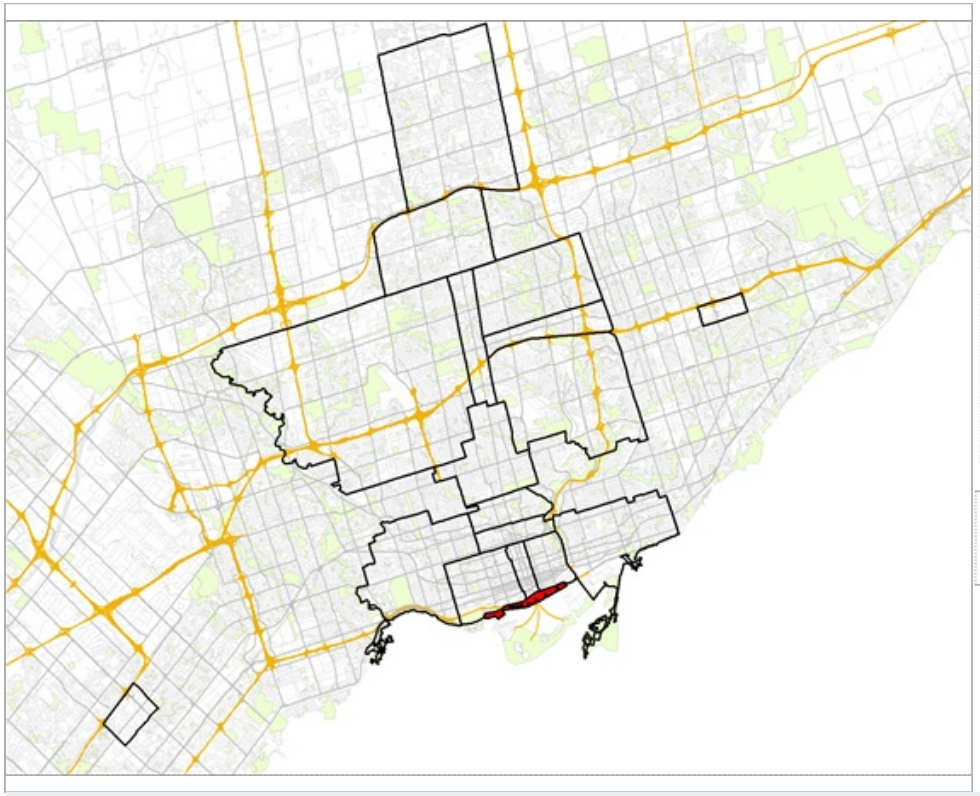
Greater Toronto Area | Central Waterfront

New Homes High Rise Submarket Report

Data as of May 2024

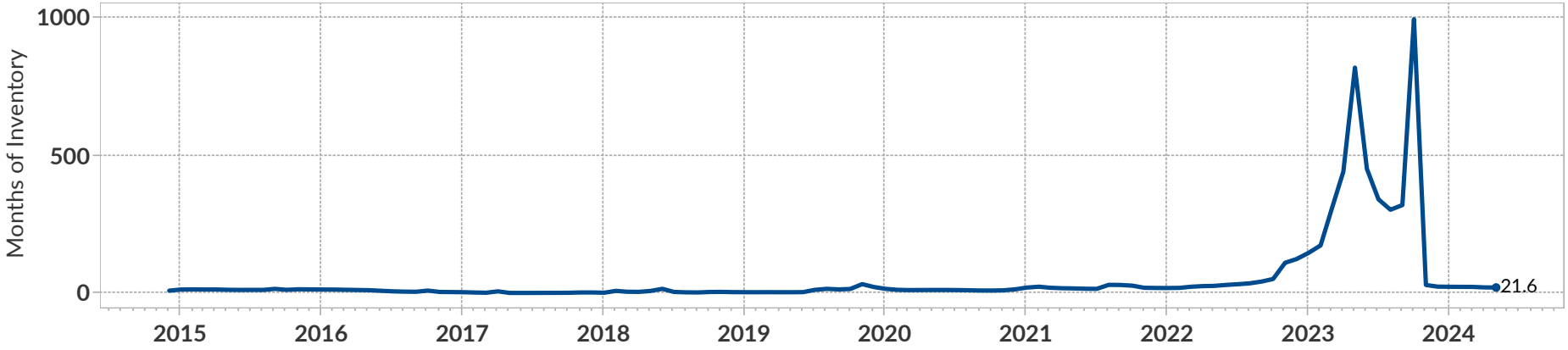
Altus Group

Central Waterfront Submarket Report - May 2024



	Central Waterfront	GTA
Distinct count of Site Name	6	354
No. of Units	3,634	91,110
Total Sales	2,772	74,265
Act Inv	862	16,845
Avg. $/sf	$1,678	$1,415
Avg. Project $/SF	$1,524	$1,318
Avg. SF	883	786
Avg. $	$1,482,243	$1,113,220
Current Month Sales	6	539

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



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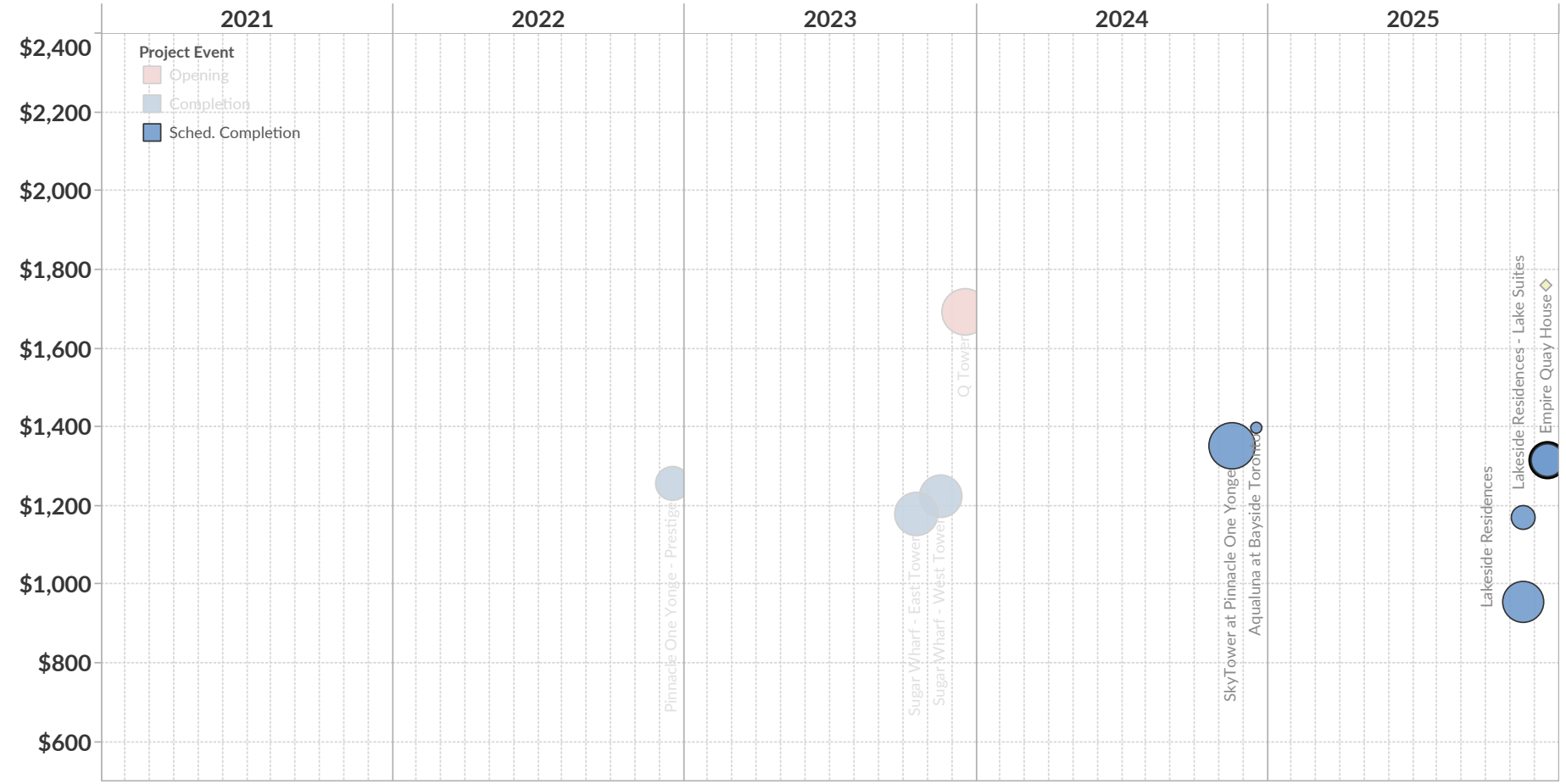
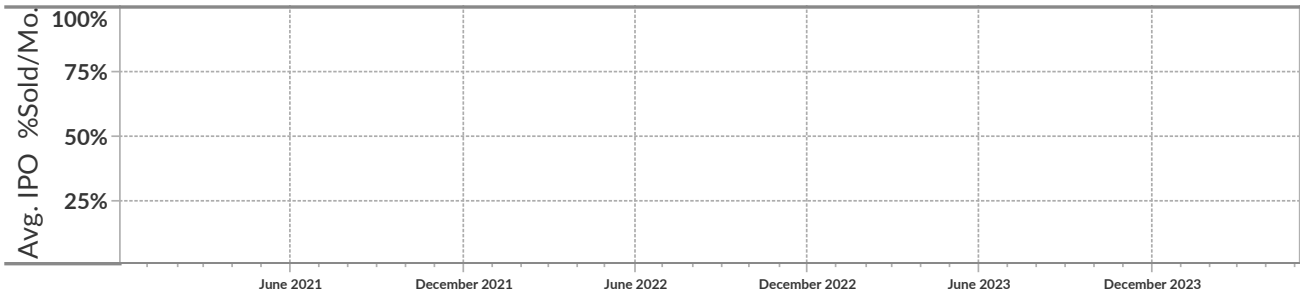
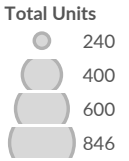
Recent Project Openings, Completions & Scheduled Completions





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.

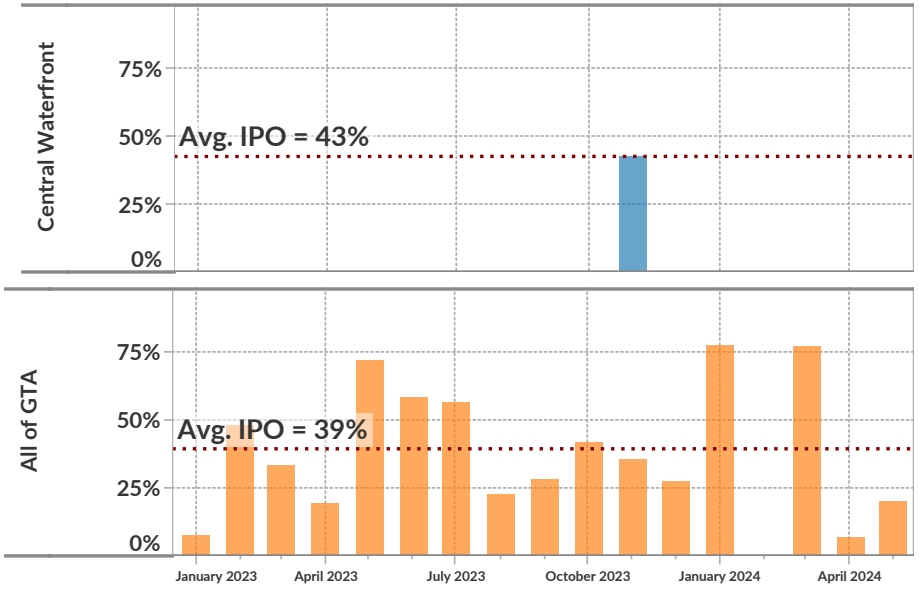


Central Waterfront Submarket Report - May 2024

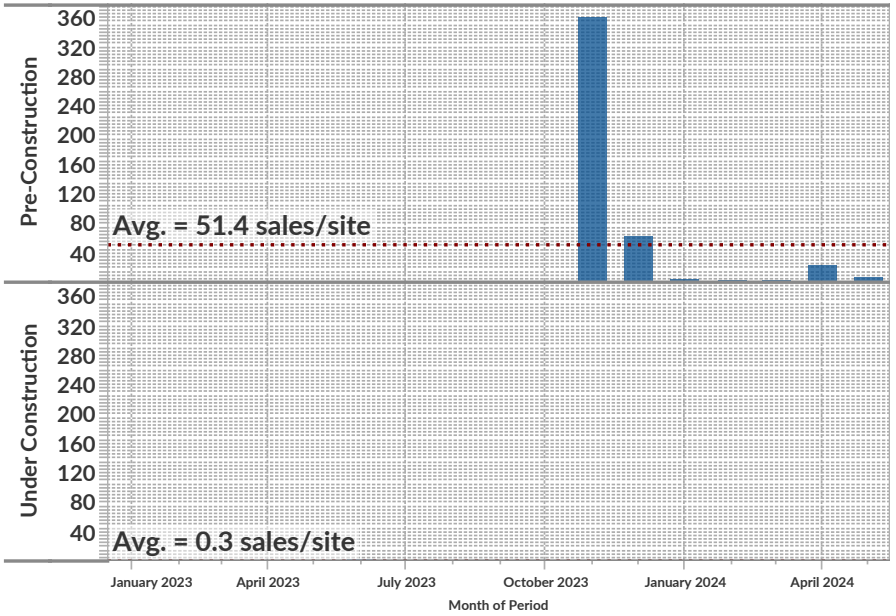
Project Data by Unit Type

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	143	0	115	28	$1,735	361	361	$601,900	$650,900
1 Bedroom	996	2	806	190	$1,707	426	586	$734,900	$943,900
1 Bedroom + Den	1,158	2	965	193	$1,549	532	780	$741,900	$1,288,900
2 Bedroom	552	1	424	128	$1,645	618	1,567	$909,900	$2,585,900
2 Bedroom + Den	418	1	231	187	$1,673	699	1,330	$984,900	$2,429,900
3 Bedroom & Up	366	0	231	135	$1,768	1,088	1,873	$1,699,990	$3,254,900
Penthouse									
Other	1	0	0	1	$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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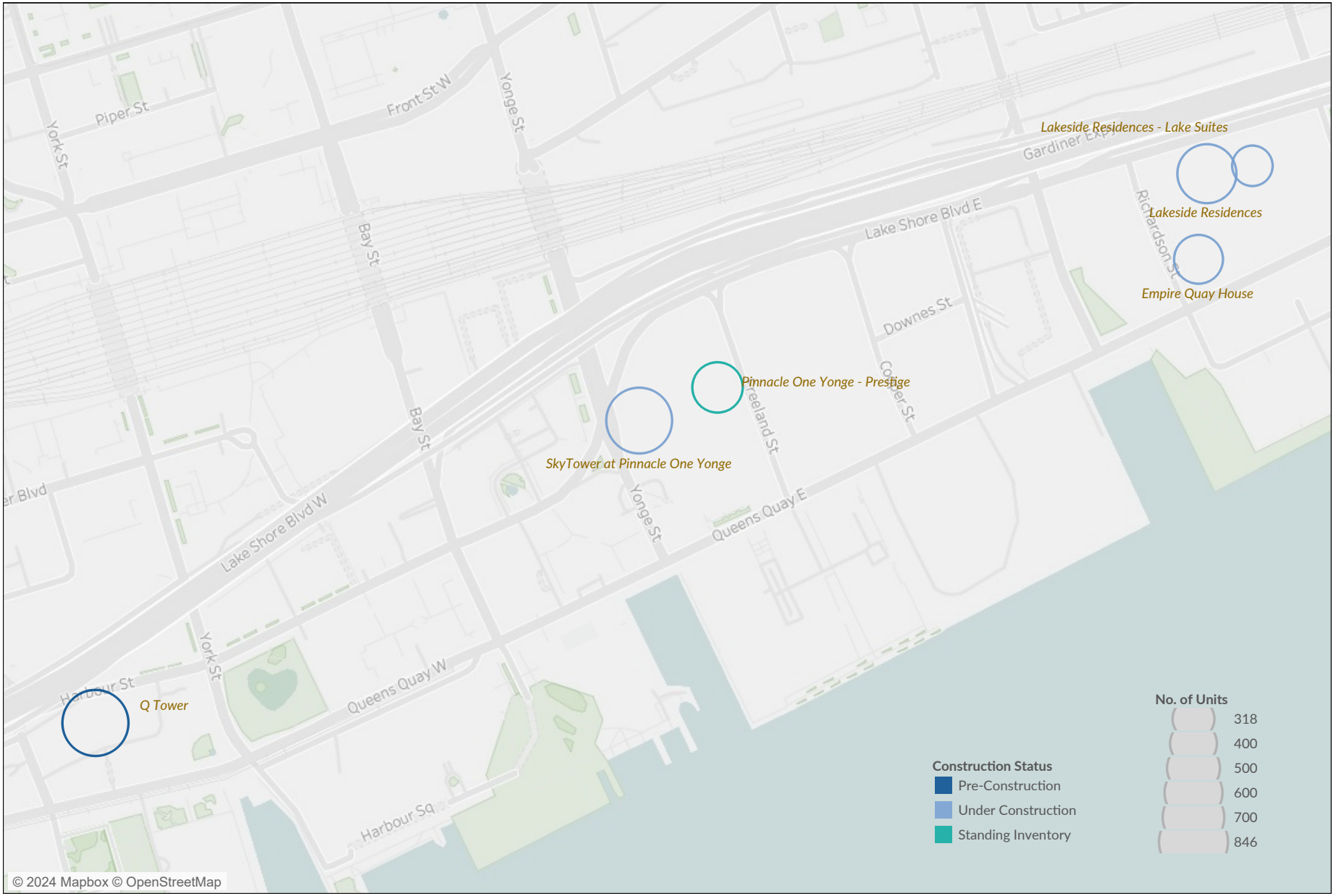
Current Active Projects



Central Waterfront Submarket Report - May 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 $/SF
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	6	40	383	846	$1,693	$1,596
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	0	1	353	840	$1,353	$1,746

Central Waterfront Submarket Report - May 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	17
Central Waterfront	6	6
Don Mills - York Mills	5	10
Downtown Core	2	6
Downtown East	4	20
Downtown West	43	25
Etobicoke Waterfront	1	1
Highway7 - Yonge	0	5
Mississauga City Centre	4	9
North Toronto	3	17
North Yonge Corridor	3	9
North York East		
North York West	0	9
Not Applicable	440	176
Scarborough City Centre		
Sheppard Corridor	7	9
Thornhill	0	2
Toronto East	4	6
Toronto West	12	19
Yonge - St. Clair	0	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
4,071	580	$2,402	1,088	$2,613,901
2,772	862	$1,678	883	$1,482,243
2,406	306	$1,191	836	$996,455
3,668	453	$1,869	783	$1,463,030
5,965	1,521	$1,451	691	$1,002,578
7,435	1,377	$1,814	869	$1,575,612
552	13	$1,640	854	$1,400,746
1,165	39	$1,100	1,012	$1,113,310
4,262	630	$1,234	660	$813,660
3,307	351	$1,579	931	$1,469,531
2,751	738	$1,657	697	$1,154,212
1,074	443	$1,377	821	$1,130,591
27,367	8,240	$1,166	756	$881,655
1,857	468	$1,422	813	$1,155,526
411	28	$1,361	1,690	$2,301,250
894	174	$1,259	648	$815,407
3,236	405	$1,268	904	$1,146,005
1,072	217	$2,051	912	$1,869,410

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