

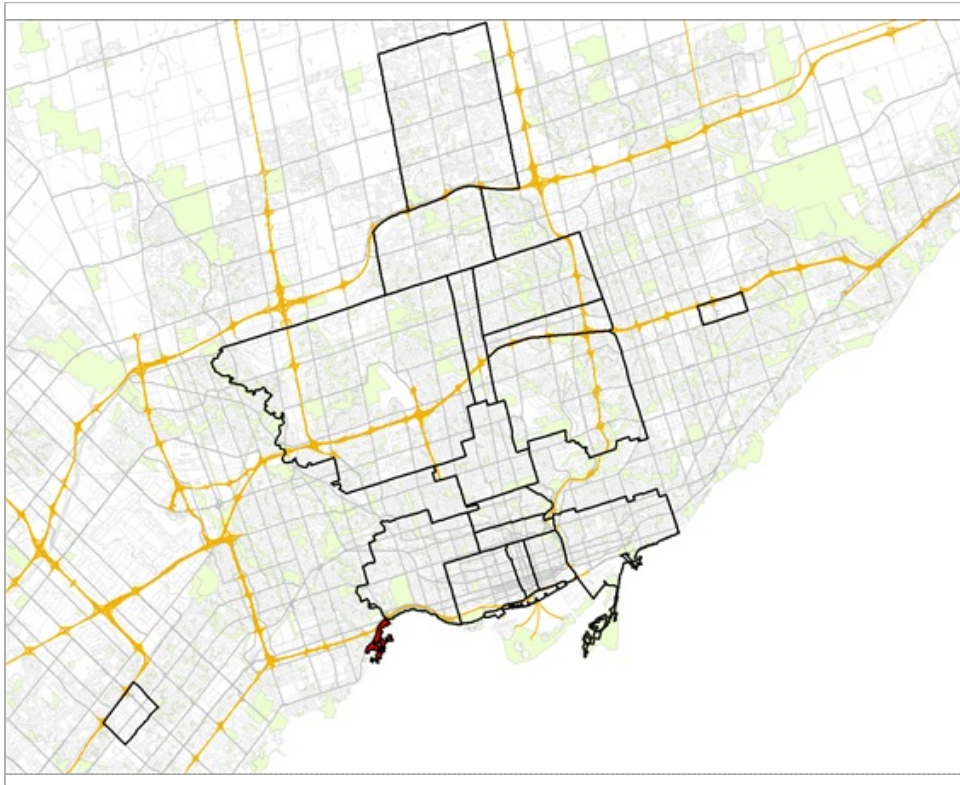


Greater Toronto Area | Etobicoke Waterfront New Homes High Rise Submarket Report

Data as of September 2025



Etobicoke Waterfront Submarket Report - September 2025



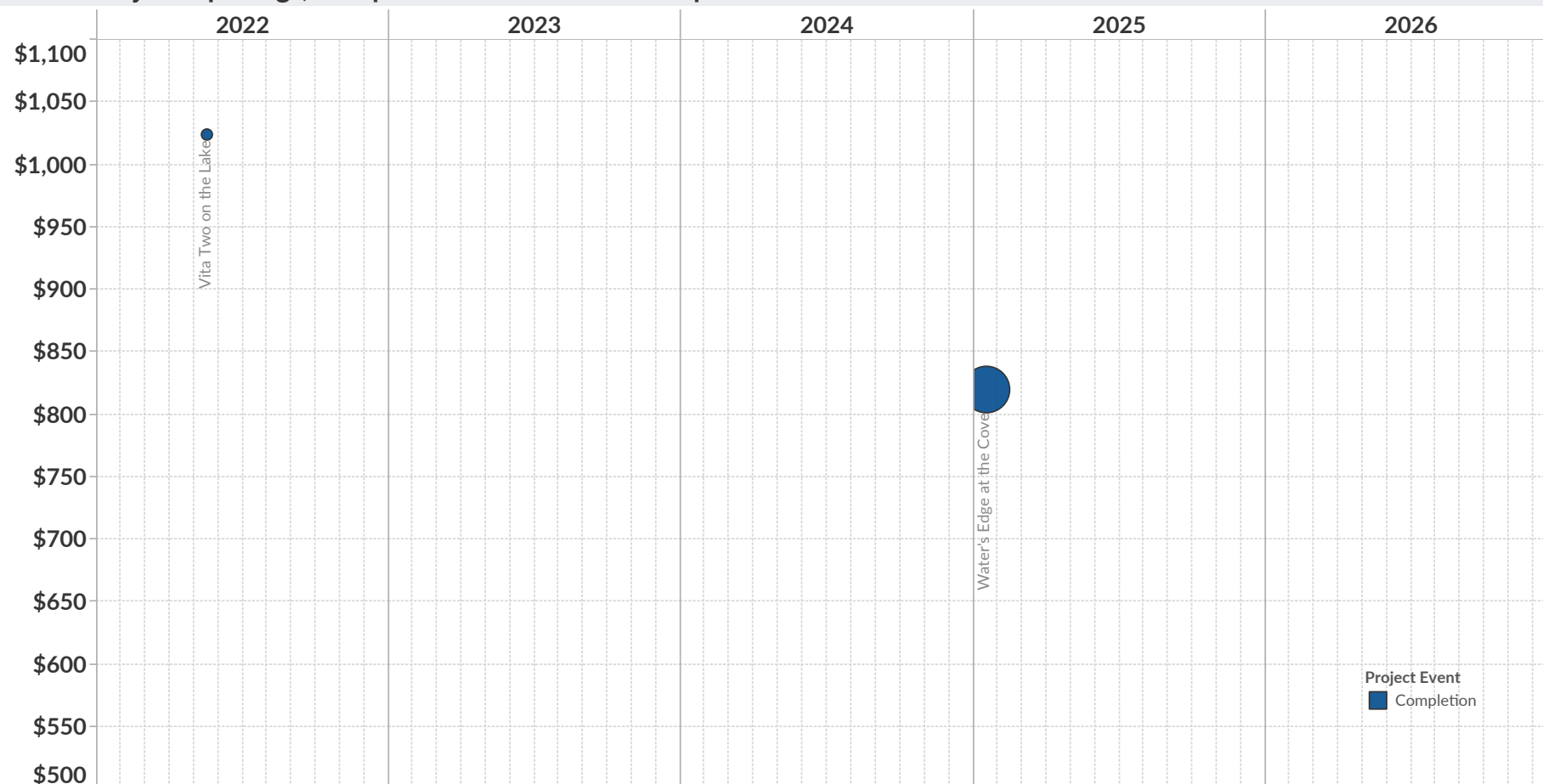
Etobicoke Waterfront		GTA
Distinct count of Site Name	1	326
No. of Units	565	83,117
Total Sales	557	67,242
Act Inv	8	15,875
Avg. \$/sf	\$1,642	\$1,378
Avg. Project \$/SF	\$1,640	\$1,298
Avg. SF	827	793
Avg. \$	\$1,357,056	\$1,092,524
Current Month Sales	0	155

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

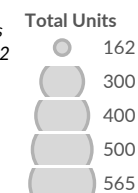


Etobicoke Waterfront Submarket Report - September 2025

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.



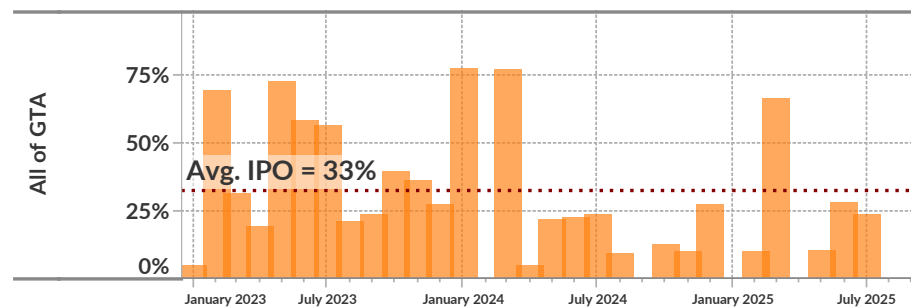
Etobicoke Waterfront Submarket Report - September 2025

Project Data by Unit Type

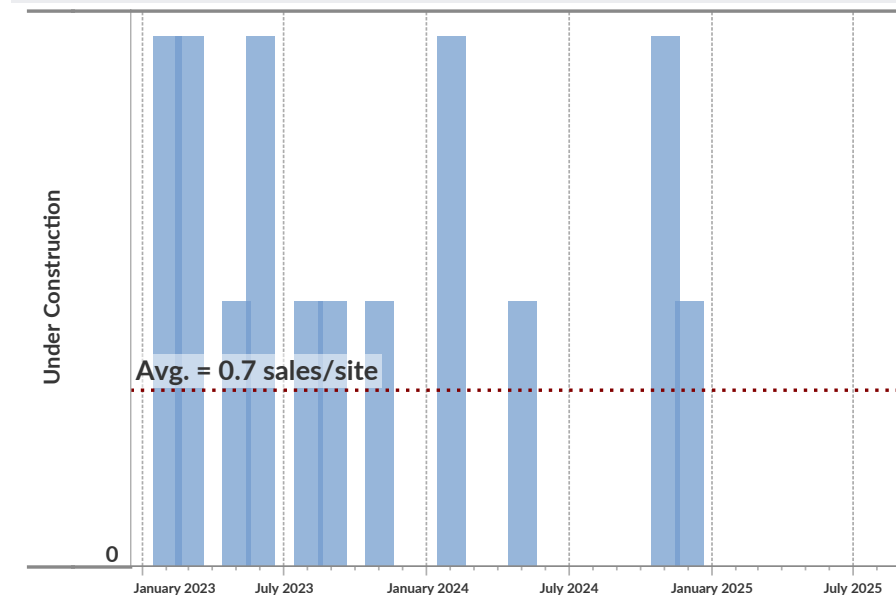
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	0	0	0	0
1 Bedroom	110	0	109	1
1 Bedroom + Den	277	0	276	1
2 Bedroom	119	0	114	5
2 Bedroom + Den	57	0	56	1
3 Bedroom & Up	2	0	2	0
Penthouse				
Other				

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,671	466	466	\$778,900	\$778,900
\$1,714	556	556	\$952,900	\$952,900
\$1,620	642	1,192	\$1,004,400	\$1,965,900
\$1,690	1,005	1,005	\$1,698,900	\$1,698,900

IPO Launch Performance (first 2 months)

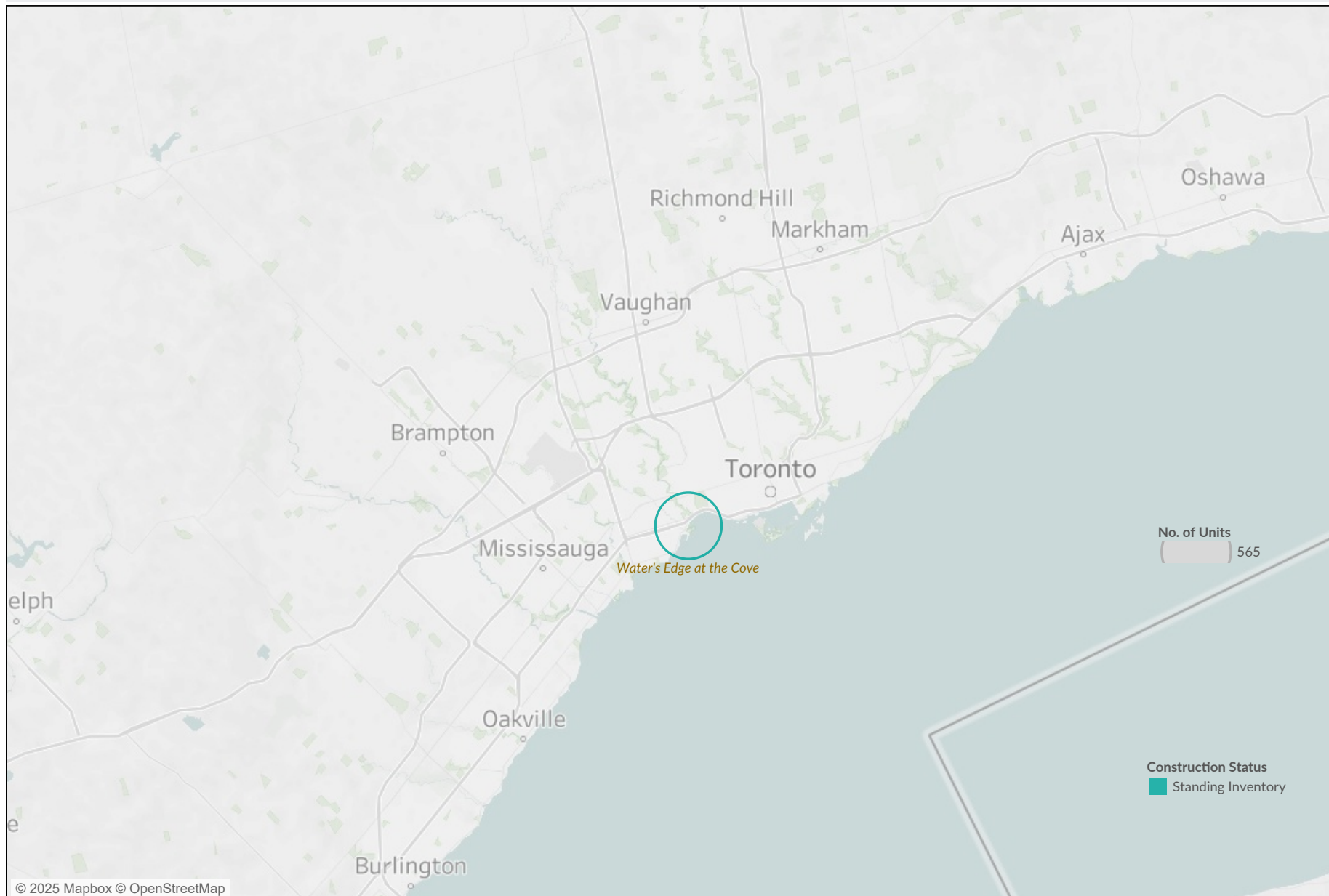


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - September 2025

Current Active Projects



Etobicoke Waterfront Submarket Report - September 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	4	8	565	\$820	\$1,640

Etobicoke Waterfront Submarket Report - September 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	16
Central Waterfront	2	4
Don Mills - York Mills	1	9
Downtown Core	1	6
Downtown East	4	16
Downtown West	8	21
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	3	9
North Toronto	1	15
North Yonge Corridor	1	8
North York East		
North York West	6	10
Not Applicable	115	168
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	1	5
Toronto West	9	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,001	424	\$2,349	999	\$2,347,350
1,836	918	\$1,642	904	\$1,484,508
1,807	279	\$1,593	1,006	\$1,603,304
3,685	436	\$1,867	788	\$1,471,778
4,638	868	\$1,381	738	\$1,018,833
6,365	1,106	\$1,875	960	\$1,799,774
557	8	\$1,642	827	\$1,357,056
894	198	\$1,056	798	\$842,726
4,576	633	\$1,223	661	\$808,511
2,547	316	\$1,574	911	\$1,433,064
2,353	710	\$1,628	685	\$1,115,786
1,219	602	\$1,327	757	\$1,004,799
26,827	8,360	\$1,130	752	\$849,709
1,928	347	\$1,362	833	\$1,134,324
418	25	\$1,547	1,686	\$2,607,500
881	165	\$1,261	663	\$835,765
2,603	325	\$1,325	839	\$1,112,538
1,107	155	\$2,157	1,295	\$2,792,973



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