



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of October 2020



Etobicoke Waterfront Submarket Report - October 2020

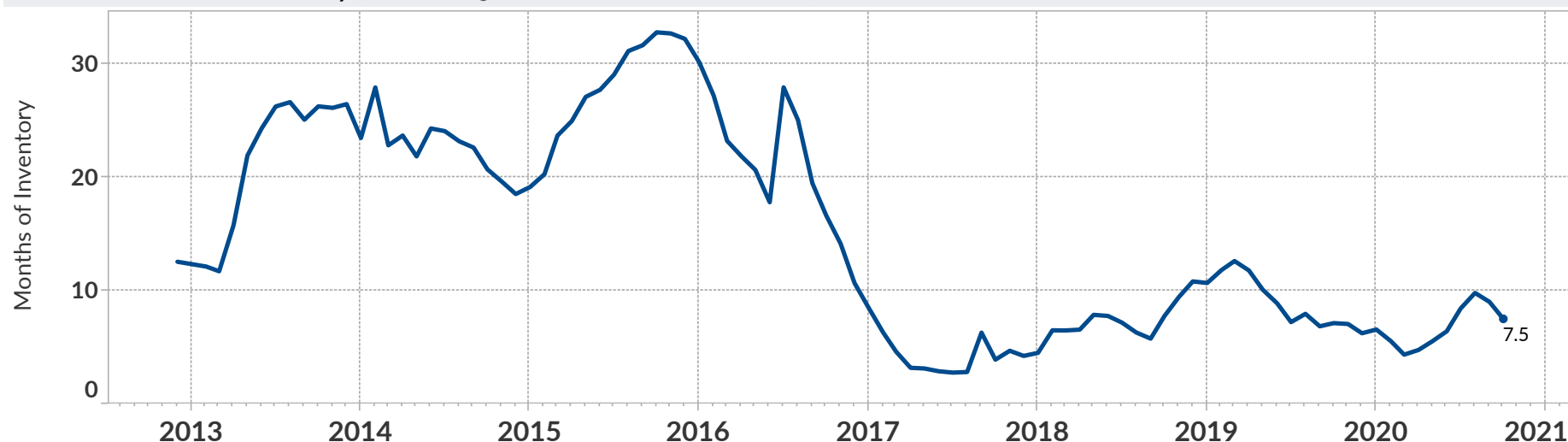


Etobicoke Waterfront		GTA
Active Projects	1	356
Total Units	602	93,557
Total Sales	453	77,464
Rem. Inv.	40	11,643
Avg. \$/SF	\$1,326	\$1,134
Avg. SF	848	945
Avg. \$	\$1,125,069	\$1,071,265
Current Month Sales (incl. active & sold out)	5	2,340

Development Applications

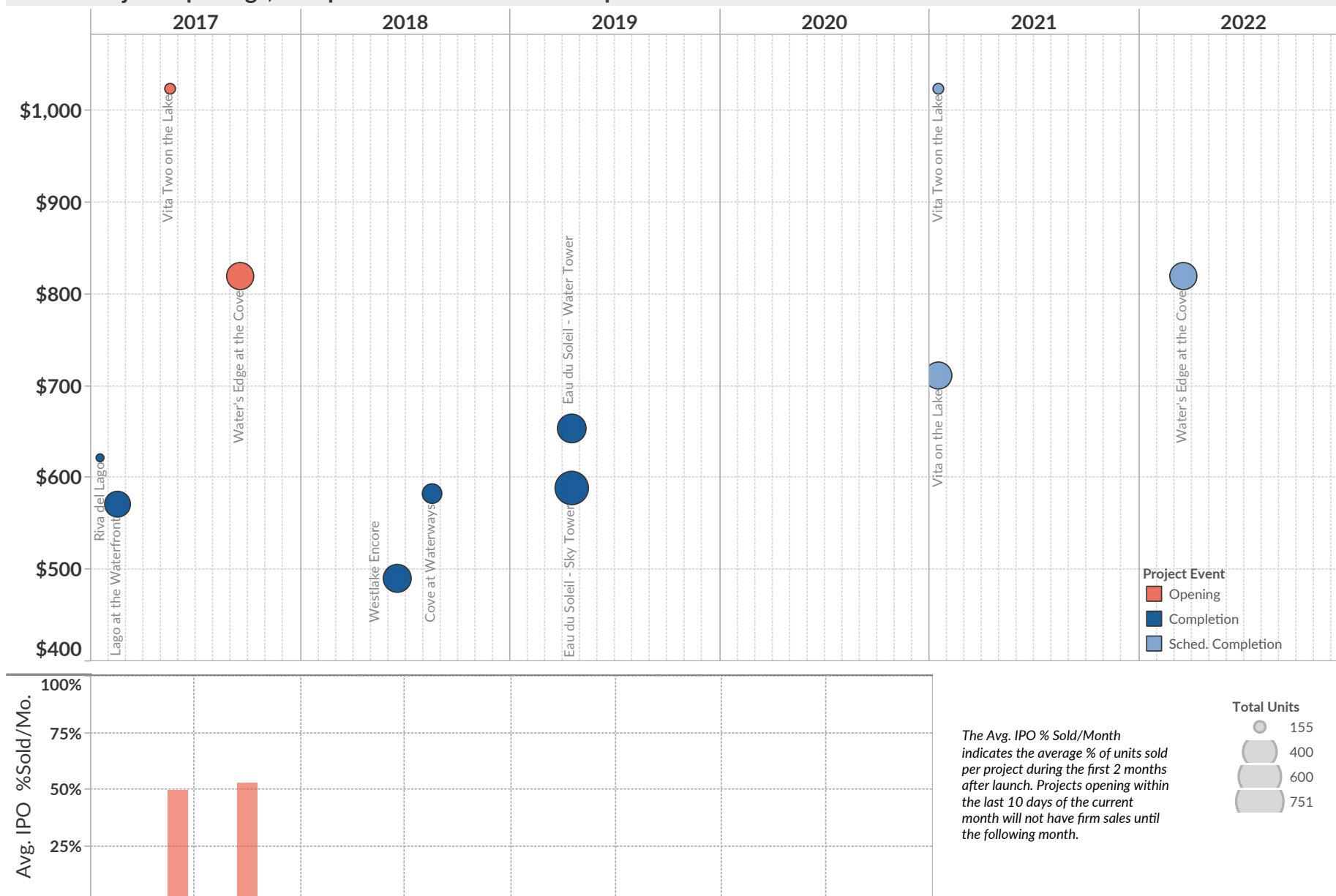
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	449
Total Units	8,726	252,224
Min. Floor Space Index	6.0	0.1
Max. Floor Space Index	6.2	61.7
Avg. Floor Space Index	6.1	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



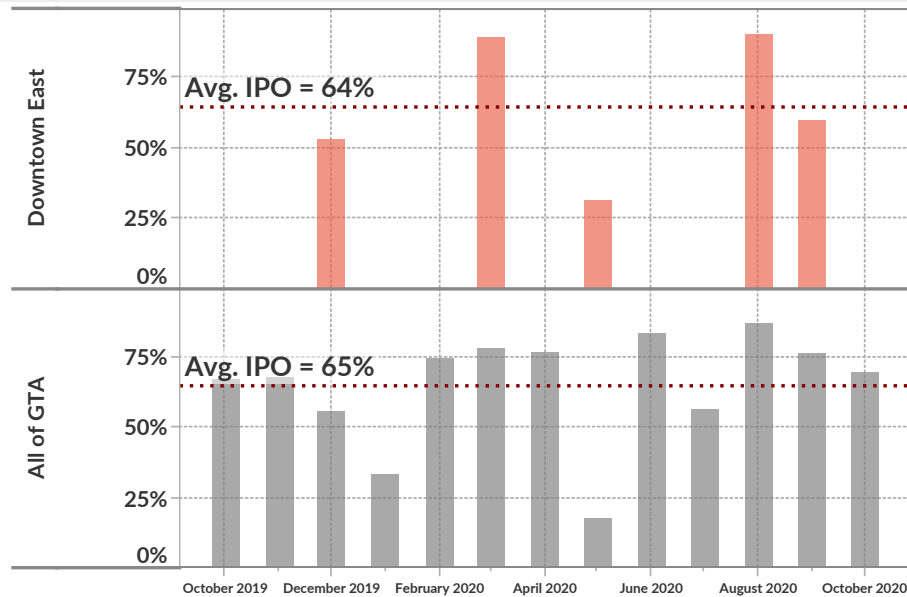
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Project Data by Unit Type

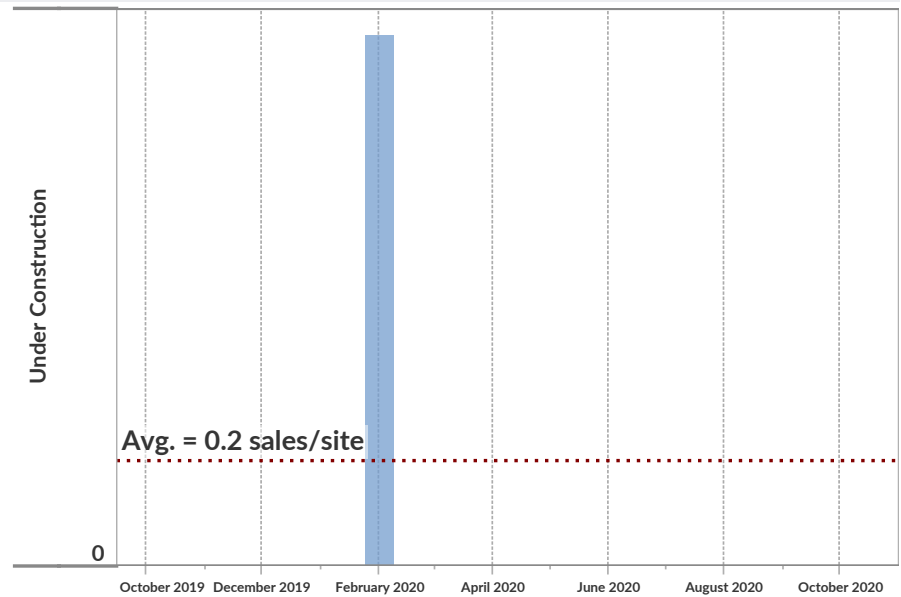
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	0	0	0	0
1 Bedroom	97	1	93	4
1 Bedroom + Den	256	0	252	4
2 Bedroom	91	1	66	25
2 Bedroom + Den	48	2	41	7
3 Bedroom & Up	1	1	1	0
Penthouse				
Other				

*				
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
\$1,376	642	1,193	\$825,400	\$1,699,900
\$1,258	884	1,005	\$1,050,900	\$1,324,900

IPO Launch Performance (first 2 months)

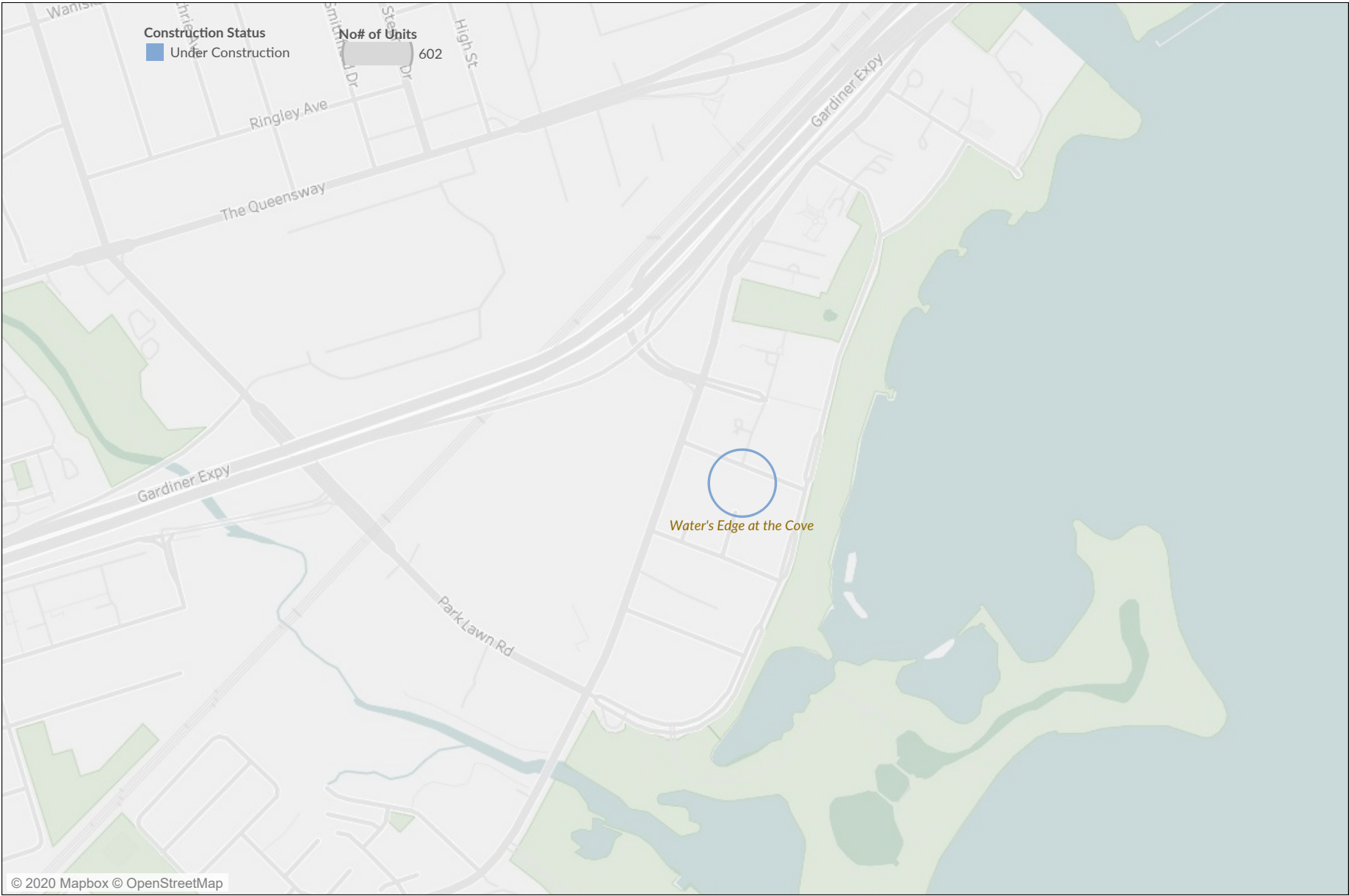


Post Launch Absorption: Etobicoke Waterfront



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Current Active Projects

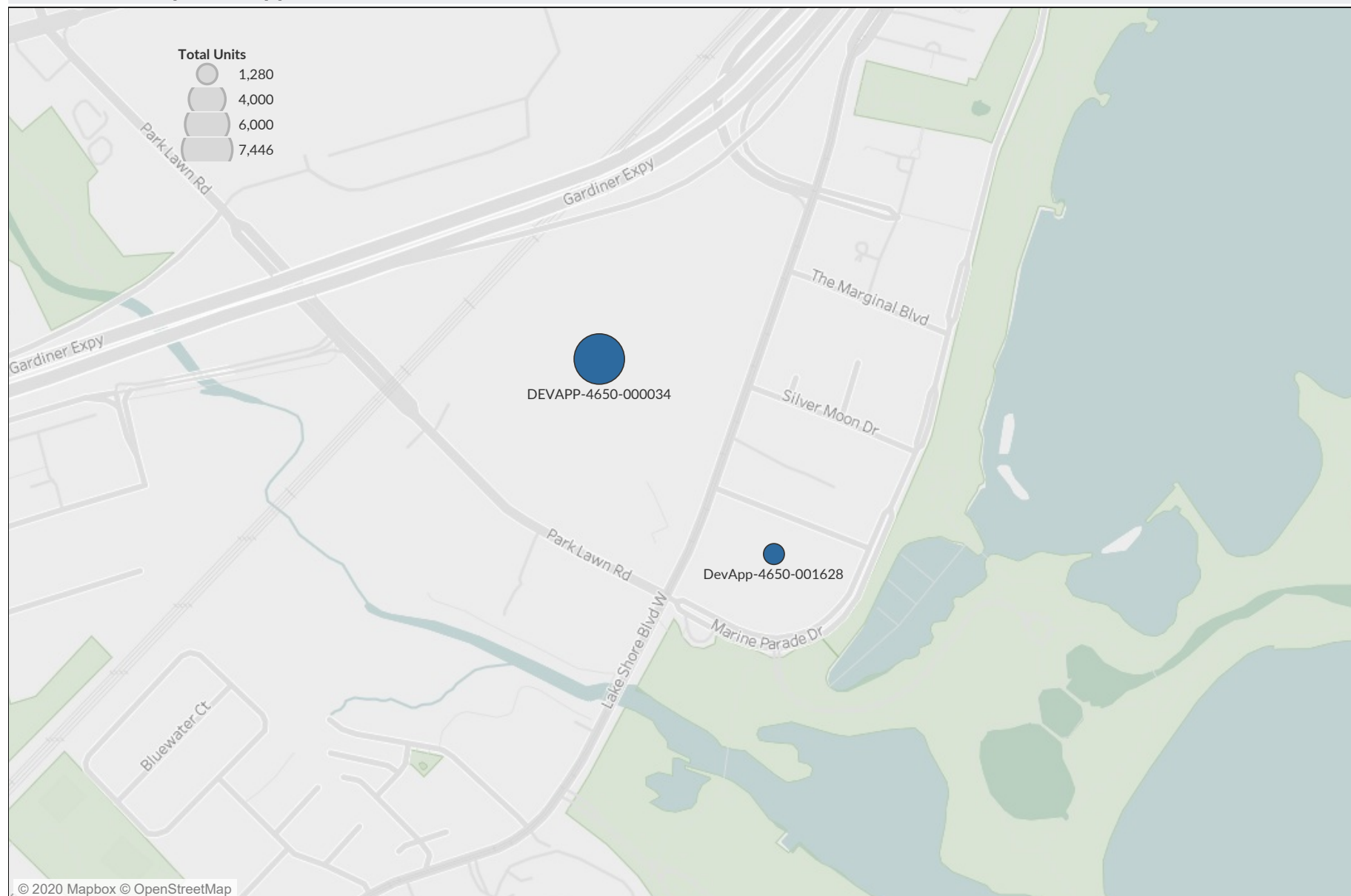


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Current Active Project List							*	
Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Water's Edge at the Cove - Conservatory Group	Apartment	March 2022	5	35	40	602	\$820	\$1,326

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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	129	15	5,434	4,212	609	\$1,859	1,074	\$1,996,398	9,336
Central Waterfront	17	9	4,721	3,771	834	\$1,470	1,039	\$1,527,561	19,434
Don Mills - York Mills	174	12	3,683	3,137	324	\$1,013	971	\$983,530	14,212
Downtown Core	25	7	4,236	3,656	200	\$1,911	831	\$1,587,311	19,624
Downtown East	32	21	7,477	6,494	703	\$1,253	812	\$1,017,603	16,387
Downtown West	71	29	10,091	8,701	1,129	\$1,434	905	\$1,297,400	18,515
Etobicoke Waterfront	5	1	602	453	40	\$1,326	848	\$1,125,069	8,726
Highway7 - Yonge	5	6	1,553	1,453	92	\$719	1,200	\$862,586	.
Mississauga City Centre	61	12	6,998	6,380	599	\$926	787	\$729,033	.
North Toronto	5	12	3,194	2,581	512	\$1,271	820	\$1,041,684	10,499
North Yonge Corridor	4	6	1,715	1,482	88	\$1,166	814	\$948,855	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	29	9	1,040	831	163	\$1,305	1,864	\$2,431,451	12,314
Not Applicable	1,347	159	31,358	25,198	4,445	\$819	939	\$769,197	91,558
Scarborough City Centre									2,245
Sheppard Corridor	10	14	3,833	3,386	443	\$1,121	931	\$1,042,948	7,614
Thornhill	165	6	1,720	1,326	384	\$1,053	1,030	\$1,084,787	.
Toronto East	145	13	1,562	1,142	203	\$1,101	835	\$918,775	3,120
Toronto West	101	16	3,151	2,248	700	\$1,137	848	\$964,291	11,904
Yonge - St. Clair	15	7	661	494	167	\$1,756	1,467	\$2,575,956	3,153

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