



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of March 2021



Etobicoke Waterfront Submarket Report - March 2021



Etobicoke Waterfront		GTA
Active Projects	1	336
Total Units	602	90,168
Total Sales	457	76,104
Rem. Inv.	36	9,799
Avg. \$/SF	\$1,354	\$1,210
Avg. Project \$/SF	\$1,354	\$1,072
Avg. SF	845	983
Avg. \$	\$1,143,608	\$1,188,980
Current Month Sales (incl. active & sold out)	0	3,297

Development Applications

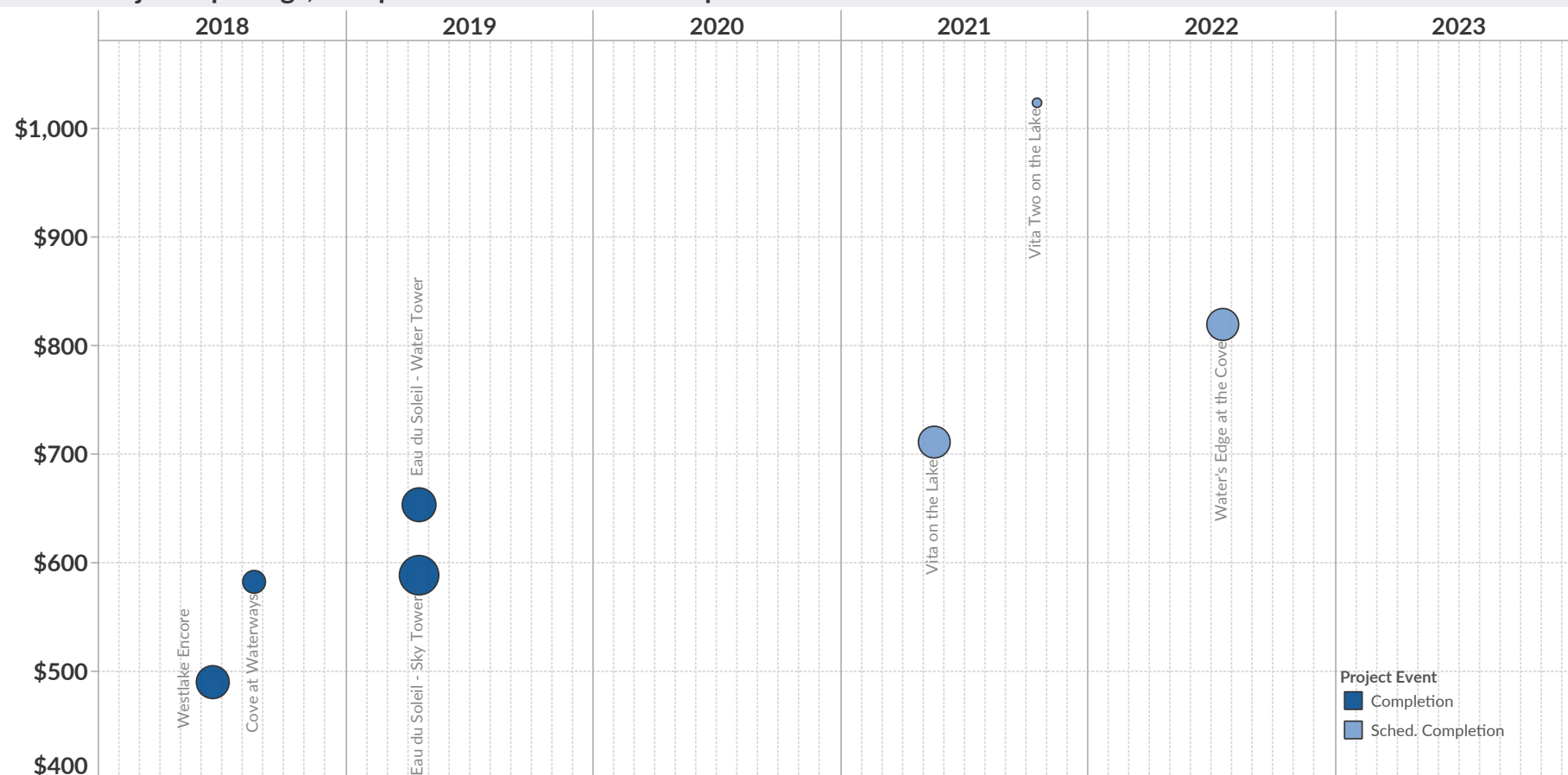
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	1	480
Total Units	7,446	265,957
Min. Floor Space Index	6.0	0.1
Max. Floor Space Index	6.0	61.7
Avg. Floor Space Index	6.0	6.8

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



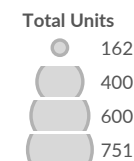
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Recent Project Openings, Completions & Scheduled Completions



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.



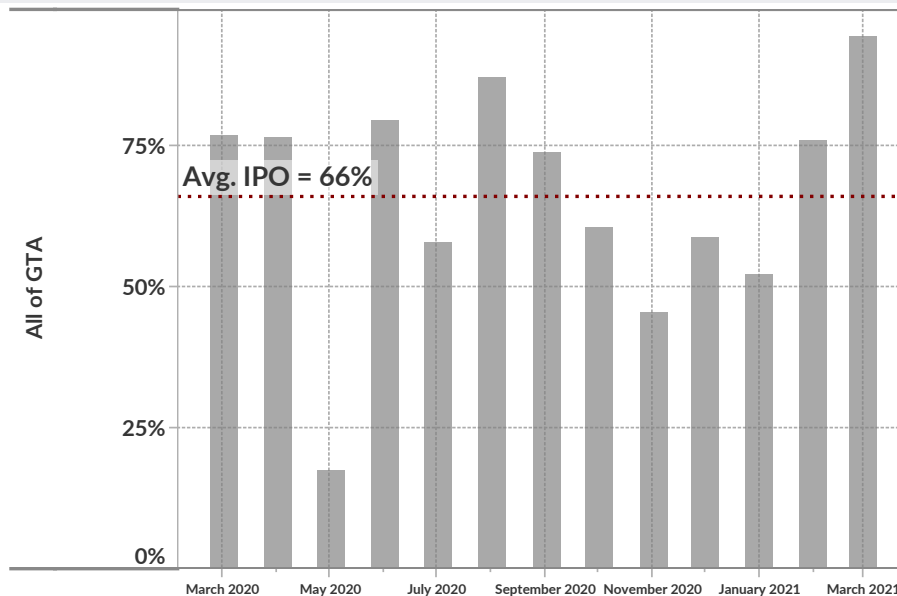
Etobicoke Waterfront Submarket Report - March 2021

Project Data by Unit Type

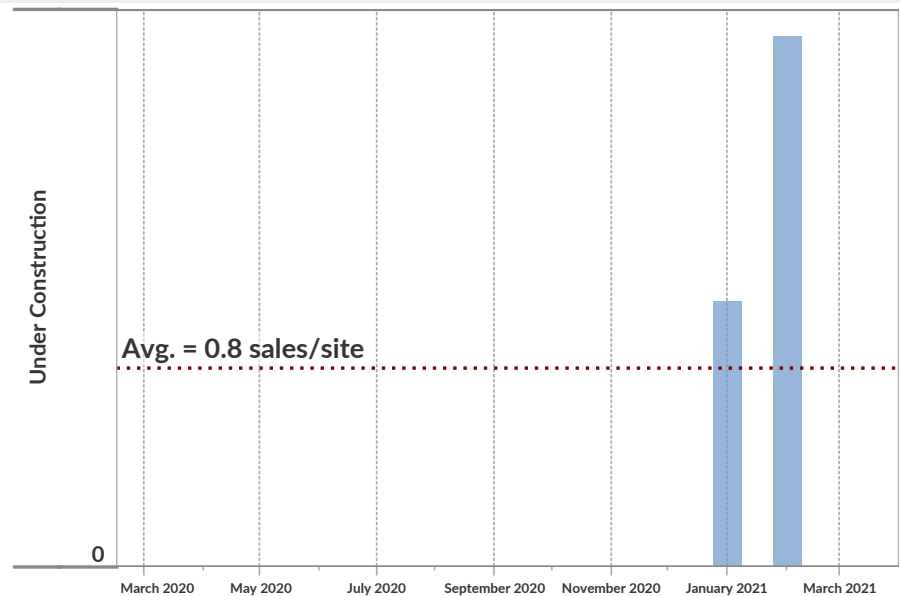
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	0	0	0	0
1 Bedroom	97	0	93	4
1 Bedroom + Den	256	0	252	4
2 Bedroom	91	0	69	22
2 Bedroom + Den	48	0	42	6
3 Bedroom & Up	1	0	1	0
Penthouse				
Other				

*				
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)

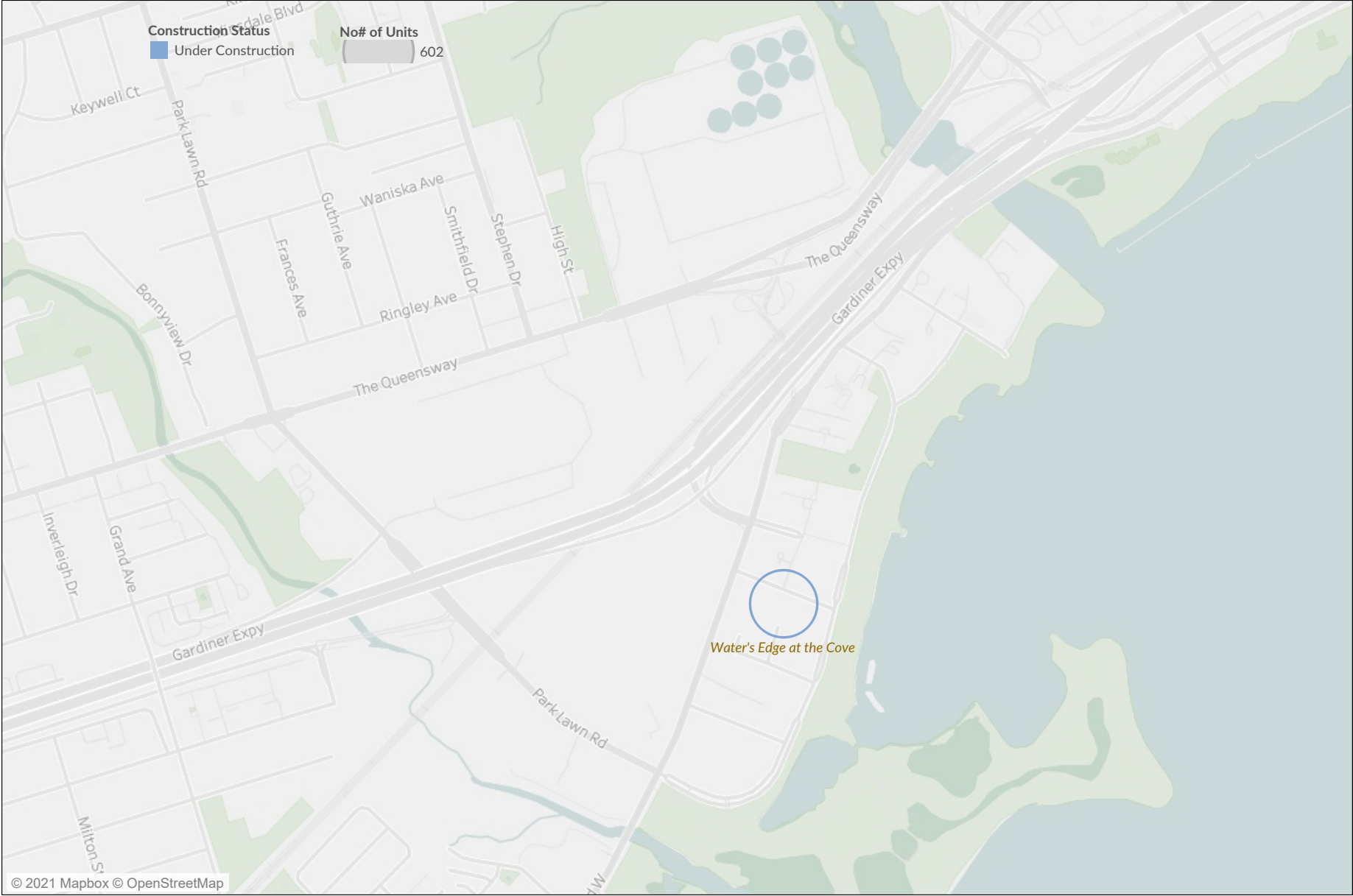


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - March 2021

Current Active Projects

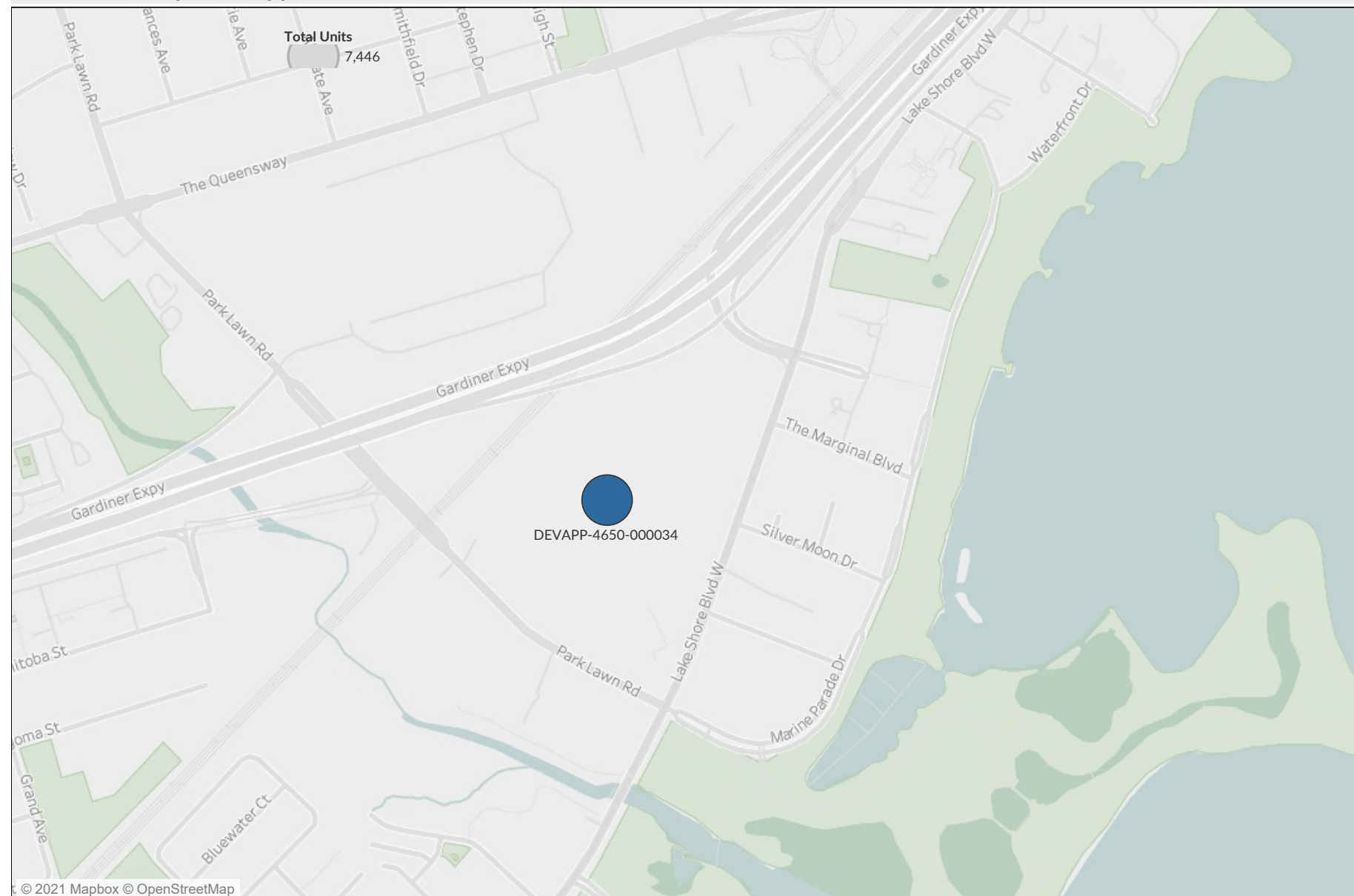


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Current Active Project List							*	
Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
Water's Edge at the Cove - Conservatory Group	Apartment	July 2022	0	3	36	602	\$820	\$1,354

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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	54	16	5,477	4,445	445	\$2,156	1,507	\$3,249,723	9,998
Central Waterfront	76	9	4,721	3,876	832	\$1,517	1,033	\$1,566,060	19,434
Don Mills - York Mills	15	12	3,664	3,252	204	\$1,016	1,088	\$1,105,791	13,974
Downtown Core	989	7	4,237	3,561	336	\$1,765	782	\$1,380,371	19,143
Downtown East	285	21	7,347	6,428	682	\$1,269	808	\$1,025,017	15,953
Downtown West	509	29	10,543	8,998	1,118	\$1,459	903	\$1,316,907	21,954
Etobicoke Waterfront	0	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	12	5	1,187	1,118	61	\$814	1,129	\$918,189	.
Mississauga City Centre	24	12	7,004	6,473	434	\$908	828	\$752,150	.
North Toronto	24	14	3,707	3,109	499	\$1,272	852	\$1,084,258	13,988
North Yonge Corridor	17	6	1,715	1,518	73	\$1,186	851	\$1,009,796	8,173
North York East	1	2	528	525	2	\$949	1,028	\$974,900	1,240
North York West	23	9	1,220	960	214	\$1,286	1,601	\$2,059,515	15,241
Not Applicable	1,037	141	28,404	23,324	3,541	\$842	957	\$806,225	92,760
Scarborough City Centre									2,245
Sheppard Corridor	165	10	2,437	2,016	404	\$1,141	912	\$1,040,689	8,665
Thornhill	31	6	1,720	1,500	210	\$1,089	1,234	\$1,344,323	.
Toronto East	2	12	1,533	1,136	182	\$1,148	864	\$991,982	3,308
Toronto West	31	17	3,461	2,891	382	\$1,174	1,000	\$1,174,628	13,544
Yonge - St. Clair	2	7	661	517	144	\$1,766	1,444	\$2,550,694	3,536

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