

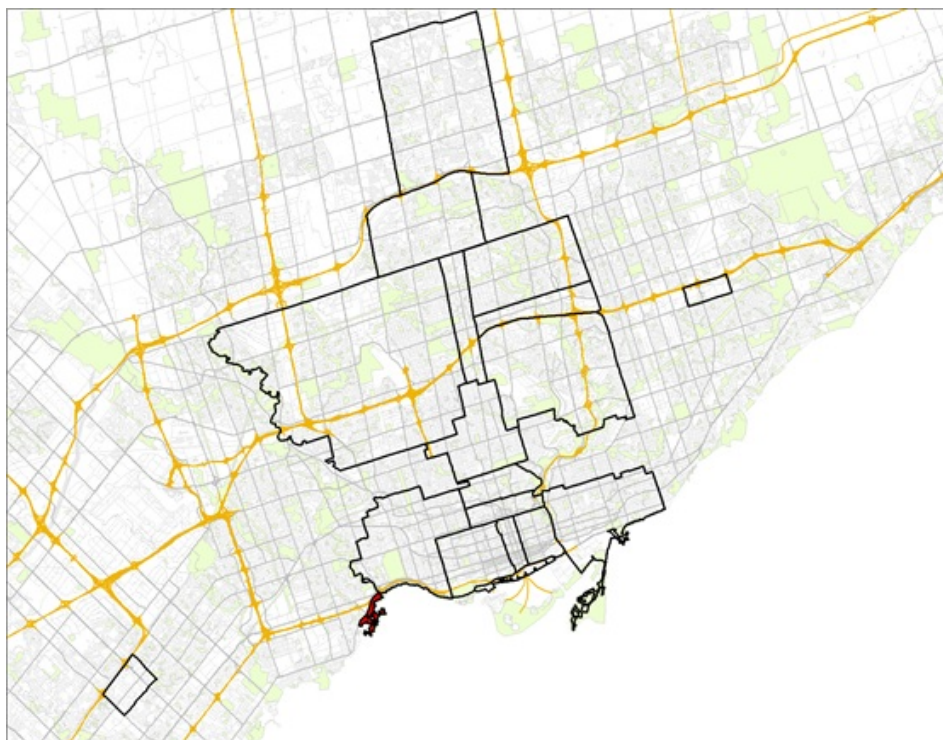


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of December 2022



Etobicoke Waterfront Submarket Report - December 2022



Etobicoke Waterfront		GTA
Distinct count of Site Name	1	344
No. of Units	537	88,333
Total Sales	537	76,743
Act Inv	0	11,590
Avg. wt. \$/sf		\$1,418
Avg. Project \$/SF	\$1,626	\$1,290
Avg. SF		853
Avg. \$		\$1,209,903
Current Month Sales (incl. active & sold out)	0	398

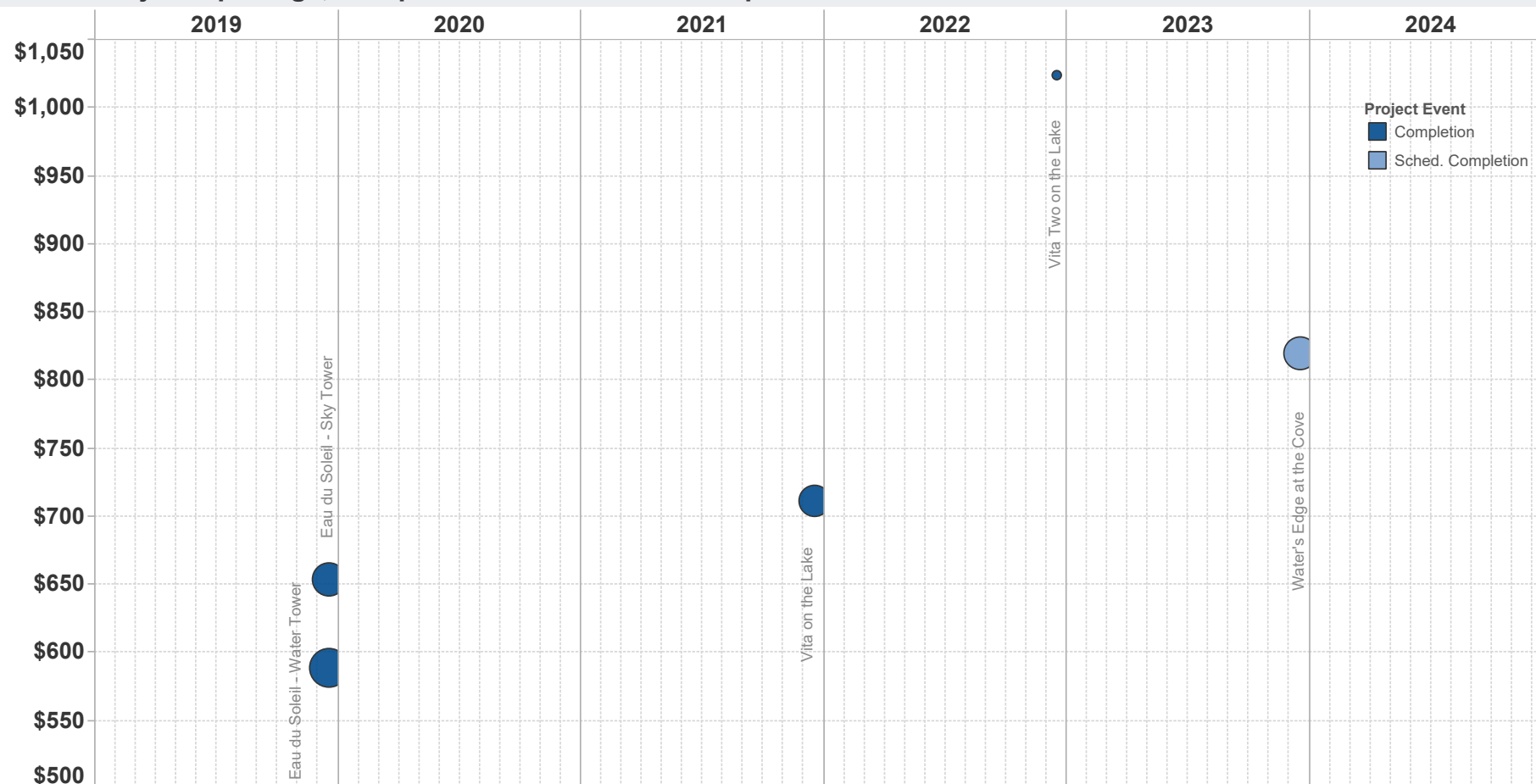
Development Applications		
Etobicoke Waterfront		City of Toronto
Count of Address	4	770
Total Units	16,727	620,781
Min. Density	6.3	0.0
Max. Density	16.4	61.7
Avg. Density	9.3	7.8

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

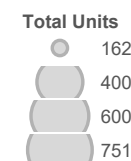


Etobicoke Waterfront Submarket Report - December 2022

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.

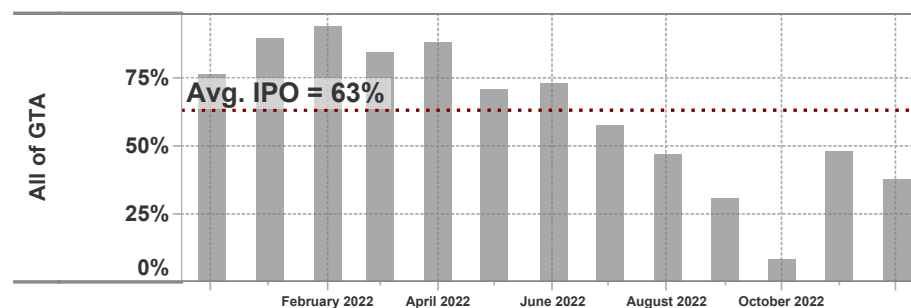


Etobicoke Waterfront Submarket Report - December 2022

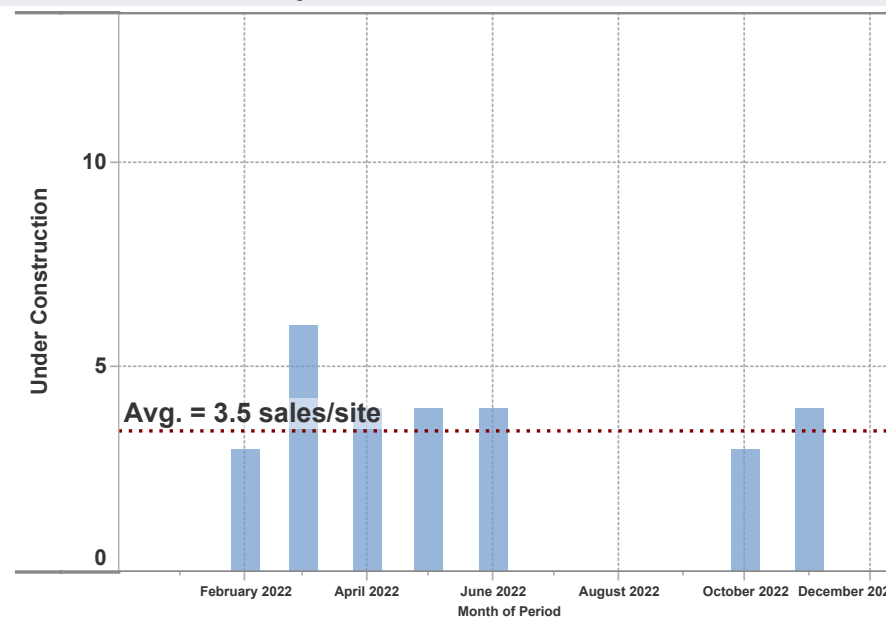
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	0	0	0	0
1 Bedroom	106	0	106	0
1 Bedroom + Den	273	0	273	0
2 Bedroom	105	0	105	0
2 Bedroom + Den	52	0	52	0
3 Bedroom & Up	1	0	1	0
Penthouse				
Other				

IPO Launch Performance (first 2 months)

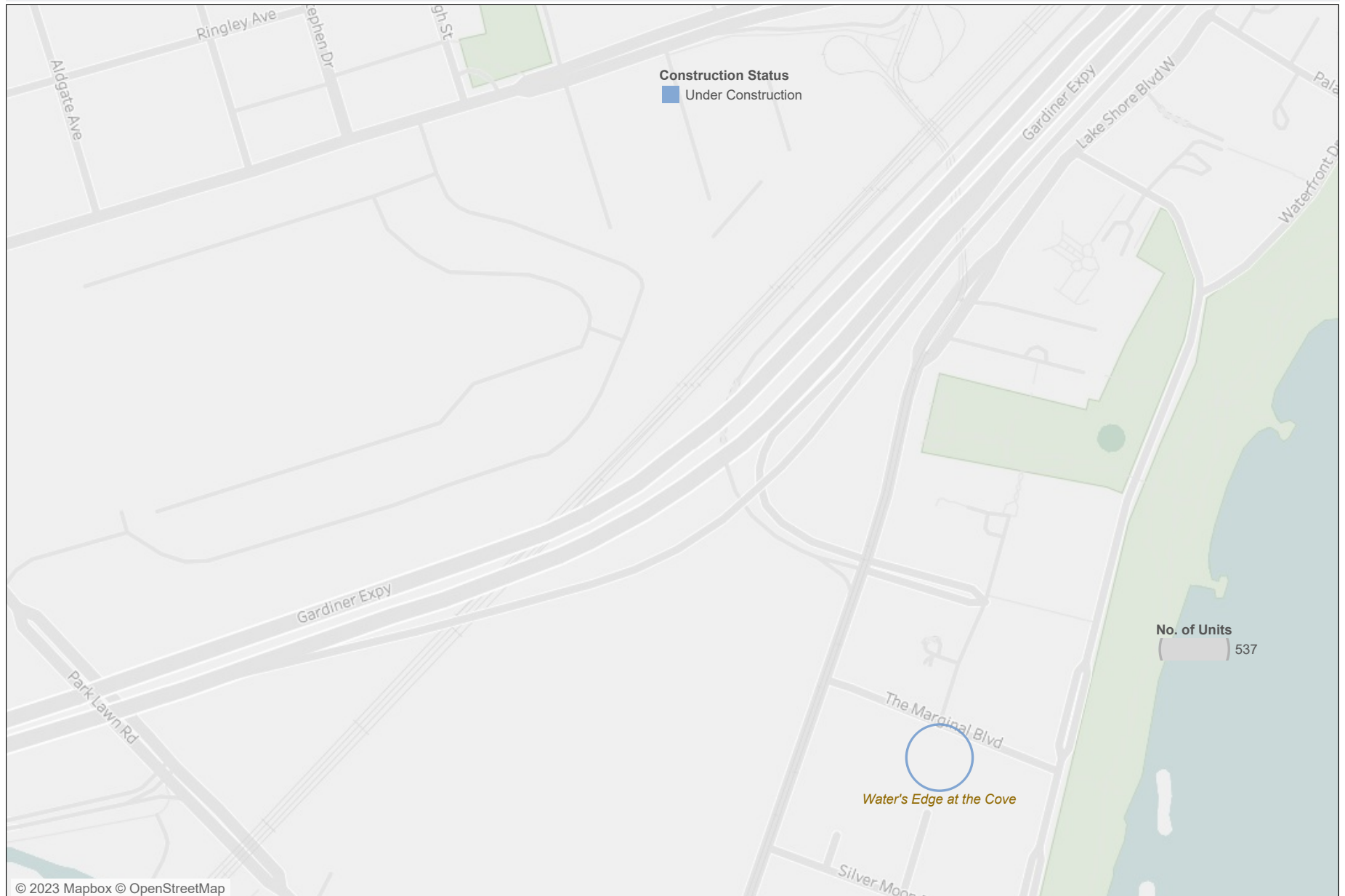


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - December 2022

Current Active Projects

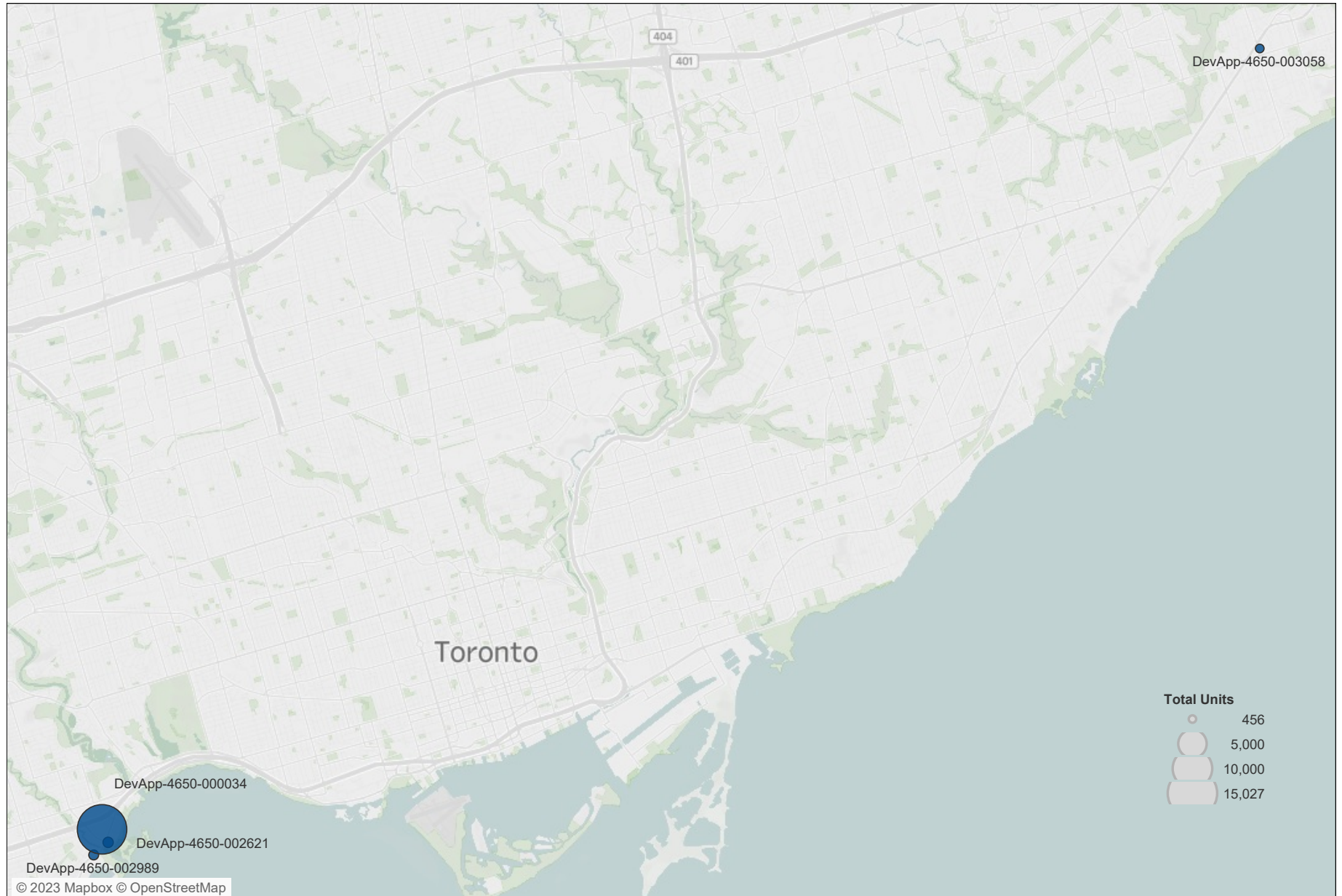


Etobicoke Waterfront Submarket Report - December 2022

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	June 2023	0	28	0	537	\$820	\$1,626

Etobicoke Waterfront Submarket Report - December 2022

Current Development Applications



Etobicoke Waterfront Submarket Report - December 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000034	2150 Lake Shore Boulevard West	6.3	15,027
DevApp-4650-002621	2189 Lake Shore Boulevard West	16.4	650
DevApp-4650-002989	2256 Lake Shore Boulevard West	6.3	594
DevApp-4650-003058	255 Morningside Avenue	8.3	456

Etobicoke Waterfront Submarket Report - December 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	10	17	4,410	295	\$2,548	1,416	\$3,606,558	23,003
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	30,507
Don Mills - York Mills	0	14	3,851	85	\$1,140	1,222	\$1,393,092	37,120
Downtown Core	31	8	4,624	736	\$1,873	747	\$1,398,732	46,479
Downtown East	25	18	5,720	806	\$1,554	697	\$1,083,190	39,123
Downtown West	36	24	7,792	910	\$1,806	984	\$1,776,570	29,509
Etobicoke Waterfront	0	1	537	0	.	.	.	16,727
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	34,227
Mississauga City Centre	0	9	4,282	111	\$1,218	755	\$919,967	25,285
North Toronto	9	18	3,486	369	\$1,552	959	\$1,488,675	206
North Yonge Corridor	15	7	1,999	104	\$1,563	795	\$1,242,253	43,624
North York East	0	1	497	0	.	.	.	184,492
North York West	11	8	906	246	\$1,434	1,160	\$1,662,611	20,364
Not Applicable	227	154	24,824	5,984	\$1,141	791	\$902,136	20,011
Scarborough City Centre								16,376
Sheppard Corridor	4	11	2,225	280	\$1,431	827	\$1,184,161	45,986
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	7,742
Toronto East	3	12	1,625	402	\$1,263	706	\$892,135	
Toronto West	27	23	3,821	652	\$1,339	866	\$1,159,884	
Yonge - St. Clair	0	5	568	79	\$2,183	1,480	\$3,230,906	

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