

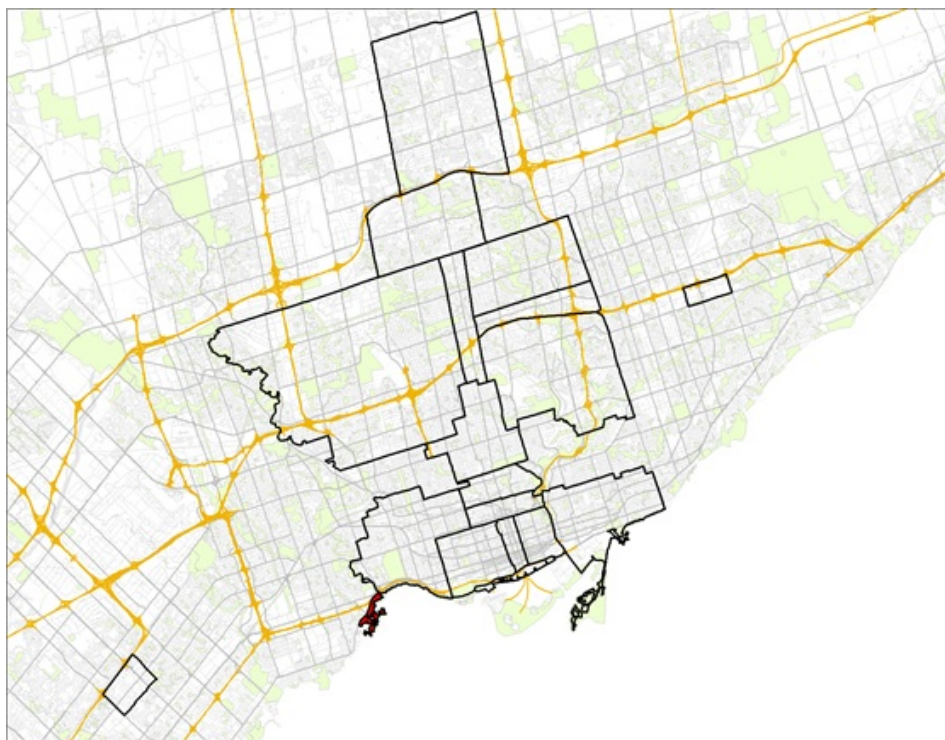


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of October 2021



Etobicoke Waterfront Submarket Report - October 2021



Etobicoke Waterfront		GTA
Active Projects	1	354
Total Units	503	91,632
Total Sales	497	79,659
Rem. Inv.	6	11,973
Avg. \$/SF	\$1,429	\$1,323
Avg. Project \$/SF	\$1,429	\$1,136
Avg. SF	466	901
Avg. \$	\$665,900	\$1,192,469
Current Month Sales (incl. active & sold out)	3	3,168

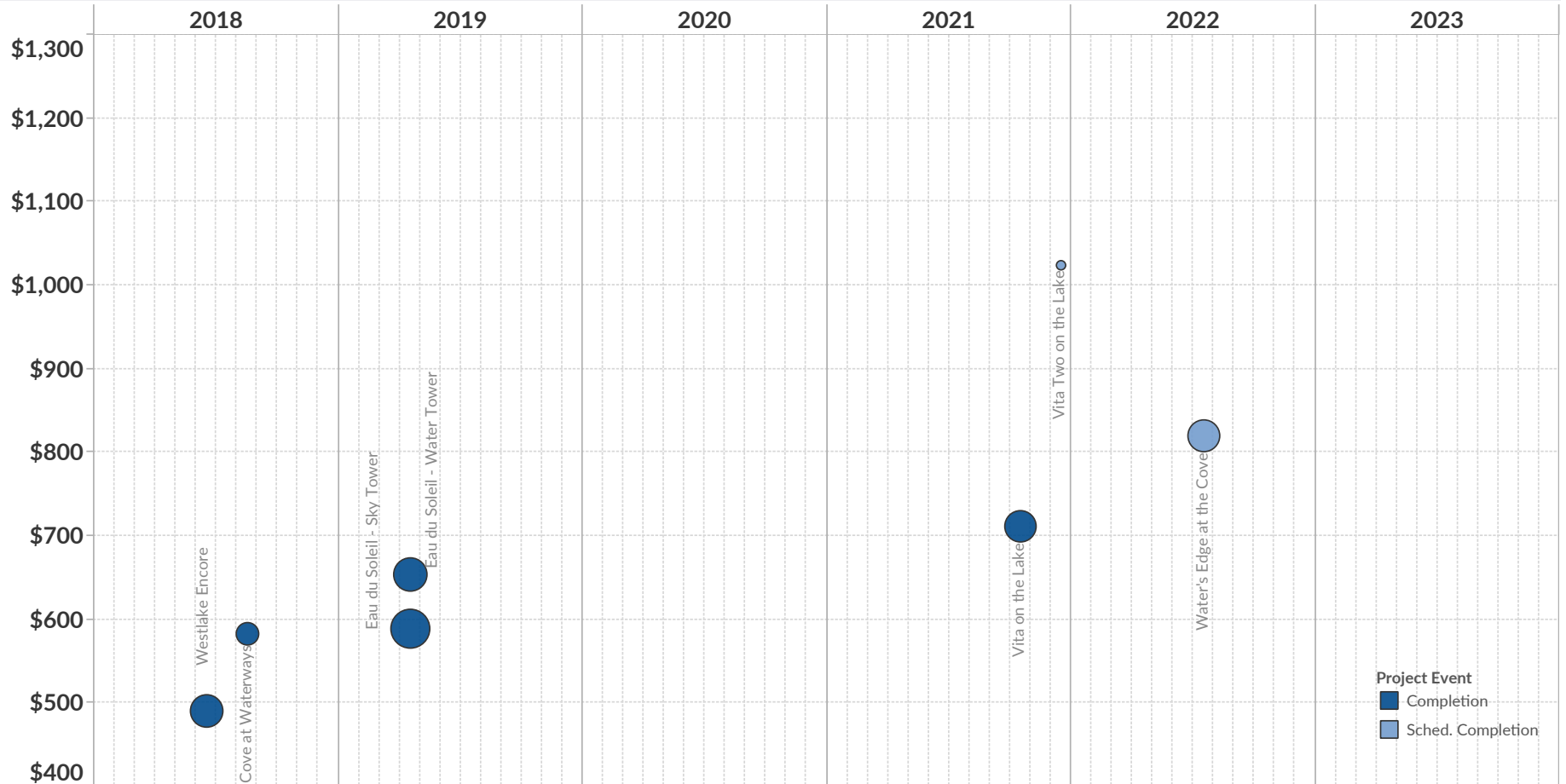
Development Applications		
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	589
Total Units	15,600	602,633
Min. Density	6.3	0.0
Max. Density	16.4	620.0
Avg. Density	11.3	7.7

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



Etobicoke Waterfront Submarket Report - October 2021

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

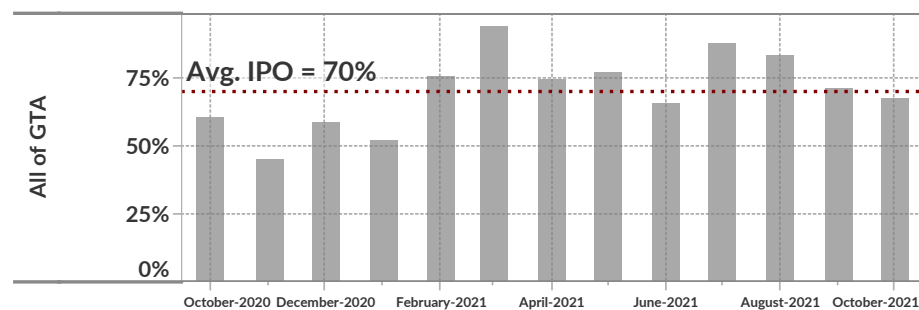
Etobicoke Waterfront Submarket Report - October 2021

Project Data by Unit Type

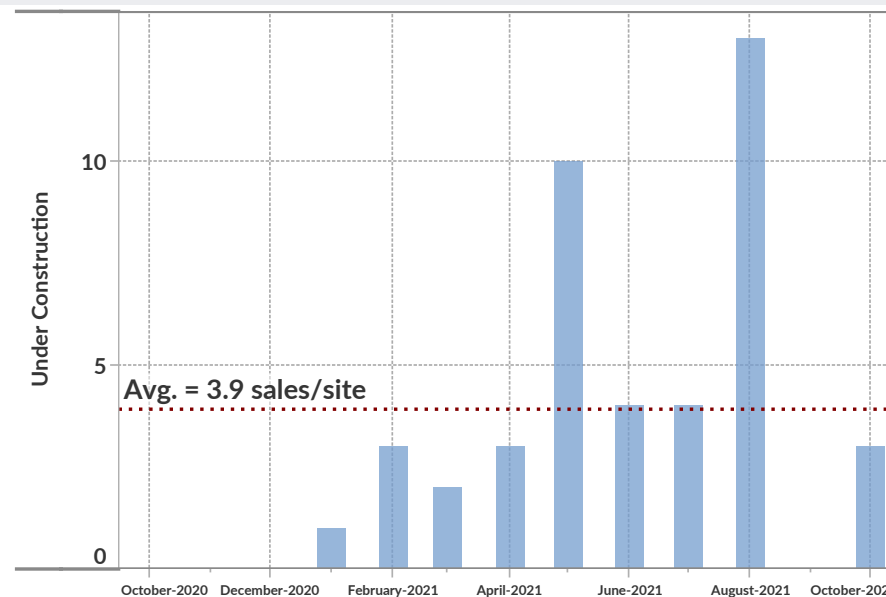
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	0	0	0	0
1 Bedroom	105	0	99	6
1 Bedroom + Den	257	0	257	0
2 Bedroom	91	3	91	0
2 Bedroom + Den	49	0	49	0
3 Bedroom & Up	1	0	1	0
Penthouse				
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,429	466	466	\$646,900	\$684,900

IPO Launch Performance (first 2 months)

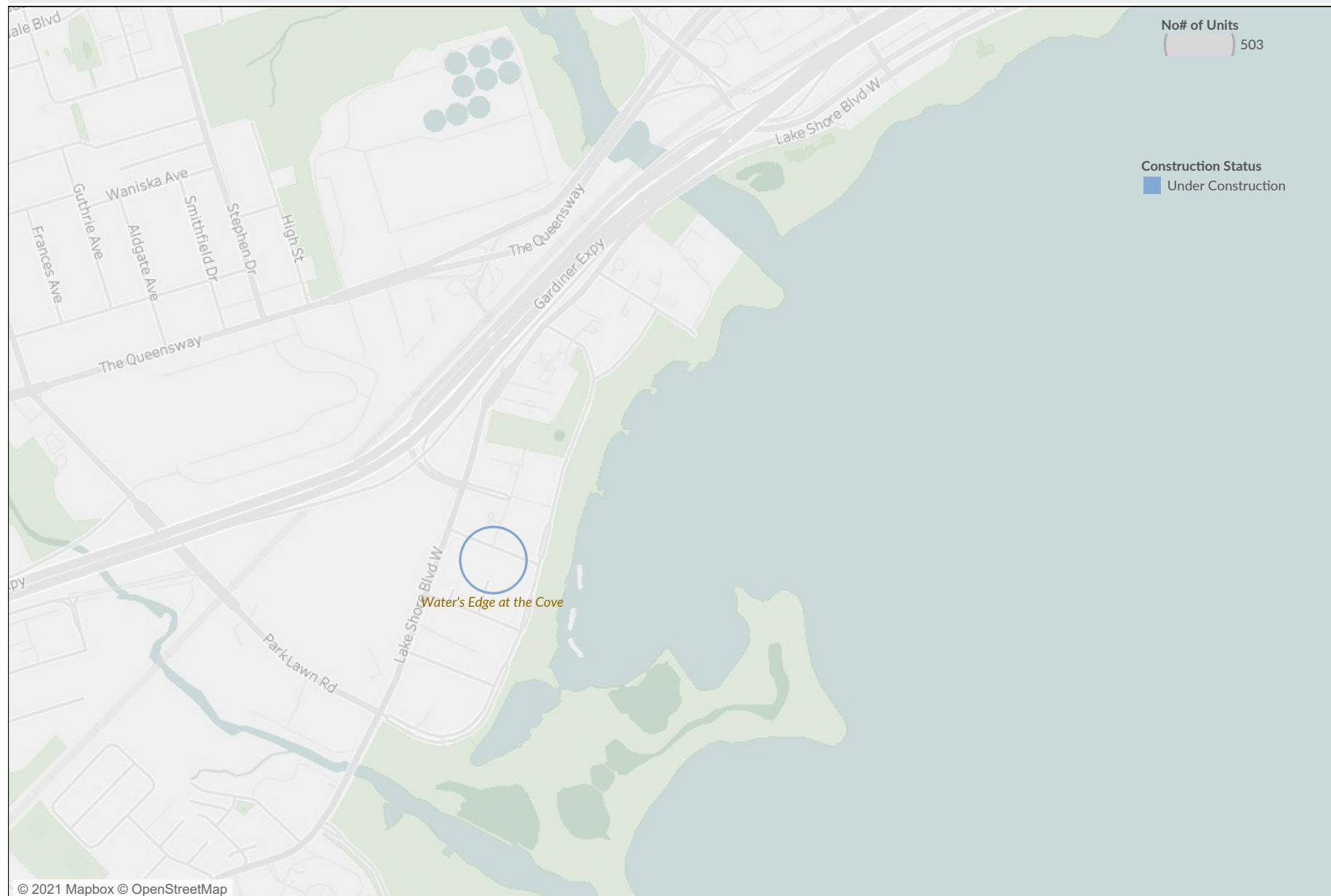


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - October 2021

Current Active Projects



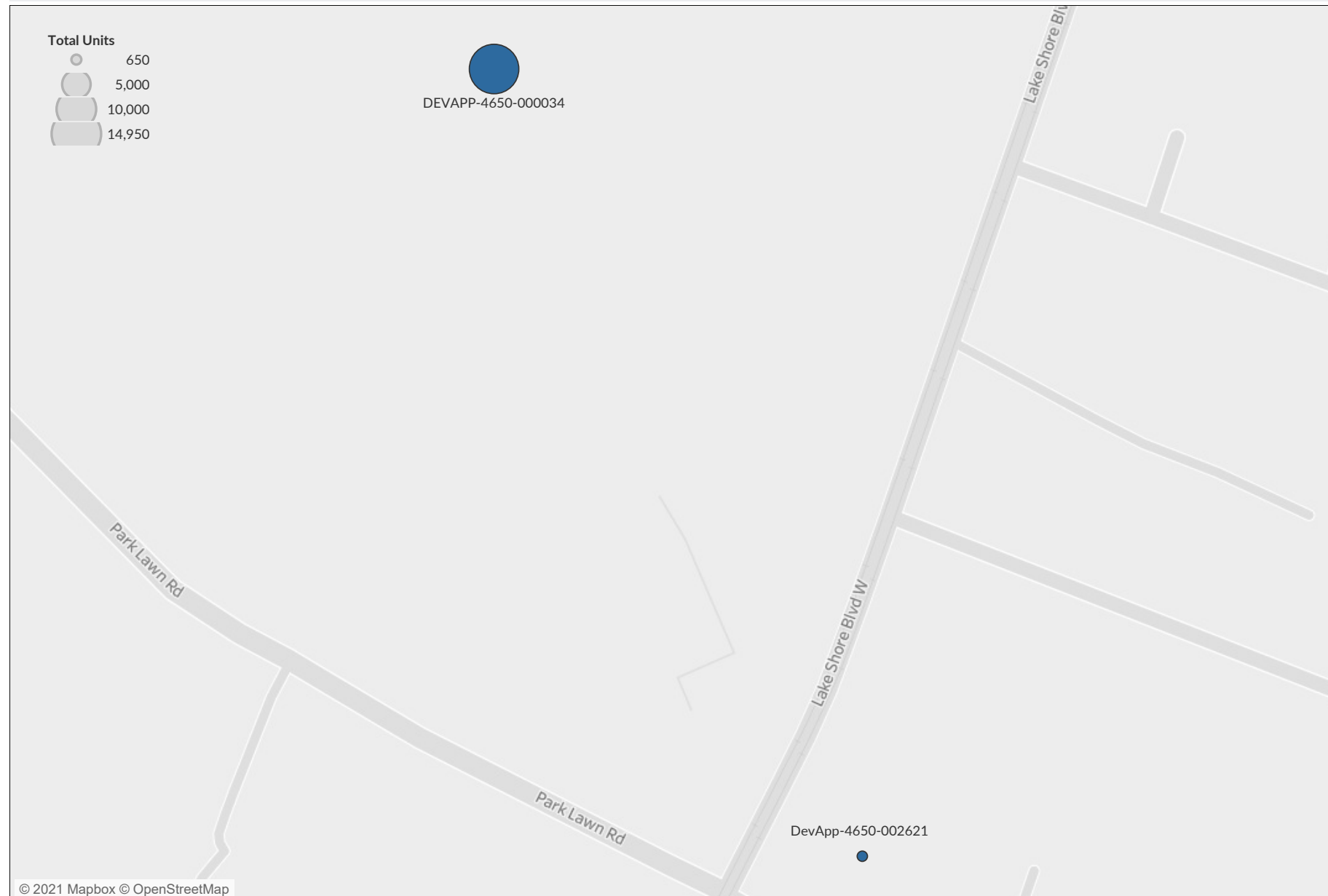
Etobicoke Waterfront Submarket Report - October 2021

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	3	43	6	503	\$820	\$1,429

Etobicoke Waterfront Submarket Report - October 2021

Current Development Applications



Etobicoke Waterfront Submarket Report - October 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000034	2150 Lake Shore Boulevard West	6.3	14,950
DevApp-4650-002621	2189 Lake Shore Boulevard West	16.4	650

Etobicoke Waterfront Submarket Report - October 2021

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	185	18	5,500	3,965	1,535	\$2,151	876	\$1,884,236	20,583
Central Waterfront	29	9	4,708	4,043	665	\$1,565	1,074	\$1,680,508	38,576
Don Mills - York Mills	7	12	3,368	3,157	211	\$987	1,099	\$1,084,331	27,166
Downtown Core	21	7	3,756	3,562	194	\$1,898	875	\$1,661,367	39,519
Downtown East	298	22	7,812	6,933	879	\$1,296	752	\$974,044	33,489
Downtown West	74	26	8,763	7,603	1,160	\$1,485	837	\$1,243,666	37,171
Etobicoke Waterfront	3	1	503	497	6	\$1,429	466	\$665,900	15,600
Highway7 - Yonge	187	7	1,775	1,645	130	\$896	951	\$851,963	31,788
Mississauga City Centre	47	12	7,424	7,047	377	\$1,056	870	\$918,561	13,261
North Toronto	63	18	4,044	3,377	667	\$1,345	971	\$1,305,863	412
North Yonge Corridor	87	5	1,540	1,311	229	\$1,403	717	\$1,006,634	40,355
North York East	0	2	527	526	1	\$949	1,028	\$974,900	209,731
North York West	220	10	1,522	1,249	273	\$1,275	1,246	\$1,587,983	20,900
Not Applicable	1,854	148	29,867	25,422	4,445	\$962	850	\$817,394	13,104
Scarborough City Centre									15,227
Sheppard Corridor	15	10	2,214	2,003	211	\$1,129	1,021	\$1,153,064	38,435
Thornhill	20	7	1,659	1,498	161	\$1,058	1,205	\$1,274,913	7,316
Toronto East	6	12	1,521	1,449	72	\$1,180	1,056	\$1,246,149	
Toronto West	50	20	4,080	3,561	519	\$1,208	959	\$1,157,958	
Yonge - St. Clair	2	8	1,049	811	238	\$1,920	1,384	\$2,657,583	

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.