

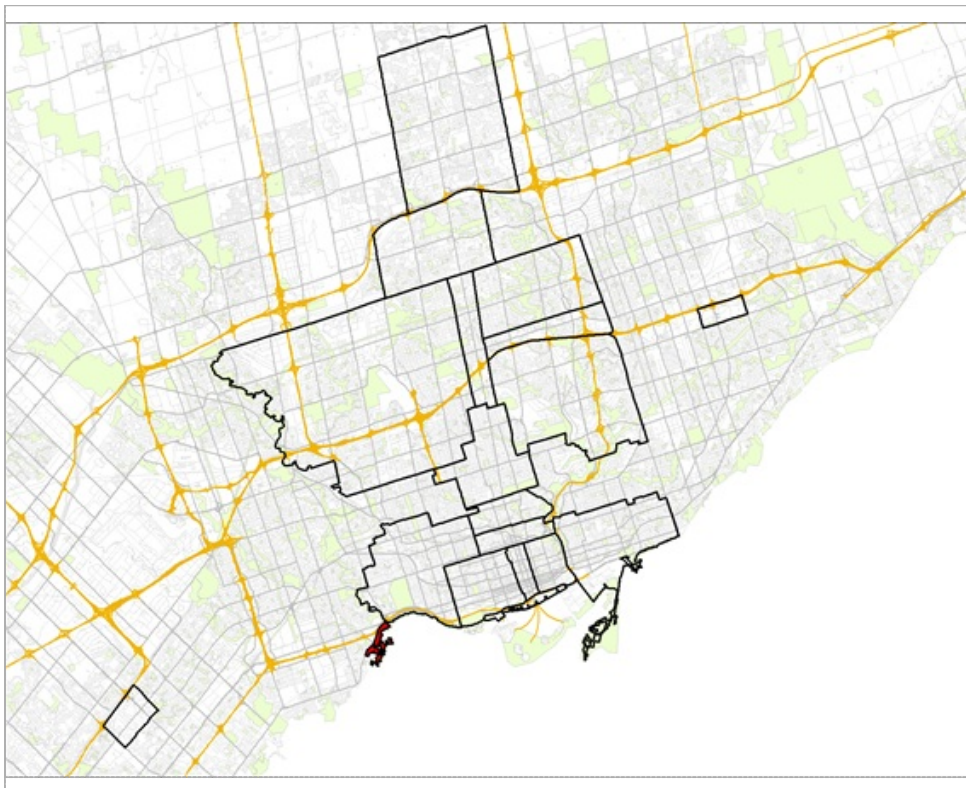


## Greater Toronto Area | Etobicoke Waterfront New Homes High Rise Submarket Report

Data as of May 2024

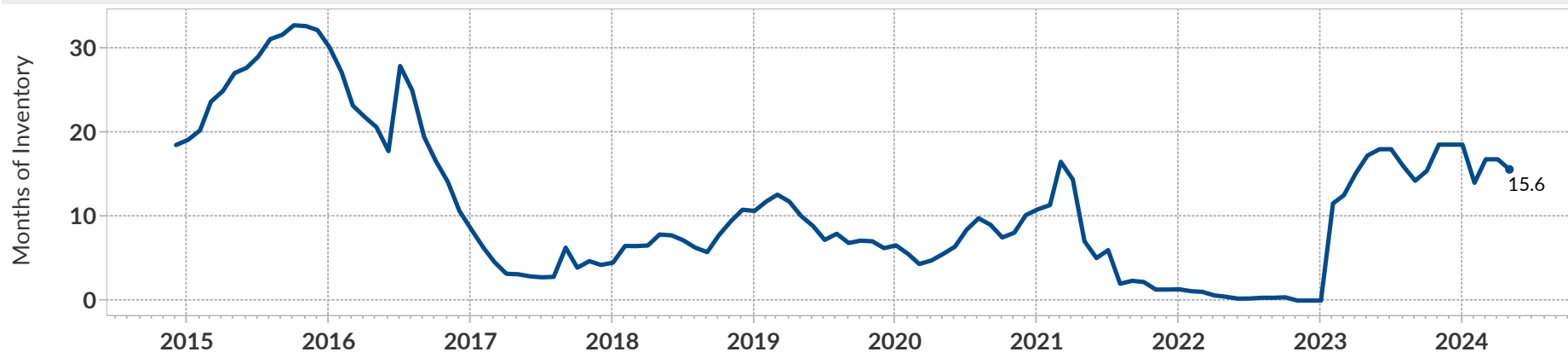


# Etobicoke Waterfront Submarket Report - May 2024



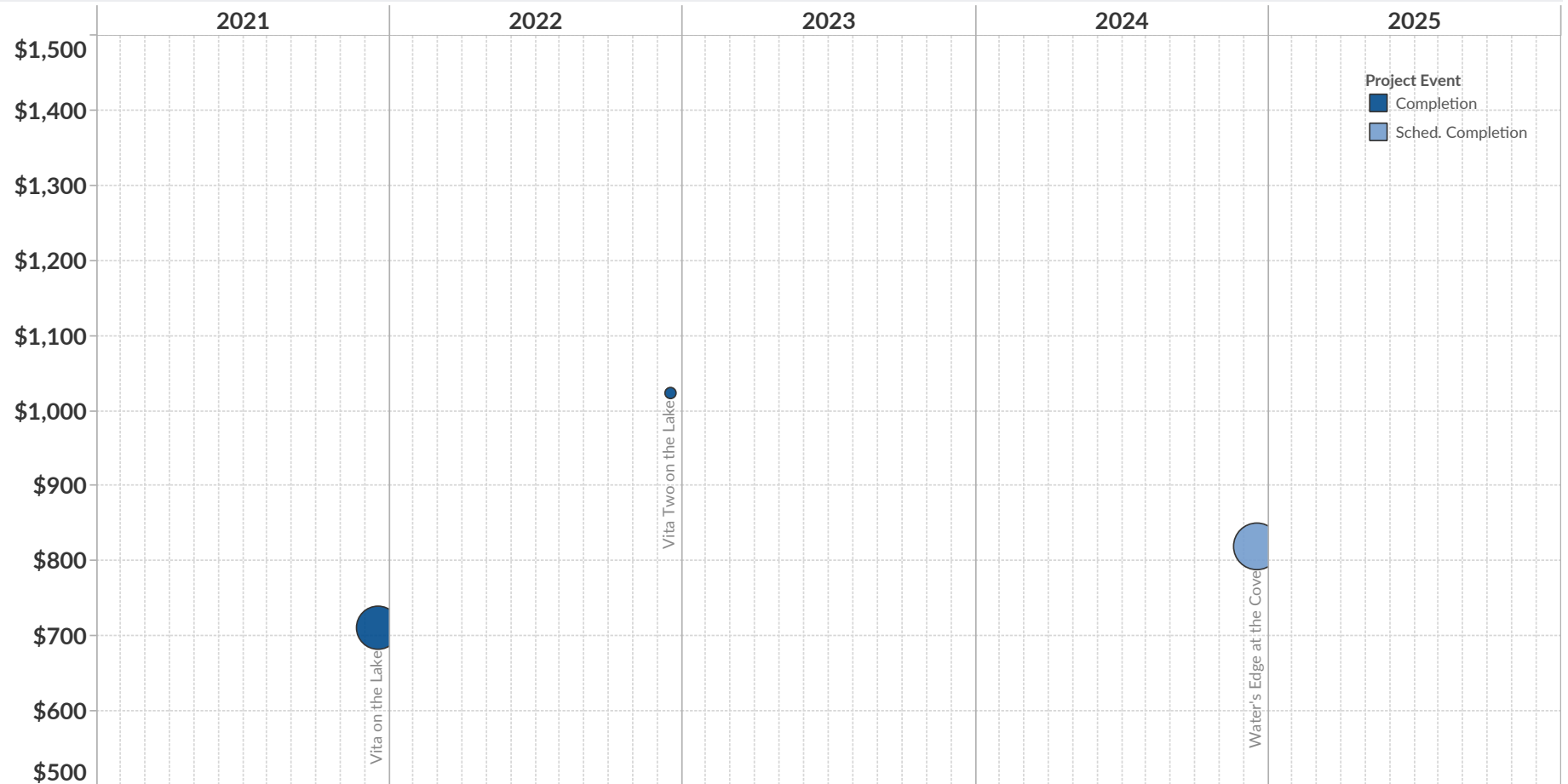
| Etobicoke Waterfront        |             | GTA         |
|-----------------------------|-------------|-------------|
| Distinct count of Site Name | 1           | 354         |
| No. of Units                | 565         | 91,110      |
| Total Sales                 | 552         | 74,265      |
| Act Inv                     | 13          | 16,845      |
| Avg. \$/sf                  | \$1,640     | \$1,415     |
| Avg. Project \$/SF          | \$1,640     | \$1,318     |
| Avg. SF                     | 854         | 786         |
| Avg. \$                     | \$1,400,746 | \$1,113,220 |
| Current Month Sales         | 1           | 539         |

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

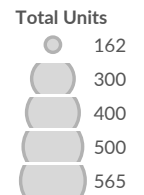


# Etobicoke Waterfront Submarket Report - May 2024

## 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.



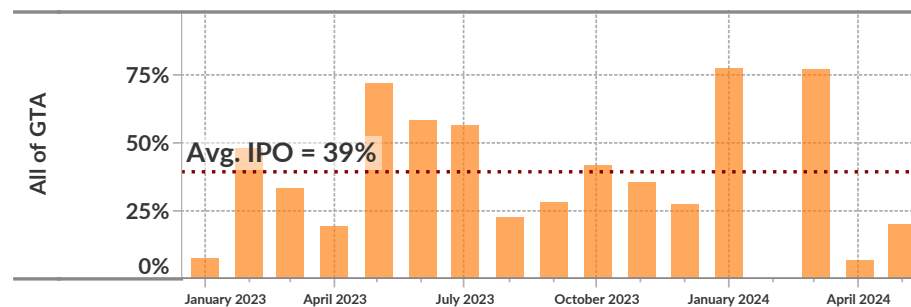
# Etobicoke Waterfront Submarket Report - May 2024

## Project Data by Unit Type

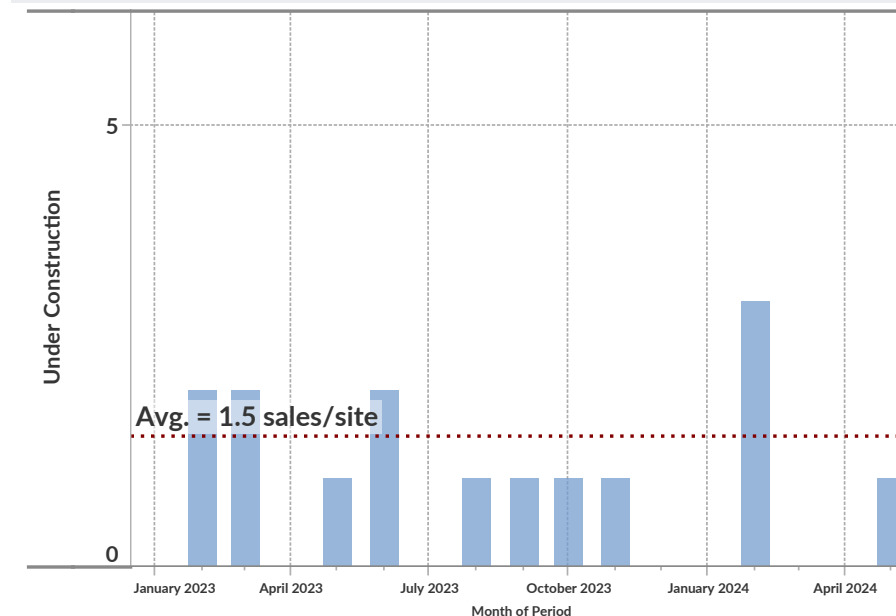
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 0            | 0                   | 0           | 0       |
| 1 Bedroom       | 110          | 0                   | 108         | 2       |
| 1 Bedroom + Den | 277          | 0                   | 277         | 0       |
| 2 Bedroom       | 119          | 0                   | 111         | 8       |
| 2 Bedroom + Den | 57           | 1                   | 54          | 3       |
| 3 Bedroom & Up  | 2            | 0                   | 2           | 0       |
| Penthouse       |              |                     |             |         |
| Other           |              |                     |             |         |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$1,669    | 466             | 466              | \$777,900        | \$777,900         |
| \$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)

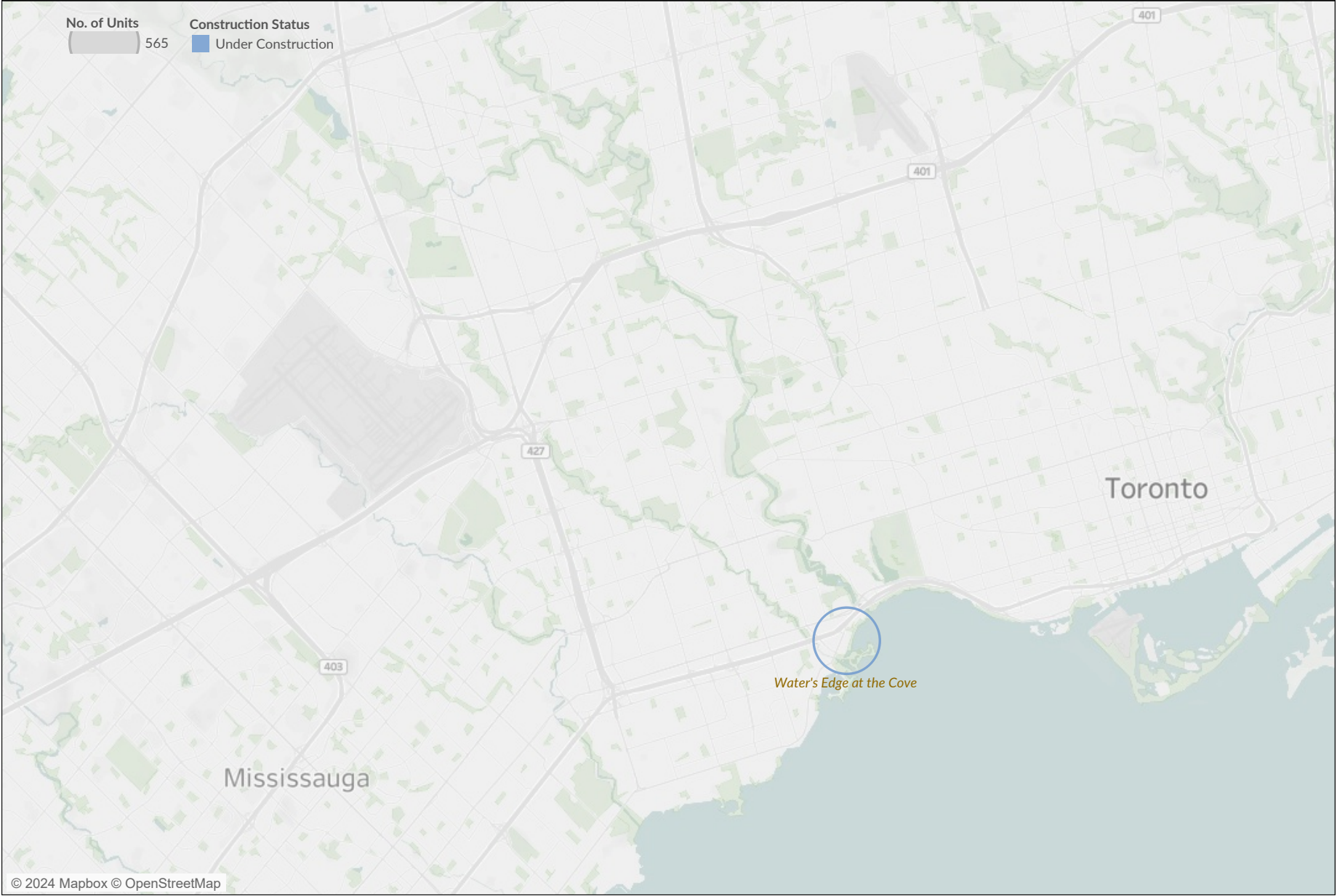


## Post Launch Absorption: Etobicoke Waterfront



# Etobicoke Waterfront Submarket Report - May 2024

## Current Active Projects



# Etobicoke Waterfront Submarket Report - May 2024

| 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 \$/SF |
| Water's Edge at the Cove - Conservatory Group | Apartment    | June 2024               | 1                   | 4   | 13      | 565          | \$820               | \$1,640            |

# Etobicoke Waterfront Submarket Report - May 2024

## Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | • 5                 | • 17                        |
| Central Waterfront      | • 6                 | • 6                         |
| Don Mills - York Mills  | • 5                 | • 10                        |
| Downtown Core           | • 2                 | • 6                         |
| Downtown East           | • 4                 | • 20                        |
| Downtown West           | • 43                | • 25                        |
| Etobicoke Waterfront    | • 1                 | • 1                         |
| Highway7 - Yonge        | • 0                 | • 5                         |
| Mississauga City Centre | • 4                 | • 9                         |
| North Toronto           | • 3                 | • 17                        |
| North Yonge Corridor    | • 3                 | • 9                         |
| North York East         |                     |                             |
| North York West         | • 0                 | • 9                         |
| Not Applicable          | • 440               | • 176                       |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | • 7                 | • 9                         |
| Thornhill               | • 0                 | • 2                         |
| Toronto East            | • 4                 | • 6                         |
| Toronto West            | • 12                | • 19                        |
| Yonge - St. Clair       | • 0                 | • 8                         |

## Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$       |
|-------------|---------|------------|---------|---------------|
| • 4,071     | • 580   | • \$2,402  | • 1,088 | • \$2,613,901 |
| • 2,772     | • 862   | • \$1,678  | • 883   | • \$1,482,243 |
| • 2,406     | • 306   | • \$1,191  | • 836   | • \$996,455   |
| • 3,668     | • 453   | • \$1,869  | • 783   | • \$1,463,030 |
| • 5,965     | • 1,521 | • \$1,451  | • 691   | • \$1,002,578 |
| • 7,435     | • 1,377 | • \$1,814  | • 869   | • \$1,575,612 |
| • 552       | • 13    | • \$1,640  | • 854   | • \$1,400,746 |
| • 1,165     | • 39    | • \$1,100  | • 1,012 | • \$1,113,310 |
| • 4,262     | • 630   | • \$1,234  | • 660   | • \$813,660   |
| • 3,307     | • 351   | • \$1,579  | • 931   | • \$1,469,531 |
| • 2,751     | • 738   | • \$1,657  | • 697   | • \$1,154,212 |
|             |         |            |         |               |
| • 1,074     | • 443   | • \$1,377  | • 821   | • \$1,130,591 |
| • 27,367    | • 8,240 | • \$1,166  | • 756   | • \$881,655   |
|             |         |            |         |               |
| • 1,857     | • 468   | • \$1,422  | • 813   | • \$1,155,526 |
| • 411       | • 28    | • \$1,361  | • 1,690 | • \$2,301,250 |
| • 894       | • 174   | • \$1,259  | • 648   | • \$815,407   |
| • 3,236     | • 405   | • \$1,268  | • 904   | • \$1,146,005 |
| • 1,072     | • 217   | • \$2,051  | • 912   | • \$1,869,410 |



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