

# Oakville Market Highlights

# Carding House is a boutique condominium in Oakville's sought-after Preserve community.

With sleek suites, life-enhancing amenities, and retail, it's home to charm and convenience. Steps from parks and walking trails, close to the town's many prime attractions – top-rated schools, shopping, and dining, Carding House brings the culture of Oakville and modern living comforts in one perfect location.



#### BUILDING FACTS:

- 5-Storey Mid-rise

#### CONDO SUITES:

- 157 suites
- 1 Bed, 1 Bed + Den
- 2 Bed, 2 Bed + Den

#### CONDO FEATURES:

- Lobby with concierge, automated parcel storage
- Social + Co-working Lounge
- Fitness Centre with yoga studio
- Outdoor Terrace with lounge, dining space and BBQs
- Year-round glass balconies (select suites as per plan)
- Geothermal heating and cooling
- Smart home technology

# The Mattamy Name

**mattamy**HOMES

- + Largest privately owned homebuilder in North America
- + 45 years of experience
- + 2,800 multi-family closings by 2030
- + In 5 years, Mattamy's multi-family units will equal the number of its single-family units
- + **Condo closings in 2022:**  
Vita on the Lake 1 & 2  
Saturday at Downsview Park  
5 North
- + **Condos under construction:**  
Views on The Preserve 1 & 2  
ClockWork 1 & 2  
Soleil Condos 1, 2, 3, 4  
Mile & Creek  
Martha James  
Westbend



# Oakville Overview



1<sup>st</sup>

Best Place to Live in Canada

3<sup>rd</sup>

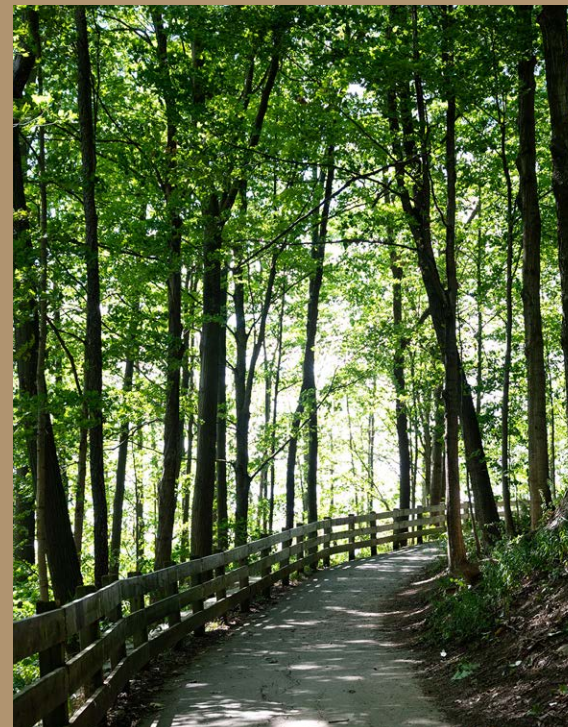
Best Place to Retire in Canada

5<sup>th</sup>

Best Place in Ontario to Raise a Family

7<sup>th</sup>

Best Place for New Immigrants



300+

Kilometers of Active Recreational Trails

972

Hectares of Parklands

20+

Golf Courses (including the renowned  
Glen Abbey Golf Club)

15

Private Schools

1

Award-Winning Post-Secondary School  
– Sheridan College



Sources: MoneySense, InvestOakville

Oakville earns the top position on MonseySense magazine's Canada's Best Places to Live Report, based on its economy, affordability, culture, safety and access to healthcare.



POPULATION

# 215,700

Growth: Population is growing at almost twice the provincial & national average rate

GROWTH BY AREA:

OAKVILLE 10.3%

ONTARIO 5.8%

CANADA 5.2%



INCOME

# \$198,622

Average household income.  
Approx. 65% of households earn an annual income of more than \$100,000



EDUCATION

# #2

in the GTA for residents with a bachelor's degree/higher level of education

80% HAVE POST-SECONDARY ATTAINMENT



ECONOMY

# 109,916

employed

# 36%

of the population is engaged in managerial, business & administrative occupations



TOP EMPLOYERS

FORD MOTOR COMPANY  
COLLINS AEROSPACE  
AVIVA CANADA  
SIEMENS LTD.

# 15%

in manufacturing industries

## Oakville Overview // Prime Location in North Oakville

---

### NEW COMMUNITIES OF OAKVILLE

Carding House is located in the 'New Communities of Oakville', the town's largest remaining area for new development. Spanning just north of Dundas Street, south of Hwy 407, east of the new Oakville hospital and west of Ninth Line, this well-designed community will feature residential, commercial and institutional establishments, as well as natural green spaces, including an extensive trail network and bike paths. The area will be built over the next two decades.

**THE NEW COMMUNITIES WILL BE HOME TO 50,000 PEOPLE AND CREATE NEARLY 35,000 JOBS.**

Source: Oakville.ca

### NATURAL HERITAGE SYSTEM

Oakville has preserved over 900 hectares of green space known as the Natural Heritage System (NHS). The NHS stretches across north Oakville – 600 hectares east of Sixteen Mile Creek (where Carding House is located) and about 300 hectares west.



# Oakville Real Estate

## OAKVILLE VS TORONTO

· Oakville new condos are

# 27%

more affordable than Toronto  
Toronto avg ~ \$1,600/psf  
Oakville avg ~ \$1,200/psf

· Condo resale prices are

# 9%

higher than  
Toronto

## OAKVILLE NEW CONSTRUCTION

Oakville sees a

# 20%

increase in \$/PSF YoY in new condos

## RESALE

# 8%

increase in resale  
condo prices YoY

# \$806,491

Oakville has the highest avg.  
resale condo price  
in the GTA Q4-2022

## DEMAND VS SUPPLY

# 0.2%

Halton Region has the lowest  
condo vacancy rate in the  
GTA

Oakville needs

# 33,000

housing units by 2023

The town currently  
averages about

# 2,000

units per year



Sources: Urbanation Report and TRREB

Condo Resale Pricing Comparison:

	Oakville	Toronto
2017	\$542,652	\$609,059
2022	\$844,218	\$830,741
5-Yr Increase	55%	36.3%

Source: \*TRREB Regional Housing Report



Oakville Condo Rental Rates:

	1 Bedroom	2 Bedroom
2017	\$1650	\$2302
2021	\$2078	\$2717
2022	\$2398	\$2981
5-Yr Increase	45%	29%

Source: \*TRREB Q4 Report



# Minutes to Everything

## DINING + SHOPPING

1. Winners & HomeSense
2. LCBO
3. The Beer Store
4. Canadian Tire
5. Walmart Supercentre
6. Upper Oakville Shopping Centre
7. Starbucks
8. Tribeca Coffee Co.
9. Piano Piano Restaurant
10. Ristorante Sotto Sotto
11. Hexagon Restaurant
12. The Keg Steakhouse + Bar
13. The Olive Press
14. Ritorno

## PARKS + RECREATION

15. Bronte Creek Provincial Park
16. Lions Valley Park
17. Oakville Soccer Club
18. GoodLife Fitness
19. YMCA of Oakville
20. Sixteen Mile Sports Complex
21. Memorial Park
22. Glen Abbey Golf Club
23. RattleSnake Point Golf Club
24. Lakeside Park
25. Tannery Park

## SERVICES

26. Fortinos
27. Longo's
28. Sobeys
29. FreshCo
30. Oakville GO Station
31. RBC Royal Bank
32. CIBC
33. TD Canada Trust
34. BMO Bank of Montreal

## EDUCATION

35. St. Gregory the Great Catholic Elementary School
36. Oodenawi Public School
37. Holy Trinity Catholic Secondary School
38. Trafalgar Ridge Montessori School
39. Appleby College
40. River Oaks Public School

## CONNECTIVITY

41. Pearson International Airport
42. Union Station/Downtown Toronto
43. Niagara Wine Country/U.S. Border

