

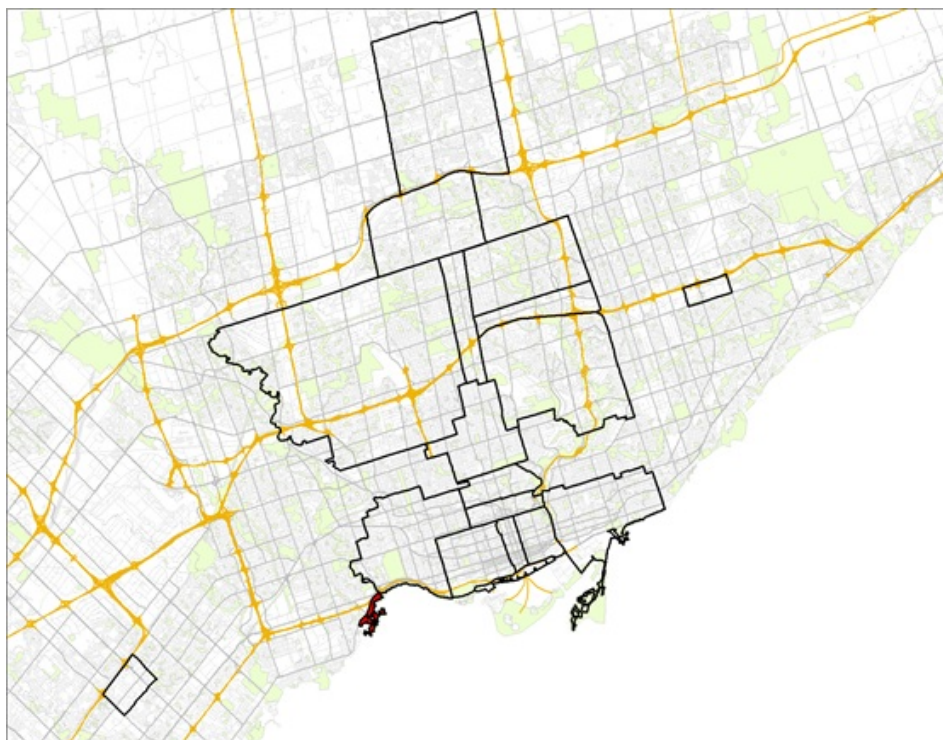


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of August 2022



Etobicoke Waterfront Submarket Report - August 2022



Etobicoke Waterfront		GTA
Distinct count of Site Name	1	328
No. of Units	531	84,114
Total Sales	530	75,327
Act Inv	1	8,787
Avg. \$/sf	\$1,626	\$1,468
Avg. Project \$/SF	\$1,626	\$1,292
Avg. SF	466	882
Avg. \$	\$757,900	\$1,294,422
Current Month Sales (incl. active & sold out)	0	533

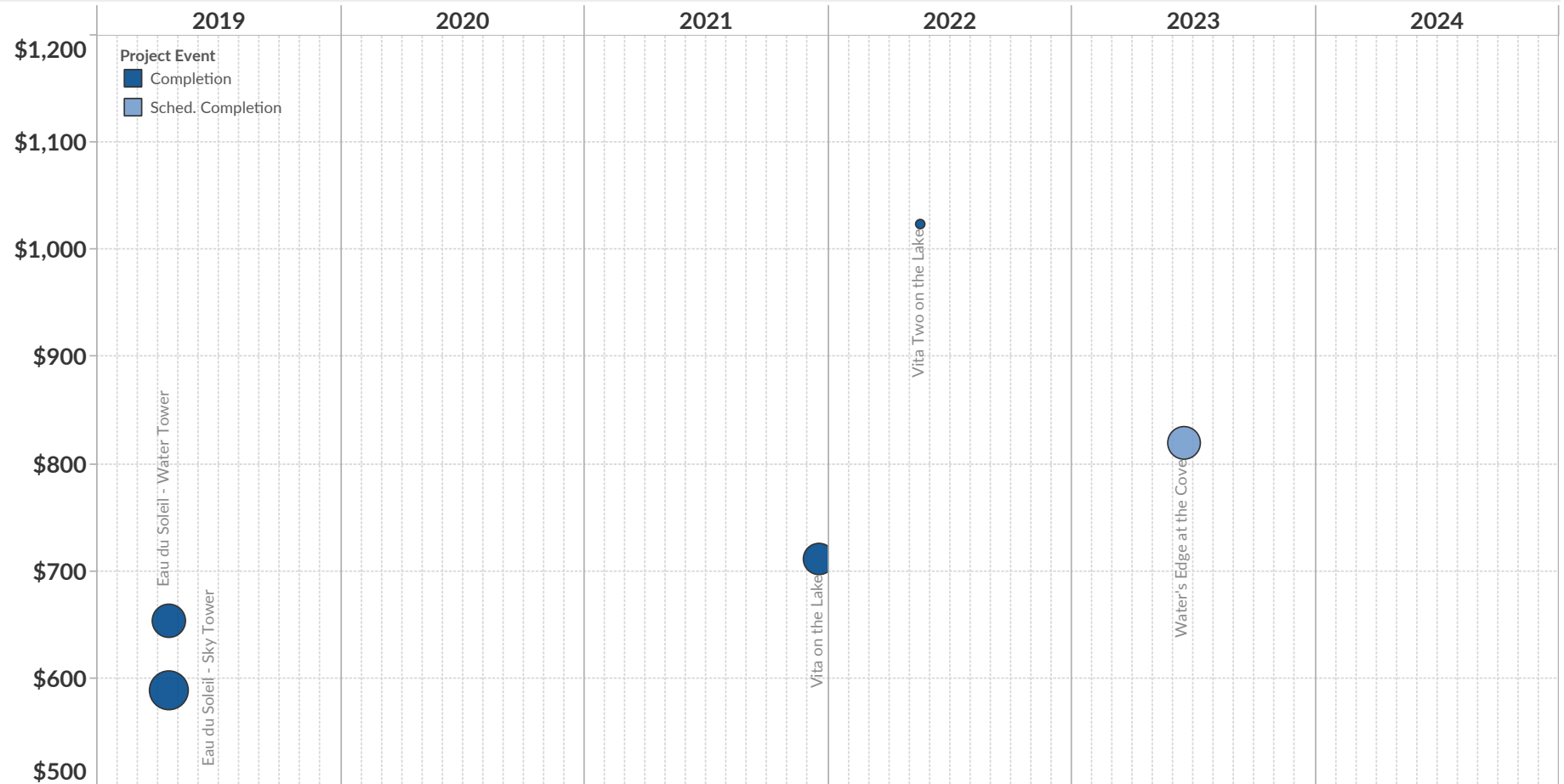
Development Applications		
Etobicoke Waterfront		City of Toronto
Count of Address	2	716
Total Units	8,231	393,016
Min. Density	6.3	0.0
Max. Density	16.4	61.7
Avg. Density	11.4	7.6

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



Etobicoke Waterfront Submarket Report - August 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.

Total Units

- 162
- 400
- 600
- 751

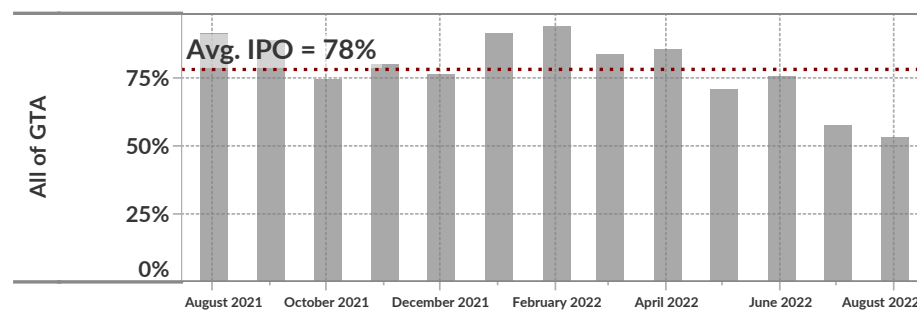
Etobicoke Waterfront Submarket Report - August 2022

Project Data by Unit Type

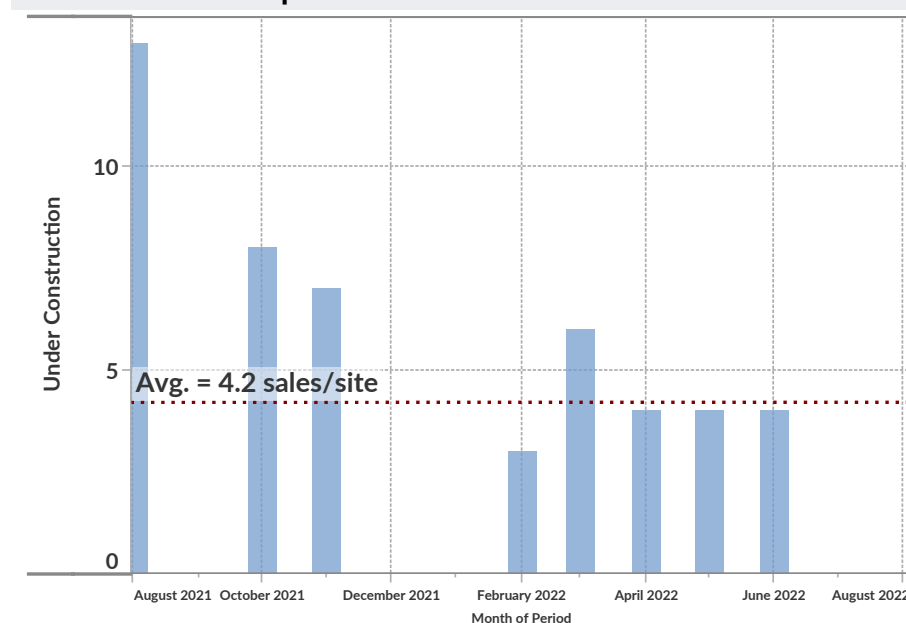
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	0	0	0	0
1 Bedroom	105	0	104	1
1 Bedroom + Den	273	0	273	0
2 Bedroom	100	0	100	0
2 Bedroom + Den	52	0	52	0
3 Bedroom & Up	1	0	1	0
Penthouse				
Other				

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,626	466	466	\$757,900	\$757,900

IPO Launch Performance (first 2 months)

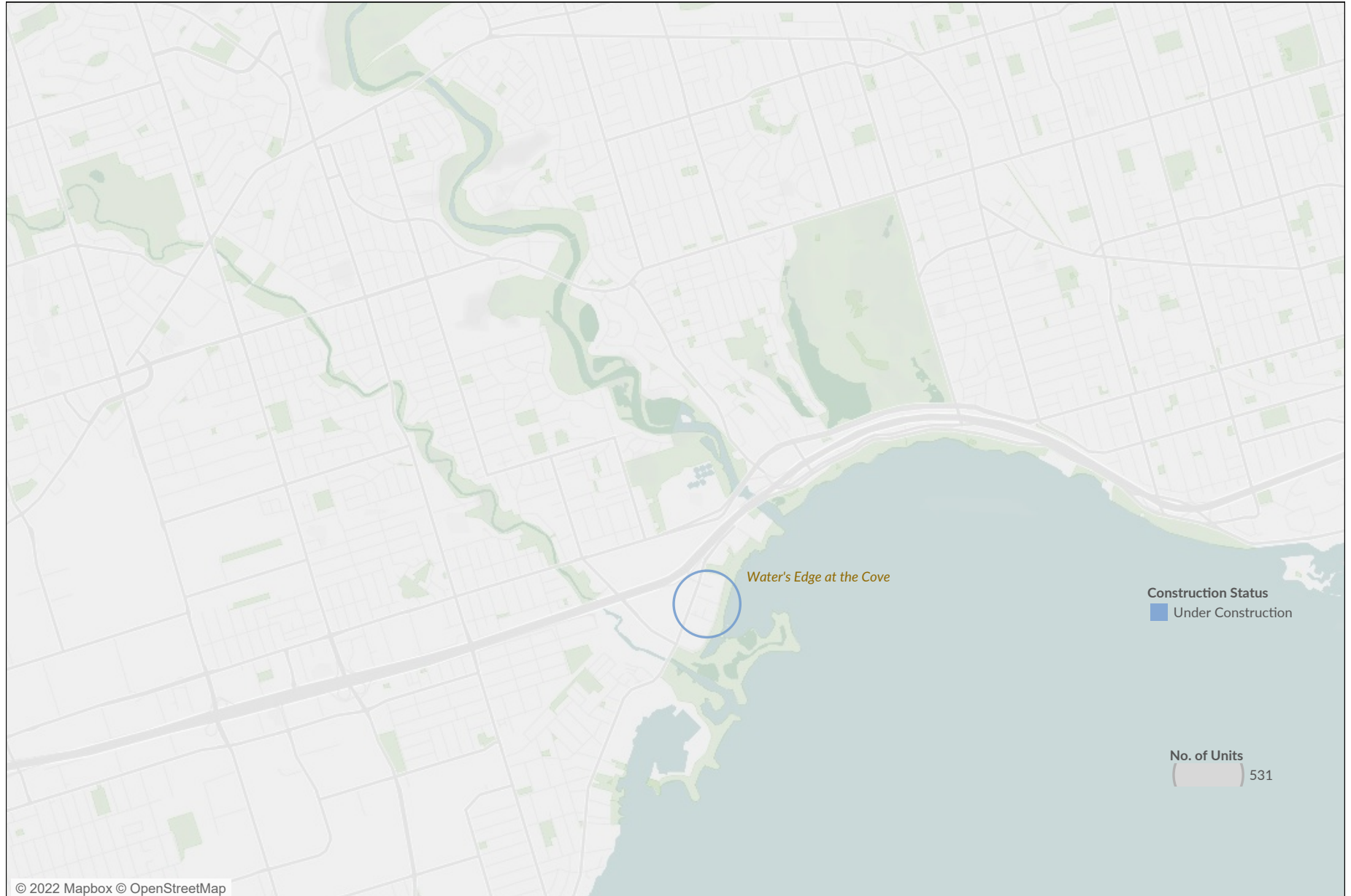


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - August 2022

Current Active Projects



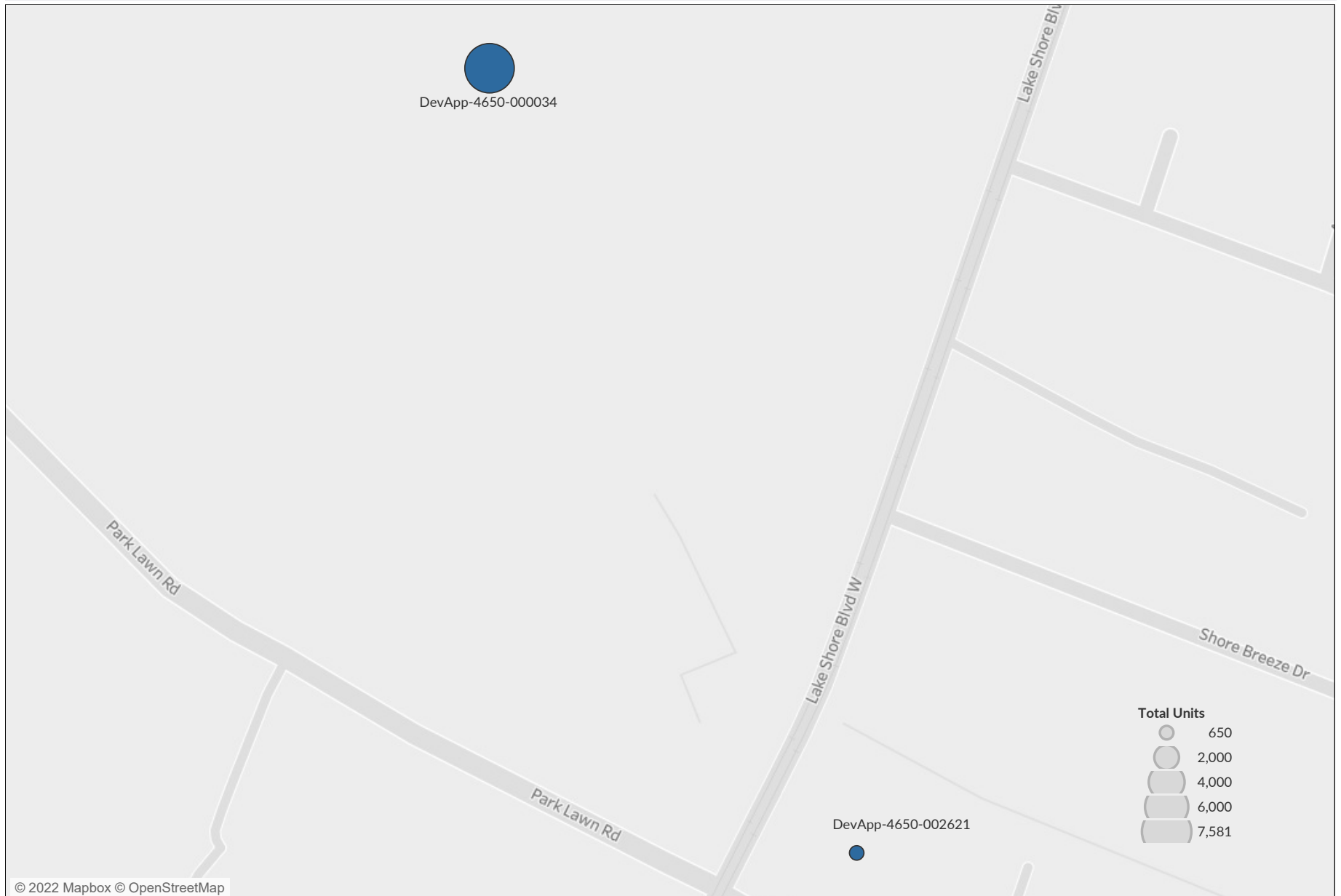
Etobicoke Waterfront Submarket Report - August 2022

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 Foot
Water's Edge at the Cove - Conservatory Group	Apartment	June 2023	0	21	1	531	\$820	\$1,626

Etobicoke Waterfront Submarket Report - August 2022

Current Development Applications



Etobicoke Waterfront Submarket Report - August 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000034	2150 Lake Shore Boulevard West	6.3	7,581
DevApp-4650-002621	2189 Lake Shore Boulevard West	16.4	650

Etobicoke Waterfront Submarket Report - August 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	• 3	• 16	• 4,355	• 261	• \$2,614	• 1,432	• \$3,743,520	• 15,125
Central Waterfront	• 1	• 8	• 3,991	• 540	• \$1,673	• 1,122	• \$1,877,585	• 13,435
Don Mills - York Mills	• 0	• 14	• 3,837	• 148	• \$1,138	• 1,082	• \$1,230,632	• 20,497
Downtown Core	• 50	• 8	• 4,584	• 512	• \$1,905	• 808	• \$1,539,808	• 26,741
Downtown East	• 88	• 17	• 5,508	• 996	• \$1,553	• 670	• \$1,040,944	• 24,125
Downtown West	• 133	• 25	• 8,046	• 718	• \$1,695	• 1,029	• \$1,743,451	• 19,862
Etobicoke Waterfront	• 0	• 1	• 530	• 1	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,111	• 1,310	• \$1,454,833	• 22,189
Mississauga City Centre	• 1	• 8	• 3,336	• 121	• \$1,225	• 714	• \$874,948	• 20,052
North Toronto	• 11	• 18	• 3,777	• 317	• \$1,557	• 1,047	• \$1,629,891	• 206
North Yonge Corridor	• 1	• 6	• 1,785	• 68	• \$1,563	• 936	• \$1,462,253	• 28,895
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 118,475
North York West	• 6	• 7	• 836	• 177	• \$1,454	• 1,385	• \$2,013,105	• 18,119
Not Applicable	• 212	• 139	• 23,706	• 3,765	• \$1,172	• 792	• \$928,033	• 13,740
Scarborough City Centre								• 10,195
Sheppard Corridor	• 2	• 11	• 2,210	• 295	• \$1,417	• 831	• \$1,177,641	• 28,660
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,469
Toronto East	• 13	• 13	• 1,852	• 200	• \$1,271	• 760	• \$965,100	
Toronto West	• 12	• 23	• 4,076	• 529	• \$1,340	• 872	• \$1,168,053	
Yonge - St. Clair	• 0	• 7	• 820	• 86	• \$2,103	• 1,587	• \$3,336,941	

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