



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of February 2021



Etobicoke Waterfront Submarket Report - February 2021



Etobicoke Waterfront		GTA
Active Projects	1	348
Total Units	602	91,626
Total Sales	457	76,833
Rem. Inv.	36	10,305
Avg. \$/SF	\$1,354	\$1,191
Project Avg. \$/SF	\$1,354	\$1,070
Avg. SF	845	972
Avg. \$	\$1,143,608	\$1,157,617
Current Month Sales (incl. active & sold out)	2	1,623

Development Applications

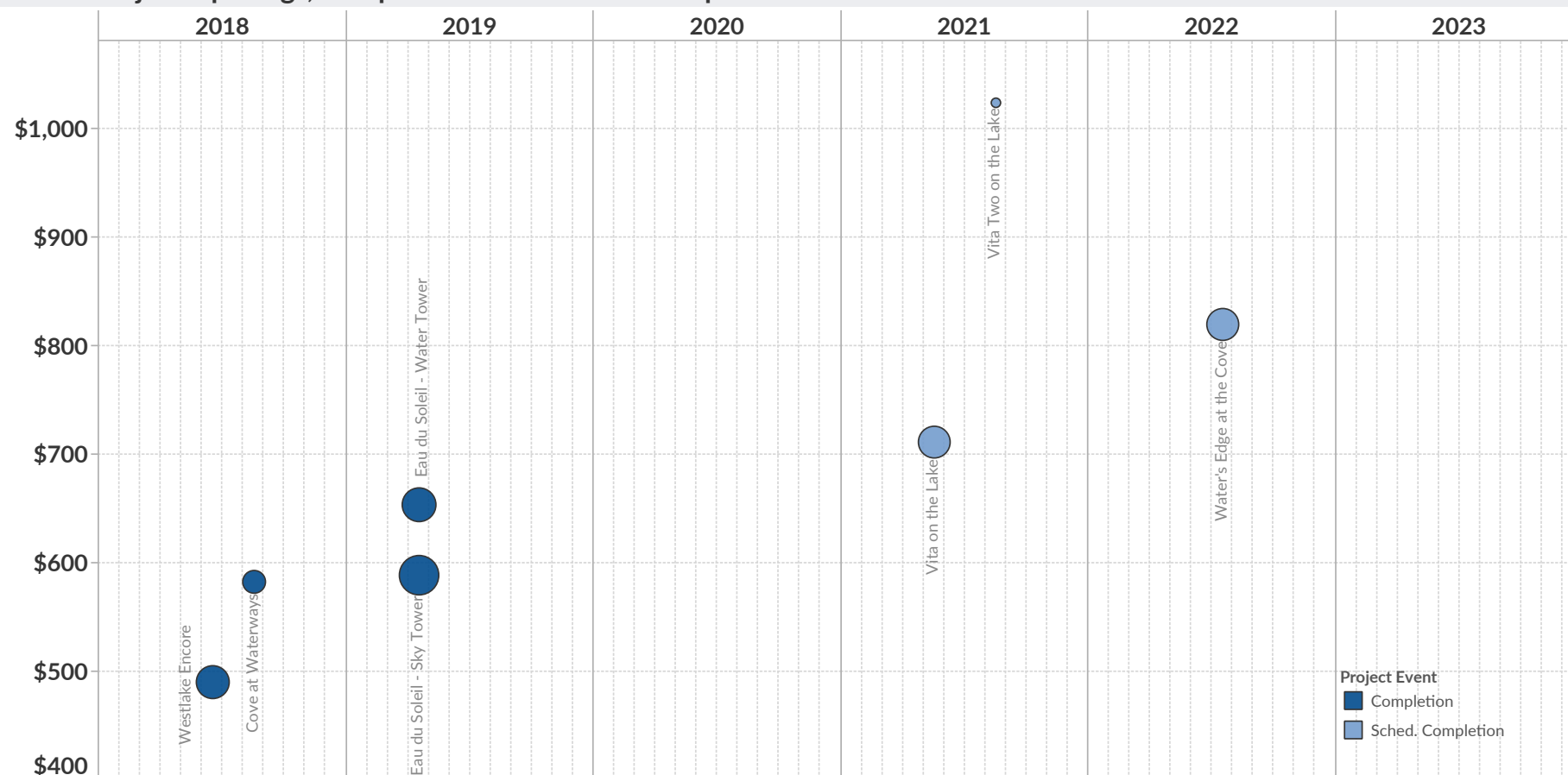
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	1	489
Total Units	7,446	265,025
Min. Floor Space Index	6.0	0.1
Max. Floor Space Index	6.0	61.7
Avg. Floor Space Index	6.0	6.7

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



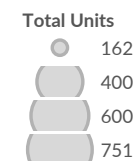
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Recent Project Openings, Completions & Scheduled Completions



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.



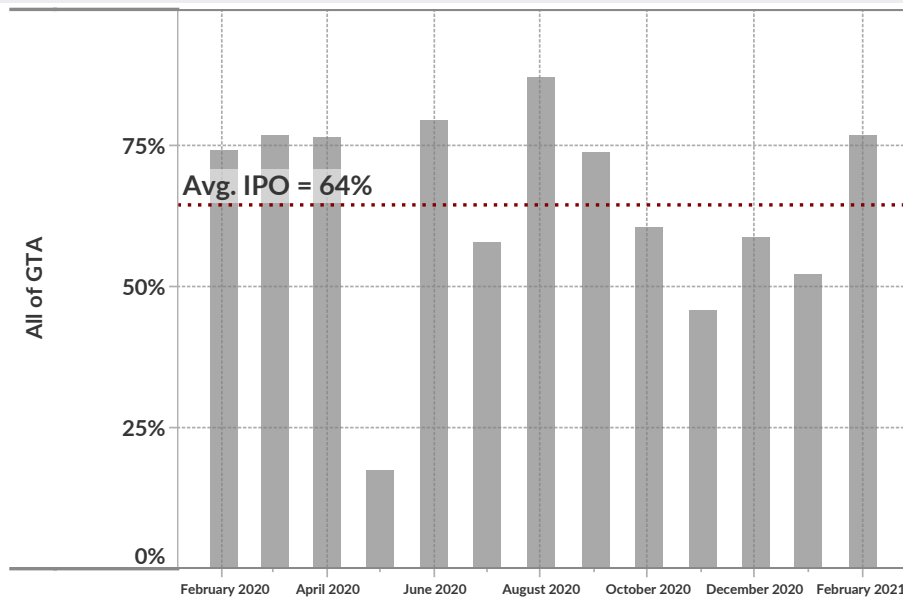
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Project Data by Unit Type

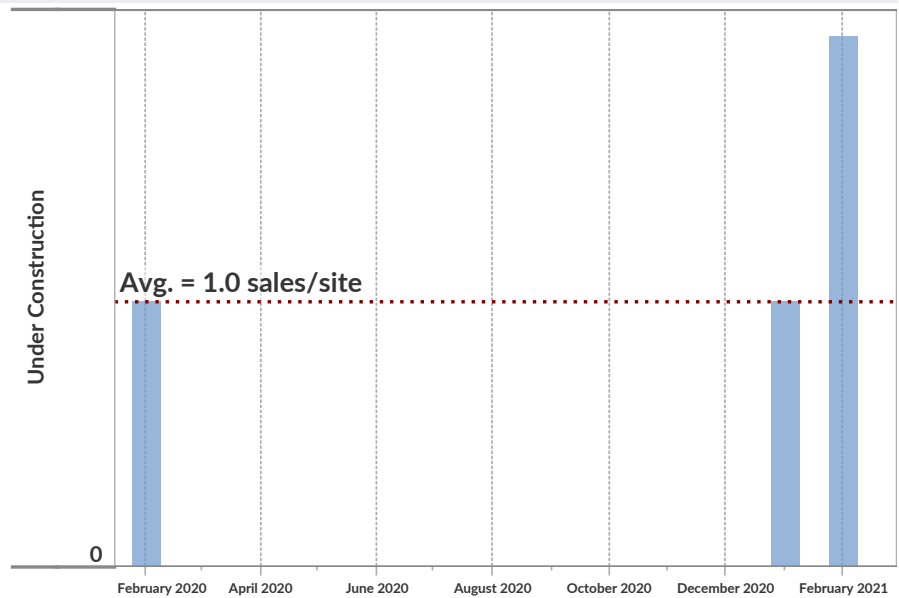
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	0	0	0	0
1 Bedroom	97	0	93	4
1 Bedroom + Den	256	0	252	4
2 Bedroom	91	1	69	22
2 Bedroom + Den	48	1	42	6
3 Bedroom & Up	1	0	1	0
Penthouse				
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,405	466	466	\$634,900	\$674,900
\$1,207	507	658	\$609,900	\$795,900
\$1,377	642	1,193	\$826,400	\$1,699,900
\$1,318	1,005	1,005	\$1,324,900	\$1,324,900

IPO Launch Performance (first 2 months)

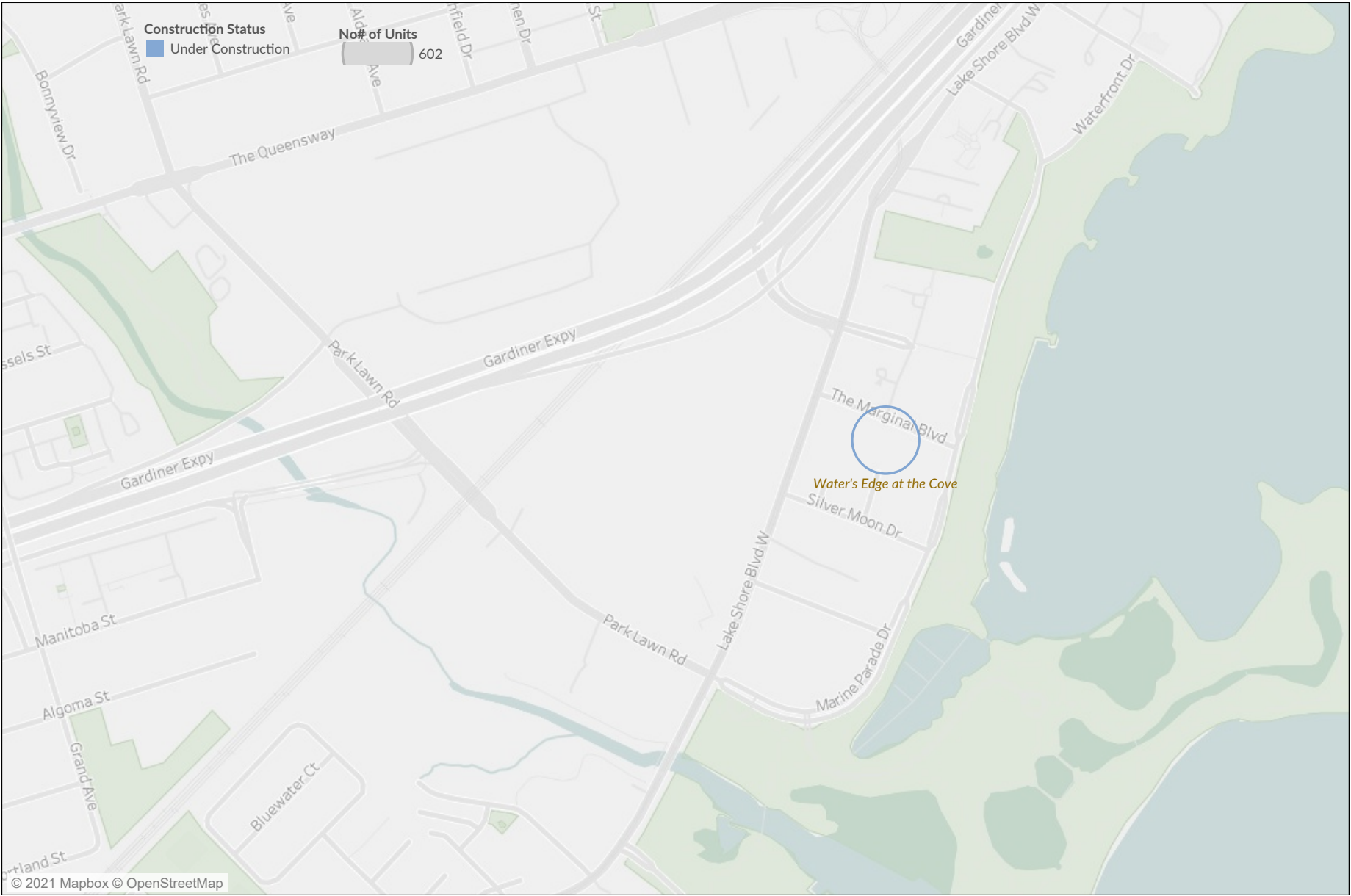


Post Launch Absorption: Etobicoke Waterfront



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Current Active Projects



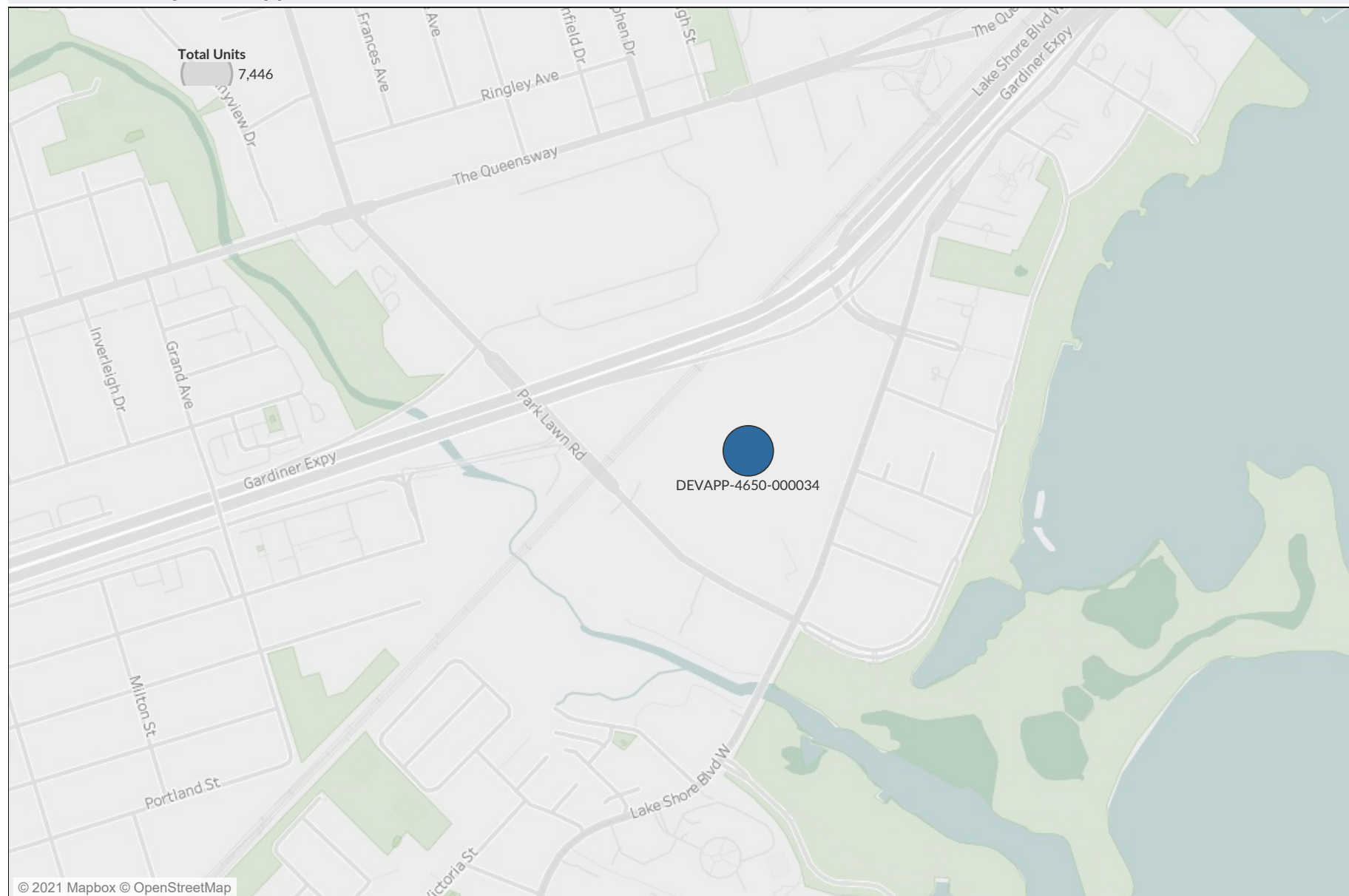
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
Water's Edge at the Cove - Conservatory Group	Apartment	July 2022	2	3	36	602	\$820	\$1,354

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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

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	145	16	5,455	4,391	477	\$2,105	1,424	\$2,998,545	10,317
Central Waterfront	20	9	4,721	3,801	907	\$1,515	1,008	\$1,526,962	19,434
Don Mills - York Mills	19	12	3,683	3,228	247	\$1,022	1,041	\$1,063,344	10,655
Downtown Core	11	7	4,313	3,171	802	\$1,586	650	\$1,030,561	18,400
Downtown East	65	21	7,479	6,630	611	\$1,264	809	\$1,021,754	16,724
Downtown West	32	28	9,781	8,508	819	\$1,459	954	\$1,392,086	22,630
Etobicoke Waterfront	2	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	55	6	1,309	1,229	72	\$808	1,089	\$879,915	.
Mississauga City Centre	20	12	7,004	6,447	460	\$900	816	\$734,727	.
North Toronto	4	14	3,707	3,085	523	\$1,274	866	\$1,103,376	14,007
North Yonge Corridor	11	6	1,715	1,499	92	\$1,163	819	\$951,994	8,145
North York East	1	2	528	524	3	\$949	1,028	\$974,900	1,278
North York West	24	10	1,262	979	237	\$1,253	1,537	\$1,926,697	15,326
Not Applicable	1,128	151	29,897	24,520	3,663	\$830	972	\$806,246	95,013
Scarborough City Centre									2,245
Sheppard Corridor	26	11	2,792	2,435	353	\$1,127	965	\$1,087,705	8,256
Thornhill	26	6	1,720	1,469	241	\$1,084	1,194	\$1,294,158	.
Toronto East	5	12	1,533	1,135	183	\$1,106	852	\$942,498	3,290
Toronto West	27	17	3,464	2,810	433	\$1,161	980	\$1,137,832	13,049
Yonge - St. Clair	2	7	661	515	146	\$1,730	1,494	\$2,585,564	3,536

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