

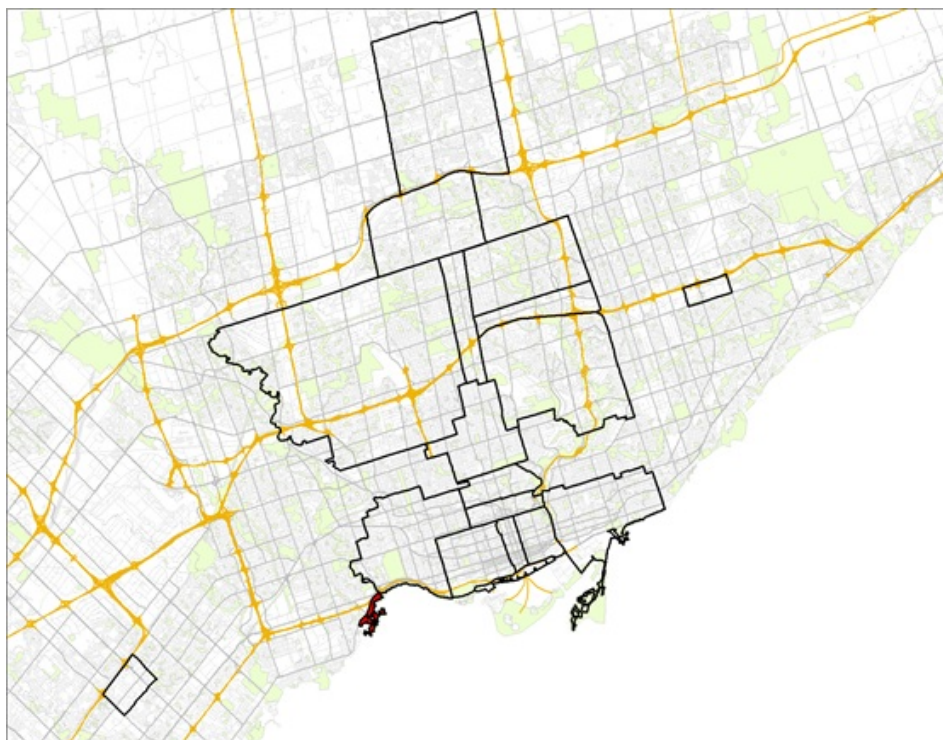


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of February 2023



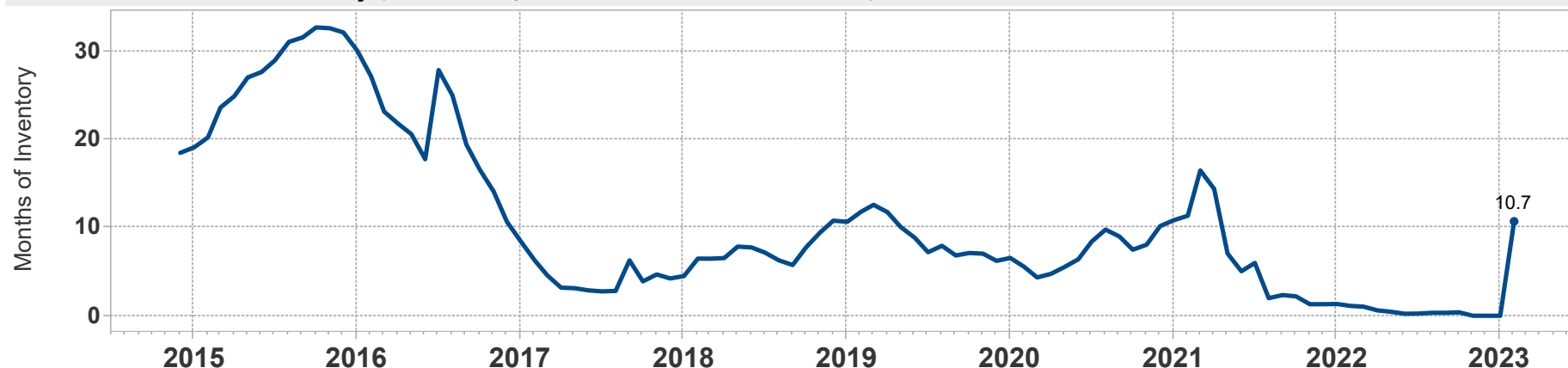
Etobicoke Waterfront Submarket Report - February 2023



Etobicoke Waterfront		GTA
Distinct count of Site Name	1	350
No. of Units	565	90,342
Total Sales	540	77,311
Act Inv	25	13,031
Avg. wt. \$/sf	\$1,627	\$1,432
Avg. Project \$/SF	\$1,627	\$1,289
Avg. SF	795	825
Avg. \$	\$1,293,233	\$1,180,936
Current Month Sales (incl. active & sold out)	3	697

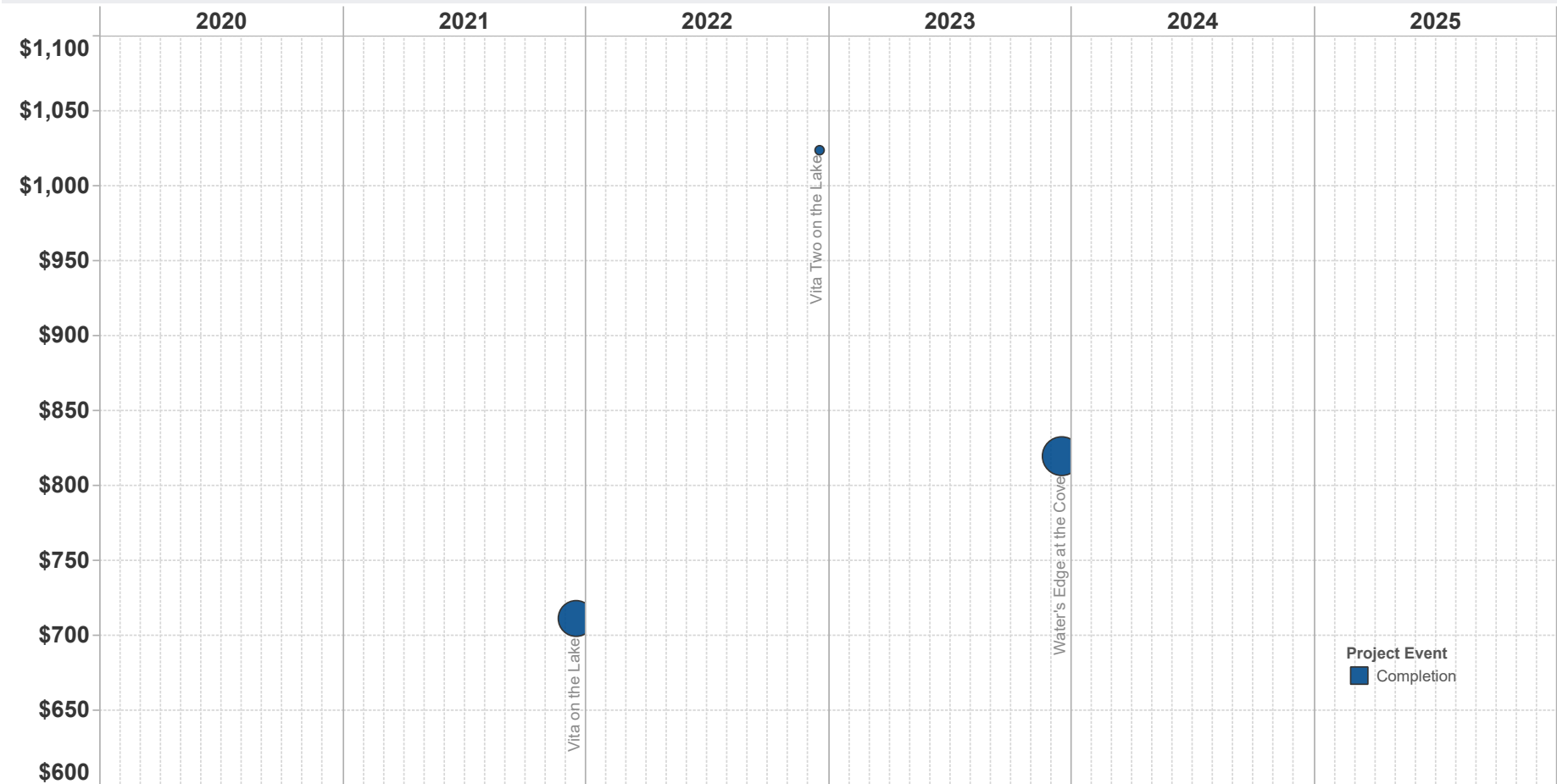
Development Applications		
Etobicoke Waterfront		City of Toronto
Count of Address	4	765
Total Units	9,281	424,430
Min. Density	6.3	0.0
Max. Density	16.4	61.9
Avg. Density	9.3	7.9

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

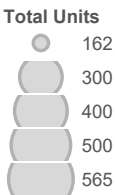


Etobicoke Waterfront Submarket Report - February 2023

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.



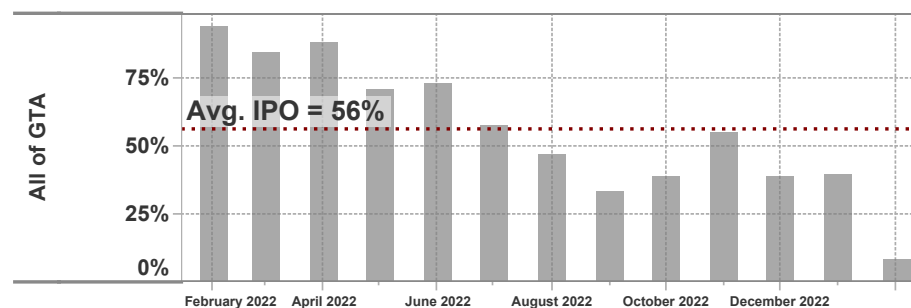
Etobicoke Waterfront Submarket Report - February 2023

Project Data by Unit Type

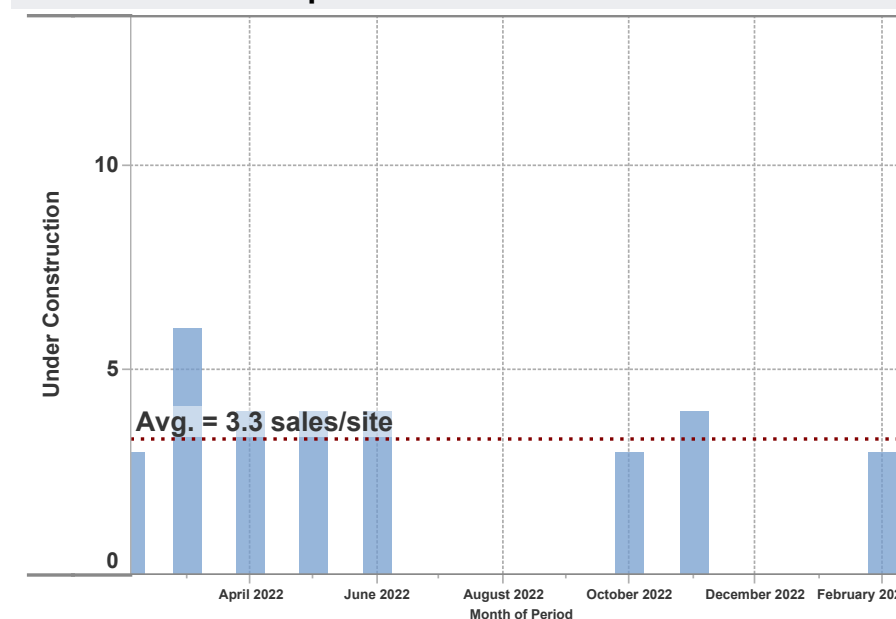
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	0	0	0	0
1 Bedroom	110	0	106	4
1 Bedroom + Den	277	1	274	3
2 Bedroom	119	2	107	12
2 Bedroom + Den	57	0	52	5
3 Bedroom & Up	2	0	1	1
Penthouse				
Other				

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,626	466	466	\$757,900	\$757,900
\$1,680	507	507	\$851,900	\$851,900
\$1,622	642	1,192	\$1,008,400	\$1,965,900
\$1,624	868	1,005	\$1,383,900	\$1,657,900

IPO Launch Performance (first 2 months)

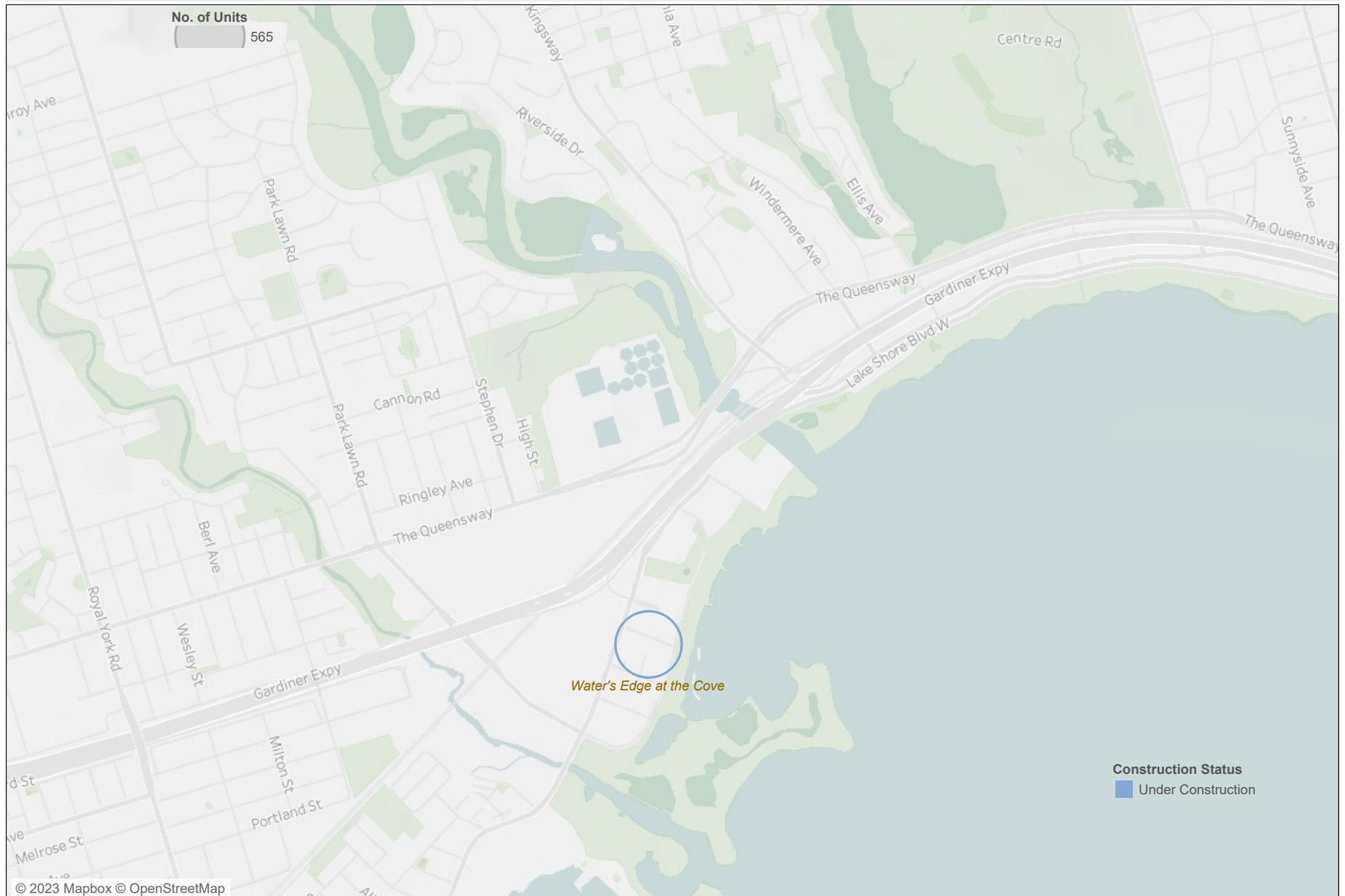


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - February 2023

Current Active Projects



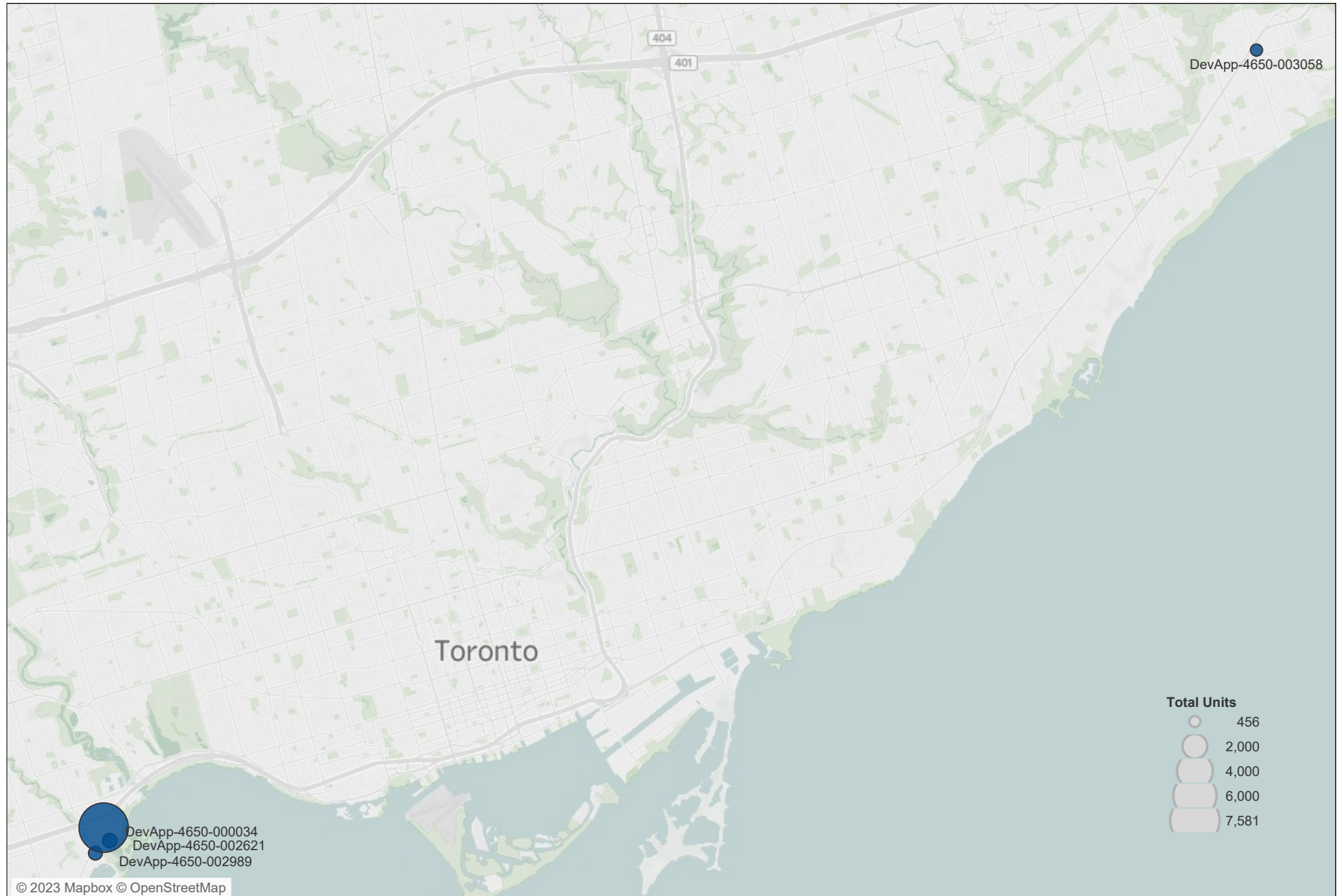
Etobicoke Waterfront Submarket Report - February 2023

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	3	3	25	565	\$820	\$1,627

Etobicoke Waterfront Submarket Report - February 2023

Current Development Applications



Etobicoke Waterfront Submarket Report - February 2023

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
DevApp-4650-002989	2256 Lake Shore Boulevard West	6.3	594
DevApp-4650-003058	255 Morningside Avenue	8.3	456

Etobicoke Waterfront Submarket Report - February 2023

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	• 2	• 17	• 4,424	• 281	• \$2,593	• 1,397	• \$3,620,660	• 17,365
Central Waterfront	• 0	• 8	• 3,995	• 478	• \$1,709	• 1,135	• \$1,939,854	• 12,588
Don Mills - York Mills	• 0	• 14	• 3,850	• 86	• \$1,142	• 1,217	• \$1,389,468	• 26,740
Downtown Core	• 23	• 8	• 4,704	• 659	• \$1,879	• 761	• \$1,429,177	• 30,497
Downtown East	• 53	• 18	• 5,777	• 1,125	• \$1,541	• 684	• \$1,054,621	• 23,178
Downtown West	• 98	• 22	• 7,479	• 804	• \$1,794	• 1,028	• \$1,844,752	• 17,137
Etobicoke Waterfront	• 3	• 1	• 540	• 25	• \$1,627	• 795	• \$1,293,233	• 9,281
Highway7 - Yonge	• 2	• 5	• 1,295	• 38	• \$1,103	• 1,123	• \$1,238,292	• 23,308
Mississauga City Centre	• 0	• 9	• 4,282	• 111	• \$1,218	• 755	• \$919,967	• 20,807
North Toronto	• 0	• 18	• 3,494	• 357	• \$1,545	• 946	• \$1,461,767	• 238
North Yonge Corridor	• 263	• 9	• 2,294	• 941	• \$1,693	• 651	• \$1,102,189	• 32,887
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 129,027
North York West	• 3	• 8	• 911	• 243	• \$1,462	• 1,141	• \$1,669,227	• 20,375
Not Applicable	• 127	• 157	• 24,931	• 5,688	• \$1,141	• 786	• \$897,324	• 14,778
Scarborough City Centre								• 12,760
Sheppard Corridor	• 0	• 12	• 2,228	• 690	• \$1,301	• 728	• \$947,824	• 29,036
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,428
Toronto East	• 7	• 10	• 1,421	• 390	• \$1,259	• 703	• \$884,290	
Toronto West	• 94	• 24	• 3,926	• 818	• \$1,333	• 830	• \$1,105,831	
Yonge - St. Clair	• 22	• 7	• 853	• 268	• \$1,907	• 960	• \$1,831,612	

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