

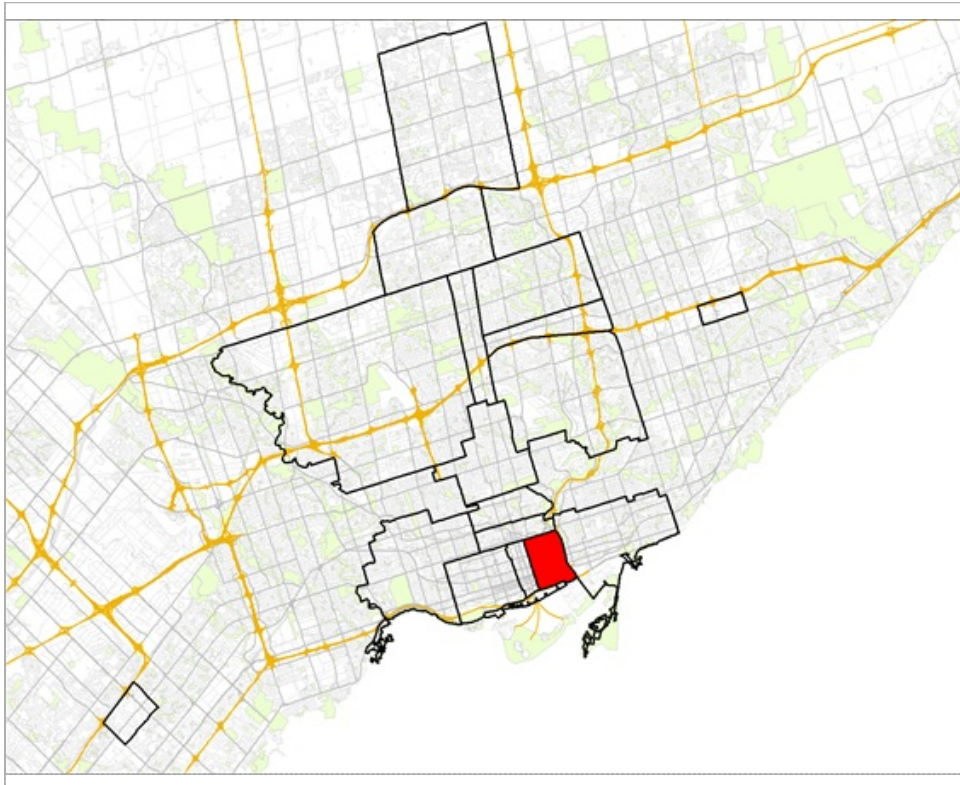


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of July 2026

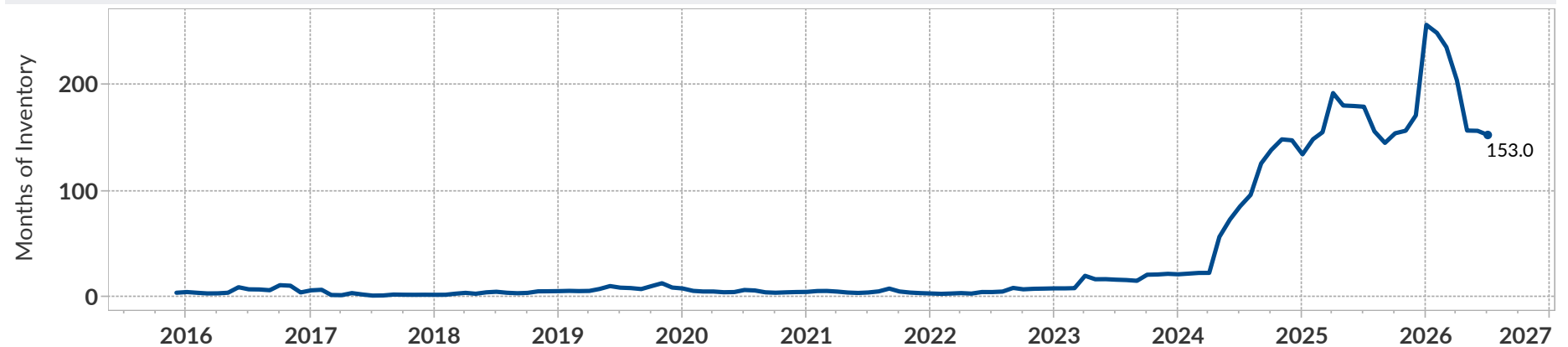


Downtown East Submarket Report - July 2026



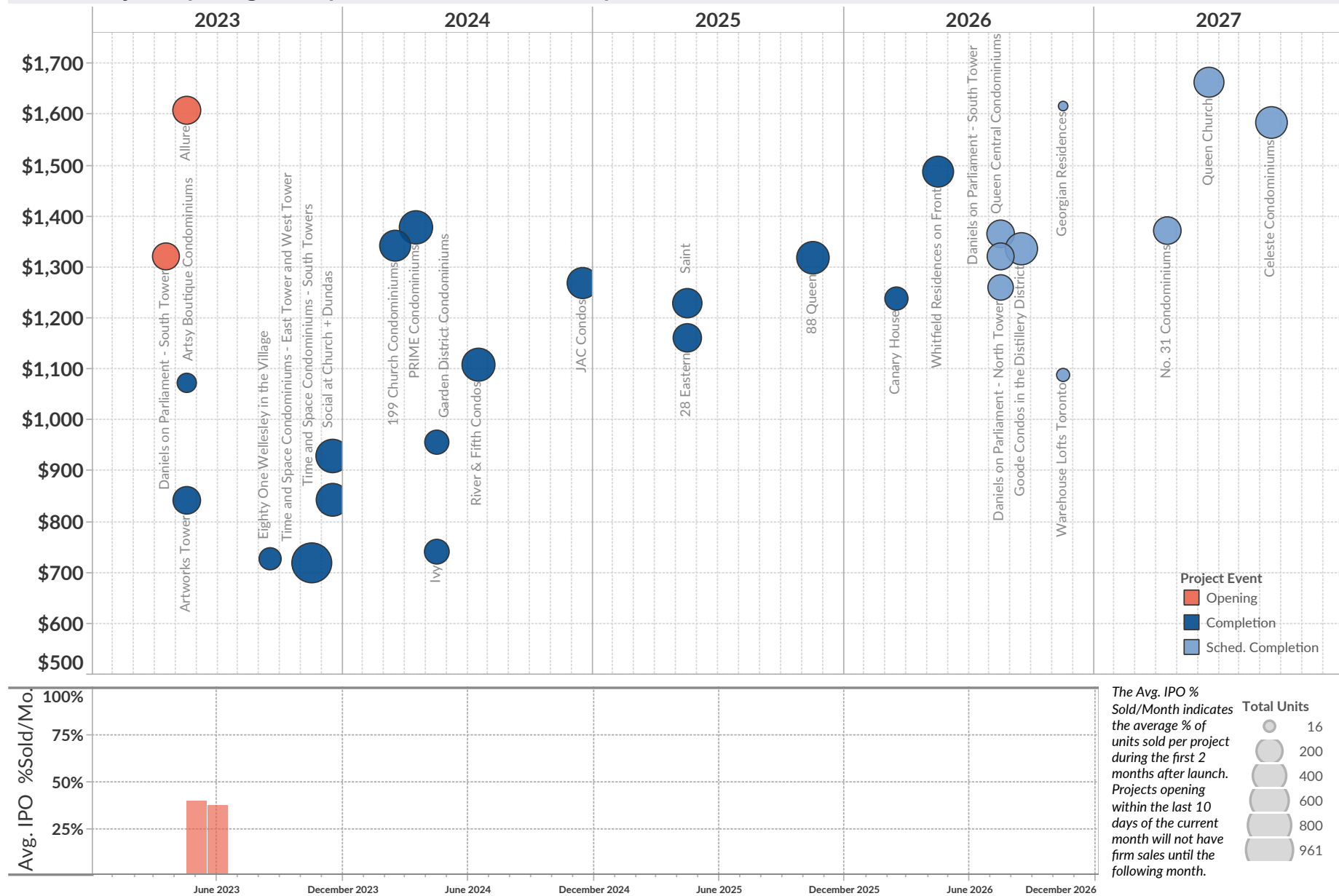
Downtown East		GTA
Distinct count of Site Name	15	291
No. of Units	5,177	75,173
Total Sales	4,514	62,828
Act Inv	663	12,345
Avg. \$/sf		\$1,389
Avg. Project \$/SF		\$1,278
Avg. SF		810
Avg. \$		\$1,125,410
Current Month Sales		237

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



Downtown East Submarket Report - July 2026

Recent Project Openings, Completions & Scheduled Completions



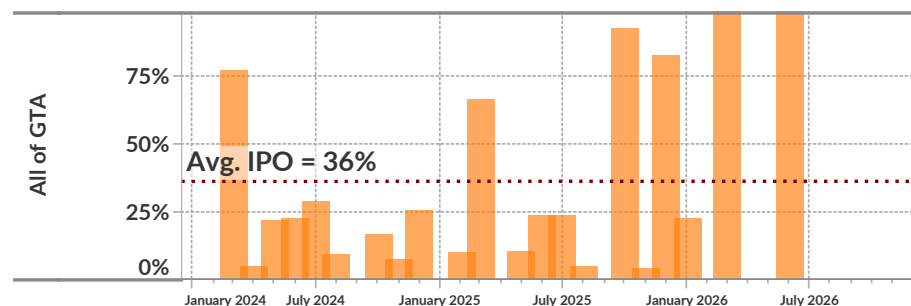
Downtown East Submarket Report - July 2026

Project Data by Unit Type

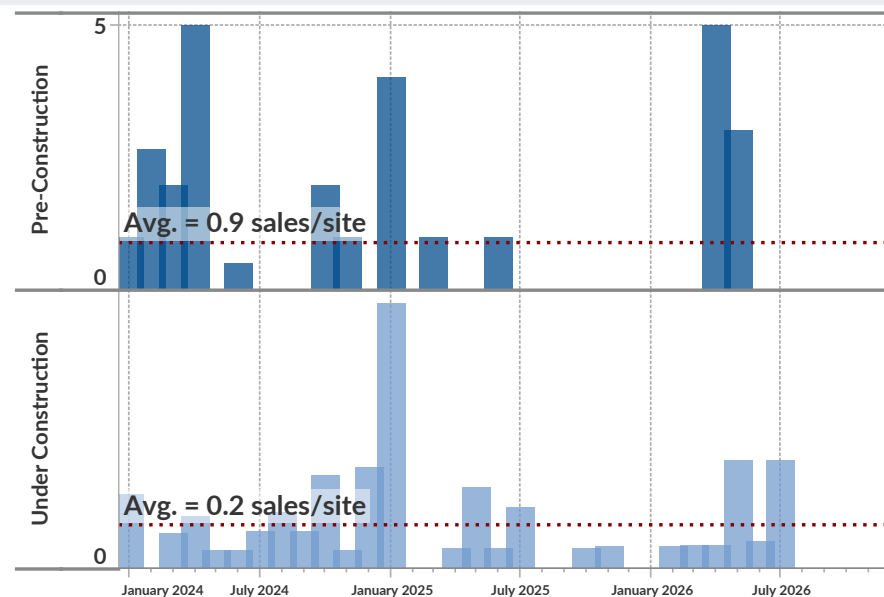
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	561	0	534	27
1 Bedroom	1,370	1	1,287	83
1 Bedroom + Den	917	0	831	86
2 Bedroom	1,575	1	1,261	314
2 Bedroom + Den	184	0	170	14
3 Bedroom & Up	531	2	402	129
Penthouse	2	0	0	2
Other	23	0	18	5

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,636	267	483	\$353,900	\$775,000
\$1,333	437	602	\$467,900	\$923,990
\$1,552	486	686	\$524,990	\$1,119,000
\$1,279	609	1,674	\$604,900	\$1,969,900
\$1,214	685	1,149	\$679,990	\$1,335,000
\$1,376	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)

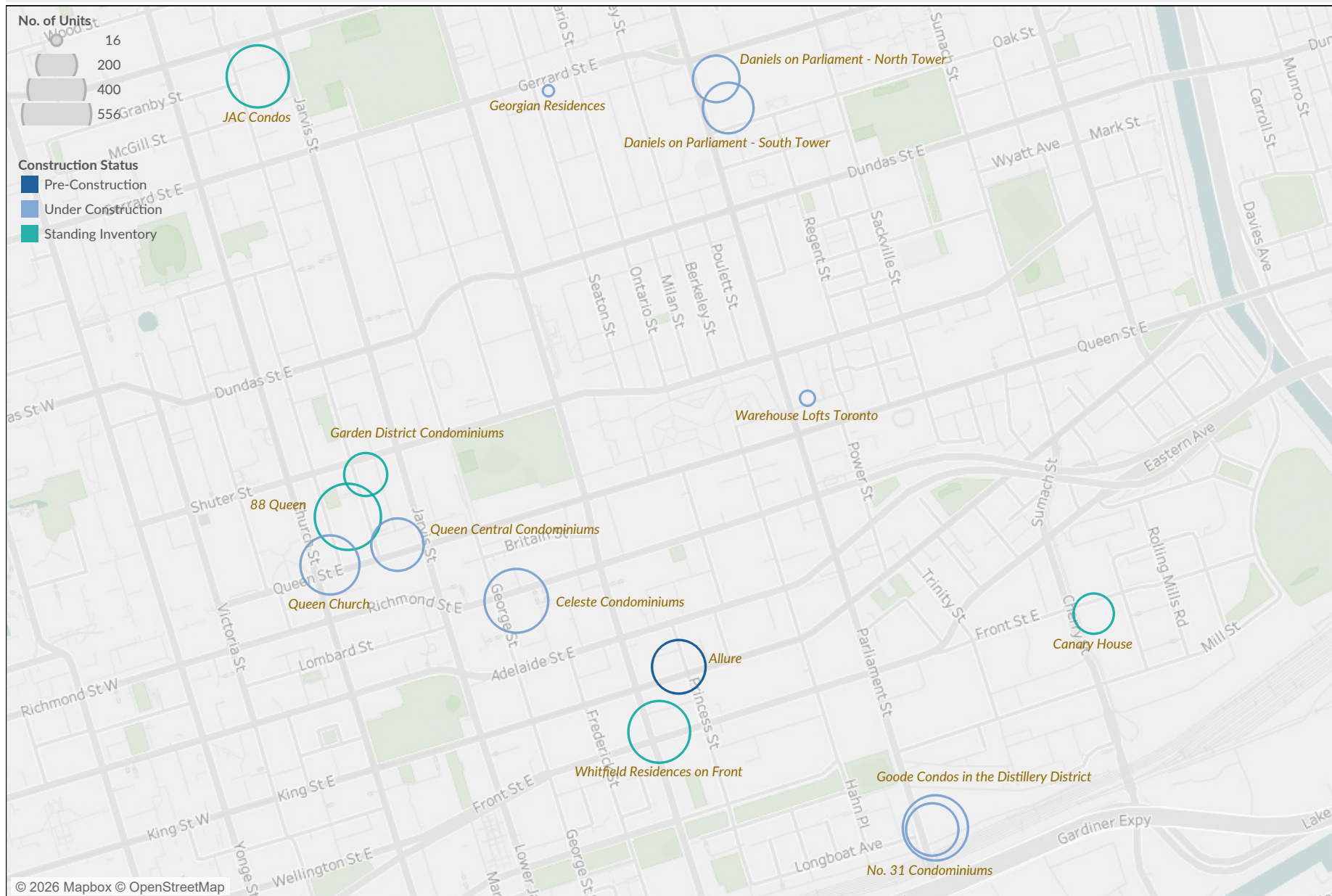


Post Launch Absorption: Downtown East



Downtown East Submarket Report - July 2026

Current Active Projects



Downtown East Submarket Report - July 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	September 2027	1	2	35	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	0	3	158	326	\$1,322	\$1,173
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May 2024	0	2	16	235	\$957	\$1,159
Georgian Residences - Stafford Homes	Apartment	November 2026	0	0	0	16	\$1,617	\$1,763
Goode Condos in the Distillery District - Graywood Developm..	Apartment	September 2026	3	6	10	540	\$1,337	\$1,010
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	November 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 - July 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	15
Central Waterfront	3	4
Don Mills - York Mills	1	9
Downtown Core	0	6
Downtown East	4	15
Downtown West	5	19
Etobicoke Waterfront		
Highway7 - Yonge	2	3
Mississauga City Centre	0	8
North Toronto	0	14
North Yonge Corridor	1	8
North York East		
North York West	1	6
Not Applicable	213	147
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	1	5
Toronto West	2	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,991	400	\$2,329	1,030	\$2,398,125
1,852	905	\$1,701	1,006	\$1,711,201
1,800	68	\$1,515	1,367	\$2,071,875
3,693	429	\$1,865	788	\$1,469,700
4,514	663	\$1,340	736	\$987,083
5,980	744	\$1,898	1,018	\$1,930,917
777	161	\$1,036	777	\$805,168
4,049	621	\$1,214	656	\$796,392
2,334	288	\$1,605	903	\$1,448,838
2,447	654	\$1,610	668	\$1,074,775
746	501	\$1,260	744	\$937,295
24,657	6,008	\$1,103	761	\$839,810
1,959	268	\$1,396	837	\$1,168,075
423	30	\$1,573	1,718	\$2,701,583
891	165	\$1,216	686	\$833,692
2,639	290	\$1,321	843	\$1,114,270
1,076	150	\$2,169	1,308	\$2,837,027



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