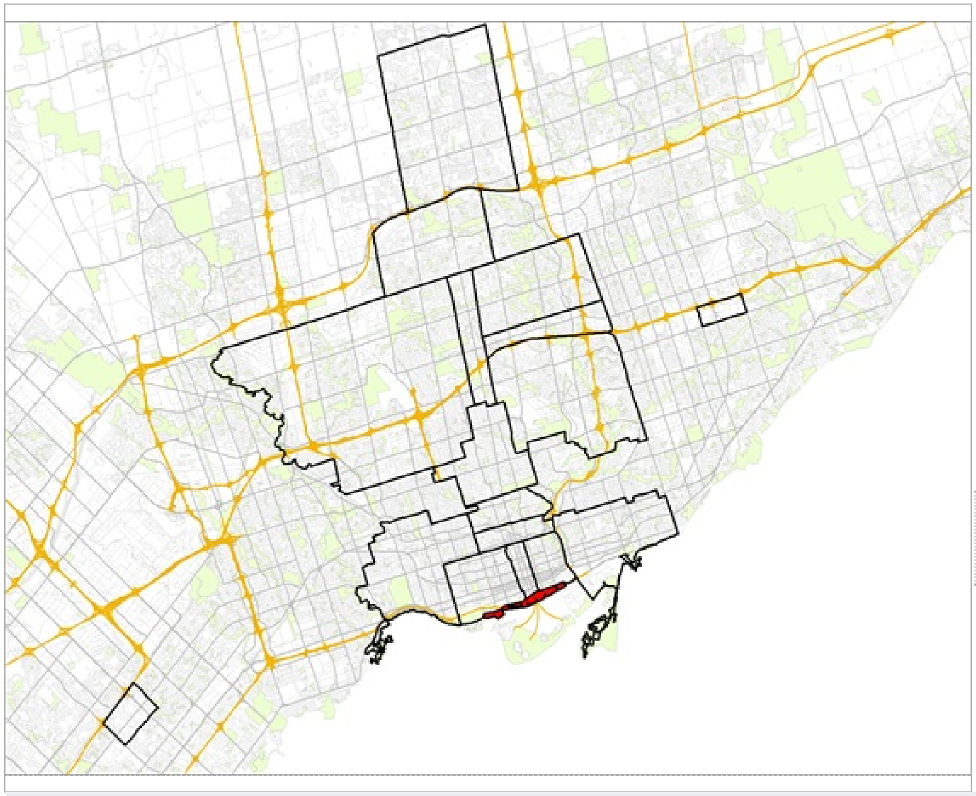
Greater Toronto Area | Central Waterfront

New Homes High Rise Submarket Report

Data as of March 2025

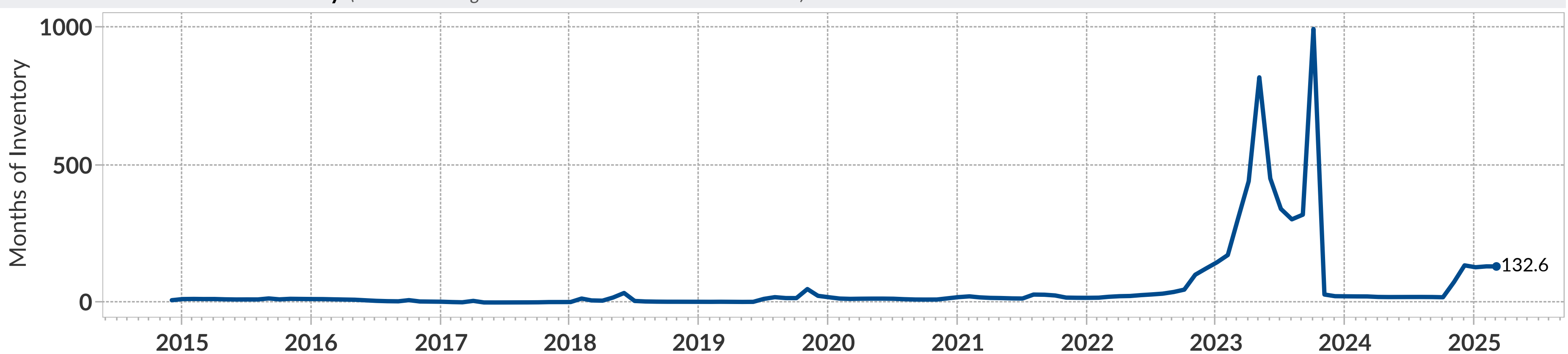
Altus Group

Central Waterfront Submarket Report - March 2025



	Central Waterfront	GTA
Distinct count of Site Name	4	334
No. of Units	2,641	85,947
Total Sales	1,823	69,144
Act Inv	818	16,803
Avg. $/sf	$1,698	$1,401
Avg. Project $/SF	$1,658	$1,311
Avg. SF	908	780
Avg. $	$1,541,892	$1,092,679
Current Month Sales	2	160

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



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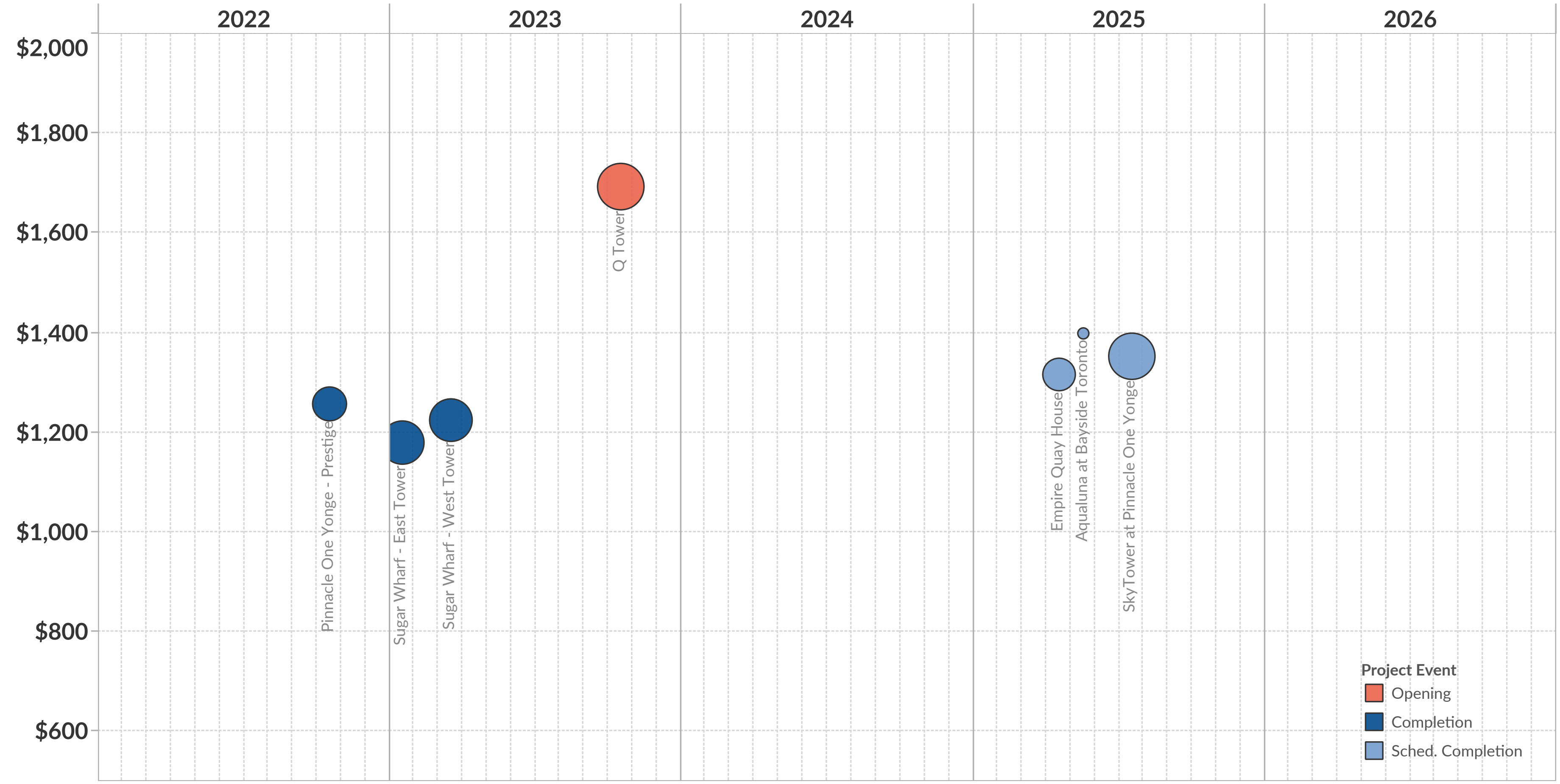
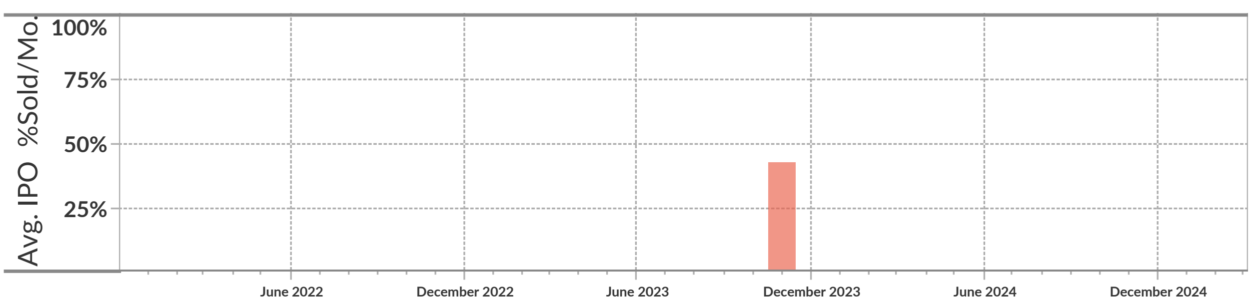
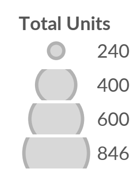
Recent Project Openings, Completions & Scheduled Completions





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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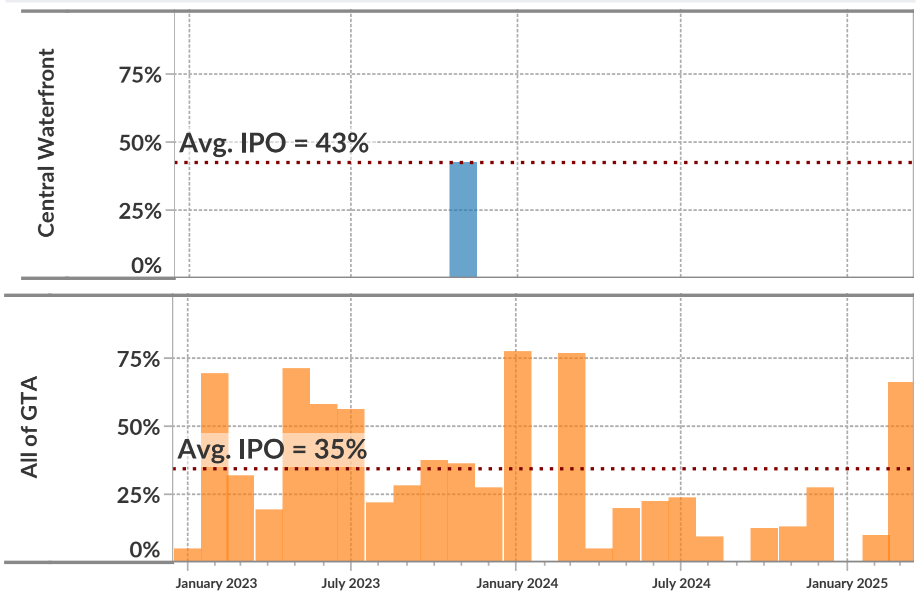
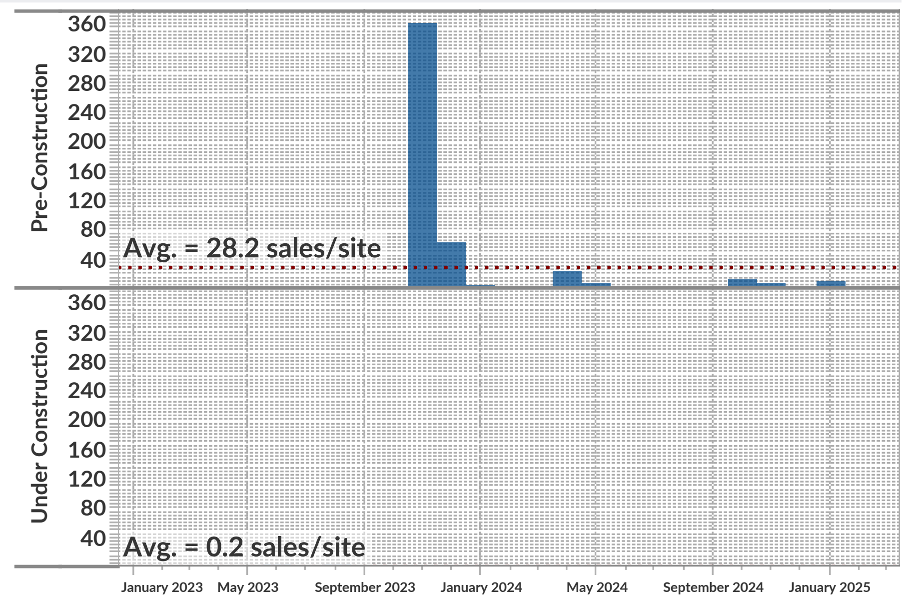
Project Data by Unit Type

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	0	131	12	$1,780	361	361	$619,900	$664,900
1 Bedroom	699	2	534	165	$1,677	448	586	$786,900	$943,900
1 Bedroom + Den	817	0	627	190	$1,622	442	780	$778,900	$1,288,900
2 Bedroom	387	0	259	128	$1,682	618	1,567	$955,900	$2,585,900
2 Bedroom + Den	319	0	132	187	$1,689	699	1,330	$1,034,900	$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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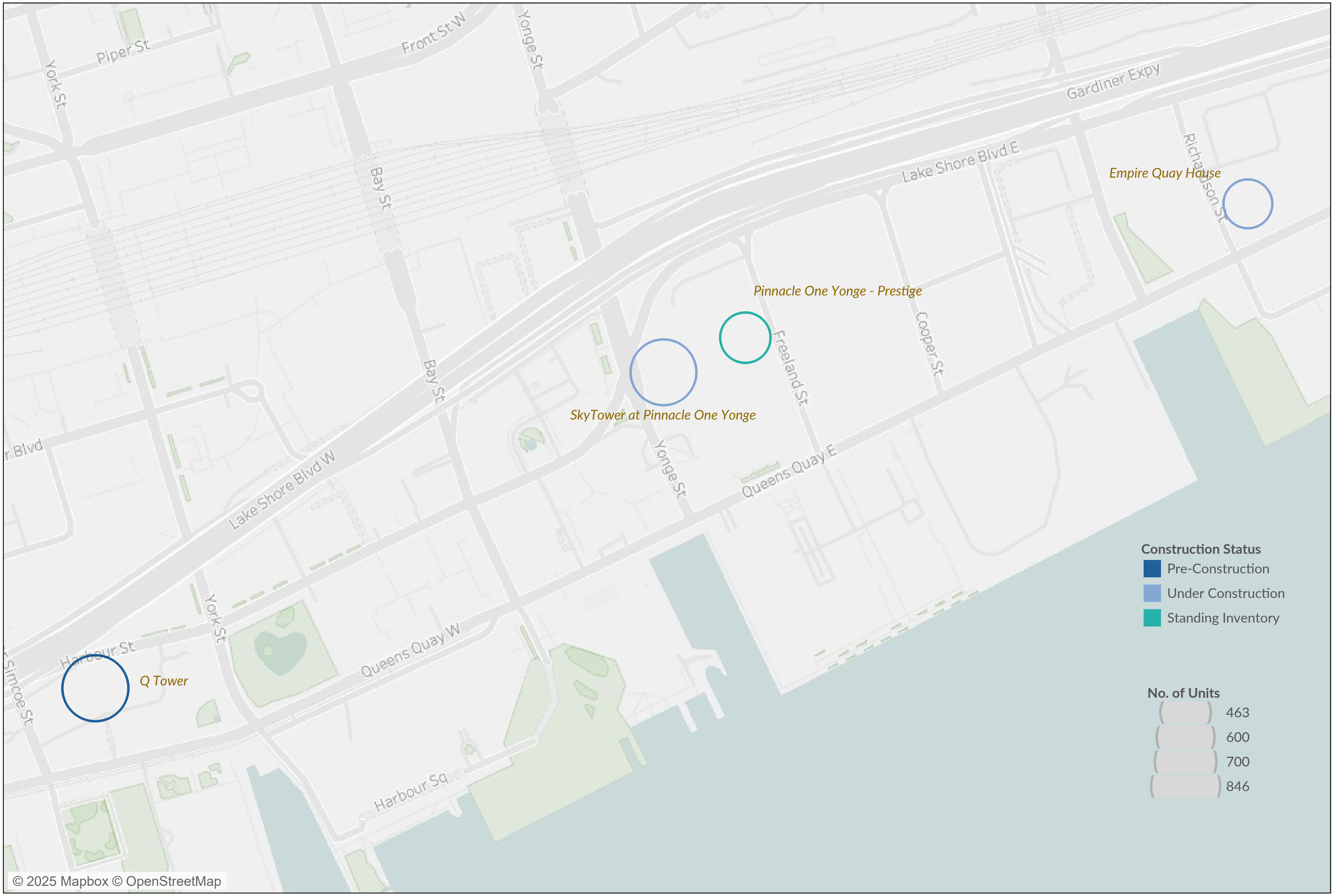
Current Active Projects



Central Waterfront Submarket Report - March 2025

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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	13	339	846	$1,693	$1,659
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	July 2025	0	0	353	840	$1,353	$1,746

Central Waterfront Submarket Report - March 2025

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	8	15	2,978	502	$2,487	1,111	$2,762,801
Central Waterfront	2	4	1,823	818	$1,698	908	$1,541,892
Don Mills - York Mills	0	8	1,797	282	$1,221	791	$966,545
Downtown Core	2	6	3,679	442	$1,866	786	$1,466,658
Downtown East	9	18	5,338	1,136	$1,369	711	$973,636
Downtown West	6	23	7,133	1,255	$1,865	926	$1,727,951
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	2	10	4,801	648	$1,227	663	$813,191
North Toronto	4	16	2,558	341	$1,593	939	$1,495,930
North Yonge Corridor	3	9	2,723	781	$1,621	677	$1,097,116
North York East							
North York West	3	10	1,203	624	$1,325	763	$1,010,661
Not Applicable	109	170	26,739	8,671	$1,152	737	$848,497
Scarborough City Centre							
Sheppard Corridor	2	9	1,915	411	$1,396	809	$1,130,235
Thornhill	0	2	416	27	$1,553	1,661	$2,580,278
Toronto East	1	6	903	169	$1,259	661	$831,439
Toronto West	8	16	2,589	326	$1,350	858	$1,158,951
Yonge - St. Clair	1	7	1,107	155	$2,153	1,236	$2,661,060

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