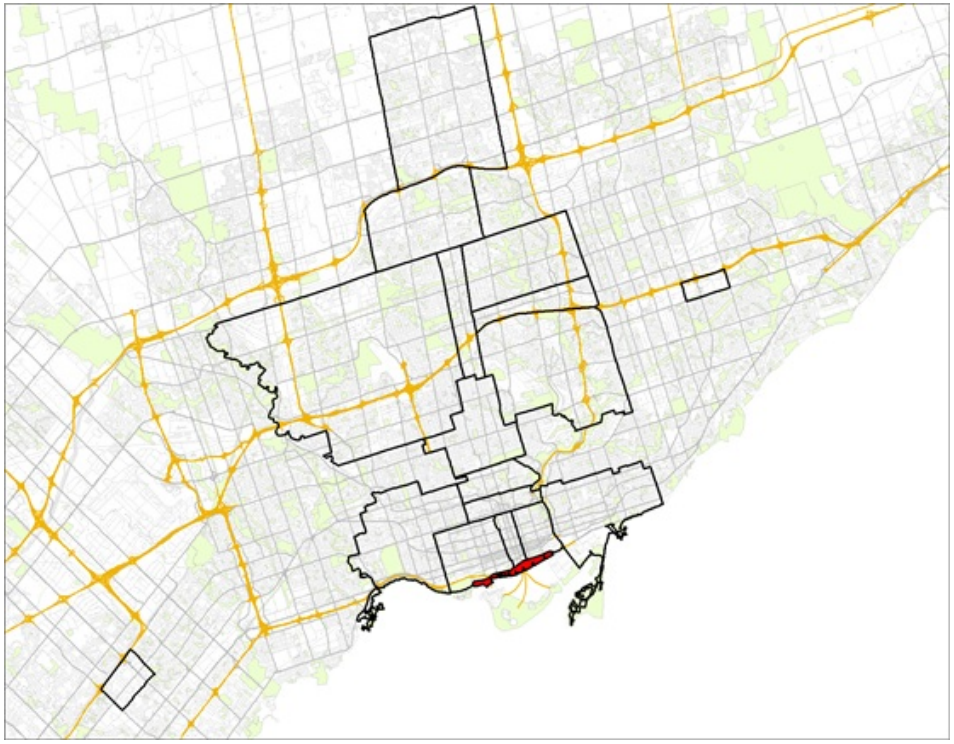
Greater Toronto Area Central Waterfront

New Homes High Rise Submarket Report

Data as of January 2024

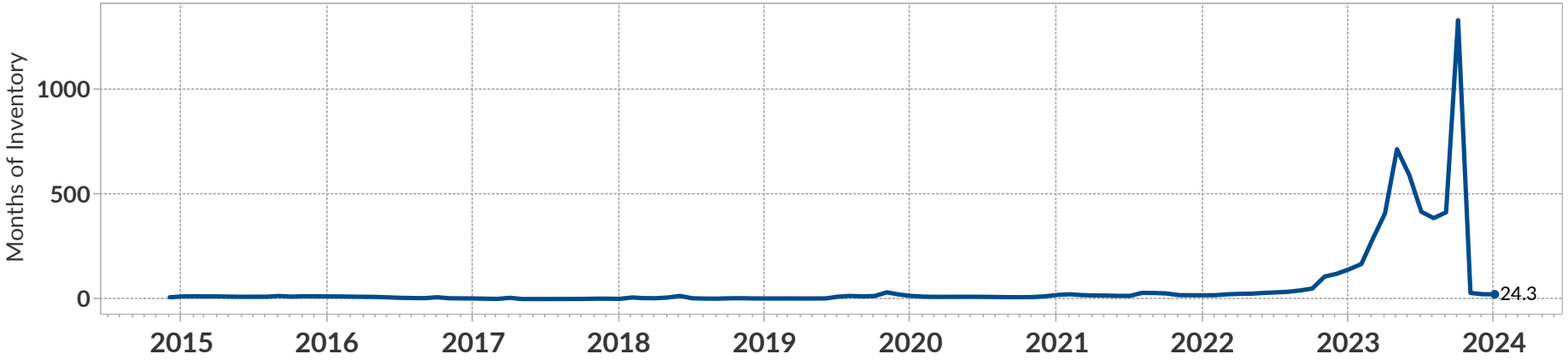
Altus Group

Central Waterfront Submarket Report - January 2024



	Central Waterfront	GTA
Distinct count of Site Name	7	387
No. of Units	3,874	97,879
Total Sales	2,976	81,202
Act Inv	898	16,677
Avg. wt. $/sf	$1,700	$1,412
Avg. Project $/SF	$1,544	$1,301
Avg. SF	892	790
Avg. $	$1,516,226	$1,115,800
Current Month Sales (incl. active & sold out)	6	233

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



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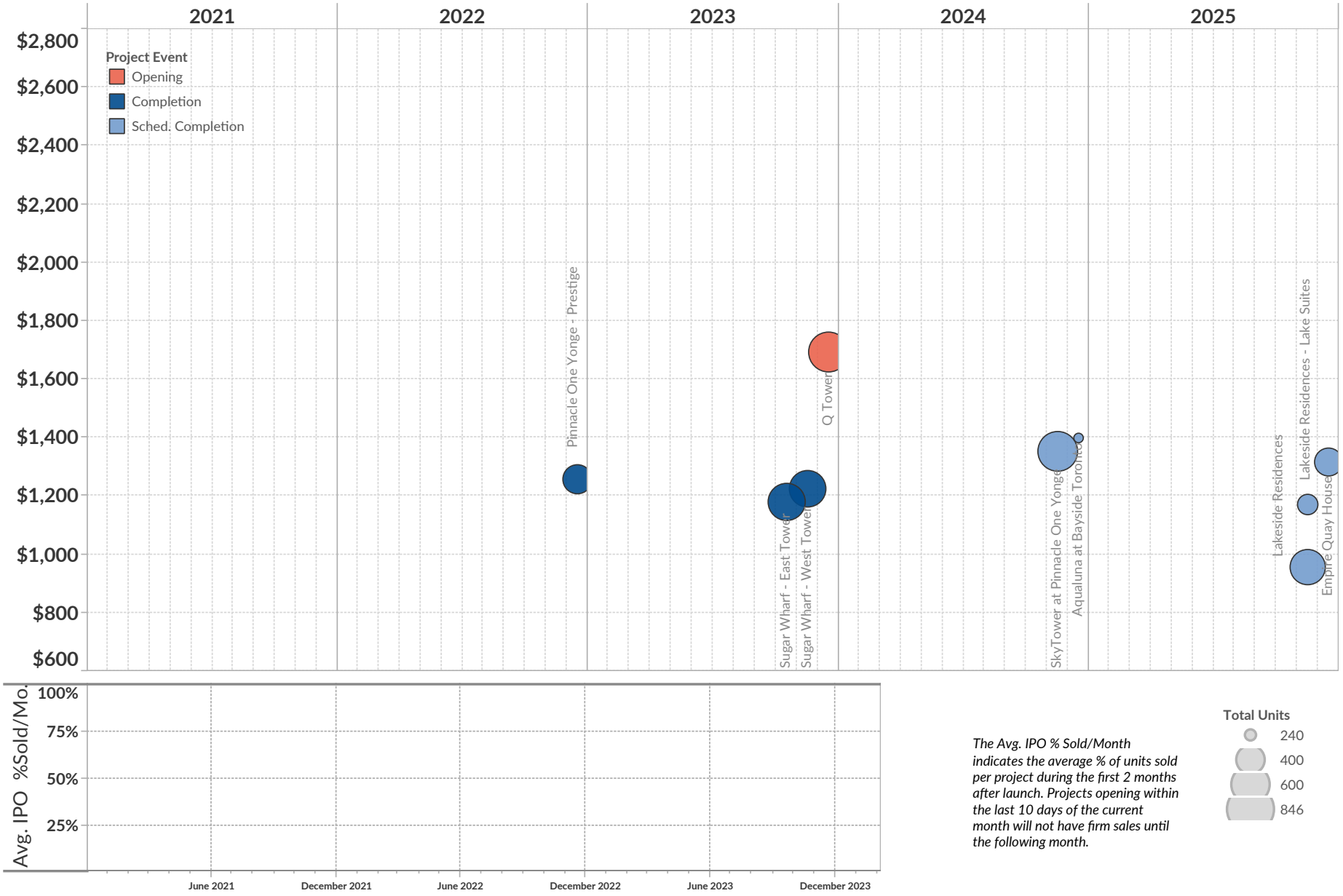
Recent Project Openings, Completions & Scheduled Completions



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.

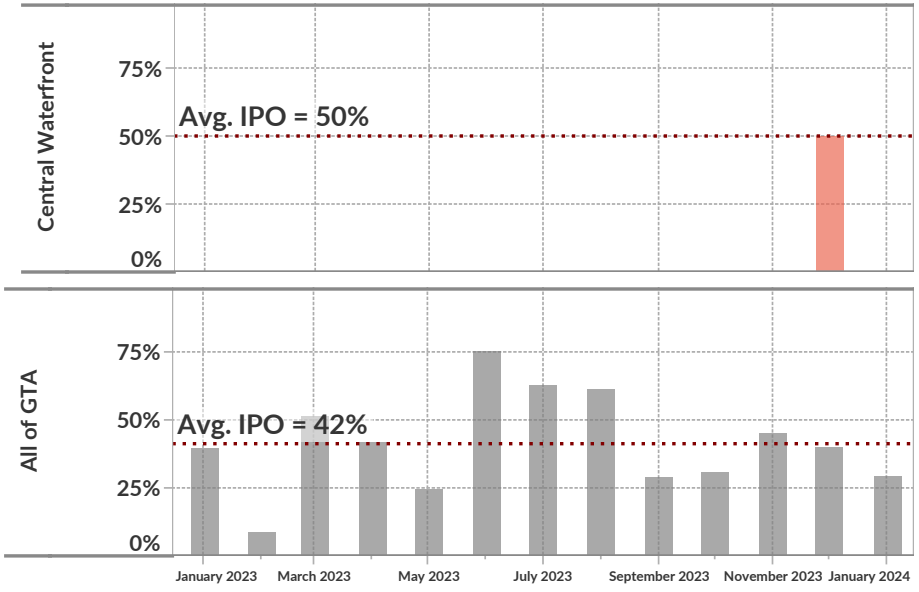
Total Units
240
400
600
846

Central Waterfront Submarket Report - January 2024

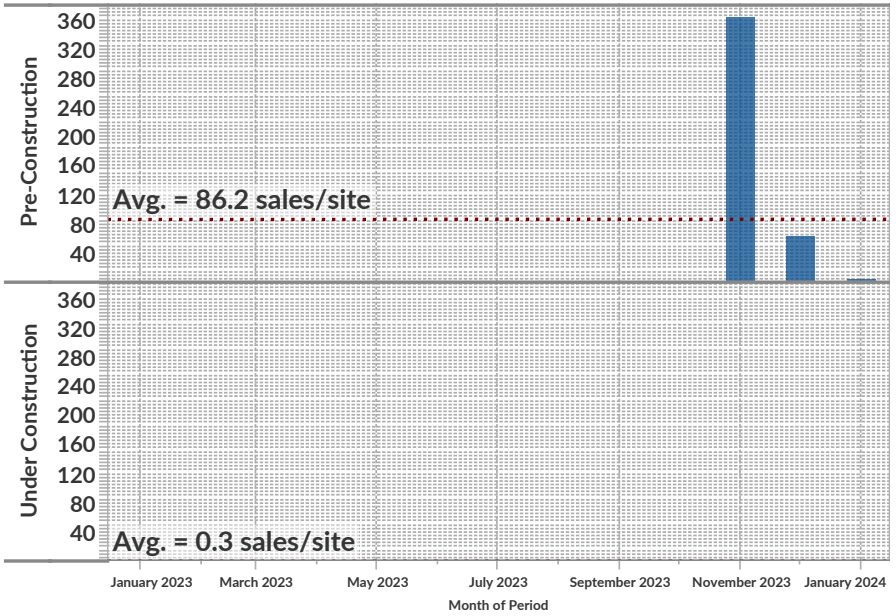
Project Data by Unit Type

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	143	0	128	15	$1,676	361	361	$599,900	$609,900
1 Bedroom	1,021	5	881	140	$1,658	448	586	$734,900	$943,900
1 Bedroom + Den	1,164	1	958	206	$1,655	442	780	$741,900	$1,288,900
2 Bedroom	688	0	560	128	$1,689	618	1,567	$1,049,900	$2,585,900
2 Bedroom + Den	471	0	283	188	$1,708	733	1,330	$1,229,990	$2,429,900
3 Bedroom & Up	371	0	154	217	$1,737	788	2,515	$1,299,900	$4,055,000
Penthouse	3	0	2	1	$1,904	4,622	4,622	$8,800,000	$8,800,000
Other	13	0	10	3	$1,353	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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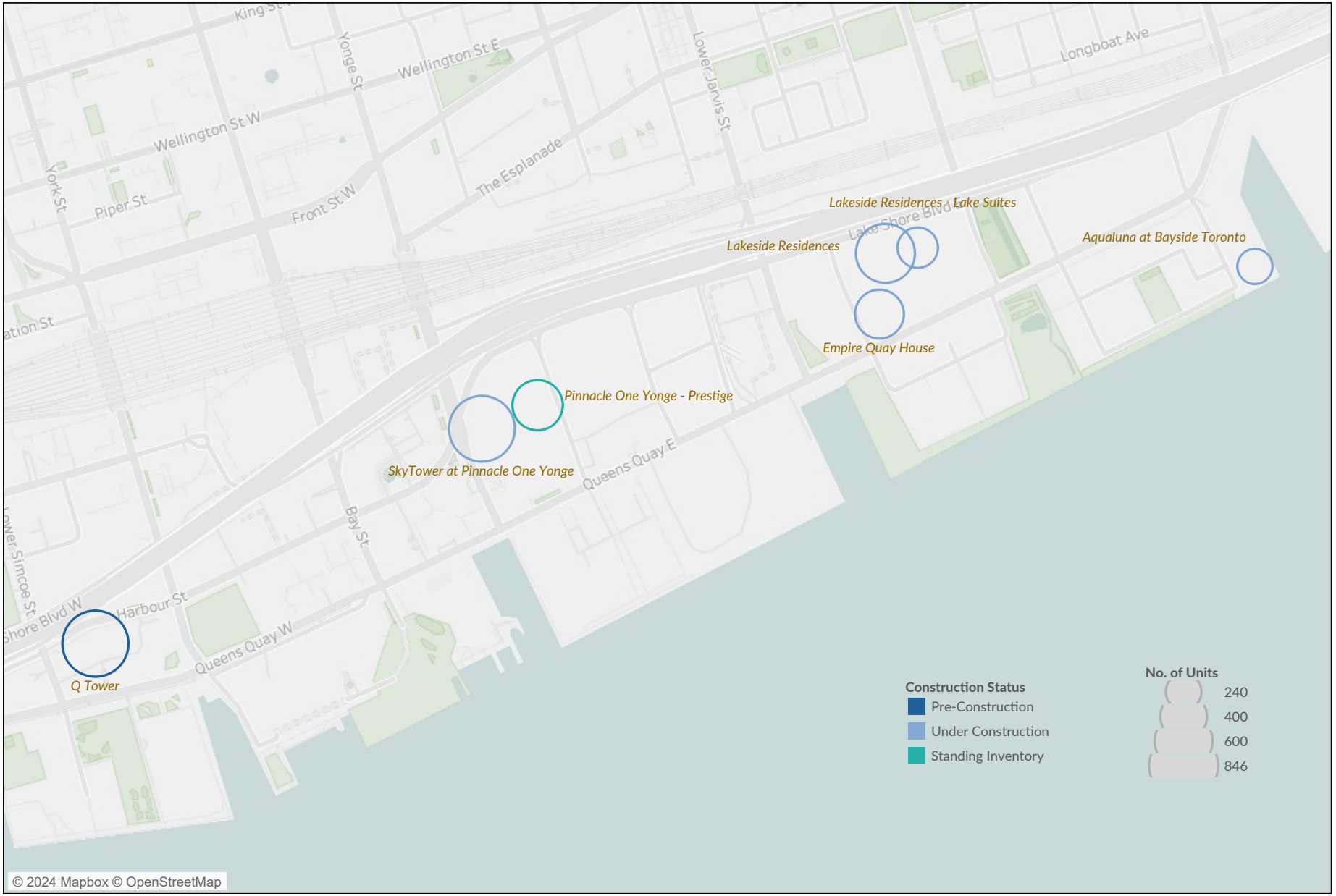
Current Active Projects



Central Waterfront Submarket Report - January 2024

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 Foot
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	September 2024	0	0	4	240	$1,399	$1,580
Empire Quay House - Empire	Apartment	January 2025	0	0	12	463	$1,317	$1,589
Lakeside Residences - Greenland Group	Apartment	November 2025	0	0	0	675	$957	$1,238
Lakeside Residences - Lake Suites - Greenland Group	Apartment	November 2025	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
Q Tower - Lifetime Developments and Diamond Corp	Apartment	April 2029	5	5	415	846	$1,693	$1,680
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	1	1	353	840	$1,353	$1,746

Central Waterfront Submarket Report - January 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	17
Central Waterfront	6	7
Don Mills - York Mills	2	13
Downtown Core	2	6
Downtown East	20	20
Downtown West	12	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	7	9
North Toronto	11	18
North Yonge Corridor	12	9
North York East		
North York West	0	10
Not Applicable	119	196
Scarborough City Centre		
Sheppard Corridor	17	13
Thornhill	0	2
Toronto East	7	9
Toronto West	10	20
Yonge - St. Clair	5	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. wt. $/sf	Avg. SF	Avg. $
4,411	582	$2,387	1,067	$2,547,183
2,976	898	$1,700	892	$1,516,226
3,234	306	$1,179	855	$1,007,688
3,655	466	$1,878	778	$1,462,157
5,920	1,566	$1,483	696	$1,031,248
7,938	836	$1,692	985	$1,667,384
548	17	$1,643	849	$1,395,518
918	15	$1,110	849	$942,000
4,237	629	$1,241	629	$780,886
3,524	364	$1,579	937	$1,479,273
2,733	756	$1,652	697	$1,151,473
1,118	447	$1,375	827	$1,137,476
31,371	7,913	$1,177	772	$908,981
2,589	534	$1,402	796	$1,115,799
411	28	$1,367	1,690	$2,310,536
1,323	204	$1,258	708	$891,022
3,259	452	$1,286	912	$1,172,522
1,037	664	$1,800	632	$1,137,687

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