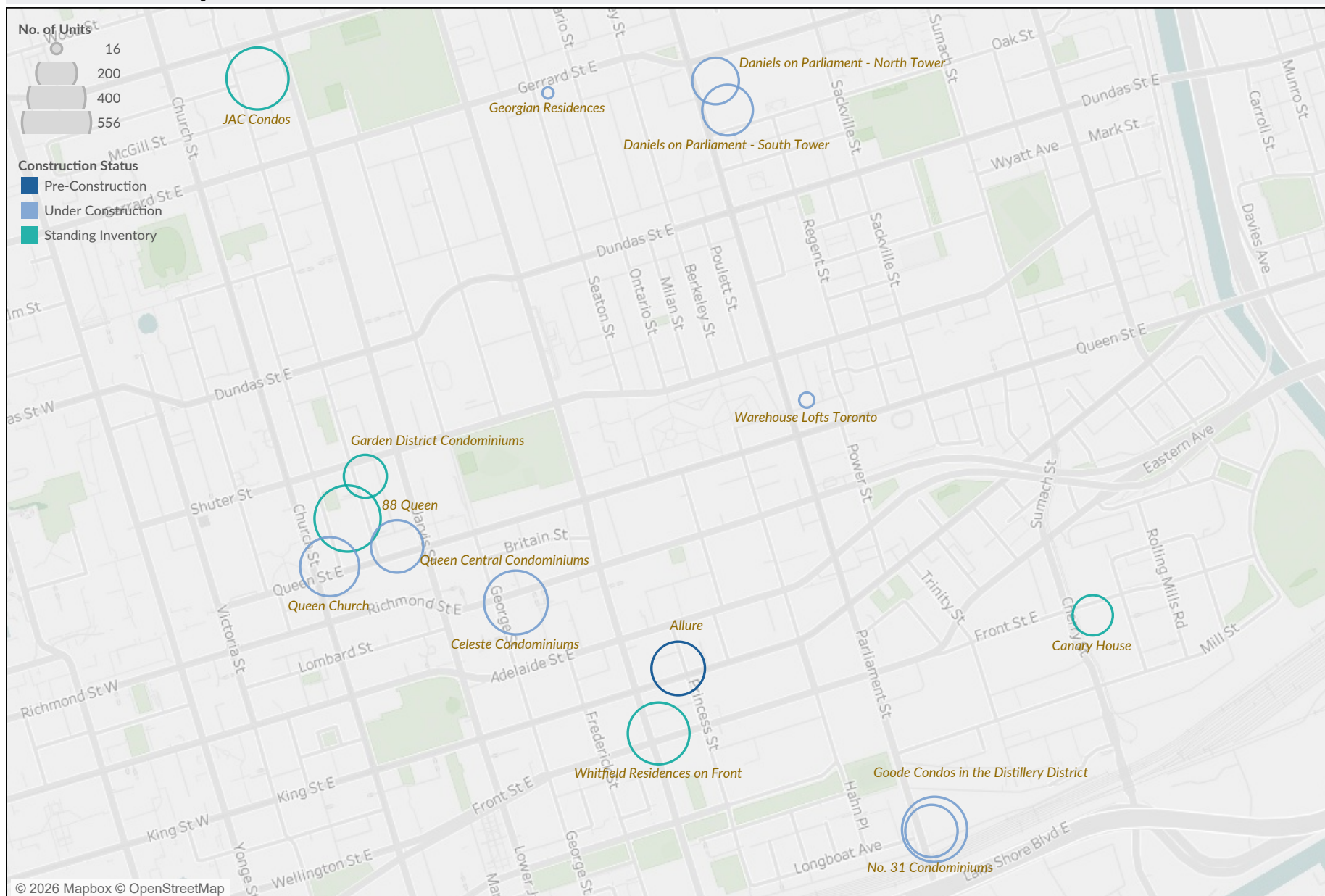


Post Launch Absorption: Downtown East



Downtown East Submarket Report - June 2026

Current Active Projects



Downtown East Submarket Report - June 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	July 2030	0	8	190	364	\$1,609	\$1,151
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	August 2026	0	0	22	276	\$1,261	\$1,144
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	August 2026	1	3	158	326	\$1,322	\$1,173
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May 2024	1	2	16	235	\$957	\$1,159
Georgian Residences - Stafford Homes	Apartment	July 2026	0	0	0	16	\$1,617	\$1,763
Goode Condos in the Distillery District - Graywood Developm..	Apartment	September 2026	0	3	13	540	\$1,337	\$942
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	December 2024	0	8	10	489	\$1,270	\$857
No. 31 Condominiums - Lanterra Developments	Apartment	April 2027	0	0	0	348	\$1,373	\$1,590
Queen Central Condominiums - Parallax Development Corpor..	Apartment	August 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	August 2026	0	0	3	29	\$1,089	\$1,237
Whitfield Residences on Front - Menkes and Core Developme..	Apartment	May 2026	0	1	67	484	\$1,488	\$1,486

Downtown East Submarket Report - June 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	15
Central Waterfront	0	4
Don Mills - York Mills	1	9
Downtown Core	1	6
Downtown East	2	15
Downtown West	7	19
Etobicoke Waterfront		
Highway7 - Yonge	0	3
Mississauga City Centre	4	8
North Toronto	2	14
North Yonge Corridor	4	8
North York East		
North York West	2	6
Not Applicable	234	150
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	0	5
Toronto West	12	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,989	402	\$2,328	1,027	\$2,392,241
1,849	905	\$1,642	910	\$1,493,481
1,799	69	\$1,519	1,371	\$2,083,153
3,693	429	\$1,865	788	\$1,469,700
4,510	667	\$1,338	737	\$985,886
5,964	760	\$1,884	1,015	\$1,912,732
765	173	\$1,004	826	\$829,338
4,049	621	\$1,214	656	\$796,392
2,334	288	\$1,605	903	\$1,448,872
2,450	651	\$1,619	666	\$1,077,381
745	502	\$1,302	743	\$968,080
25,028	6,199	\$1,110	767	\$850,515
1,952	275	\$1,388	834	\$1,157,470
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,637	292	\$1,332	841	\$1,120,863
1,076	150	\$2,169	1,308	\$2,837,027



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