

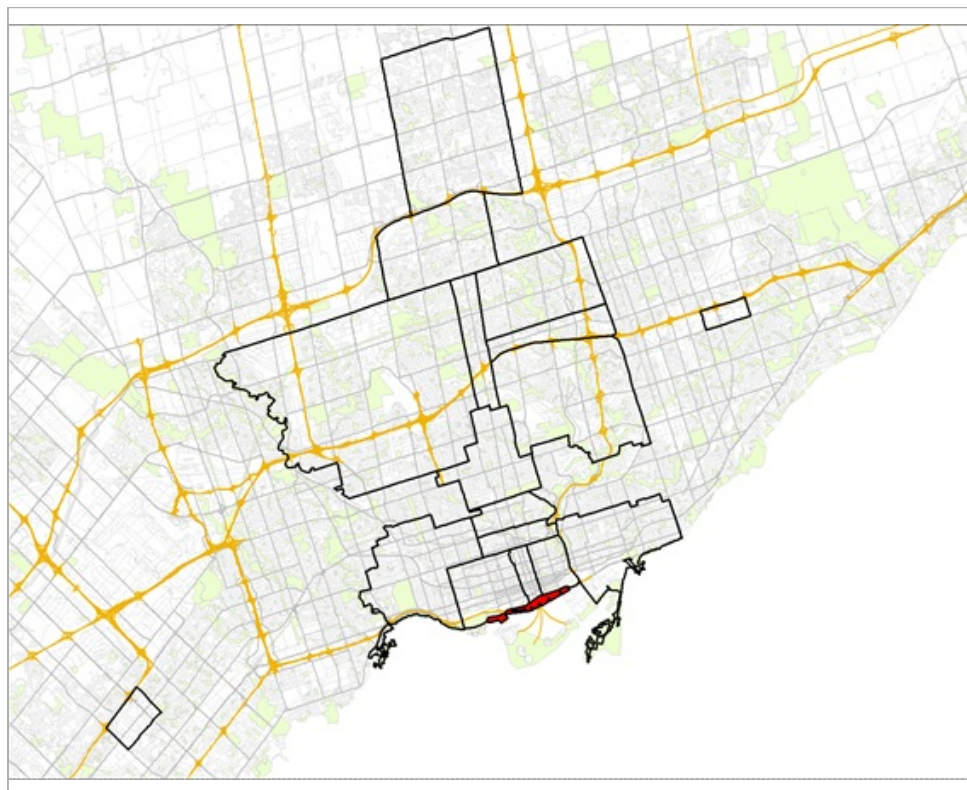


## Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of November 2024

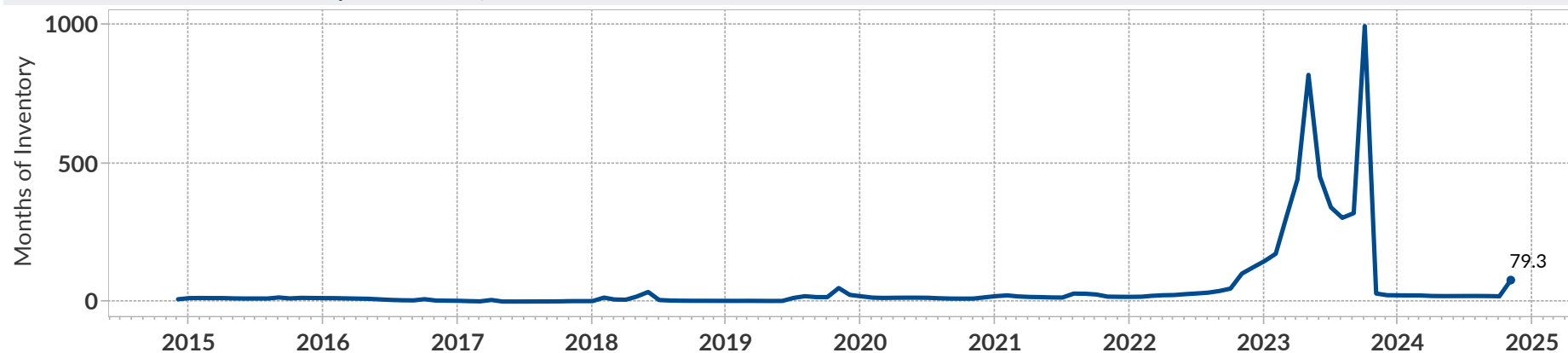


# Central Waterfront Submarket Report - November 2024



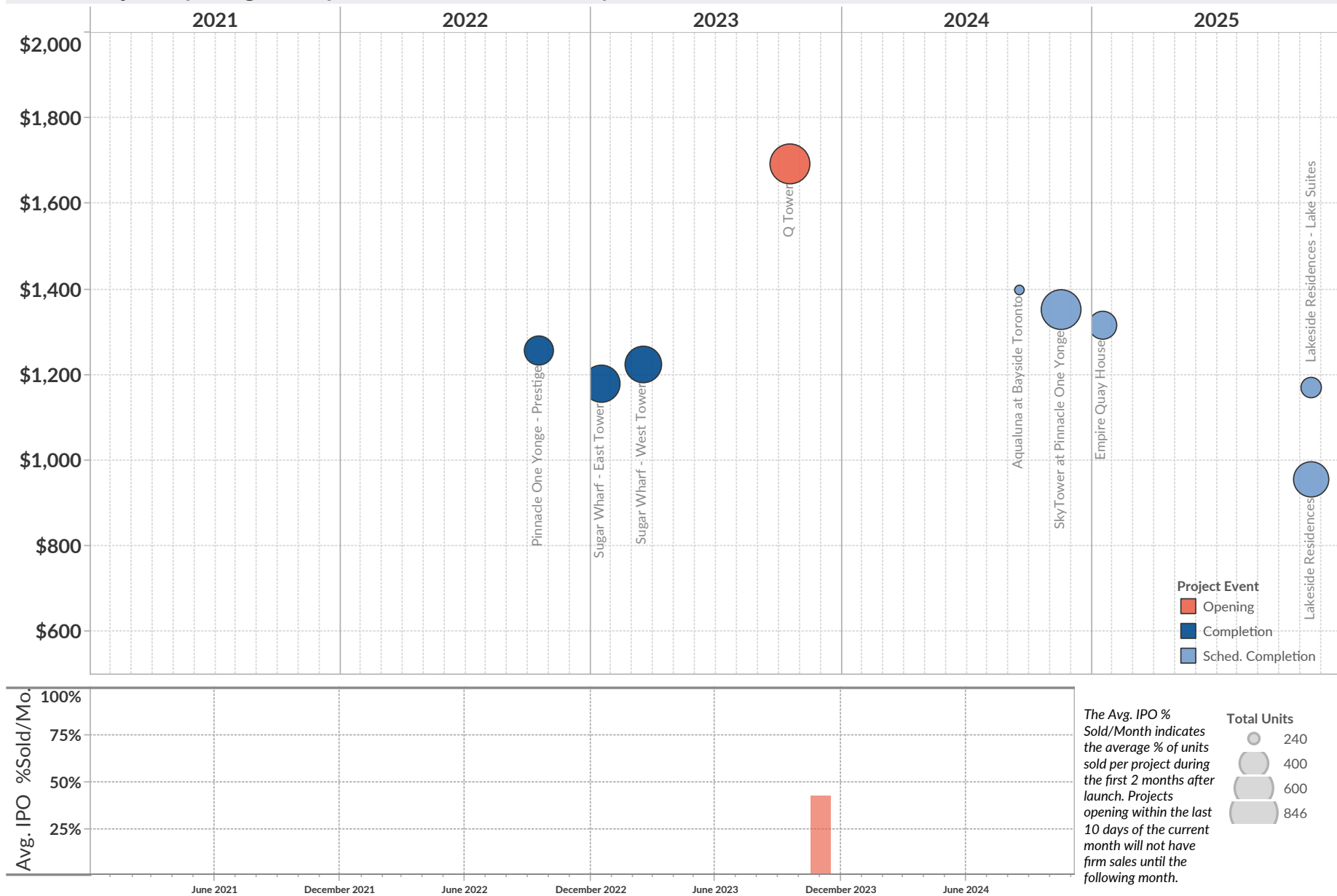
| Central Waterfront          |       | GTA         |
|-----------------------------|-------|-------------|
| Distinct count of Site Name | 4     | 335         |
| No. of Units                | 2,641 | 86,904      |
| Total Sales                 | 1,802 | 69,736      |
| Act Inv                     | 839   | 17,168      |
| Avg. \$/sf                  |       | \$1,402     |
| Avg. Project \$/SF          |       | \$1,310     |
| Avg. SF                     |       | 780         |
| Avg. \$                     |       | \$1,094,226 |
| Current Month Sales         |       | 249         |

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



# Central Waterfront Submarket Report - November 2024

## Recent Project Openings, Completions & Scheduled Completions



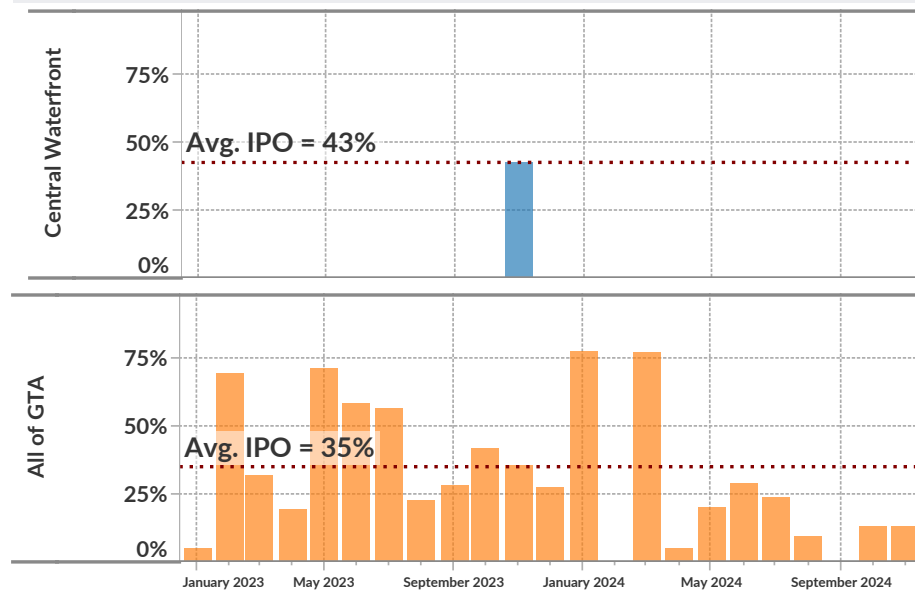
# Central Waterfront Submarket Report - November 2024

## Project Data by Unit Type

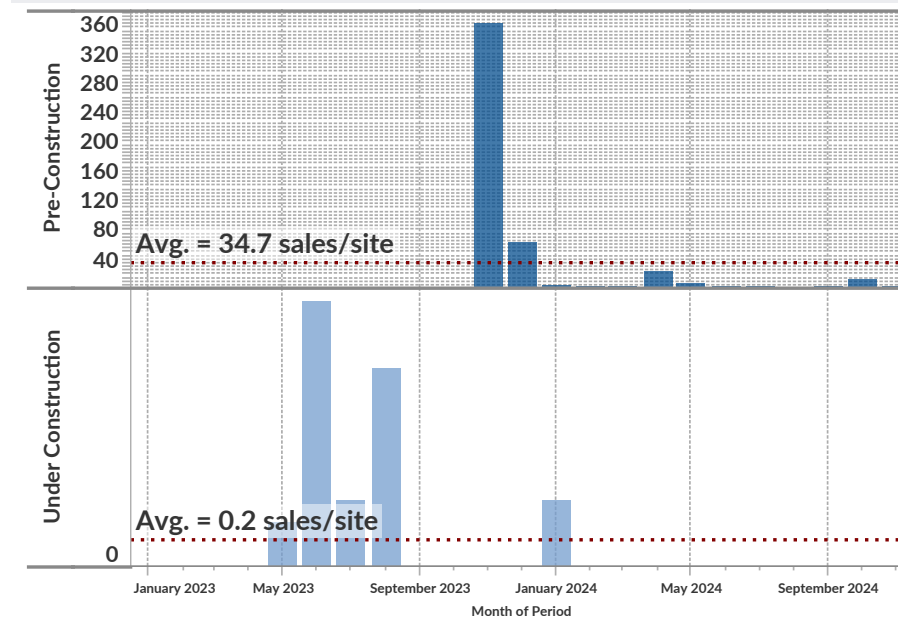
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 143          | 0                   | 116         | 27      |
| 1 Bedroom       | 699          | 3                   | 528         | 171     |
| 1 Bedroom + Den | 817          | 0                   | 627         | 190     |
| 2 Bedroom       | 387          | 0                   | 259         | 128     |
| 2 Bedroom + Den | 319          | 0                   | 132         | 187     |
| 3 Bedroom & Up  | 275          | 0                   | 140         | 135     |
| Penthouse       |              |                     |             |         |
| Other           | 1            | 0                   | 0           | 1       |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$1,792    | 361             | 361              | \$642,900        | \$650,900         |
| \$1,688    | 448             | 586              | \$775,900        | \$943,900         |
| \$1,622    | 442             | 780              | \$778,900        | \$1,288,900       |
| \$1,682    | 618             | 1,567            | \$955,900        | \$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)

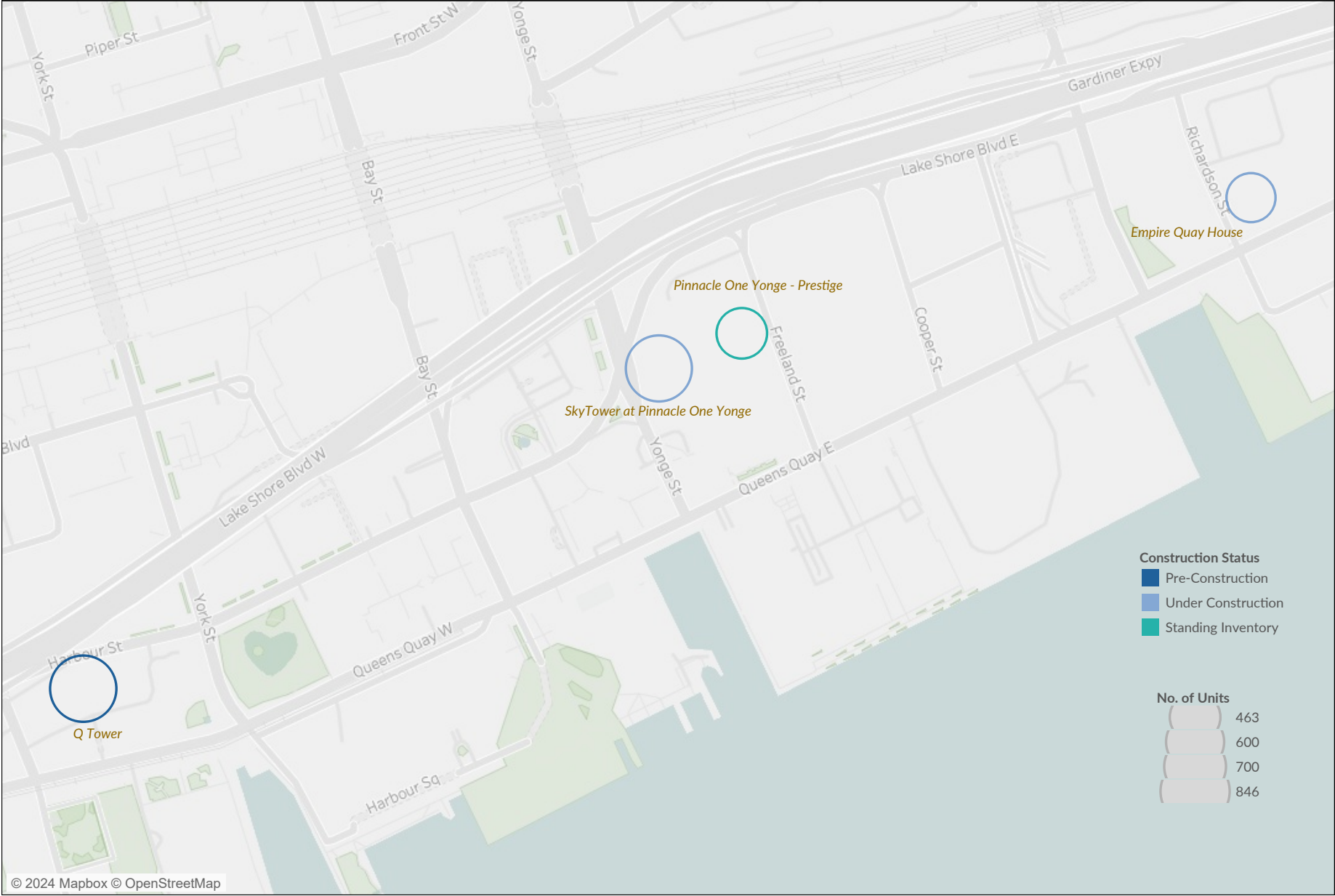


## Post Launch Absorption: Central Waterfront



# Central Waterfront Submarket Report - November 2024

## Current Active Projects



# Central Waterfront Submarket Report - November 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 |
|---------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------------------|
| Empire Quay House - Empire                              | Apartment    | April 2025              | 0                   | 0   | 12      | 463          | \$1,317             | \$1,589                        |
| 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              | 3                   | 63  | 360     | 846          | \$1,693             | \$1,658                        |
| SkyTower at Pinnacle One Yonge - Pinnacle International | Apartment    | July 2025               | 0                   | 1   | 353     | 840          | \$1,353             | \$1,746                        |

# Central Waterfront Submarket Report - November 2024

## Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | • 2                 | • 15                        |
| Central Waterfront      | • 3                 | • 4                         |
| Don Mills - York Mills  | • 0                 | • 8                         |
| Downtown Core           | • 0                 | • 6                         |
| Downtown East           | • 3                 | • 18                        |
| Downtown West           | • 23                | • 24                        |
| Etobicoke Waterfront    | • 0                 | • 1                         |
| Highway7 - Yonge        | • 2                 | • 4                         |
| Mississauga City Centre | • 2                 | • 10                        |
| North Toronto           | • 0                 | • 15                        |
| North Yonge Corridor    | • 4                 | • 9                         |
| North York East         |                     |                             |
| North York West         | • 22                | • 10                        |
| Not Applicable          | • 177               | • 169                       |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | • 3                 | • 9                         |
| Thornhill               | • 1                 | • 2                         |
| Toronto East            | • 1                 | • 6                         |
| Toronto West            | • 4                 | • 18                        |
| Yonge - St. Clair       | • 2                 | • 7                         |

## Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$       |
|-------------|---------|------------|---------|---------------|
| • 2,943     | • 537   | • \$2,419  | • 1,098 | • \$2,655,658 |
| • 1,802     | • 839   | • \$1,697  | • 893   | • \$1,515,112 |
| • 1,796     | • 283   | • \$1,221  | • 791   | • \$966,161   |
| • 3,674     | • 447   | • \$1,863  | • 787   | • \$1,466,253 |
| • 5,307     | • 1,167 | • \$1,420  | • 718   | • \$1,019,462 |
| • 7,568     | • 1,153 | • \$1,887  | • 970   | • \$1,830,460 |
| • 552       | • 13    | • \$1,640  | • 854   | • \$1,400,746 |
| • 883       | • 209   | • \$1,074  | • 799   | • \$858,402   |
| • 4,788     | • 661   | • \$1,218  | • 669   | • \$814,484   |
| • 2,549     | • 321   | • \$1,584  | • 956   | • \$1,513,903 |
| • 2,708     | • 781   | • \$1,637  | • 673   | • \$1,101,150 |
|             |         |            |         |               |
| • 1,195     | • 632   | • \$1,322  | • 761   | • \$1,005,801 |
| • 26,651    | • 8,776 | • \$1,164  | • 732   | • \$851,252   |
|             |         |            |         |               |
| • 1,881     | • 529   | • \$1,382  | • 816   | • \$1,128,216 |
| • 416       | • 27    | • \$1,553  | • 1,661 | • \$2,580,278 |
| • 901       | • 171   | • \$1,263  | • 658   | • \$830,922   |
| • 3,023     | • 459   | • \$1,240  | • 924   | • \$1,145,471 |
| • 1,099     | • 163   | • \$2,125  | • 989   | • \$2,102,718 |



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