

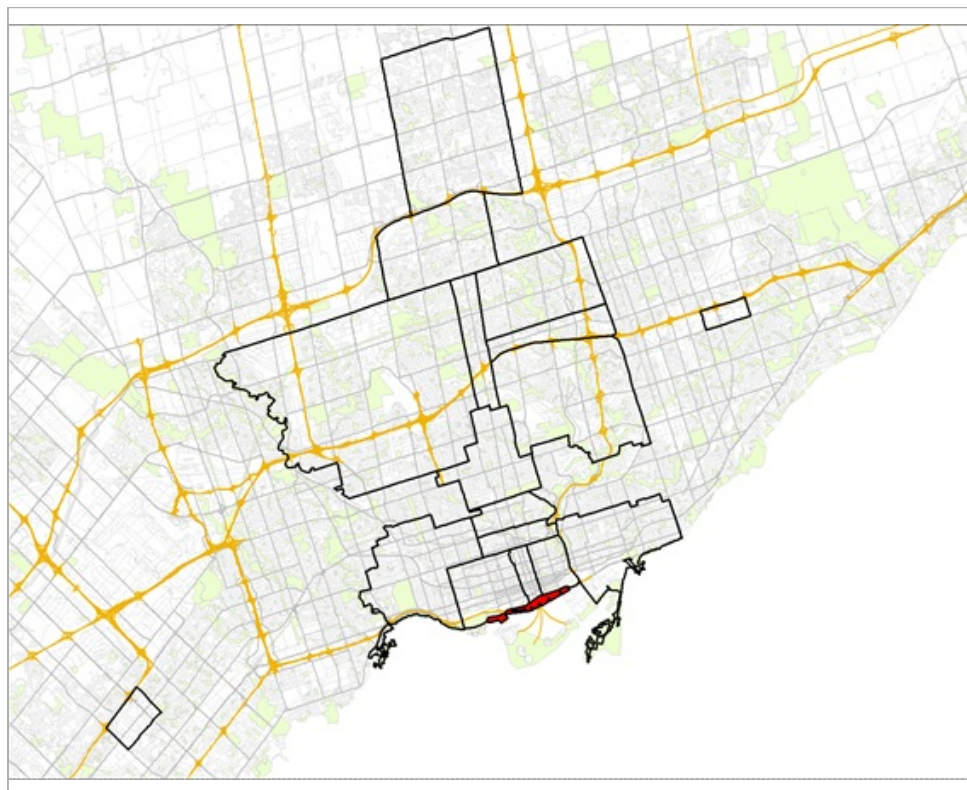


## Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of July 2024

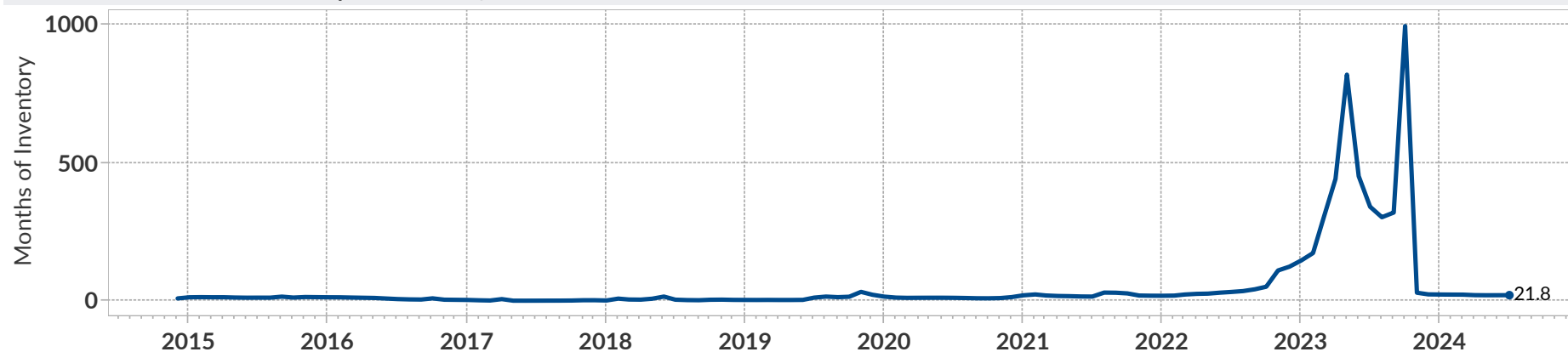


# Central Waterfront Submarket Report - July 2024



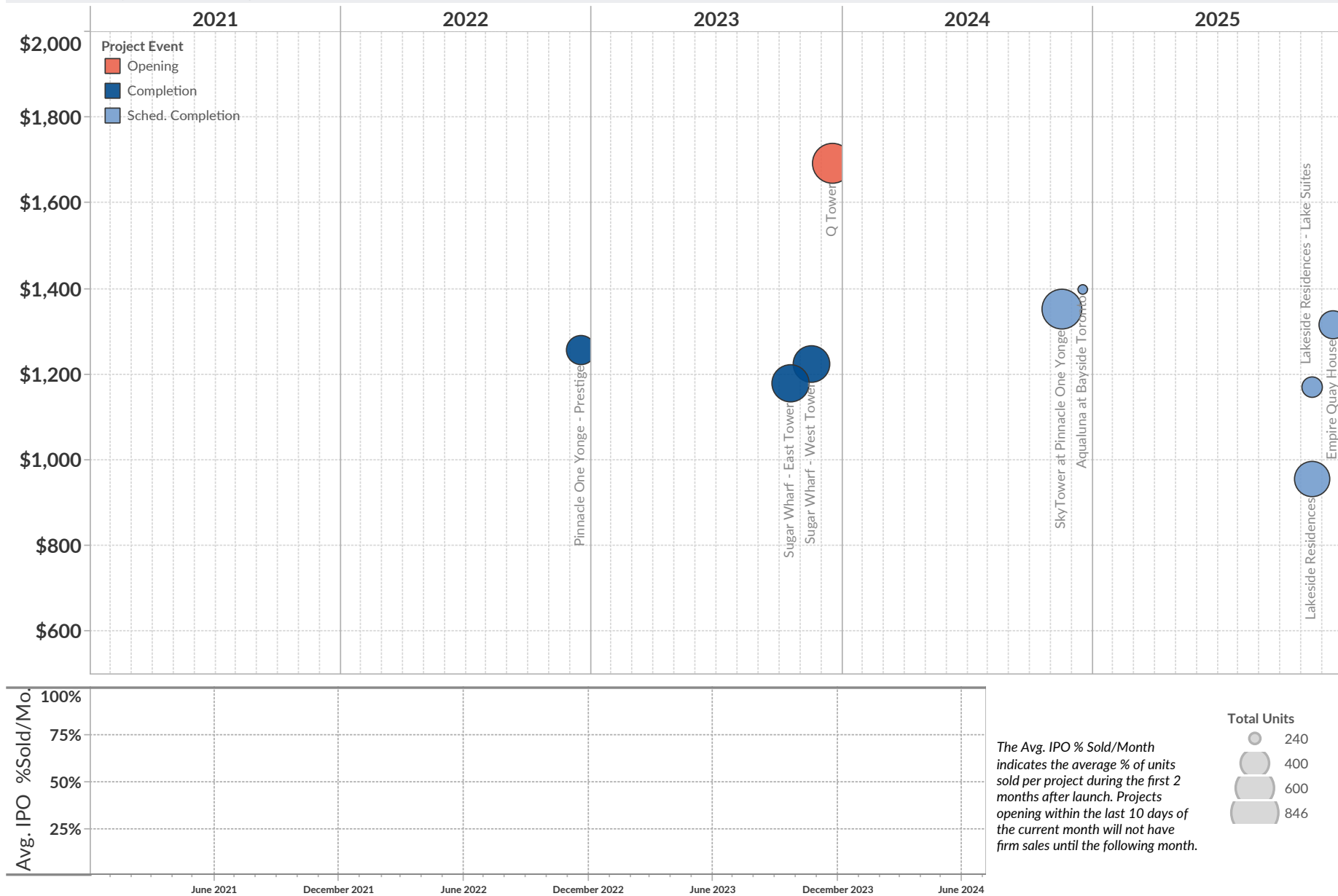
| Central Waterfront          |             | GTA         |
|-----------------------------|-------------|-------------|
| Distinct count of Site Name | 6           | 353         |
| No. of Units                | 3,634       | 91,585      |
| Total Sales                 | 2,776       | 74,140      |
| Act Inv                     | 858         | 17,445      |
| Avg. \$/sf                  | \$1,686     | \$1,403     |
| Avg. Project \$/SF          | \$1,529     | \$1,312     |
| Avg. SF                     | 884         | 777         |
| Avg. \$                     | \$1,490,227 | \$1,090,371 |
| Current Month Sales         | 2           | 287         |

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



# Central Waterfront Submarket Report - July 2024

## Recent Project Openings, Completions & Scheduled Completions



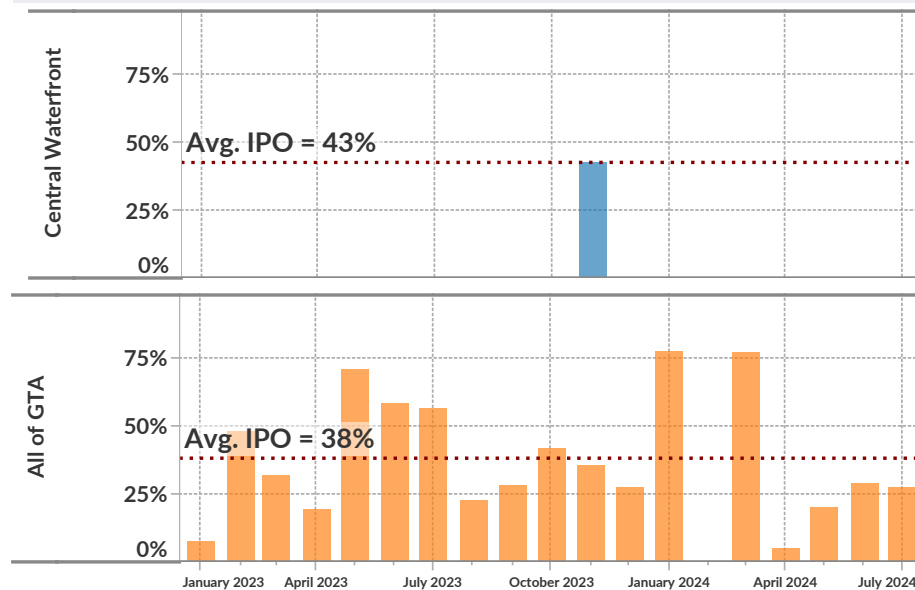
# Central Waterfront Submarket Report - July 2024

## Project Data by Unit Type

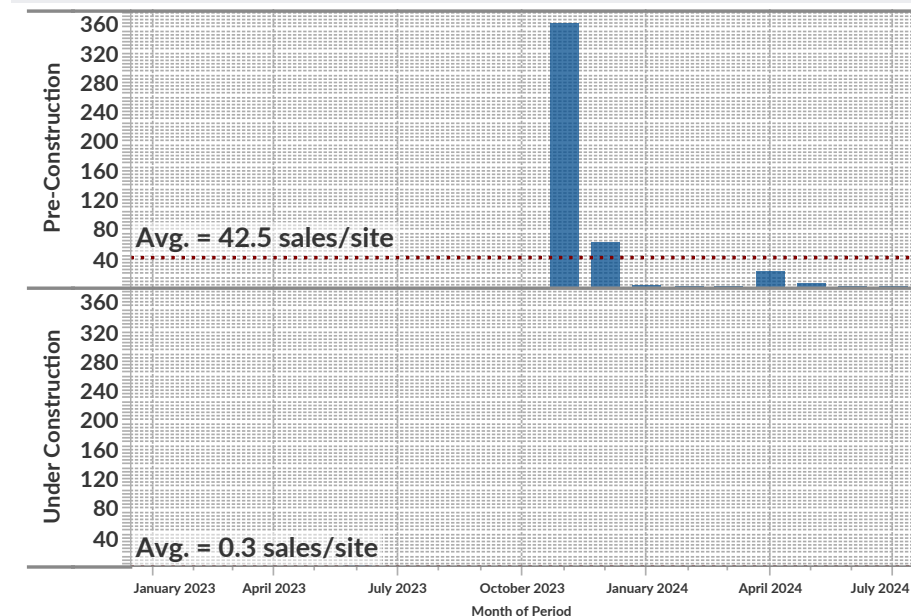
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 143          | 0                   | 115         | 28      |
| 1 Bedroom       | 996          | 2                   | 808         | 188     |
| 1 Bedroom + Den | 1,158        | 0                   | 967         | 191     |
| 2 Bedroom       | 552          | 0                   | 424         | 128     |
| 2 Bedroom + Den | 418          | 0                   | 231         | 187     |
| 3 Bedroom & Up  | 366          | 0                   | 231         | 135     |
| Penthouse       |              |                     |             |         |
| Other           | 1            | 0                   | 0           | 1       |

| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,735    | 361             | 361              | \$601,900        | \$650,900         |
| \$1,648    | 448             | 586              | \$741,900        | \$943,900         |
| \$1,609    | 442             | 780              | \$758,900        | \$1,288,900       |
| \$1,664    | 618             | 1,567            | \$925,900        | \$2,585,900       |
| \$1,679    | 699             | 1,330            | \$1,004,900      | \$2,429,900       |
| \$1,768    | 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)

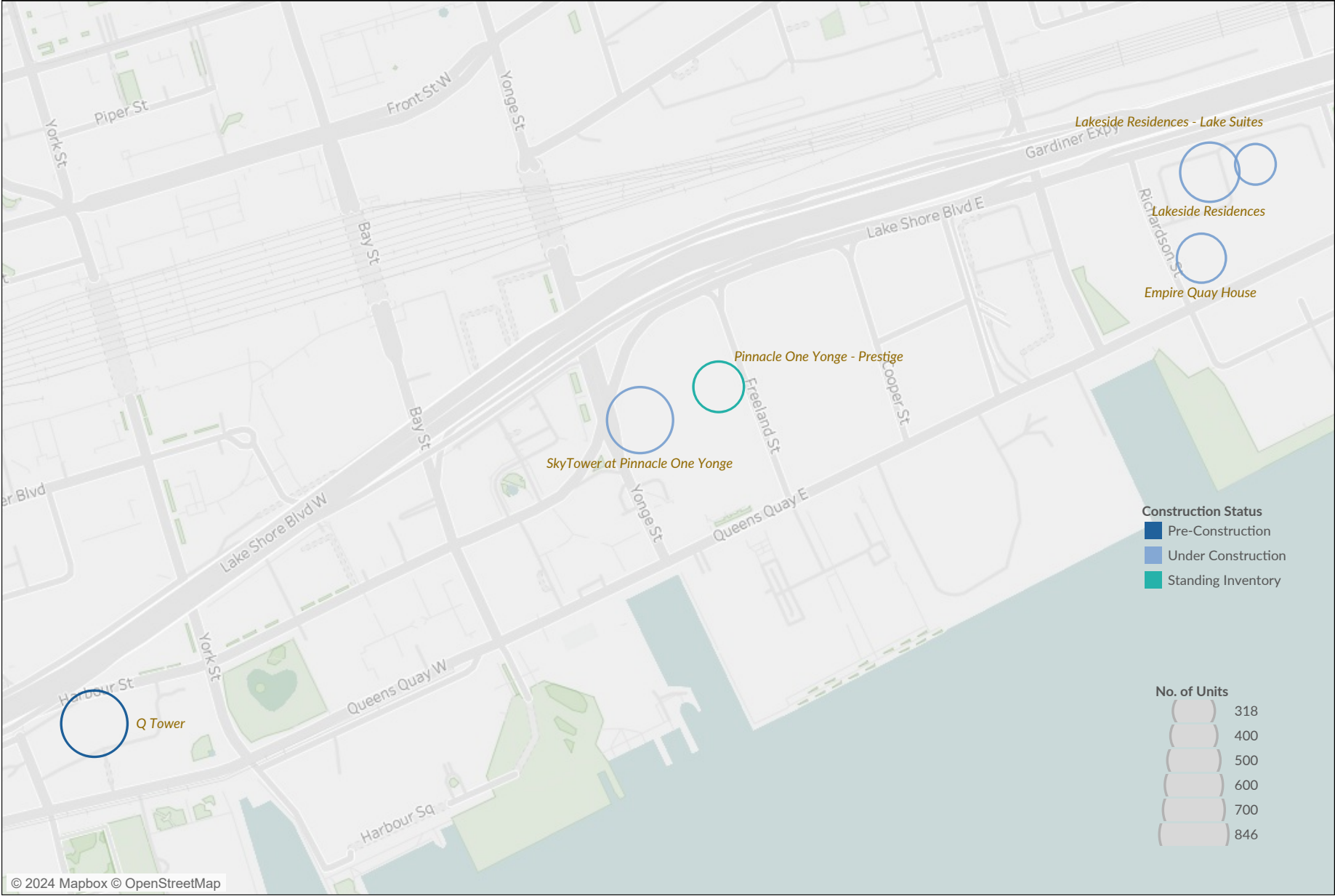


## Post Launch Absorption: Central Waterfront



# Central Waterfront Submarket Report - July 2024

## Current Active Projects



## Central Waterfront Submarket Report - July 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 SqFoot |
|---------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|-------------------------------|
| 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                   | 44  | 379     | 846          | \$1,693             | \$1,623                       |
| SkyTower at Pinnacle One Yonge - Pinnacle International | Apartment    | November 2024           | 0                   | 1   | 353     | 840          | \$1,353             | \$1,746                       |

## Central Waterfront Submarket Report - July 2024

### Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | ● 16                | ● 16                        |
| Central Waterfront      | ● 2                 | ● 6                         |
| Don Mills - York Mills  | ● 5                 | ● 10                        |
| Downtown Core           | ● 2                 | ● 6                         |
| Downtown East           | ● 9                 | ● 20                        |
| Downtown West           | ● 22                | ● 25                        |
| Etobicoke Waterfront    | ● 0                 | ● 1                         |
| Highway7 - Yonge        | ● 14                | ● 6                         |
| Mississauga City Centre | ● 2                 | ● 9                         |
| North Toronto           | ● 0                 | ● 16                        |
| North Yonge Corridor    | ● 2                 | ● 9                         |
| North York East         |                     |                             |
| North York West         | ● 5                 | ● 9                         |
| Not Applicable          | ● 202               | ● 177                       |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | ● 4                 | ● 9                         |
| Thornhill               | ● 0                 | ● 2                         |
| Toronto East            | ● 0                 | ● 6                         |
| Toronto West            | ● 2                 | ● 19                        |
| Yonge - St. Clair       | ● 0                 | ● 7                         |

### Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$       |
|-------------|---------|------------|---------|---------------|
| ● 3,541     | ● 555   | ● \$2,408  | ● 1,092 | ● \$2,628,717 |
| ● 2,776     | ● 858   | ● \$1,686  | ● 884   | ● \$1,490,227 |
| ● 2,415     | ● 304   | ● \$1,195  | ● 829   | ● \$990,246   |
| ● 3,670     | ● 451   | ● \$1,869  | ● 784   | ● \$1,465,210 |
| ● 5,948     | ● 1,538 | ● \$1,440  | ● 694   | ● \$998,656   |
| ● 7,555     | ● 1,257 | ● \$1,818  | ● 872   | ● \$1,584,962 |
| ● 552       | ● 13    | ● \$1,640  | ● 854   | ● \$1,400,746 |
| ● 1,324     | ● 234   | ● \$1,063  | ● 797   | ● \$847,099   |
| ● 4,265     | ● 627   | ● \$1,234  | ● 660   | ● \$814,171   |
| ● 3,036     | ● 313   | ● \$1,583  | ● 950   | ● \$1,503,615 |
| ● 2,692     | ● 797   | ● \$1,649  | ● 680   | ● \$1,121,700 |
|             |         |            |         |               |
| ● 1,079     | ● 438   | ● \$1,376  | ● 824   | ● \$1,133,661 |
| ● 27,832    | ● 8,693 | ● \$1,168  | ● 740   | ● \$864,881   |
|             |         |            |         |               |
| ● 1,869     | ● 456   | ● \$1,429  | ● 812   | ● \$1,160,510 |
| ● 412       | ● 27    | ● \$1,361  | ● 1,703 | ● \$2,317,778 |
| ● 898       | ● 174   | ● \$1,263  | ● 658   | ● \$831,684   |
| ● 3,230     | ● 494   | ● \$1,223  | ● 923   | ● \$1,128,721 |
| ● 1,046     | ● 216   | ● \$2,061  | ● 902   | ● \$1,858,227 |



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