

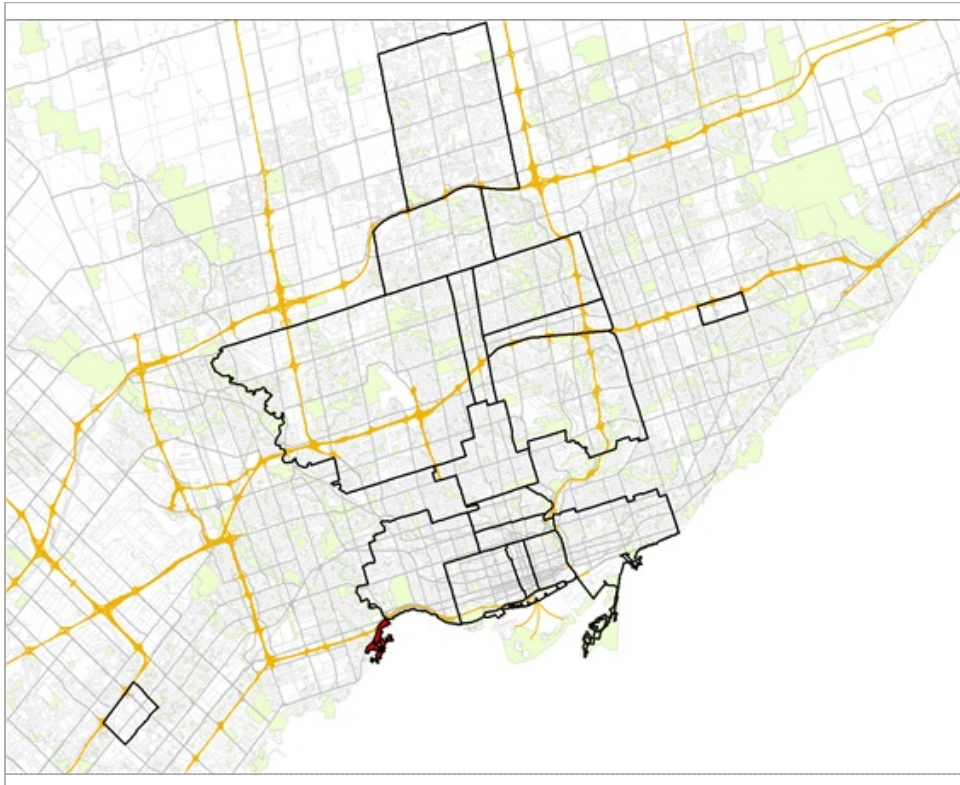


Greater Toronto Area | Etobicoke Waterfront New Homes High Rise Submarket Report

Data as of April 2025

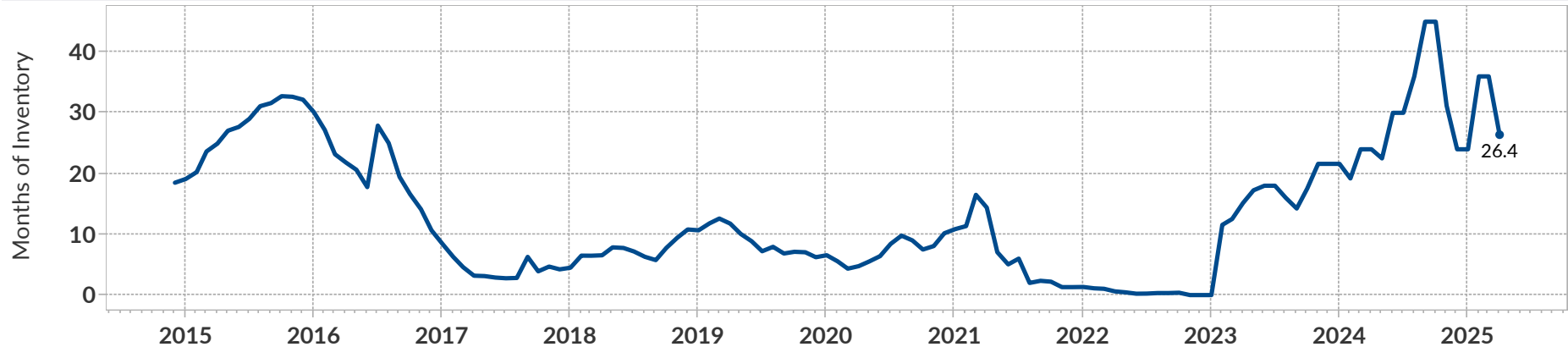


Etobicoke Waterfront Submarket Report - April 2025



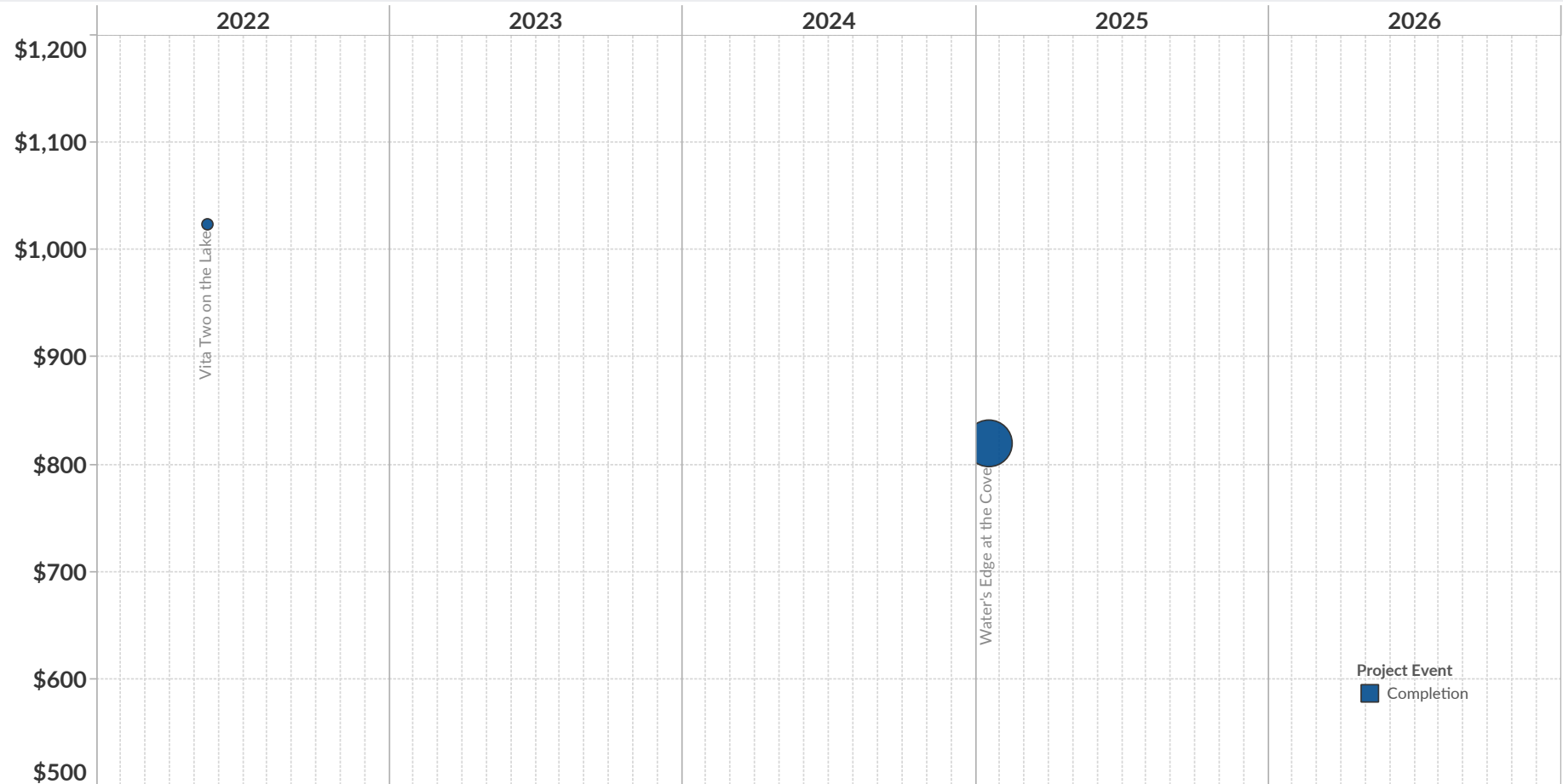
Etobicoke Waterfront		GTA
Distinct count of Site Name	1	331
No. of Units	565	84,902
Total Sales	554	68,347
Act Inv	11	16,555
Avg. \$/sf	\$1,652	\$1,385
Avg. Project \$/SF	\$1,640	\$1,311
Avg. SF	770	779
Avg. \$	\$1,271,832	\$1,079,548
Current Month Sales	1	105

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

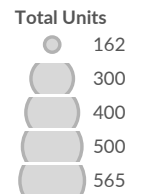


Etobicoke Waterfront Submarket Report - April 2025

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.



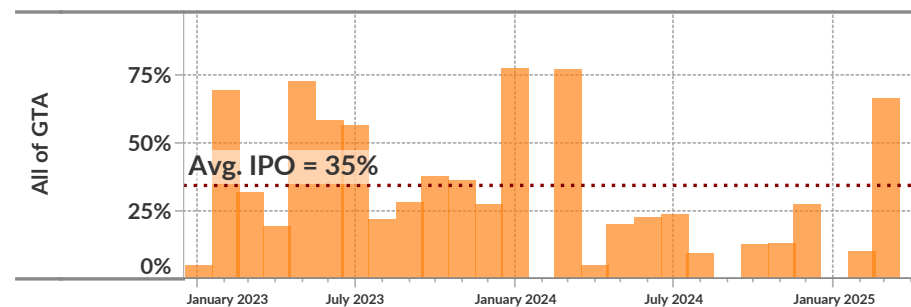
Etobicoke Waterfront Submarket Report - April 2025

Project Data by Unit Type

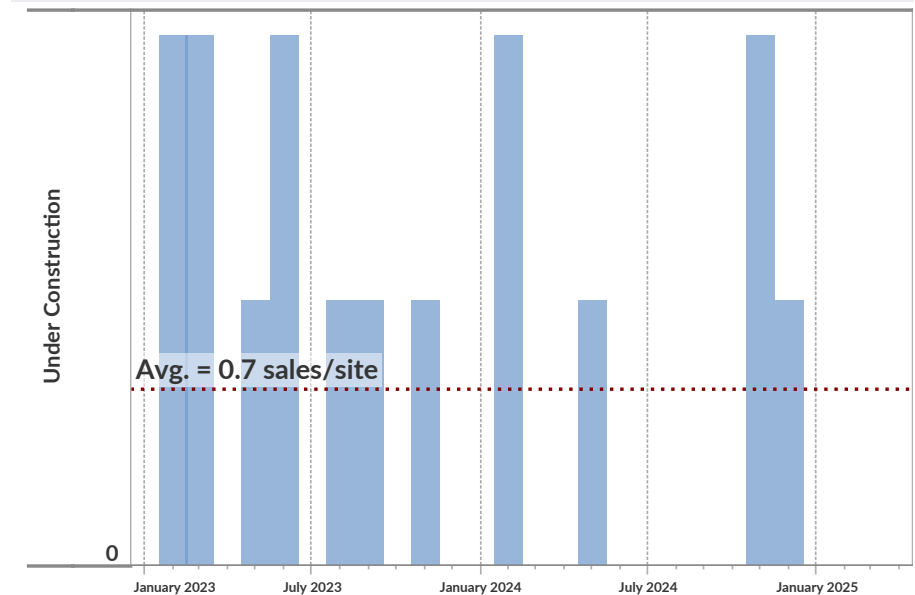
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	0	0	0	0
1 Bedroom	110	0	108	2
1 Bedroom + Den	277	0	275	2
2 Bedroom	119	1	114	5
2 Bedroom + Den	57	0	55	2
3 Bedroom & Up	2	0	2	0
Penthouse				
Other				

*				
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)

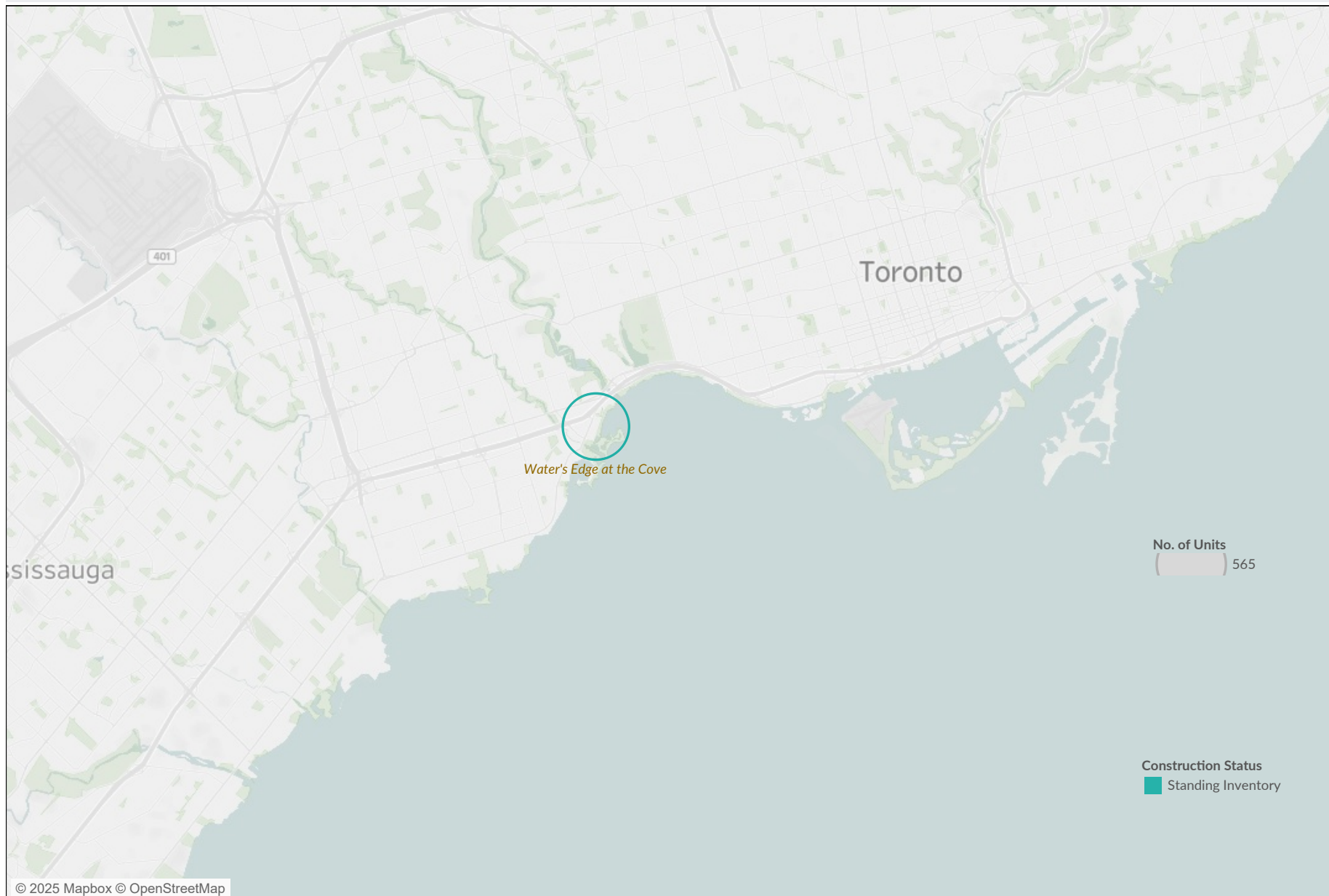


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - April 2025

Current Active Projects



Etobicoke Waterfront Submarket Report - April 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	1	1	11	565	\$820	\$1,640

Etobicoke Waterfront Submarket Report - April 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 15
Central Waterfront	• 0	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 2	• 6
Downtown East	• 1	• 18
Downtown West	• 6	• 22
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 1	• 10
North Toronto	• 1	• 16
North Yonge Corridor	• 0	• 9
North York East		
North York West	• 2	• 10
Not Applicable	• 80	• 168
Scarborough City Centre		
Sheppard Corridor	• 1	• 9
Thornhill	• 1	• 2
Toronto East	• 0	• 6
Toronto West	• 5	• 16
Yonge - St. Clair	• 1	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,981	• 428	• \$2,341	• 994	• \$2,326,159
• 1,823	• 818	• \$1,698	• 908	• \$1,541,892
• 1,797	• 282	• \$1,221	• 791	• \$966,545
• 3,681	• 440	• \$1,867	• 787	• \$1,468,986
• 5,336	• 1,138	• \$1,368	• 713	• \$975,168
• 6,502	• 1,227	• \$1,865	• 935	• \$1,744,057
• 554	• 11	• \$1,652	• 770	• \$1,271,832
• 889	• 203	• \$1,055	• 799	• \$842,676
• 4,802	• 668	• \$1,212	• 678	• \$821,629
• 2,558	• 341	• \$1,591	• 940	• \$1,495,846
• 2,723	• 790	• \$1,620	• 677	• \$1,097,034
• 1,205	• 622	• \$1,326	• 763	• \$1,012,178
• 26,558	• 8,507	• \$1,152	• 742	• \$854,296
• 1,916	• 410	• \$1,397	• 809	• \$1,130,552
• 417	• 26	• \$1,550	• 1,673	• \$2,593,365
• 903	• 169	• \$1,259	• 661	• \$831,439
• 2,594	• 321	• \$1,361	• 849	• \$1,156,173
• 1,108	• 154	• \$2,155	• 1,240	• \$2,672,197



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