



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of August 2019



Etobicoke Waterfront Submarket Report - August 2019

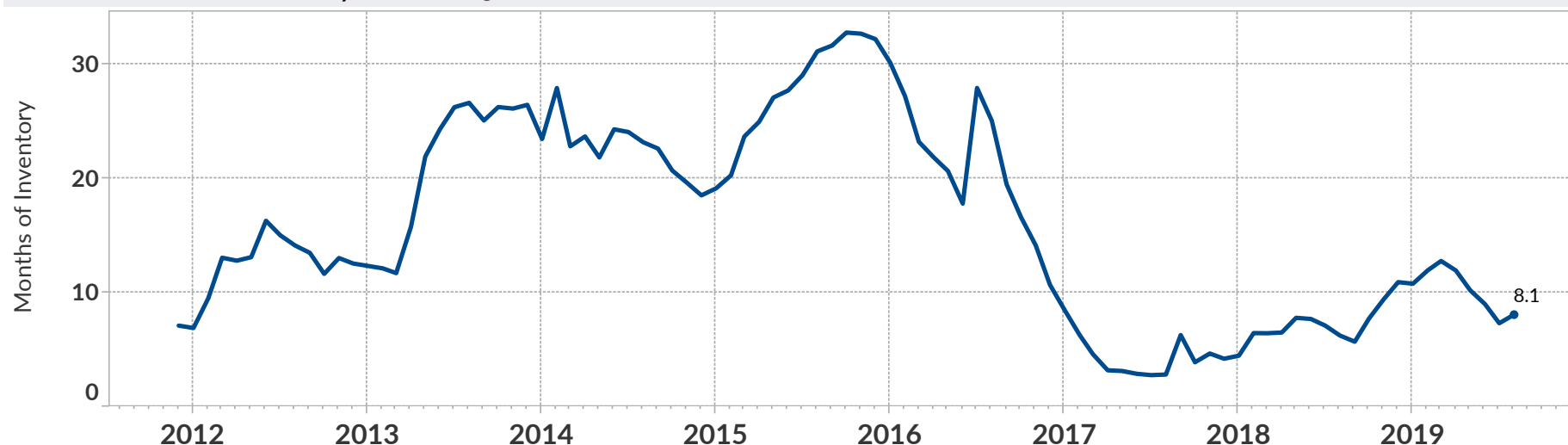


Etobicoke Waterfront			GTA	
Active Projects	4		345	
Total Units	1,985		87,891	
Total Sales	1,893		75,812	
Rem. Inv.	92		12,079	
Avg. \$/SF	\$1,110		\$991	
Avg. SF	817		916	
Avg. \$	\$907,259		\$907,368	
Current Month Sales (incl. active & sold out)		3	961	

Development Applications

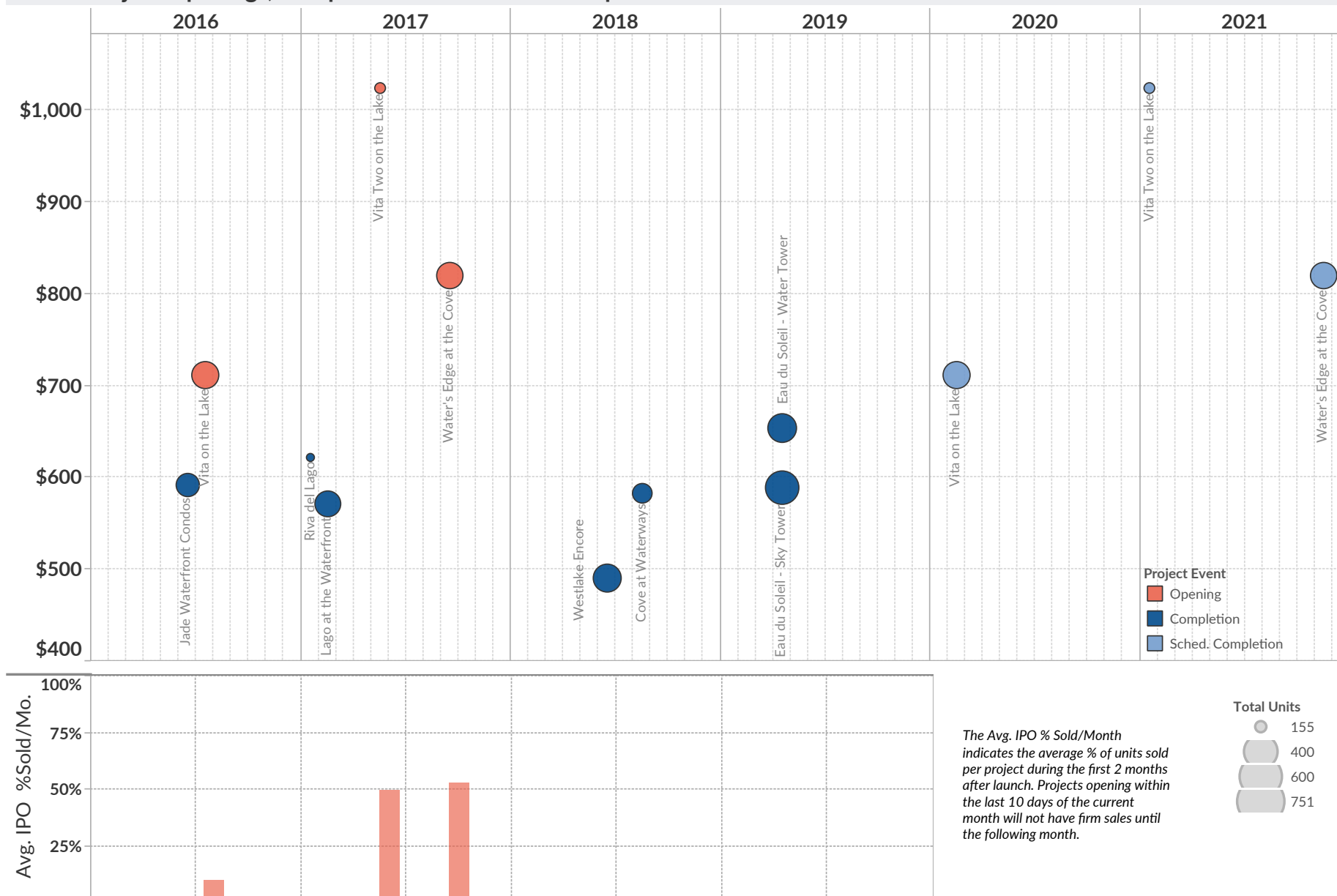
Etobicoke Waterfront			City of Toronto	
Number of Dev. Apps.	4		339	
Total Units	2,841		179,893	
Min. Floor Space Index	1.0		0.0	
Max. Floor Space Index	6.1		34.1	
Avg. Floor Space Index	4.0		5.9	

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



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Recent Project Openings, Completions & Scheduled Completions



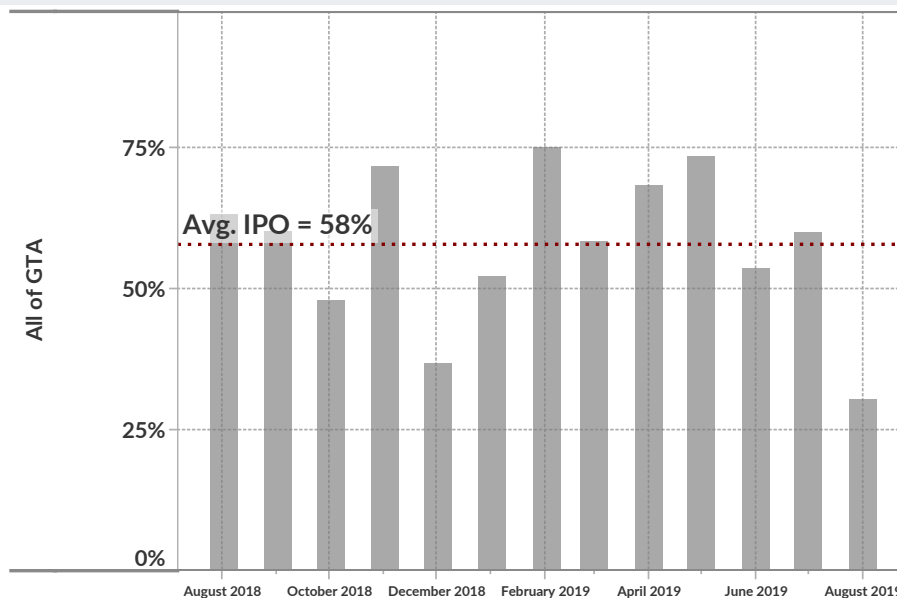
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Project Data by Unit Type

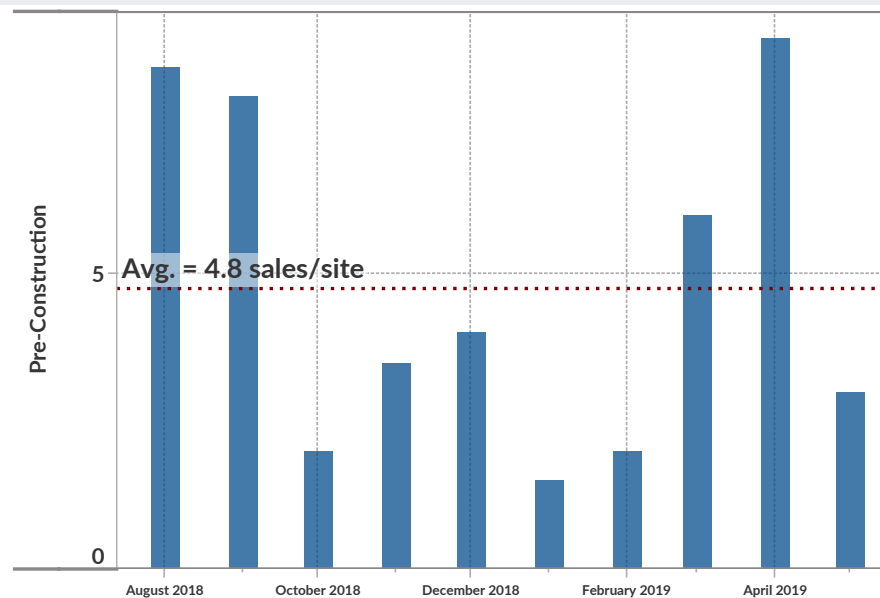
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	533	2	517	16
1 Bedroom + Den	805	0	799	6
2 Bedroom	444	0	399	45
2 Bedroom + Den	195	0	170	25
3 Bedroom & Up				
Penthouse	7	0	7	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$973	460	575	\$316,900	\$544,900
\$1,159	502	634	\$593,900	\$775,900
\$1,155	642	1,192	\$458,900	\$1,599,900
\$1,075	858	1,143	\$562,900	\$1,254,900

IPO Launch Performance (first 2 months)

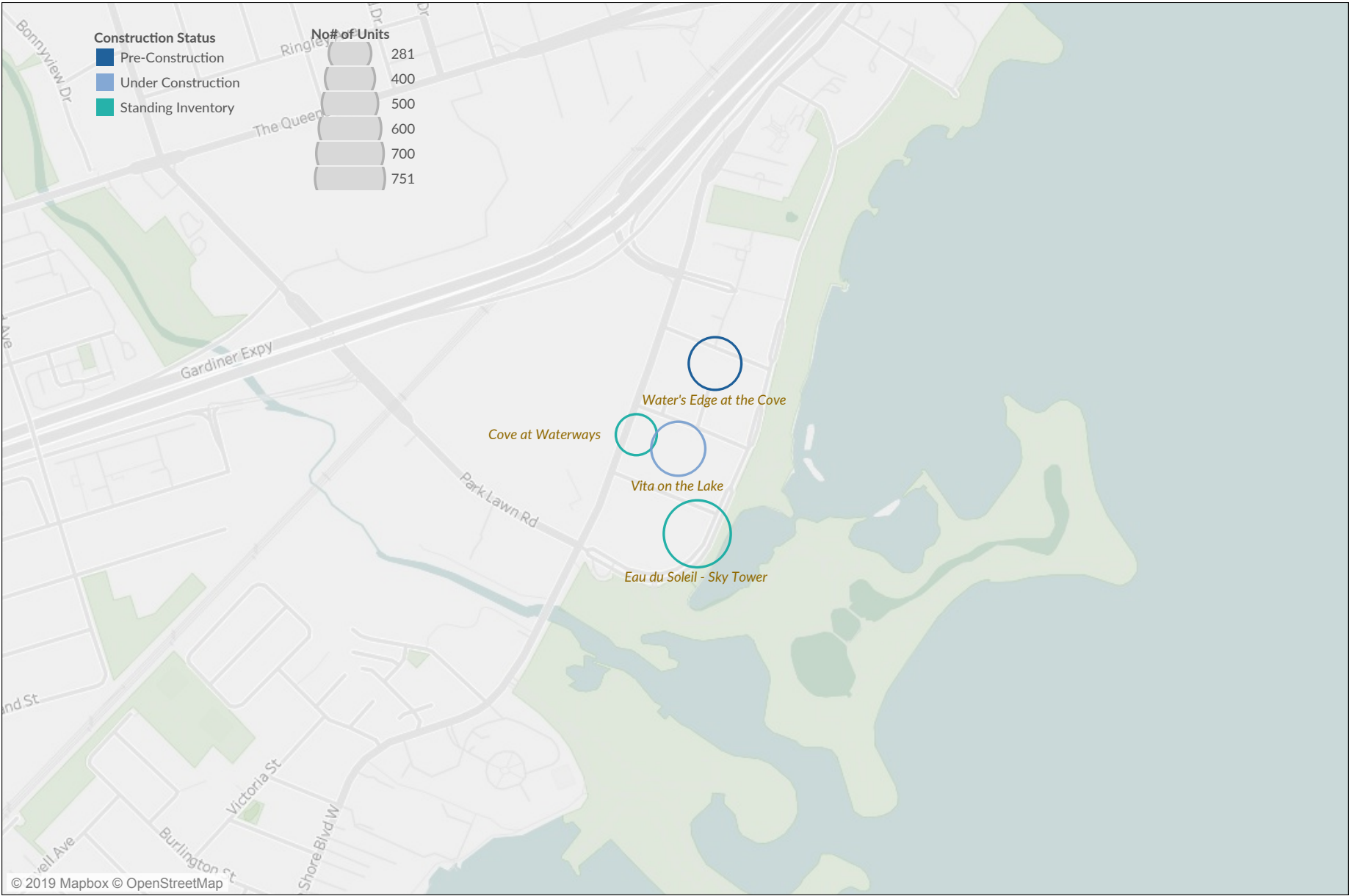


Post Launch Absorption: Etobicoke Waterfront



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Current Active Projects



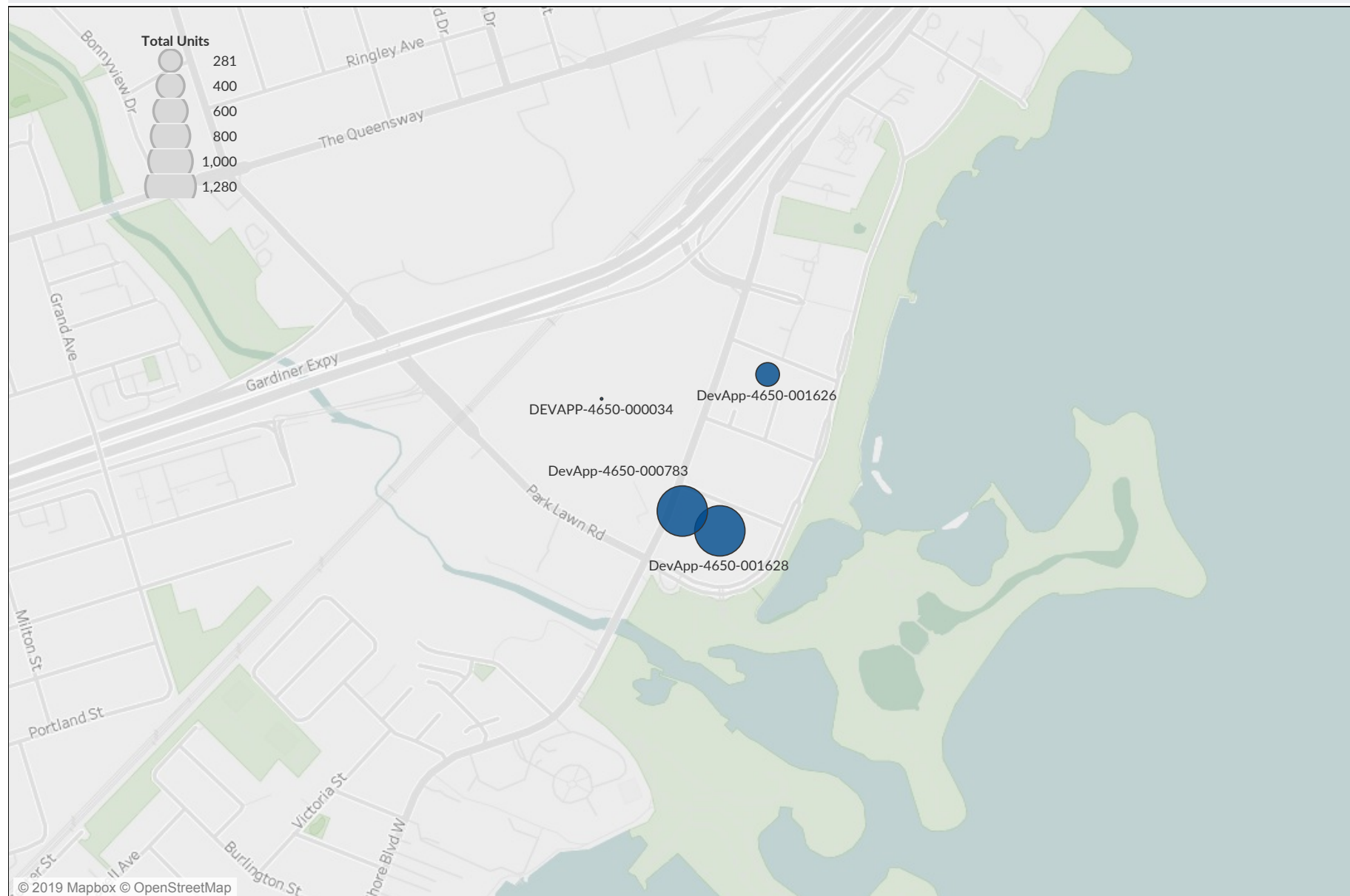
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Current Active Project List

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	\$665
Eau du Soleil - Sky Tower - Empire	Apartment	April 2019	0	1	9	751	\$589	\$1,035
Vita on the Lake - Mattamy Homes and Biddington	Apartment	February 2020	0	12	1	489	\$712	\$950
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	2	41	72	464	\$820	\$1,164

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Current Development Applications



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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
DevApp-4650-001626	2143 Lake Shore Boulevard West	4.9	281
DevApp-4650-001628	2183 Lake Shore Boulevard West	6.1	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.

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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	10	15	4,989	4,759	230	\$2,228	1,726	\$3,846,448	6,419
Central Waterfront	19	13	5,943	5,445	498	\$1,403	1,068	\$1,498,387	18,503
Don Mills - York Mills	34	11	3,149	2,691	458	\$937	1,047	\$981,060	6,357
Downtown Core	27	9	4,638	3,968	670	\$1,476	661	\$975,972	12,541
Downtown East	61	17	5,395	4,938	457	\$1,012	842	\$852,502	16,345
Downtown West	116	28	9,864	8,750	1,114	\$1,377	862	\$1,186,883	16,163
Etobicoke Waterfront	3	4	1,985	1,893	92	\$1,110	817	\$907,259	2,841
Highway7 - Yonge	8	6	1,467	1,120	347	\$653	919	\$600,406	.
Mississauga City Centre	64	11	6,105	5,562	543	\$814	852	\$694,210	.
North Toronto	91	10	3,036	2,507	529	\$1,158	749	\$867,213	9,287
North Yonge Corridor	31	6	1,953	1,791	162	\$1,012	816	\$826,042	3,872
North York East	2	2	527	501	26	\$941	1,021	\$960,092	2,080
North York West	37	10	2,191	1,829	362	\$830	1,075	\$891,870	9,698
Not Applicable	382	153	27,207	22,258	4,949	\$732	932	\$681,769	59,789
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,252	768	\$1,033	814	\$841,074	5,334
Thornhill	4	1	389	386	3	\$780	958	\$747,567	.
Toronto East	13	15	1,740	1,590	150	\$1,018	998	\$1,016,139	2,287
Toronto West	46	13	2,298	1,607	691	\$1,035	903	\$933,772	10,753
Yonge - St. Clair	4	7	995	965	30	\$1,386	1,612	\$2,234,330	1,840

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