



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of September 2019



Etobicoke Waterfront Submarket Report - September 2019

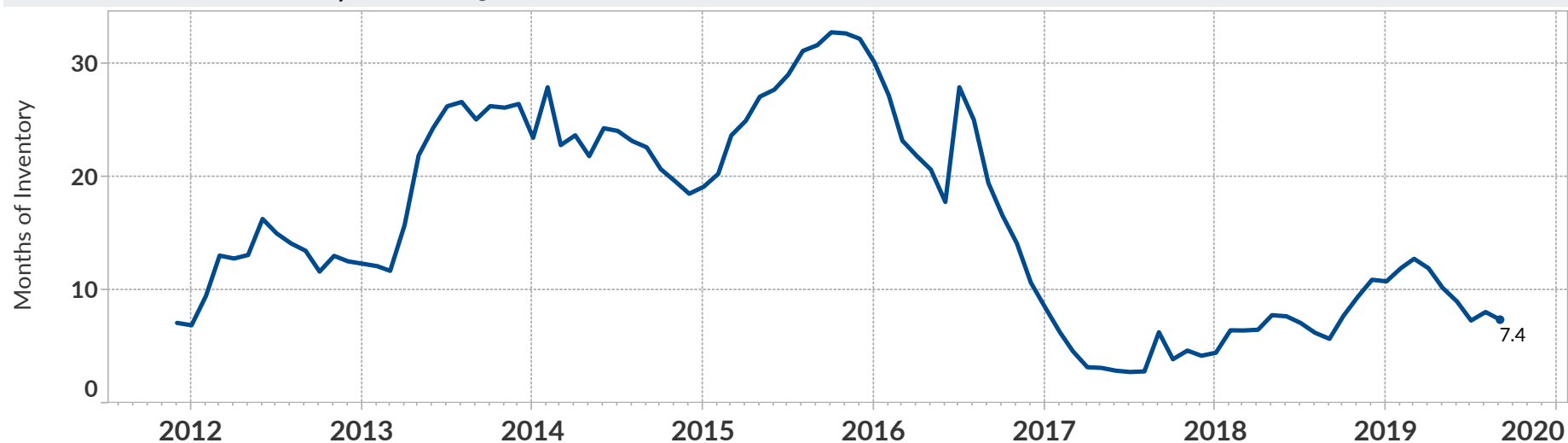


Etobicoke Waterfront		GTA
Active Projects	3	349
Total Units	1,370	92,732
Total Sales	1,152	75,071
Rem. Inv.	80	13,715
Avg. \$/SF	\$1,160	\$1,011
Avg. SF	812	903
Avg. \$	\$941,264	\$913,157
Current Month Sales (incl. active & sold out)	10	2,107

Development Applications

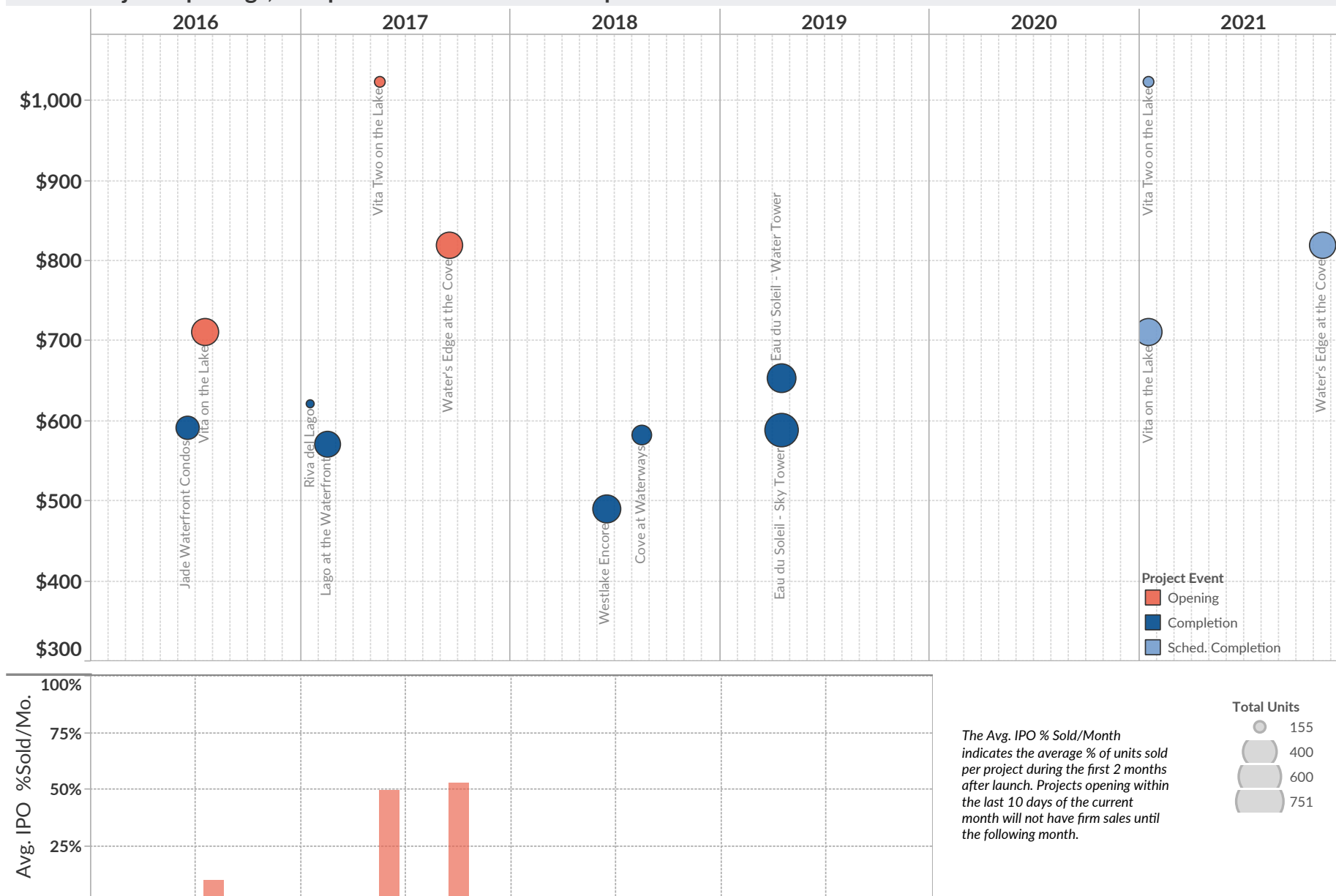
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	4	368
Total Units	2,841	192,605
Min. Floor Space Index	1.0	0.0
Max. Floor Space Index	6.1	34.1
Avg. Floor Space Index	4.0	6.2

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



Etobicoke Waterfront Submarket Report - September 2019

Recent Project Openings, Completions & Scheduled Completions



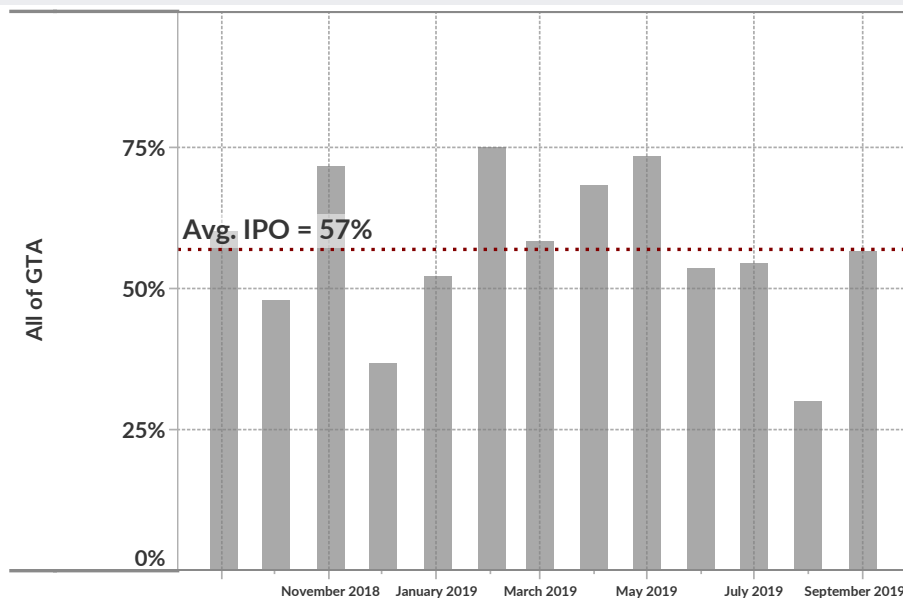
Etobicoke Waterfront Submarket Report - September 2019

Project Data by Unit Type

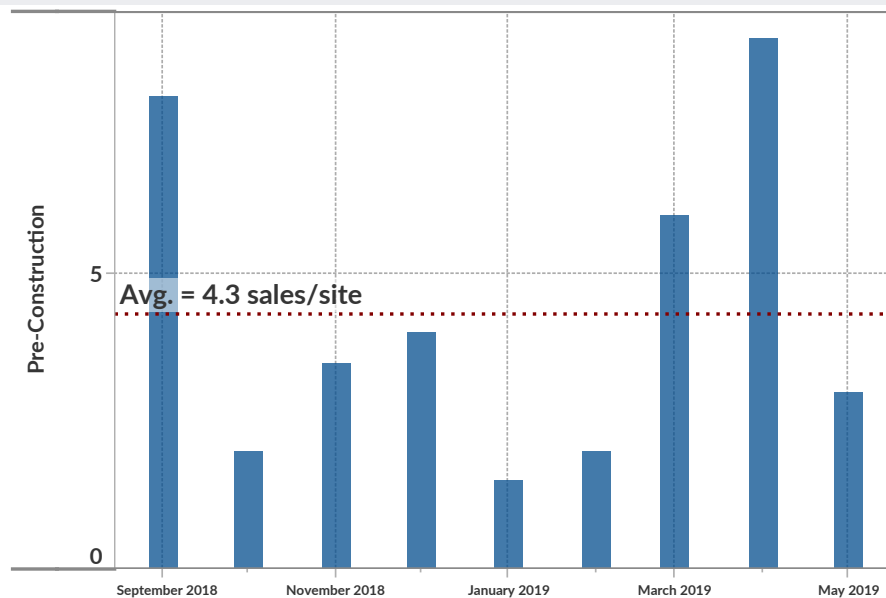
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	277	1	262	15
1 Bedroom + Den	541	0	537	4
2 Bedroom	228	0	188	40
2 Bedroom + Den	178	0	157	21
3 Bedroom & Up				
Penthouse	7	0	7	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,034	460	560	\$316,900	\$584,900
\$1,207	507	658	\$609,900	\$795,900
\$1,202	642	1,192	\$458,900	\$1,599,900
\$1,124	811	1,005	\$562,900	\$1,224,900

IPO Launch Performance (first 2 months)

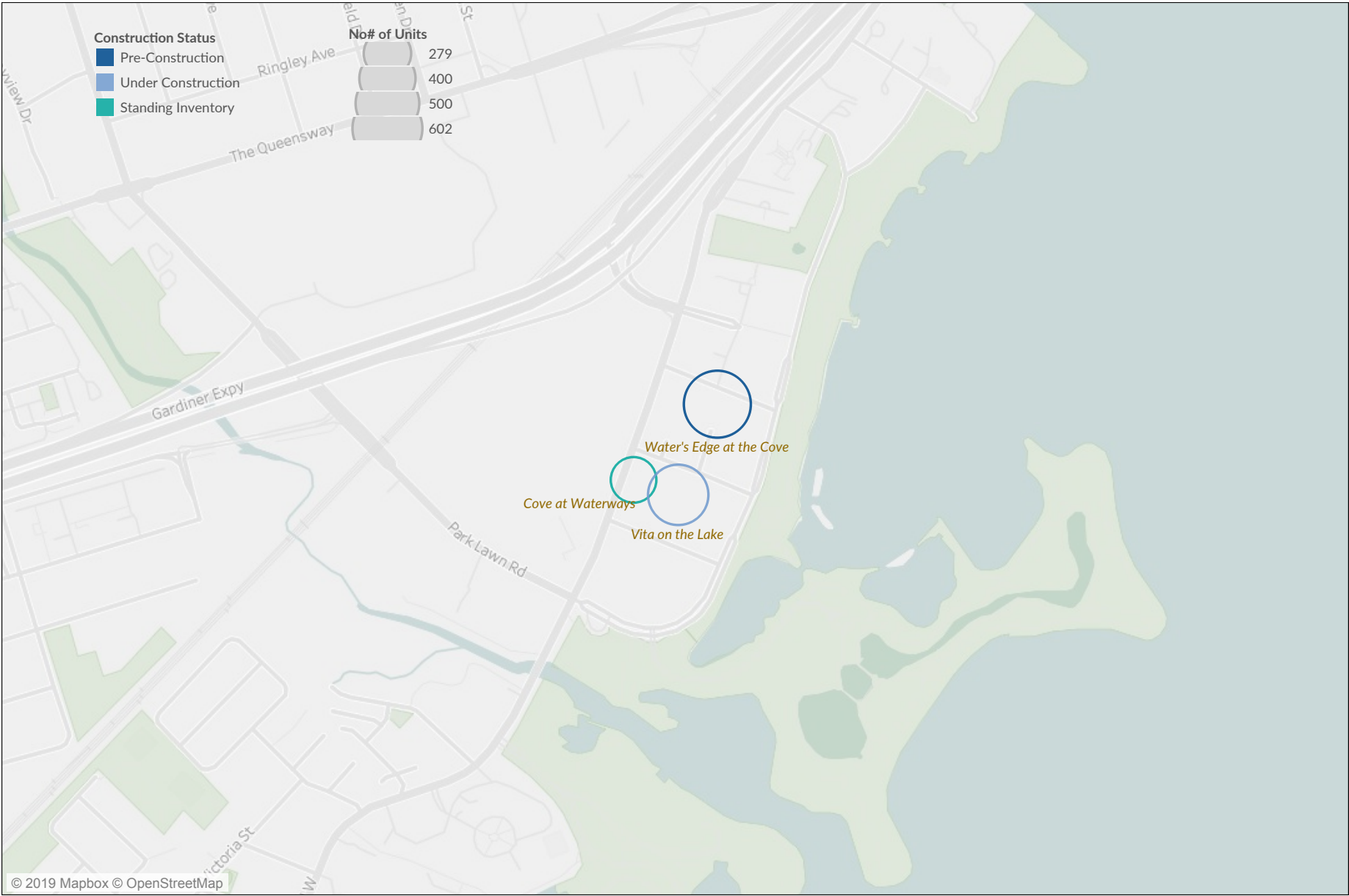


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - September 2019

Current Active Projects



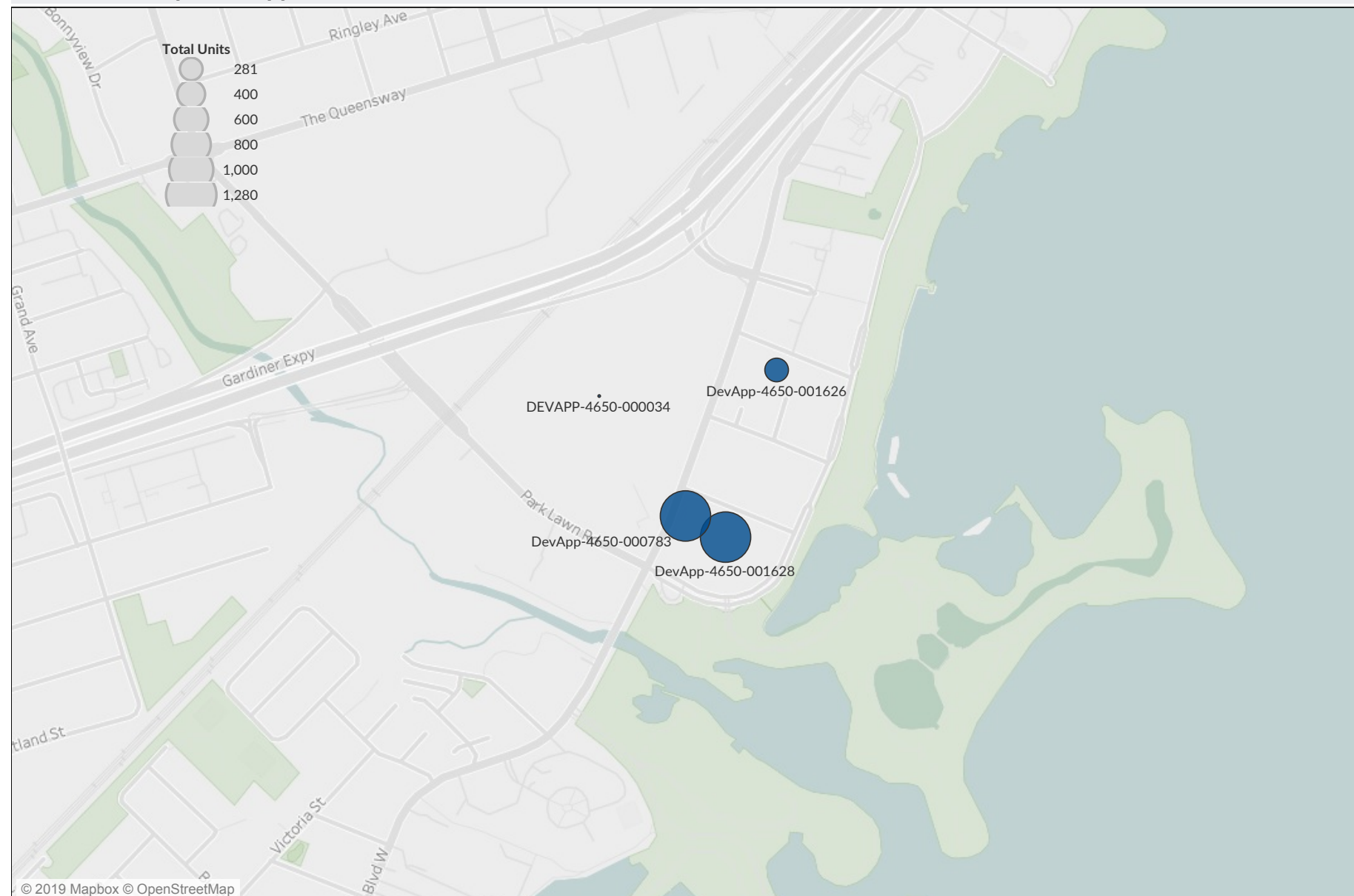
Etobicoke Waterfront Submarket Report - September 2019

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	8	279	\$583	\$665
Vita on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	0	12	1	489	\$712	\$989
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	1	42	71	602	\$820	\$1,175

Etobicoke Waterfront Submarket Report - September 2019

Current Development Applications



Etobicoke Waterfront Submarket Report - September 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
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	176	16	5,951	4,916	703	\$1,918	997	\$1,913,050	7,593
Central Waterfront	83	13	6,093	5,529	485	\$1,405	1,061	\$1,490,316	18,503
Don Mills - York Mills	19	11	3,254	2,714	424	\$929	1,034	\$960,159	6,805
Downtown Core	85	9	5,445	4,041	941	\$1,559	652	\$1,016,661	13,414
Downtown East	60	17	5,682	4,998	424	\$1,011	863	\$872,667	17,386
Downtown West	225	29	10,443	8,981	1,144	\$1,392	897	\$1,248,290	18,804
Etobicoke Waterfront	10	3	1,370	1,152	80	\$1,160	812	\$941,264	2,841
Highway7 - Yonge	1	6	1,535	1,121	346	\$652	916	\$597,307	.
Mississauga City Centre	72	12	6,555	5,635	631	\$819	839	\$687,102	.
North Toronto	59	10	2,858	2,083	689	\$1,199	770	\$923,043	8,590
North Yonge Corridor	3	6	2,057	1,793	160	\$1,022	820	\$838,490	3,872
North York East	1	2	528	502	25	\$942	1,023	\$964,400	2,056
North York West	36	11	2,268	1,865	371	\$876	1,069	\$936,610	9,645
Not Applicable	880	153	28,872	21,945	5,370	\$729	935	\$681,881	64,686
Scarborough City Centre									2,245
Sheppard Corridor	15	14	4,020	3,265	755	\$1,032	819	\$845,671	6,347
Thornhill	3								.
Toronto East	204	16	2,141	1,791	294	\$965	895	\$863,106	2,460
Toronto West	64	13	2,368	1,664	684	\$1,020	928	\$946,548	12,077
Yonge - St. Clair	111	8	1,292	1,076	189	\$1,405	1,668	\$2,343,763	2,190

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