



Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of March 2024



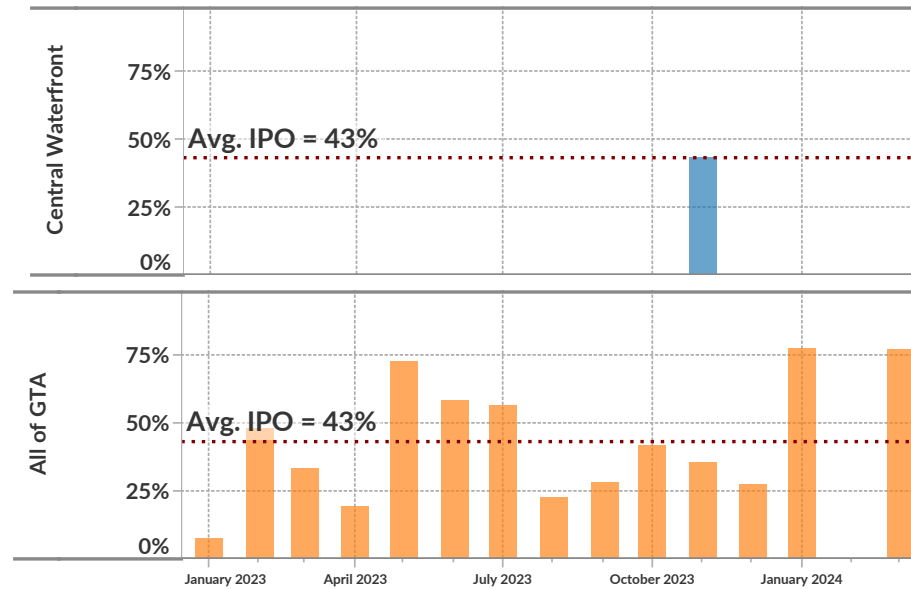
Central Waterfront Submarket Report - March 2024

Project Data by Unit Type

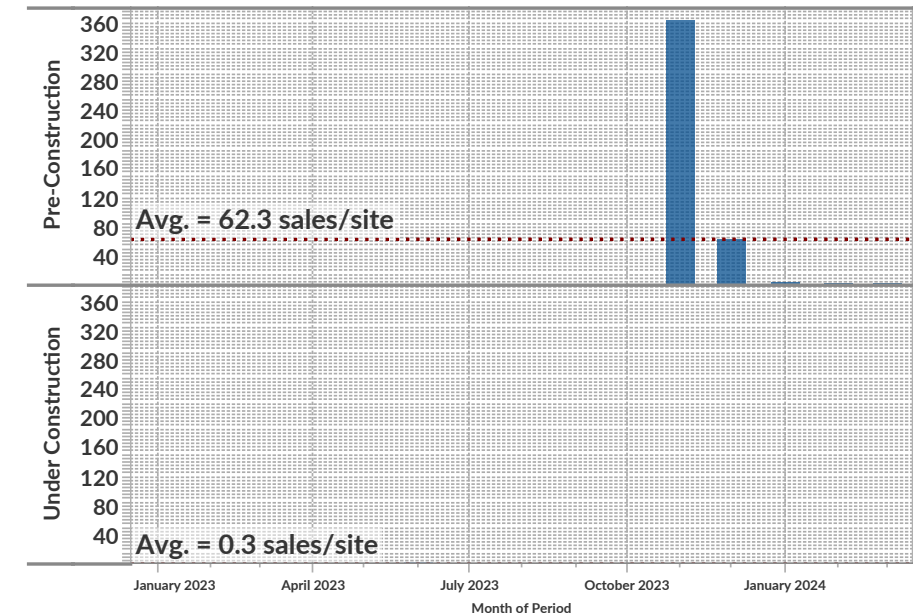
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	0	128	15
1 Bedroom	996	2	860	136
1 Bedroom + Den	1,158	0	954	204
2 Bedroom	552	0	423	129
2 Bedroom + Den	418	0	230	188
3 Bedroom & Up	366	0	150	216
Penthouse				
Other	1	0	0	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,702	361	361	\$613,900	\$614,900
\$1,608	426	586	\$699,900	\$943,900
\$1,561	532	780	\$794,900	\$1,288,900
\$1,636	618	1,567	\$879,900	\$2,585,900
\$1,658	699	1,330	\$879,900	\$2,429,900
\$1,708	1,088	1,873	\$1,699,990	\$3,254,900
\$1,680	1,720	1,720	\$2,889,900	\$2,889,900

IPO Launch Performance (first 2 months)

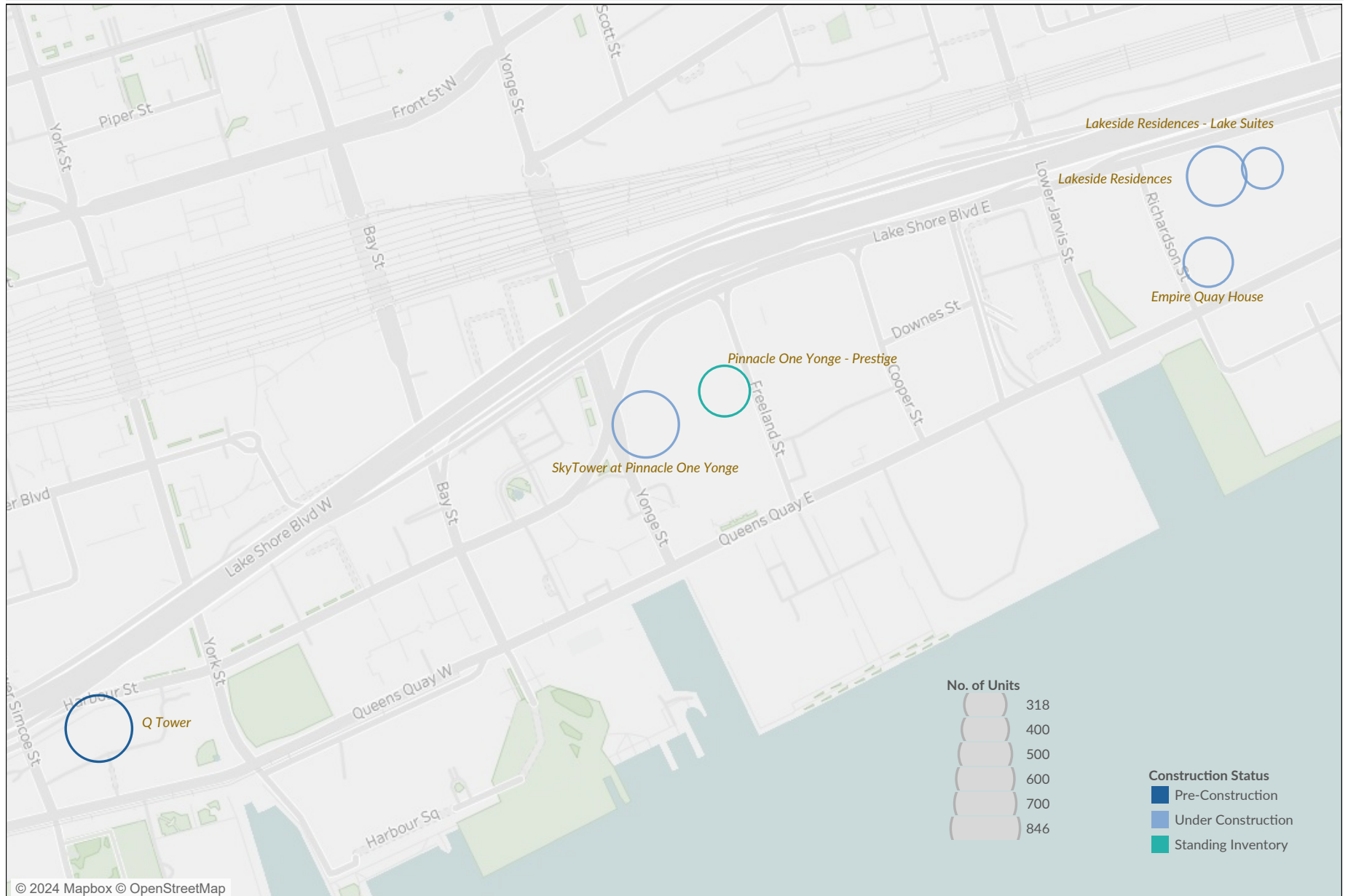


Post Launch Absorption: Central Waterfront



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Current Active Projects



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Current Active Project List

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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
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	1	114	492	\$1,258	\$1,636
Q Tower - Lifetime Developments and Diamond Corp	Apartment	April 2029	2	10	410	846	\$1,693	\$1,555
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	0	1	353	840	\$1,353	\$1,746

Central Waterfront Submarket Report - March 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	17
Central Waterfront	2	6
Don Mills - York Mills	0	10
Downtown Core	3	6
Downtown East	18	20
Downtown West	10	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	259	5
Mississauga City Centre	5	9
North Toronto	4	17
North Yonge Corridor	4	9
North York East		
North York West	0	9
Not Applicable	261	176
Scarborough City Centre		
Sheppard Corridor	8	9
Thornhill	0	2
Toronto East	3	6
Toronto West	18	19
Yonge - St. Clair	0	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,059	592	\$2,398	1,082	\$2,594,363
2,745	889	\$1,654	956	\$1,581,428
2,384	277	\$1,196	826	\$988,143
3,661	460	\$1,878	781	\$1,467,515
5,944	1,542	\$1,457	694	\$1,011,230
7,230	798	\$1,700	978	\$1,662,182
551	14	\$1,644	860	\$1,414,329
1,172	32	\$1,073	767	\$822,416
4,252	640	\$1,234	657	\$810,778
3,300	354	\$1,577	937	\$1,477,042
2,746	743	\$1,656	696	\$1,153,080
1,072	445	\$1,375	818	\$1,124,927
27,975	7,747	\$1,176	774	\$909,521
1,835	490	\$1,414	806	\$1,139,593
411	28	\$1,361	1,690	\$2,301,250
890	178	\$1,264	647	\$817,465
3,212	429	\$1,259	903	\$1,137,113
1,041	660	\$1,806	623	\$1,124,676



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