

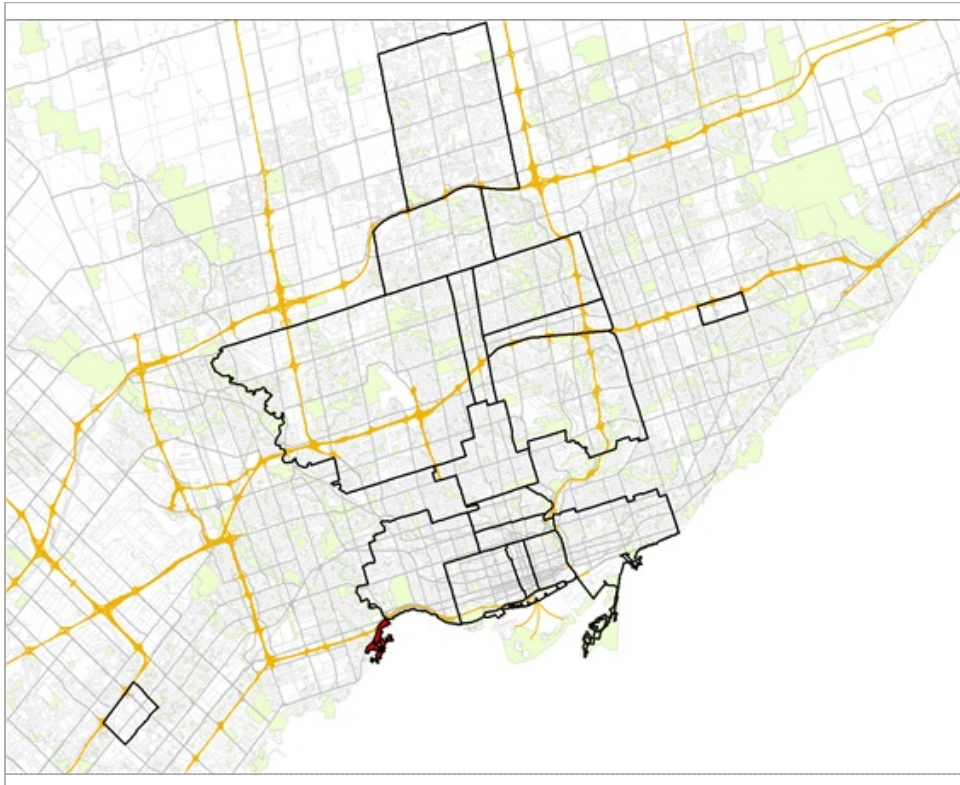


Greater Toronto Area | Etobicoke Waterfront New Homes High Rise Submarket Report

Data as of January 2026



Etobicoke Waterfront Submarket Report - January 2026



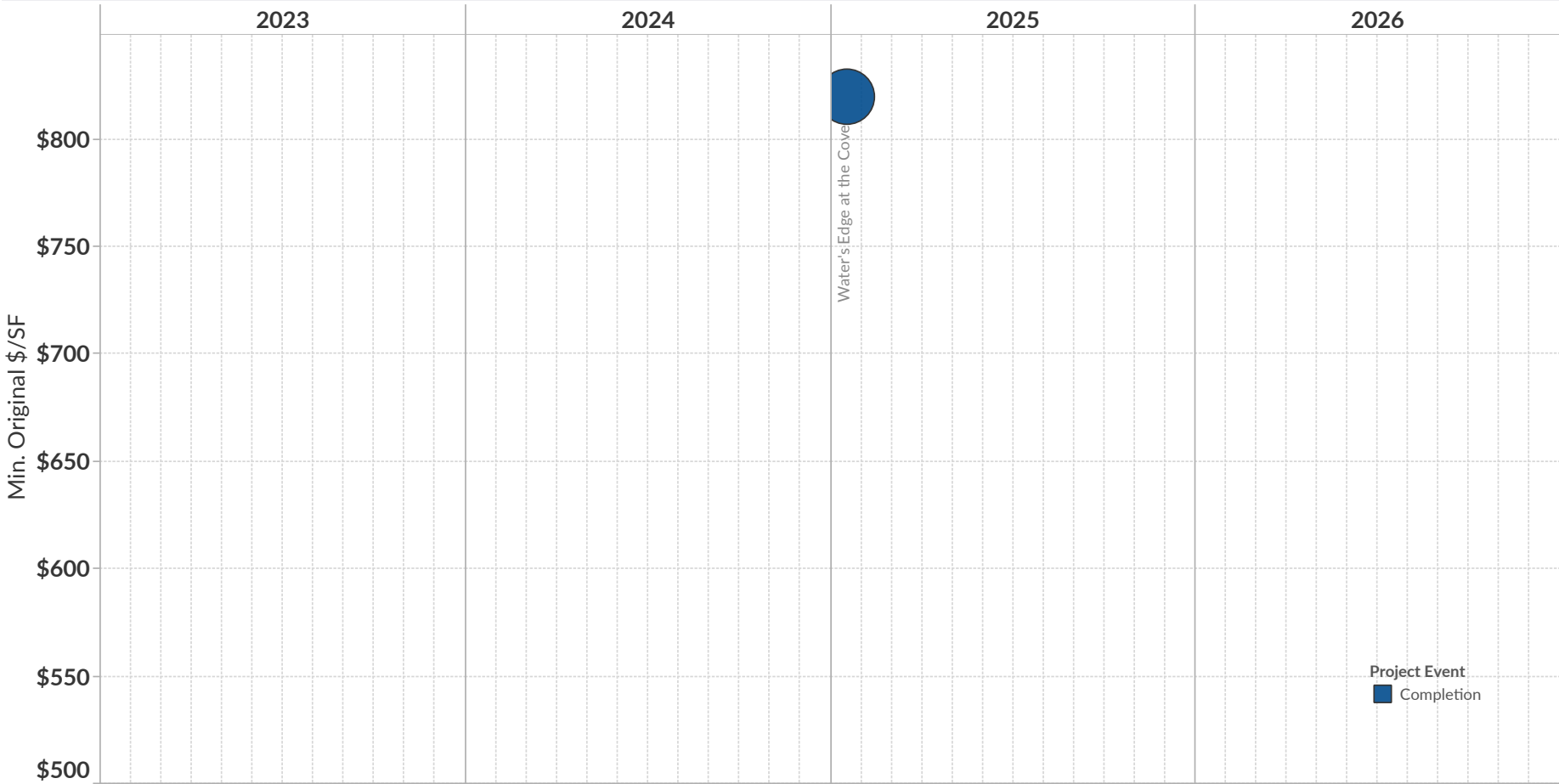
Etobicoke Waterfront		GTA
Distinct count of Site Name	1	311
No. of Units	565	80,562
Total Sales	559	65,831
Act Inv	6	14,731
Avg. \$/sf	\$1,636	\$1,369
Avg. Project \$/SF	\$1,636	\$1,286
Avg. SF	782	797
Avg. \$	\$1,278,733	\$1,090,550
Current Month Sales	0	85

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



Etobicoke Waterfront Submarket Report - January 2026

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.

Total Units
565

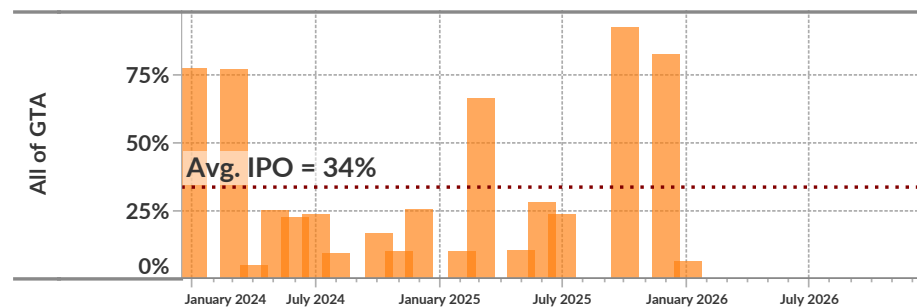
Etobicoke Waterfront Submarket Report - January 2026

Project Data by Unit Type

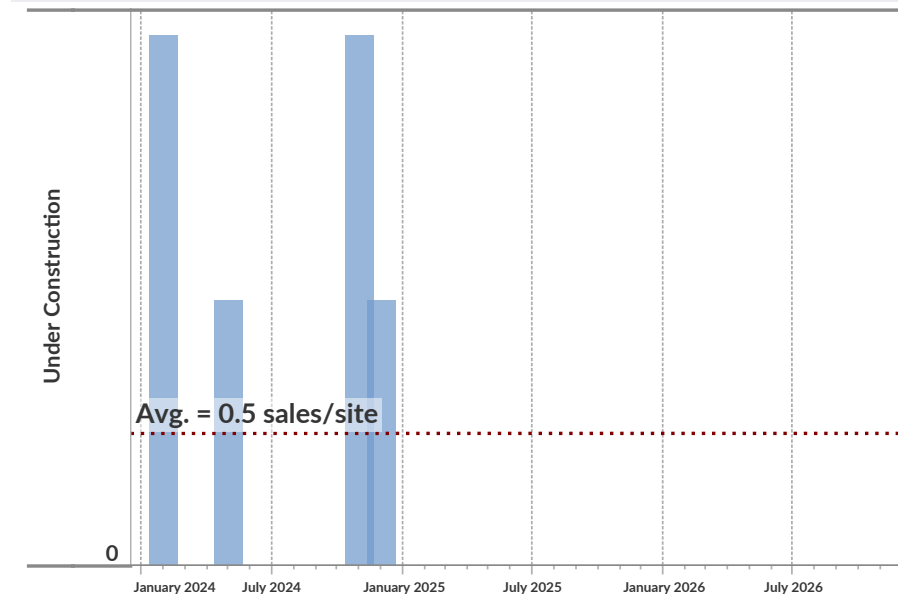
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	0	0	0	0
1 Bedroom	110	0	109	1
1 Bedroom + Den	277	0	276	1
2 Bedroom	119	0	115	4
2 Bedroom + Den	57	0	57	0
3 Bedroom & Up	2	0	2	0
Penthouse				
Other				

*				
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

IPO Launch Performance (first 2 months)

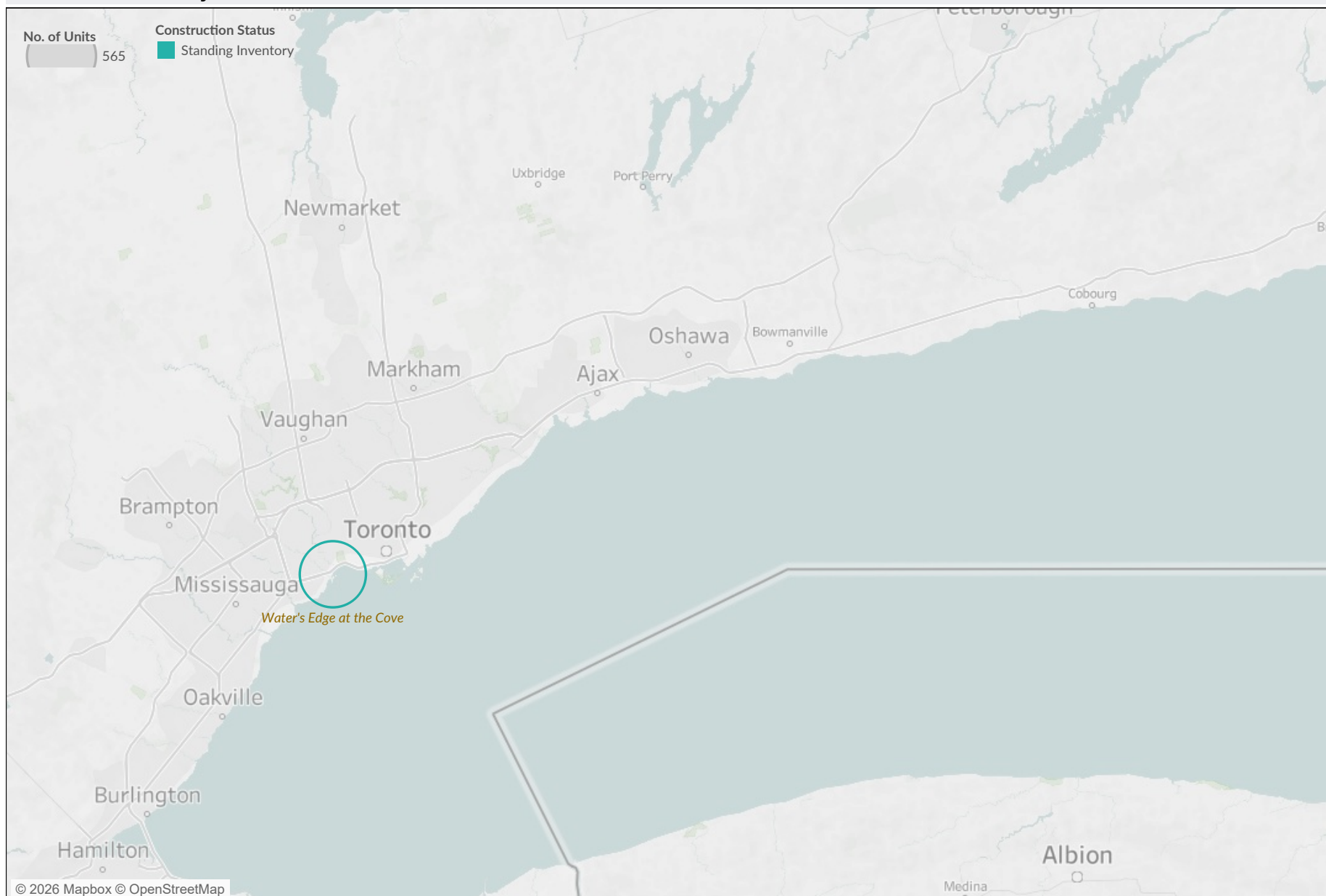


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - January 2026

Current Active Projects



Etobicoke Waterfront Submarket Report - January 2026

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	6	565	\$820	\$1,636

Etobicoke Waterfront Submarket Report - January 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	15
Central Waterfront	2	4
Don Mills - York Mills	0	9
Downtown Core	0	6
Downtown East	0	15
Downtown West	6	19
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	9
North Toronto	0	14
North Yonge Corridor	3	8
North York East		
North York West	2	9
Not Applicable	54	161
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	3	2
Toronto East	0	5
Toronto West	5	16
Yonge - St. Clair	1	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,981	410	\$2,291	1,031	\$2,360,853
1,840	914	\$1,642	906	\$1,487,242
1,786	96	\$1,384	1,383	\$1,913,846
3,687	435	\$1,865	785	\$1,464,664
4,489	767	\$1,364	753	\$1,026,137
5,954	958	\$1,887	938	\$1,769,153
559	6	\$1,636	782	\$1,278,733
896	196	\$1,008	818	\$824,936
4,578	631	\$1,211	661	\$800,813
2,379	306	\$1,597	911	\$1,453,690
2,359	742	\$1,584	698	\$1,105,905
1,135	533	\$1,305	762	\$994,747
26,263	7,746	\$1,130	756	\$853,599
1,926	337	\$1,331	836	\$1,112,340
422	31	\$1,575	1,722	\$2,711,210
888	158	\$1,250	668	\$834,864
2,614	314	\$1,310	841	\$1,101,344
1,075	151	\$2,169	1,306	\$2,832,758



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