

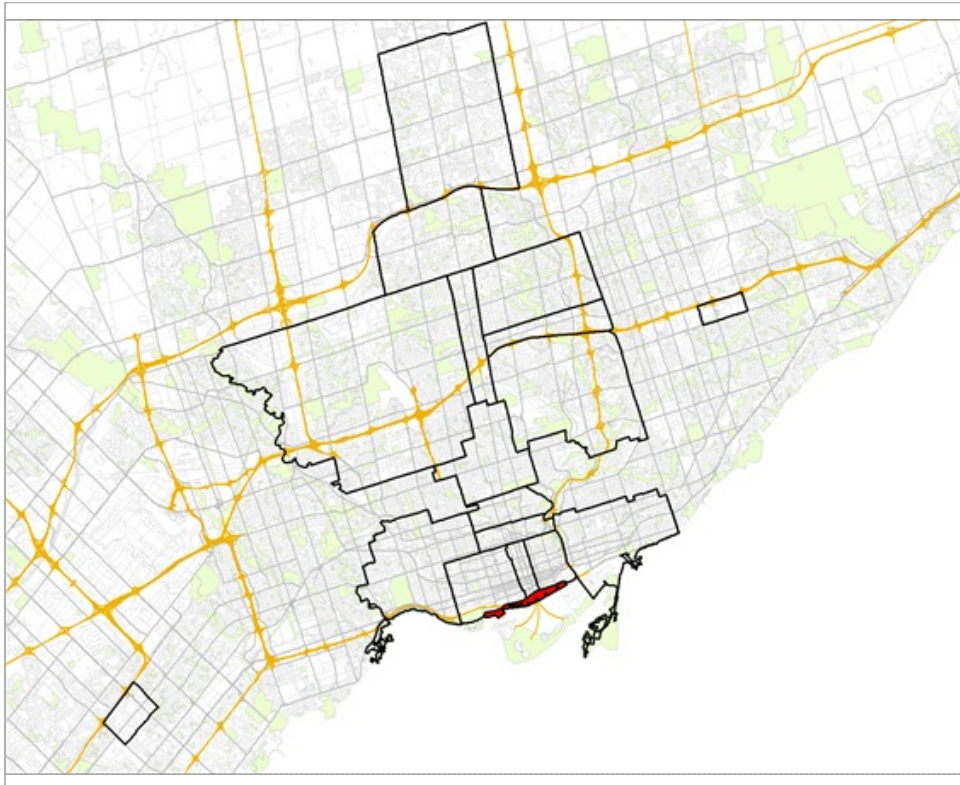


Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of July 2026

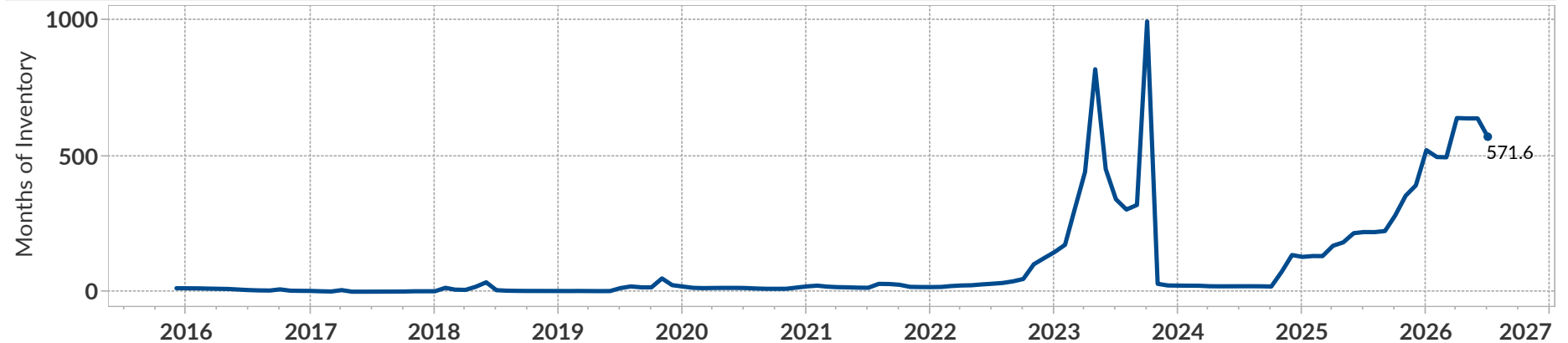


Central Waterfront Submarket Report - July 2026



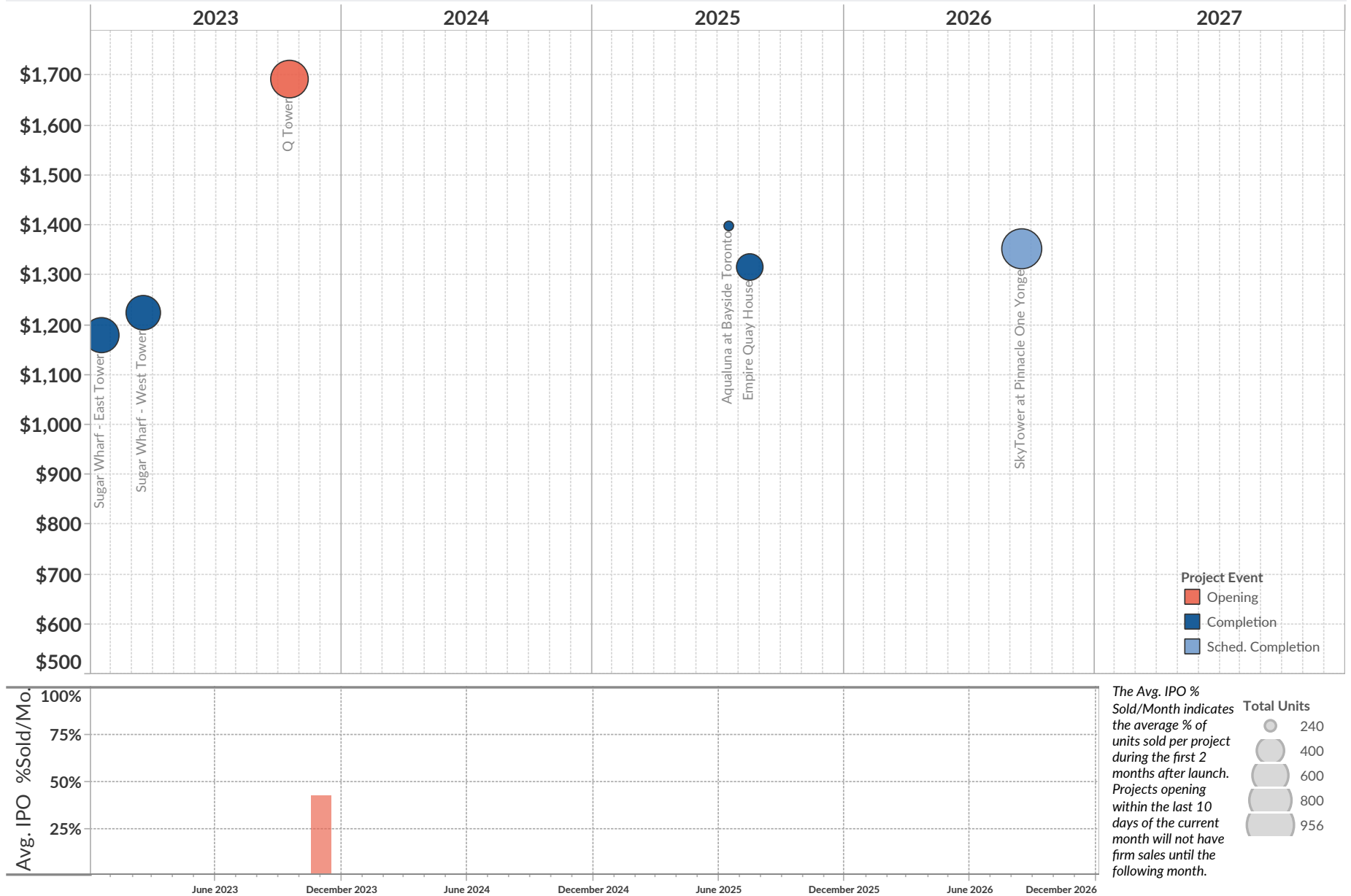
Central Waterfront		GTA
Distinct count of Site Name	4	291
No. of Units	2,757	75,173
Total Sales	1,852	62,828
Act Inv	905	12,345
Avg. \$/sf		\$1,389
Avg. Project \$/SF		\$1,278
Avg. SF		810
Avg. \$		\$1,125,410
Current Month Sales		237

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



Central Waterfront Submarket Report - July 2026

Recent Project Openings, Completions & Scheduled Completions



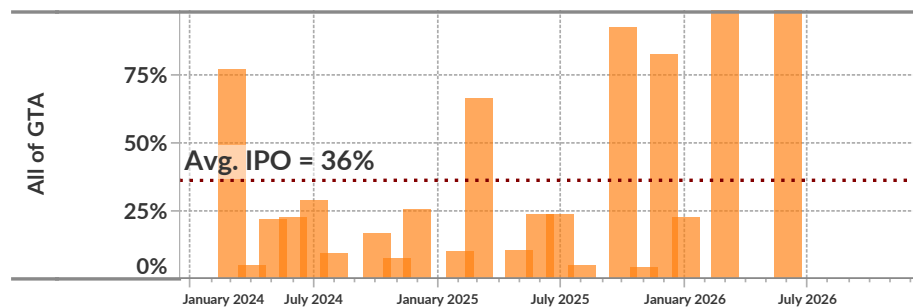
Central Waterfront Submarket Report - July 2026

Project Data by Unit Type

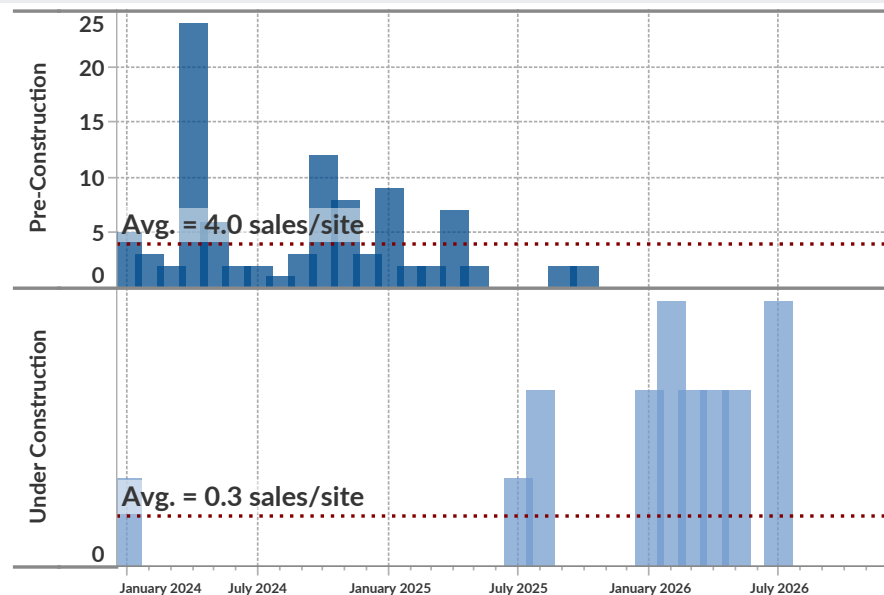
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	0	140	3
1 Bedroom	725	0	549	176
1 Bedroom + Den	865	0	628	237
2 Bedroom	380	0	259	121
2 Bedroom + Den	360	2	135	225
3 Bedroom & Up	280	1	141	139
Penthouse				
Other	4	0	0	4

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,780	361	361	\$619,900	\$664,900
\$1,647	448	586	\$743,900	\$943,900
\$1,520	442	820	\$778,900	\$1,248,900
\$1,628	618	1,567	\$955,900	\$2,585,900
\$1,705	699	1,980	\$1,034,900	\$3,699,900
\$1,854	1,088	2,500	\$1,699,990	\$4,999,900
\$2,099	1,740	2,200	\$3,269,900	\$4,999,900

IPO Launch Performance (first 2 months)

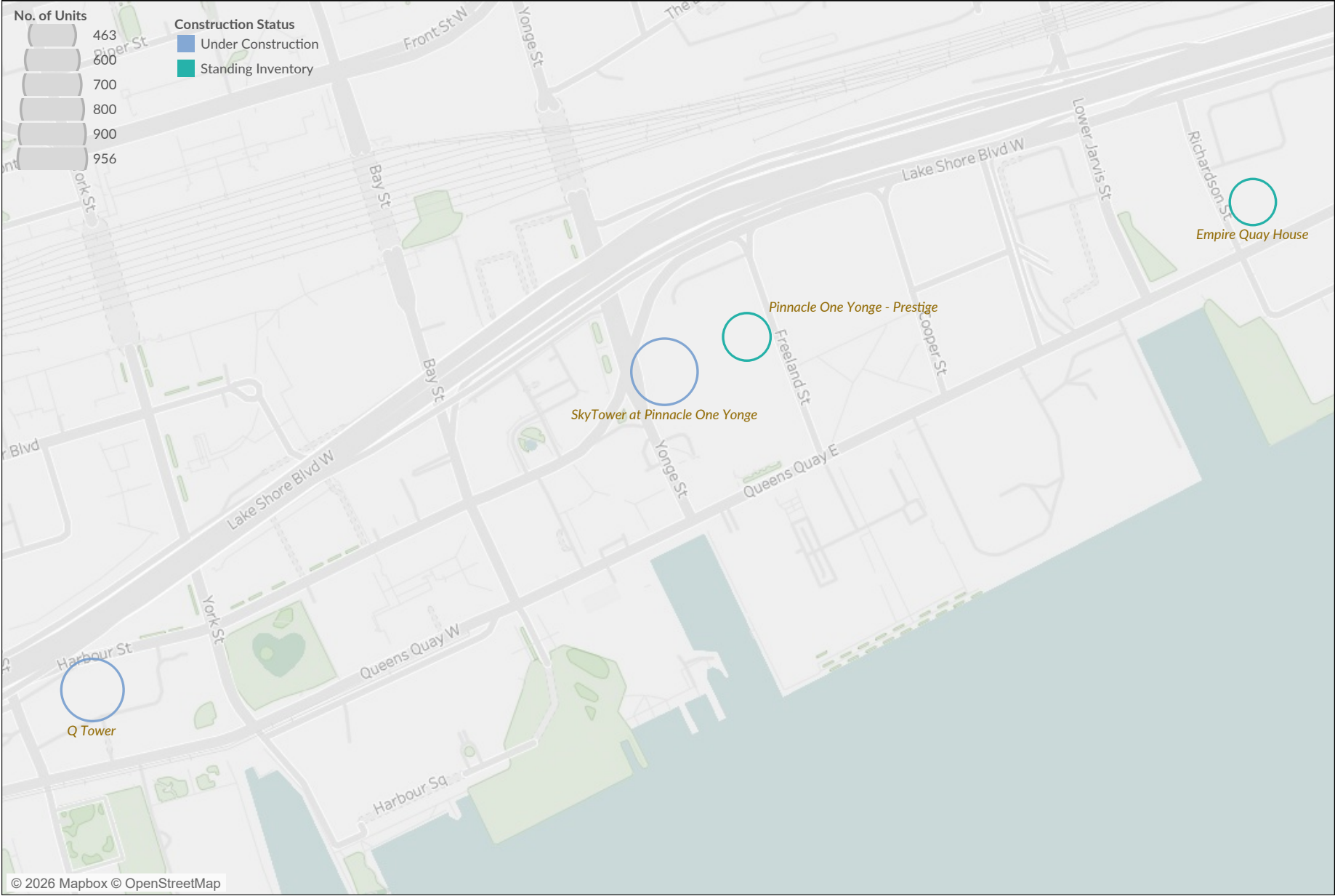


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - July 2026

Current Active Projects



Central Waterfront Submarket Report - July 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
Empire Quay House - Empire	Apartment	August 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	0	11	315	846	\$1,693	\$1,655
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	September 2026	3	3	464	956	\$1,353	\$1,737

Central Waterfront Submarket Report - July 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 3	• 4
Don Mills - York Mills	• 1	• 9
Downtown Core	• 0	• 6
Downtown East	• 4	• 15
Downtown West	• 5	• 19
Etobicoke Waterfront		
Highway7 - Yonge	• 2	• 3
Mississauga City Centre	• 0	• 8
North Toronto	• 0	• 14
North Yonge Corridor	• 1	• 8
North York East		
North York West	• 1	• 6
Not Applicable	• 213	• 147
Scarborough City Centre		
Sheppard Corridor	• 2	• 8
Thornhill	• 0	• 2
Toronto East	• 1	• 5
Toronto West	• 2	• 16
Yonge - St. Clair	• 0	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,991	• 400	• \$2,329	• 1,030	• \$2,398,125
• 1,852	• 905	• \$1,701	• 1,006	• \$1,711,201
• 1,800	• 68	• \$1,515	• 1,367	• \$2,071,875
• 3,693	• 429	• \$1,865	• 788	• \$1,469,700
• 4,514	• 663	• \$1,340	• 736	• \$987,083
• 5,980	• 744	• \$1,898	• 1,018	• \$1,930,917
• 777	• 161	• \$1,036	• 777	• \$805,168
• 4,049	• 621	• \$1,214	• 656	• \$796,392
• 2,334	• 288	• \$1,605	• 903	• \$1,448,838
• 2,447	• 654	• \$1,610	• 668	• \$1,074,775
• 746	• 501	• \$1,260	• 744	• \$937,295
• 24,657	• 6,008	• \$1,103	• 761	• \$839,810
• 1,959	• 268	• \$1,396	• 837	• \$1,168,075
• 423	• 30	• \$1,573	• 1,718	• \$2,701,583
• 891	• 165	• \$1,216	• 686	• \$833,692
• 2,639	• 290	• \$1,321	• 843	• \$1,114,270
• 1,076	• 150	• \$2,169	• 1,308	• \$2,837,027



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