



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of February 2020



Etobicoke Waterfront Submarket Report - February 2020

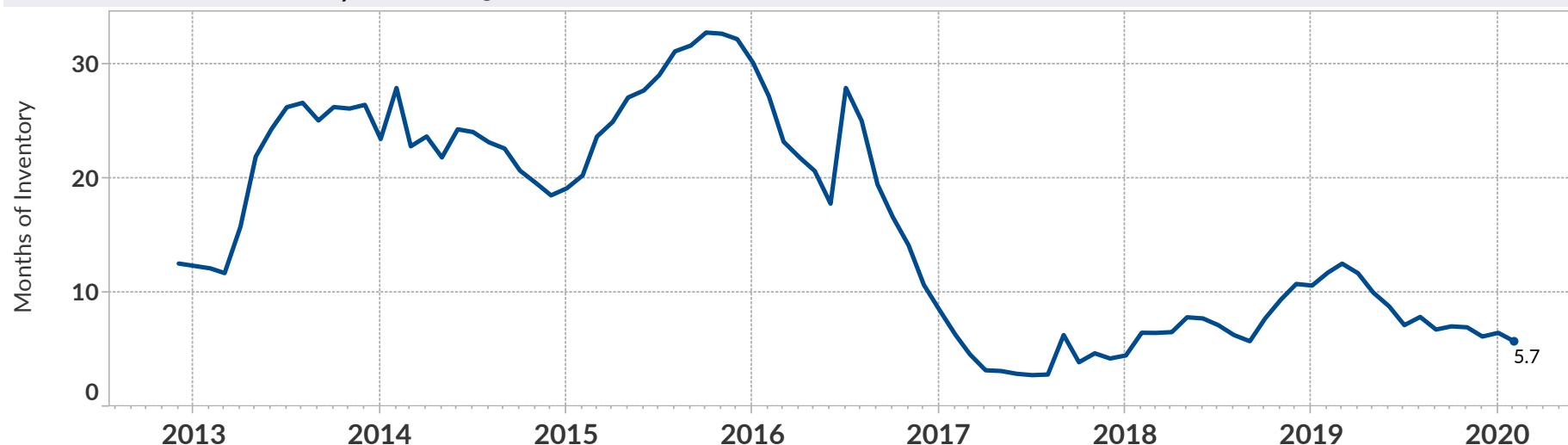


Etobicoke Waterfront		GTA
Active Projects	3	356
Total Units	1,632	94,976
Total Sales	1,449	78,256
Rem. Inv.	63	12,909
Avg. \$/SF	\$1,155	\$1,084
Avg. SF	856	951
Avg. \$	\$988,625	\$1,031,390
Current Month Sales (incl. active & sold out)	6	2,418

Development Applications

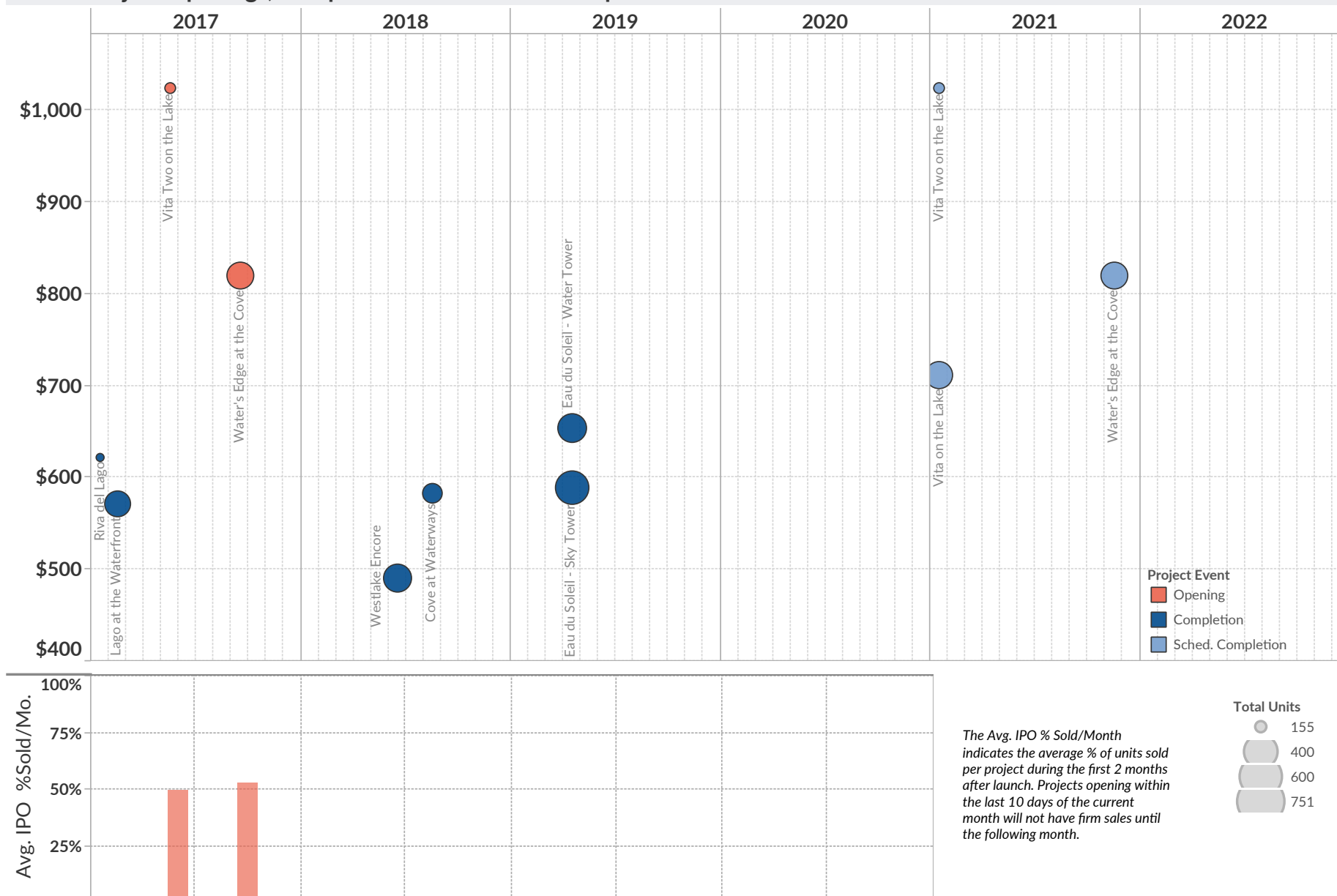
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	395
Total Units	8,726	219,390
Min. Floor Space Index	5.9	0.1
Max. Floor Space Index	6.2	44.5
Avg. Floor Space Index	6.0	6.4

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



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Recent Project Openings, Completions & Scheduled Completions



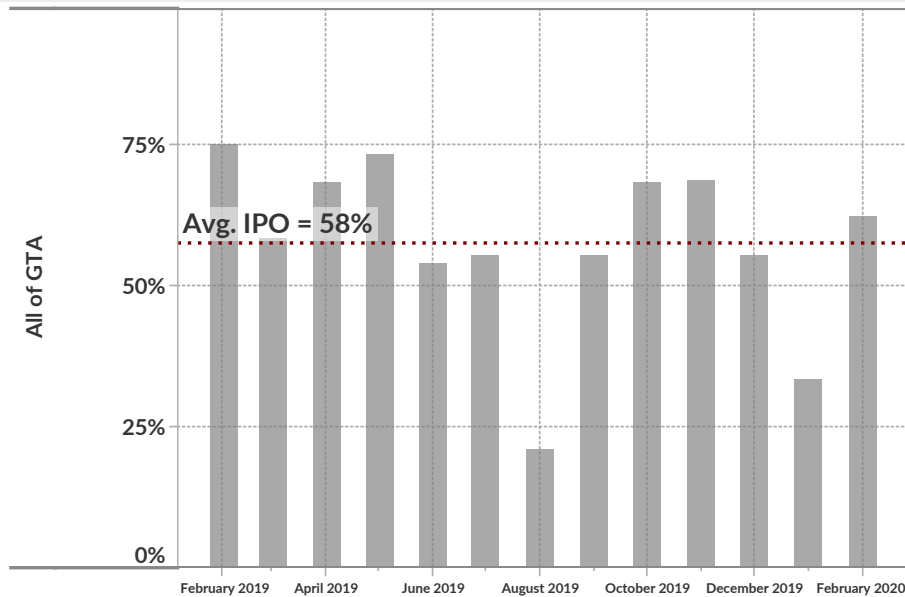
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Project Data by Unit Type

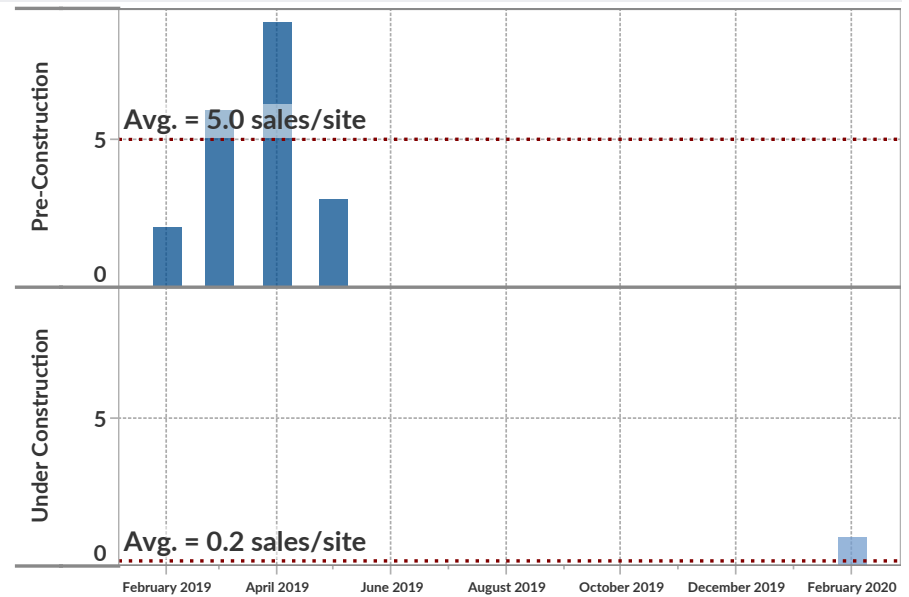
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	0	0	0	0
1 Bedroom	425	1	420	5
1 Bedroom + Den	631	2	626	5
2 Bedroom	318	1	284	34
2 Bedroom + Den	138	1	119	19
3 Bedroom & Up				
Penthouse				
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,126	466	560	\$569,900	\$584,900
\$1,207	507	658	\$609,900	\$795,900
\$1,182	642	1,192	\$458,900	\$1,540,900
\$1,105	858	1,143	\$562,900	\$1,224,900

IPO Launch Performance (first 2 months)

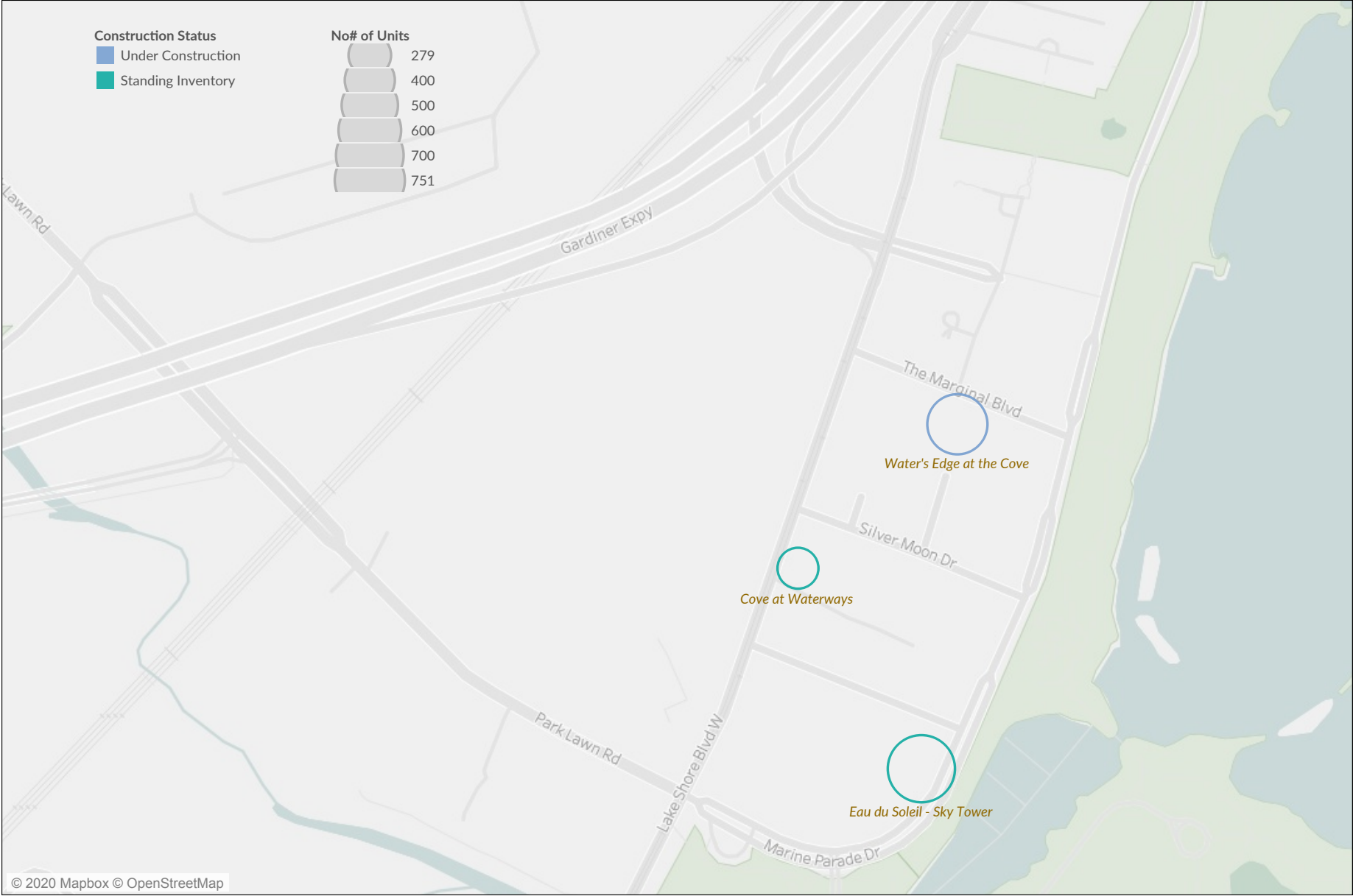


Post Launch Absorption: Etobicoke Waterfront



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Current Active Projects



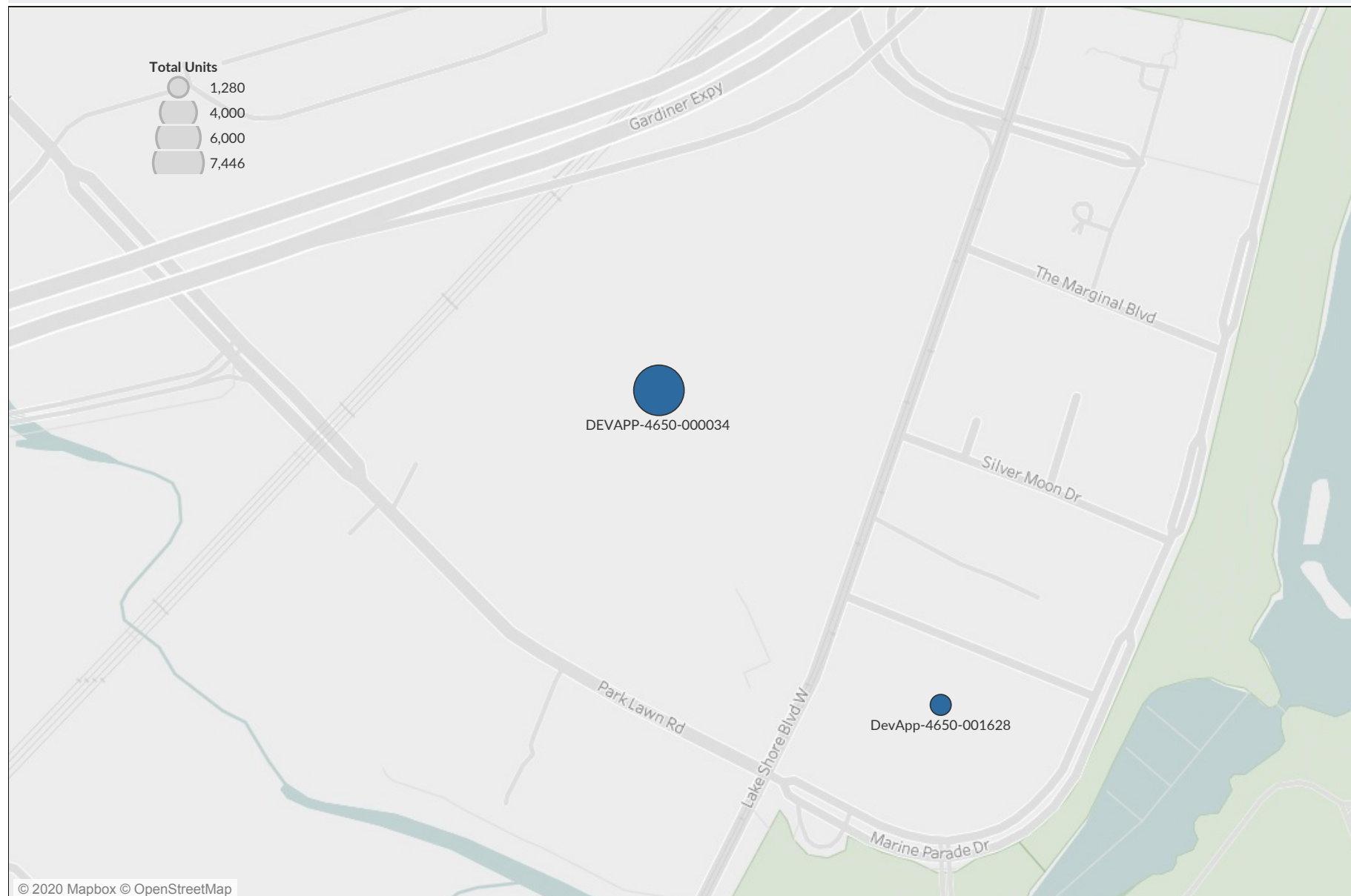
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Current Active Project List

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	0	6	279	\$583	\$660
Eau du Soleil - Sky Tower - Empire	Apartment	April 2019	0	1	2	751	\$589	\$1,040
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	5	9	55	602	\$820	\$1,210

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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
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.

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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	13	15	5,708	5,122	325	\$2,280	1,400	\$3,191,265	8,168
Central Waterfront	97	13	6,642	5,807	889	\$1,432	982	\$1,406,550	17,952
Don Mills - York Mills	20	11	3,306	2,884	332	\$950	1,092	\$1,038,279	11,337
Downtown Core	11	8	4,457	3,638	635	\$1,553	675	\$1,048,330	18,916
Downtown East	524	19	6,738	5,866	671	\$1,224	795	\$973,125	14,947
Downtown West	61	31	10,639	8,504	1,674	\$1,410	768	\$1,082,975	18,736
Etobicoke Waterfront	6	3	1,632	1,449	63	\$1,155	856	\$988,625	8,726
Highway7 - Yonge	50	7	1,957	1,388	354	\$682	1,049	\$715,531	.
Mississauga City Centre	336	11	6,383	5,666	493	\$869	838	\$728,538	.
North Toronto	367	11	3,148	2,305	667	\$1,224	1,059	\$1,296,877	8,331
North Yonge Corridor	8	5	1,692	1,373	100	\$1,160	766	\$887,988	7,470
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	8	9	1,812	1,536	251	\$905	1,165	\$1,054,562	10,525
Not Applicable	807	158	29,890	23,934	4,428	\$754	1,004	\$757,025	70,780
Scarborough City Centre									2,245
Sheppard Corridor	10	14	4,015	3,394	621	\$1,075	852	\$916,347	8,157
Thornhill	40	5	1,444	800	644	\$1,047	1,064	\$1,114,343	.
Toronto East	5	12	1,395	1,169	176	\$1,029	931	\$957,708	3,735
Toronto West	50	14	2,613	2,022	481	\$1,099	940	\$1,033,531	11,311
Yonge - St. Clair	5	8	977	880	97	\$1,470	1,631	\$2,398,297	2,403

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