

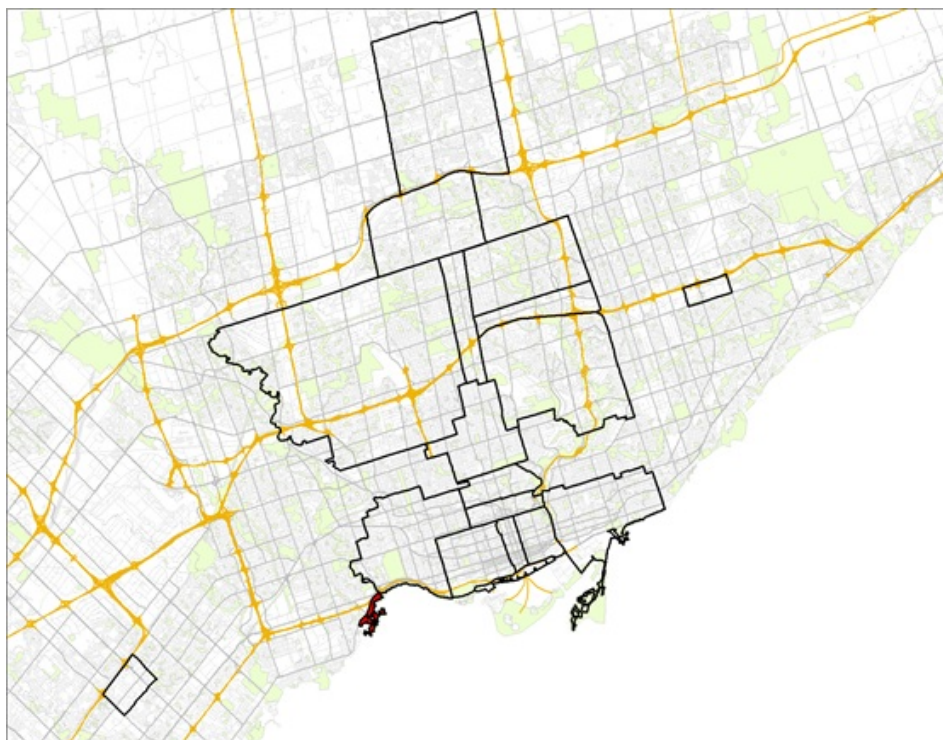


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of May 2023



Etobicoke Waterfront Submarket Report - May 2023



Etobicoke Waterfront		GTA
Distinct count of Site Name	1	370
No. of Units	565	94,907
Total Sales	541	81,040
Act Inv	24	13,867
Avg. wt. \$/sf	\$1,647	\$1,423
Avg. Project \$/SF	\$1,626	\$1,299
Avg. SF	811	818
Avg. \$	\$1,335,378	\$1,163,082
Current Month Sales (incl. active & sold out)	0	1,976

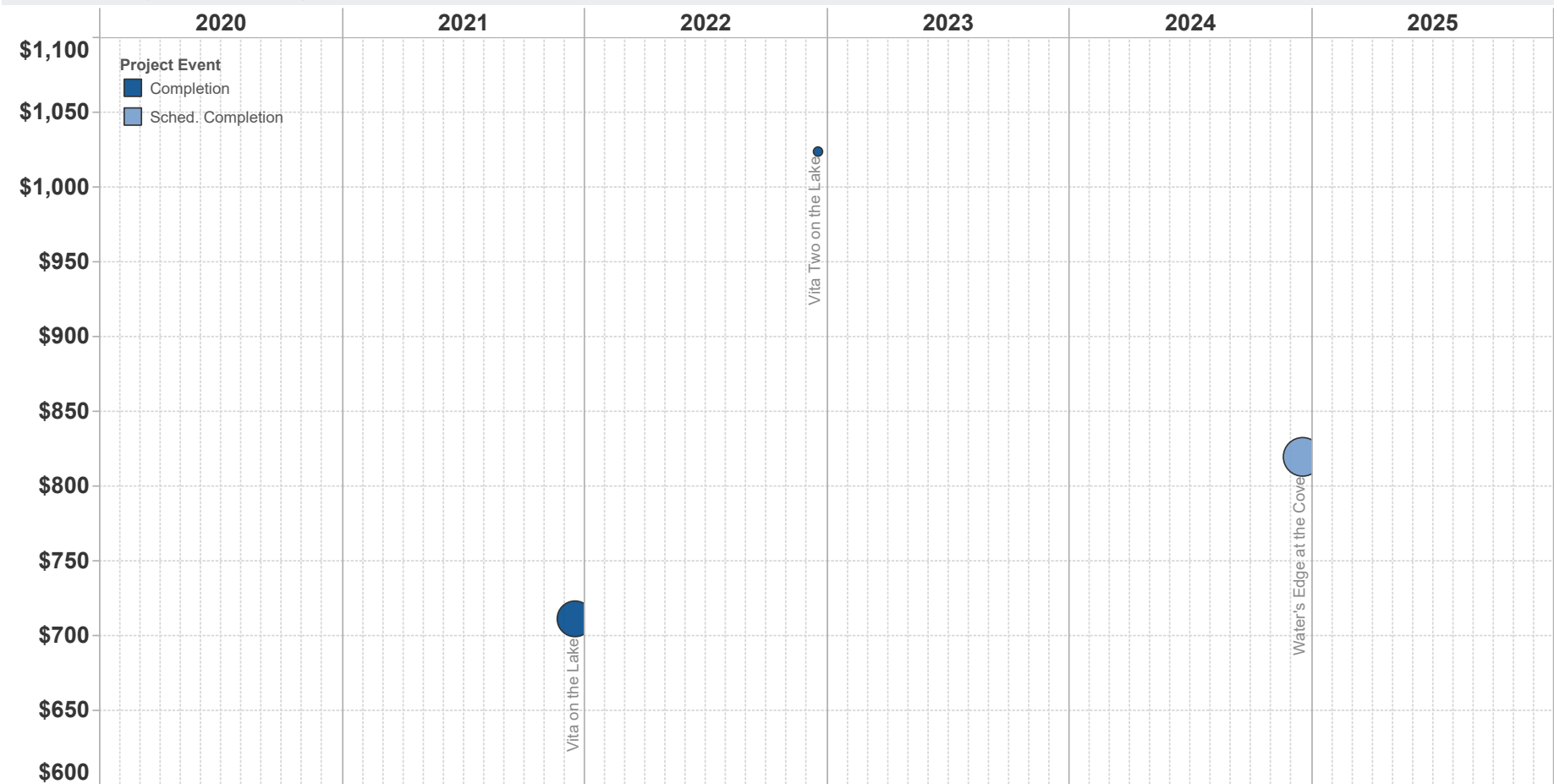
Development Applications		
Etobicoke Waterfront		City of Toronto
Count of Address	4	765
Total Units	9,281	424,430
Min. Density	6.3	0.0
Max. Density	16.4	61.9
Avg. Density	9.3	7.9

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

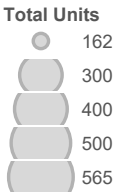


Etobicoke Waterfront Submarket Report - May 2023

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.



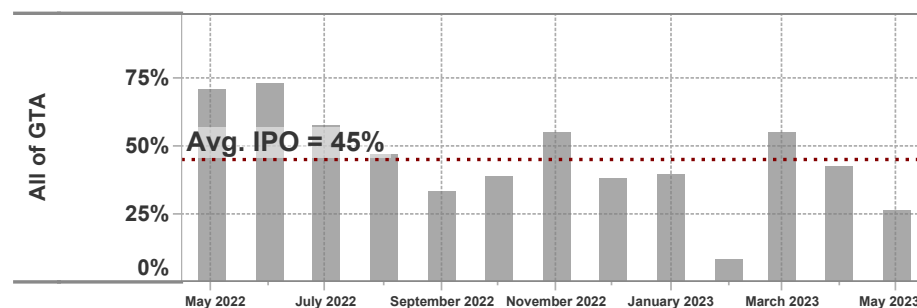
Etobicoke Waterfront Submarket Report - May 2023

Project Data by Unit Type

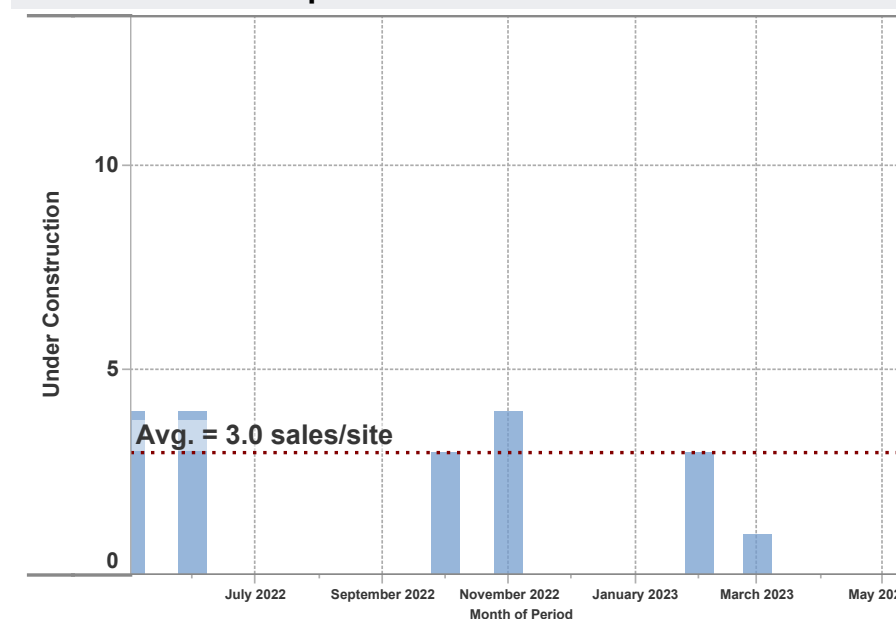
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	0	0	0	0
1 Bedroom	110	0	106	4
1 Bedroom + Den	277	0	275	2
2 Bedroom	119	0	107	12
2 Bedroom + Den	57	0	52	5
3 Bedroom & Up	2	0	1	1
Penthouse				
Other				

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)

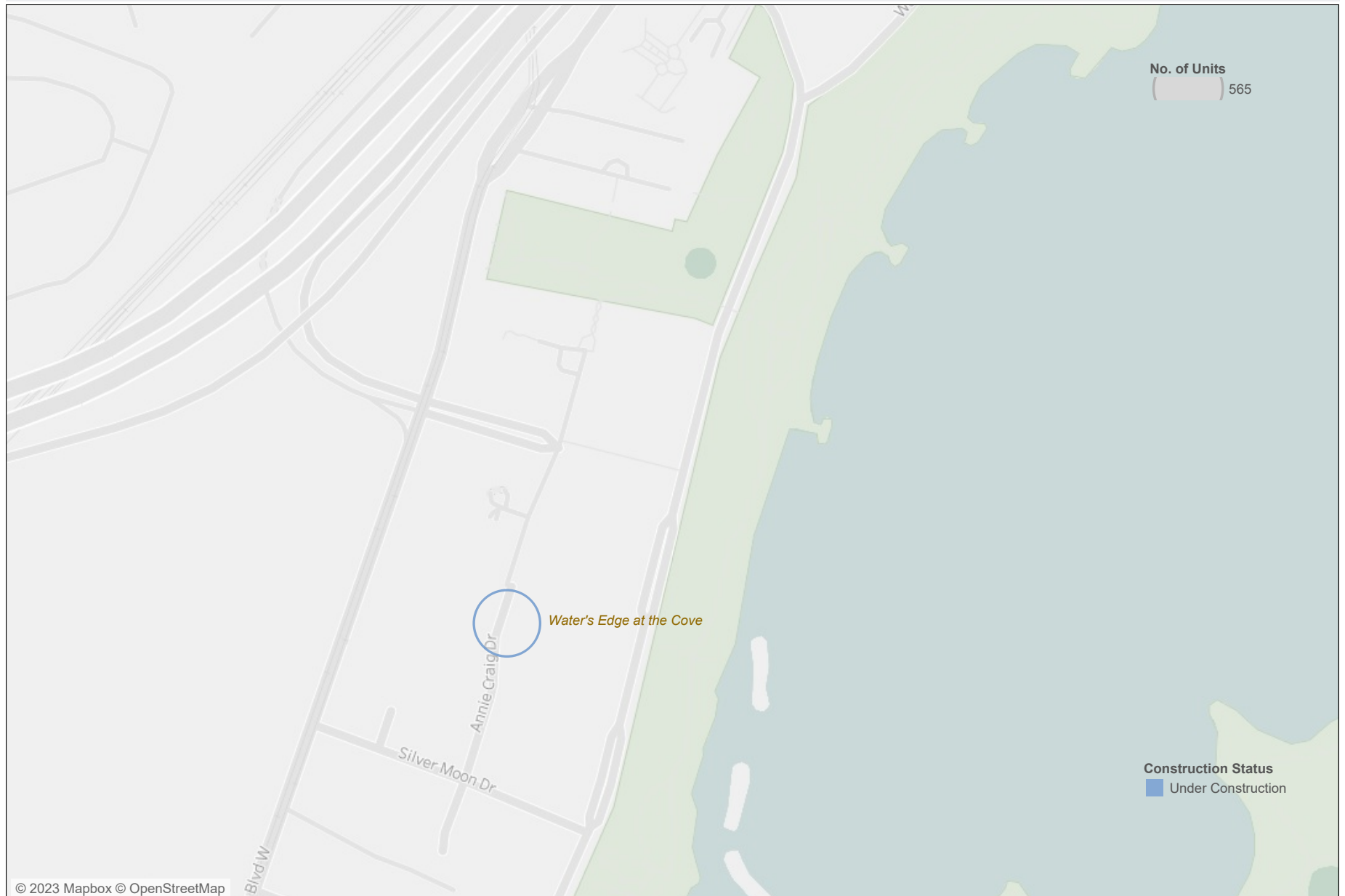


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - May 2023

Current Active Projects



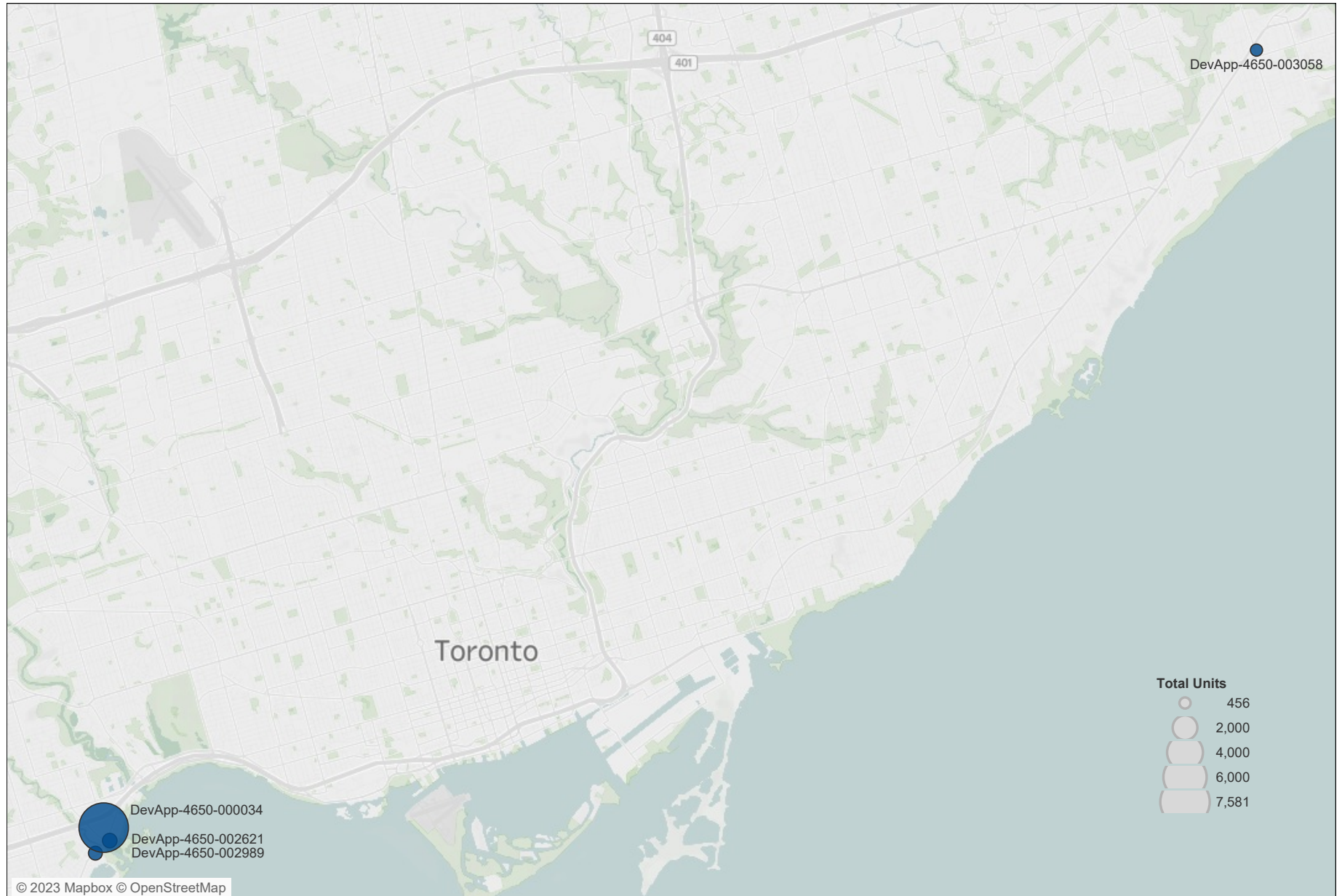
Etobicoke Waterfront Submarket Report - May 2023

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	0	4	24	565	\$820	\$1,626

Etobicoke Waterfront Submarket Report - May 2023

Current Development Applications



Etobicoke Waterfront Submarket Report - May 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 - May 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	• 45	• 17	• 4,658	• 274	• \$2,606	• 1,422	• \$3,706,298	• 17,365
Central Waterfront	• 1	• 8	• 3,996	• 477	• \$1,711	• 1,133	• \$1,938,155	• 12,588
Don Mills - York Mills	• 4	• 14	• 3,850	• 98	• \$1,155	• 1,156	• \$1,335,318	• 26,740
Downtown Core	• 7	• 8	• 4,793	• 542	• \$1,867	• 756	• \$1,411,729	• 30,497
Downtown East	• 300	• 20	• 6,144	• 1,542	• \$1,525	• 696	• \$1,061,669	• 23,178
Downtown West	• 12	• 23	• 7,604	• 804	• \$1,790	• 1,022	• \$1,828,411	• 17,137
Etobicoke Waterfront	• 0	• 1	• 541	• 24	• \$1,647	• 811	• \$1,335,378	• 9,281
Highway7 - Yonge	• 1	• 4	• 899	• 34	• \$1,117	• 1,140	• \$1,273,121	• 23,308
Mississauga City Centre	• 2	• 8	• 3,966	• 104	• \$1,214	• 765	• \$928,368	• 20,807
North Toronto	• 3	• 18	• 3,522	• 329	• \$1,564	• 980	• \$1,532,882	• 238
North Yonge Corridor	• 49	• 8	• 2,572	• 667	• \$1,551	• 668	• \$1,036,253	• 32,887
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 129,027
North York West	• 18	• 10	• 1,010	• 539	• \$1,407	• 833	• \$1,172,262	• 20,375
Not Applicable	• 1,505	• 176	• 27,879	• 6,834	• \$1,177	• 776	• \$913,114	• 14,778
Scarborough City Centre								• 12,760
Sheppard Corridor	• 7	• 12	• 2,603	• 281	• \$1,426	• 825	• \$1,176,540	• 29,036
Thornhill	• 0	• 2	• 411	• 28	• \$1,367	• 1,690	• \$2,310,536	• 4,428
Toronto East	• 1	• 10	• 1,434	• 377	• \$1,266	• 700	• \$886,018	
Toronto West	• 21	• 23	• 3,794	• 659	• \$1,358	• 820	• \$1,113,750	
Yonge - St. Clair	• 0	• 7	• 867	• 254	• \$1,937	• 982	• \$1,902,086	

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