



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of March 2020



Etobicoke Waterfront Submarket Report - March 2020

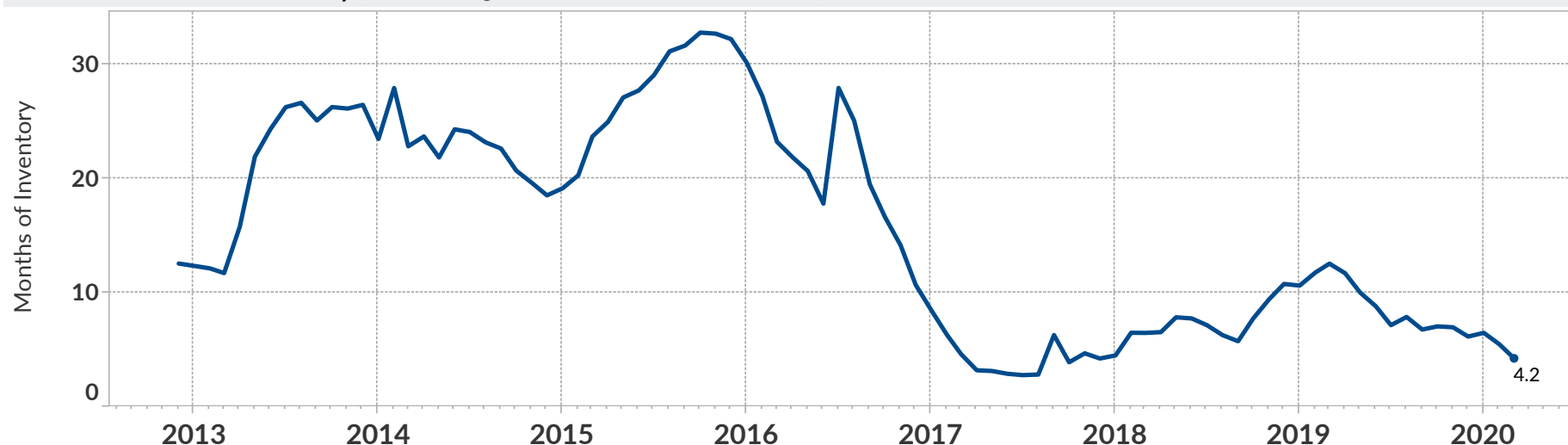


Etobicoke Waterfront		GTA
Active Projects	3	356
Total Units	1,632	94,959
Total Sales	1,464	80,698
Rem. Inv.	48	10,083
Avg. \$/SF	\$1,145	\$1,080
Avg. SF	883	981
Avg. \$	\$1,011,008	\$1,059,142
Current Month Sales (incl. active & sold out)	13	2,840

Development Applications

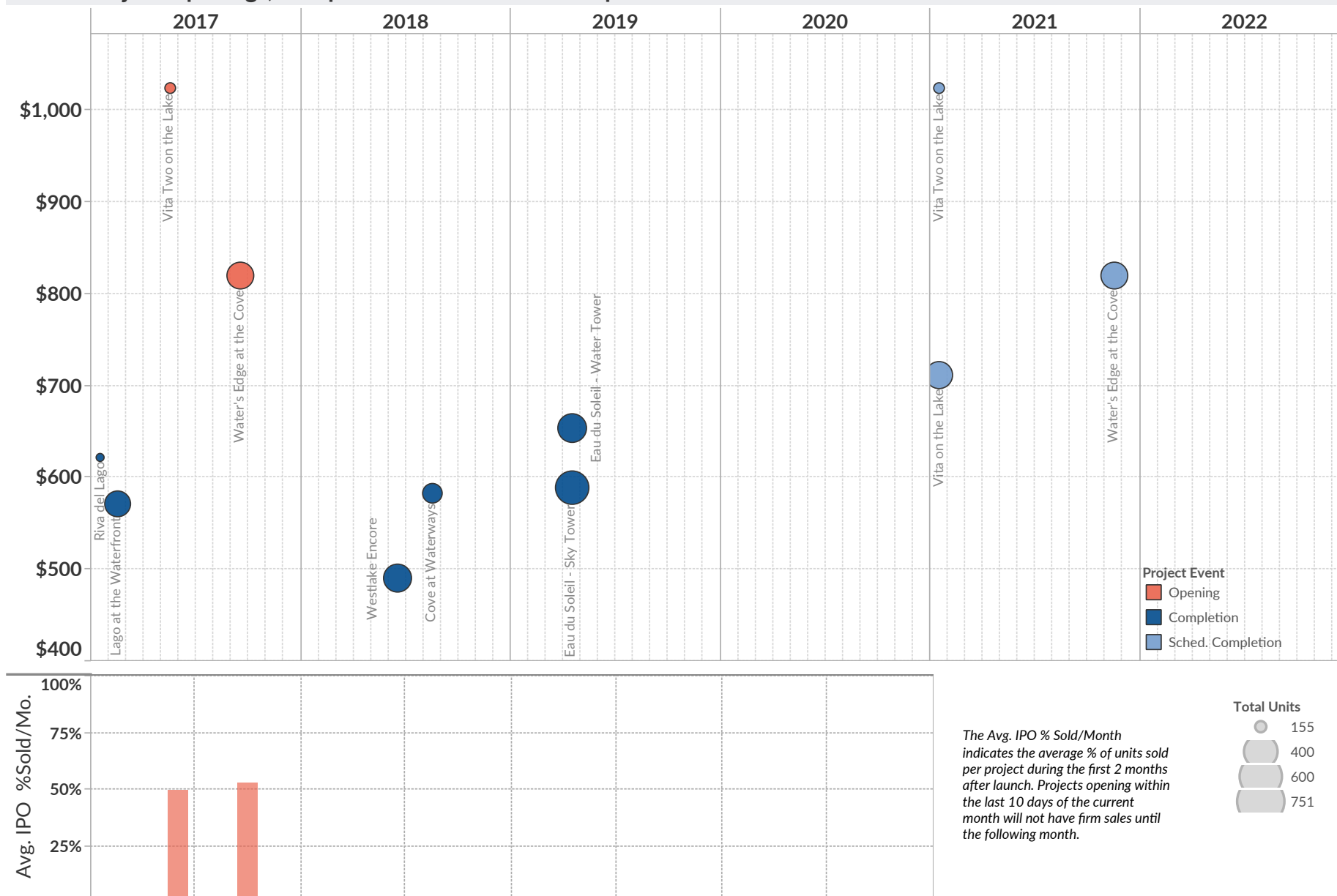
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	387
Total Units	8,726	215,812
Min. Floor Space Index	5.9	0.1
Max. Floor Space Index	6.2	44.5
Avg. Floor Space Index	6.0	6.5

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



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Recent Project Openings, Completions & Scheduled Completions



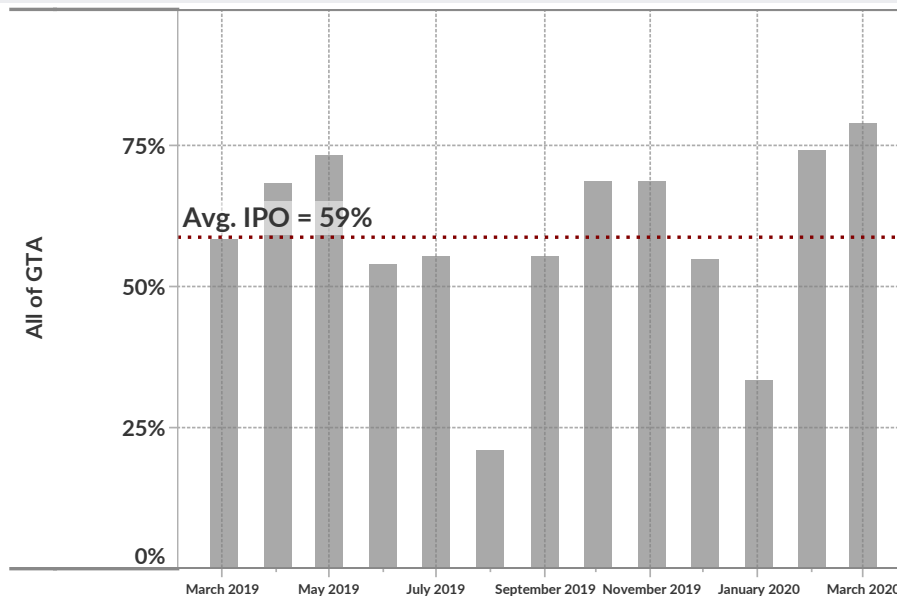
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Project Data by Unit Type

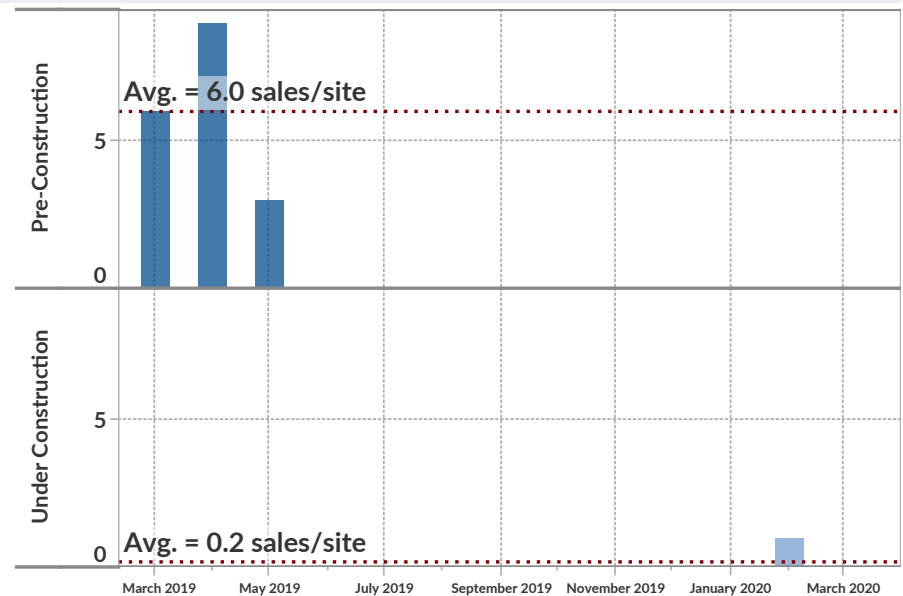
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	0	0	0	0
1 Bedroom	425	5	425	0
1 Bedroom + Den	631	1	627	4
2 Bedroom	318	3	288	30
2 Bedroom + Den	138	4	124	14
3 Bedroom & Up				
Penthouse				
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,207	507	658	\$609,900	\$795,900
\$1,177	642	1,192	\$458,900	\$1,540,900
\$1,070	858	1,143	\$562,900	\$1,224,900

IPO Launch Performance (first 2 months)

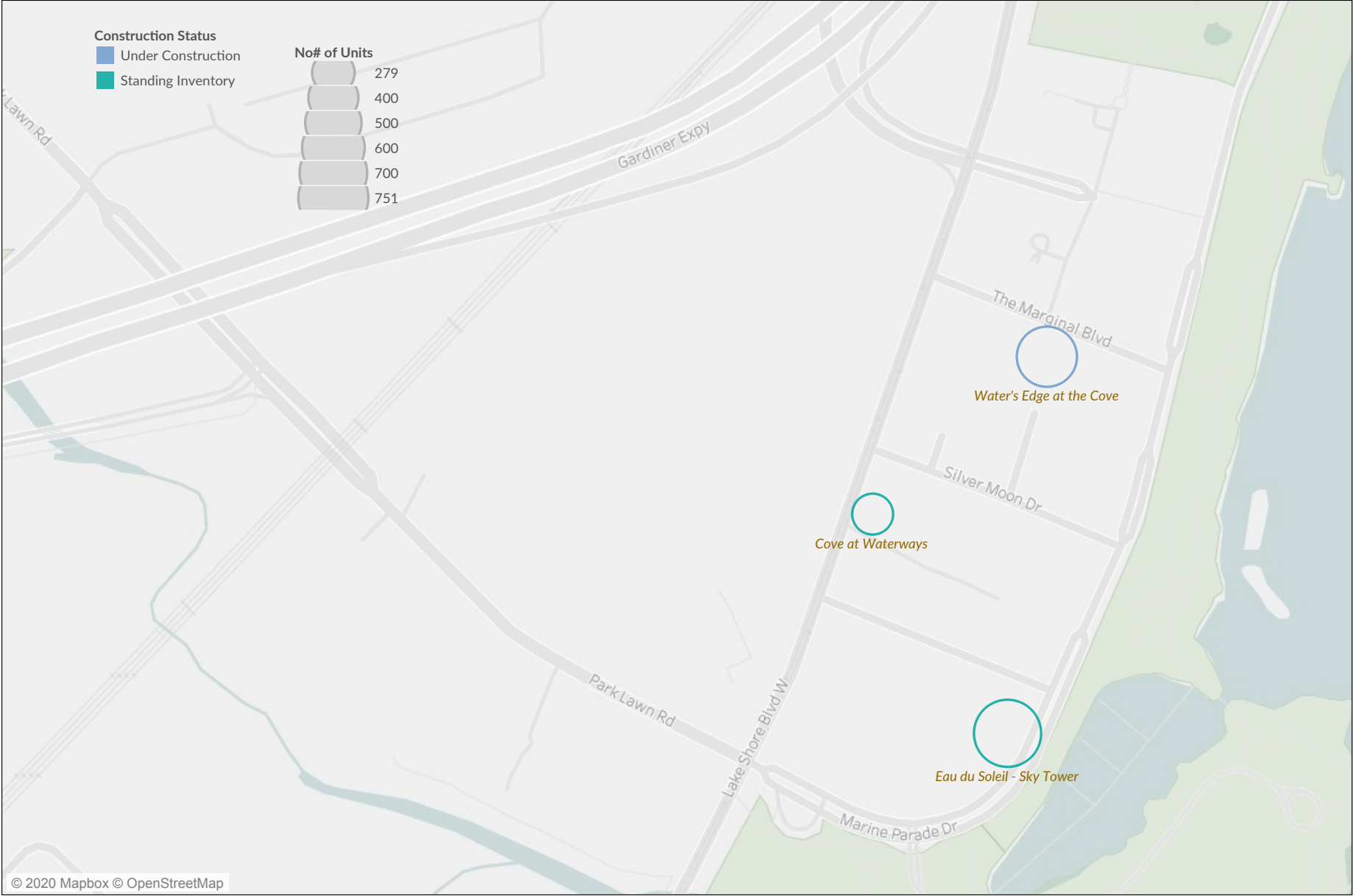


Post Launch Absorption: Etobicoke Waterfront



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Current Active Projects



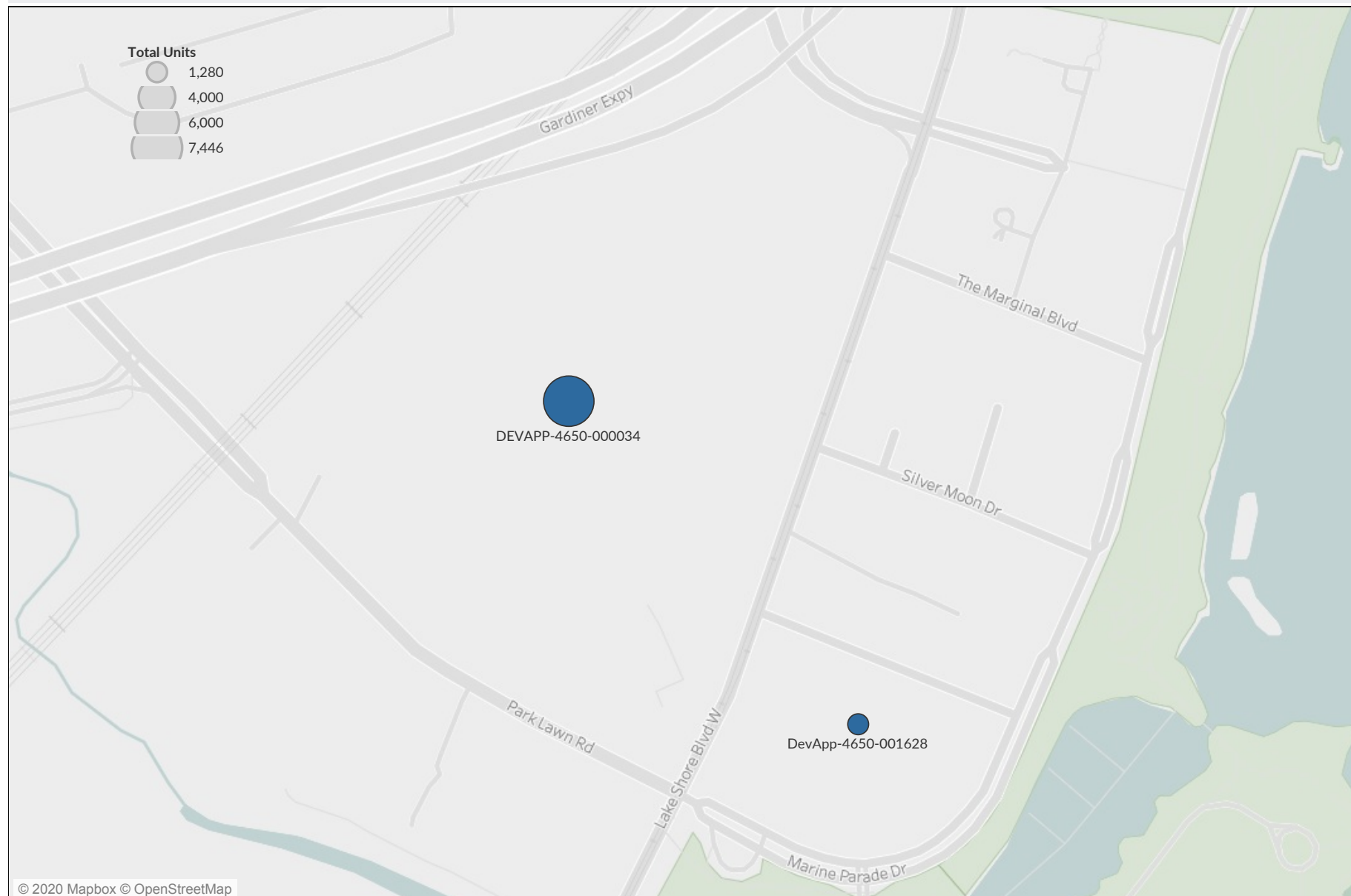
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Current Active Project List

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	13	24	40	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	82	16	6,184	5,410	241	\$2,359	1,553	\$3,662,910	8,252
Central Waterfront	41	13	6,642	5,780	850	\$1,444	994	\$1,435,507	17,952
Don Mills - York Mills	35	11	3,261	2,914	257	\$935	1,196	\$1,119,192	11,337
Downtown Core	152	8	4,748	4,076	488	\$1,506	672	\$1,012,221	18,916
Downtown East	67	18	6,423	5,604	619	\$1,235	805	\$994,215	14,710
Downtown West	965	32	10,985	9,478	1,046	\$1,440	884	\$1,273,142	18,650
Etobicoke Waterfront	13	3	1,632	1,464	48	\$1,145	883	\$1,011,008	8,726
Highway7 - Yonge	34	7	1,742	1,422	320	\$685	1,047	\$717,071	.
Mississauga City Centre	142	11	6,383	5,808	351	\$826	912	\$753,150	.
North Toronto	197	11	3,148	2,502	470	\$1,242	820	\$1,018,570	7,829
North Yonge Corridor	7	5	1,692	1,380	93	\$1,154	773	\$891,477	7,142
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	25	9	1,815	1,554	236	\$908	1,165	\$1,058,078	9,016
Not Applicable	734	158	29,577	24,399	3,494	\$762	1,020	\$776,920	70,256
Scarborough City Centre									2,245
Sheppard Corridor	27	14	4,015	3,452	480	\$1,095	919	\$1,005,529	7,370
Thornhill	254	5	1,444	1,059	384	\$1,042	1,092	\$1,137,198	.
Toronto East	8	12	1,395	1,177	168	\$1,027	940	\$965,332	3,735
Toronto West	56	14	2,613	2,072	431	\$1,112	966	\$1,074,237	11,179
Yonge - St. Clair	1	7	732	628	99	\$1,487	1,632	\$2,427,313	2,403

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