

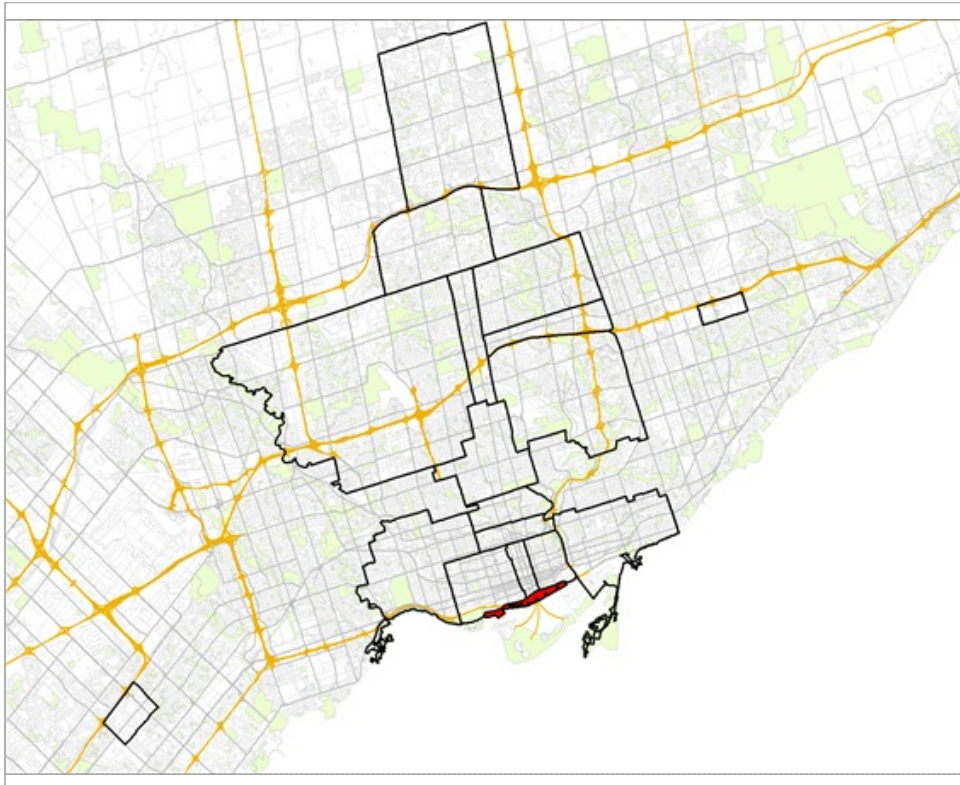


Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of January 2025

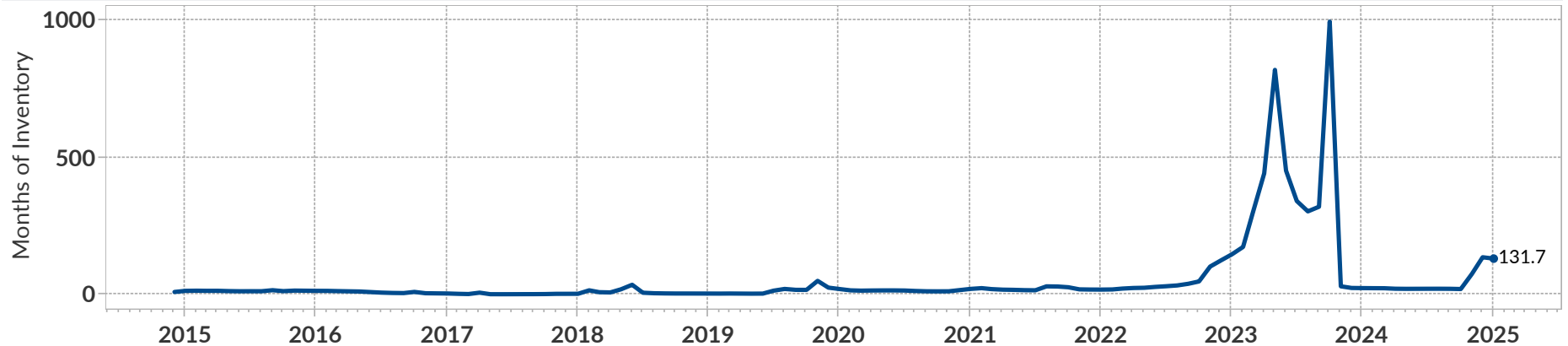


Central Waterfront Submarket Report - January 2025



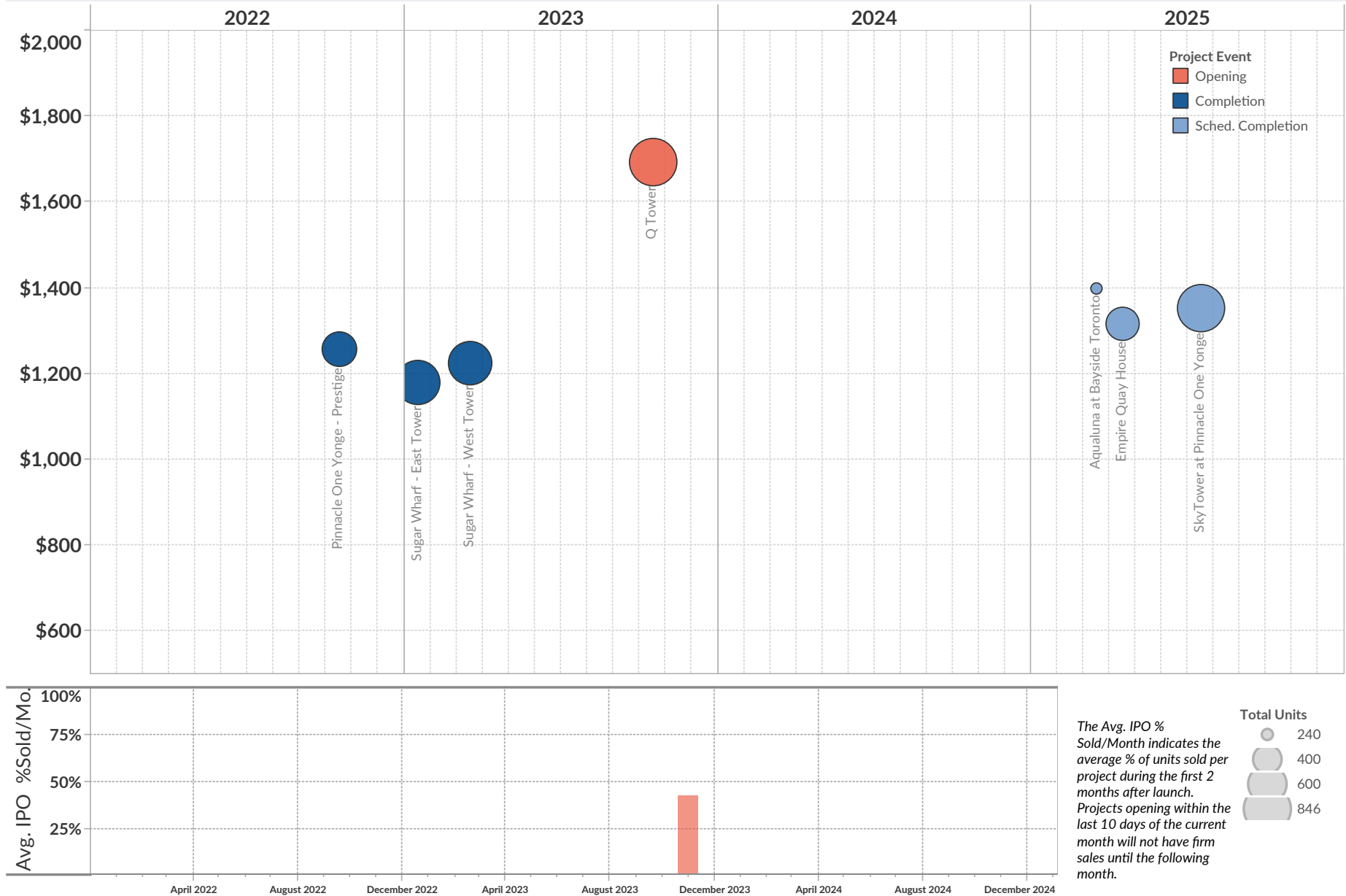
Central Waterfront		GTA
Distinct count of Site Name	4	335
No. of Units	2,641	86,474
Total Sales	1,818	69,568
Act Inv	823	16,906
Avg. \$/sf		\$1,405
Avg. Project \$/SF		\$1,311
Avg. SF		779
Avg. \$		\$1,094,003
Current Month Sales		101

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



Central Waterfront Submarket Report - January 2025

Recent Project Openings, Completions & Scheduled Completions



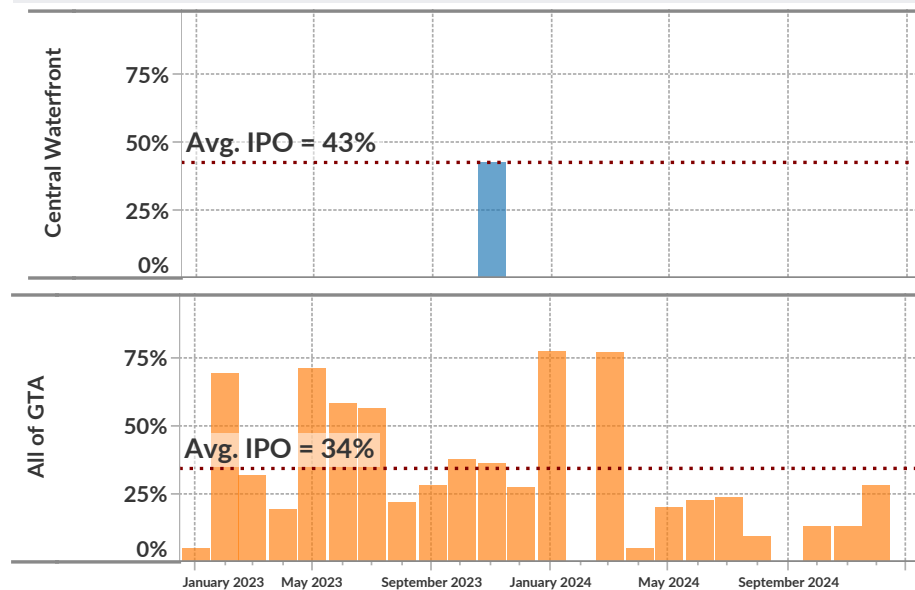
Central Waterfront Submarket Report - January 2025

Project Data by Unit Type

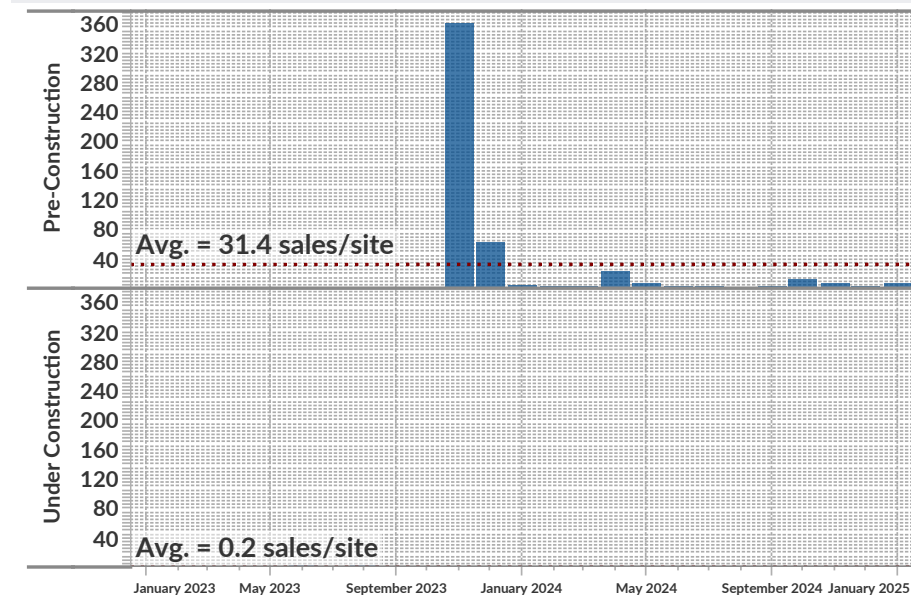
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	5	128	15
1 Bedroom	699	3	532	167
1 Bedroom + Den	817	0	627	190
2 Bedroom	387	0	259	128
2 Bedroom + Den	319	0	132	187
3 Bedroom & Up	275	0	140	135
Penthouse				
Other	1	0	0	1

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)

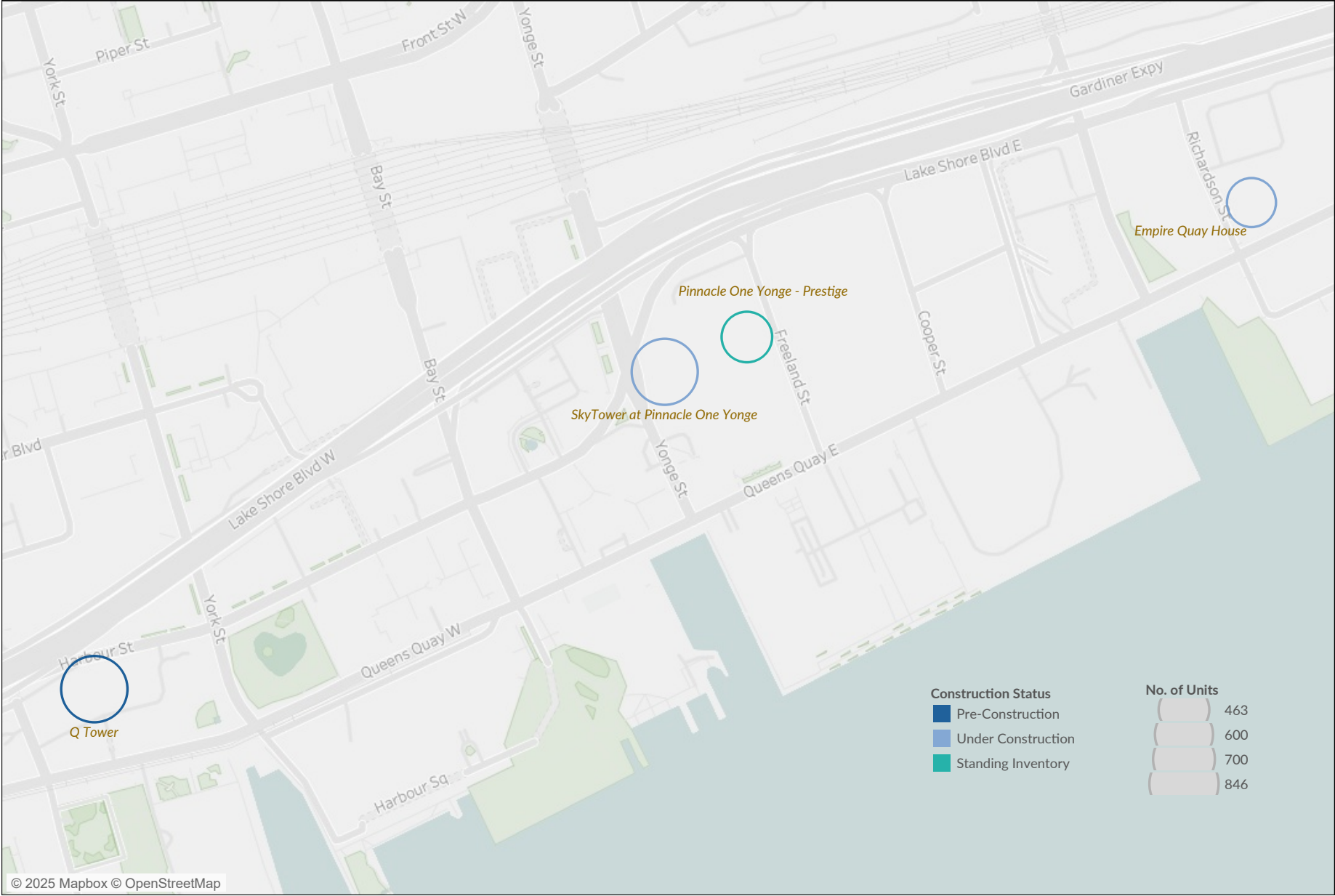


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - January 2025

Current Active Projects



Central 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
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	0	114	492	\$1,258	\$1,636
Q Tower - Lifetime Developments and Diamond Corp	Apartment	April 2029	8	8	344	846	\$1,693	\$1,655
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	July 2025	0	0	353	840	\$1,353	\$1,746

Central 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



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