

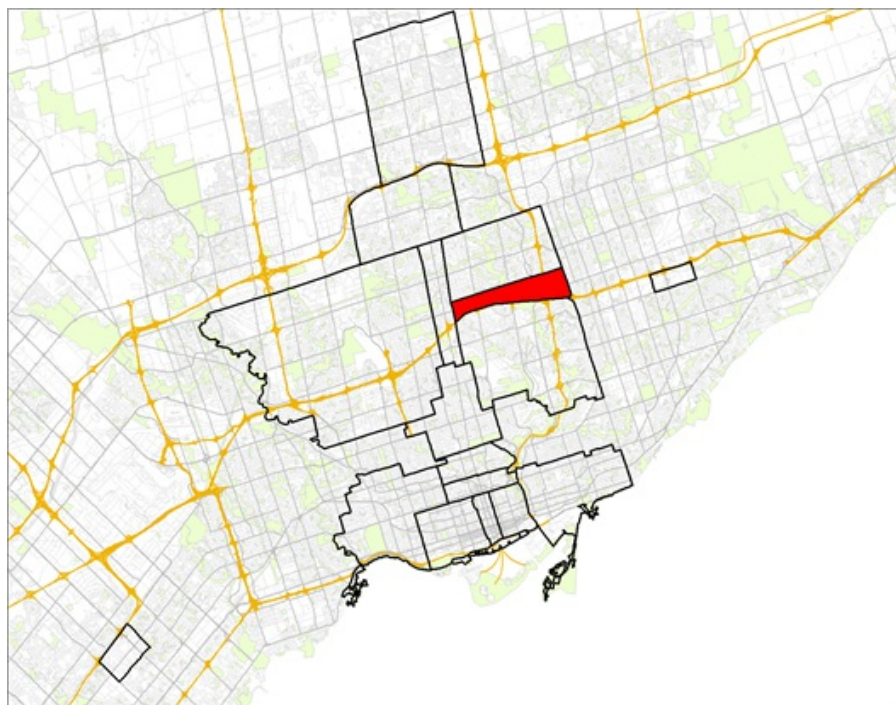


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of July 2018



Sheppard Corridor Submarket Report - July 2018



Sheppard Corridor		GTA
Active Projects	11	299
Total Units	3,258	74,568
Total Sales	2,847	64,637
Rem. Inv.	411	9,931
Avg. \$/SF	\$890	\$923
Avg. SF	783	921
Avg. \$	\$696,847	\$850,420
Current Month Sales (incl. active & sold out)	25	855

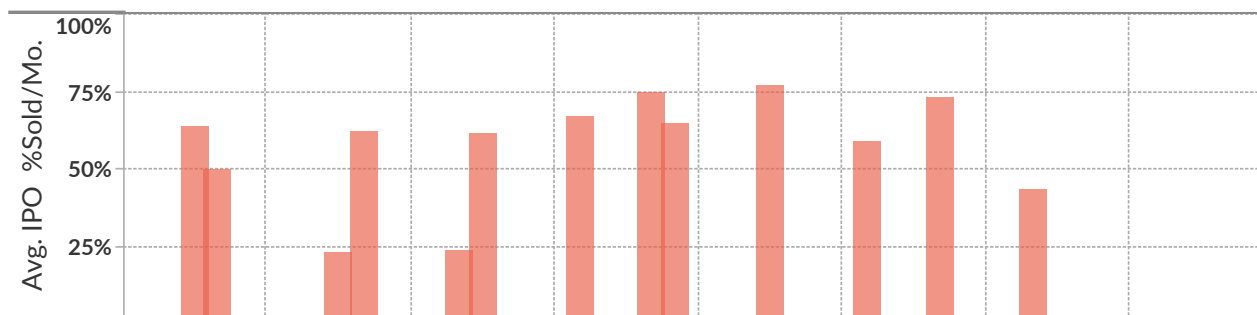
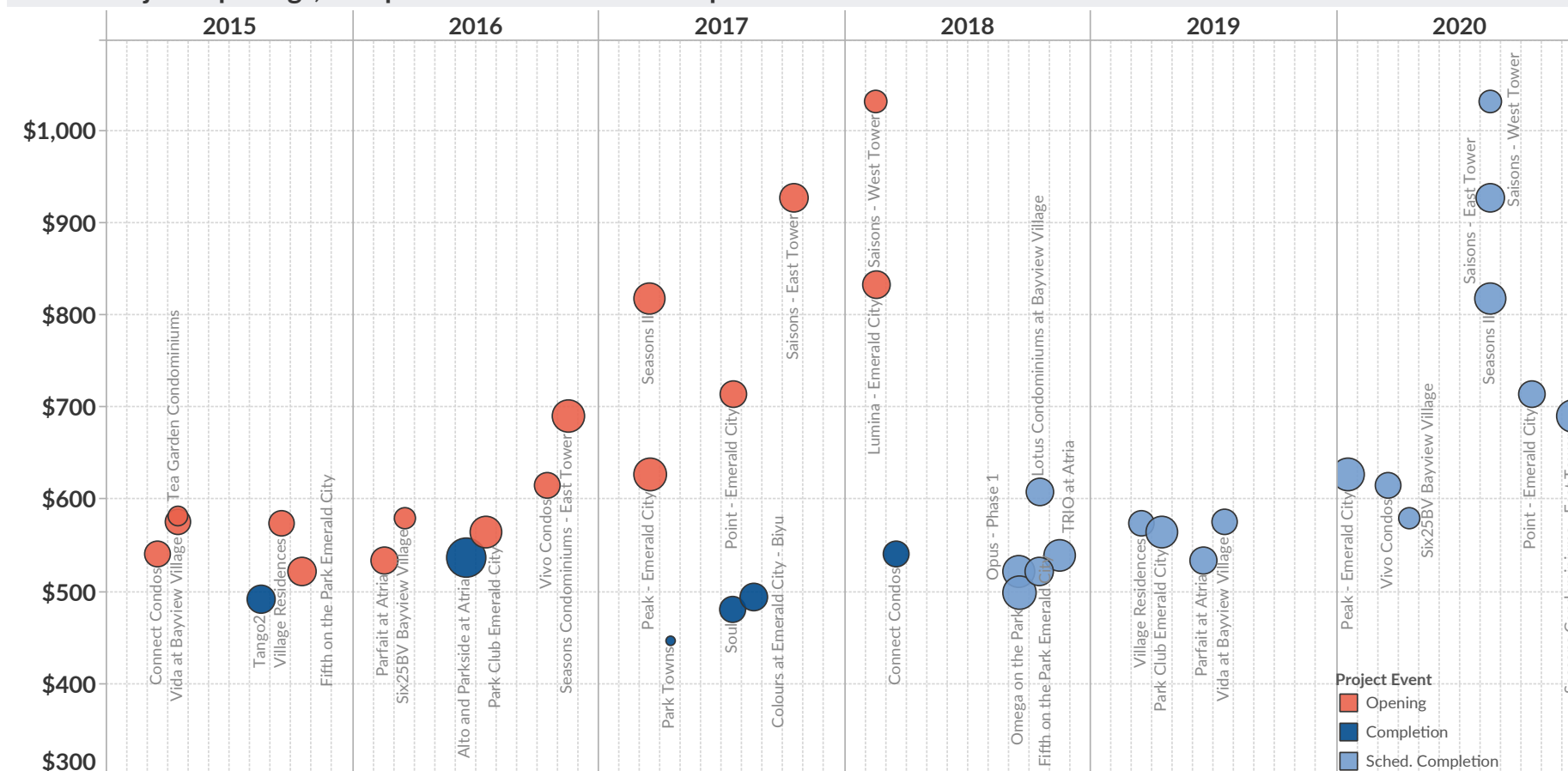
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	9	278
Total Units	11,439	291,396
Min. Floor Space Index	0.9	0.1
Max. Floor Space Index	7.0	45.5
Avg. Floor Space Index	3.0	5.5

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

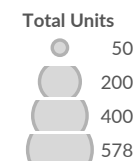


Sheppard Corridor Submarket Report - July 2018

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.



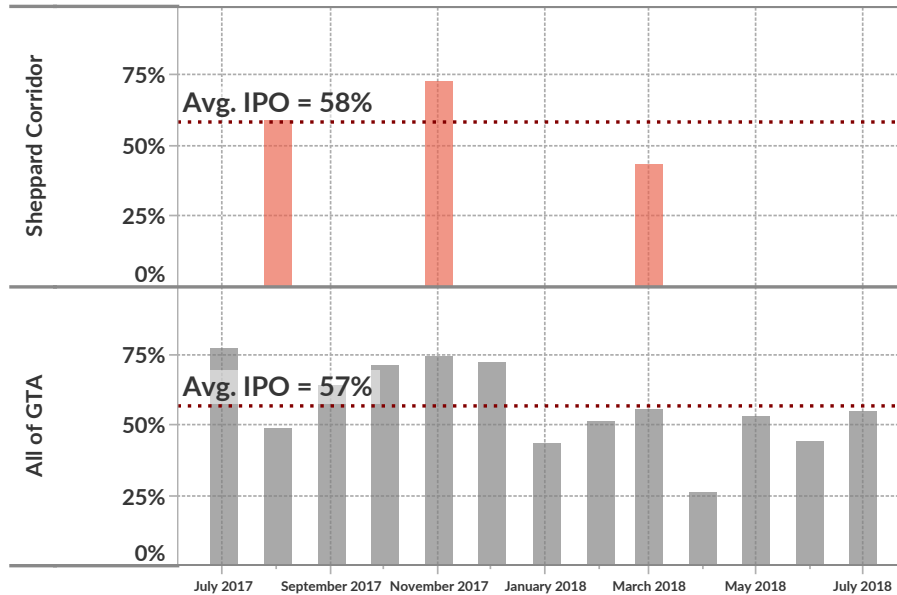
Sheppard Corridor Submarket Report - July 2018

Project Data by Unit Type

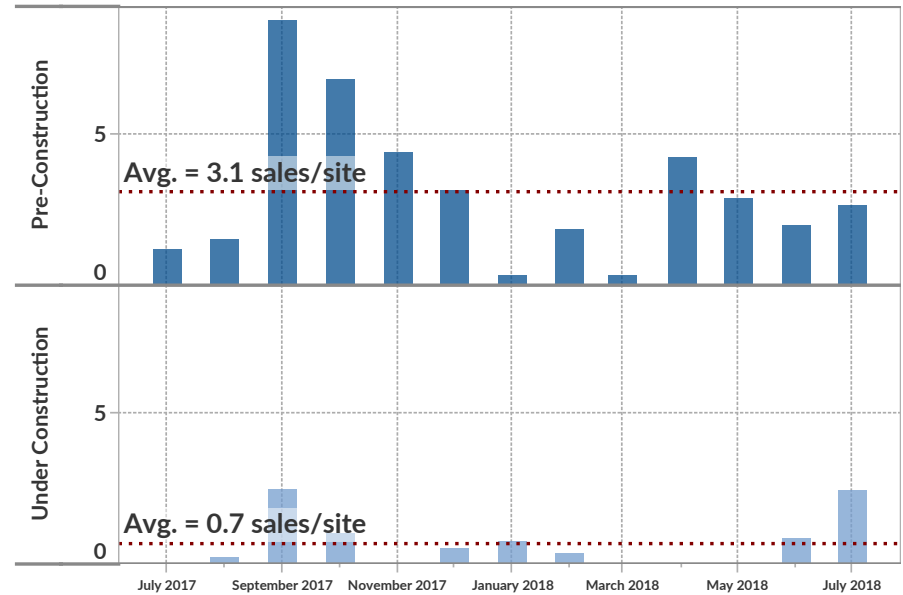
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	668	0	641	27
1 Bedroom + Den	1,109	13	1,017	92
2 Bedroom	887	8	769	118
2 Bedroom + Den	240	3	191	49
3 Bedroom & Up	230	0	131	99
Penthouse	32	1	32	0
Other	76	0	50	26

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$819	480	535	\$302,900	\$570,000
\$824	485	780	\$300,900	\$620,000
\$882	585	880	\$385,900	\$840,000
\$971	846	894	\$693,900	\$888,000
\$938	895	1,118	\$723,900	\$1,100,000
\$827	987	2,248	\$800,888	\$1,950,000

IPO Launch Performance (first 2 months)

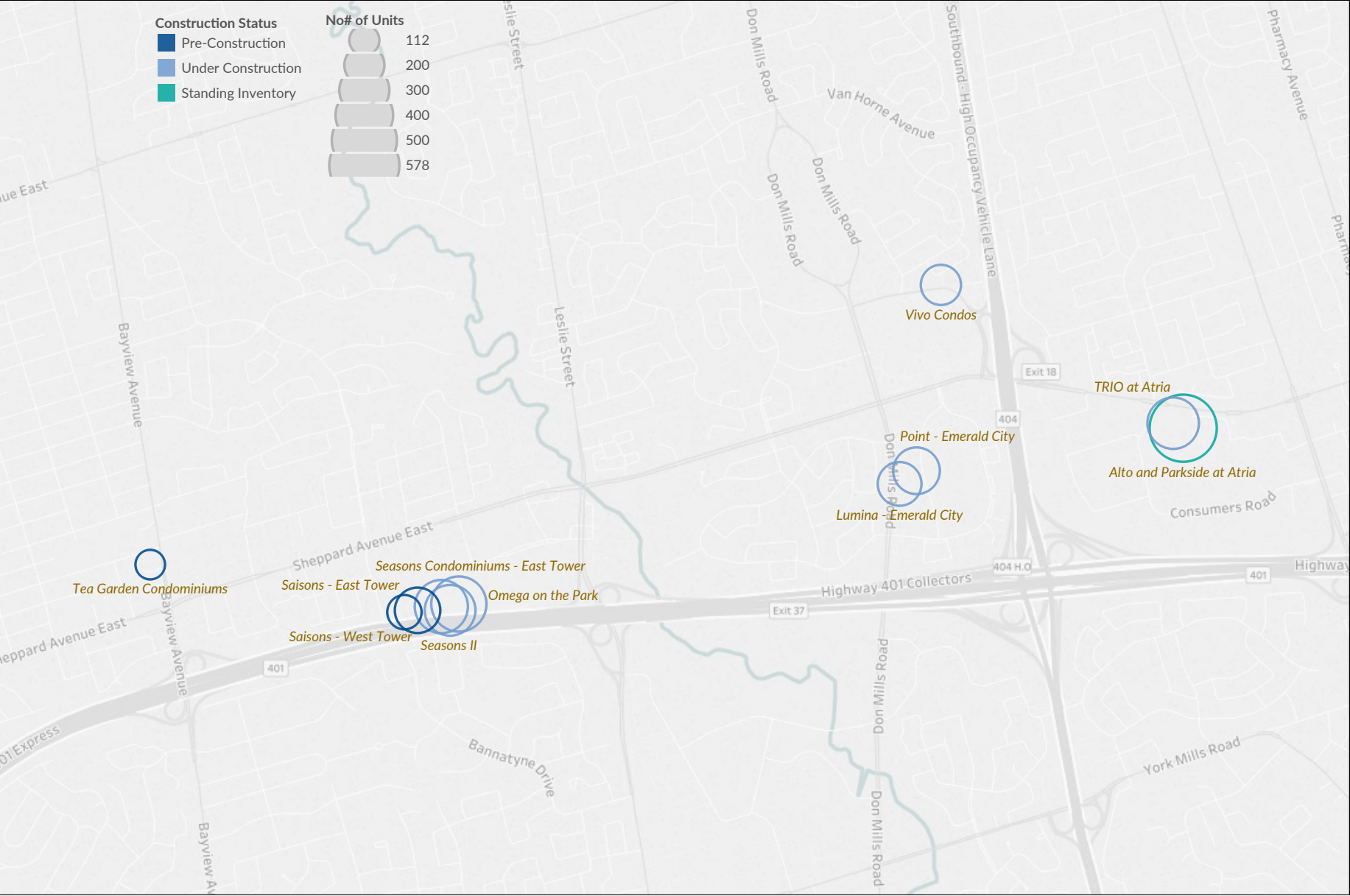


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - July 2018

Current Active Projects



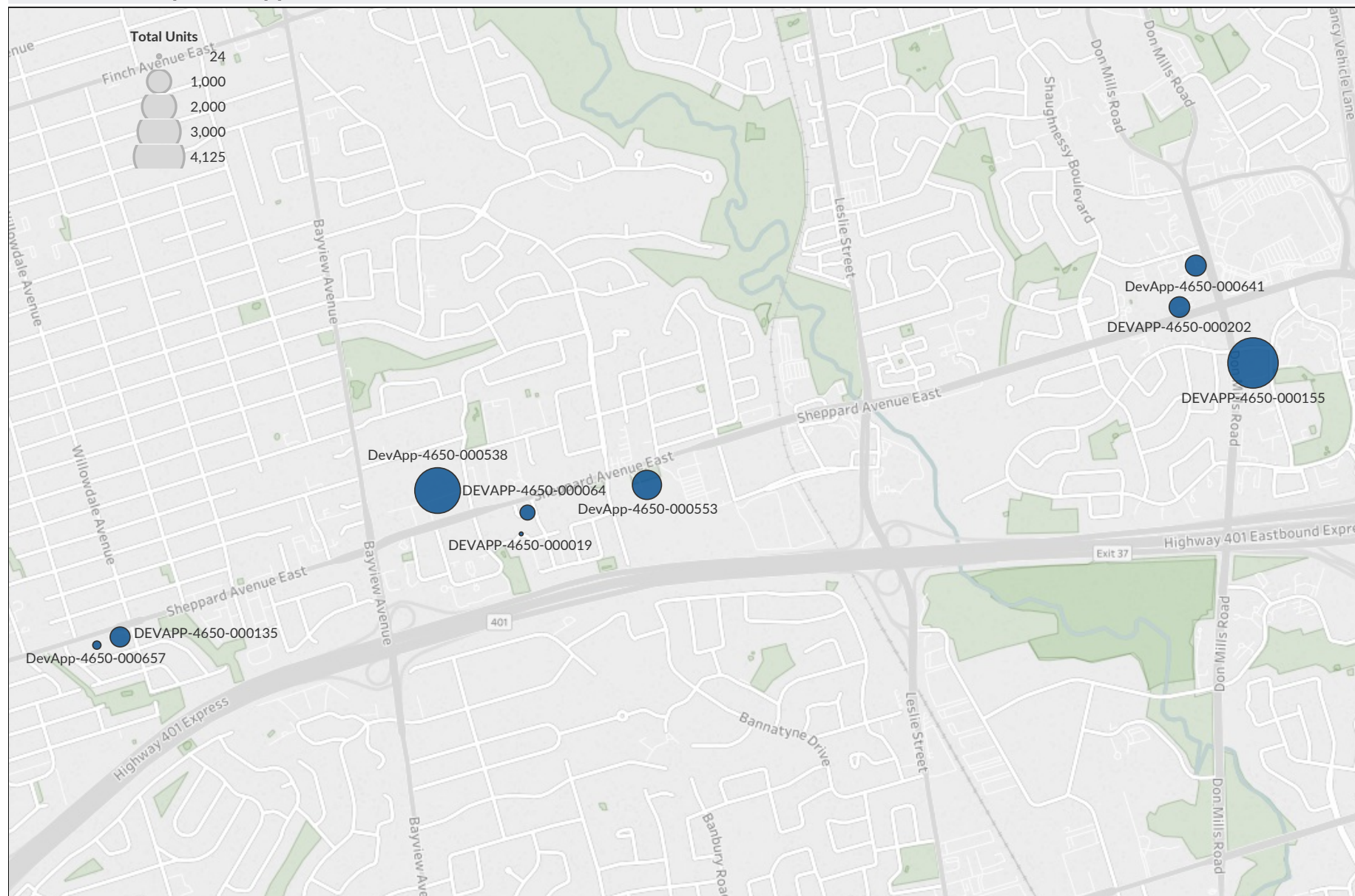
Sheppard Corridor Submarket Report - July 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Alto and Parkside at Atria - Tridel and Dorsay Development C..	Apartment	June 2016	0	0	1	578	\$537	\$545
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	February 2021	17	158	87	245	\$833	\$830
Omega on the Park - Concord Adex	Apartment	September 2018	0	0	6	390	\$500	\$788
Point - Emerald City - El-Ad Canada Inc.	Apartment	October 2020	0	0	55	279	\$714	\$808
Saisons - East Tower - Concord Adex	Apartment	August 2020	0	17	41	265	\$926	\$1,011
Saisons - West Tower - Concord Adex	Apartment	August 2020	2	87	64	151	\$1,031	\$976
Seasons Condominiums - East Tower - Concord Adex	Apartment	December 2020	0	4	13	362	\$691	\$949
Seasons II - Concord Adex	Apartment	August 2020	0	5	96	330	\$818	\$976
Tea Garden Condominiums - Phantom Developments	Apartment	April 2024	6	6	18	112	\$582	\$835
TRIO at Atria - Tridel and Dorsay Development Corporation	Apartment	November 2018	0	0	1	339	\$538	\$699
Vivo Condos - Fram Building Group	Apartment	March 2020	0	0	29	207	\$615	\$617

Sheppard Corridor Submarket Report - July 2018

Current Development Applications



Sheppard Corridor Submarket Report - July 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000019	12 - 16 Dervock Crescent	2.8	24
DEVAPP-4650-000064	625 - 627 Sheppard Avenue East; 6 - 10 Greenbriar Road	4.0	362
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	5.4	645
DEVAPP-4650-000155	32 Forest Manor Road	4.6	4,125
DEVAPP-4650-000202	1650 Sheppard Avenue East	6.0	686
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	3.3	3,396
DevApp-4650-000553	1001 - 1019 Sheppard Avenue East	5.5	1,384
DevApp-4650-000641	2600 Don Mills Road	5.3	707
DevApp-4650-000657	145 Sheppard Avenue East	8.0	110

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

Sheppard Corridor Submarket Report - July 2018

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 8	• 17	• 5,722	• 5,186	• 536	• \$1,868	• 1,245	• \$2,324,583	• 6,347
Central Waterfront	• 72	• 12	• 5,043	• 4,398	• 645	• \$1,210	• 991	• \$1,198,748	• 25,489
Don Mills - York Mills	• 7	• 10	• 2,412	• 2,211	• 201	• \$845	• 1,286	• \$1,086,859	• 26,520
Downtown Core	• 9	• 8	• 3,503	• 3,335	• 168	• \$1,112	• 1,015	• \$1,129,071	• 34,924
Downtown East	• 10	• 15	• 4,628	• 4,139	• 489	• \$963	• 826	• \$795,735	• 17,395
Downtown West	• 137	• 27	• 10,136	• 8,480	• 1,656	• \$1,145	• 732	• \$837,471	• 26,635
Etobicoke Waterfront	• 21	• 9	• 3,735	• 3,487	• 248	• \$1,012	• 841	• \$851,080	• 318
Highway7 - Yonge	• 29	• 6	• 1,442	• 1,053	• 389	• \$654	• 901	• \$589,024	•
Mississauga City Centre	• 43	• 6	• 2,938	• 2,592	• 346	• \$754	• 808	• \$609,096	•
North Toronto	• 29	• 7	• 2,075	• 1,877	• 198	• \$1,013	• 885	• \$896,407	• 10,983
North Yonge Corridor	• 13	• 6	• 1,997	• 1,768	• 229	• \$920	• 726	• \$667,932	• 7,623
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 5,715
North York West	• 21	• 11	• 2,361	• 1,940	• 421	• \$726	• 783	• \$568,179	• 23,294
Not Applicable	• 420	• 129	• 21,530	• 17,839	• 3,691	• \$670	• 991	• \$663,983	• 60,700
Scarborough City Centre									• 4,490
Sheppard Corridor	• 25	• 11	• 3,258	• 2,847	• 411	• \$890	• 783	• \$696,847	• 11,439
Thornhill									•
Toronto East	• 4	• 10	• 1,204	• 1,157	• 47	• \$791	• 1,015	• \$803,089	• 2,759
Toronto West	• 6	• 5	• 652	• 482	• 170	• \$1,006	• 908	• \$913,406	• 29,071
Yonge - St. Clair	• 1	• 8	• 1,281	• 1,201	• 80	• \$1,306	• 1,299	• \$1,696,196	•

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