

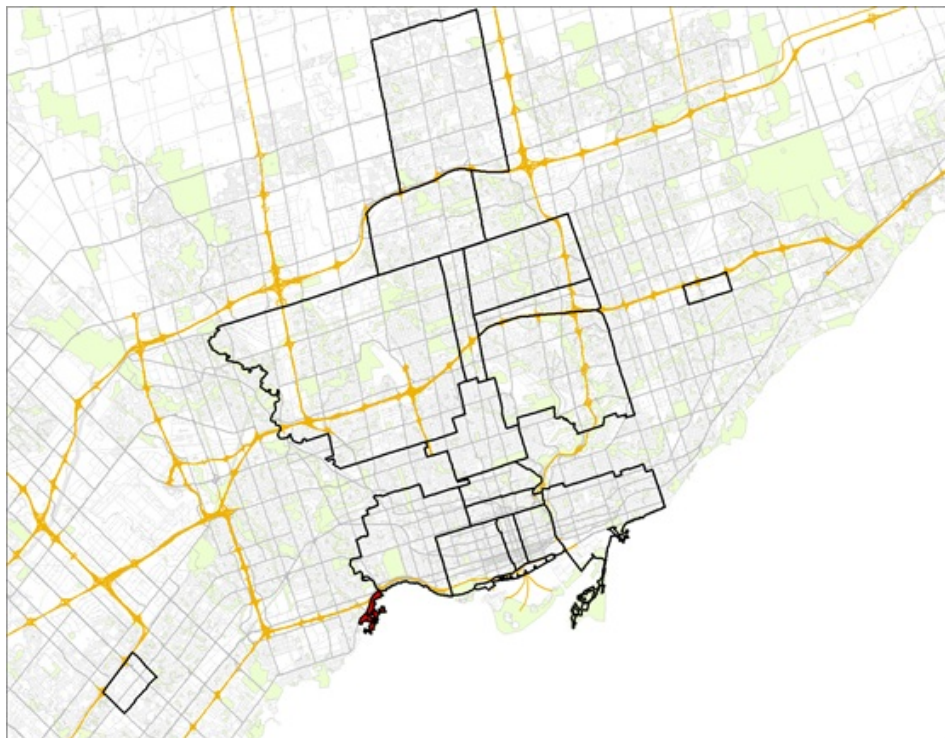


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of February 2022



Etobicoke Waterfront Submarket Report - February 2022



Etobicoke Waterfront		GTA
Distinct count of Site Name	1	328
No. of Units	517	87,845
Total Sales	512	79,226
Act Inv	5	8,619
Avg. \$/sf	\$1,601	\$1,413
Avg. Project \$/SF	\$1,601	\$1,204
Avg. SF	466	934
Avg. \$	\$745,900	\$1,318,992
No Measure Value	3	3,048

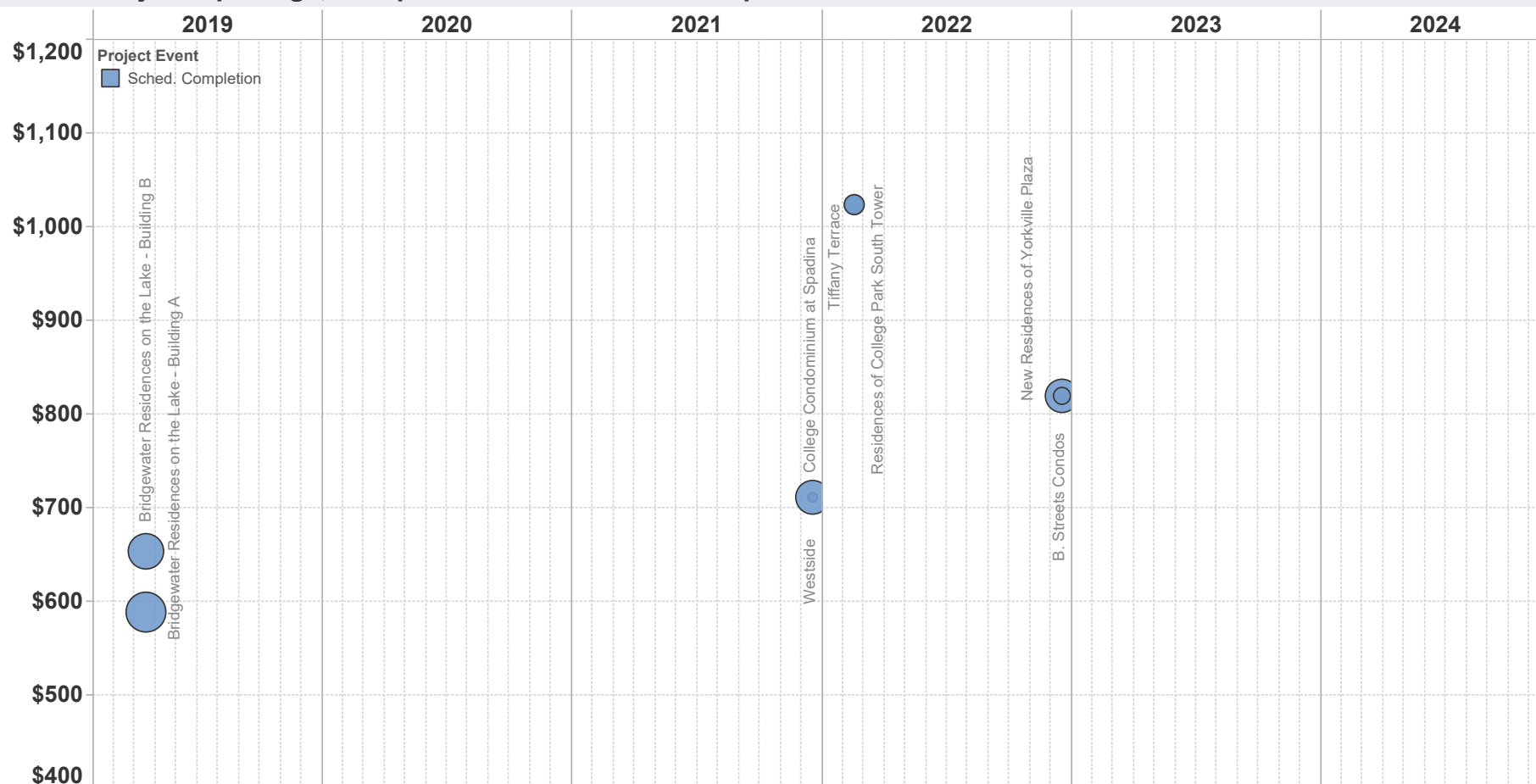
Development Applications		
Etobicoke Waterfront		City of Toronto
Count of Address	2	648
Total Units	8,154	364,157
Min. Density	6.3	0.0
Max. Density	16.4	620.0
Avg. Density	11.3	7.9

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

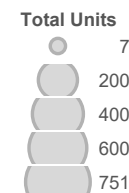


Etobicoke Waterfront Submarket Report - February 2022

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.



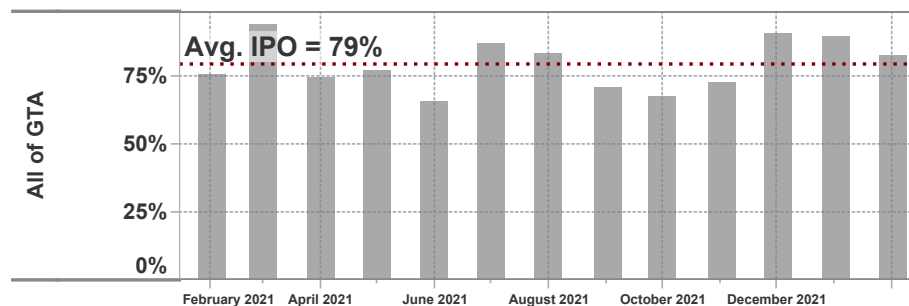
Etobicoke Waterfront Submarket Report - February 2022

Project Data by Unit Type

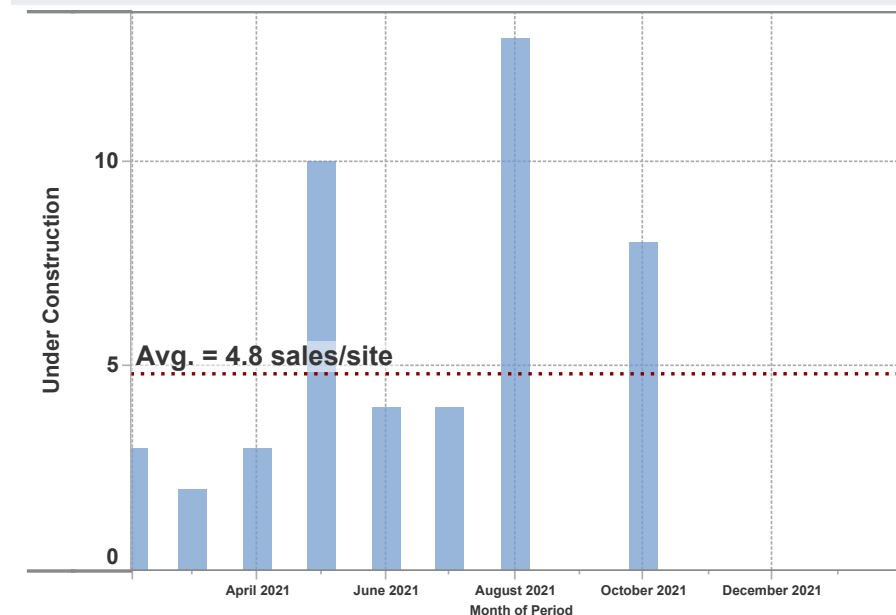
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	0	0	0	0
1 Bedroom	105	1	100	5
1 Bedroom + Den	264	0	264	0
2 Bedroom	96	0	96	0
2 Bedroom + Den	51	2	51	0
3 Bedroom & Up	1	0	1	0
Penthouse				
Other				

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,601	466	466	\$716,900	\$774,900

IPO Launch Performance (first 2 months)

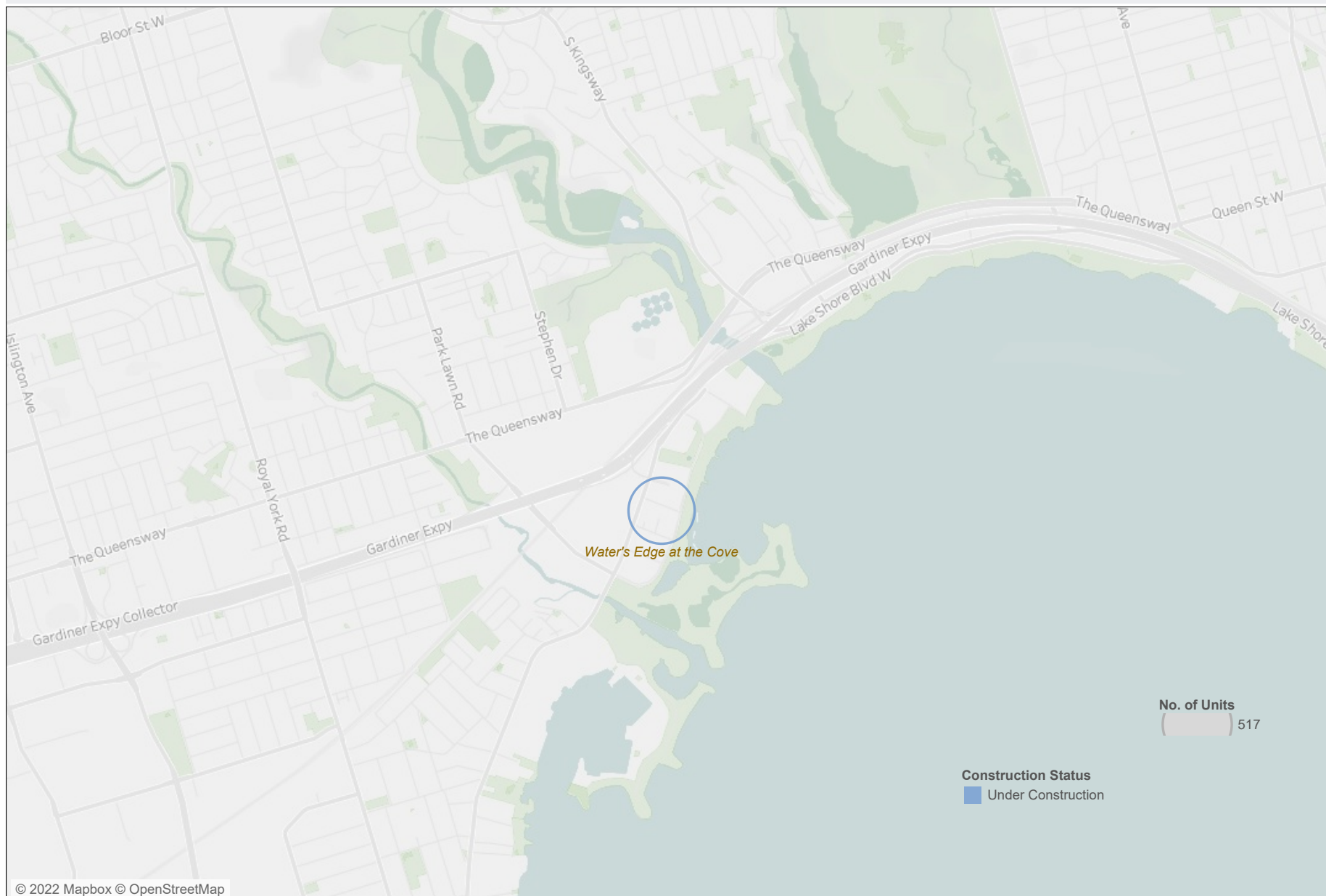


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - February 2022

Current Active Projects



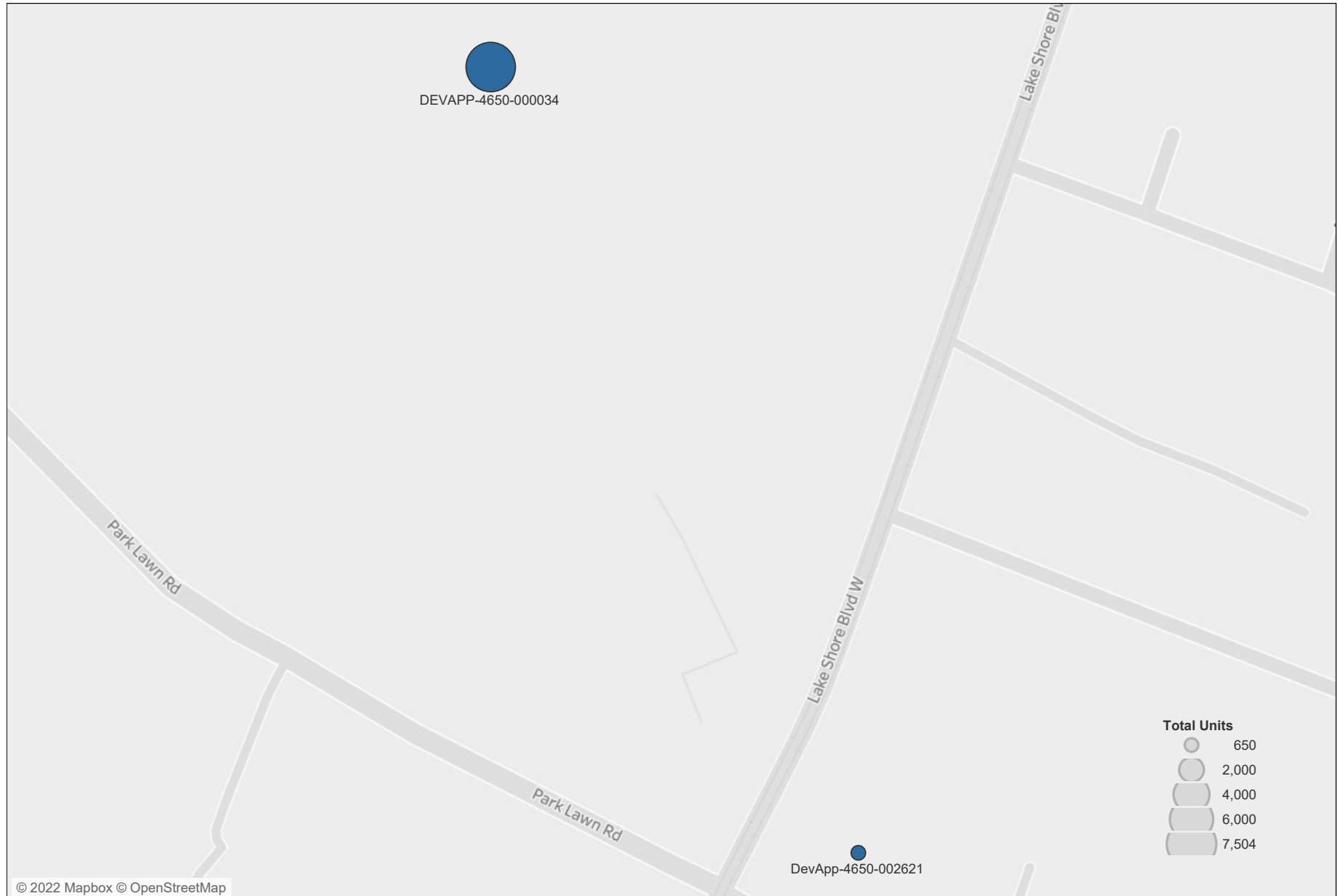
Etobicoke Waterfront Submarket Report - February 2022

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 Fo..
Water's Edge at the Cove - Conservatory Group	Apartment	December 2022	3	3	5	517	\$820	\$1,601

Etobicoke Waterfront Submarket Report - February 2022

Current Development Applications



Etobicoke Waterfront Submarket Report - February 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DEVAPP-4650-000034	2150 Lake Shore Boulevard West	6.3	7,504
DevApp-4650-002621	2189 Lake Shore Boulevard West	16.4	650

Etobicoke Waterfront Submarket Report - February 2022

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	• 78	• 18	• 4,961	• 345	• \$2,449	• 1,492	• \$3,653,966	• 13,579
Central Waterfront	• 2	• 9	• 4,129	• 579	• \$1,611	• 1,127	• \$1,816,254	• 16,313
Don Mills - York Mills	• 249	• 14	• 3,519	• 413	• \$1,073	• 894	• \$958,974	• 15,283
Downtown Core	• 50	• 8	• 3,581	• 1,280	• \$1,534	• 699	• \$1,071,937	• 23,554
Downtown East	• 47	• 18	• 5,891	• 572	• \$1,337	• 823	• \$1,101,131	• 18,747
Downtown West	• 43	• 24	• 7,764	• 747	• \$1,564	• 990	• \$1,548,722	• 19,843
Etobicoke Waterfront	• 3	• 1	• 512	• 5	• \$1,601	• 466	• \$745,900	• 8,154
Highway7 - Yonge	• 10	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 18,360
Mississauga City Centre	• 54	• 13	• 7,286	• 486	• \$1,234	• 757	• \$934,200	• 16,957
North Toronto	• 36	• 18	• 3,639	• 396	• \$1,453	• 1,046	• \$1,520,180	• 206
North Yonge Corridor	• 361	• 6	• 1,728	• 113	• \$1,614	• 801	• \$1,293,228	• 27,148
North York East	• 0	• 1	• 497	• 0	•	•	•	• 118,766
North York West	• 8	• 9	• 1,354	• 128	• \$1,358	• 1,741	• \$2,364,608	• 16,707
Not Applicable	• 1,890	• 134	• 23,898	• 2,561	• \$1,072	• 862	• \$923,935	• 11,036
Scarborough City Centre								• 10,992
Sheppard Corridor	• 15	• 11	• 2,281	• 213	• \$1,153	• 1,005	• \$1,159,295	• 24,334
Thornhill	• 32	• 4	• 1,113	• 81	• \$1,195	• 1,306	• \$1,561,338	• 4,178
Toronto East	• 10	• 8	• 1,120	• 42	• \$1,264	• 1,046	• \$1,322,389	
Toronto West	• 143	• 20	• 3,987	• 494	• \$1,275	• 912	• \$1,163,475	
Yonge - St. Clair	• 17	• 7	• 770	• 136	• \$2,340	• 1,807	• \$4,228,215	

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.