

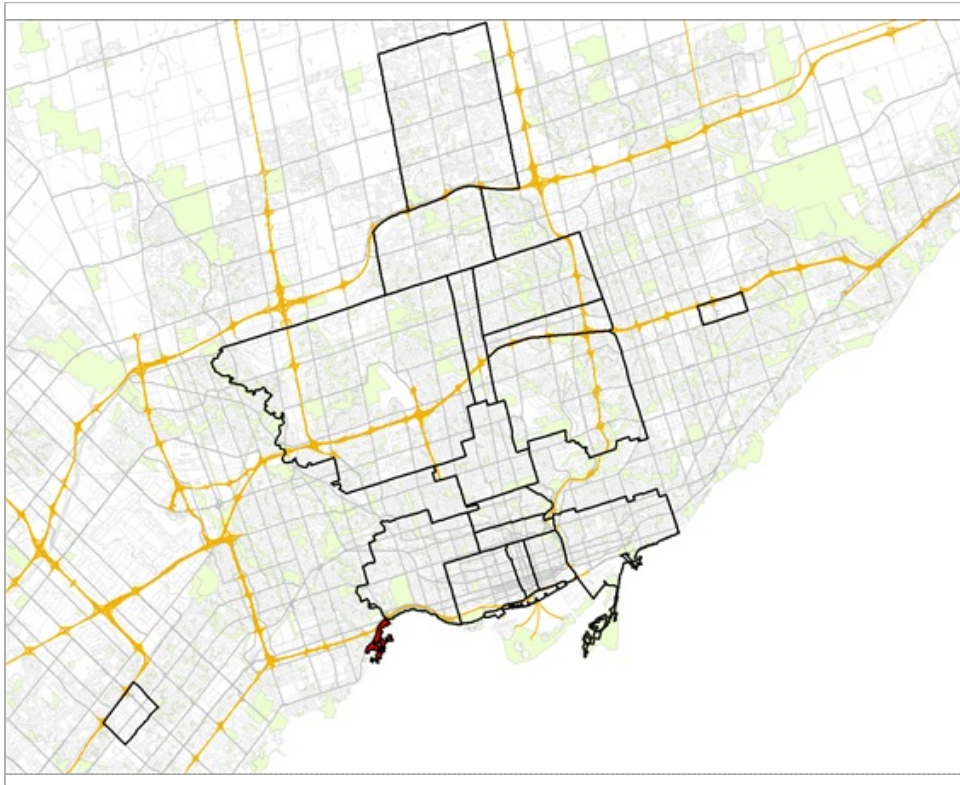


## Greater Toronto Area | Etobicoke Waterfront New Homes High Rise Submarket Report

Data as of January 2025

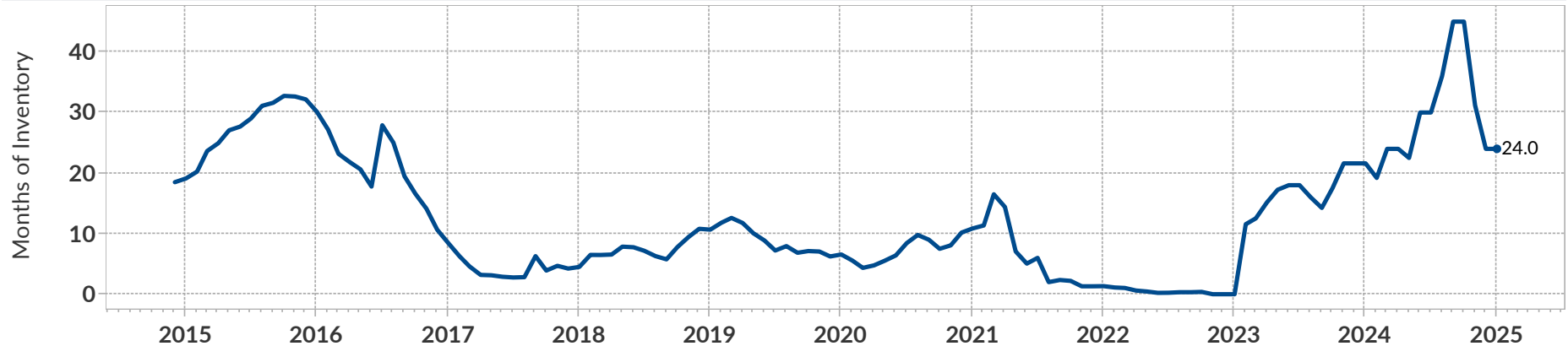


# Etobicoke Waterfront Submarket Report - January 2025



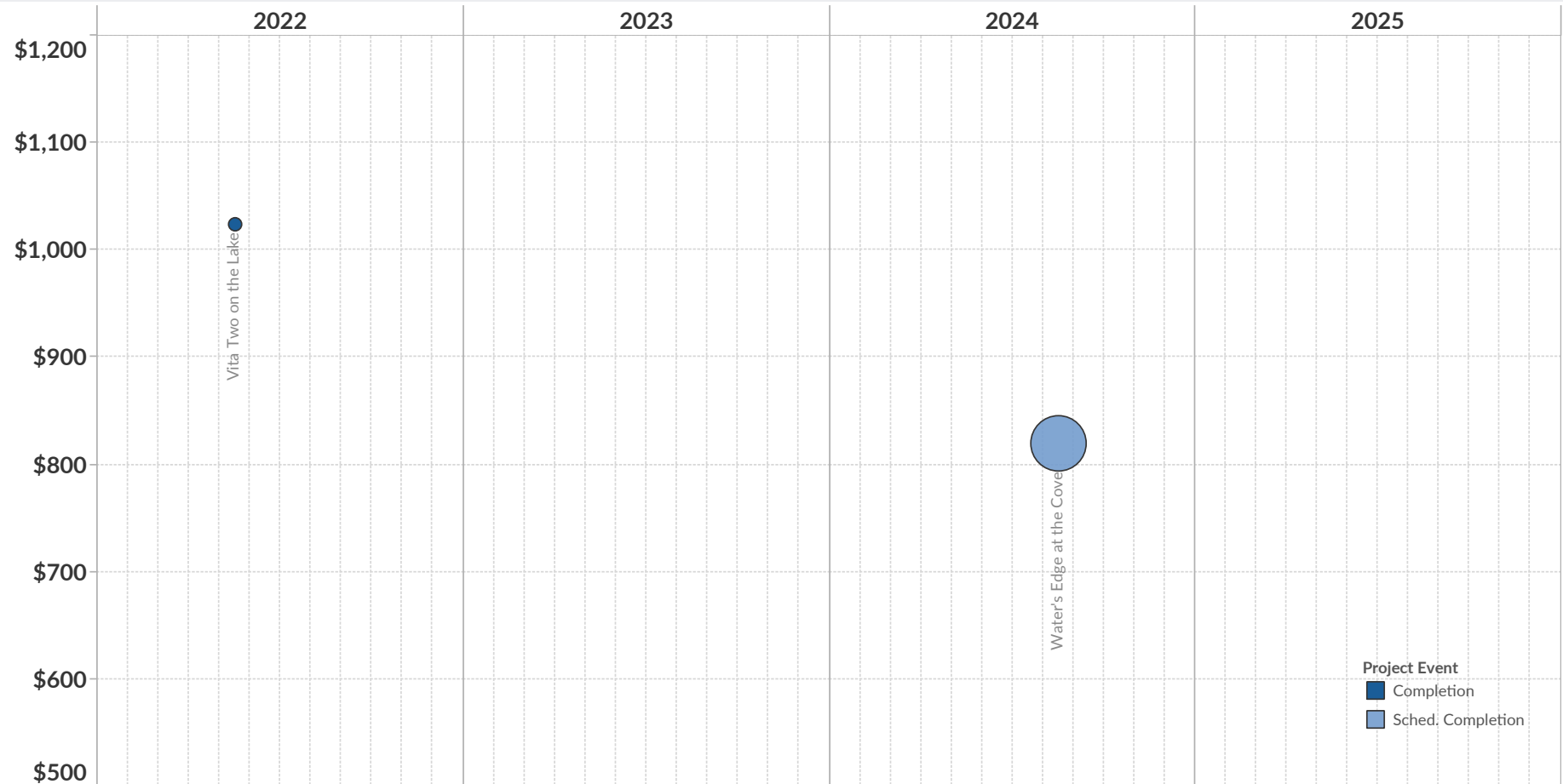
| Etobicoke Waterfront        |             | GTA         |
|-----------------------------|-------------|-------------|
| Distinct count of Site Name | 1           | 335         |
| No. of Units                | 565         | 86,474      |
| Total Sales                 | 553         | 69,568      |
| Act Inv                     | 12          | 16,906      |
| Avg. \$/sf                  | \$1,649     | \$1,405     |
| Avg. Project \$/SF          | \$1,640     | \$1,311     |
| Avg. SF                     | 782         | 779         |
| Avg. \$                     | \$1,289,608 | \$1,094,003 |
| Current Month Sales         | 0           | 101         |

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



# Etobicoke Waterfront Submarket Report - January 2025

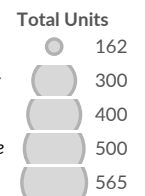
## Recent Project Openings, Completions & Scheduled Completions



**Project Event**

- Completion
- Sched. Completion

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.



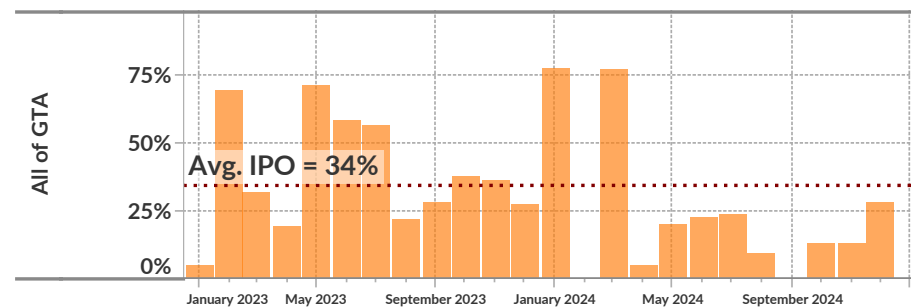
# Etobicoke Waterfront Submarket Report - January 2025

## Project Data by Unit Type

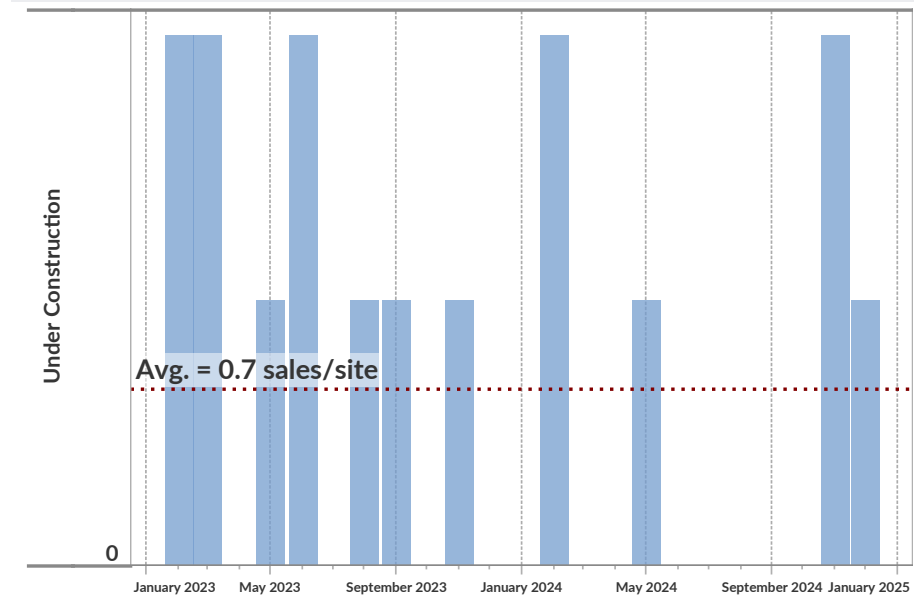
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 0            | 0                   | 0           | 0       |
| 1 Bedroom       | 110          | 0                   | 108         | 2       |
| 1 Bedroom + Den | 277          | 0                   | 275         | 2       |
| 2 Bedroom       | 119          | 0                   | 113         | 6       |
| 2 Bedroom + Den | 57           | 0                   | 55          | 2       |
| 3 Bedroom & Up  | 2            | 0                   | 2           | 0       |
| Penthouse       |              |                     |             |         |
| Other           |              |                     |             |         |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|            |                 |                  |                  |                   |
| \$1,670    | 466             | 466              | \$777,900        | \$778,900         |
| \$1,718    | 507             | 556              | \$872,900        | \$952,900         |
| \$1,620    | 642             | 1,192            | \$1,004,400      | \$1,965,900       |
| \$1,684    | 884             | 1,005            | \$1,482,900      | \$1,698,900       |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |

## IPO Launch Performance (first 2 months)

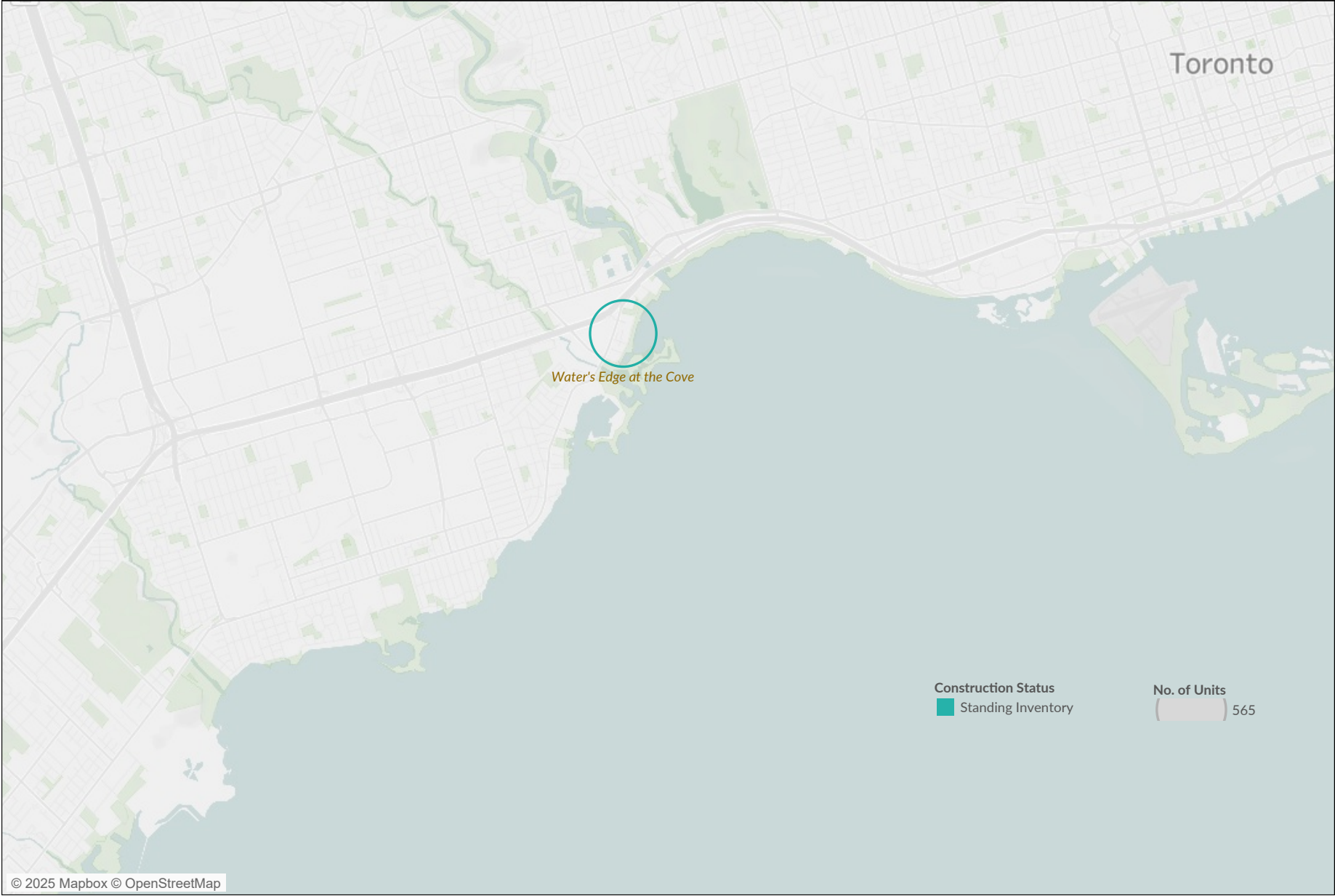


## Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - January 2025

Current Active Projects



# Etobicoke Waterfront Submarket Report - January 2025

| 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 |
| Water's Edge at the Cove - Conservatory Group | Apartment    | January 2025            | 0                   | 0   | 12      | 565          | \$820               | \$1,640            |

# Etobicoke Waterfront Submarket Report - January 2025

## Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | 4                   | 15                          |
| Central Waterfront      | 8                   | 4                           |
| Don Mills - York Mills  | 0                   | 8                           |
| Downtown Core           | 0                   | 6                           |
| Downtown East           | 5                   | 18                          |
| Downtown West           | 15                  | 23                          |
| Etobicoke Waterfront    | 0                   | 1                           |
| Highway7 - Yonge        | 2                   | 4                           |
| Mississauga City Centre | 1                   | 10                          |
| North Toronto           | 2                   | 16                          |
| North Yonge Corridor    | 0                   | 9                           |
| North York East         |                     |                             |
| North York West         | 1                   | 10                          |
| Not Applicable          | 50                  | 169                         |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | 3                   | 9                           |
| Thornhill               | 0                   | 2                           |
| Toronto East            | 0                   | 6                           |
| Toronto West            | 10                  | 18                          |
| Yonge - St. Clair       | 0                   | 7                           |

## Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$     |
|-------------|---------|------------|---------|-------------|
| 2,965       | 515     | \$2,486    | 1,107   | \$2,752,763 |
| 1,818       | 823     | \$1,697    | 902     | \$1,531,085 |
| 1,797       | 282     | \$1,221    | 791     | \$966,545   |
| 3,675       | 446     | \$1,866    | 784     | \$1,462,216 |
| 5,317       | 1,157   | \$1,425    | 710     | \$1,012,109 |
| 7,121       | 1,267   | \$1,861    | 927     | \$1,724,439 |
| 553         | 12      | \$1,649    | 782     | \$1,289,608 |
| 889         | 203     | \$1,055    | 799     | \$842,676   |
| 4,798       | 651     | \$1,231    | 662     | \$815,241   |
| 2,551       | 348     | \$1,581    | 957     | \$1,513,598 |
| 2,716       | 788     | \$1,618    | 679     | \$1,099,491 |
|             |         |            |         |             |
| 1,196       | 631     | \$1,322    | 761     | \$1,006,390 |
| 26,815      | 8,578   | \$1,162    | 732     | \$851,235   |
|             |         |            |         |             |
| 1,901       | 402     | \$1,413    | 808     | \$1,141,978 |
| 416         | 27      | \$1,553    | 1,661   | \$2,580,278 |
| 901         | 171     | \$1,262    | 657     | \$829,004   |
| 3,039       | 443     | \$1,214    | 925     | \$1,122,811 |
| 1,100       | 162     | \$2,117    | 987     | \$2,088,585 |



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

[altusgroup.com](https://altusgroup.com)

#### DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.