

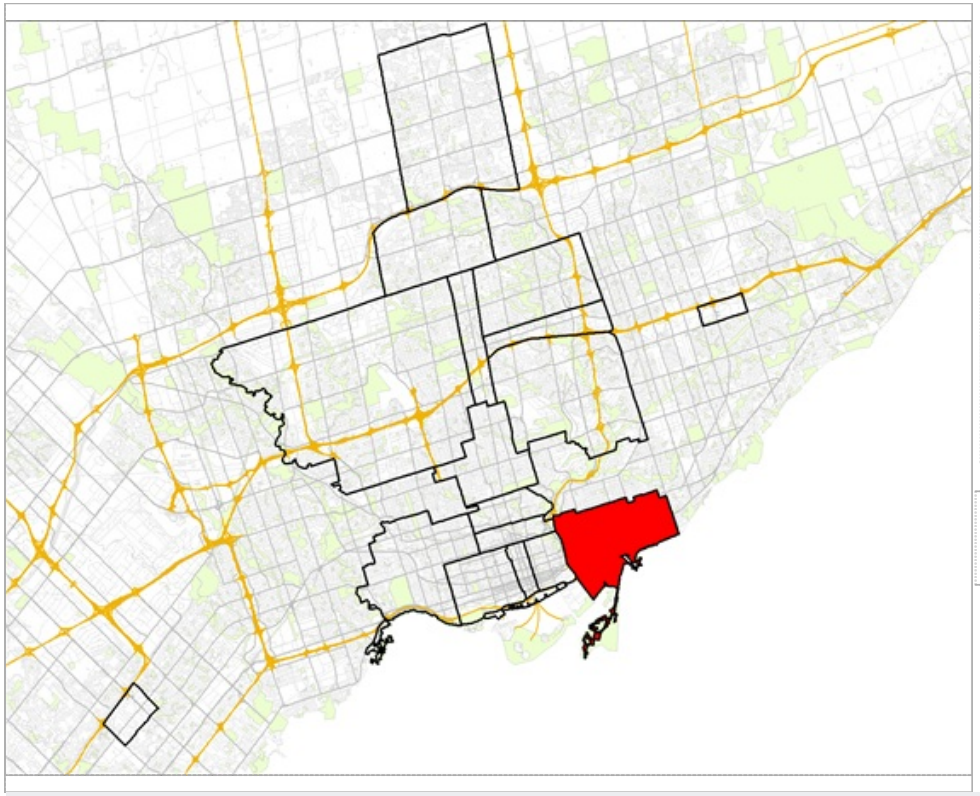
Greater Toronto Area | Toronto East

New Homes High Rise Submarket Report

Data as of August 2026

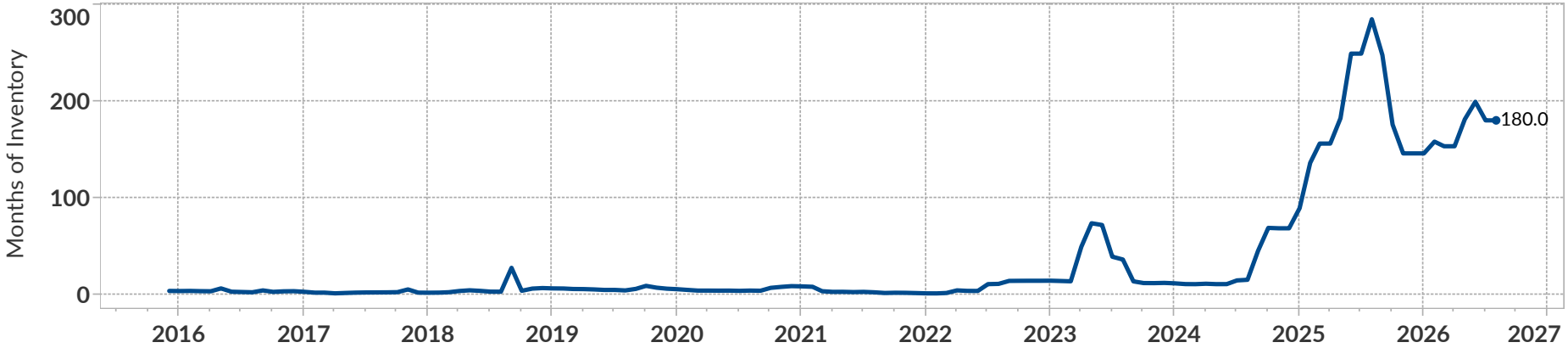
Altus Group

Toronto East Submarket Report - August 2026



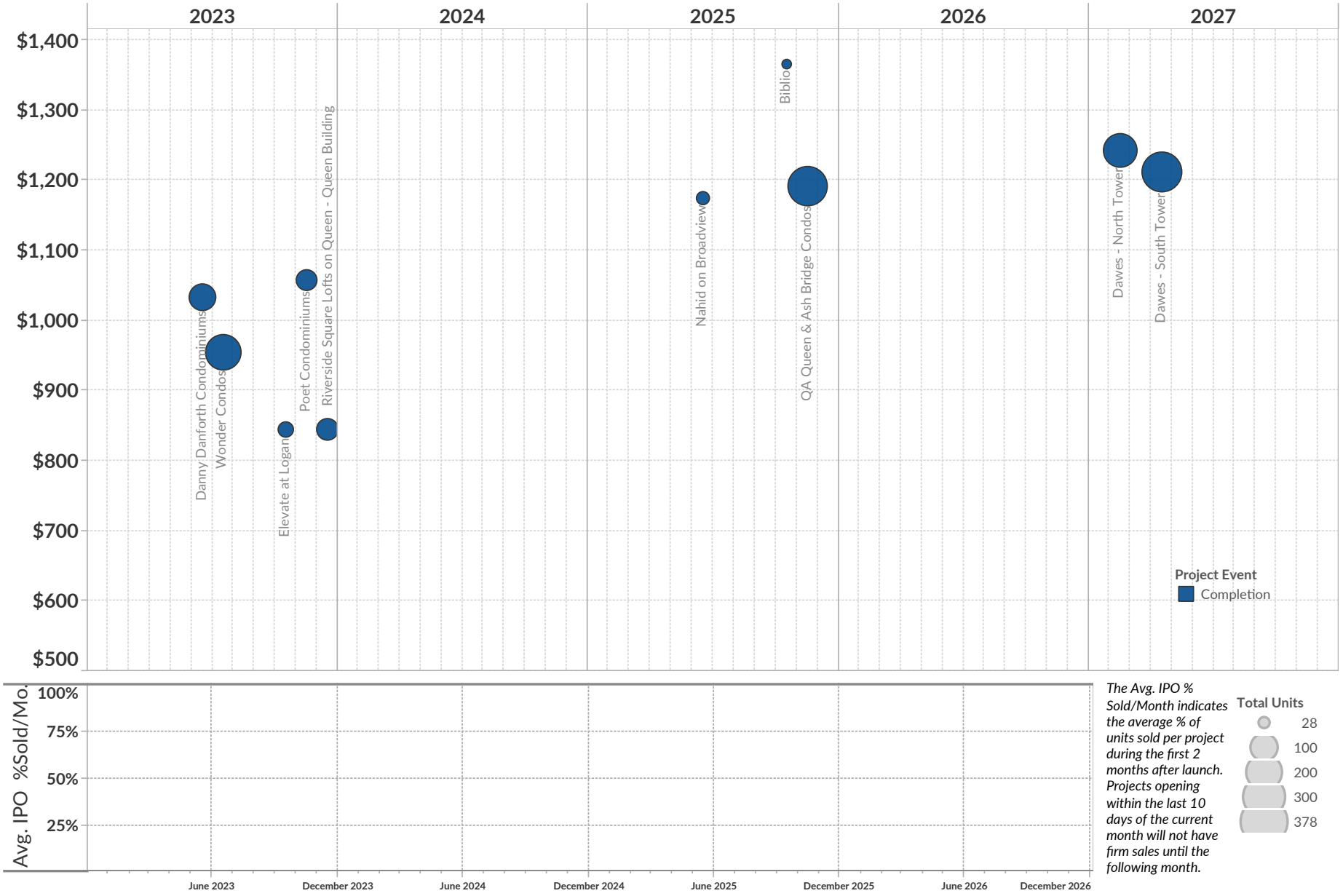
	Toronto East	GTA
Distinct count of Site Name	5	290
No. of Units	1,056	74,874
Total Sales	891	62,140
Act Inv	165	12,734
Avg. $/sf	$1,216	$1,352
Avg. Project $/SF	$1,249	$1,271
Avg. SF	686	822
Avg. $	$833,692	$1,110,782
Current Month Sales	0	215

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



Toronto East Submarket Report - August 2026

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.

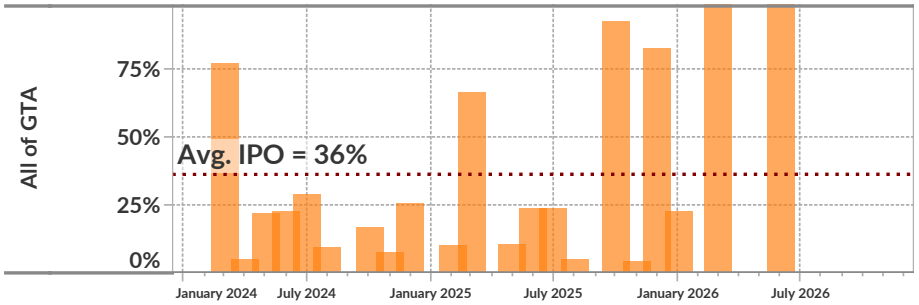
Total Units
28
100
200
300
378

Toronto East Submarket Report - August 2026

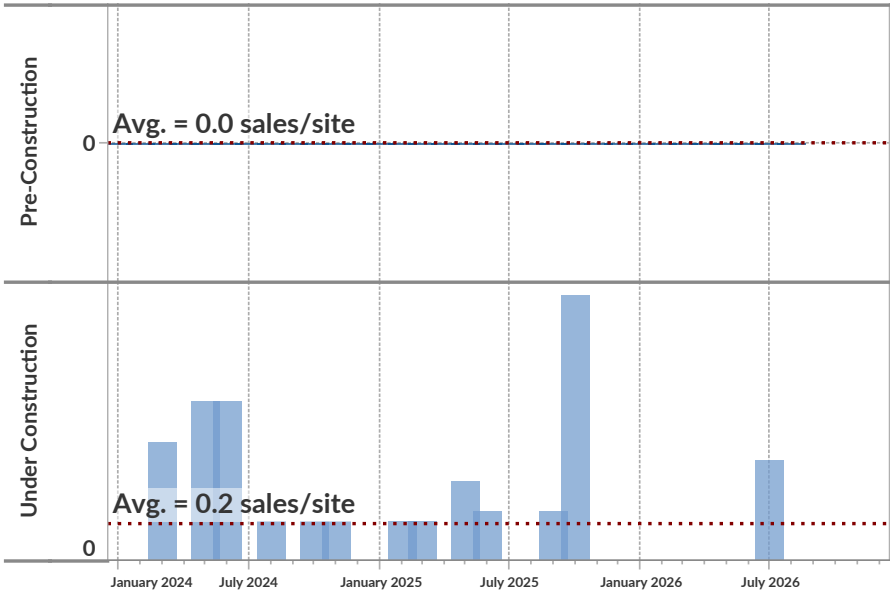
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	17	0	17	0					
1 Bedroom	441	0	397	44	$1,289	437	720	$580,990	$999,900
1 Bedroom + Den	136	0	96	40	$1,188	515	683	$599,900	$715,990
2 Bedroom	290	0	240	50	$1,251	536	973	$672,990	$1,499,900
2 Bedroom + Den	80	0	75	5	$897	1,005	1,279	$899,900	$1,149,900
3 Bedroom & Up	91	0	66	25	$1,196	1,001	1,509	$1,173,990	$2,399,900
Penthouse									
Other	1	0	0	1	$1,307	1,148	1,148	$1,499,900	$1,499,900

IPO Launch Performance (first 2 months)

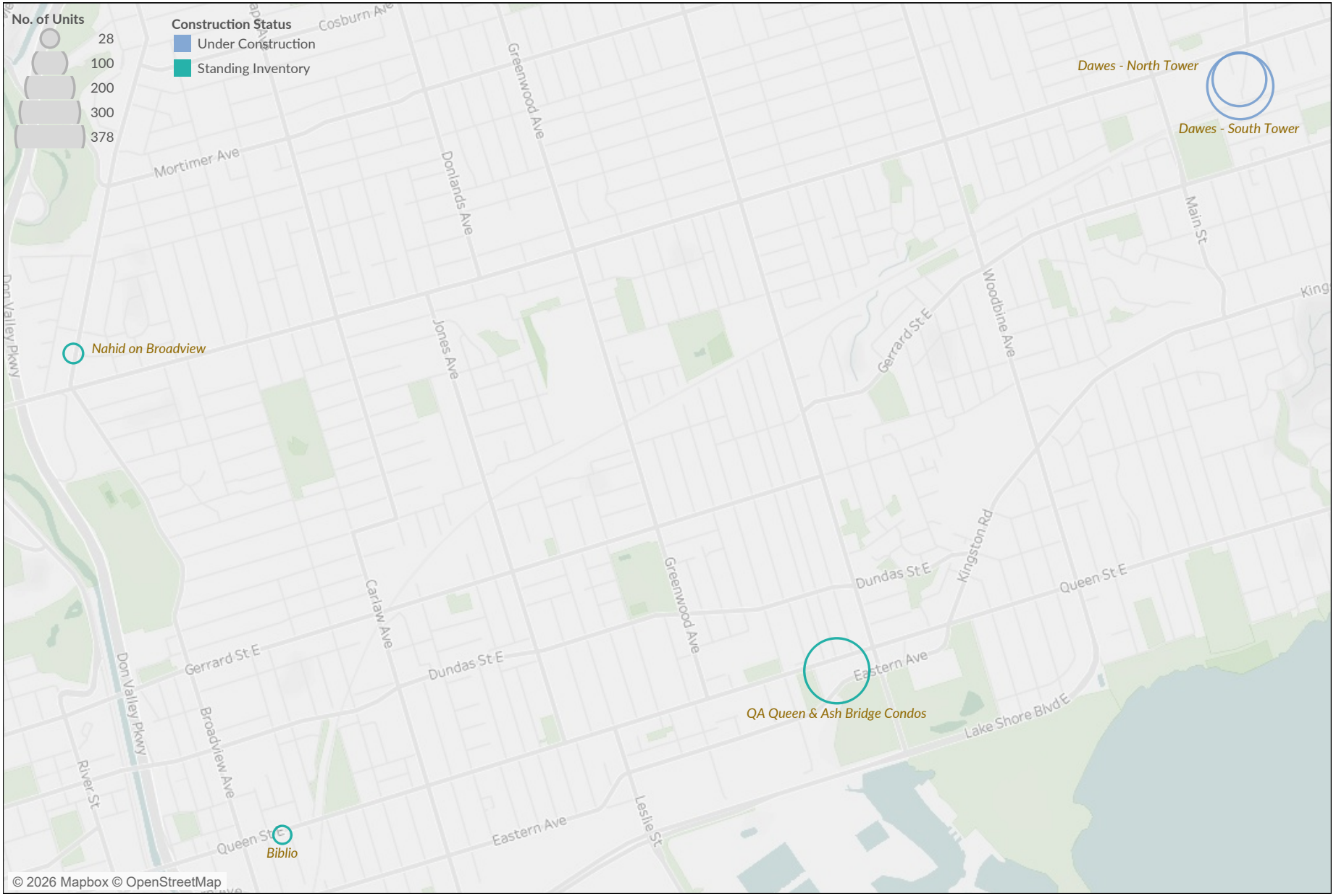


Post Launch Absorption: Toronto East



Toronto East Submarket Report - August 2026

Current Active Projects



Toronto East Submarket Report - August 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	April 2027	0	1	27	378	$1,212	$1,266
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 - August 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	20	4
Don Mills - York Mills	0	11
Downtown Core	3	6
Downtown East	6	15
Downtown West	4	19
Etobicoke Waterfront		
Highway7 - Yonge	2	2
Mississauga City Centre	0	8
North Toronto	0	14
North Yonge Corridor	6	7
North York East		
North York West	1	5
Not Applicable	164	148
Scarborough City Centre		
Sheppard Corridor	1	8
Thornhill	1	1
Toronto East	0	5
Toronto West	6	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
2,992	399	$2,335	1,028	$2,400,671
1,855	902	$1,701	1,007	$1,713,073
1,759	263	$1,109	1,177	$1,305,513
3,696	426	$1,866	790	$1,473,369
4,520	657	$1,340	739	$990,650
5,987	737	$1,902	1,017	$1,934,684
584	154	$1,050	754	$791,398
4,049	621	$1,214	656	$796,392
2,334	304	$1,583	889	$1,406,795
2,093	648	$1,609	665	$1,070,444
691	466	$1,260	747	$941,919
24,853	6,275	$1,062	780	$828,162
1,960	267	$1,397	837	$1,169,416
154	17	$1,556	1,687	$2,623,824
891	165	$1,216	686	$833,692
2,646	283	$1,326	845	$1,120,142
1,076	150	$2,169	1,308	$2,837,027



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