

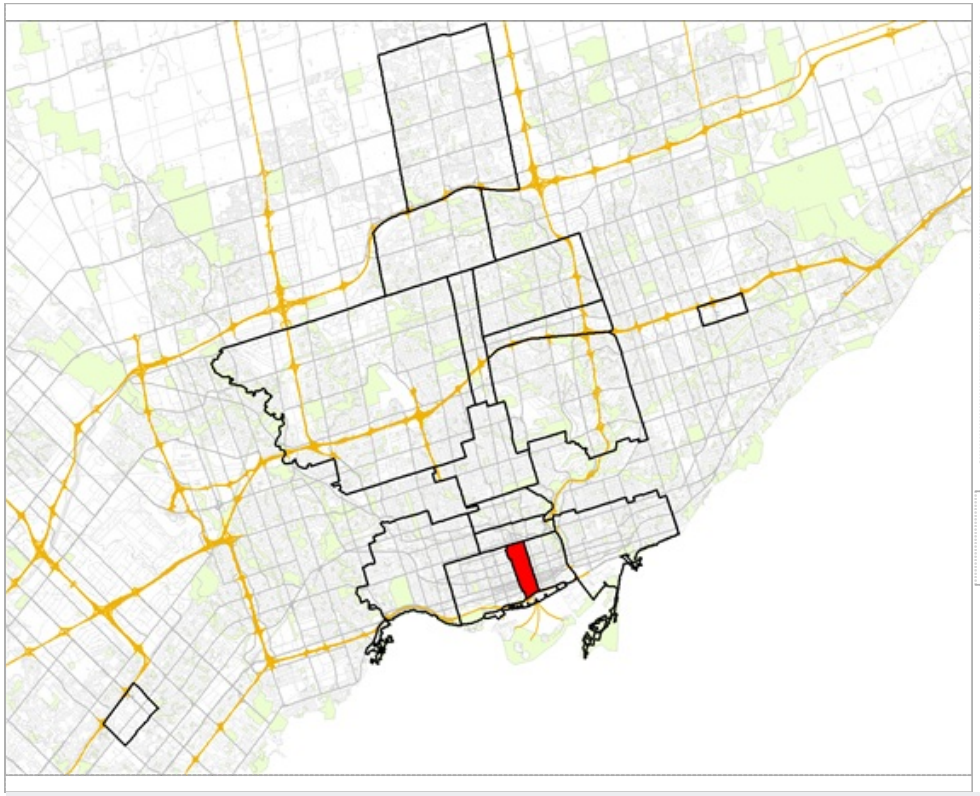
Greater Toronto Area | Downtown Core

New Homes High Rise Submarket Report

Data as of September 2026

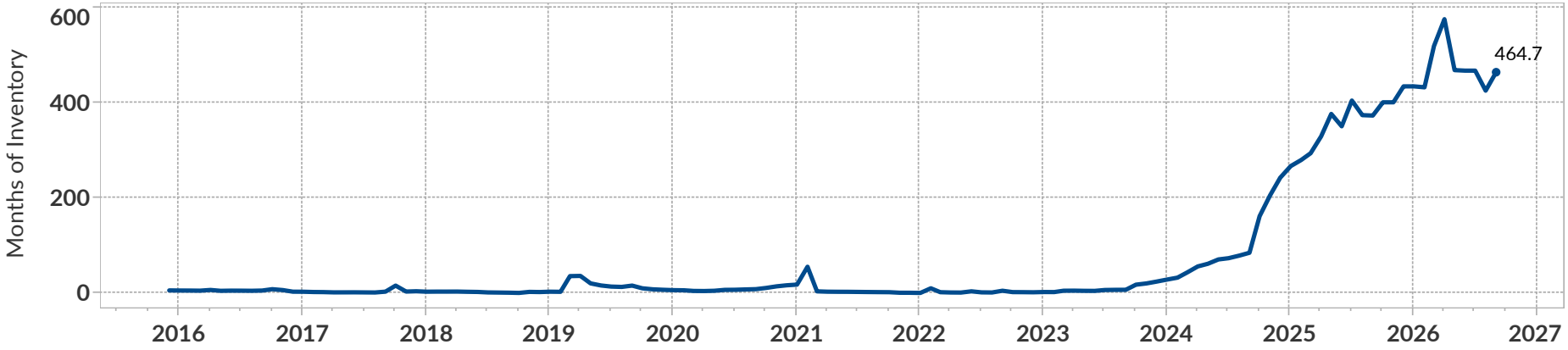
Altus Group

Downtown Core Submarket Report - September 2026



	Downtown Core	GTA
Distinct count of Site Name	6	289
No. of Units	4,122	74,344
Total Sales	3,696	61,435
Act Inv	426	12,909
Avg. $/sf	$1,866	$1,341
Avg. Project $/SF	$1,906	$1,266
Avg. SF	790	823
Avg. $	$1,473,369	$1,103,238
Current Month Sales	0	129

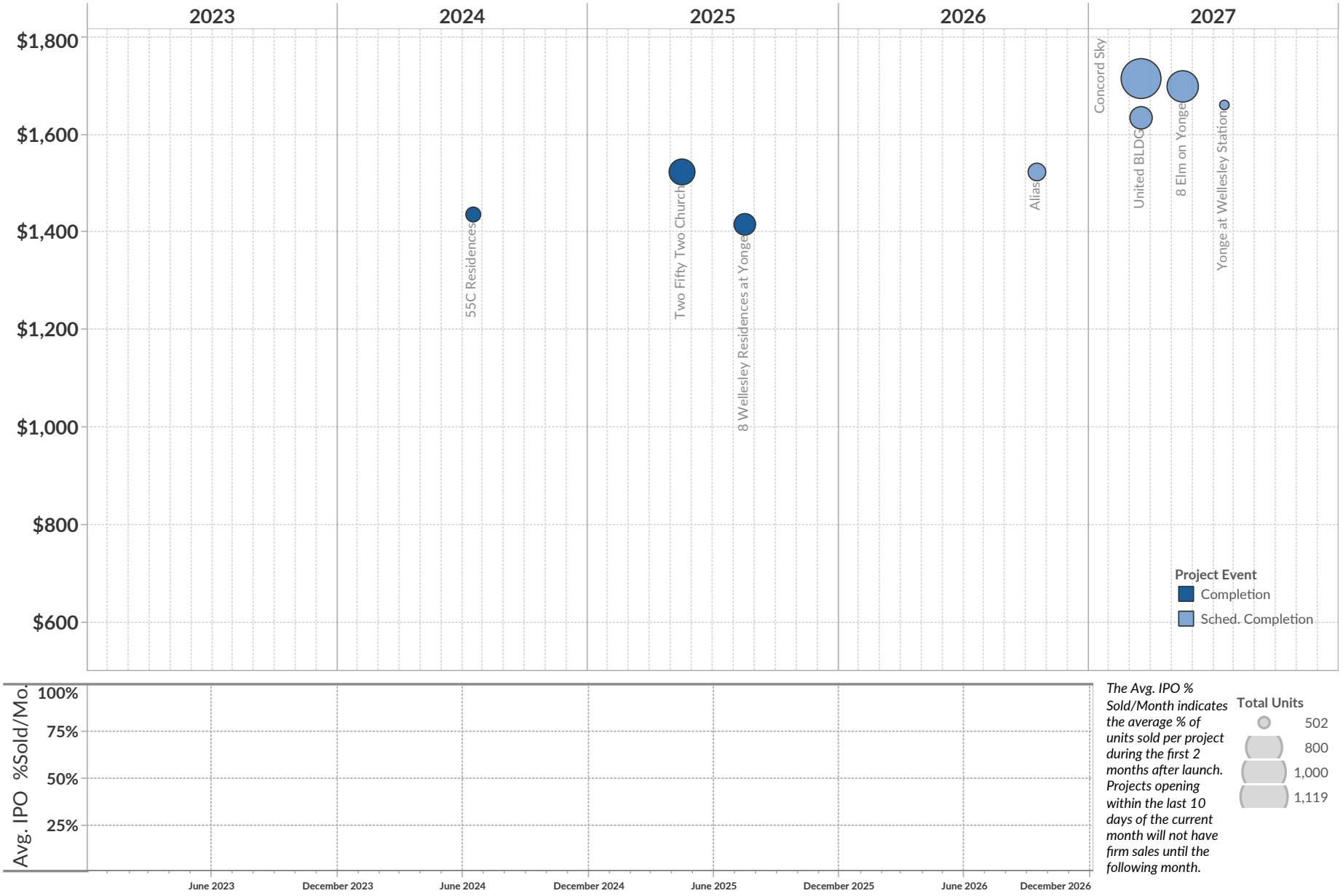
Submarket - Months of Inventory *(calculated using current rem. inv. and last 12 month sales)*



Downtown Core Submarket Report - September 2026

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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.

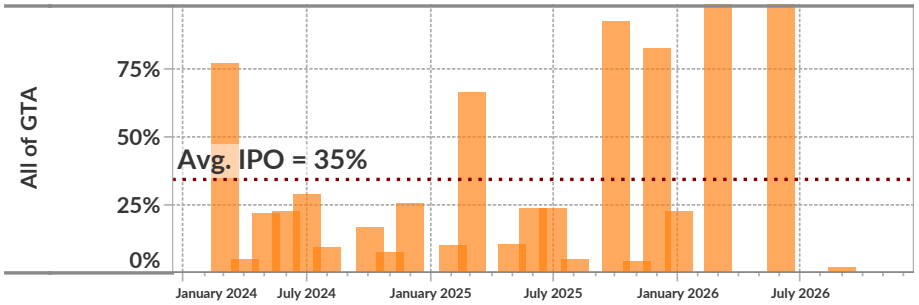
Total Units
502
800
1,000
1,119

Downtown Core Submarket Report - September 2026

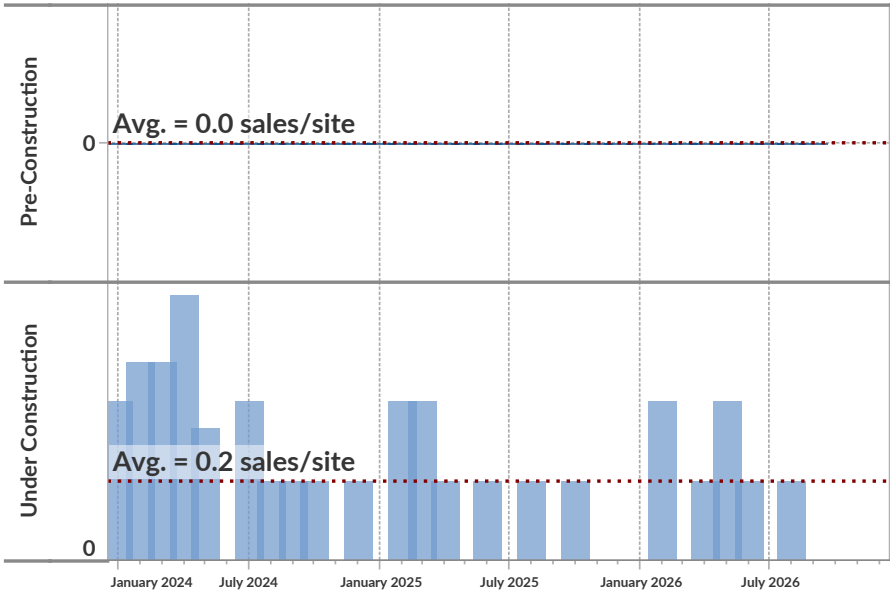
Project Data by Unit Type

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	576	0	560	16	$2,480	295	423	$599,000	$1,000,000
1 Bedroom	1,080	0	1,028	52	$2,140	300	975	$710,900	$2,000,000
1 Bedroom + Den	817	0	709	108	$1,883	474	819	$819,000	$1,500,000
2 Bedroom	1,140	0	1,021	119	$1,742	590	1,355	$1,075,900	$2,500,000
2 Bedroom + Den	212	0	145	67	$1,995	723	1,635	$1,351,000	$3,200,000
3 Bedroom & Up	276	0	223	53	$1,696	835	1,740	$1,301,000	$4,000,000
Penthouse	6	0	0	6	$1,739	1,100	1,345	$1,902,900	$2,348,900
Other	15	0	10	5	$1,544	1,019	1,393	$1,685,000	$2,040,000

IPO Launch Performance (first 2 months)

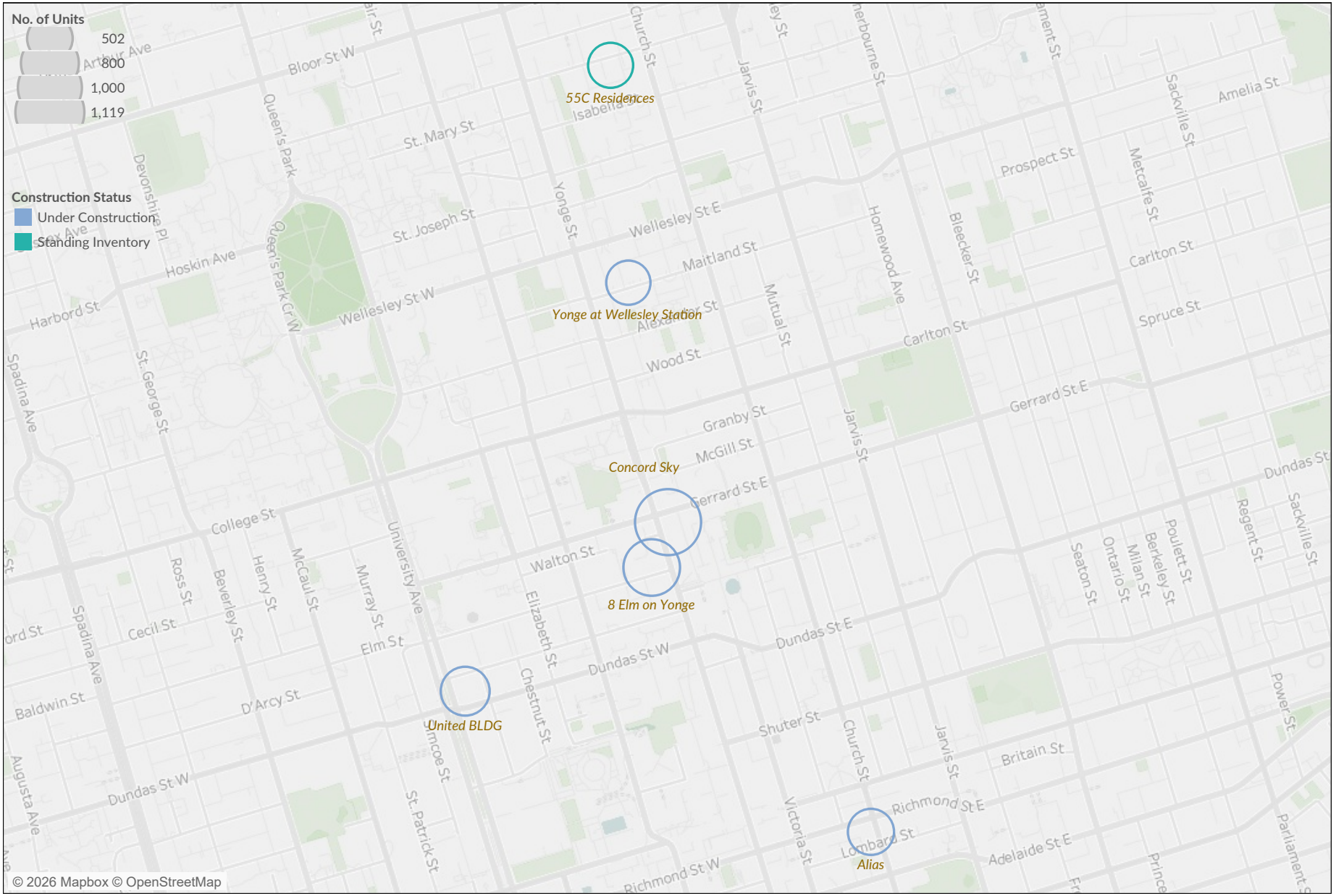


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - September 2026

Current Active Projects



Downtown Core Submarket Report - September 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	0	7	123	821	$1,699	$1,808
55C Residences - Mod Developments Inc.	Apartment	July 2024	0	2	4	521	$1,437	$1,631
Alias - Madison Group	Apartment	October 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 - September 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	0	11
Downtown Core	0	6
Downtown East	5	15
Downtown West	6	18
Etobicoke Waterfront		
Highway7 - Yonge	1	2
Mississauga City Centre	2	8
North Toronto	3	14
North Yonge Corridor	3	7
North York East		
North York West	2	5
Not Applicable	89	148
Scarborough City Centre		
Sheppard Corridor	6	8
Thornhill	0	1
Toronto East	0	5
Toronto West	5	16
Yonge - St. Clair	4	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
2,993	398	$2,357	1,067	$2,514,137
1,813	944	$1,697	997	$1,691,411
1,761	263	$1,109	1,177	$1,305,513
3,696	426	$1,866	790	$1,473,369
4,522	655	$1,338	740	$989,807
5,734	718	$1,919	1,023	$1,962,707
585	153	$1,050	736	$773,154
4,051	619	$1,214	656	$796,277
2,337	301	$1,573	892	$1,402,762
2,096	678	$1,525	670	$1,021,565
693	464	$1,260	748	$942,564
24,475	6,363	$1,052	779	$819,796
1,883	344	$1,300	831	$1,079,838
155	16	$1,550	1,708	$2,647,813
891	162	$1,190	684	$813,509
2,650	279	$1,328	846	$1,123,943
1,100	126	$2,066	1,515	$3,128,931



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