Greater Toronto Area | Central Waterfront

New Homes High Rise Submarket Report

Data as of February 2025

AltusGroup

Central Waterfront Submarket Report - February 2025

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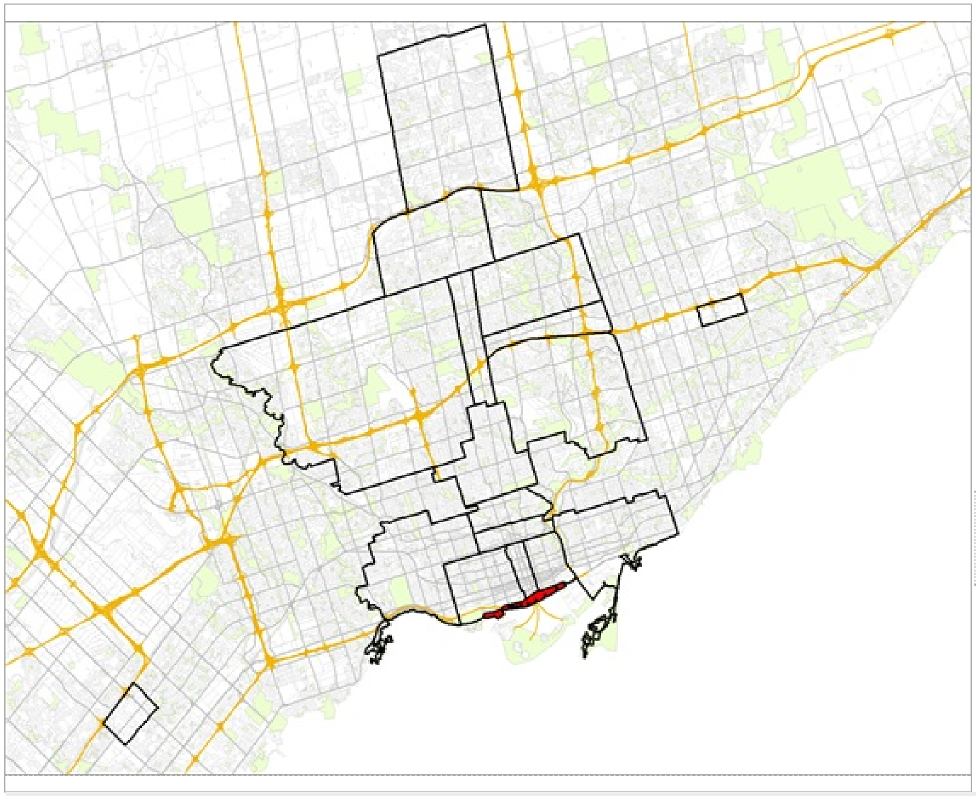
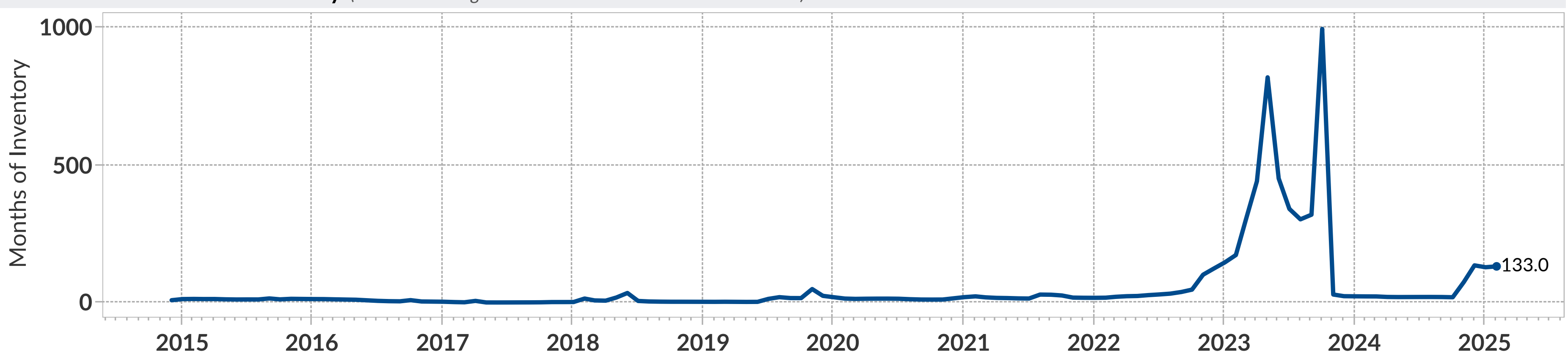


	Central Waterfront	GTA
Distinct count of Site Name	4	337
No. of Units	2,641	86,773
Total Sales	1,821	69,778
Act Inv	820	16,995
Avg. $/sf	$1,709	$1,404
Avg. Project $/SF	$1,668	$1,313
Avg. SF	896	779
Avg. $	$1,531,229	$1,093,395
Current Month Sales	2	152

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



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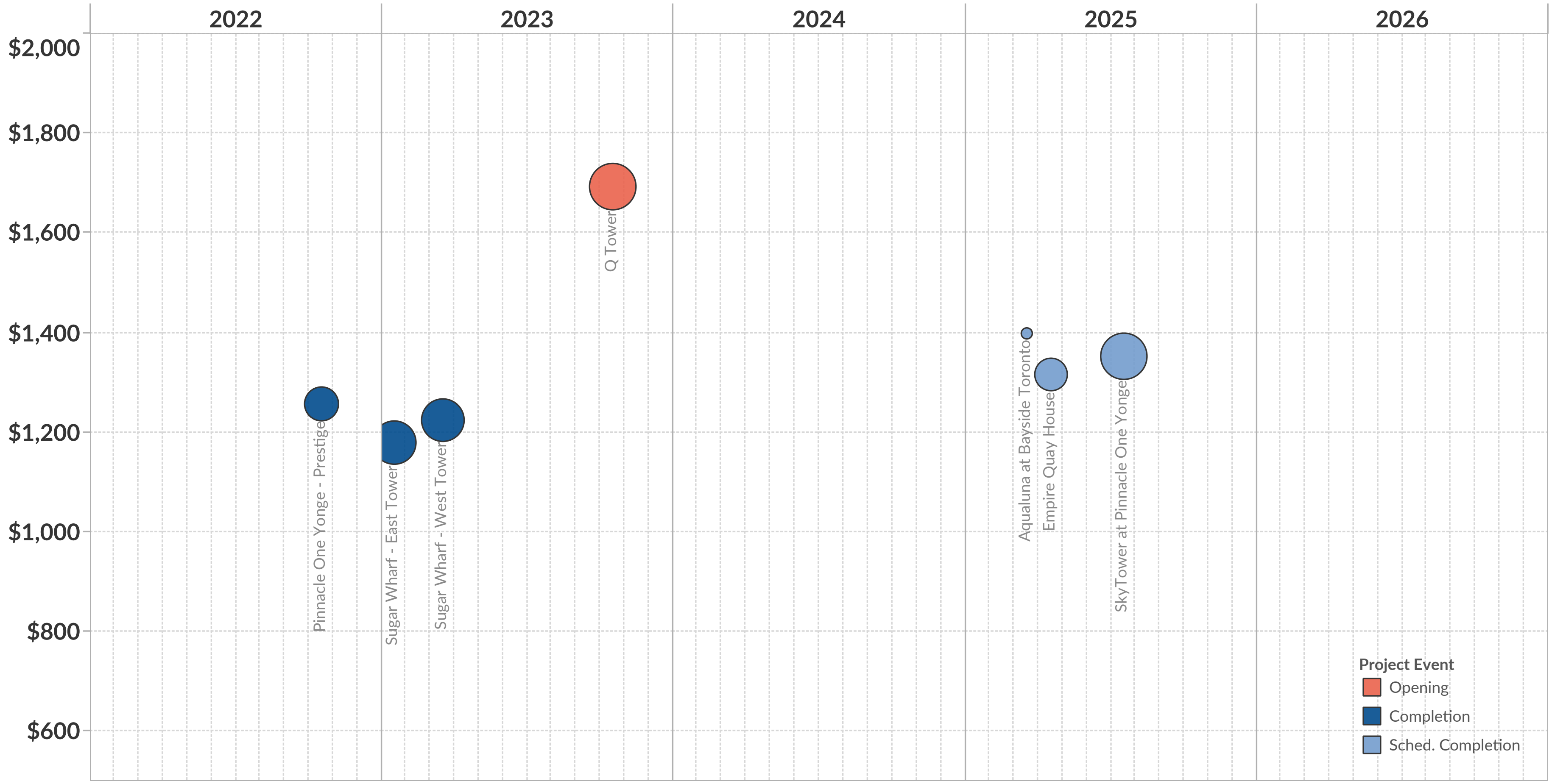
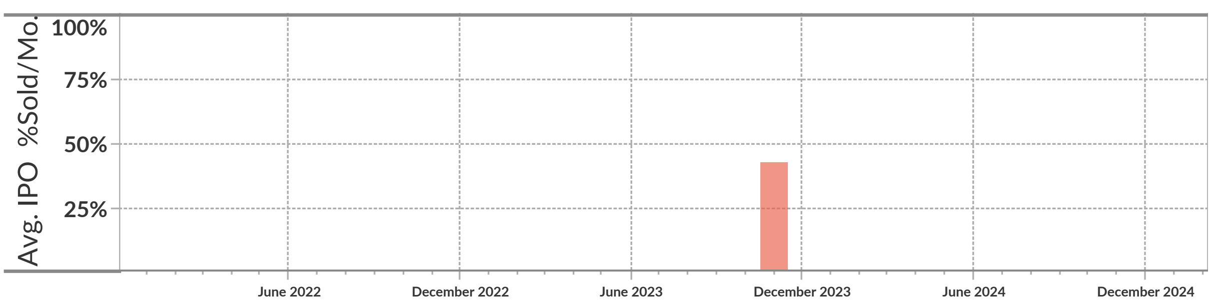
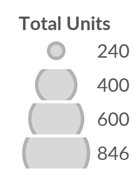
Recent Project Openings, Completions & Scheduled Completions





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.



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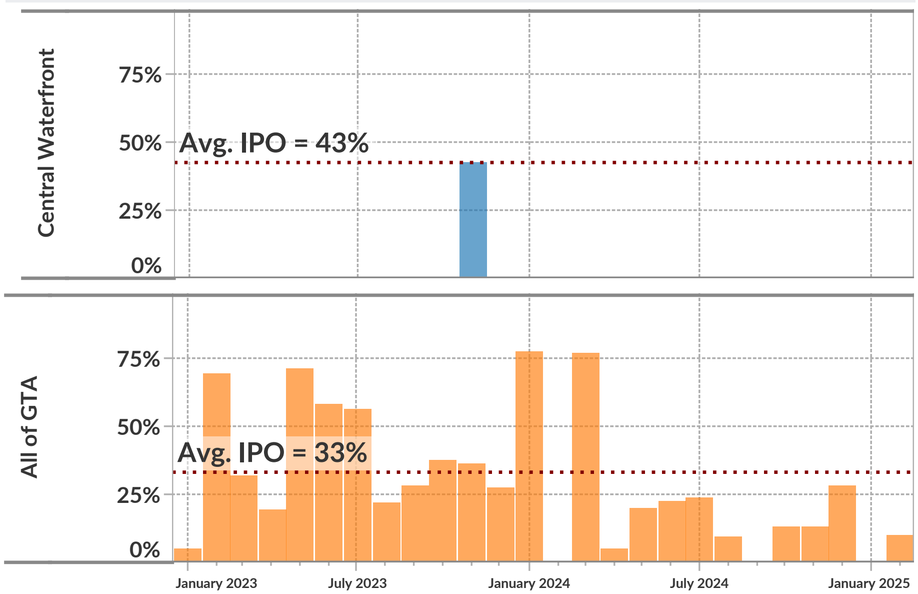
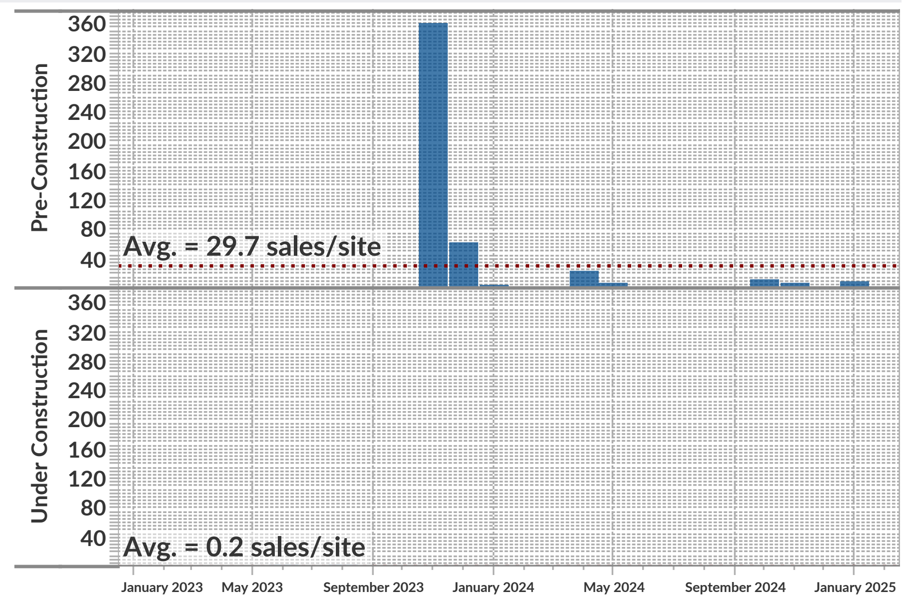
Project Data by Unit Type

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	2	131	12	$1,792	361	361	$642,900	$650,900
1 Bedroom	699	0	532	167	$1,734	448	586	$795,900	$943,900
1 Bedroom + Den	817	0	627	190	$1,622	442	780	$778,900	$1,288,900
2 Bedroom	387	0	259	128	$1,730	668	1,567	$1,114,900	$2,585,900
2 Bedroom + Den	319	0	132	187	$1,679	699	1,330	$1,004,900	$2,429,900
3 Bedroom & Up	275	0	140	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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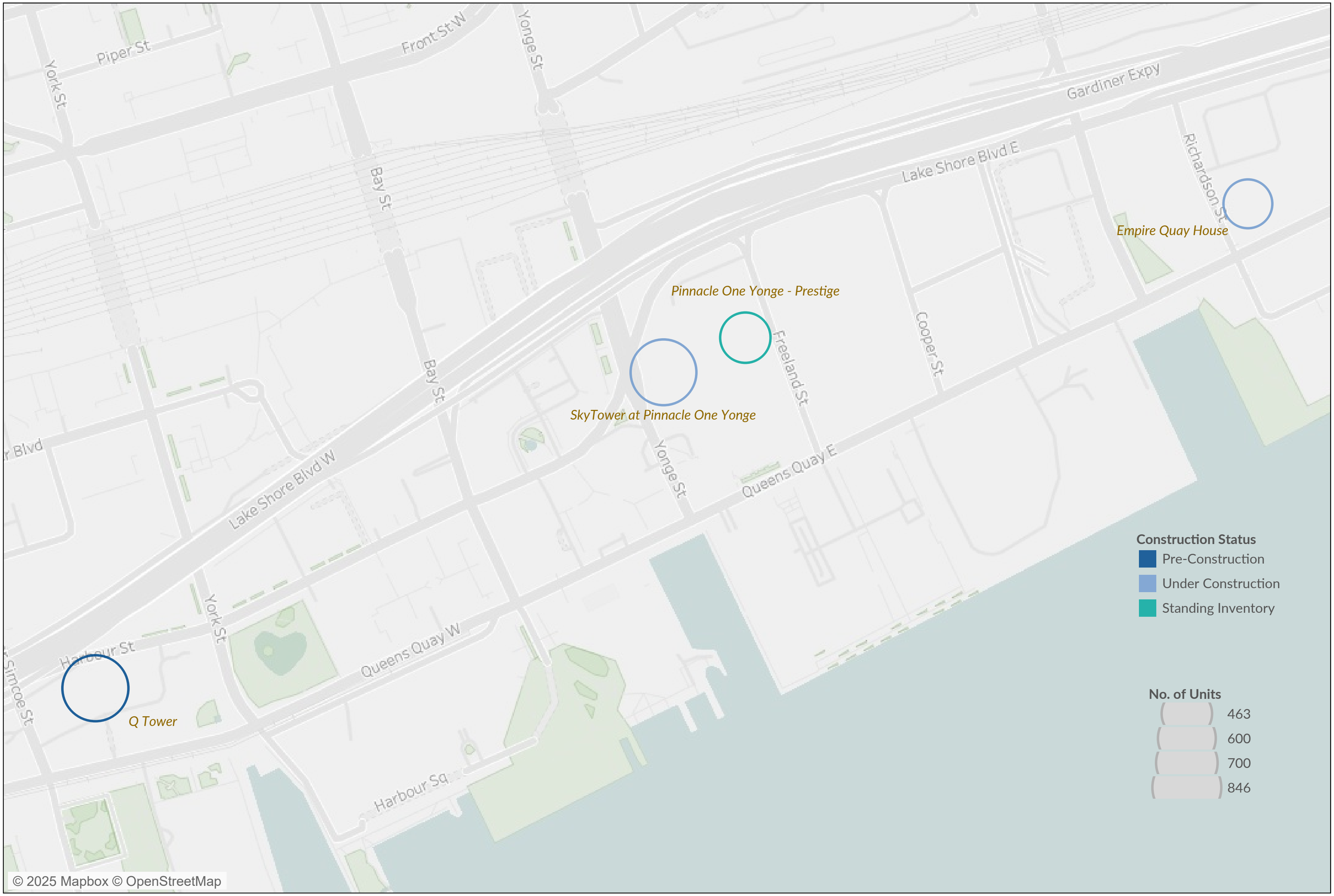
Current Active Projects



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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	2	11	341	846	$1,693	$1,699
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	July 2025	0	0	353	840	$1,353	$1,746

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Monthly Sales

Current GTA Active Projects

Sub Market	Current Month Sales	Distinct count of Site Name	Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
Bloor - Yorkville	3	15	2,970	510	$2,490	1,110	$2,763,736
Central Waterfront	2	4	1,821	820	$1,709	896	$1,531,229
Don Mills - York Mills	0	8	1,797	282	$1,221	791	$966,545
Downtown Core	2	6	3,677	444	$1,866	785	$1,464,427
Downtown East	3	18	5,330	1,144	$1,422	710	$1,010,262
Downtown West	13	23	7,142	1,246	$1,867	930	$1,737,522
Etobicoke Waterfront	0	1	553	12	$1,649	782	$1,289,608
Highway7 - Yonge	0	4	889	203	$1,055	799	$842,676
Mississauga City Centre	1	10	4,799	650	$1,230	662	$814,614
North Toronto	4	16	2,561	338	$1,599	932	$1,490,740
North Yonge Corridor	3	9	2,720	784	$1,620	677	$1,097,777
North York East							
North York West	3	10	1,200	627	$1,323	764	$1,010,069
Not Applicable	106	171	26,935	8,734	$1,159	730	$846,290
Scarborough City Centre							
Sheppard Corridor	3	9	1,913	413	$1,395	810	$1,129,161
Thornhill	0	2	416	27	$1,553	1,661	$2,580,278
Toronto East	1	6	902	170	$1,258	660	$829,998
Toronto West	6	18	3,047	435	$1,220	930	$1,135,614
Yonge - St. Clair	2	7	1,106	156	$2,152	1,232	$2,650,066

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