



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of December 2019



Etobicoke Waterfront Submarket Report - December 2019

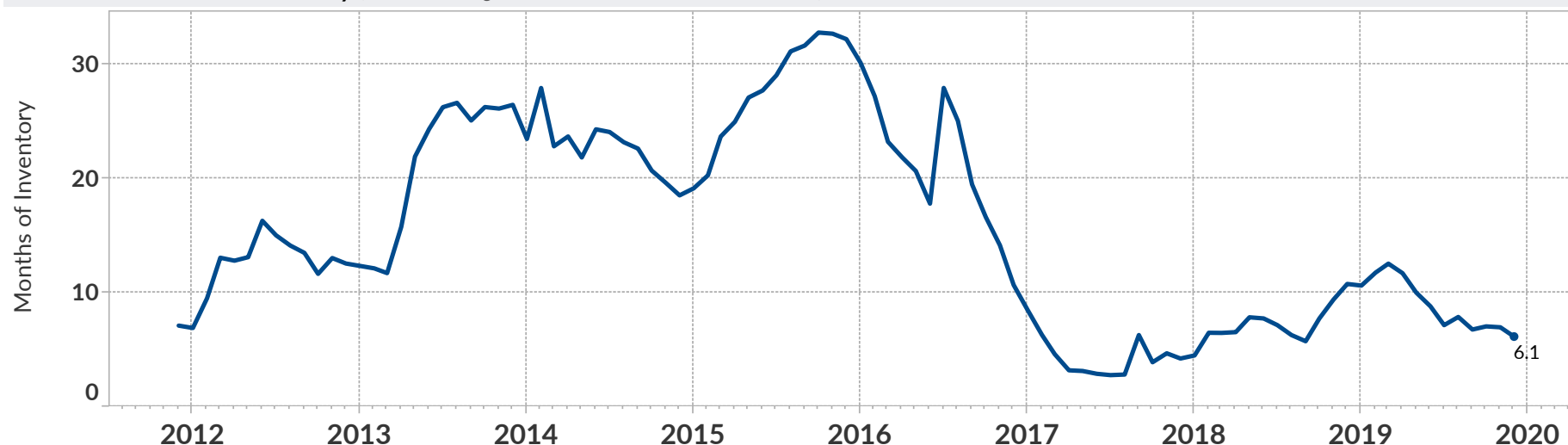


Etobicoke Waterfront			GTA	
Active Projects	4		355	
Total Units	2,126		93,377	
Total Sales	1,927		77,895	
Rem. Inv.	66		12,280	
Avg. \$/SF	\$1,158		\$1,055	
Avg. SF	862		930	
Avg. \$	\$998,967		\$980,872	
Current Month Sales (incl. active & sold out)		12	1,871	

Development Applications

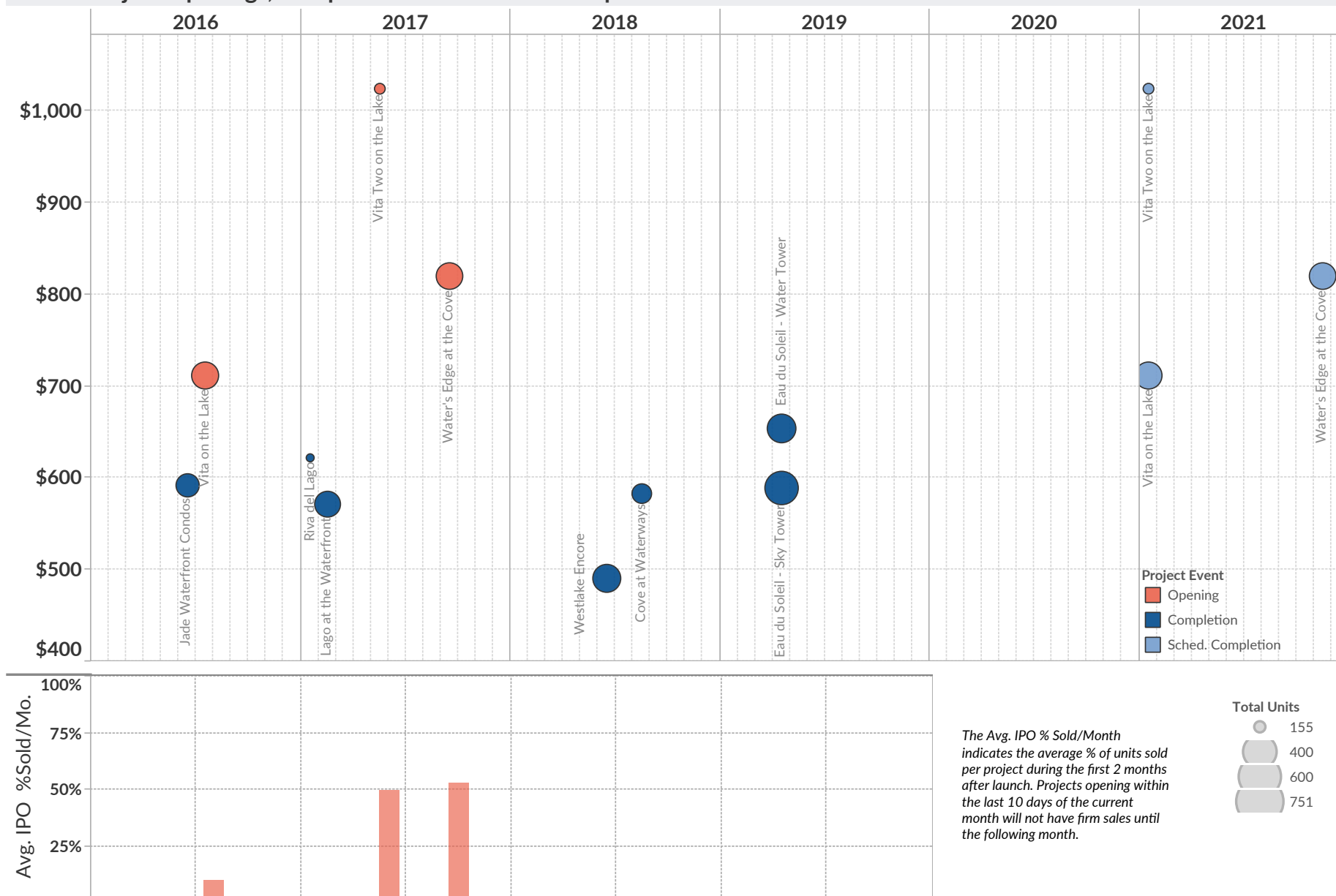
Etobicoke Waterfront			City of Toronto	
Number of Dev. Apps.	1		375	
Total Units	7,446		202,805	
Min. Floor Space Index	5.9		0.1	
Max. Floor Space Index	5.9		44.5	
Avg. Floor Space Index	5.9		6.2	

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



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Recent Project Openings, Completions & Scheduled Completions



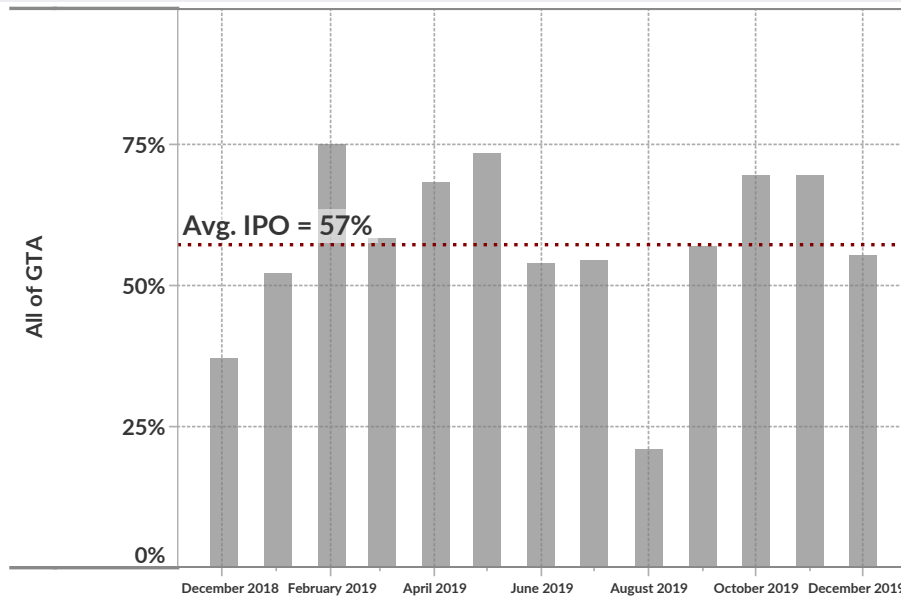
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Project Data by Unit Type

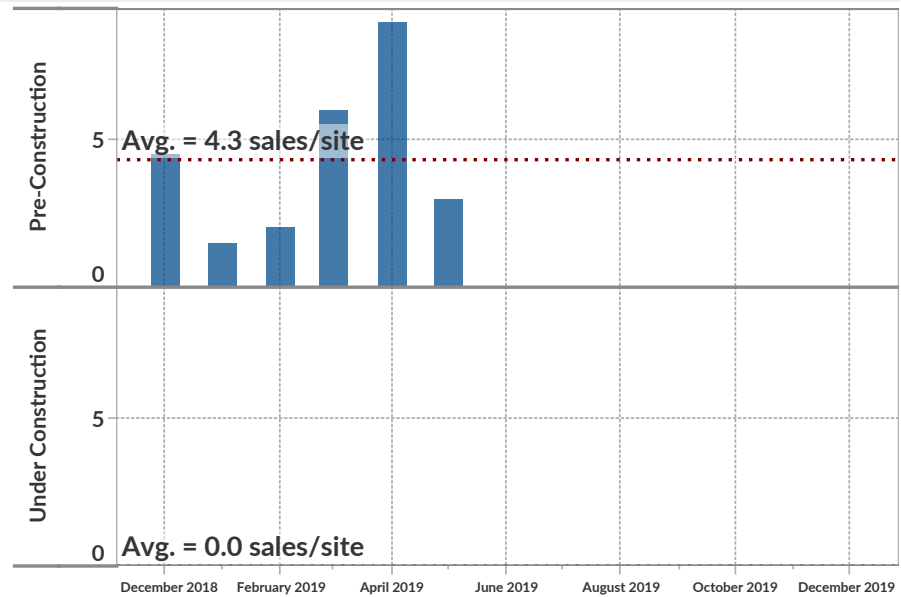
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	533	3	526	7
1 Bedroom + Den	810	3	810	0
2 Bedroom	442	3	404	38
2 Bedroom + Den	200	3	179	21
3 Bedroom & Up				
Penthouse	7	0	7	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,082	466	560	\$524,900	\$584,900
\$1,195	642	1,192	\$458,900	\$1,599,900
\$1,107	811	1,143	\$562,900	\$1,224,900

IPO Launch Performance (first 2 months)

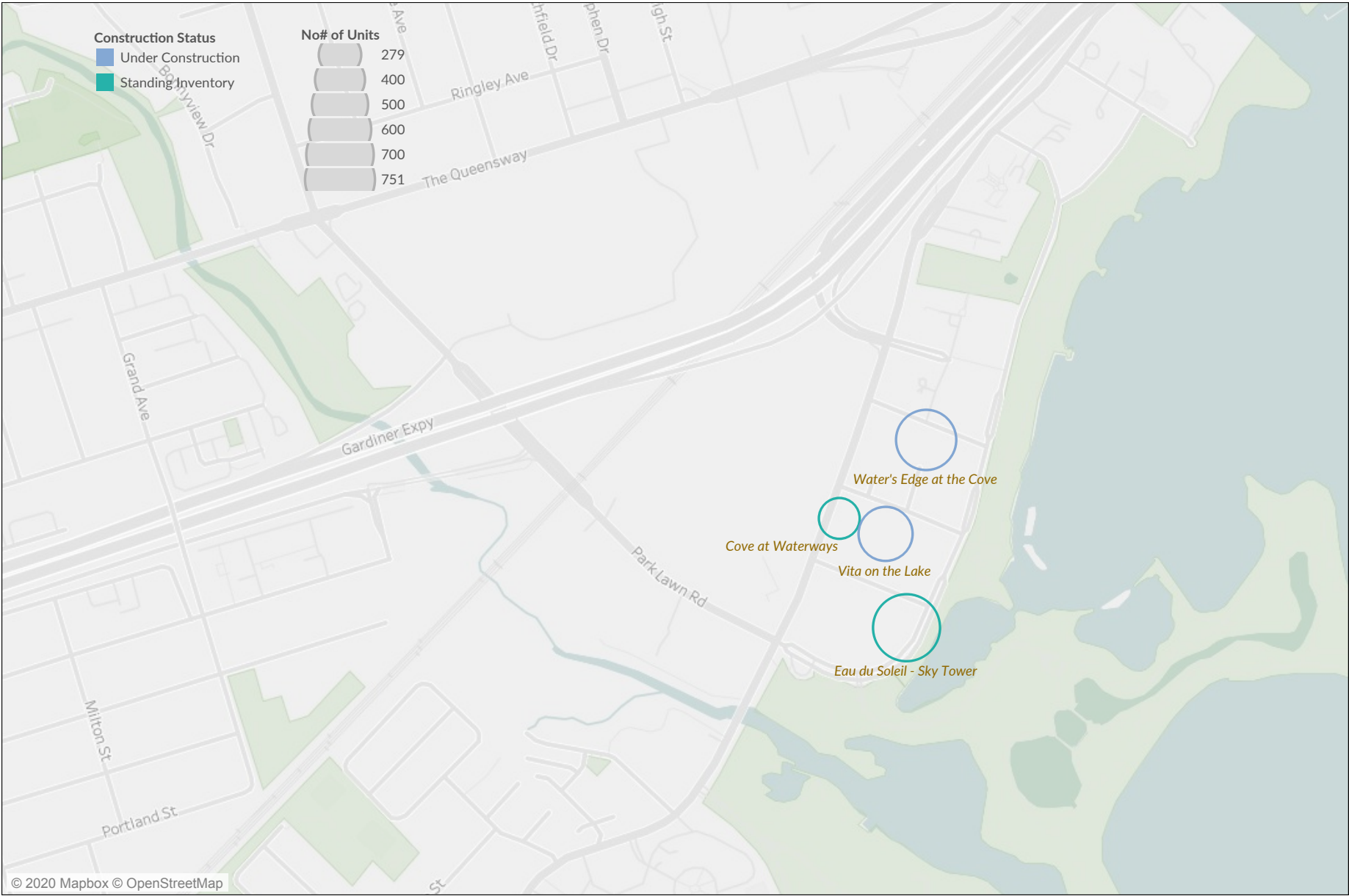


Post Launch Absorption: Etobicoke Waterfront



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Current Active Projects



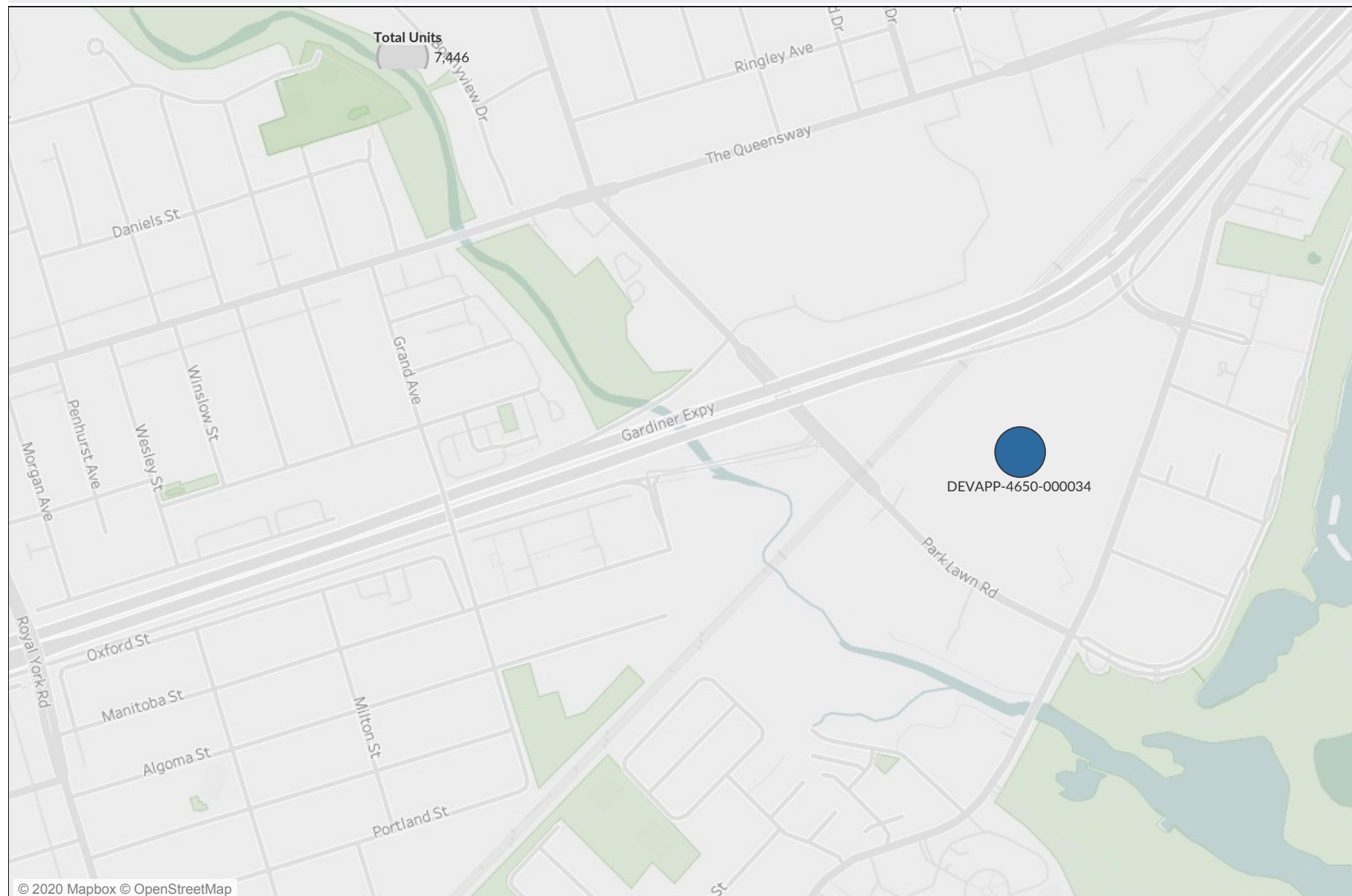
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Current Active Project List

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	2	6	279	\$583	\$660
Eau du Soleil - Sky Tower - Empire	Apartment	April 2019	2	7	3	751	\$589	\$1,040
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	10	66	56	607	\$820	\$1,217

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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	5.9	7,446

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	5	15	5,704	5,061	348	\$2,111	1,285	\$2,712,126	8,068
Central Waterfront	222	13	6,642	5,448	1,182	\$1,418	912	\$1,292,723	17,952
Don Mills - York Mills	17	11	3,289	2,837	379	\$945	1,080	\$1,020,388	7,471
Downtown Core	39	8	4,457	3,592	681	\$1,543	668	\$1,031,118	15,031
Downtown East	184	19	6,513	5,624	691	\$1,186	791	\$937,883	13,408
Downtown West	127	30	10,279	8,815	1,137	\$1,403	872	\$1,223,880	17,553
Etobicoke Waterfront	12	4	2,126	1,927	66	\$1,158	862	\$998,967	7,446
Highway7 - Yonge	70	8	1,862	1,365	282	\$652	1,164	\$758,821	.
Mississauga City Centre	66	11	6,227	5,764	397	\$798	917	\$731,659	.
North Toronto	21	9	2,396	1,892	434	\$1,214	821	\$996,561	8,137
North Yonge Corridor	1	5	1,692	1,367	106	\$1,105	775	\$855,995	5,372
North York East	11	2	528	519	8	\$965	986	\$951,150	2,056
North York West	17	9	1,812	1,525	262	\$901	1,147	\$1,033,818	9,050
Not Applicable	959	159	29,797	24,092	4,491	\$755	962	\$726,568	67,193
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,338	677	\$1,080	830	\$896,967	8,157
Thornhill	21	2	736	574	162	\$822	739	\$607,524	.
Toronto East	39	12	1,395	1,154	191	\$1,011	915	\$924,465	3,735
Toronto West	34	16	2,924	2,141	679	\$1,068	919	\$981,074	13,238
Yonge - St. Clair	17	8	978	860	107	\$1,474	1,700	\$2,506,240	2,383

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