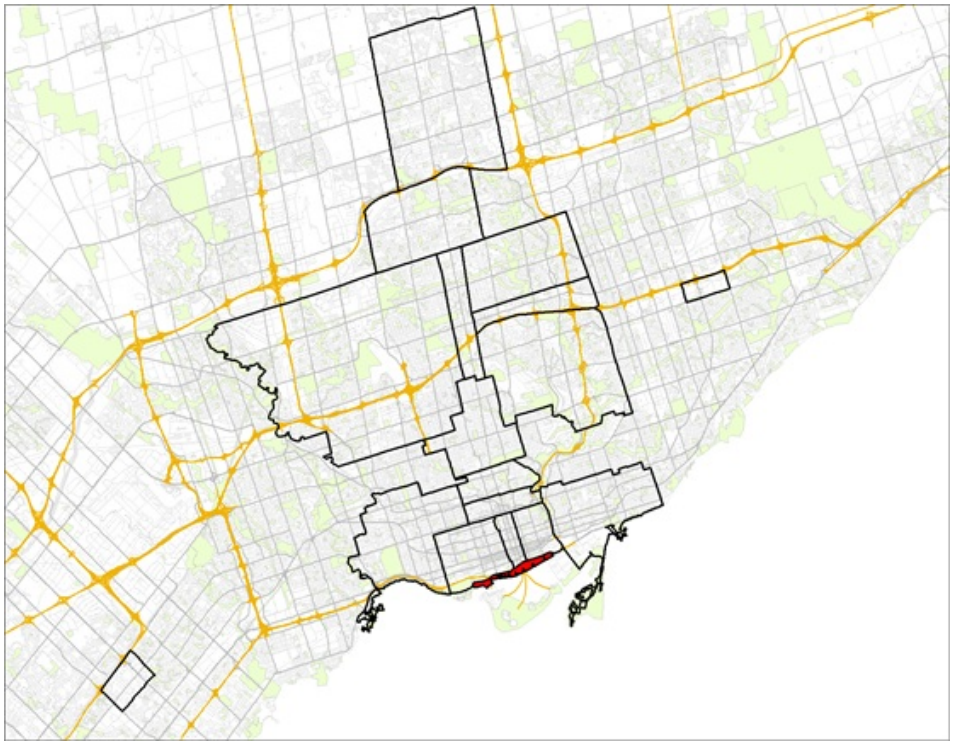
Greater Toronto Area Central Waterfront

New Homes High Rise Submarket Report

Data as of April 2023

Altus Group

Central Waterfront Submarket Report - April 2023

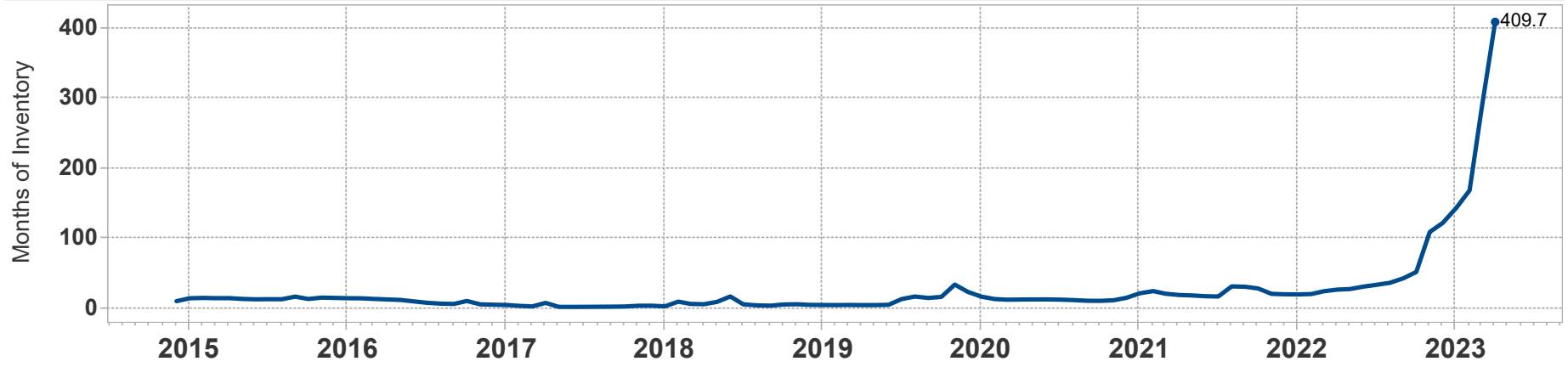


Central Waterfront		GTA
Distinct count of Site Name	8	359
No. of Units	4,473	93,231
Total Sales	3,995	79,643
Act Inv	478	13,588
Avg. wt. $/sf	$1,709	$1,425
Avg. Project $/SF	$1,495	$1,300
Avg. SF	1,135	820
Avg. $	$1,939,854	$1,168,483
Current Month Sales (incl. active & sold out)	0	1,327

Development Applications

Central Waterfront		City of Toronto
Count of Address	11	765
Total Units	12,588	424,430
Min. Density	1.5	0.0
Max. Density	20.6	61.9
Avg. Density	9.8	7.9

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



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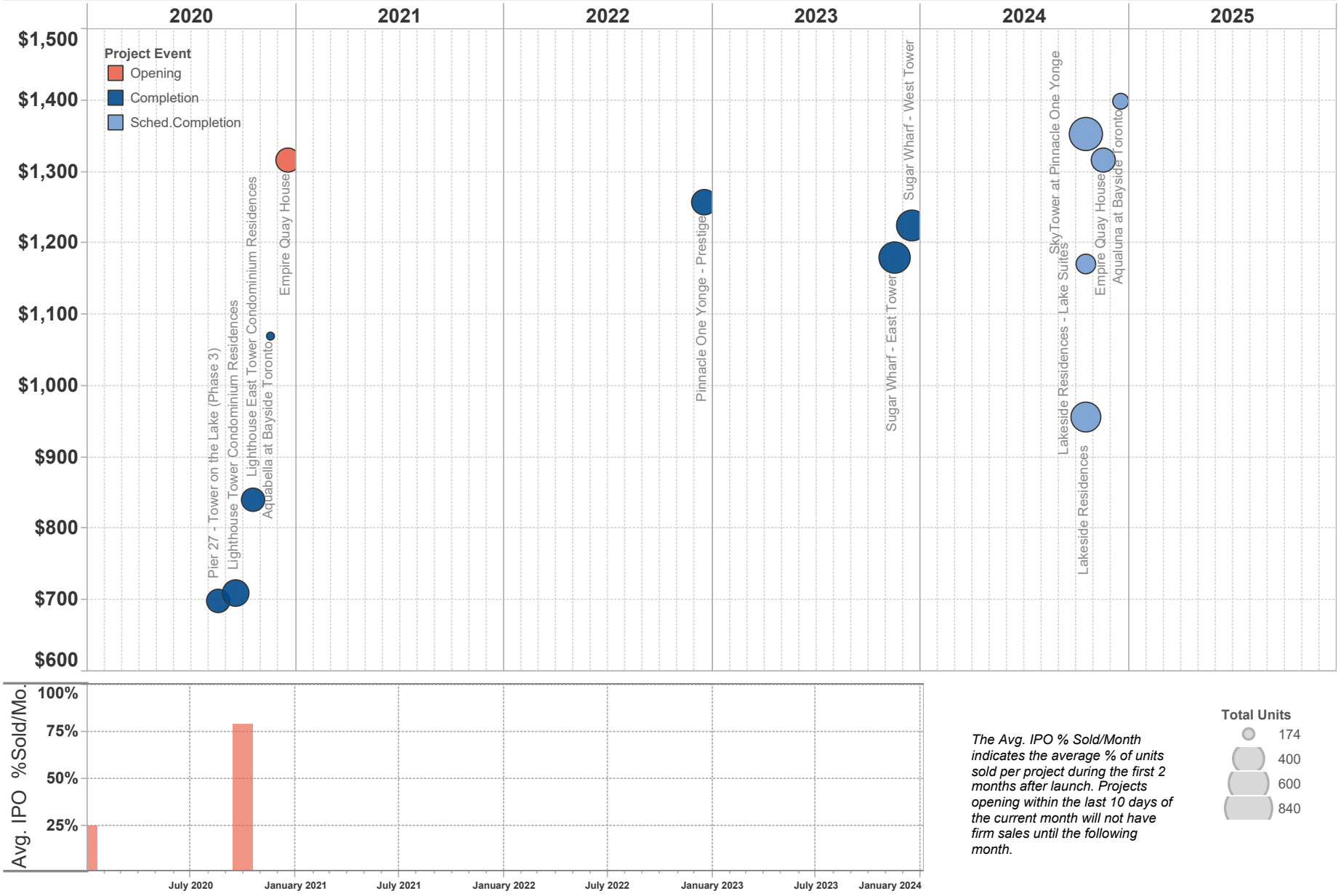
Recent Project Openings, Completions & Scheduled Completions



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.

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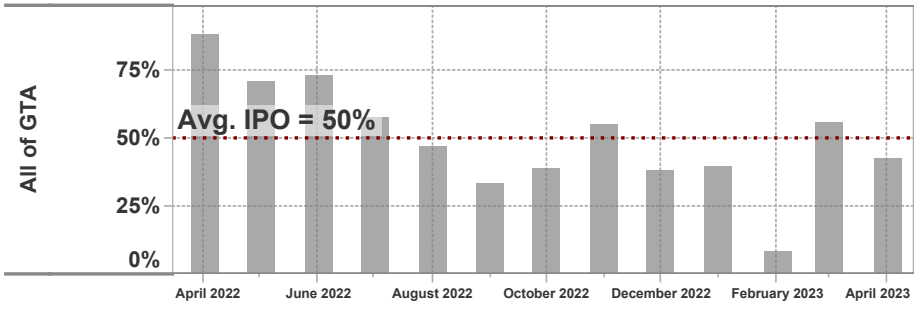
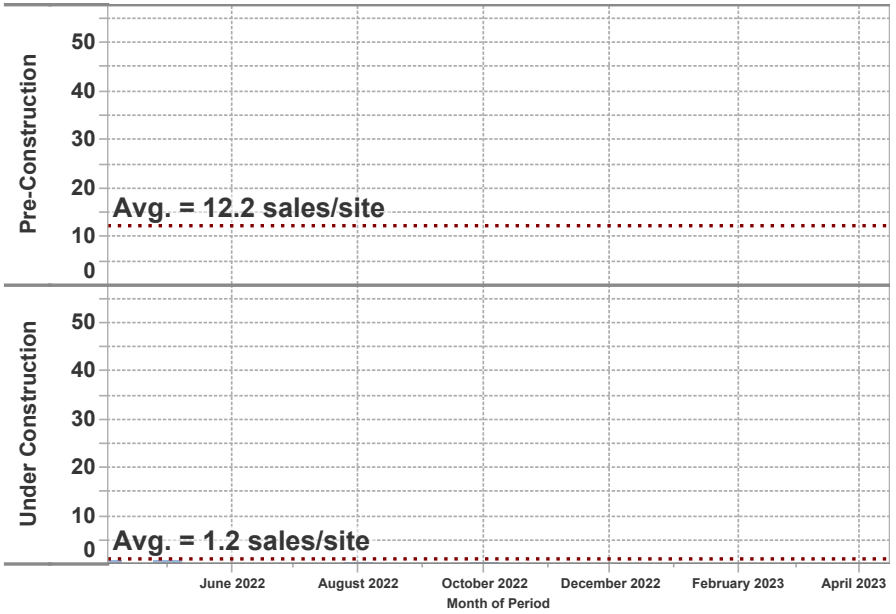
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. wt. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	123	0	123	0					
1 Bedroom	1,296	0	1,255	41	$1,603	508	586	$799,900	$943,900
1 Bedroom + Den	1,341	0	1,231	110	$1,626	596	780	$913,900	$1,289,900
2 Bedroom	774	0	716	58	$1,702	759	1,567	$1,114,900	$2,585,900
2 Bedroom + Den	488	0	356	132	$1,707	995	1,330	$1,539,900	$2,429,900
3 Bedroom & Up	435	0	303	132	$1,770	961	2,515	$1,393,000	$4,055,000
Penthouse	3	0	2	1	$1,904	4,622	4,622	$8,800,000	$8,800,000
Other	13	0	9	4	$1,319	1,720	2,416	$2,550,000	$2,950,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: Central Waterfront



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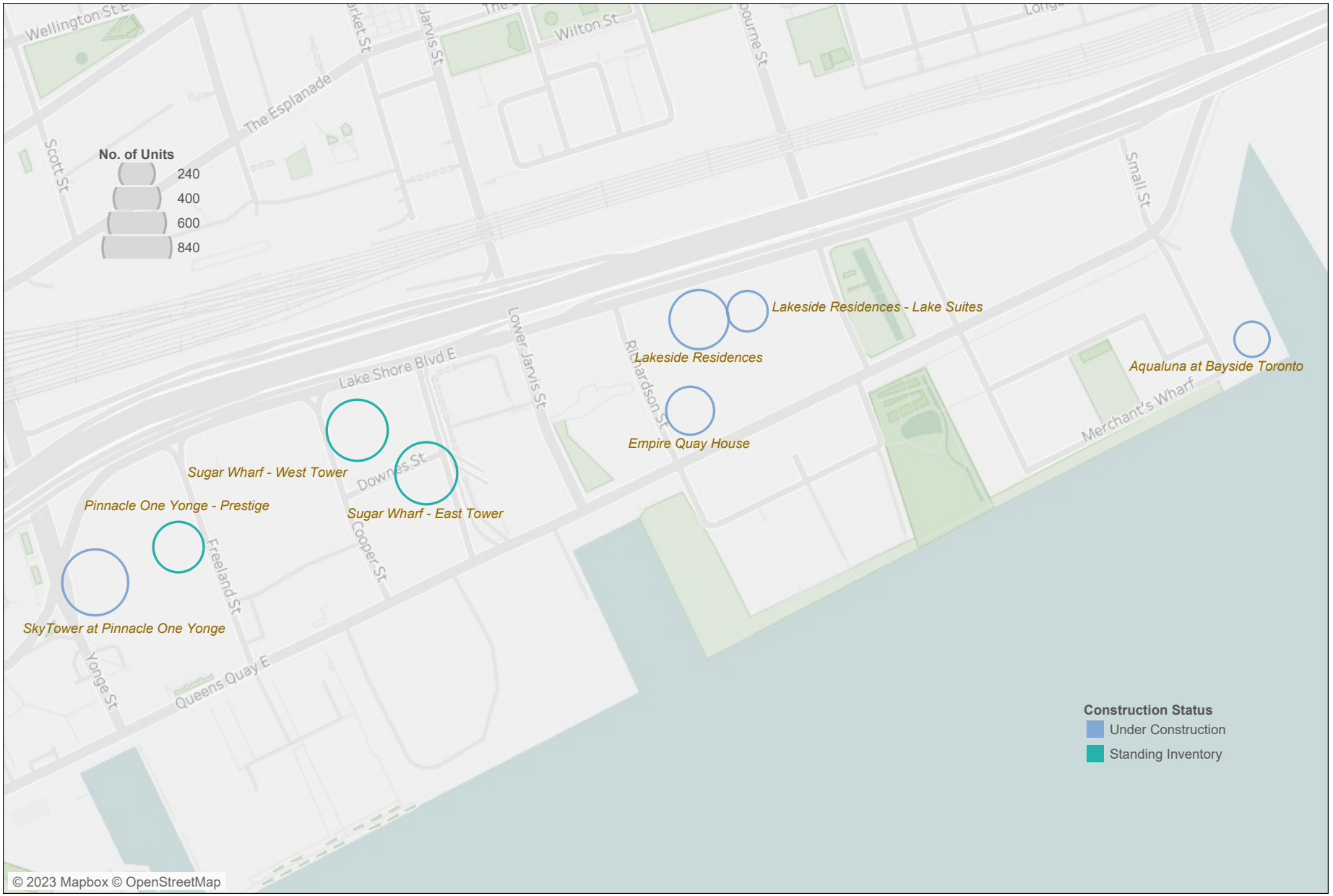
Current Active Projects



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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 Price Per Sq Fo..
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	September 2024	0	0	5	240	$1,399	$1,523
Empire Quay House - Empire	Apartment	January 2024	0	0	0	445	$1,317	$1,326
Lakeside Residences - Greenland Group	Apartment	November 2024	0	0	0	675	$957	$1,238
Lakeside Residences - Lake Suites - Greenland Group	Apartment	November 2024	0	0	0	318	$1,171	$1,340
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	October 2022	0	0	114	492	$1,258	$1,636
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	0	0	354	840	$1,353	$1,746
Sugar Wharf - East Tower - Menkes	Apartment	January 2023	0	0	4	743	$1,180	$1,528
Sugar Wharf - West Tower - Menkes	Apartment	March 2023	0	0	1	720	$1,225	$1,622

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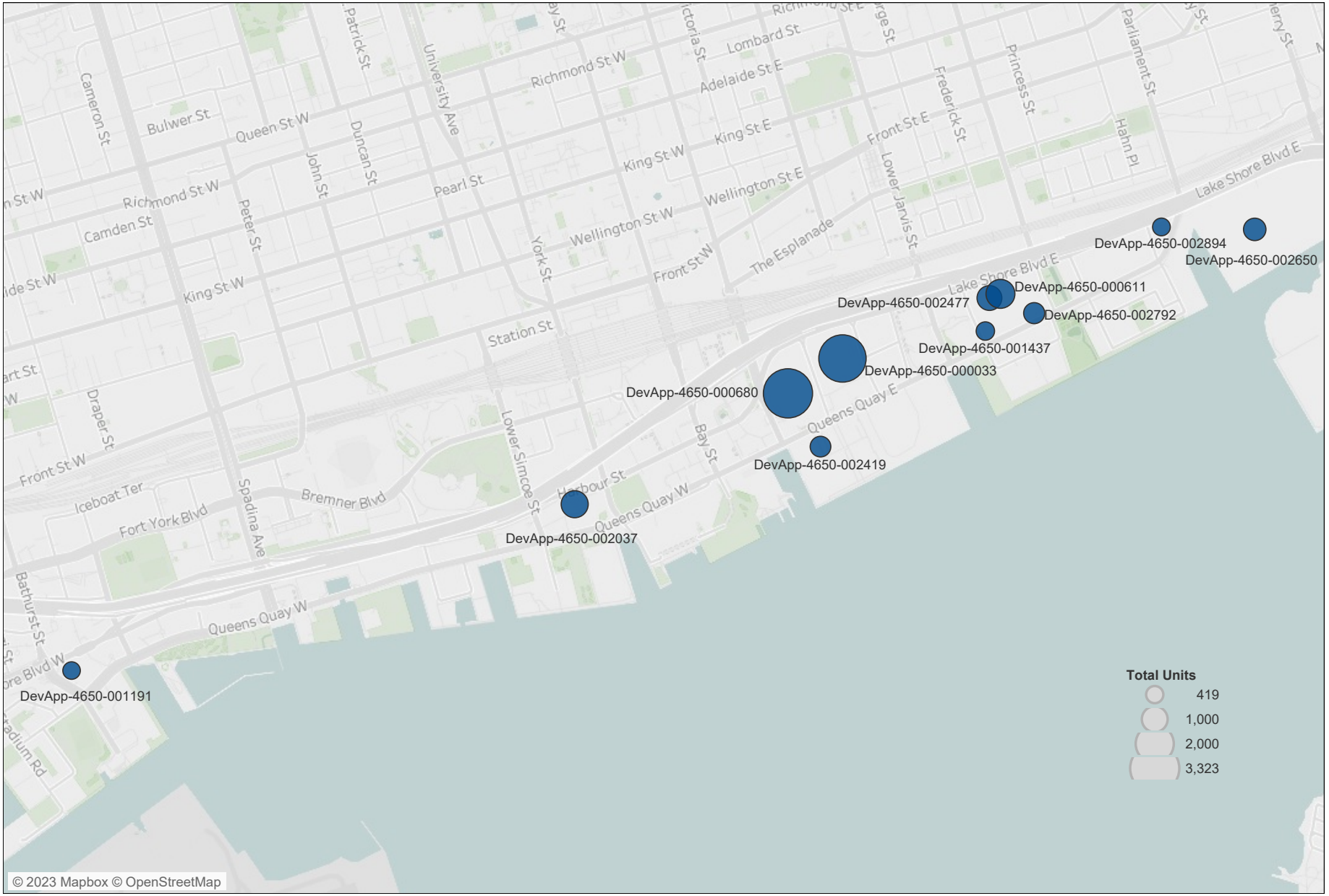
Current Development Applications



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Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000033	55 Lake Shore Boulevard East	1.5	3,076
DevApp-4650-000611	215 Lake Shore Boulevard East, Phase 1	12.9	1,147
DevApp-4650-000680	1 Yonge Street	6.0	3,323
DevApp-4650-001191	545 Lake Shore Boulevard West	5.2	419
DevApp-4650-001437	162 Queens Quay East	11.2	463
DevApp-4650-002037	200 Queens Quay West	12.0	1,003
DevApp-4650-002419	25 Queens Quay East	7.8	585
DevApp-4650-002477	215 Lake Shore Boulevard East, Phase 2	9.4	844
DevApp-4650-002650	351 Lake Shore Boulevard East	5.8	691
DevApp-4650-002792	178 Queens Quay East	7.9	607
DevApp-4650-002894	307 Lake Shore Boulevard East	20.6	430

Central Waterfront Submarket Report - April 2023

Monthly Sales		Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. $/sf	Avg. SF	Avg. $	Total Units
Bloor - Yorkville	185	17	4,613	319	$2,523	1,314	$3,315,568	17,365
Central Waterfront	0	8	3,995	478	$1,709	1,135	$1,939,854	12,588
Don Mills - York Mills	2	14	3,845	102	$1,151	1,172	$1,348,276	26,740
Downtown Core	26	8	4,781	584	$1,931	777	$1,501,646	30,497
Downtown East	18	19	5,829	1,397	$1,489	693	$1,032,395	23,178
Downtown West	98	23	7,590	818	$1,786	1,019	$1,820,483	17,137
Etobicoke Waterfront	0	1	541	24	$1,647	811	$1,335,378	9,281
Highway7 - Yonge	2	5	1,298	35	$1,112	1,144	$1,272,940	23,308
Mississauga City Centre	2	8	3,963	107	$1,214	762	$925,620	20,807
North Toronto	32	18	3,519	332	$1,561	976	$1,524,340	238
North Yonge Corridor	123	8	2,524	701	$1,557	659	$1,026,398	32,887
North York East	0	1	497	0				129,027
North York West	28	9	989	407	$1,362	946	$1,288,166	20,375
Not Applicable	741	165	26,309	6,636	$1,179	770	$907,825	14,778
Scarborough City Centre								12,760
Sheppard Corridor	36	12	2,592	291	$1,420	828	$1,175,431	29,036
Thornhill	0	2	410	29	$1,367	1,700	$2,323,017	4,428
Toronto East	8	10	1,433	378	$1,266	700	$885,707	
Toronto West	23	24	4,048	696	$1,341	827	$1,109,292	
Yonge - St. Clair	3	7	867	254	$1,937	982	$1,902,086	

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