

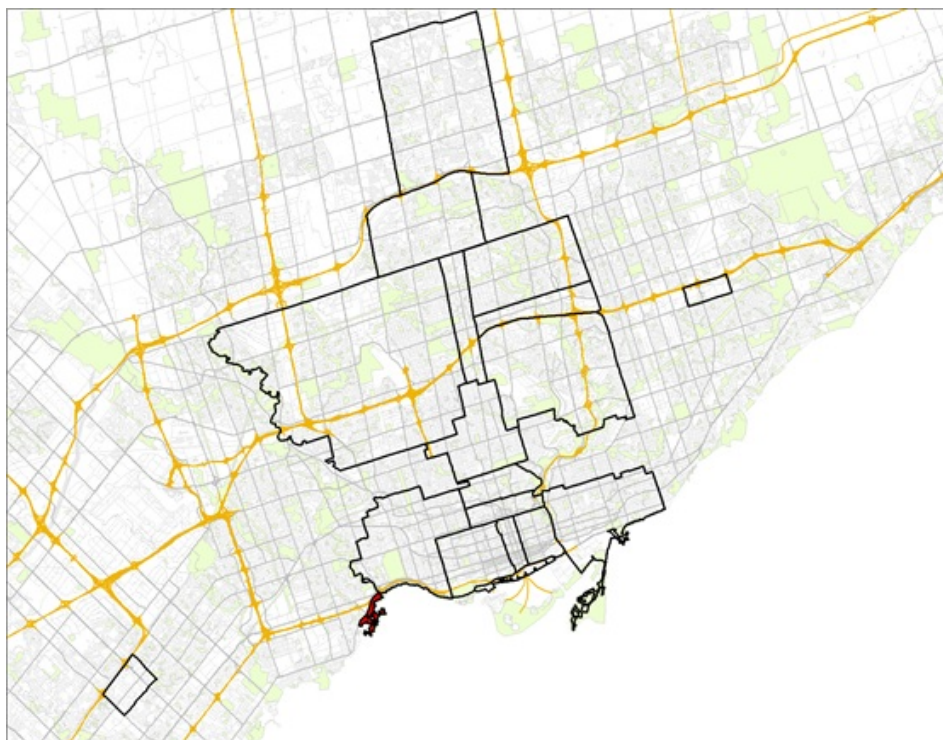


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of March 2023



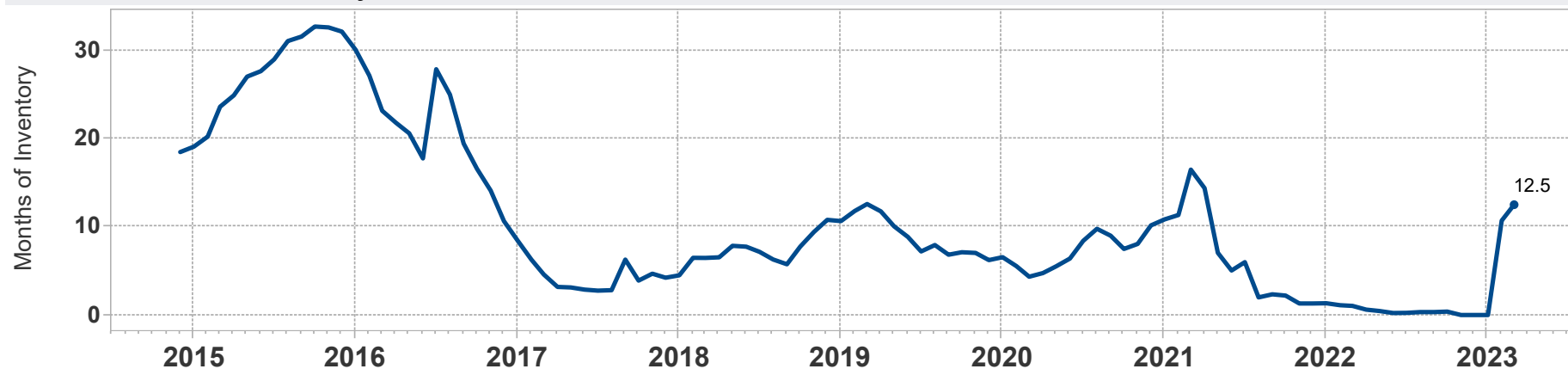
Etobicoke Waterfront Submarket Report - March 2023



Etobicoke Waterfront		GTA
Distinct count of Site Name	1	353
No. of Units	565	91,245
Total Sales	541	78,358
Act Inv	24	12,887
Avg. wt. \$/sf	\$1,647	\$1,435
Avg. Project \$/SF	\$1,626	\$1,296
Avg. SF	811	827
Avg. \$	\$1,335,378	\$1,186,819
Current Month Sales (incl. active & sold out)	1	893

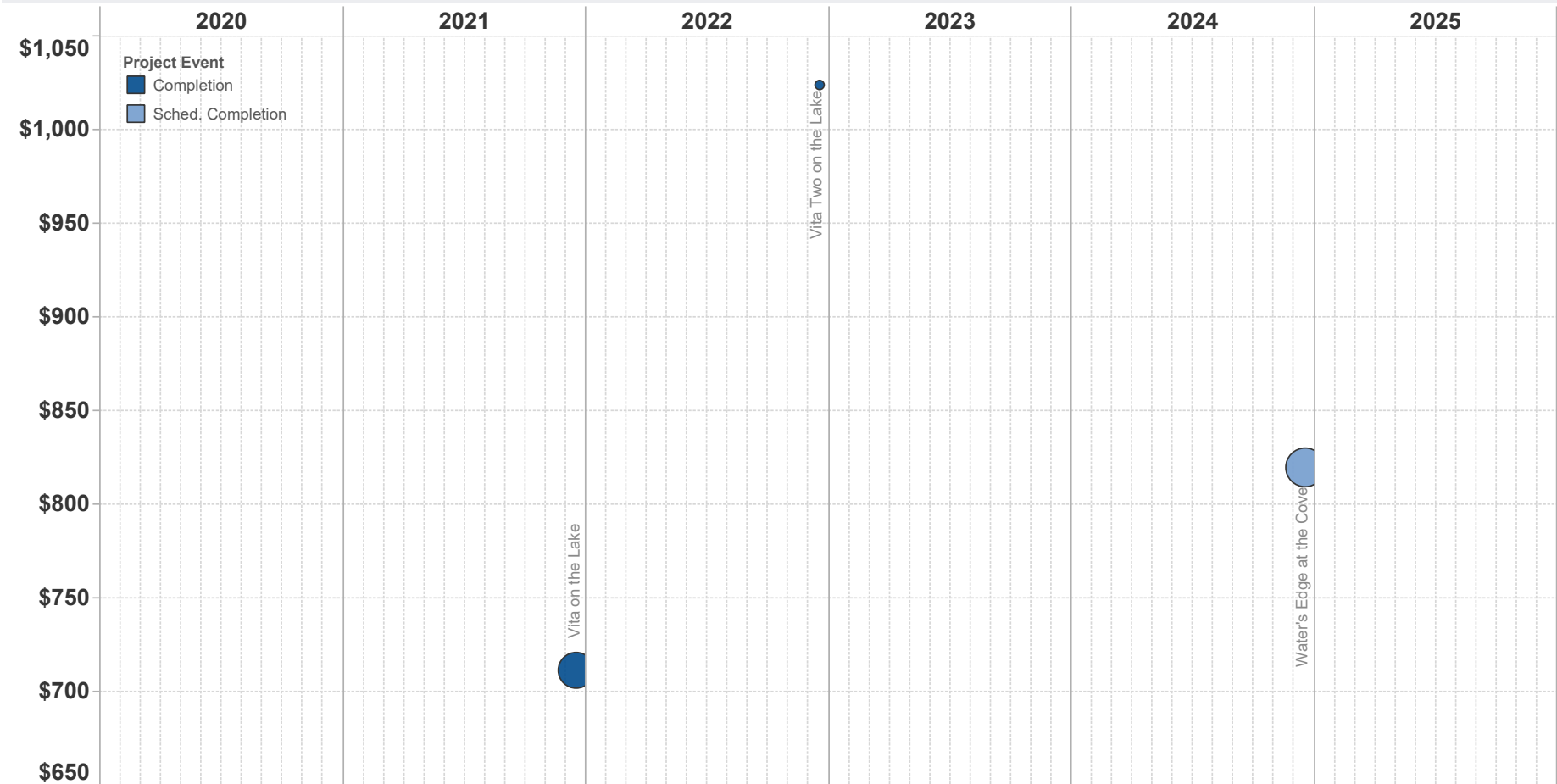
Development Applications		
Etobicoke Waterfront		City of Toronto
Count of Address	4	765
Total Units	9,281	424,430
Min. Density	6.3	0.0
Max. Density	16.4	61.9
Avg. Density	9.3	7.9

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

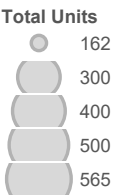


Etobicoke Waterfront Submarket Report - March 2023

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.



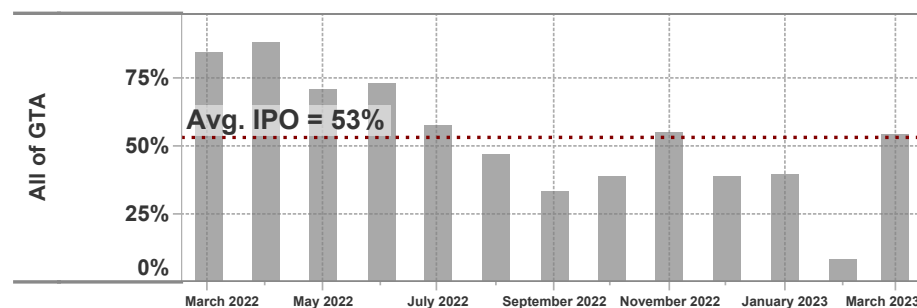
Etobicoke Waterfront Submarket Report - March 2023

Project Data by Unit Type

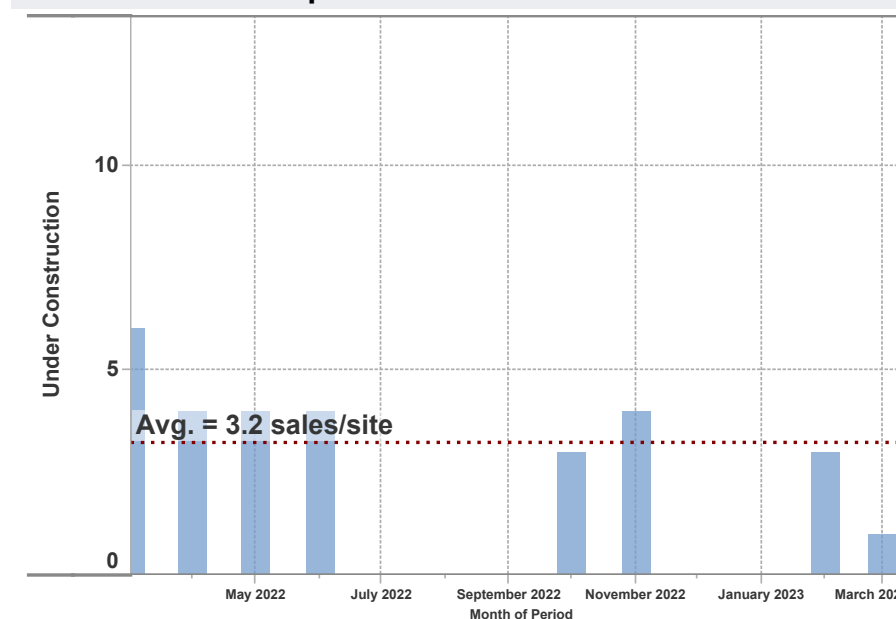
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	0	0	0	0
1 Bedroom	110	0	106	4
1 Bedroom + Den	277	1	275	2
2 Bedroom	119	0	107	12
2 Bedroom + Den	57	0	52	5
3 Bedroom & Up	2	0	1	1
Penthouse				
Other				

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,669	466	466	\$777,900	\$777,900
\$1,718	507	556	\$872,900	\$952,900
\$1,620	642	1,192	\$1,004,400	\$1,965,900
\$1,684	884	1,005	\$1,482,900	\$1,698,900

IPO Launch Performance (first 2 months)

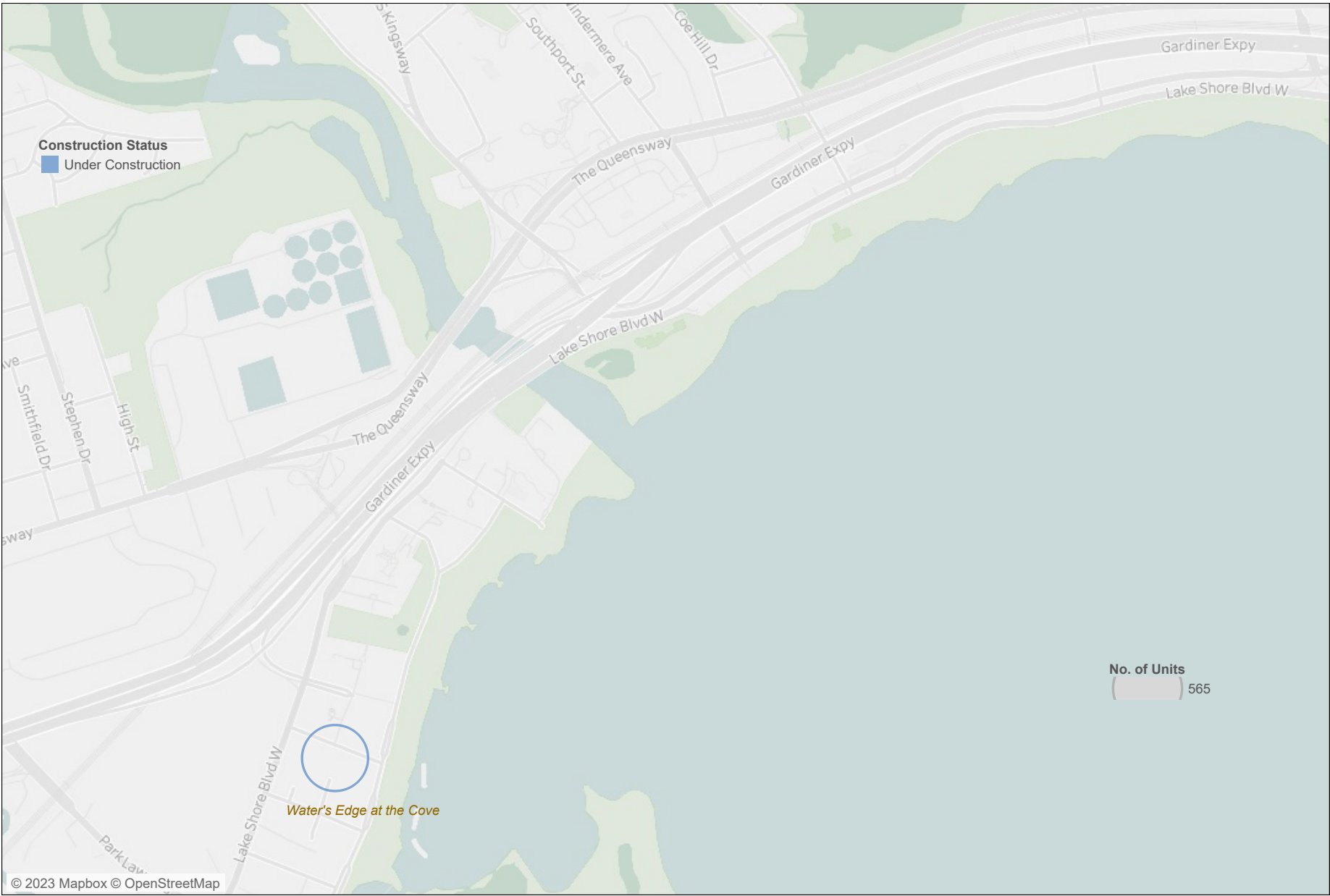


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - March 2023

Current Active Projects



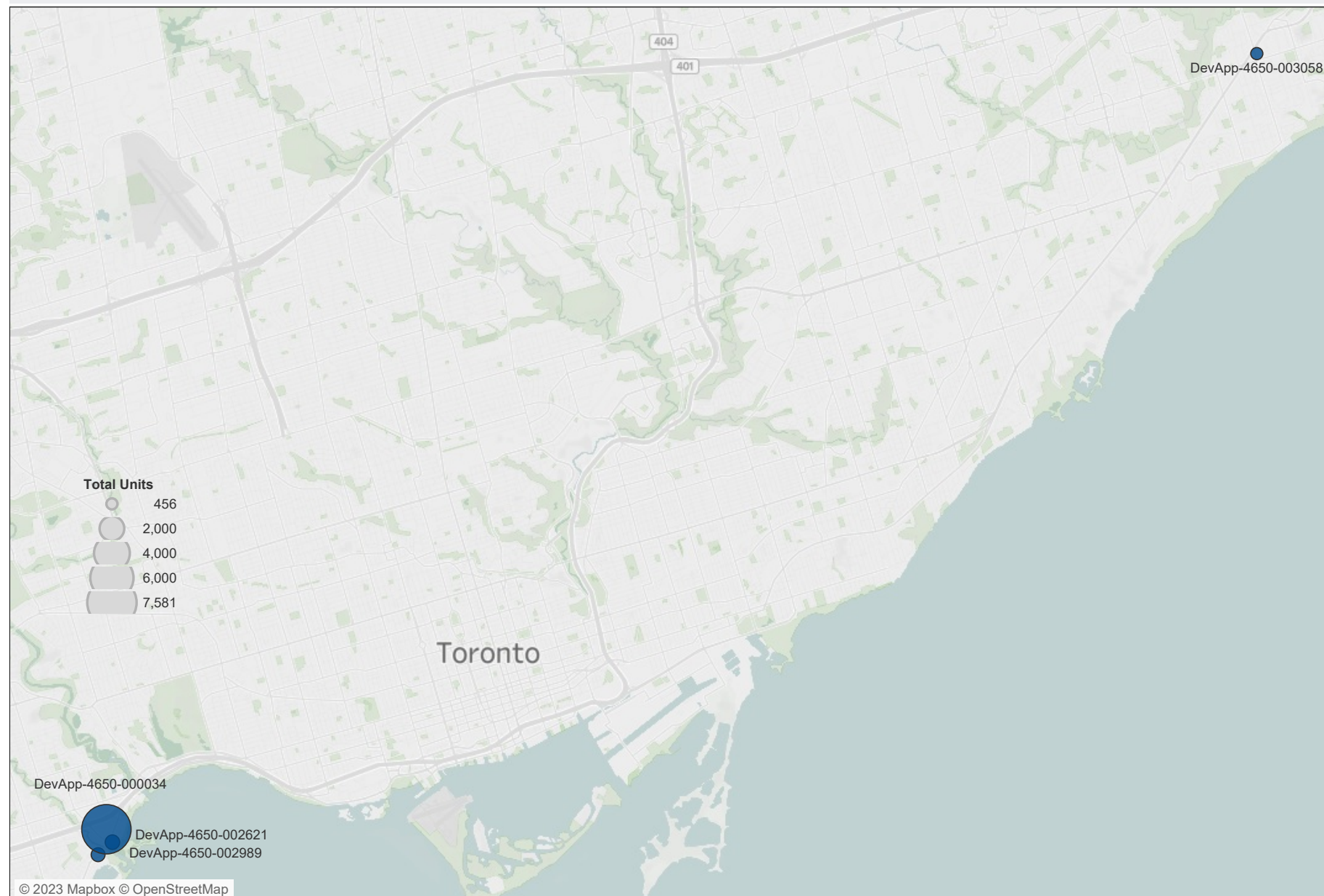
Etobicoke Waterfront Submarket Report - March 2023

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	April 2024	1	4	24	565	\$820	\$1,626

Etobicoke Waterfront Submarket Report - March 2023

Current Development Applications



Etobicoke Waterfront Submarket Report - March 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 - March 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	• 4	• 17	• 4,429	• 276	• \$2,607	• 1,417	• \$3,695,281	• 17,365
Central Waterfront	• 0	• 8	• 3,995	• 478	• \$1,709	• 1,135	• \$1,939,854	• 12,588
Don Mills - York Mills	• 1	• 14	• 3,843	• 104	• \$1,150	• 1,172	• \$1,348,308	• 26,740
Downtown Core	• 53	• 8	• 4,760	• 603	• \$1,923	• 774	• \$1,488,835	• 30,497
Downtown East	• 21	• 18	• 5,800	• 1,102	• \$1,542	• 685	• \$1,056,163	• 23,178
Downtown West	• 13	• 22	• 7,492	• 791	• \$1,792	• 1,034	• \$1,852,583	• 17,137
Etobicoke Waterfront	• 1	• 1	• 541	• 24	• \$1,647	• 811	• \$1,335,378	• 9,281
Highway7 - Yonge	• 1	• 5	• 1,296	• 37	• \$1,104	• 1,130	• \$1,247,370	• 23,308
Mississauga City Centre	• 1	• 8	• 3,961	• 109	• \$1,218	• 760	• \$925,028	• 20,807
North Toronto	• 1	• 18	• 3,495	• 356	• \$1,550	• 945	• \$1,465,373	• 238
North Yonge Corridor	• 114	• 8	• 2,379	• 827	• \$1,555	• 640	• \$994,922	• 32,887
North York East	• 0	• 1	• 497	• 0	•	•	•	• 129,027
North York West	• 51	• 9	• 962	• 431	• \$1,361	• 933	• \$1,270,363	• 20,375
Not Applicable	• 219	• 161	• 25,631	• 5,993	• \$1,177	• 784	• \$922,702	• 14,778
Scarborough City Centre								• 12,760
Sheppard Corridor	• 325	• 12	• 2,555	• 363	• \$1,385	• 797	• \$1,104,701	• 29,036
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,428
Toronto East	• 6	• 10	• 1,427	• 384	• \$1,265	• 698	• \$883,415	
Toronto West	• 71	• 24	• 4,021	• 723	• \$1,342	• 819	• \$1,098,837	
Yonge - St. Clair	• 11	• 7	• 864	• 257	• \$1,887	• 981	• \$1,851,580	

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