



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of January 2021



Etobicoke Waterfront Submarket Report - January 2021



Etobicoke Waterfront		GTA
Active Projects	1	355
Total Units	602	93,173
Total Sales	454	77,679
Rem. Inv.	39	10,651
Avg. \$/SF	\$1,325	\$1,159
Project Avg. \$/SF	\$1,325	\$1,063
Avg. SF	847	977
Avg. \$	\$1,121,541	\$1,131,783
Current Month Sales (incl. active & sold out)	0	665

Development Applications

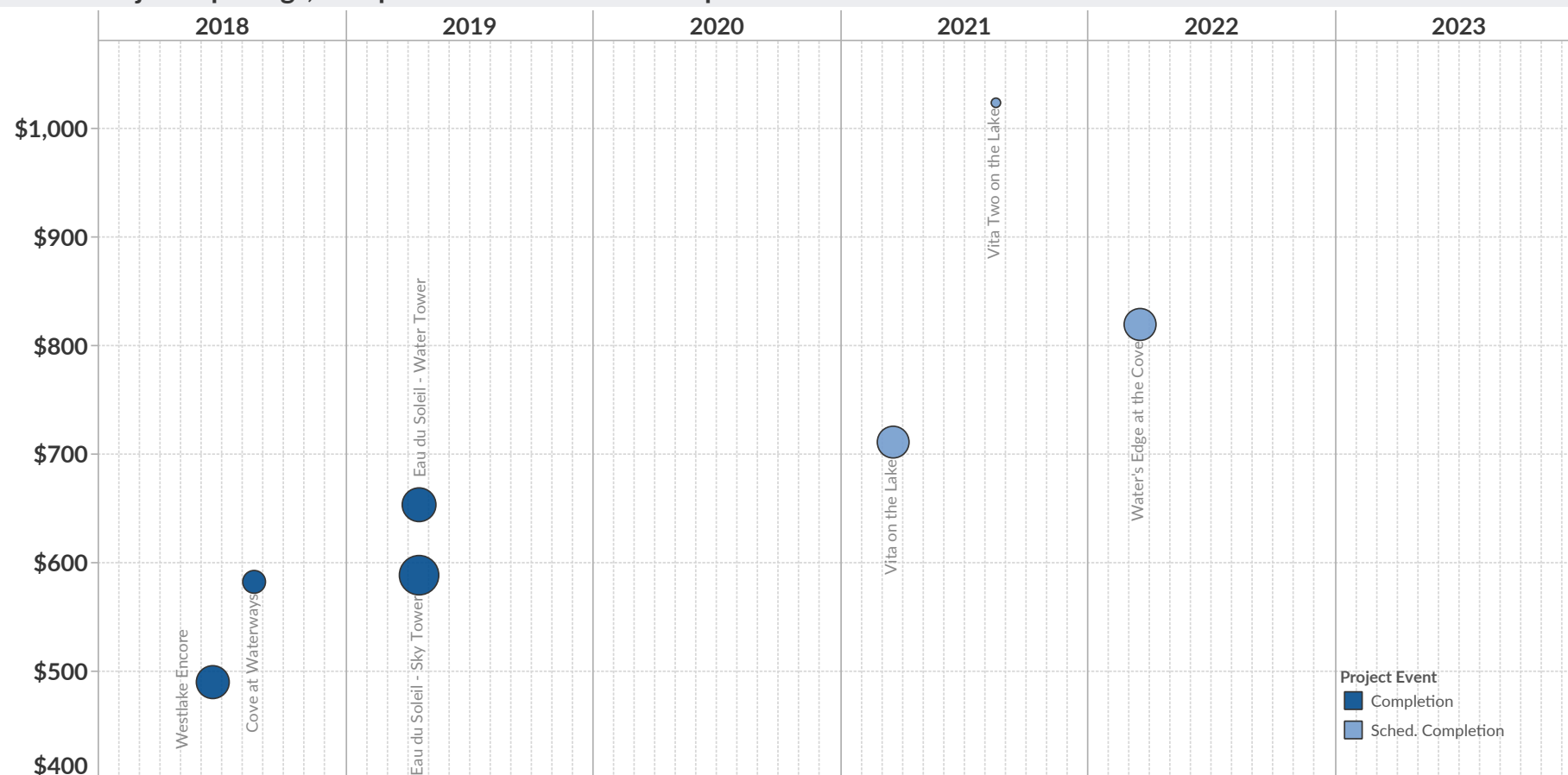
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	491
Total Units	8,726	265,998
Min. Floor Space Index	6.0	0.1
Max. Floor Space Index	6.2	61.7
Avg. Floor Space Index	6.1	6.7

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



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Recent Project Openings, Completions & Scheduled Completions



Project Event
 ■ Completion
 ■ Sched. Completion

The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.

Total Units
 ● 162
 ● 400
 ● 600
 ● 751

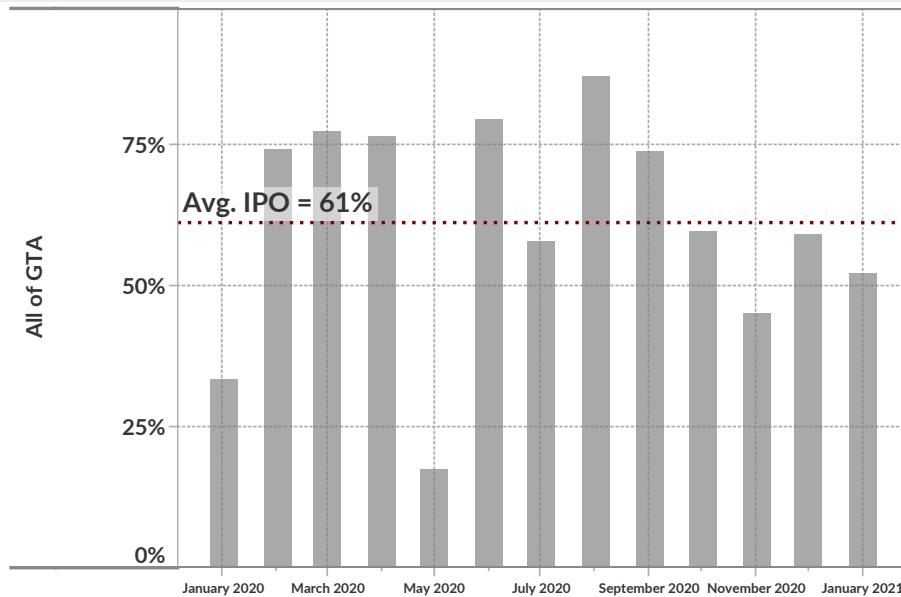
Etobicoke Waterfront Submarket Report - January 2021

Project Data by Unit Type

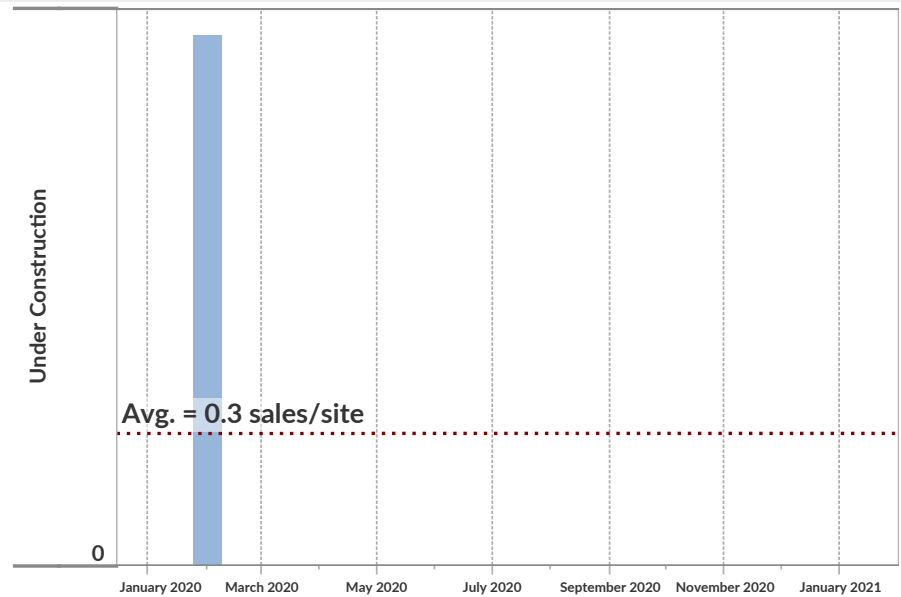
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	0	0	0	0
1 Bedroom	97	0	93	4
1 Bedroom + Den	256	0	252	4
2 Bedroom	91	0	67	24
2 Bedroom + Den	48	0	41	7
3 Bedroom & Up	1	0	1	0
Penthouse				
Other				

*				
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)

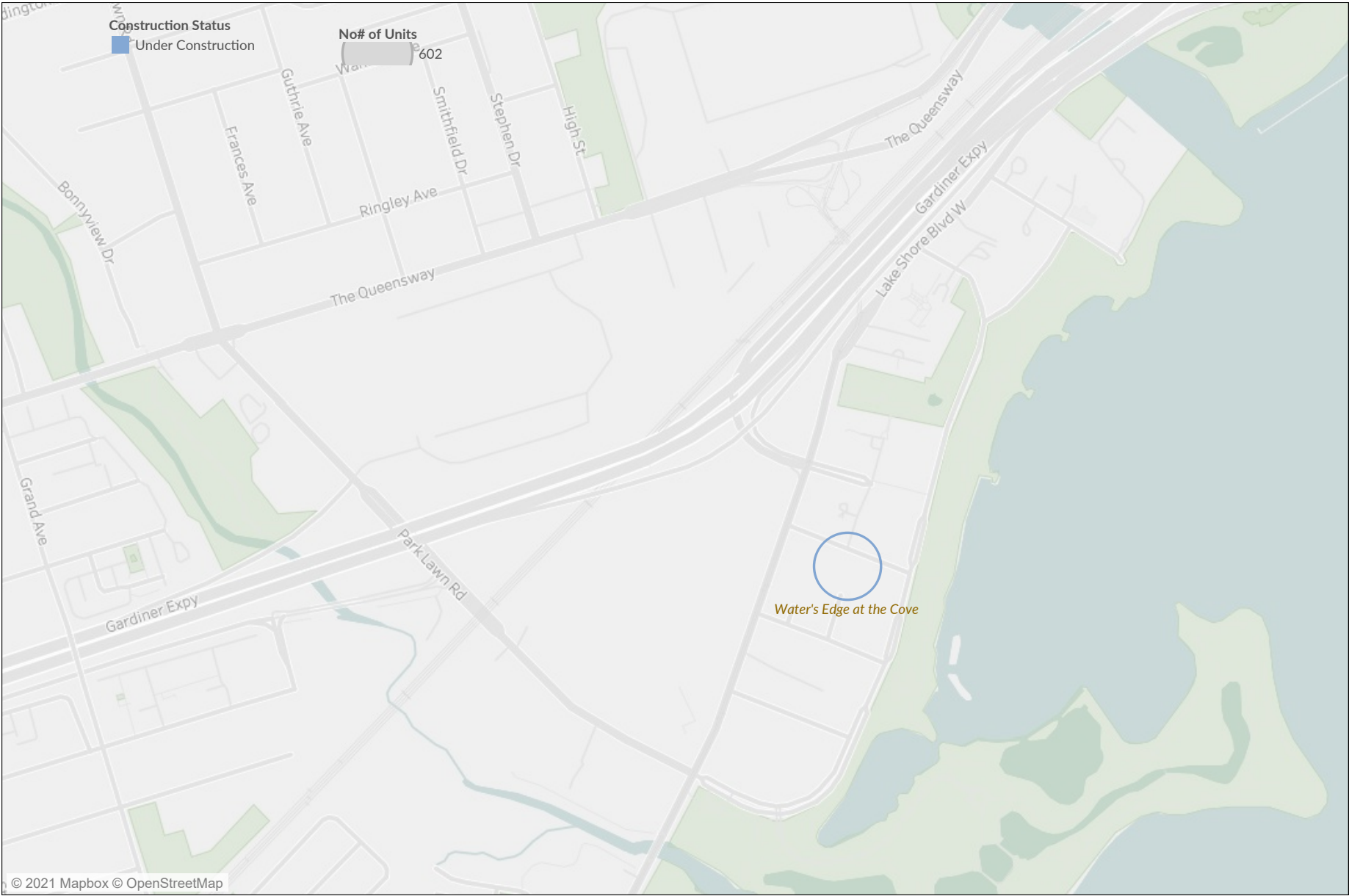


Post Launch Absorption: Etobicoke Waterfront



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Current Active Projects



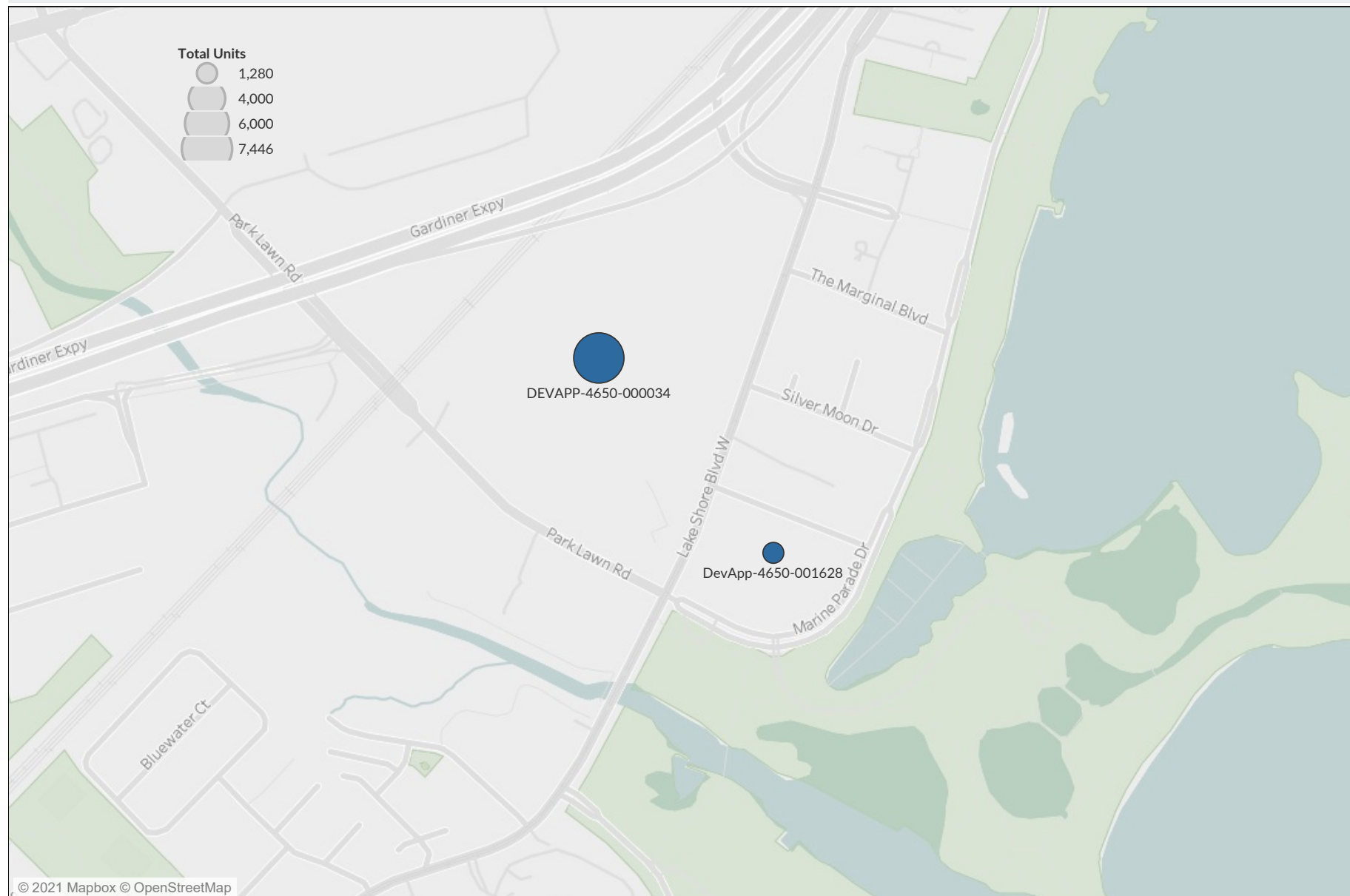
Etobicoke Waterfront Submarket Report - January 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
Water's Edge at the Cove - Conservatory Group	Apartment	July 2022	0	0	39	602	\$820	\$1,325

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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	14	17	5,495	4,291	622	\$2,001	1,231	\$2,463,528	9,636
Central Waterfront	8	9	4,824	3,782	926	\$1,515	1,005	\$1,522,904	19,434
Don Mills - York Mills	14	12	3,697	3,209	266	\$1,024	1,027	\$1,052,029	10,895
Downtown Core	15	6	3,735	3,160	214	\$1,903	857	\$1,630,290	19,032
Downtown East	17	21	7,499	6,563	679	\$1,264	806	\$1,019,484	17,186
Downtown West	26	28	9,781	8,476	854	\$1,458	950	\$1,385,473	22,630
Etobicoke Waterfront	0	1	602	454	39	\$1,325	847	\$1,121,541	8,726
Highway7 - Yonge	8	5	1,399	1,319	72	\$726	1,153	\$837,527	.
Mississauga City Centre	15	12	7,004	6,435	472	\$900	814	\$732,396	.
North Toronto	17	13	3,679	3,081	499	\$1,276	816	\$1,041,295	13,863
North Yonge Corridor	3	6	1,736	1,489	102	\$1,160	808	\$937,668	8,776
North York East	0	2	528	524	3	\$940	862	\$809,900	1,367
North York West	18	10	1,260	970	244	\$1,247	1,526	\$1,902,388	13,615
Not Applicable	410	158	31,054	25,005	4,215	\$810	958	\$776,330	95,882
Scarborough City Centre									2,245
Sheppard Corridor	12	13	3,443	3,060	379	\$1,124	957	\$1,076,200	8,256
Thornhill	38	6	1,720	1,442	268	\$1,080	1,153	\$1,245,724	.
Toronto East	8	12	1,533	1,122	196	\$1,110	839	\$930,944	3,381
Toronto West	40	17	3,523	2,784	453	\$1,158	967	\$1,119,974	13,018
Yonge - St. Clair	2	7	661	513	148	\$1,765	1,421	\$2,507,407	3,576

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