

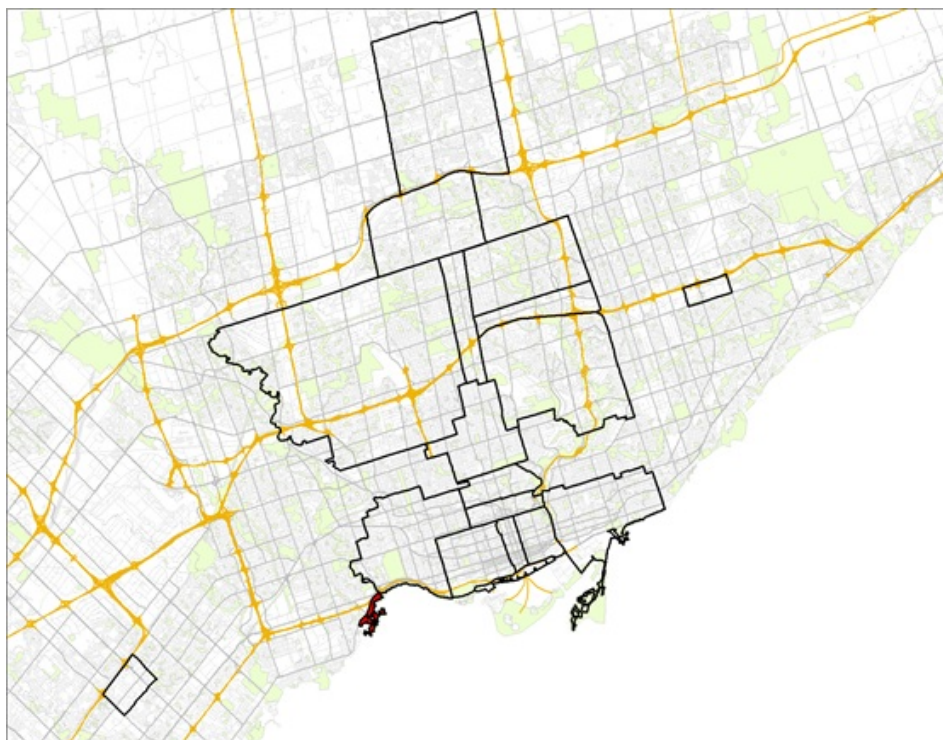


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of October 2023



Etobicoke Waterfront Submarket Report - October 2023



Etobicoke Waterfront		GTA
Distinct count of Site Name	1	395
No. of Units	565	99,939
Total Sales	547	82,009
Act Inv	18	17,930
Avg. wt. \$/sf	\$1,644	\$1,406
Avg. Project \$/SF	\$1,644	\$1,292
Avg. SF	828	771
Avg. \$	\$1,361,206	\$1,084,633
Current Month Sales (incl. active & sold out)	1	1,304

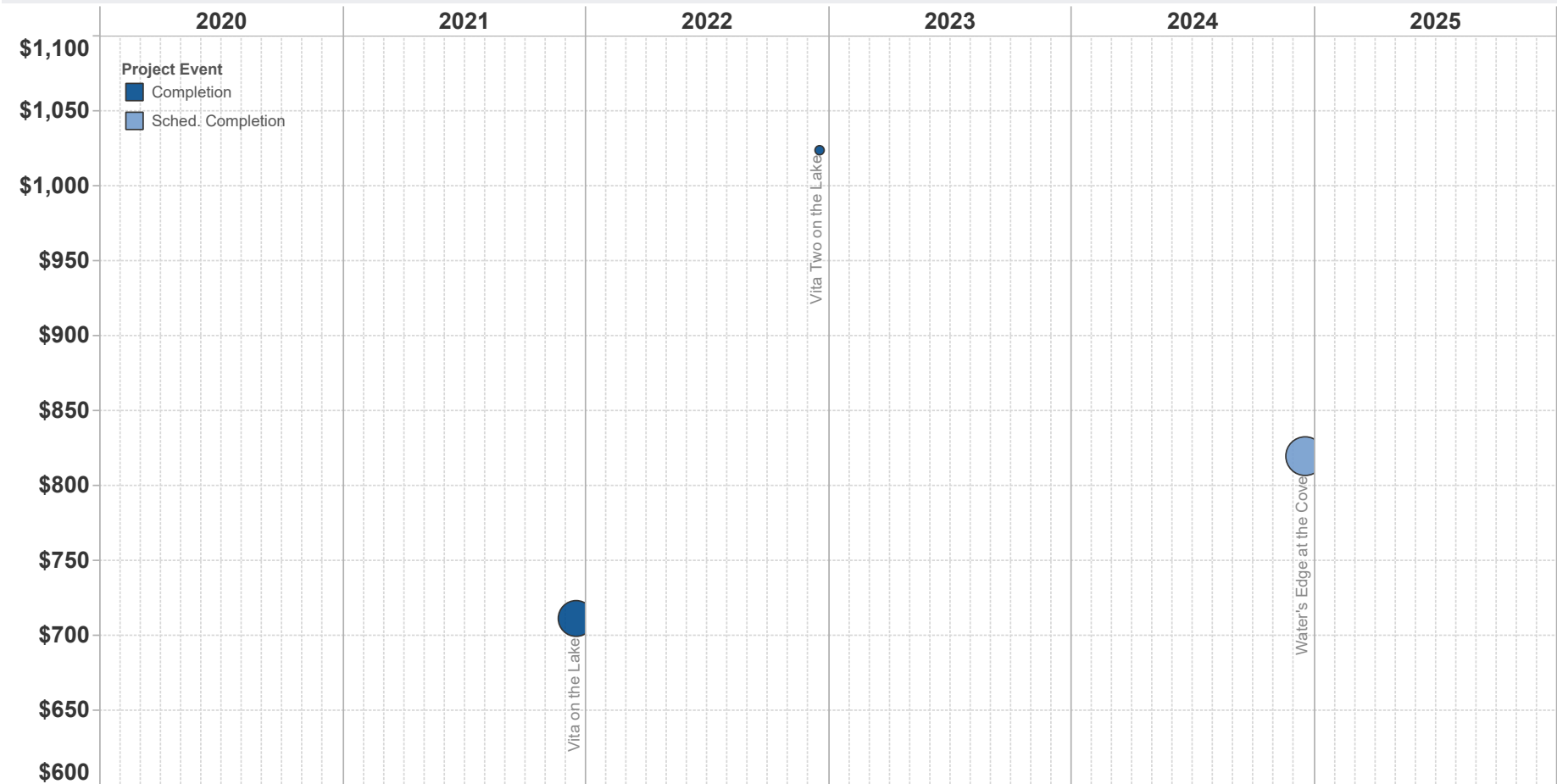
Development Applications		
Etobicoke Waterfront		City of Toronto
Count of Address	3	798
Total Units	3,135	464,779
Min. Density	6.3	0.0
Max. Density	8.2	61.7
Avg. Density	6.9	8.1

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

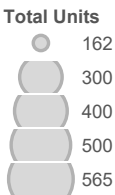


Etobicoke Waterfront Submarket Report - October 2023

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.



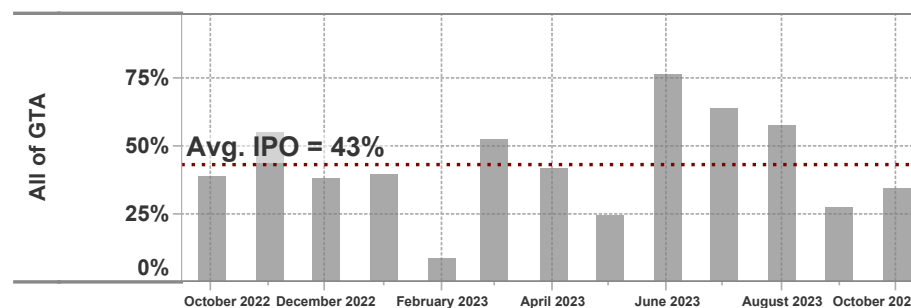
Etobicoke Waterfront Submarket Report - October 2023

Project Data by Unit Type

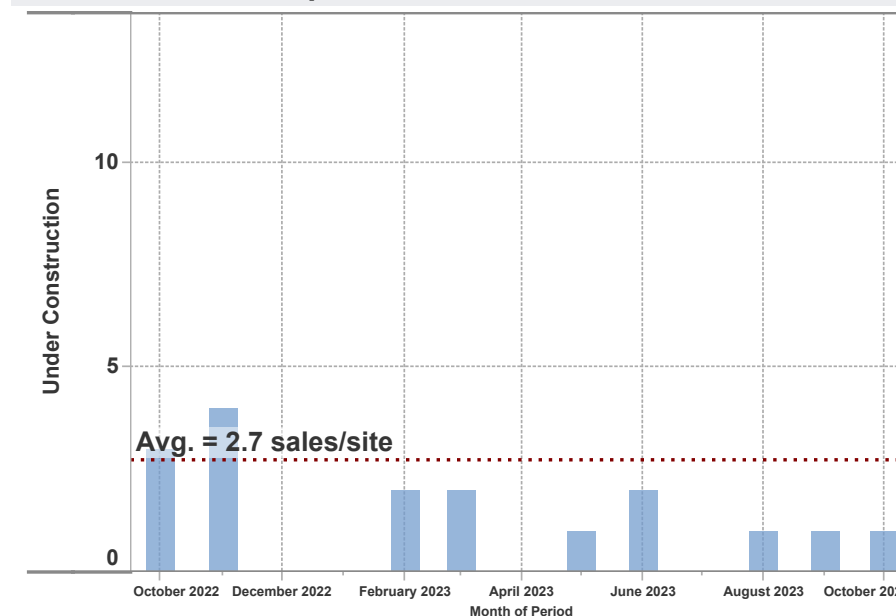
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	0	0	0	0
1 Bedroom	110	0	107	3
1 Bedroom + Den	277	1	276	1
2 Bedroom	119	0	109	10
2 Bedroom + Den	57	0	53	4
3 Bedroom & Up	2	0	2	0
Penthouse				
Other				

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,669	466	466	\$777,900	\$777,900
\$1,714	556	556	\$952,900	\$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)

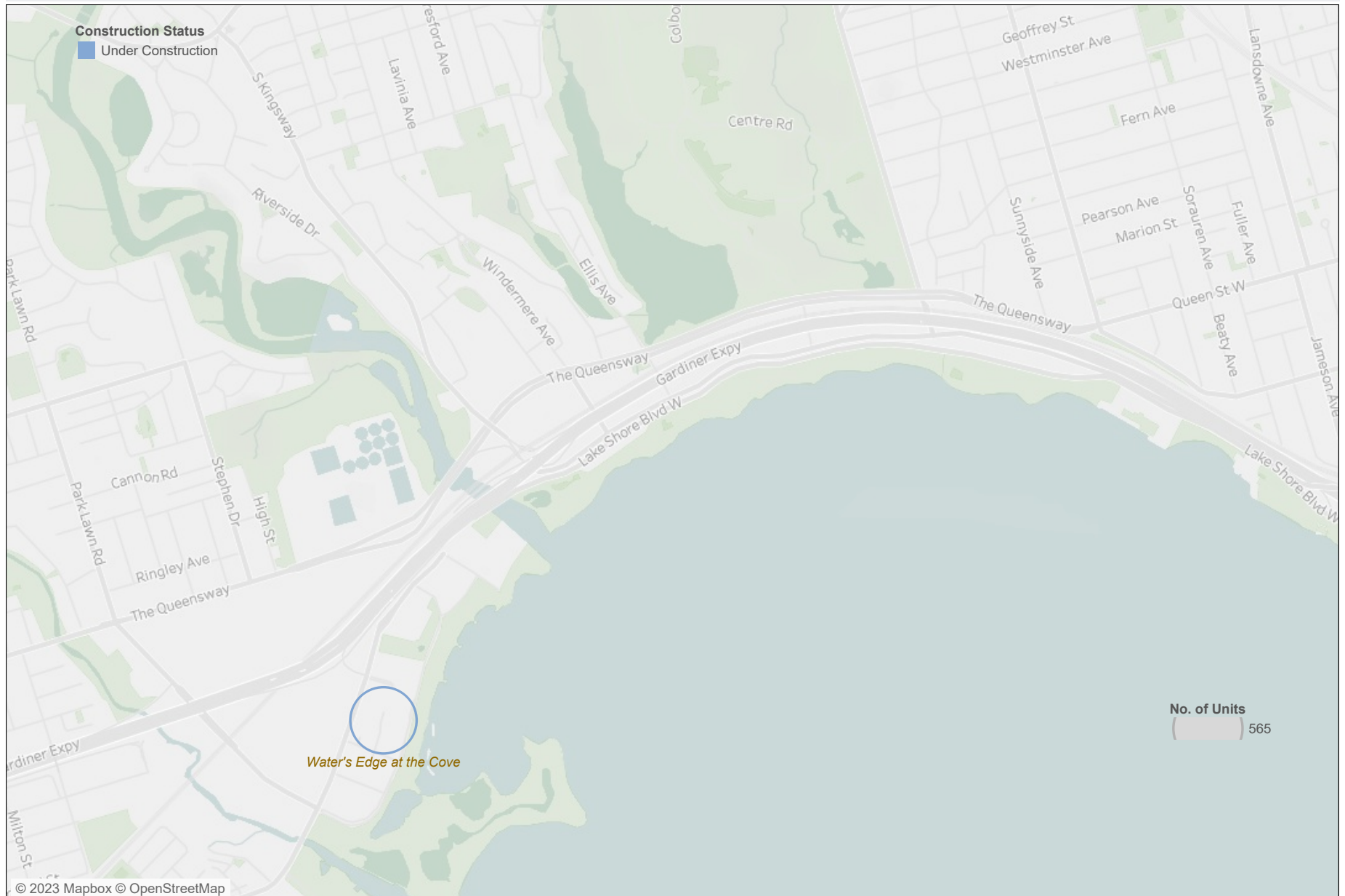


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - October 2023

Current Active Projects

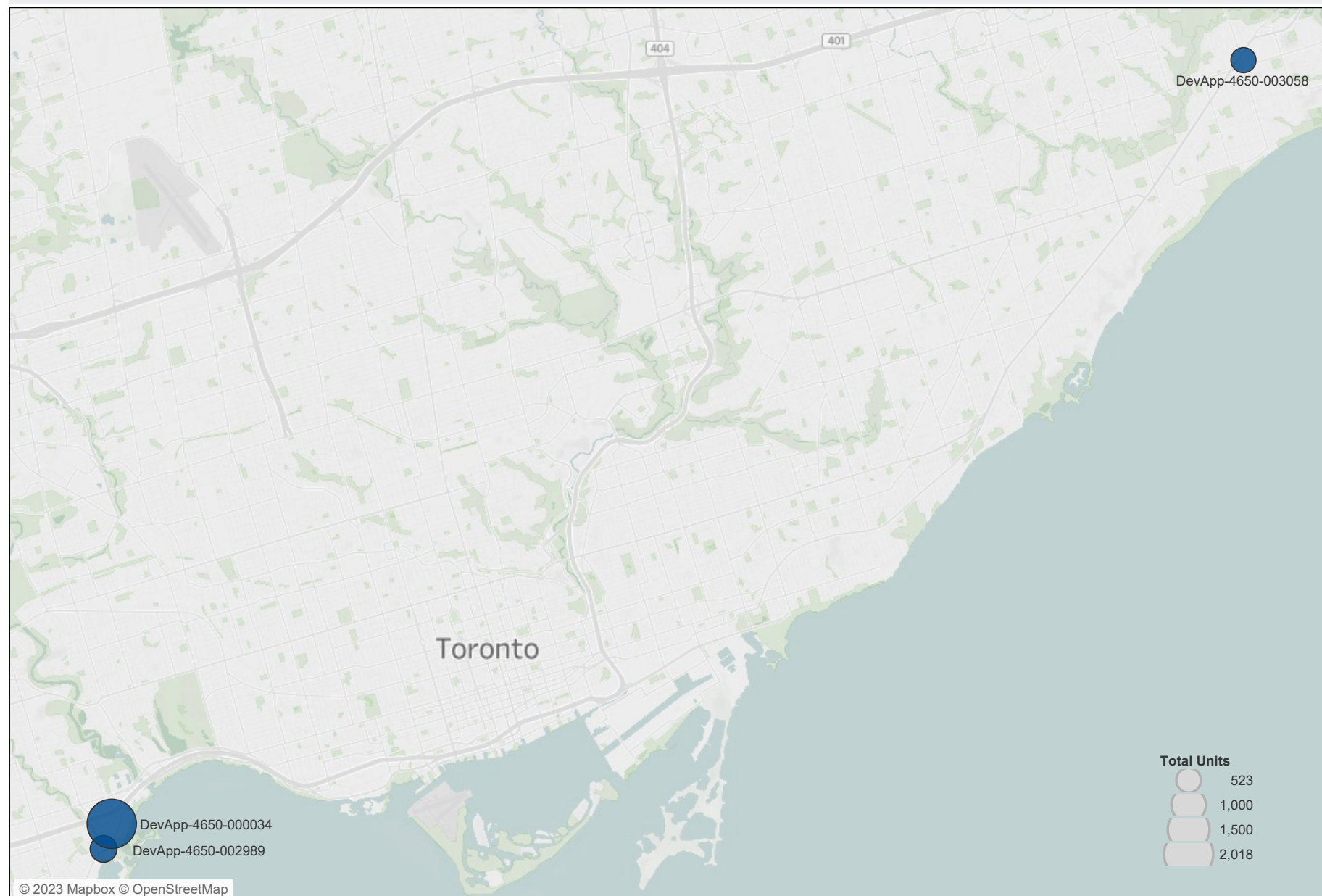


Etobicoke Waterfront Submarket Report - October 2023

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	10	18	565	\$820	\$1,644

Etobicoke Waterfront Submarket Report - October 2023

Current Development Applications



Etobicoke Waterfront Submarket Report - October 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000034	2150 Lake Shore Boulevard West	6.3	2,018
DevApp-4650-002989	2256 Lake Shore Boulevard West	6.3	594
DevApp-4650-003058	255 Morningside Avenue	8.2	523

Etobicoke Waterfront Submarket Report - October 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	● 36	● 17	● 4,396	● 623	● \$2,398	● 1,040	● \$2,494,961	● 17,259
Central Waterfront	● 0	● 7	● 2,544	● 1,330	● \$1,702	● 772	● \$1,313,568	● 17,168
Don Mills - York Mills	● 5	● 13	● 3,222	● 280	● \$1,174	● 855	● \$1,003,447	● 27,949
Downtown Core	● 33	● 7	● 4,164	● 480	● \$1,876	● 771	● \$1,446,416	● 30,787
Downtown East	● 108	● 21	● 6,352	● 1,637	● \$1,496	● 681	● \$1,018,238	● 25,508
Downtown West	● 99	● 26	● 7,932	● 963	● \$1,662	● 945	● \$1,571,343	● 17,335
Etobicoke Waterfront	● 1	● 1	● 547	● 18	● \$1,644	● 828	● \$1,361,206	● 3,135
Highway7 - Yonge	● 0	● 4	● 899	● 34	● \$1,112	● 1,145	● \$1,272,782	● 26,249
Mississauga City Centre	● 220	● 9	● 4,181	● 714	● \$1,242	● 608	● \$754,753	● 26,772
North Toronto	● 2	● 18	● 3,521	● 366	● \$1,565	● 933	● \$1,459,080	● 305
North Yonge Corridor	● 1	● 9	● 2,651	● 640	● \$1,557	● 674	● \$1,050,004	● 37,608
North York East								● 142,877
North York West	● 9	● 10	● 1,102	● 462	● \$1,386	● 857	● \$1,188,302	● 26,693
Not Applicable	● 757	● 200	● 31,817	● 8,342	● \$1,176	● 765	● \$899,729	● 14,960
Scarborough City Centre								● 13,225
Sheppard Corridor	● 9	● 12	● 2,415	● 456	● \$1,287	● 728	● \$936,687	● 31,232
Thornhill	● 0	● 2	● 411	● 28	● \$1,367	● 1,690	● \$2,310,536	● 5,717
Toronto East	● 17	● 9	● 1,315	● 210	● \$1,249	● 722	● \$901,652	
Toronto West	● 7	● 22	● 3,673	● 513	● \$1,257	● 899	● \$1,130,130	
Yonge - St. Clair	● 0	● 8	● 867	● 834	● \$1,759	● 589	● \$1,035,600	



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