

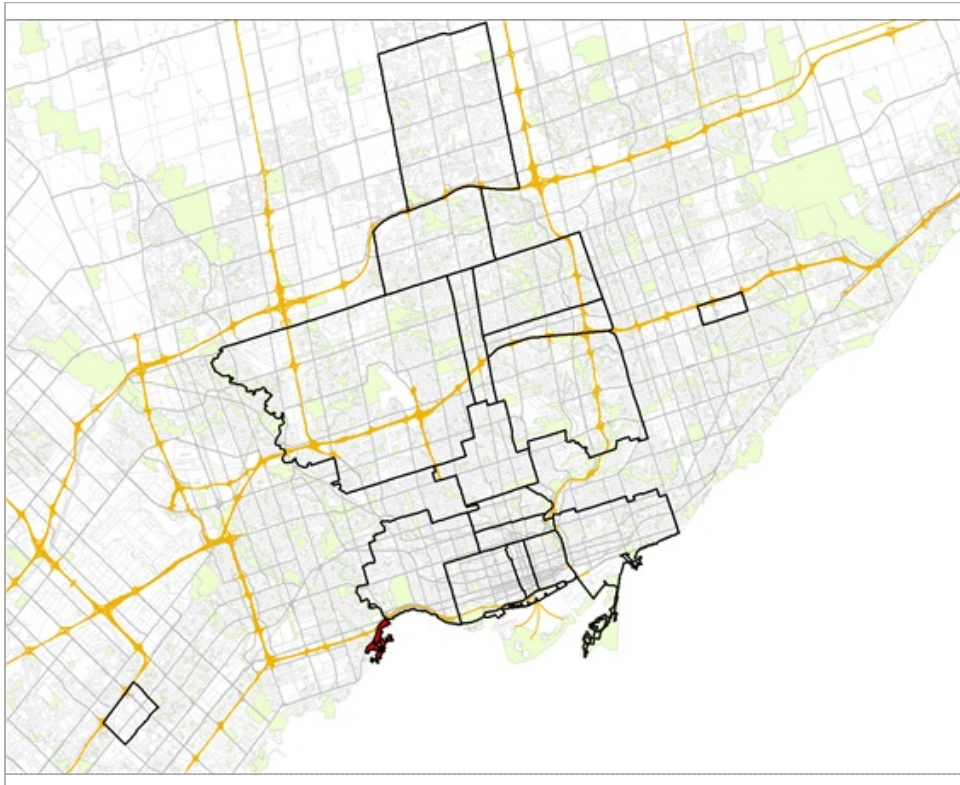


## Greater Toronto Area | Etobicoke Waterfront New Homes High Rise Submarket Report

Data as of March 2025



# Etobicoke Waterfront Submarket Report - March 2025



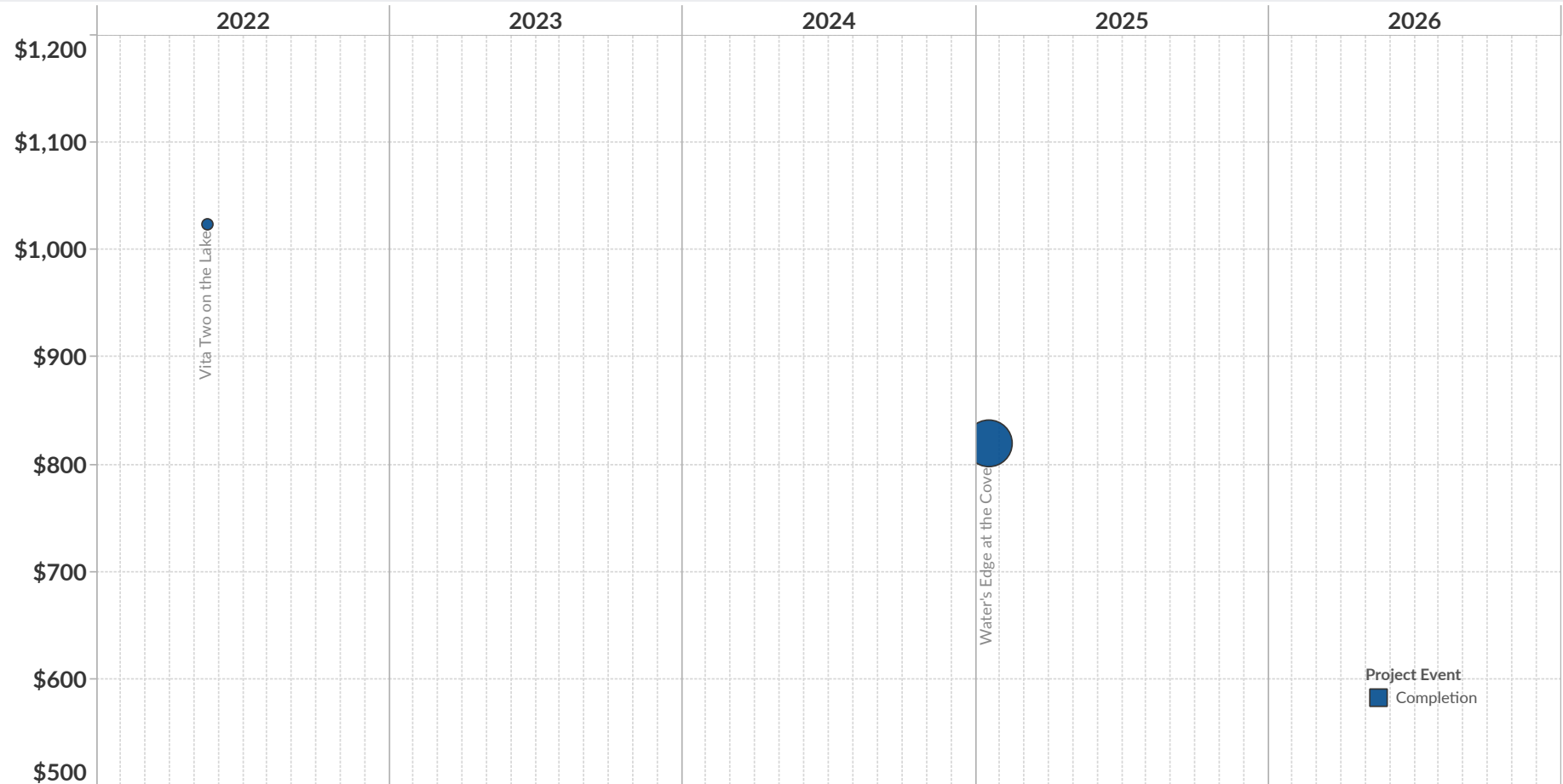
| Etobicoke Waterfront        |             | GTA         |
|-----------------------------|-------------|-------------|
| Distinct count of Site Name | 1           | 334         |
| No. of Units                | 565         | 85,947      |
| Total Sales                 | 553         | 69,144      |
| Act Inv                     | 12          | 16,803      |
| Avg. \$/sf                  | \$1,649     | \$1,401     |
| Avg. Project \$/SF          | \$1,640     | \$1,311     |
| Avg. SF                     | 782         | 780         |
| Avg. \$                     | \$1,289,608 | \$1,092,679 |
| Current Month Sales         | 0           | 160         |

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

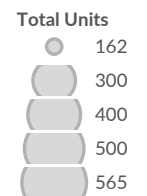


# Etobicoke Waterfront Submarket Report - March 2025

## 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.



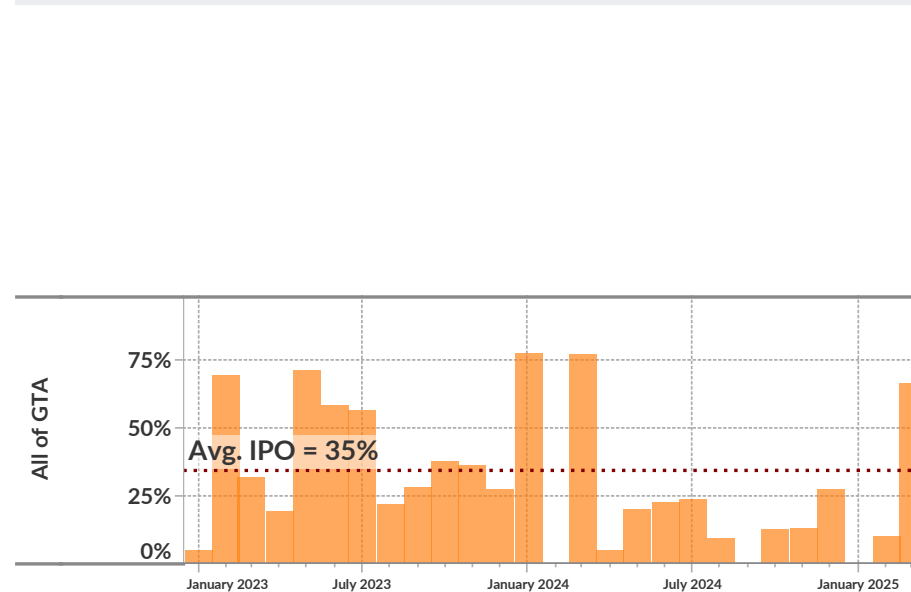
# Etobicoke Waterfront Submarket Report - March 2025

## Project Data by Unit Type

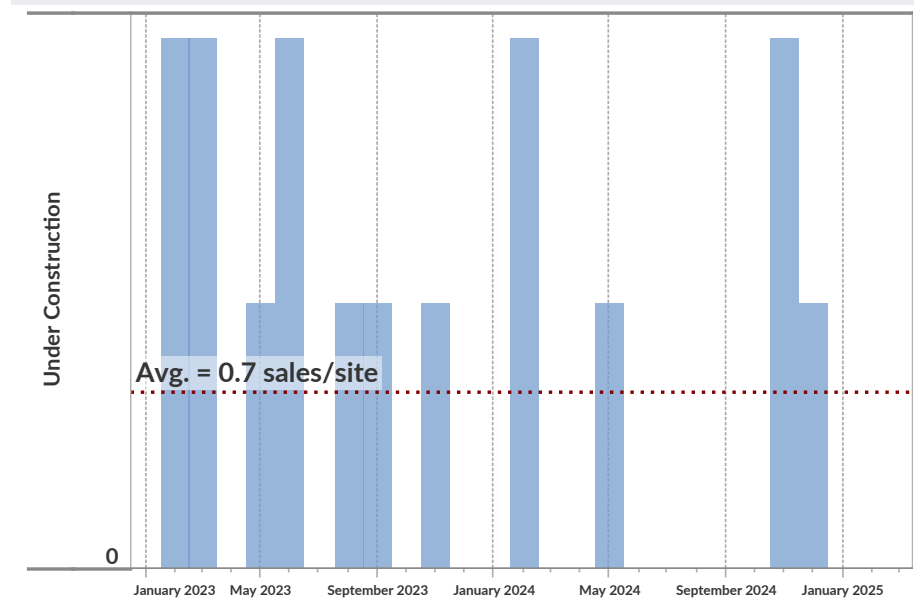
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 0            | 0                   | 0           | 0       |
| 1 Bedroom       | 110          | 0                   | 108         | 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)

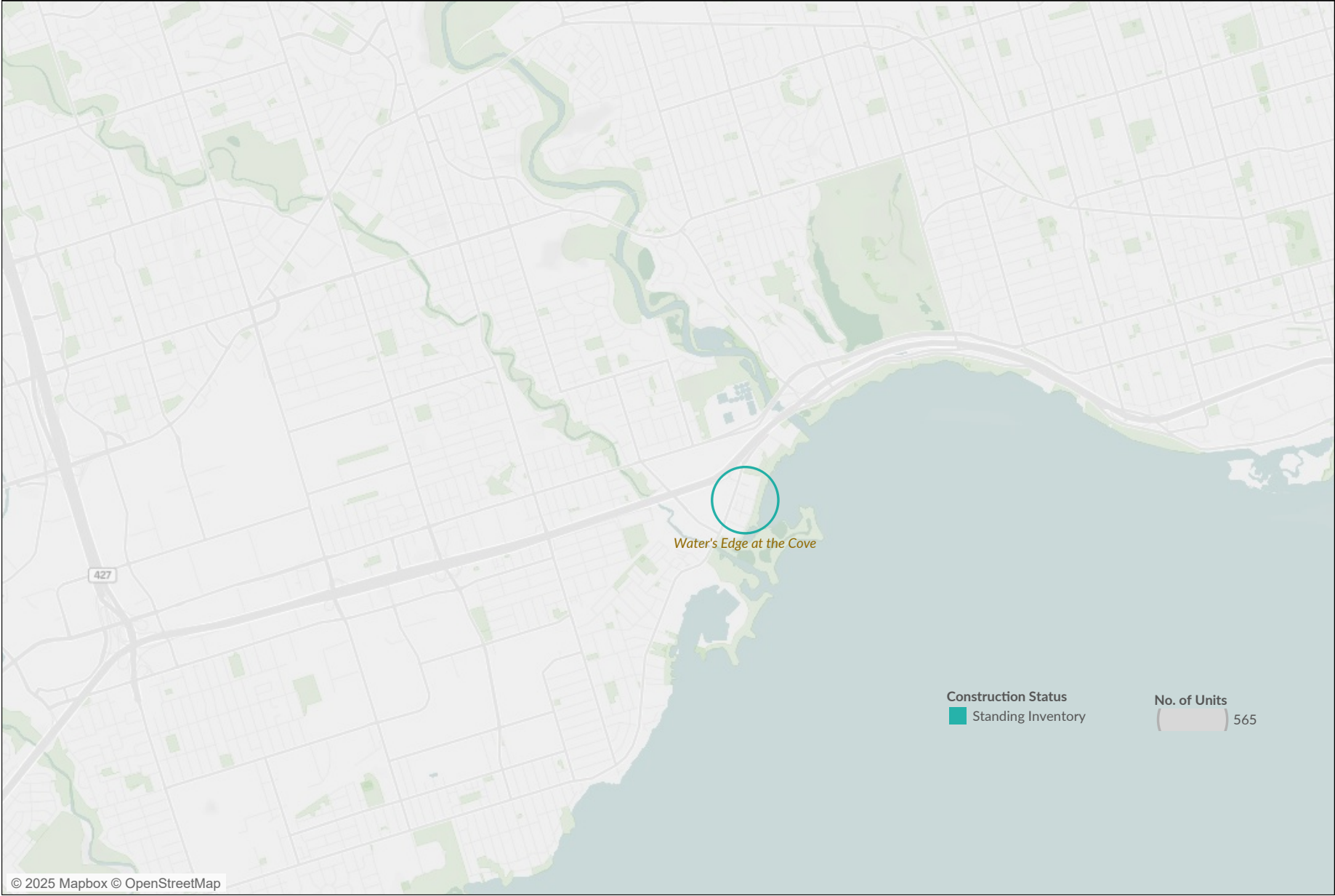


## Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - March 2025

Current Active Projects



# Etobicoke Waterfront Submarket Report - March 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 - March 2025

## Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | 8                   | 15                          |
| Central Waterfront      | 2                   | 4                           |
| Don Mills - York Mills  | 0                   | 8                           |
| Downtown Core           | 2                   | 6                           |
| Downtown East           | 9                   | 18                          |
| Downtown West           | 6                   | 23                          |
| Etobicoke Waterfront    | 0                   | 1                           |
| Highway7 - Yonge        | 0                   | 4                           |
| Mississauga City Centre | 2                   | 10                          |
| North Toronto           | 4                   | 16                          |
| North Yonge Corridor    | 3                   | 9                           |
| North York East         |                     |                             |
| North York West         | 3                   | 10                          |
| Not Applicable          | 109                 | 170                         |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | 2                   | 9                           |
| Thornhill               | 0                   | 2                           |
| Toronto East            | 1                   | 6                           |
| Toronto West            | 8                   | 16                          |
| Yonge - St. Clair       | 1                   | 7                           |

## Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$     |
|-------------|---------|------------|---------|-------------|
| 2,978       | 502     | \$2,487    | 1,111   | \$2,762,801 |
| 1,823       | 818     | \$1,698    | 908     | \$1,541,892 |
| 1,797       | 282     | \$1,221    | 791     | \$966,545   |
| 3,679       | 442     | \$1,866    | 786     | \$1,466,658 |
| 5,338       | 1,136   | \$1,369    | 711     | \$973,636   |
| 7,133       | 1,255   | \$1,865    | 926     | \$1,727,951 |
| 553         | 12      | \$1,649    | 782     | \$1,289,608 |
| 889         | 203     | \$1,055    | 799     | \$842,676   |
| 4,801       | 648     | \$1,227    | 663     | \$813,191   |
| 2,558       | 341     | \$1,593    | 939     | \$1,495,930 |
| 2,723       | 781     | \$1,621    | 677     | \$1,097,116 |
|             |         |            |         |             |
| 1,203       | 624     | \$1,325    | 763     | \$1,010,661 |
| 26,739      | 8,671   | \$1,152    | 737     | \$848,497   |
|             |         |            |         |             |
| 1,915       | 411     | \$1,396    | 809     | \$1,130,235 |
| 416         | 27      | \$1,553    | 1,661   | \$2,580,278 |
| 903         | 169     | \$1,259    | 661     | \$831,439   |
| 2,589       | 326     | \$1,350    | 858     | \$1,158,951 |
| 1,107       | 155     | \$2,153    | 1,236   | \$2,661,060 |



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