



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of November 2019



Etobicoke Waterfront Submarket Report - November 2019

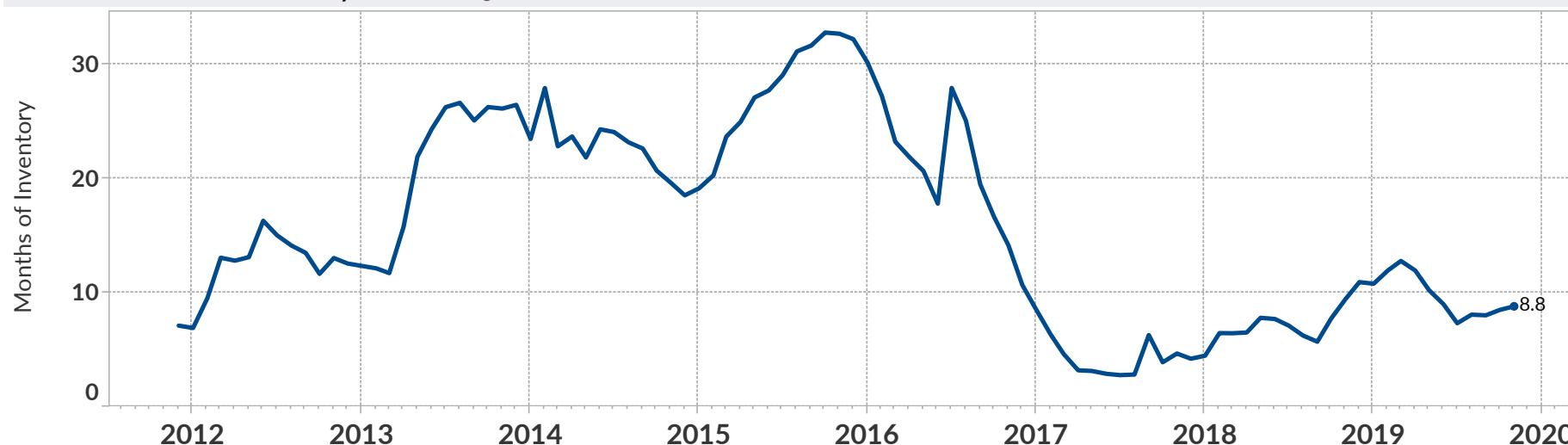


Etobicoke Waterfront		GTA
Active Projects	4	368
Total Units	2,121	95,673
Total Sales	1,901	78,197
Rem. Inv.	82	14,396
Avg. \$/SF	\$1,160	\$1,029
Avg. SF	821	901
Avg. \$	\$951,809	\$927,150
Current Month Sales (incl. active & sold out)	2	3,564

Development Applications

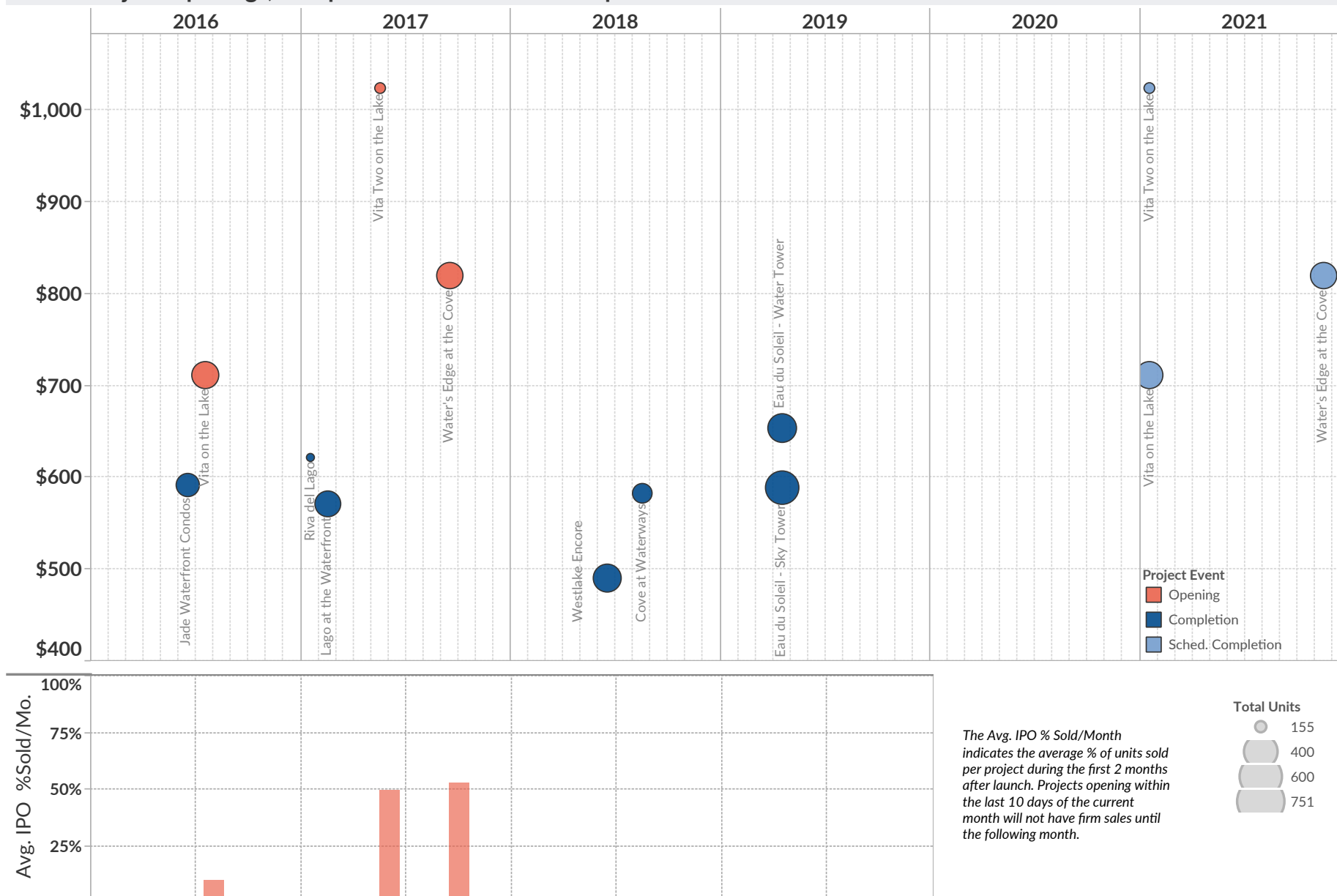
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	4	396
Total Units	10,287	213,970
Min. Floor Space Index	4.9	0.1
Max. Floor Space Index	6.1	44.5
Avg. Floor Space Index	5.6	6.2

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



Etobicoke Waterfront Submarket Report - November 2019

Recent Project Openings, Completions & Scheduled Completions



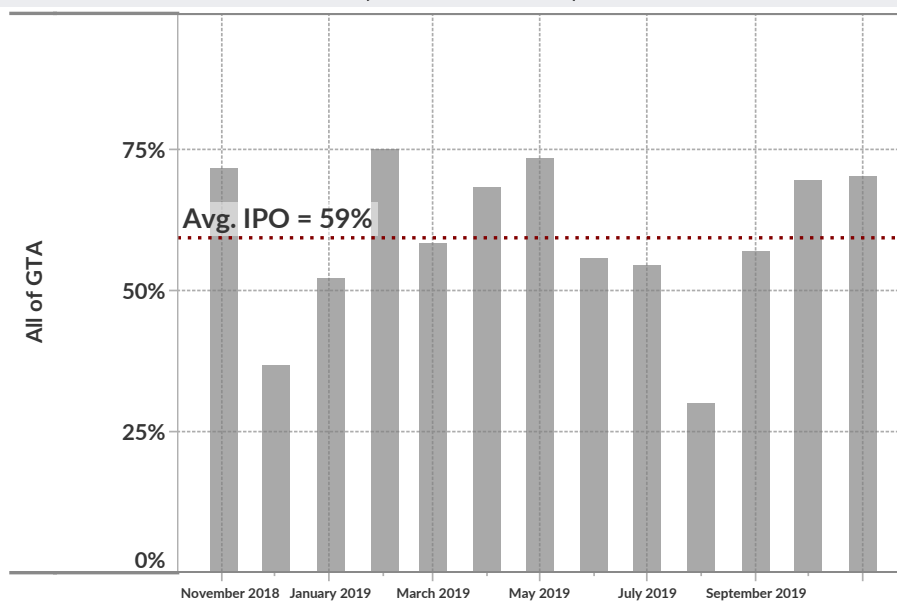
Etobicoke Waterfront Submarket Report - November 2019

Project Data by Unit Type

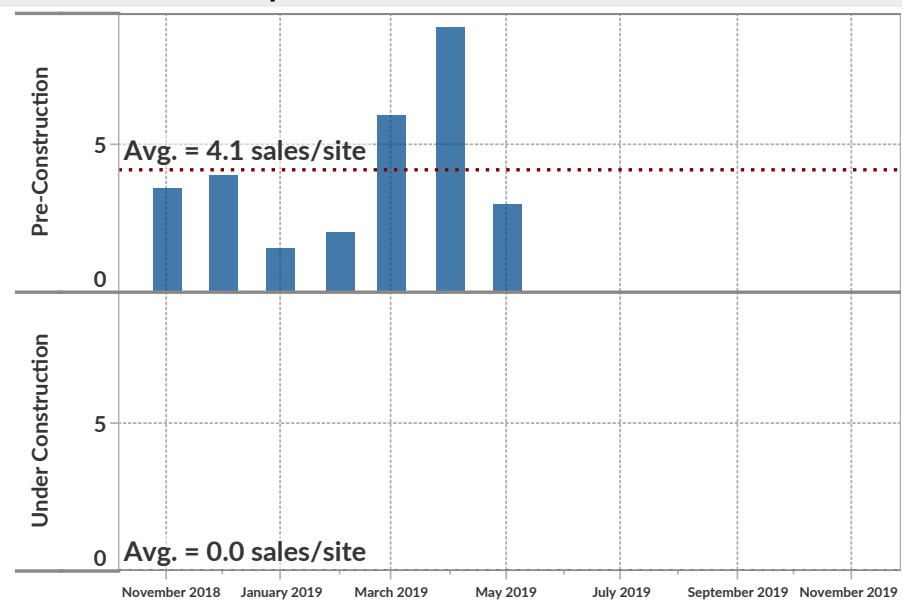
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	533	0	519	14
1 Bedroom + Den	805	0	801	4
2 Bedroom	442	1	400	42
2 Bedroom + Den	195	1	173	22
3 Bedroom & Up				
Penthouse	7	0	7	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,082	466	560	\$524,900	\$584,900
\$1,207	507	658	\$609,900	\$795,900
\$1,201	642	1,192	\$458,900	\$1,599,900
\$1,111	811	1,143	\$562,900	\$1,224,900

IPO Launch Performance (first 2 months)

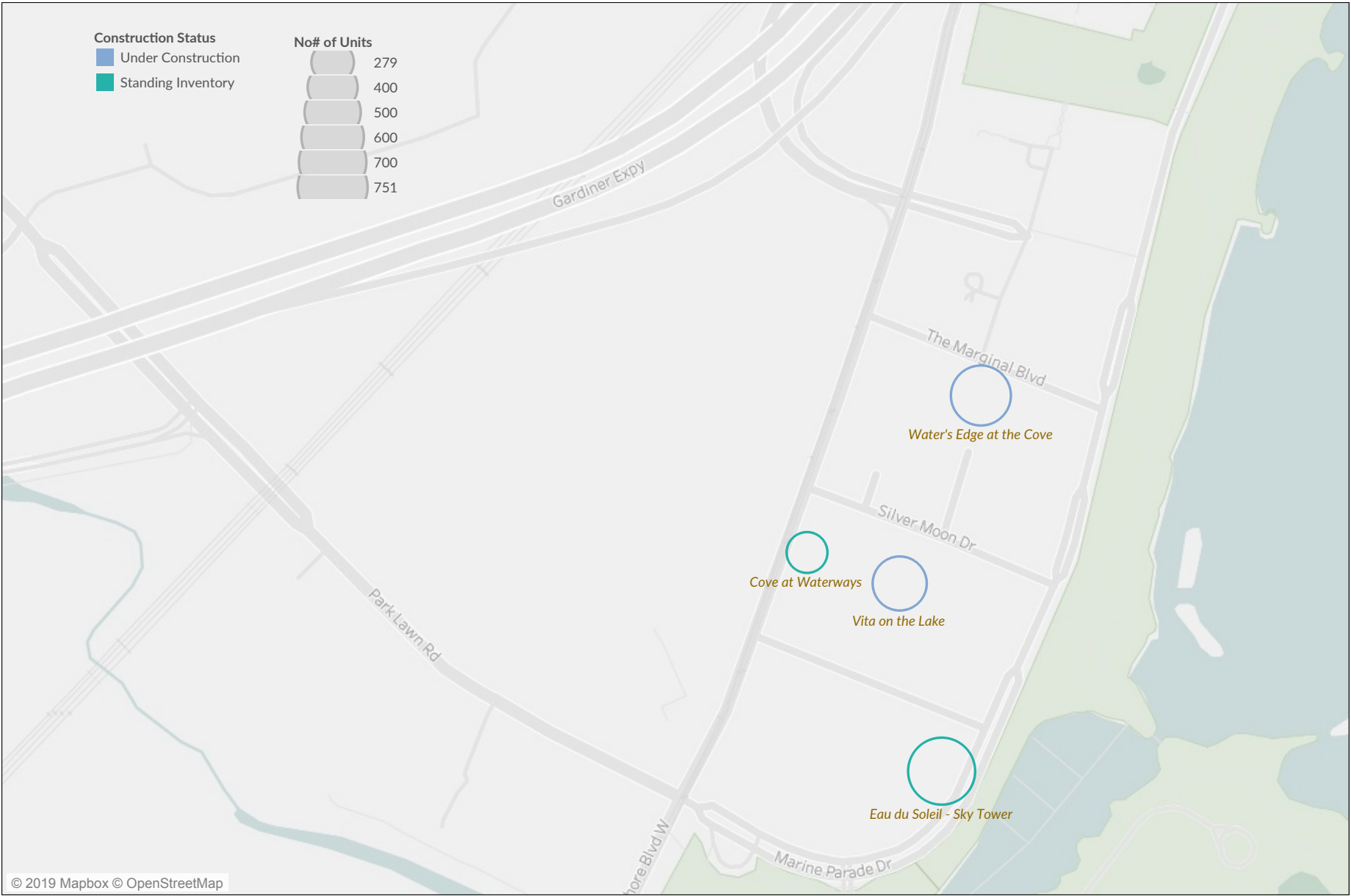


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - November 2019

Current Active Projects



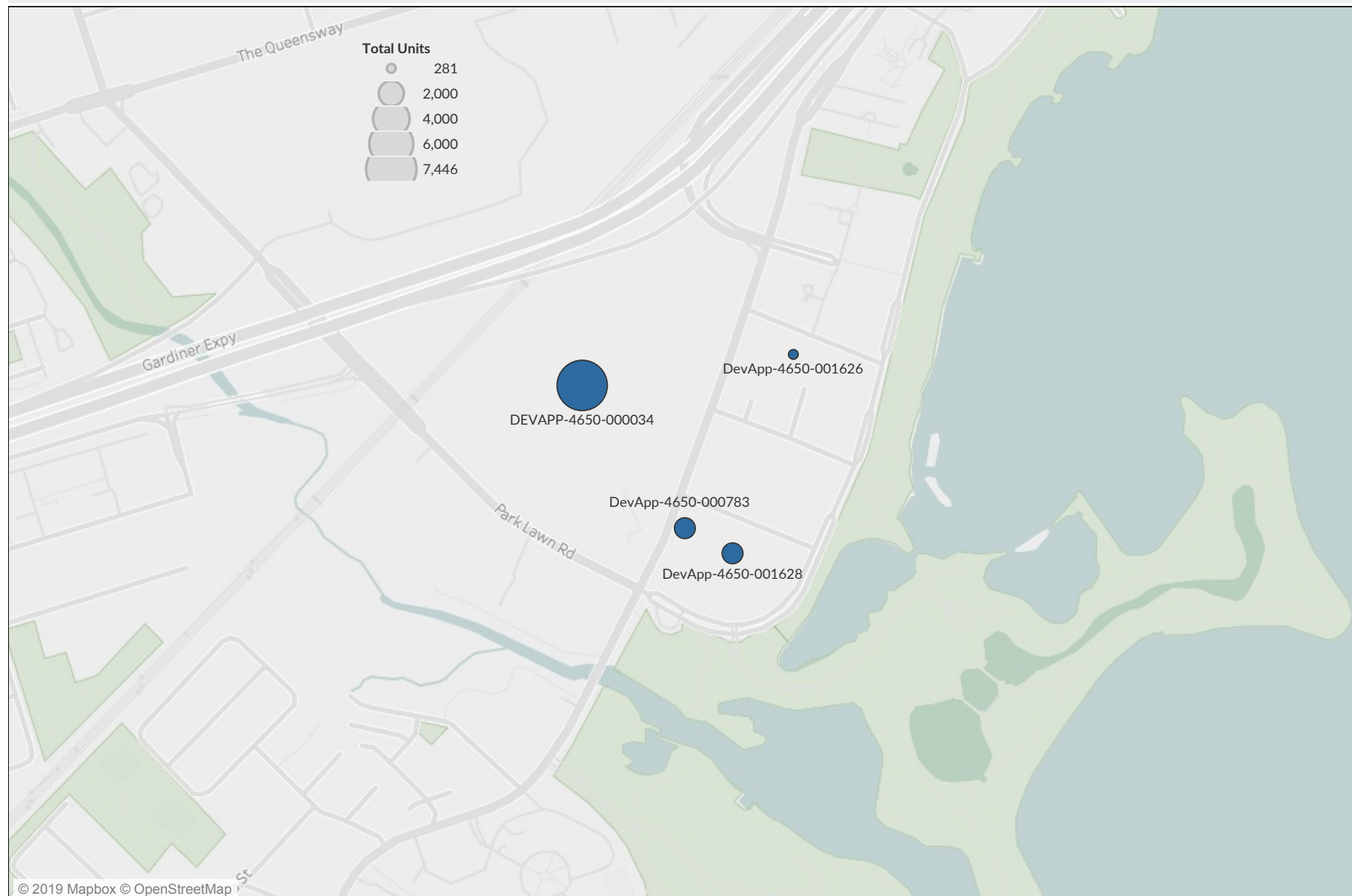
Etobicoke Waterfront Submarket Report - November 2019

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	2	6	279	\$583	\$660
Eau du Soleil - Sky Tower - Empire	Apartment	April 2019	0	5	5	751	\$589	\$1,023
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	2	43	70	602	\$820	\$1,175

Etobicoke Waterfront Submarket Report - November 2019

Current Development Applications



Etobicoke Waterfront Submarket Report - November 2019

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000034	2150 Lake Shore Boulevard West	5.9	7,446
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.

Etobicoke Waterfront Submarket Report - November 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	• 54	• 14	• 5,086	• 4,446	• 345	• \$2,109	• 1,303	• \$2,746,965	• 9,129
Central Waterfront	• 35	• 13	• 6,642	• 5,228	• 1,402	• \$1,409	• 996	• \$1,403,588	• 18,503
Don Mills - York Mills	• 36	• 11	• 3,366	• 2,814	• 419	• \$959	• 1,049	• \$1,005,825	• 7,441
Downtown Core	• 74	• 8	• 4,457	• 3,556	• 717	• \$1,540	• 665	• \$1,024,439	• 15,193
Downtown East	• 374	• 19	• 6,559	• 5,436	• 941	• \$1,204	• 739	• \$889,725	• 17,959
Downtown West	• 109	• 31	• 10,473	• 8,751	• 1,392	• \$1,393	• 843	• \$1,174,333	• 18,595
Etobicoke Waterfront	• 2	• 4	• 2,121	• 1,901	• 82	• \$1,160	• 821	• \$951,809	• 10,287
Highway7 - Yonge	• 108	• 8	• 1,862	• 1,295	• 352	• \$654	• 1,128	• \$738,172	•
Mississauga City Centre	• 80	• 12	• 6,571	• 6,044	• 461	• \$806	• 901	• \$725,832	•
North Toronto	• 123	• 9	• 2,412	• 1,871	• 455	• \$1,213	• 815	• \$988,984	• 9,738
North Yonge Corridor	• 6	• 5	• 1,622	• 1,366	• 152	• \$1,118	• 773	• \$864,489	• 5,372
North York East	• 4	• 2	• 528	• 508	• 19	• \$945	• 1,027	• \$970,295	• 2,056
North York West	• 138	• 11	• 2,327	• 2,016	• 279	• \$899	• 1,137	• \$1,022,957	• 8,858
Not Applicable	• 1,891	• 166	• 31,043	• 24,499	• 5,423	• \$753	• 907	• \$683,698	• 68,414
Scarborough City Centre									• 2,245
Sheppard Corridor	• 34	• 14	• 4,020	• 3,312	• 708	• \$1,073	• 827	• \$887,957	• 8,352
Thornhill	• 233	• 2	• 736	• 554	• 182	• \$814	• 729	• \$593,314	•
Toronto East	• 49	• 14	• 1,763	• 1,482	• 223	• \$988	• 921	• \$909,908	• 3,456
Toronto West	• 167	• 16	• 2,927	• 2,108	• 722	• \$1,046	• 915	• \$956,929	• 13,091
Yonge - St. Clair	• 47	• 9	• 1,158	• 1,010	• 122	• \$1,458	• 1,576	• \$2,297,672	• 2,190

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.