



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of June 2019



Etobicoke Waterfront Submarket Report - June 2019



Etobicoke Waterfront		GTA
Active Projects	6	352
Total Units	2,808	93,358
Total Sales	2,537	75,759
Rem. Inv.	133	14,377
Avg. \$/SF	\$1,109	\$981
Avg. SF	840	884
Avg. \$	\$931,850	\$867,169
Current Month Sales (incl. active & sold out)	0	2,420

Development Applications

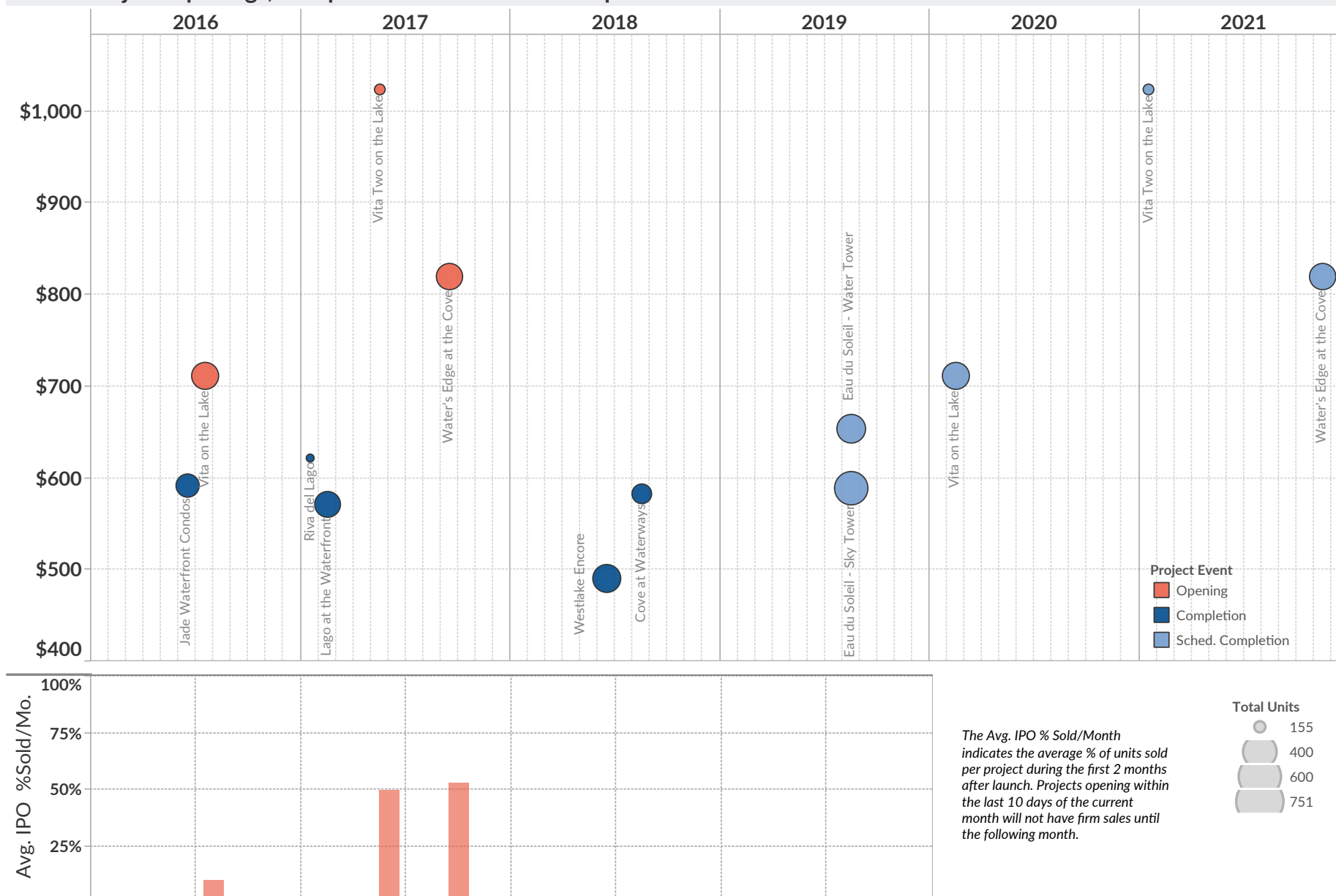
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	318
Total Units	1,280	165,515
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	1.0	32.2
Avg. Floor Space Index	1.0	5.8

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



Etobicoke Waterfront Submarket Report - June 2019

Recent Project Openings, Completions & Scheduled Completions



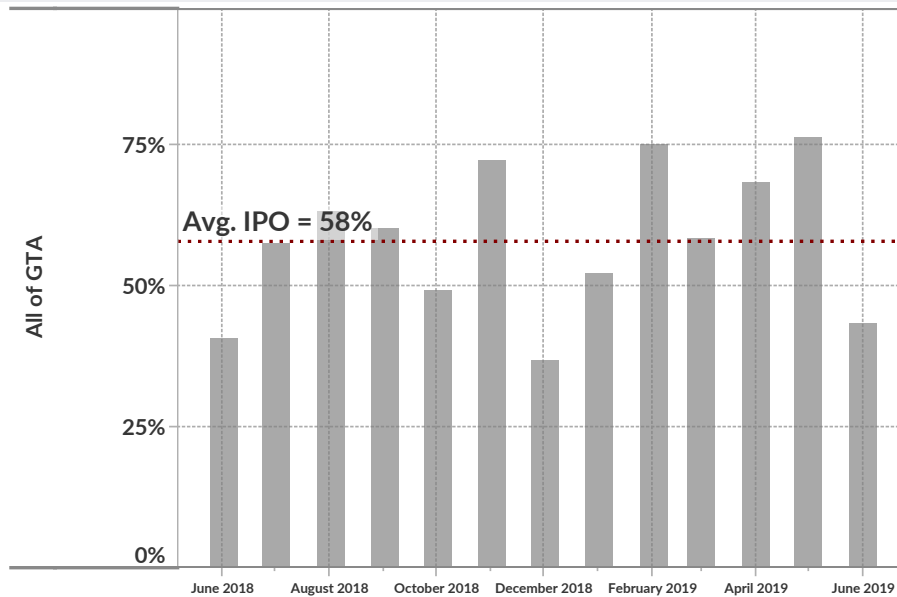
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Project Data by Unit Type

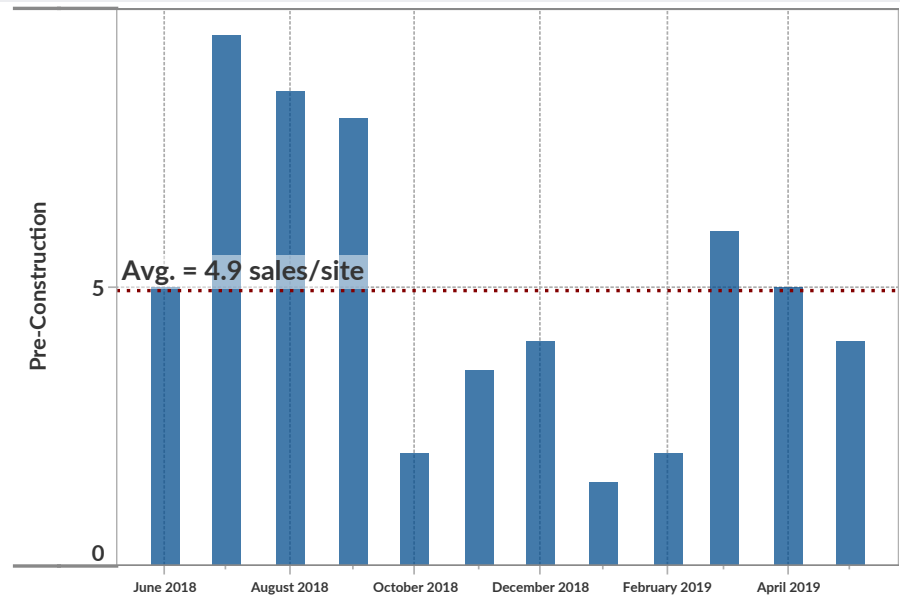
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	2	0	2	0
1 Bedroom	687	0	664	23
1 Bedroom + Den	999	0	985	14
2 Bedroom	602	0	546	56
2 Bedroom + Den	360	0	322	38
3 Bedroom & Up	5	0	3	2
Penthouse	7	0	7	0
Other	8		8	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$996	460	575	\$316,900	\$544,900
\$1,189	502	634	\$593,900	\$775,900
\$1,126	642	1,192	\$458,900	\$1,599,900
\$1,060	803	1,522	\$562,900	\$1,693,990
\$1,504	2,073	2,073	\$3,117,990	\$3,117,990

IPO Launch Performance (first 2 months)

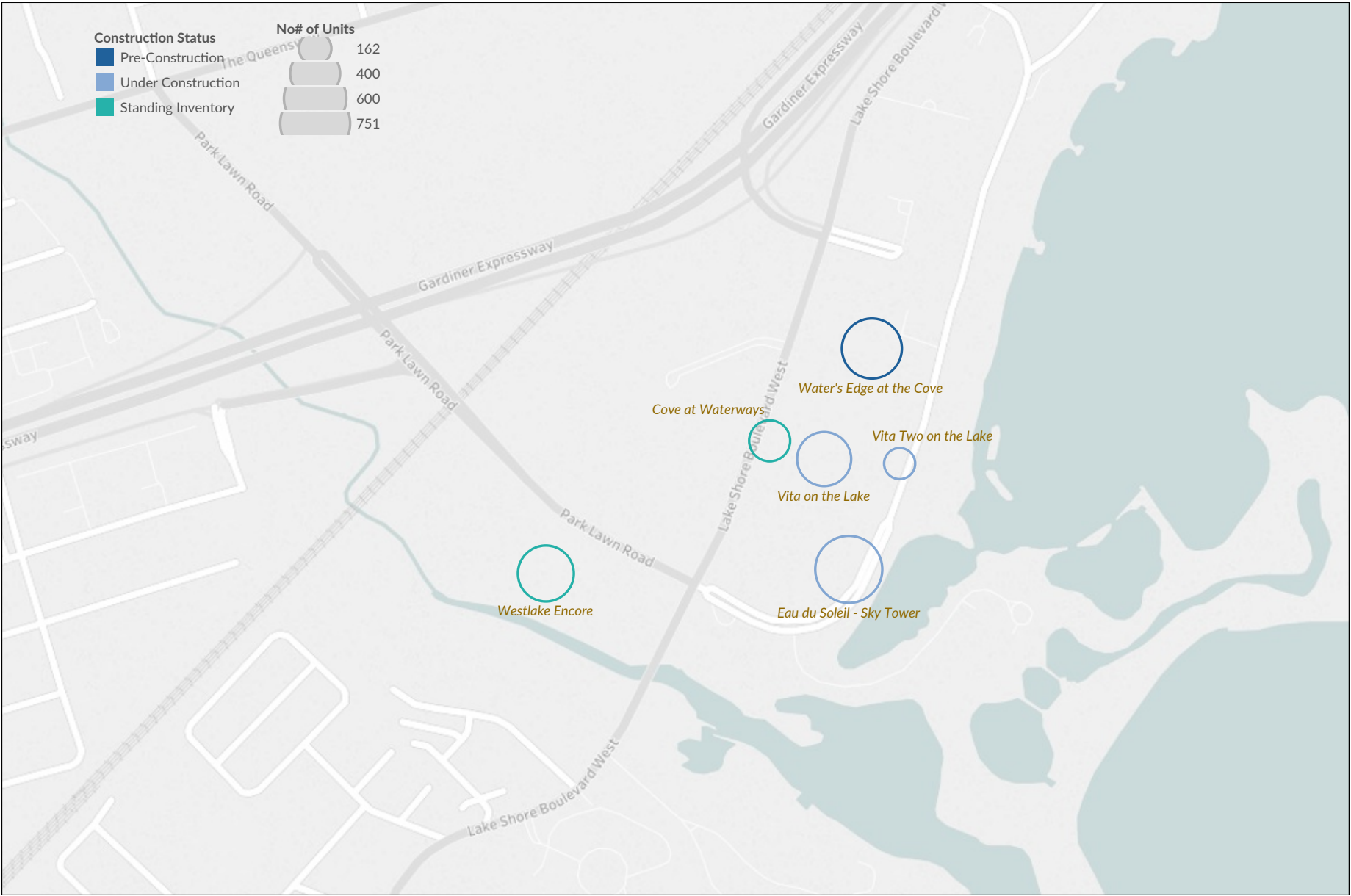


Post Launch Absorption: Etobicoke Waterfront



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Current Active Projects



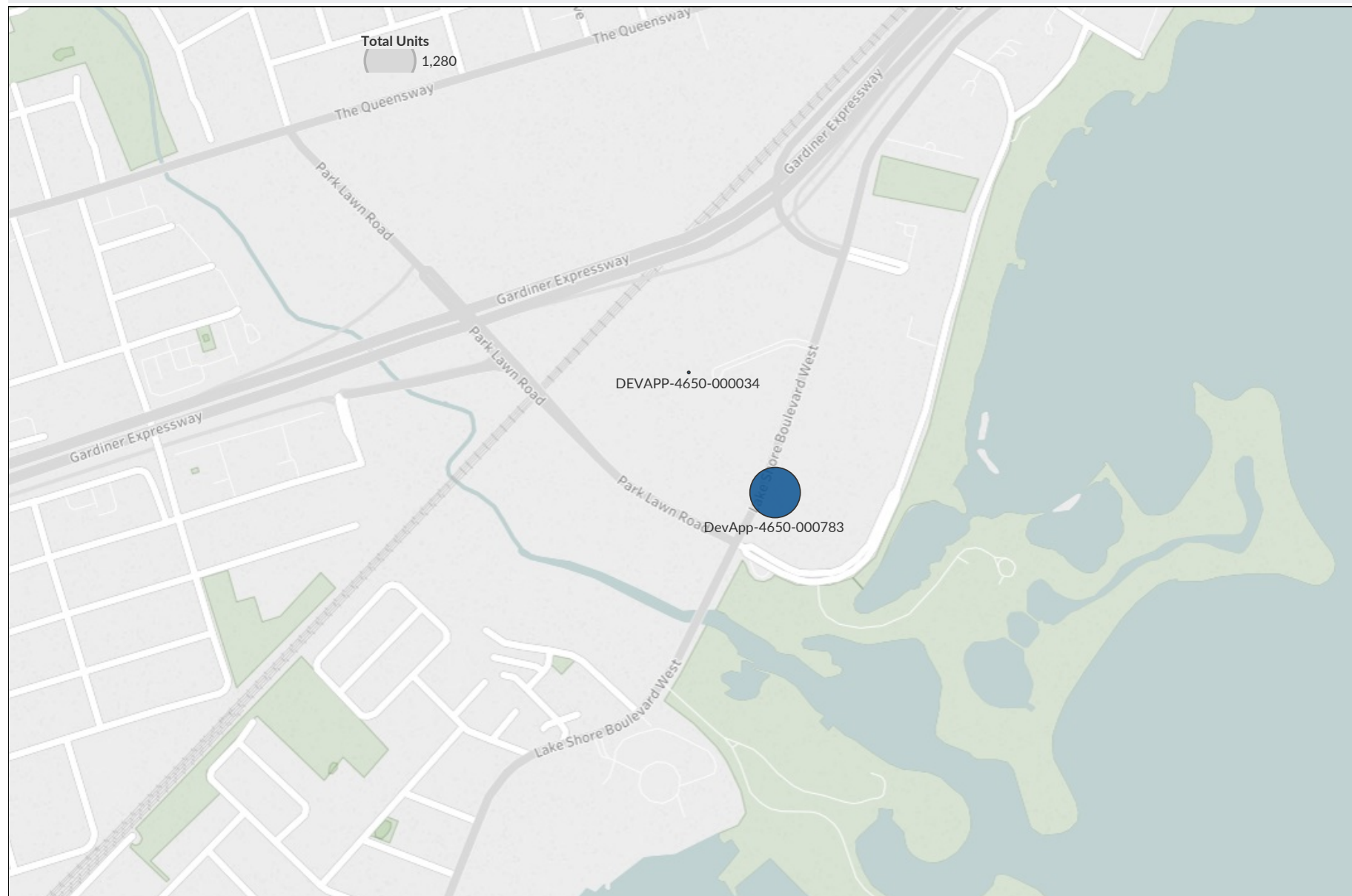
Etobicoke Waterfont Submarket Report - June 2019

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Cove at Waterways - Conservatory Group	Apartment	August 2018	0	0	10	281	\$583	\$661
Eau du Soleil - Sky Tower - Empire	Apartment	August 2019	0	1	9	751	\$589	\$1,035
Vita on the Lake - Mattamy Homes and Biddington	Apartment	February 2020	0	3	10	489	\$712	\$950
Vita Two on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	0	5	6	162	\$1,024	\$1,307
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	0	18	95	602	\$820	\$1,164
Westlake Encore - Onni Group of Companies	Apartment	June 2018	0	22	3	523	\$491	\$892

Etobicoke Waterfront Submarket Report - June 2019

Current Development Applications



Etobicoke Waterfont Submarket Report - June 2019

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000034	2150 Lake Shore Boulevard West & 23 Park Lawn Road	1.0	
DevApp-4650-000783	2183 Lake Shore Blvd West		1,280

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

Etobicoke Waterfront Submarket Report - June 2019

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	4	15	5,235	4,736	196	\$2,282	2,048	\$4,674,624	5,337
Central Waterfront	20	13	6,100	5,500	521	\$1,387	1,056	\$1,464,610	17,979
Don Mills - York Mills	97	11	3,265	2,379	763	\$960	890	\$854,081	6,429
Downtown Core	239	9	5,207	3,883	751	\$1,484	643	\$954,613	16,430
Downtown East	145	17	5,774	5,051	695	\$1,040	740	\$769,368	16,835
Downtown West	53	29	10,566	8,590	1,667	\$1,347	832	\$1,121,361	14,338
Etobicoke Waterfront	0	6	2,808	2,537	133	\$1,109	840	\$931,850	1,280
Highway7 - Yonge	21	6	1,535	1,073	394	\$654	922	\$602,545	.
Mississauga City Centre	319	11	6,132	5,397	709	\$819	817	\$669,123	.
North Toronto	24	10	3,160	2,824	264	\$1,160	775	\$898,534	6,578
North Yonge Corridor	55	7	2,612	2,278	206	\$1,020	803	\$818,417	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	29	9	2,073	1,764	278	\$1,034	974	\$1,006,289	9,444
Not Applicable	1,069	156	28,681	21,458	5,945	\$704	902	\$634,889	48,534
Scarborough City Centre									2,245
Sheppard Corridor	106	15	4,132	3,379	753	\$1,036	817	\$846,280	5,581
Thornhill	45	1	389	374	15	\$758	960	\$727,433	.
Toronto East	18	15	1,770	1,590	148	\$1,025	1,001	\$1,026,041	2,068
Toronto West	176	13	2,368	1,489	854	\$985	904	\$890,391	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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