

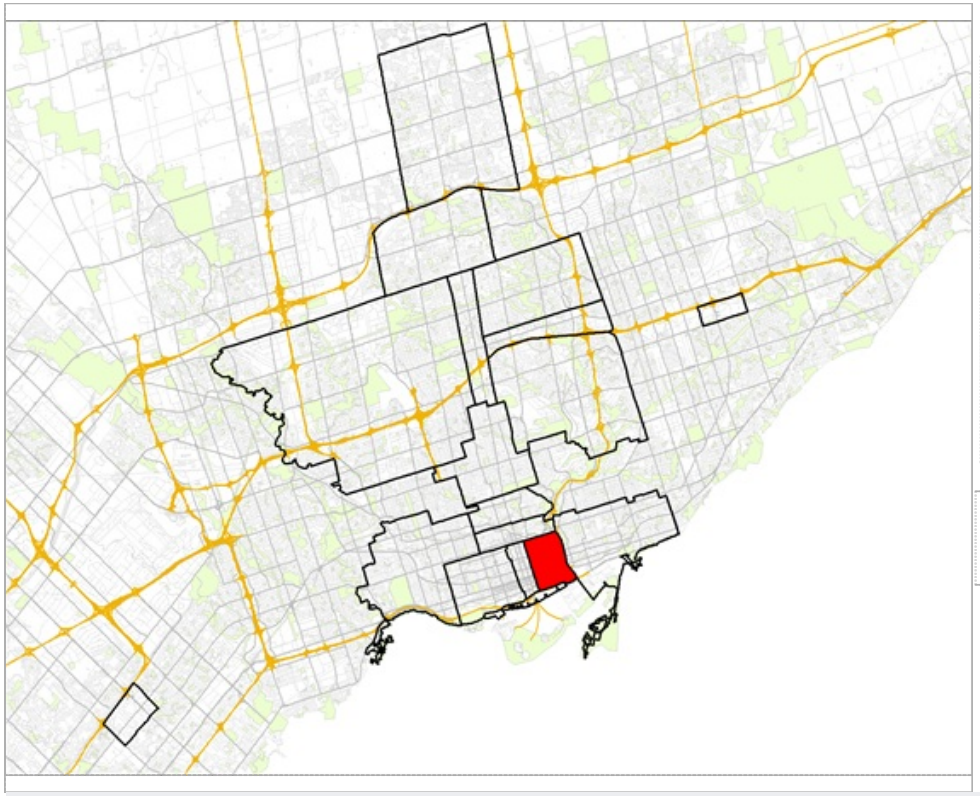
Greater Toronto Area | Downtown East

New Homes High Rise Submarket Report

Data as of September 2026

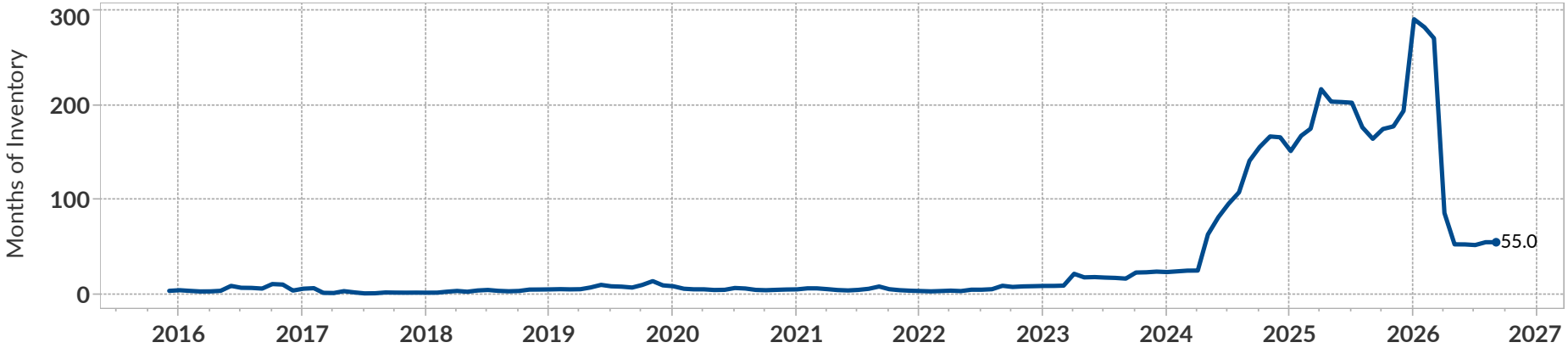
Altus Group

Downtown East Submarket Report - September 2026



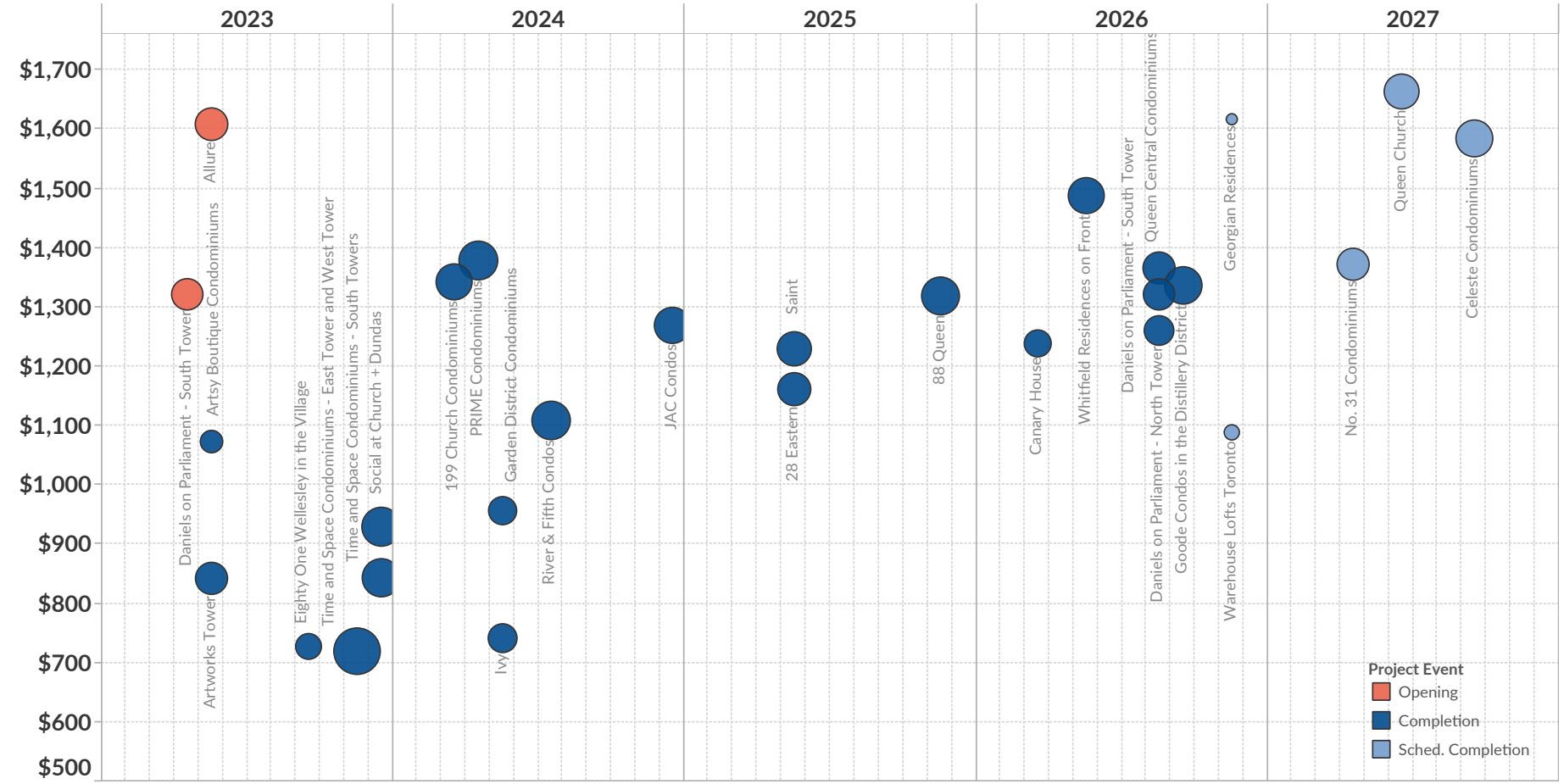
	Downtown East	GTA
Distinct count of Site Name	15	289
No. of Units	5,177	74,344
Total Sales	4,522	61,435
Act Inv	655	12,909
Avg. $/sf	$1,338	$1,341
Avg. Project $/SF	$1,330	$1,266
Avg. SF	740	823
Avg. $	$989,807	$1,103,238
Current Month Sales	5	129

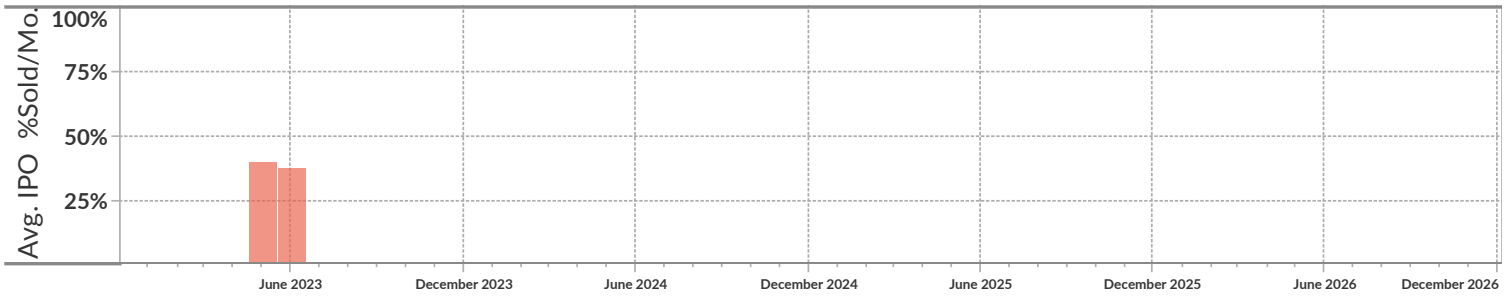
Submarket - Months of Inventory *(calculated using current rem. inv. and last 12 month sales)*



Downtown East Submarket Report - September 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.

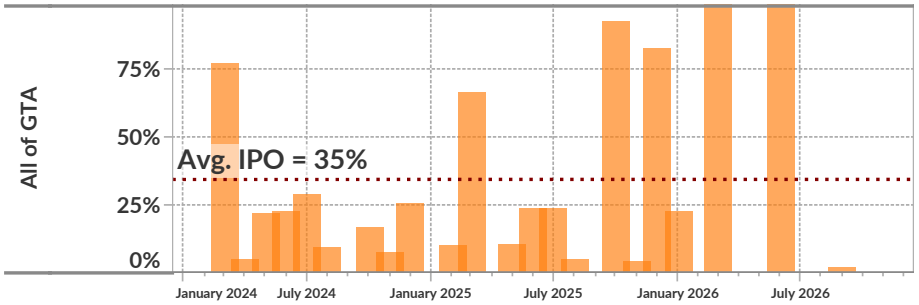
Total Units
16
200
400
600
800
961

Downtown East Submarket Report - September 2026

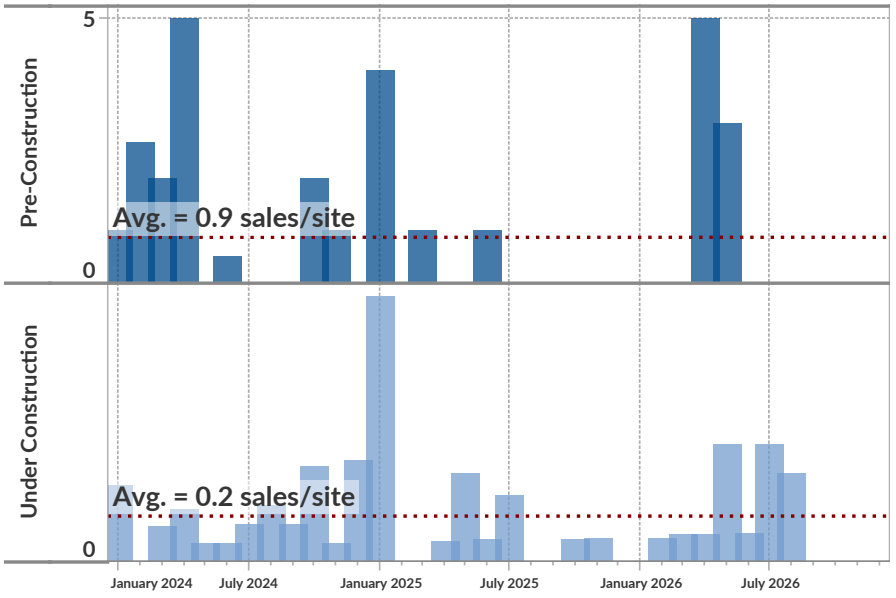
Project Data by Unit Type

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	561	0	535	26	$1,652	267	483	$353,900	$775,000
1 Bedroom	1,370	0	1,287	83	$1,317	437	602	$467,900	$923,990
1 Bedroom + Den	917	2	834	83	$1,556	486	686	$538,900	$1,119,000
2 Bedroom	1,575	0	1,264	311	$1,279	609	1,674	$604,900	$1,969,900
2 Bedroom + Den	184	0	173	11	$1,290	803	1,149	$1,043,900	$1,335,000
3 Bedroom & Up	531	3	402	129	$1,377	804	1,201	$770,000	$1,450,400
Penthouse	2	0	0	2	$1,869	1,120	1,215	$2,056,000	$2,309,000
Other	23	0	16	7	$995	1,280	1,640	$990,000	$1,891,900

IPO Launch Performance (first 2 months)

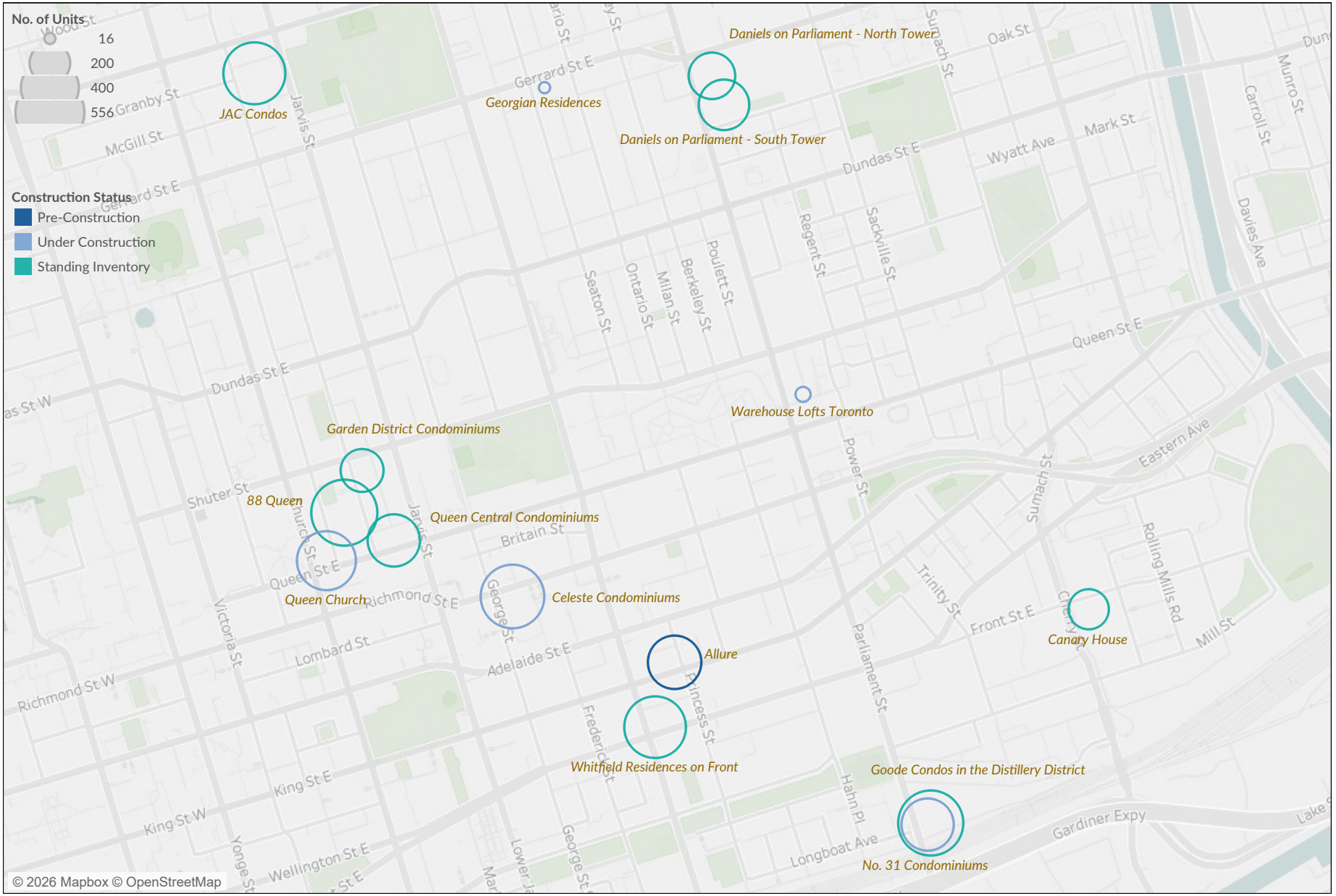


Post Launch Absorption: Downtown East



Downtown East Submarket Report - September 2026

Current Active Projects



Downtown East 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
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	$1,448
Celeste Condominiums - Diamond Corp and Alterra	Apartment	September 2027	0	3	34	516	$1,585	$1,571
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	August 2026	0	1	21	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	0	7	9	540	$1,337	$1,011
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	December 2024	3	70	7	489	$1,270	$671
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	2	3	65	484	$1,488	$1,484

Downtown East 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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