

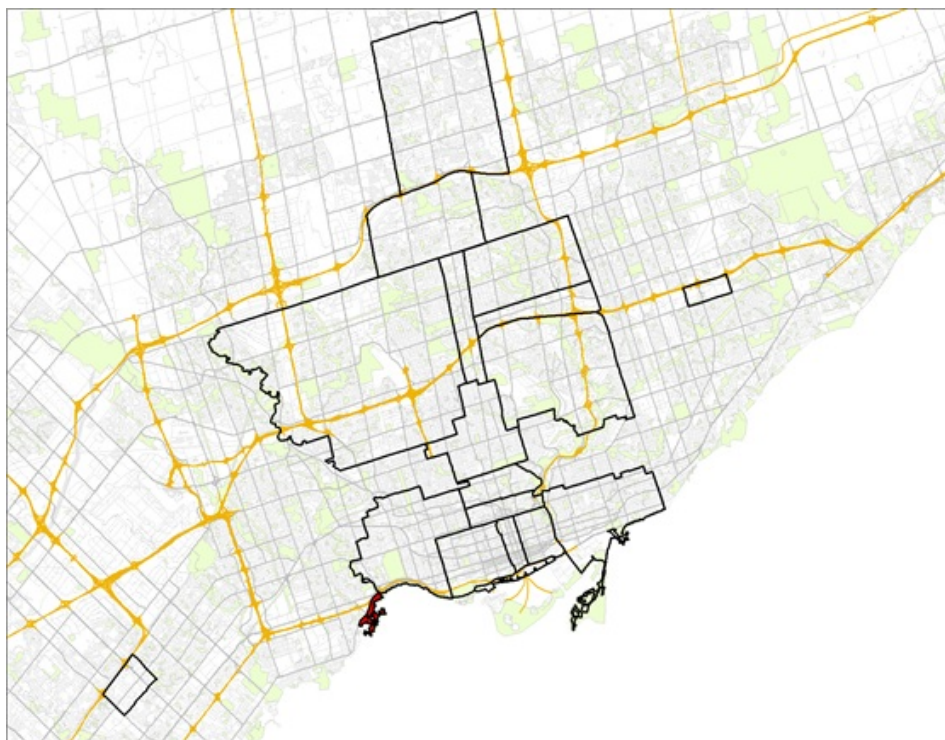


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of November 2021



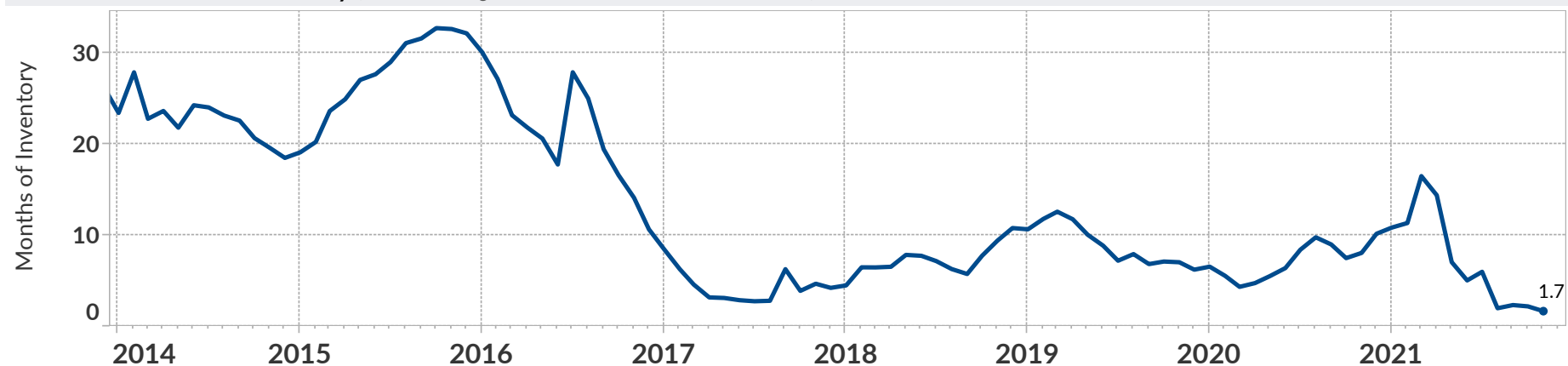
Etobicoke Waterfront Submarket Report - November 2021



Etobicoke Waterfront		GTA
Distinct count of Site Name	1	353
No. of Units	511	92,006
Total Sales	504	81,793
Act Inv	7	10,213
Avg. \$/sf	\$1,592	\$1,284
Avg. Project \$/SF	\$1,592	\$1,152
Avg. SF	530	944
Avg. \$	\$842,721	\$1,211,826
No Measure Value	2	4,274

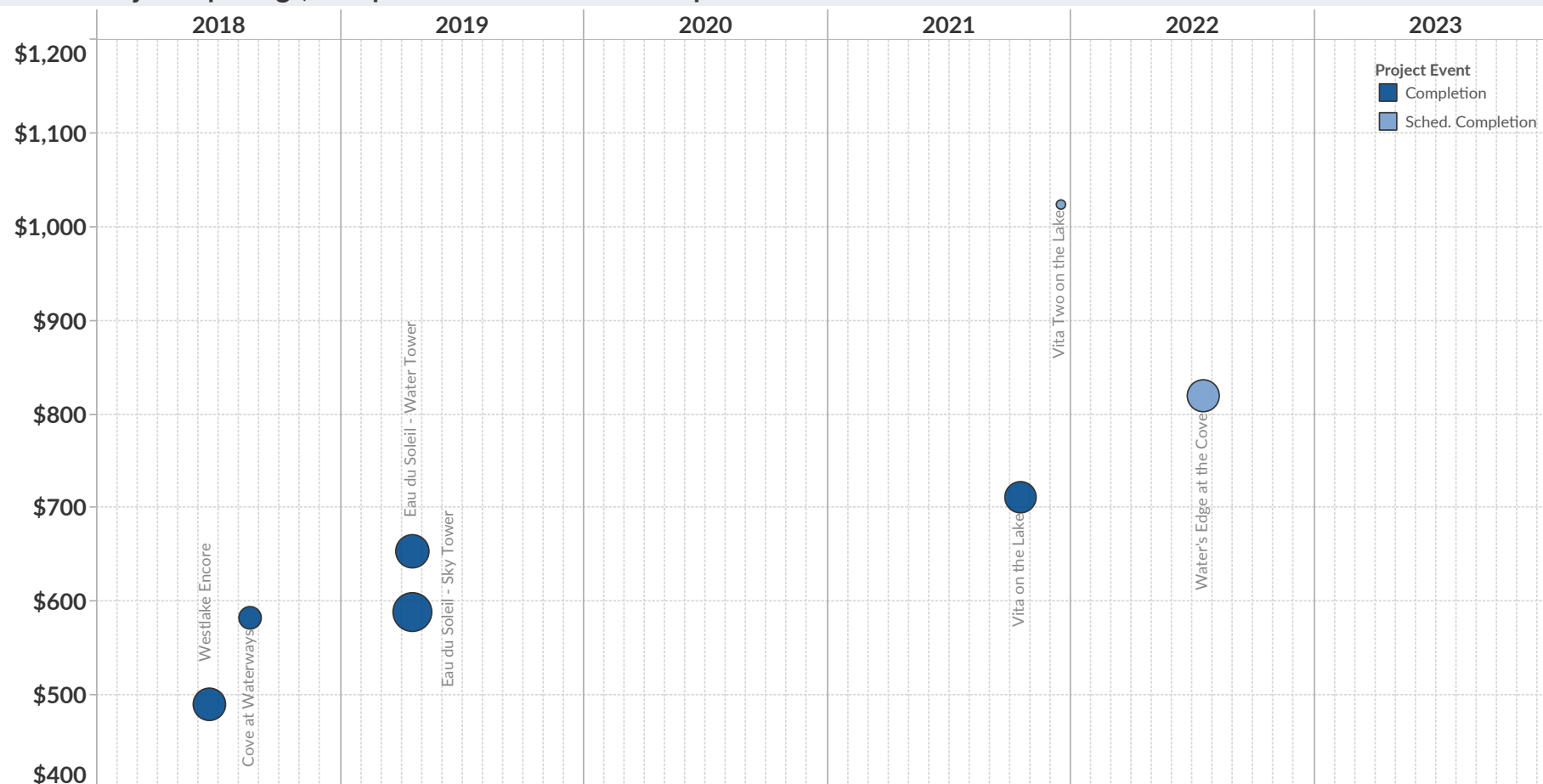
Development Applications		
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	611
Total Units	15,600	620,533
Min. Density	6.3	0.0
Max. Density	16.4	620.0
Avg. Density	11.3	7.8

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

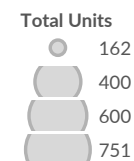


Etobicoke Waterfront Submarket Report - November 2021

Recent Project Openings, Completions & Scheduled Completions



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 - November 2021

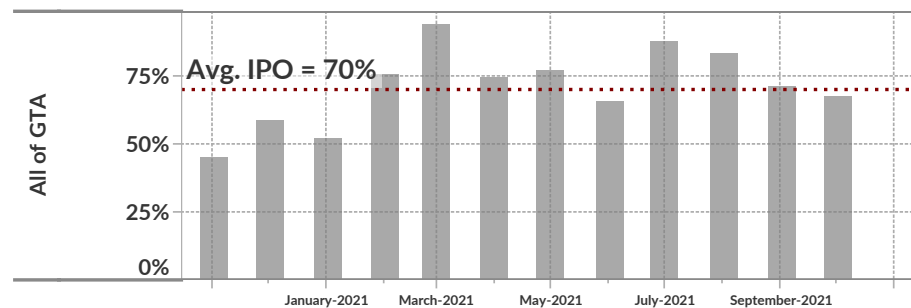
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	0	0	0	0
1 Bedroom	105	0	99	6
1 Bedroom + Den	261	1	261	0
2 Bedroom	95	1	94	1
2 Bedroom + Den	49	0	49	0
3 Bedroom & Up	1	0	1	0
Penthouse				
Other				

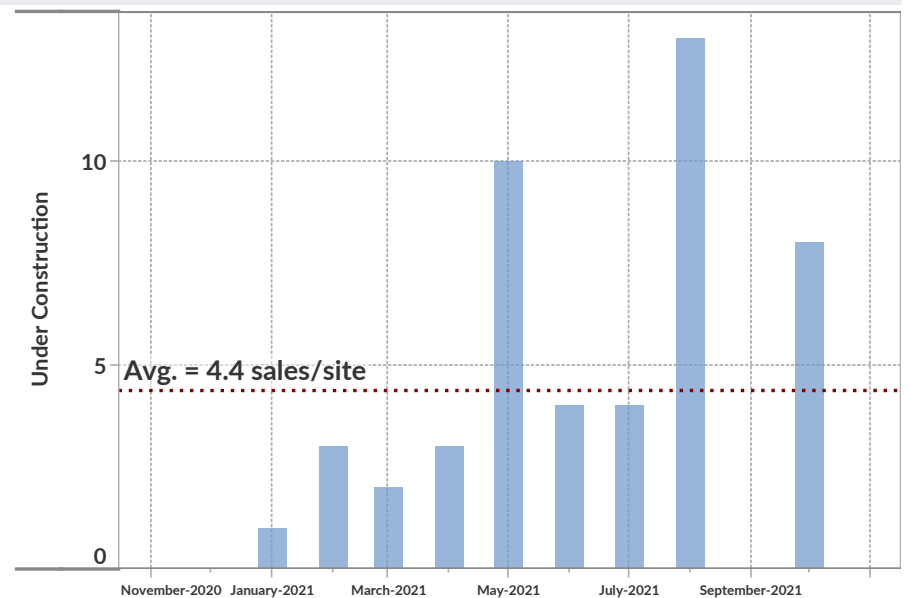
*

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,601	466	466	\$716,900	\$774,900
\$1,564	628	1,193	\$947,400	\$1,899,900

IPO Launch Performance (first 2 months)

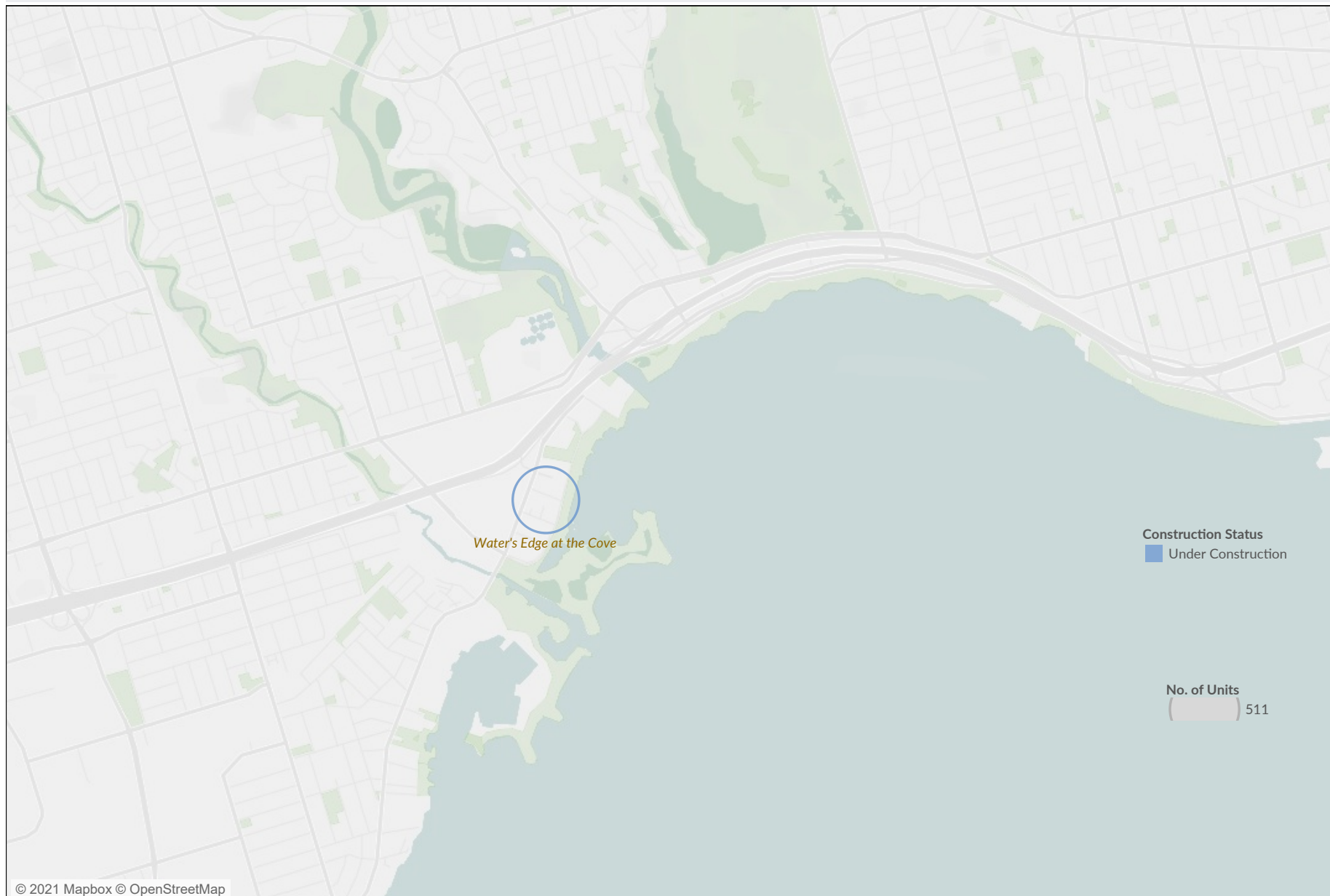


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - November 2021

Current Active Projects



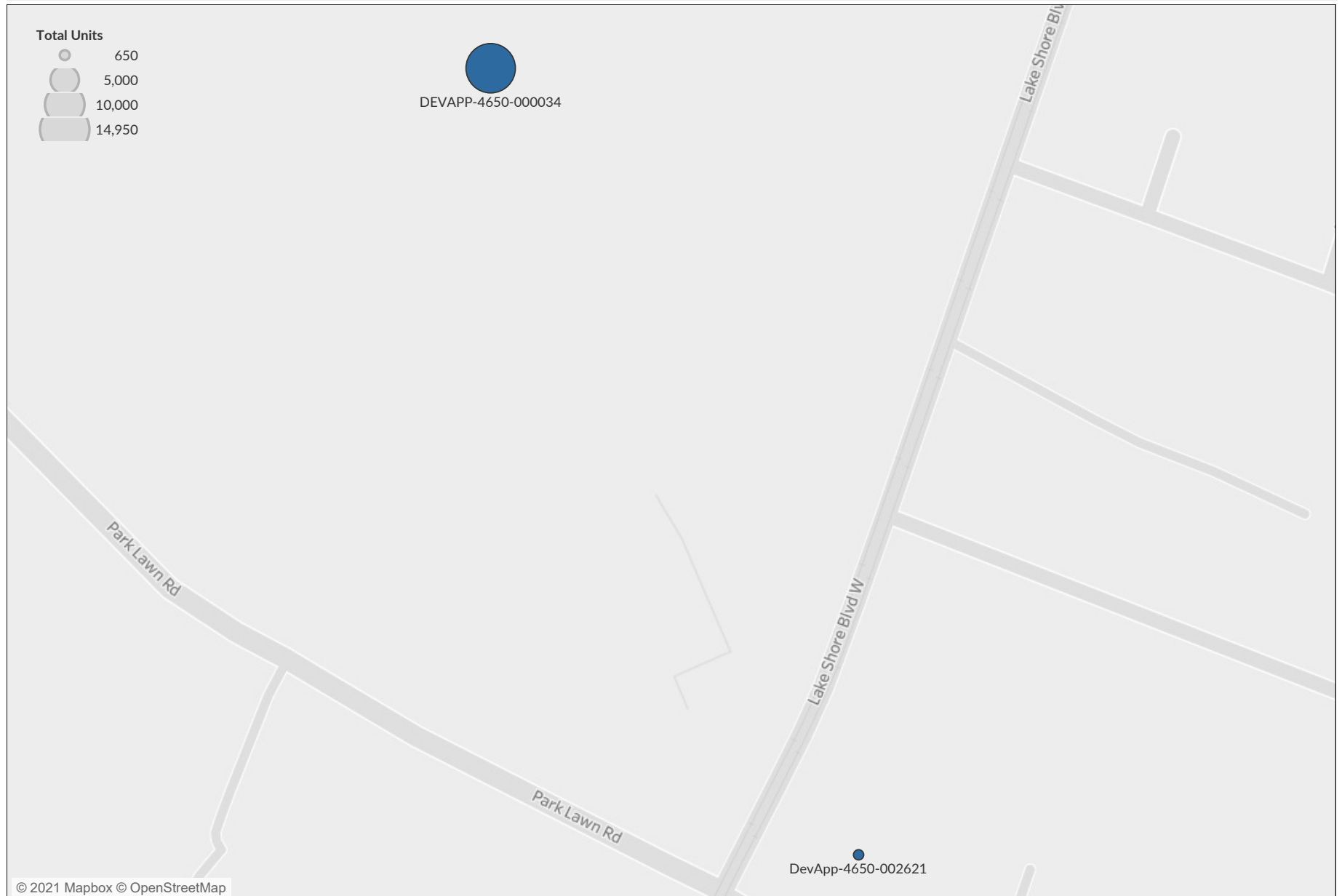
Etobicoke Waterfront Submarket Report - November 2021

Current Active Project List

							*	
Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Foot
Water's Edge at the Cove - Conservatory Group	Apartment	July-2022	2	50	7	511	\$820	\$1,592

Etobicoke Waterfront Submarket Report - November 2021

Current Development Applications



Etobicoke Waterfront Submarket Report - November 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 - November 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	855	18	4,820	382	\$2,344	1,493	\$3,499,816	22,486
Central Waterfront	79	9	4,124	584	\$1,616	1,102	\$1,780,926	38,576
Don Mills - York Mills	10	12	3,169	199	\$990	1,096	\$1,084,836	29,673
Downtown Core	99	7	3,568	188	\$1,834	896	\$1,643,838	41,438
Downtown East	94	22	7,028	764	\$1,302	774	\$1,008,119	35,238
Downtown West	319	26	7,925	832	\$1,547	951	\$1,471,036	36,879
Etobicoke Waterfront	2	1	504	7	\$1,592	530	\$842,721	15,600
Highway7 - Yonge	53	7	1,698	54	\$889	1,351	\$1,200,718	32,705
Mississauga City Centre	61	12	7,108	415	\$1,145	852	\$975,498	13,286
North Toronto	122	18	3,496	548	\$1,370	1,010	\$1,382,987	412
North Yonge Corridor	7	4	955	287	\$1,384	729	\$1,009,706	42,132
North York East	0	2	526	1	\$1,050	1,210	\$1,269,900	213,858
North York West	52	10	1,301	221	\$1,308	1,363	\$1,783,305	20,900
Not Applicable	2,352	149	26,120	4,583	\$984	849	\$835,437	13,596
Scarborough City Centre								15,227
Sheppard Corridor	25	10	2,028	234	\$1,147	1,013	\$1,161,357	41,144
Thornhill	18	7	1,513	146	\$1,055	1,230	\$1,298,211	7,383
Toronto East	3	11	1,420	60	\$1,227	1,022	\$1,254,176	
Toronto West	117	20	3,673	476	\$1,221	972	\$1,187,150	
Yonge - St. Clair	6	8	817	232	\$1,927	1,395	\$2,687,477	

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.