



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of January 2020



Etobicoke Waterfront Submarket Report - January 2020

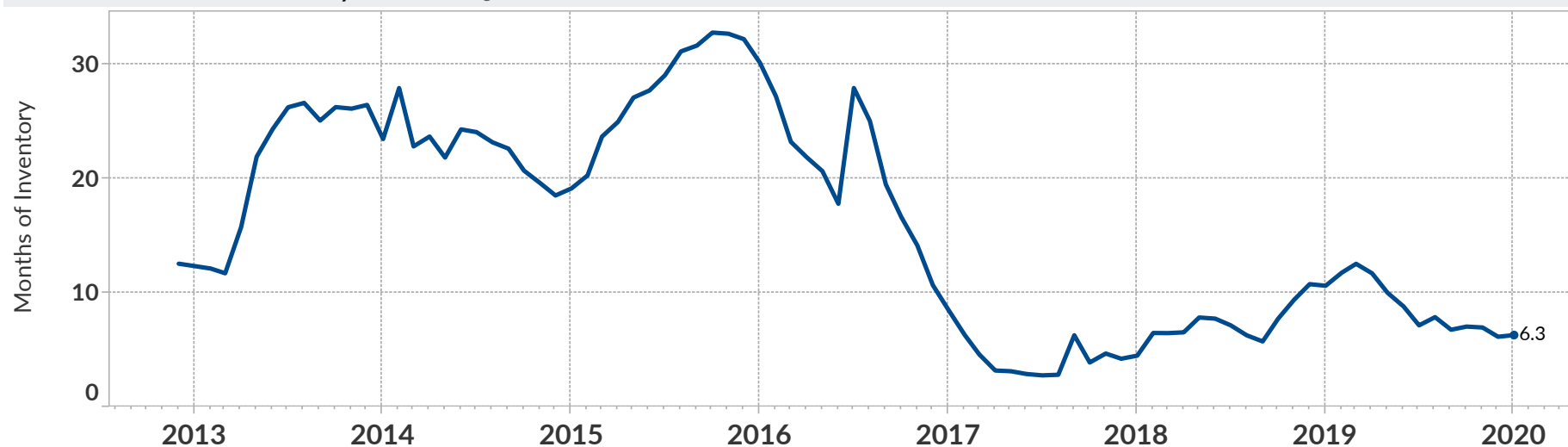


Etobicoke Waterfront		GTA
Active Projects	4	348
Total Units	2,121	92,351
Total Sales	1,928	77,567
Rem. Inv.	65	11,632
Avg. \$/SF	\$1,153	\$1,058
Avg. SF	873	944
Avg. \$	\$1,006,728	\$998,477
Current Month Sales (incl. active & sold out)	1	1,100

Development Applications

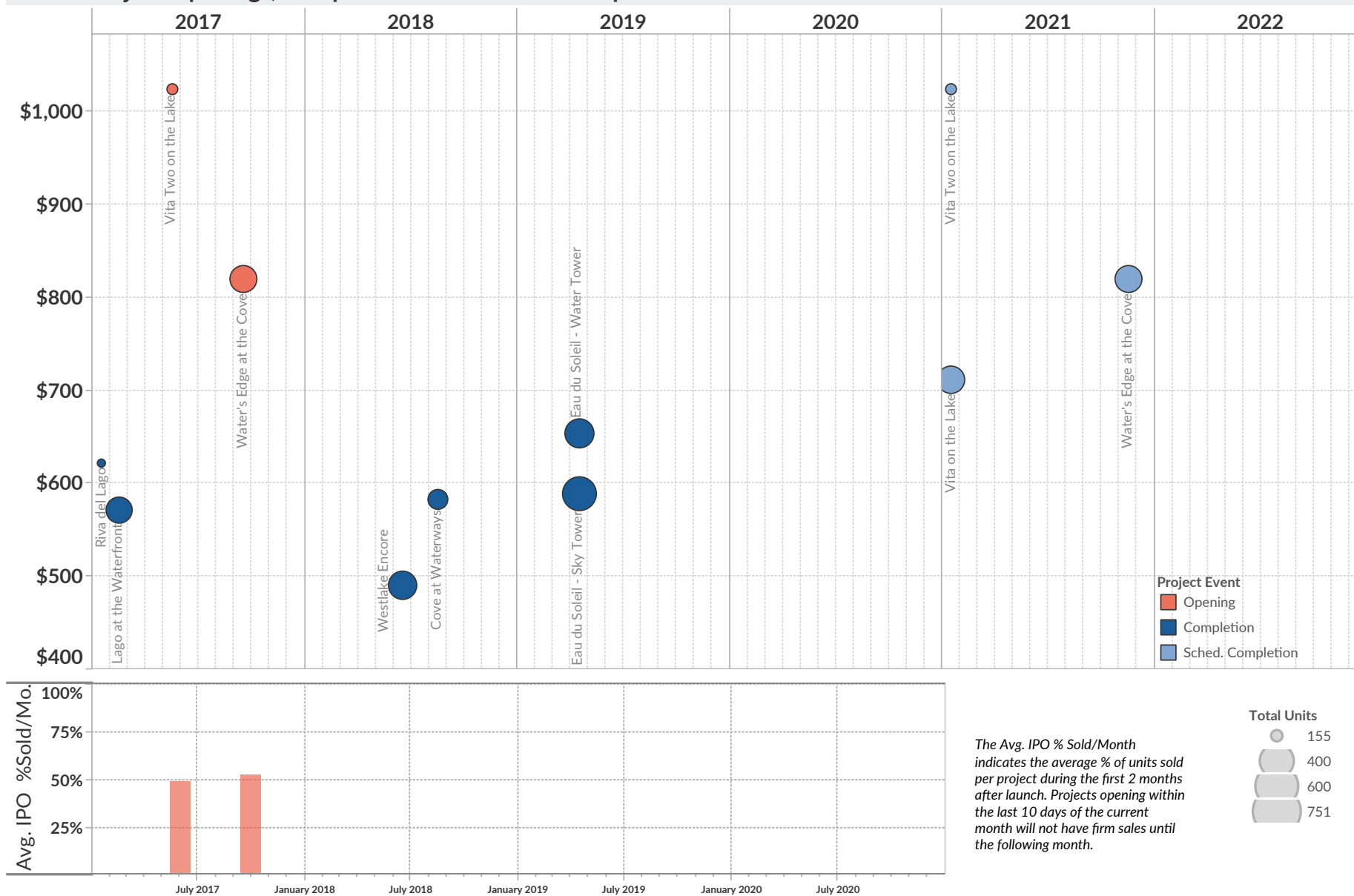
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	382
Total Units	8,726	209,320
Min. Floor Space Index	5.9	0.1
Max. Floor Space Index	6.2	44.5
Avg. Floor Space Index	6.0	6.3

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



Etobicoke Waterfront Submarket Report - January 2020

Recent Project Openings, Completions & Scheduled Completions



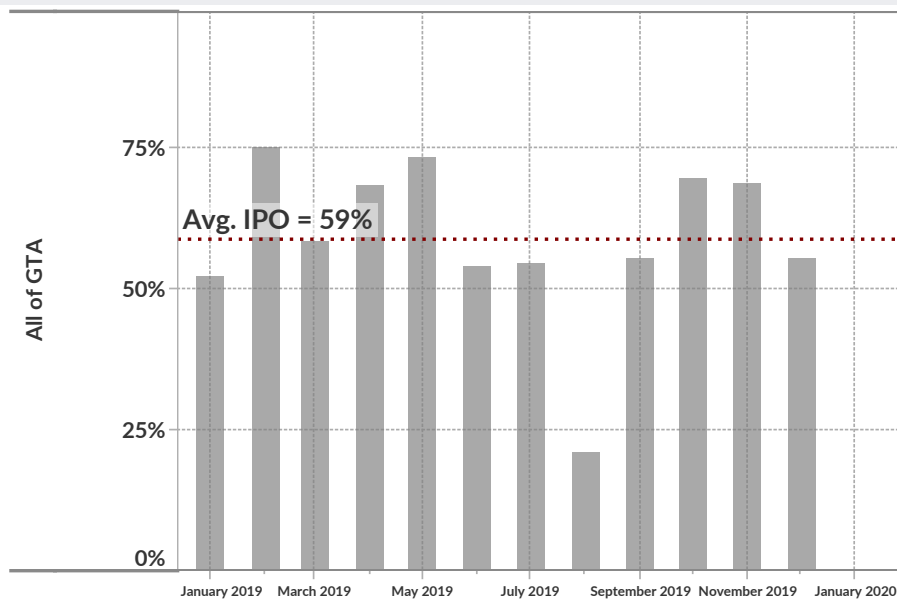
Etobicoke Waterfront Submarket Report - January 2020

Project Data by Unit Type

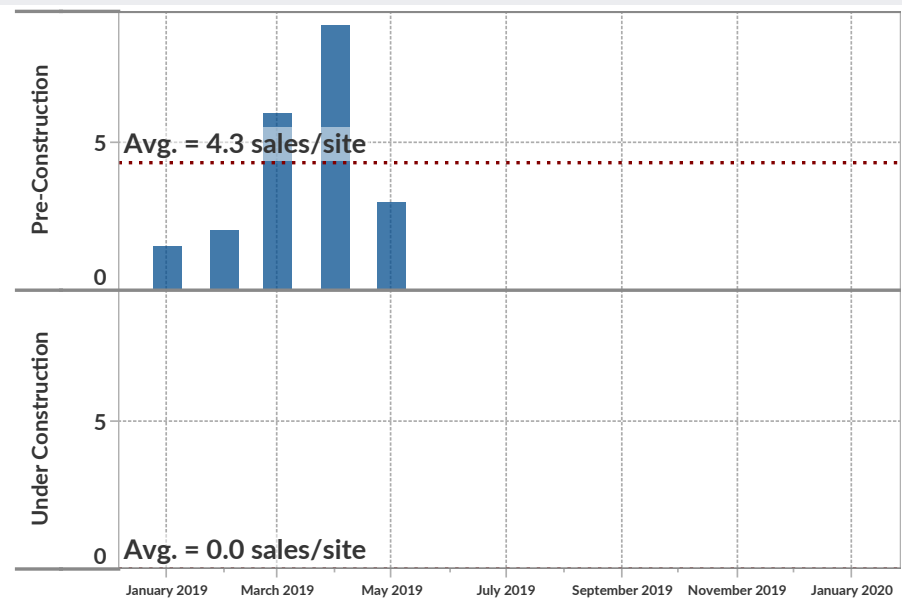
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	533	0	526	7
1 Bedroom + Den	810	0	810	0
2 Bedroom	442	1	405	37
2 Bedroom + Den	200	0	179	21
3 Bedroom & Up				
Penthouse	7	0	7	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,126	466	560	\$569,900	\$584,900
\$1,179	642	1,192	\$458,900	\$1,540,900
\$1,115	858	1,143	\$562,900	\$1,224,900

IPO Launch Performance (first 2 months)



Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - January 2020

Current Active Projects



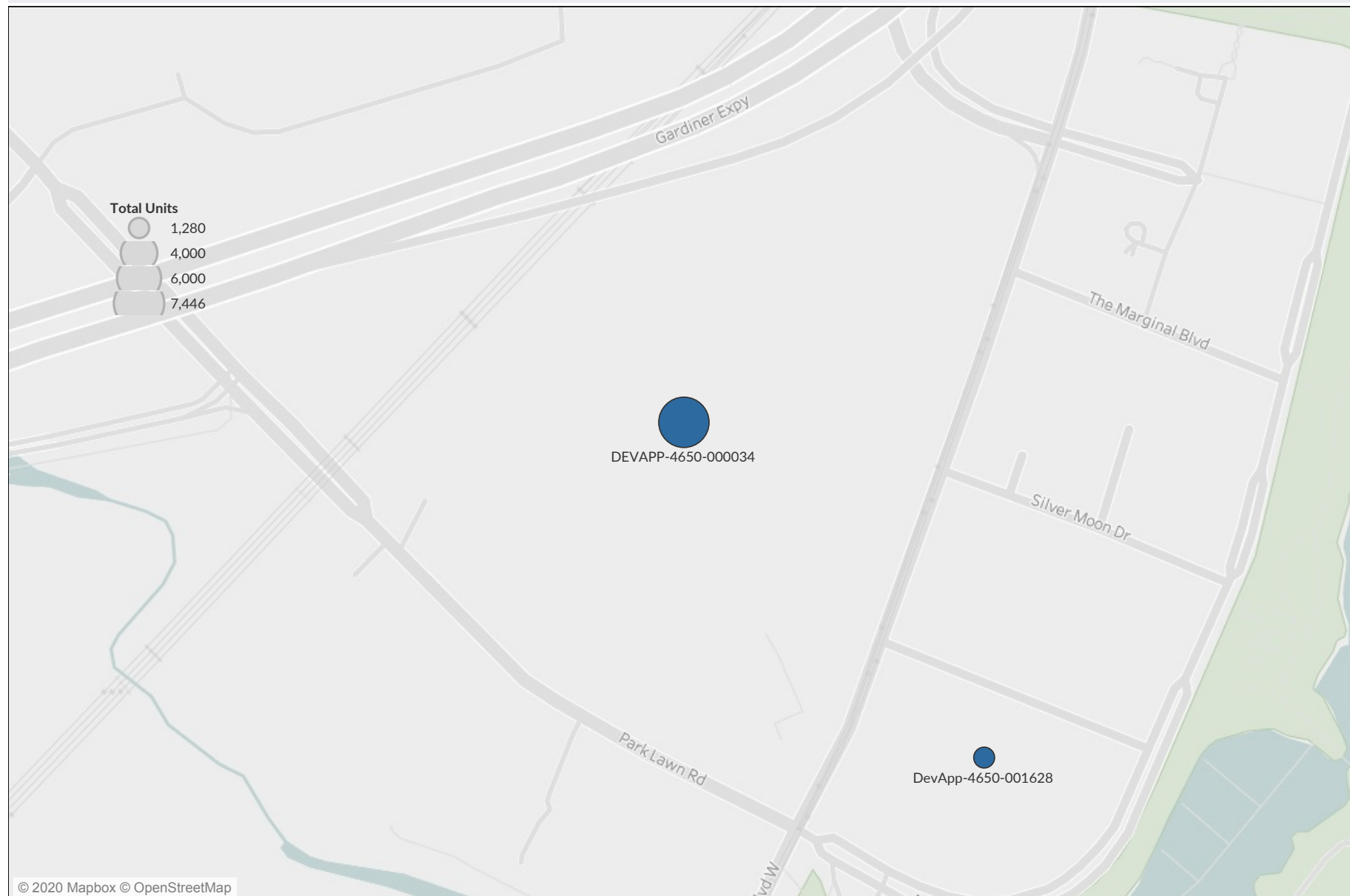
Etobicoke Waterfront Submarket Report - January 2020

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	6	279	\$583	\$660
Eau du Soleil - Sky Tower - Empire	Apartment	April 2019	1	1	2	751	\$589	\$1,040
Vita on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	0	0	1	489	\$712	\$989
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	0	0	56	602	\$820	\$1,208

Etobicoke Waterfront Submarket Report - January 2020

Current Development Applications



Etobicoke Waterfront Submarket Report - January 2020

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000034	2150 Lake Shore Boulevard West	5.9	7,446
DevApp-4650-001628	2183 Lake Shore Boulevard West	6.2	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 - January 2020

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	19	15	5,708	5,080	329	\$2,302	1,318	\$3,032,510	8,068
Central Waterfront	160	13	6,642	5,645	985	\$1,434	954	\$1,367,210	17,952
Don Mills - York Mills	27	11	3,306	2,864	352	\$954	1,087	\$1,036,831	6,363
Downtown Core	35	8	4,457	3,627	646	\$1,549	673	\$1,042,551	17,688
Downtown East	65	18	6,168	5,344	658	\$1,190	807	\$960,885	13,836
Downtown West	68	30	10,291	8,920	993	\$1,431	907	\$1,297,816	17,698
Etobicoke Waterfront	1	4	2,121	1,928	65	\$1,153	873	\$1,006,728	8,726
Highway7 - Yonge	22	7	1,742	1,338	189	\$677	1,155	\$781,819	.
Mississauga City Centre	27	10	5,766	5,330	408	\$818	921	\$753,952	.
North Toronto	47	9	2,396	1,939	387	\$1,238	835	\$1,033,352	7,793
North Yonge Corridor	1	5	1,692	1,365	108	\$1,119	774	\$865,693	7,470
North York East	1	2	528	519	8	\$942	978	\$921,150	2,056
North York West	3	9	1,812	1,528	259	\$903	1,149	\$1,038,008	9,868
Not Applicable	538	154	29,452	23,795	4,484	\$751	974	\$730,763	70,473
Scarborough City Centre									2,245
Sheppard Corridor	20	14	4,015	3,384	631	\$1,074	849	\$911,847	8,157
Thornhill	17	3	949	760	189	\$831	769	\$638,654	.
Toronto East	12	12	1,395	1,166	179	\$1,030	926	\$953,791	3,735
Toronto West	22	16	2,934	2,160	660	\$1,069	923	\$987,041	11,194
Yonge - St. Clair	15	8	977	875	102	\$1,463	1,592	\$2,328,155	2,403

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.