



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of June 2020



Etobicoke Waterfront Submarket Report - June 2020

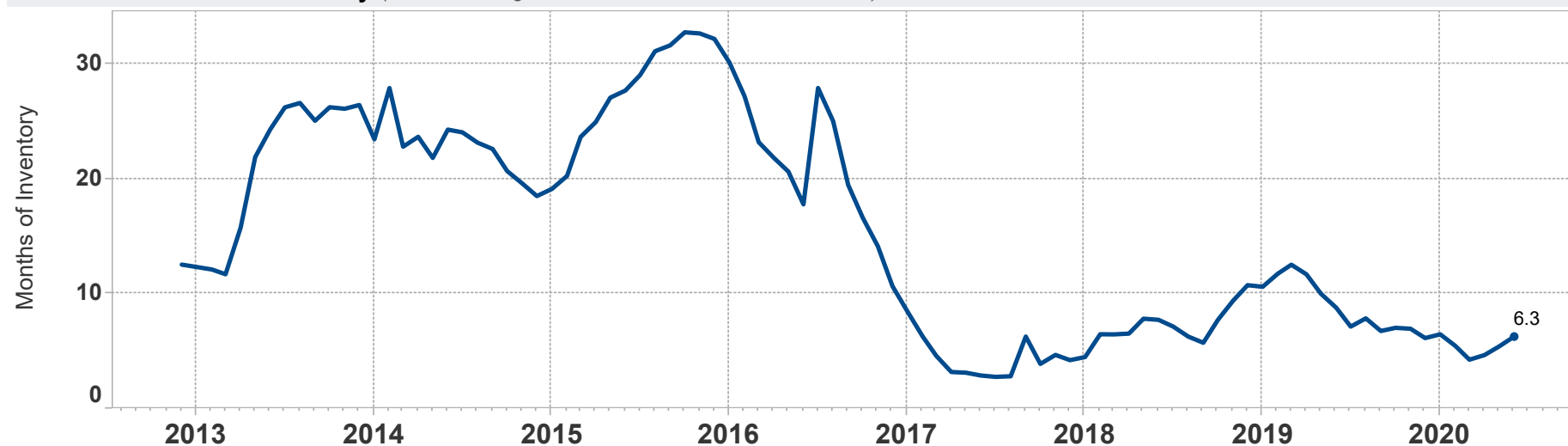


Etobicoke Waterfront			GTA	
Active Projects	3		360	
Total Units	1,632		95,384	
Total Sales	1,469		80,981	
Rem. Inv.	46		9,679	
Avg. \$/SF	\$1,257		\$1,092	
Avg. SF	883		984	
Avg. \$	\$1,109,437		\$1,073,753	
Current Month Sales (incl. active & sold out)		0	744	

Development Applications

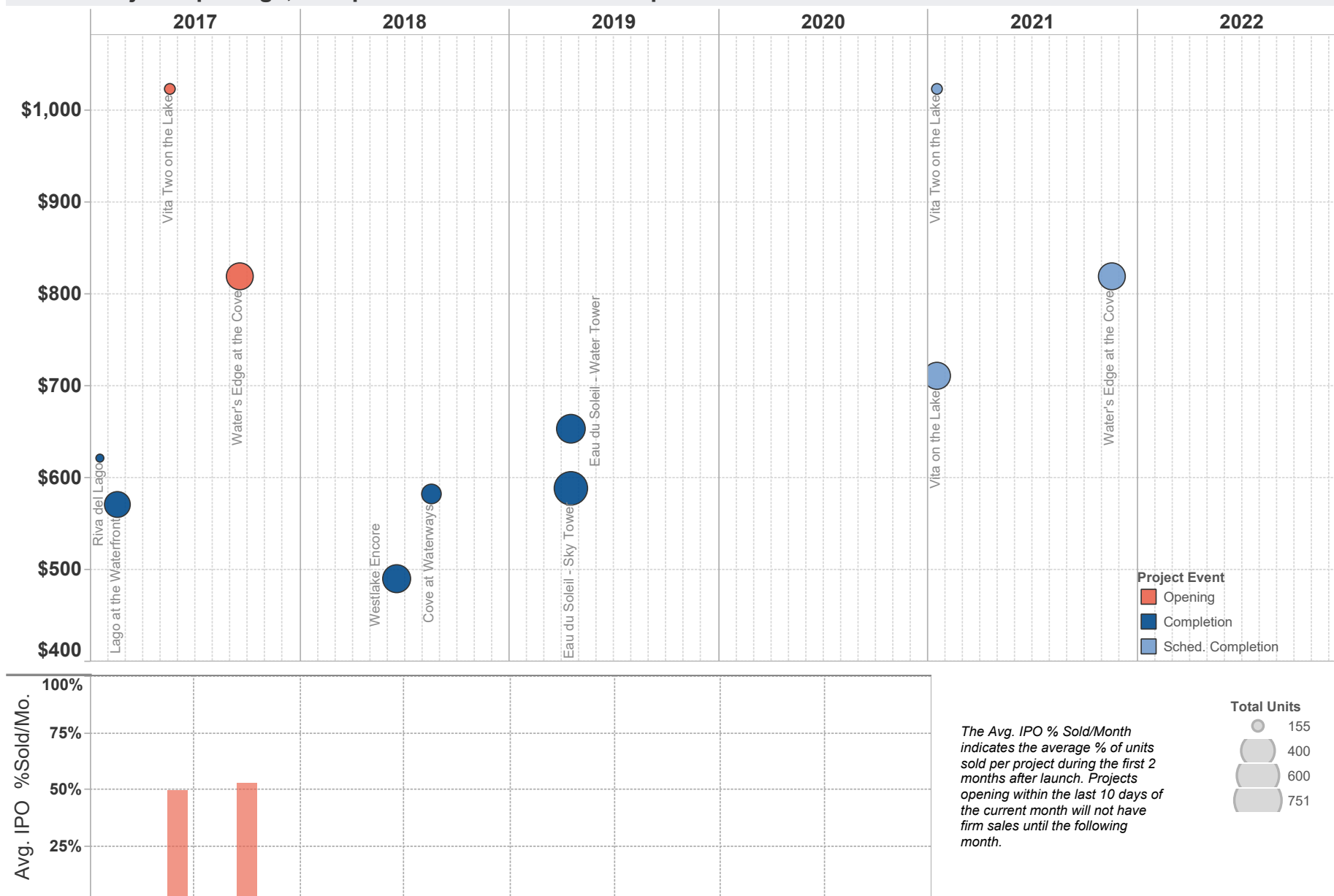
Etobicoke Waterfront			City of Toronto	
Number of Dev. Apps.	2		400	
Total Units	8,726		226,181	
Min. Floor Space Index	6.0		0.1	
Max. Floor Space Index	6.2		61.7	
Avg. Floor Space Index	6.1		6.6	

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



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Recent Project Openings, Completions & Scheduled Completions



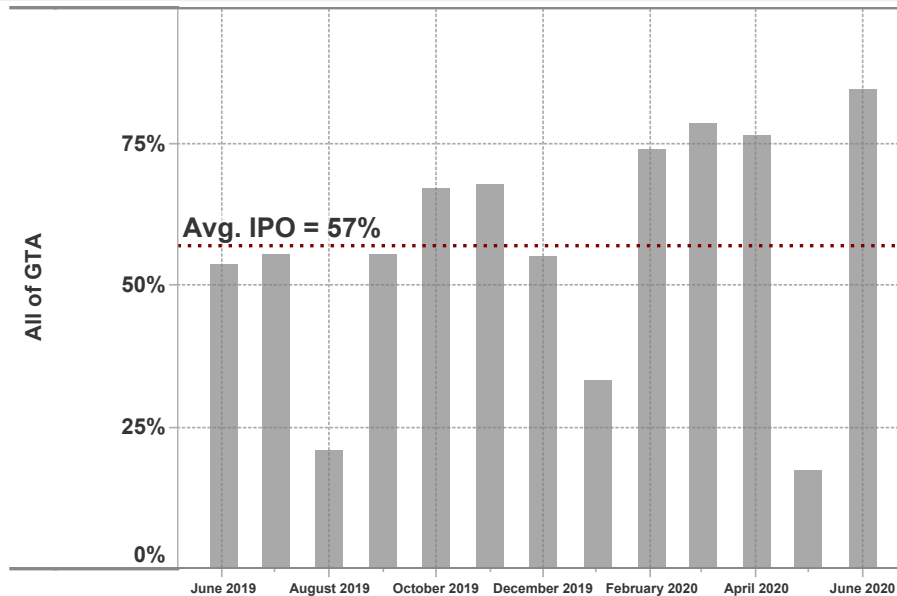
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Project Data by Unit Type

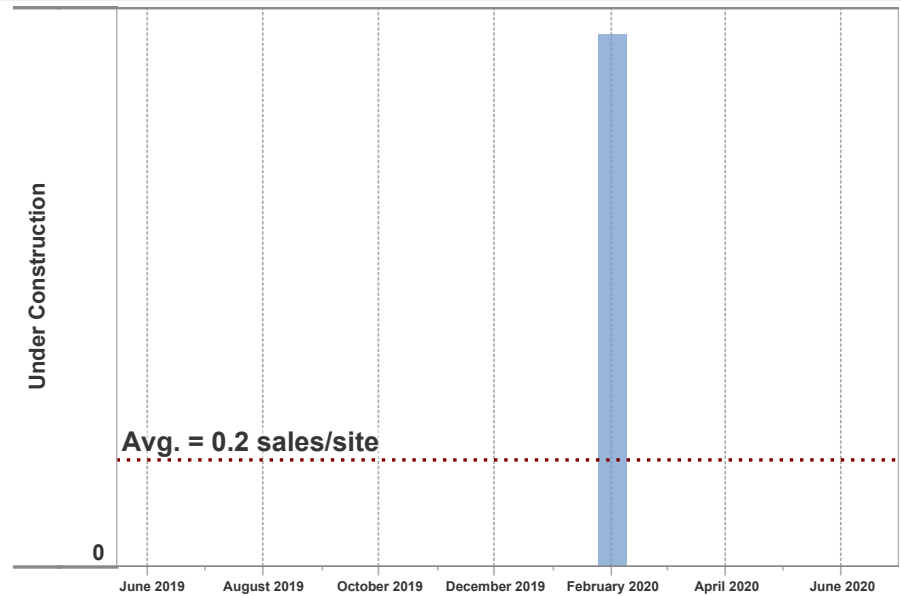
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	0	0	0	0
1 Bedroom	428	0	428	0
1 Bedroom + Den	631	0	627	4
2 Bedroom	318	0	289	29
2 Bedroom + Den	138	0	125	13
3 Bedroom & Up				
Penthouse				
Other				

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,207	507	658	\$609,900	\$795,900
\$1,319	642	1,193	\$458,900	\$1,699,900
\$1,135	858	1,143	\$562,900	\$1,324,900

IPO Launch Performance (first 2 months)

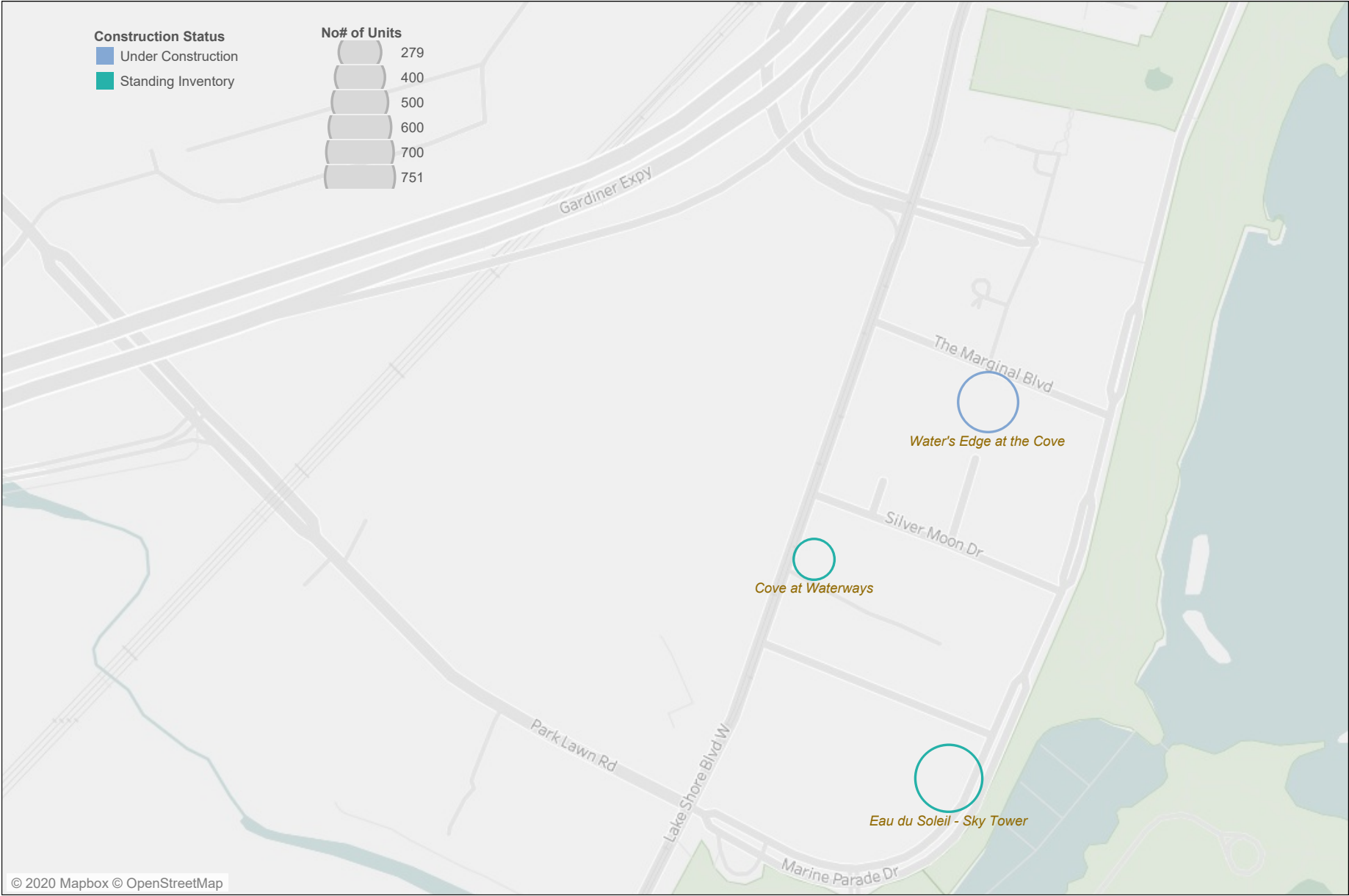


Post Launch Absorption: Etobicoke Waterfront



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Current Active Projects



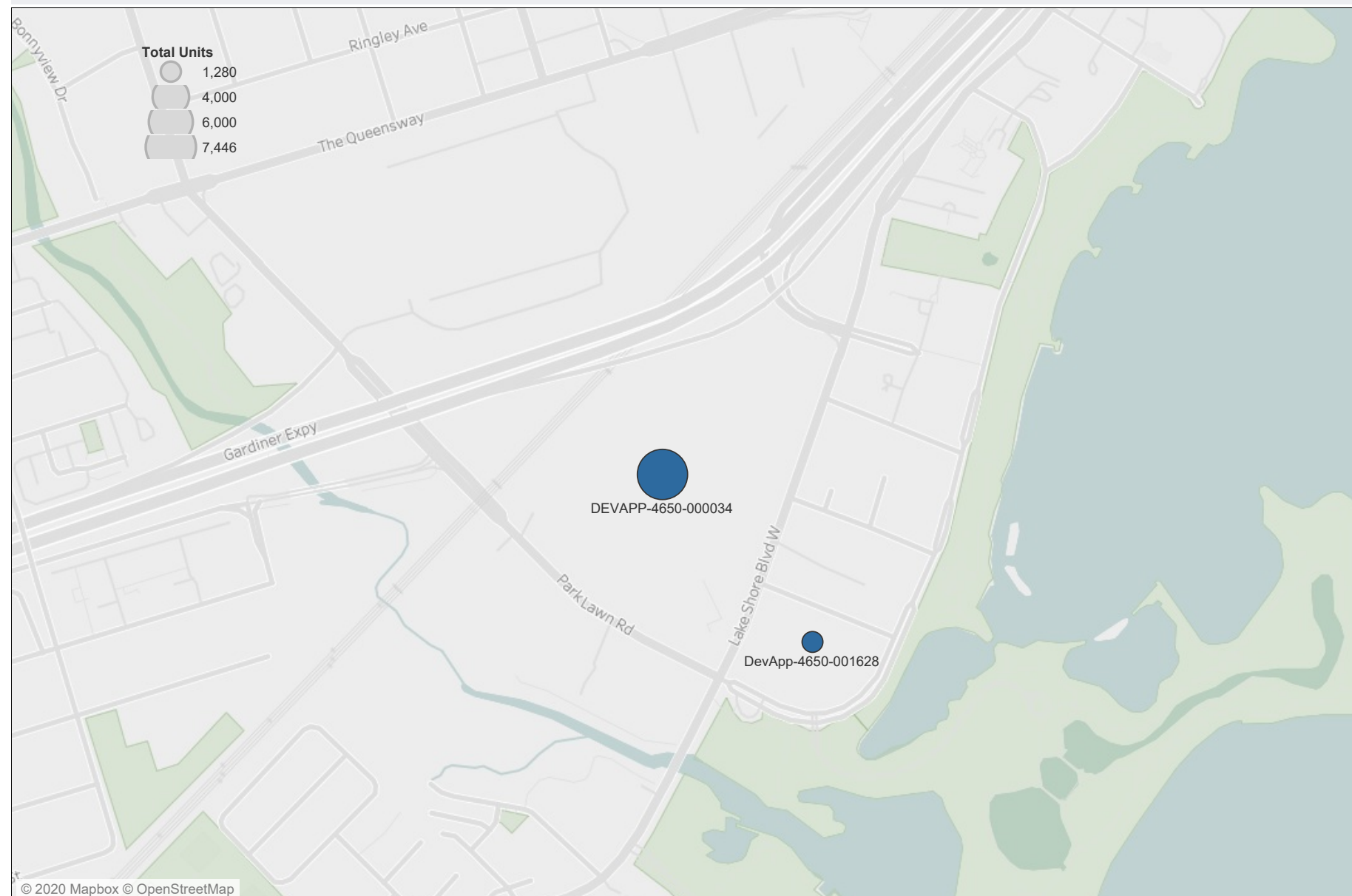
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Current Active Project List

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	1	5	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	0	28	39	602	\$820	\$1,336

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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	6.0	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	2	15	5,973	5,172	176	\$2,412	1,894	\$4,568,809	8,932
Central Waterfront	10	13	6,642	5,810	818	\$1,459	1,087	\$1,586,790	19,434
Don Mills - York Mills	4	11	3,306	2,927	244	\$935	1,187	\$1,110,394	11,337
Downtown Core	17	8	4,759	4,103	238	\$1,632	737	\$1,203,027	18,136
Downtown East	26	19	6,450	5,661	506	\$1,246	837	\$1,042,982	15,970
Downtown West	14	32	11,097	9,572	987	\$1,445	885	\$1,278,789	17,851
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	37	6	1,553	1,383	170	\$692	1,240	\$857,927	.
Mississauga City Centre	53	11	6,645	5,898	514	\$898	782	\$701,954	.
North Toronto	16	12	3,194	2,520	496	\$1,263	842	\$1,063,407	10,333
North Yonge Corridor	30	6	1,715	1,434	150	\$1,146	811	\$928,813	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	35	9	1,168	1,026	94	\$1,102	1,344	\$1,481,165	9,485
Not Applicable	414	161	30,938	25,184	3,880	\$779	977	\$760,940	74,928
Scarborough City Centre									2,245
Sheppard Corridor	15	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	38	5	1,443	1,188	255	\$1,102	1,277	\$1,407,853	.
Toronto East	1	13	1,352	1,140	171	\$990	925	\$915,535	3,051
Toronto West	32	14	2,613	2,133	396	\$1,132	952	\$1,077,841	10,940
Yonge - St. Clair	0	7	728	632	93	\$1,474	1,591	\$2,345,544	3,047

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