



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of November 2020



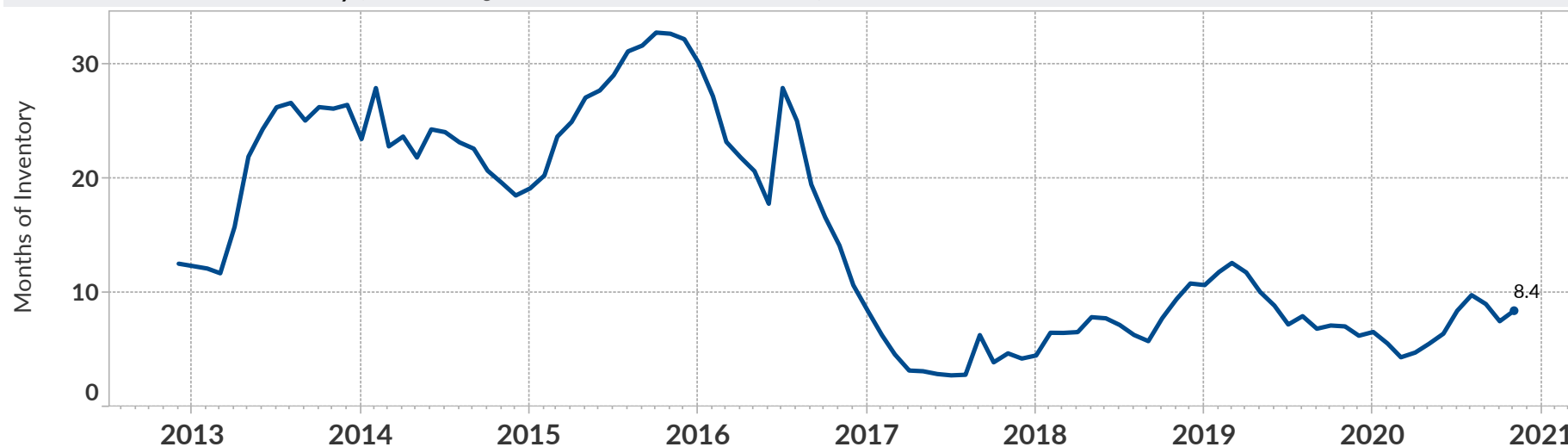
Etobicoke Waterfront Submarket Report - November 2020



Etobicoke Waterfront			GTA	
Active Projects	1		360	
Total Units	602		94,905	
Total Sales	453		79,034	
Rem. Inv.	40		11,493	
Avg. \$/SF	\$1,326		\$1,151	
Avg. SF	848		964	
Avg. \$	\$1,125,069		\$1,109,229	
Current Month Sales (incl. active & sold out)			0	1,836

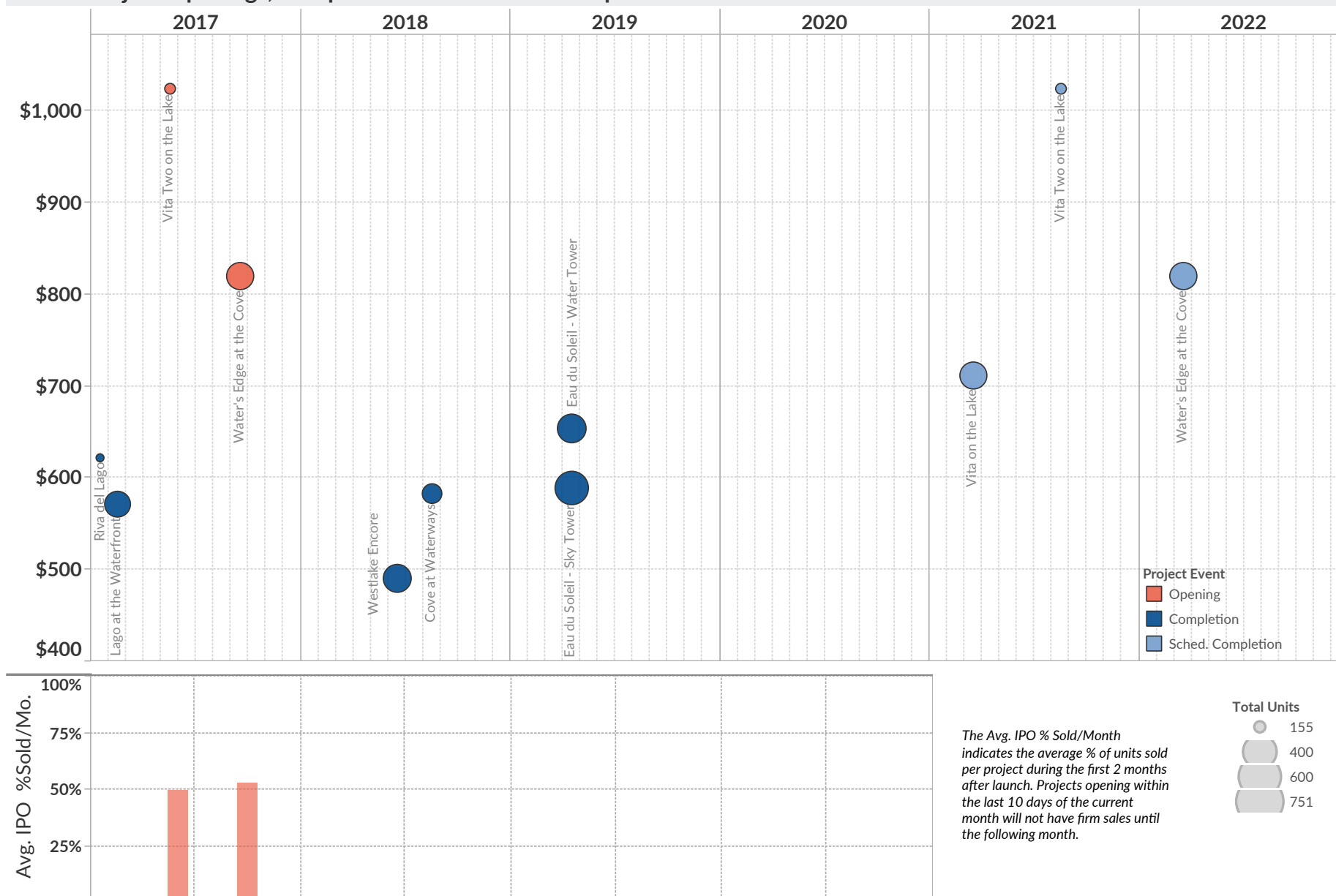
Development Applications		
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	464
Total Units	8,726	256,111
Min. Floor Space Index	6.0	0.1
Max. Floor Space Index	6.2	61.7
Avg. Floor Space Index	6.1	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



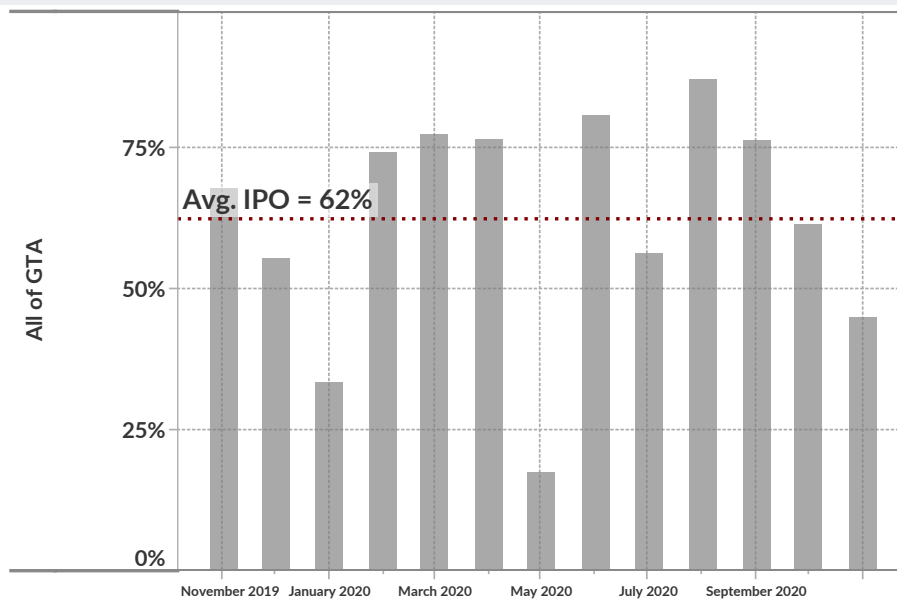
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Project Data by Unit Type

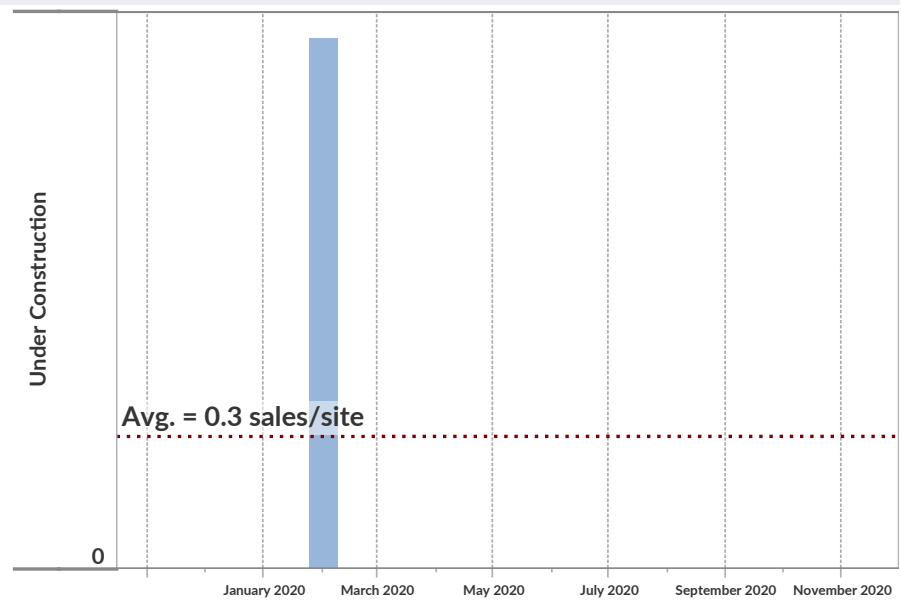
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	0	0	0	0
1 Bedroom	97	0	93	4
1 Bedroom + Den	256	0	252	4
2 Bedroom	91	0	66	25
2 Bedroom + Den	48	0	41	7
3 Bedroom & Up	1	0	1	0
Penthouse				
Other				

*				
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)

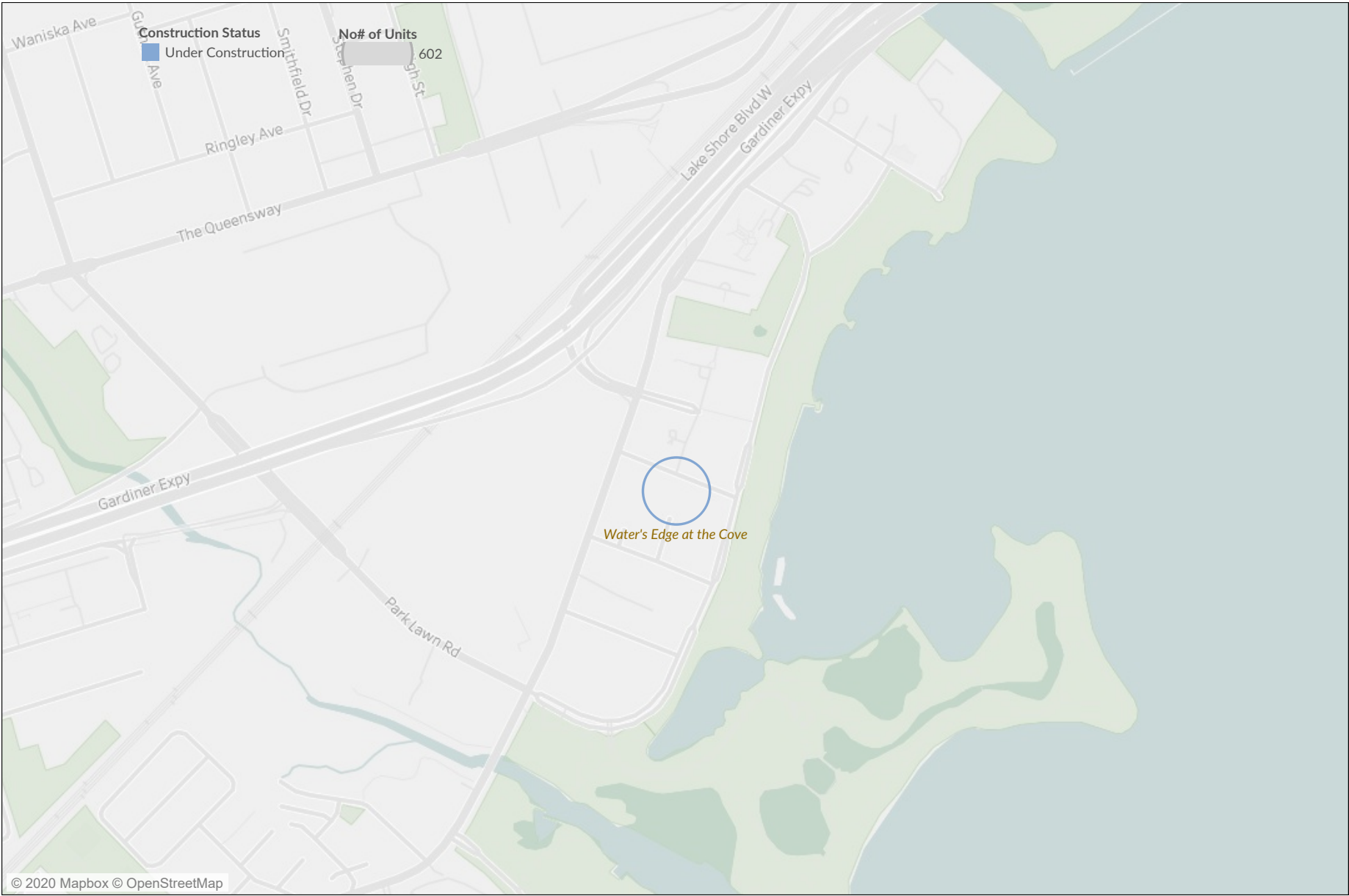


Post Launch Absorption: Etobicoke Waterfront



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Current Active Projects

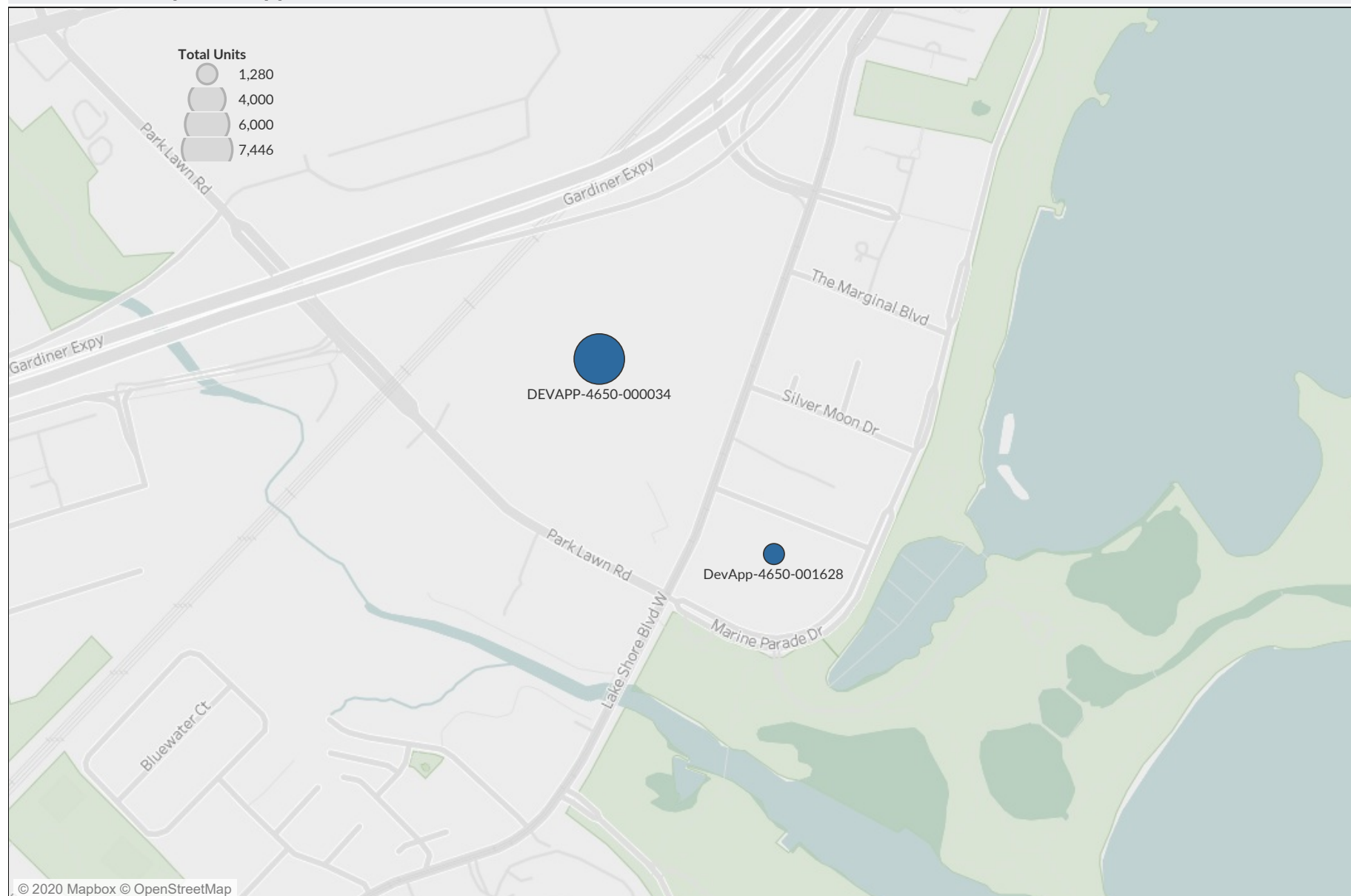


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Current Active Project List							*	
Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Water's Edge at the Cove - Conservatory Group	Apartment	March 2022	0	35	40	602	\$820	\$1,326

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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	41	17	5,543	4,256	662	\$1,954	1,203	\$2,351,534	9,636
Central Waterfront	1	9	4,721	3,770	835	\$1,510	1,070	\$1,616,118	19,434
Don Mills - York Mills	37	12	3,683	3,174	287	\$1,007	1,007	\$1,013,169	14,212
Downtown Core	1	7	4,236	3,657	199	\$1,919	826	\$1,584,250	19,624
Downtown East	18	21	7,481	6,512	689	\$1,252	815	\$1,019,805	16,999
Downtown West	32	28	9,703	8,438	1,004	\$1,438	928	\$1,334,007	19,595
Etobicoke Waterfront	0	1	602	453	40	\$1,326	848	\$1,125,069	8,726
Highway7 - Yonge	13	5	1,399	1,309	82	\$720	1,189	\$855,908	.
Mississauga City Centre	15	12	6,998	6,395	584	\$925	790	\$730,344	.
North Toronto	19	13	3,707	3,061	519	\$1,280	814	\$1,041,814	10,499
North Yonge Corridor	4	6	1,715	1,486	84	\$1,162	826	\$960,338	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	1,367
North York West	111	10	1,258	942	270	\$1,236	1,467	\$1,813,413	13,464
Not Applicable	1,380	161	32,213	25,948	4,660	\$824	935	\$770,782	93,735
Scarborough City Centre									2,245
Sheppard Corridor	14	14	3,833	3,400	429	\$1,123	934	\$1,049,025	7,811
Thornhill	40	6	1,720	1,365	345	\$1,062	1,066	\$1,132,690	.
Toronto East	5	12	1,533	1,113	203	\$1,099	835	\$917,682	3,374
Toronto West	101	17	3,371	2,738	430	\$1,157	960	\$1,111,178	11,904
Yonge - St. Clair	4	7	661	498	163	\$1,783	1,468	\$2,617,636	3,576

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