

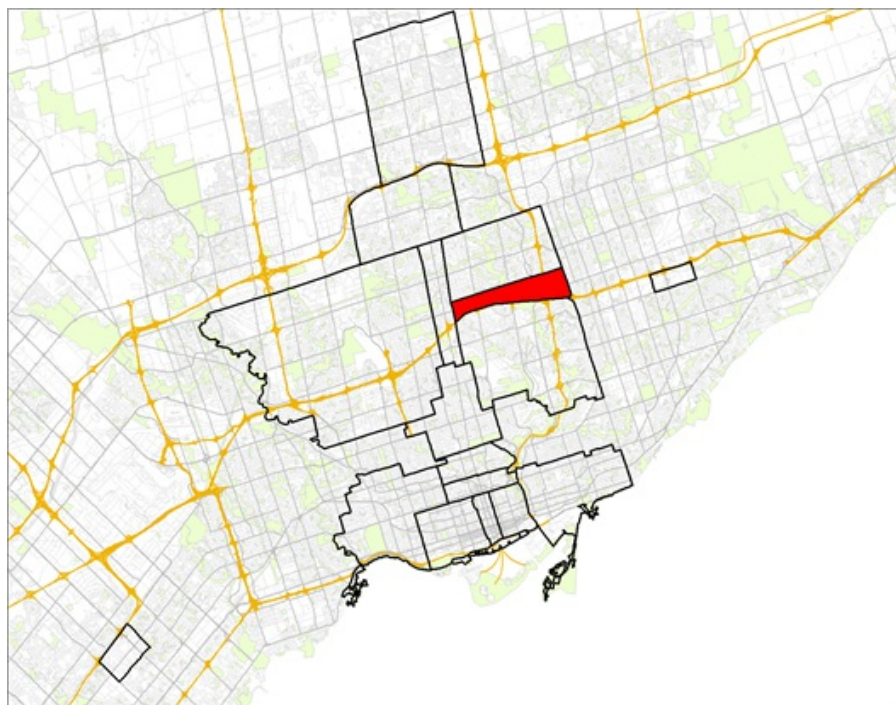


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of January 2019



Sheppard Corridor Submarket Report - January 2019



Sheppard Corridor		GTA
Active Projects	13	326
Total Units	4,004	86,555
Total Sales	3,253	72,181
Rem. Inv.	511	10,364
Avg. \$/SF	\$947	\$954
Avg. SF	845	923
Avg. \$	\$800,515	\$880,604
Current Month Sales (incl. active & sold out)	166	942

Development Applications

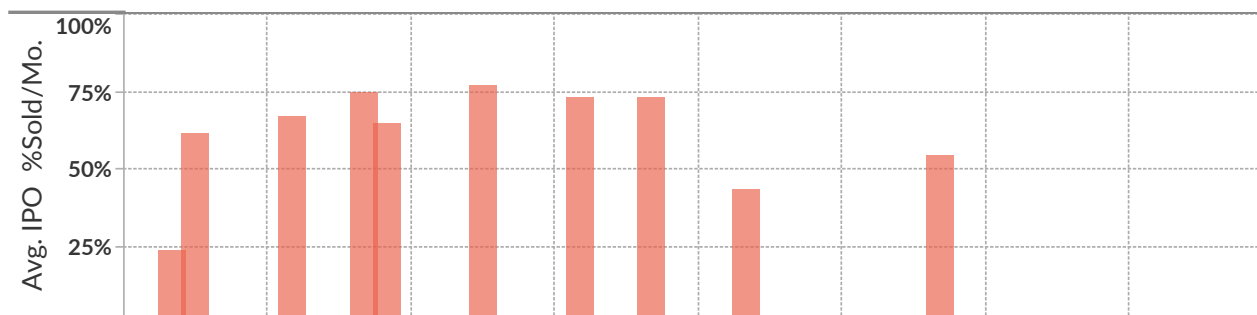
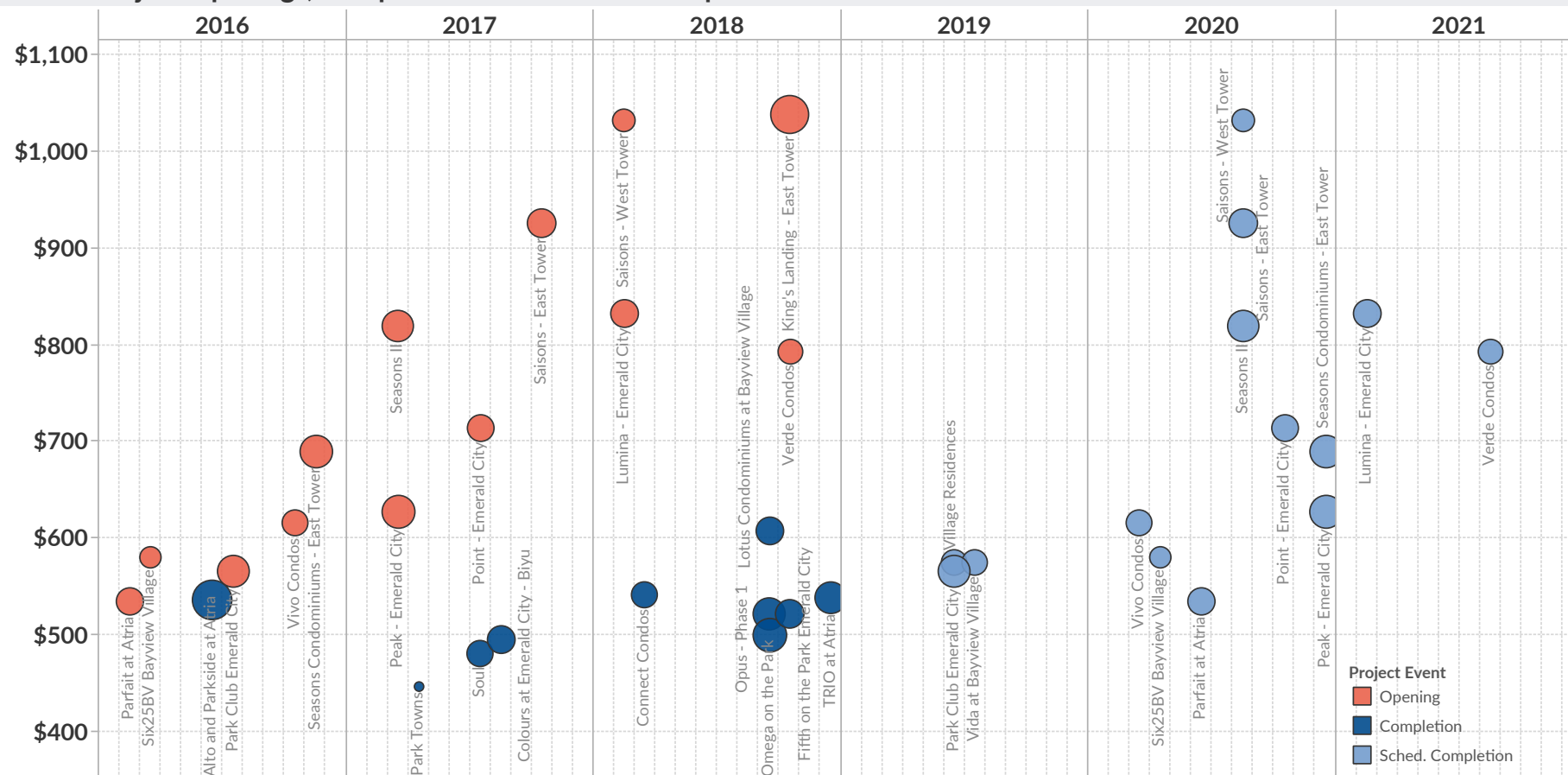
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	9	316
Total Units	4,168	157,852
Min. Floor Space Index	0.9	0.1
Max. Floor Space Index	7.0	45.5
Avg. Floor Space Index	3.0	5.7

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

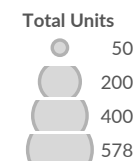


Sheppard Corridor Submarket Report - January 2019

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.



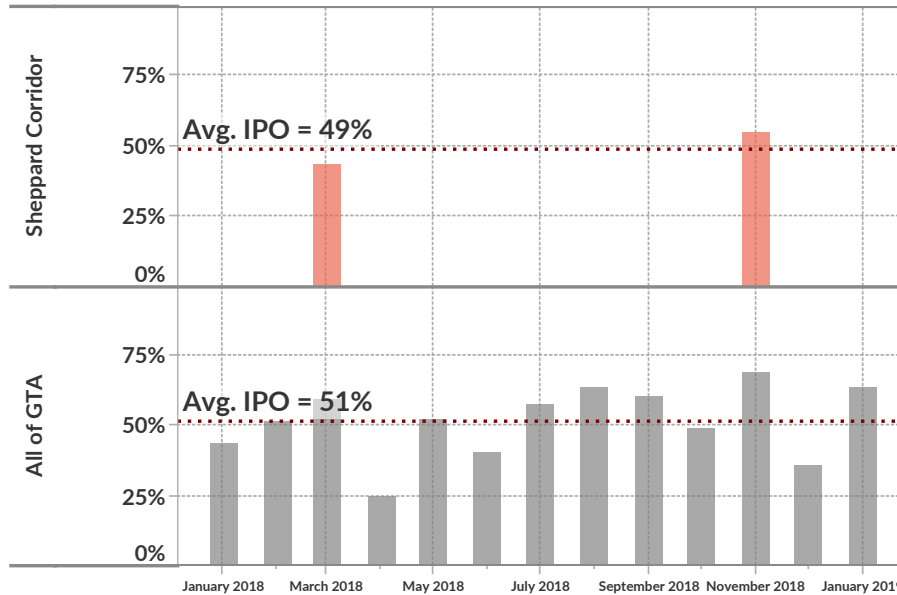
Sheppard Corridor Submarket Report - January 2019

Project Data by Unit Type

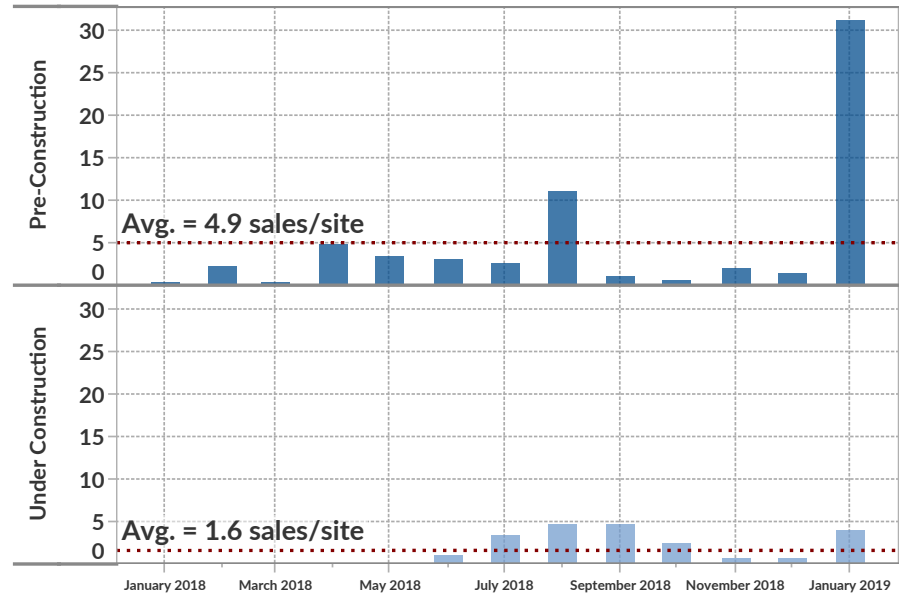
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	66	15	58	8
1 Bedroom	775	25	736	39
1 Bedroom + Den	1,234	66	1,122	112
2 Bedroom	1,060	31	918	142
2 Bedroom + Den	211	4	164	47
3 Bedroom & Up	307	21	178	129
Penthouse	35	4	25	10
Other	76	0	52	24

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,036	325	375	\$320,000	\$400,000
\$911	434	585	\$302,900	\$580,000
\$869	485	780	\$300,900	\$700,000
\$956	585	1,282	\$385,900	\$1,430,000
\$954	730	1,186	\$570,000	\$980,000
\$986	838	1,238	\$730,000	\$1,320,000
\$918	1,270	1,606	\$1,270,000	\$1,370,000
\$944	987	2,248	\$800,888	\$1,950,000

IPO Launch Performance (first 2 months)

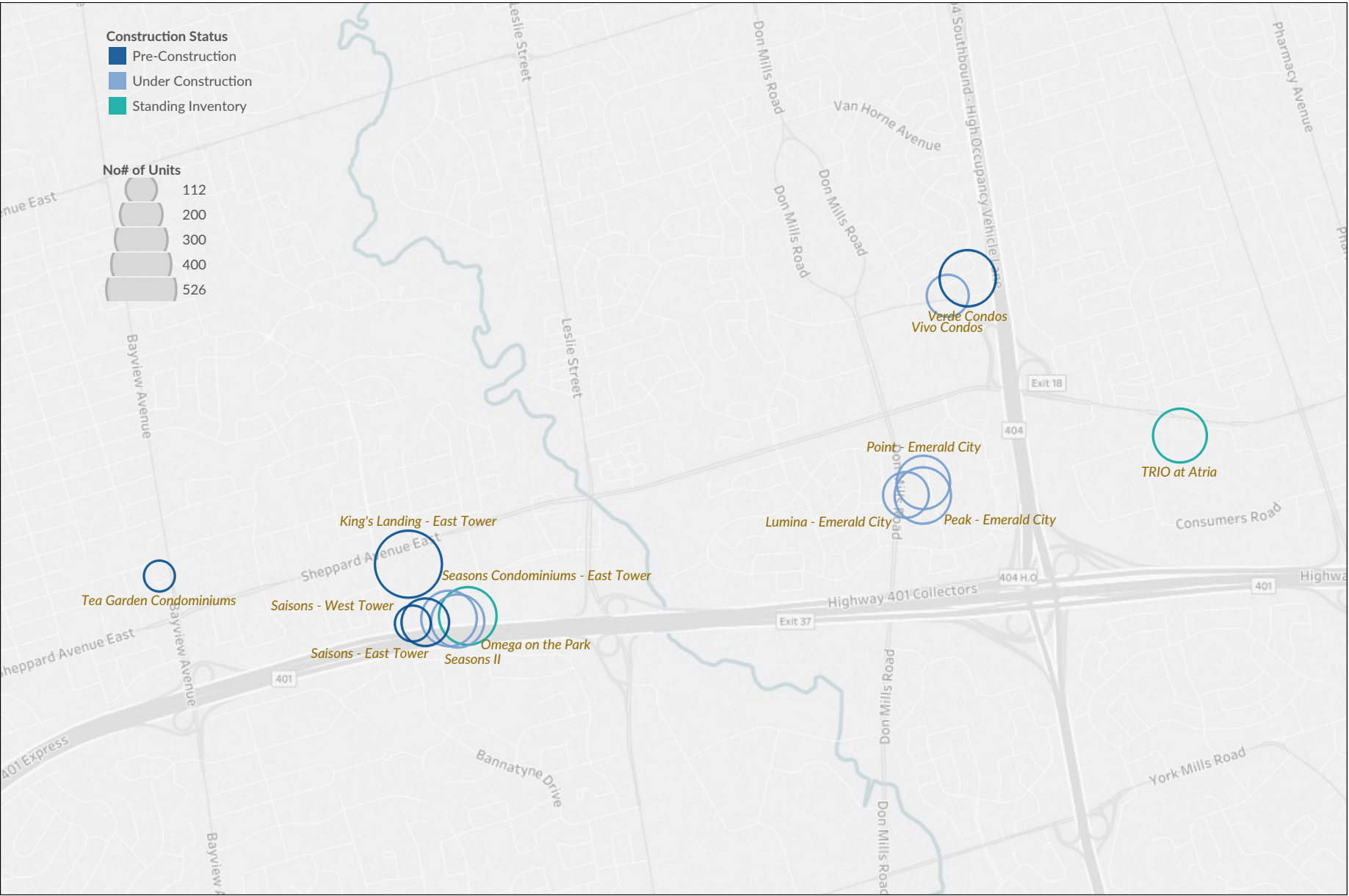


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - January 2019

Current Active Projects



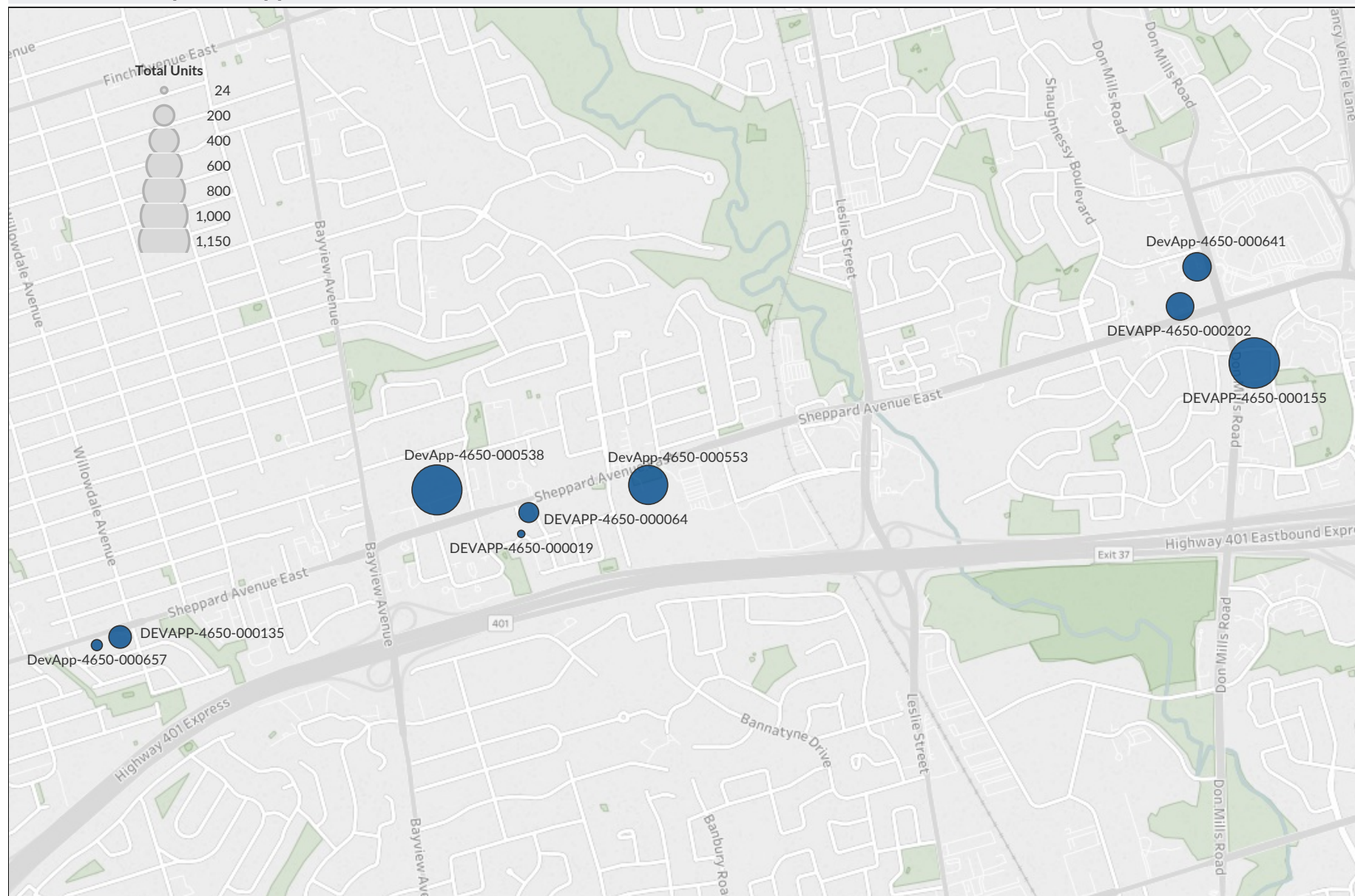
Sheppard Corridor Submarket Report - January 2019

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
King's Landing - East Tower - Concord Adex	Apartment	June 2022	148	148	123	526	\$1,037	\$1,033
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	February 2021	8	8	37	245	\$833	\$900
Omega on the Park - Concord Adex	Apartment	September 2018	0	0	6	390	\$500	\$788
Peak - Emerald City - El-Ad Canada Inc.	Apartment	December 2020	0	0	35	372	\$628	\$0
Point - Emerald City - El-Ad Canada Inc.	Apartment	October 2020	0	0	55	334	\$714	\$888
Saisons - East Tower - Concord Adex	Apartment	August 2020	0	0	24	265	\$926	\$1,032
Saisons - West Tower - Concord Adex	Apartment	August 2020	0	0	51	151	\$1,031	\$1,026
Seasons Condominiums - East Tower - Concord Adex	Apartment	December 2020	0	0	13	362	\$691	\$948
Seasons II - Concord Adex	Apartment	August 2020	2	2	94	330	\$818	\$974
Tea Garden Condominiums - Phantom Developments	Apartment	April 2024	0	0	4	112	\$582	\$830
TRIO at Atria - Tridel and Dorsay Development Corporation	Apartment	December 2018	0	0	1	339	\$538	\$699
Verde Condos - Fram Building Group	Apartment	August 2021	8	8	39	371	\$794	\$772
Vivo Condos - Fram Building Group	Apartment	March 2020	0	0	29	207	\$615	\$617

Sheppard Corridor Submarket Report - January 2019

Current Development Applications



Sheppard Corridor Submarket Report - January 2019

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	178
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	5.4	230
DEVAPP-4650-000155	32 Forest Manor Road	4.6	1,150
DEVAPP-4650-000202	1650 Sheppard Avenue East	6.0	343
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	3.3	1,132
DevApp-4650-000553	1001 - 1019 Sheppard Avenue East	5.5	692
DevApp-4650-000641	2600 Don Mills Road	5.3	364
DevApp-4650-000657	145 Sheppard Avenue East	8.0	55

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 - January 2019

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	• 5	• 17	• 5,751	• 5,231	• 221	• \$2,251	• 1,957	• \$4,406,623	• 5,031
Central Waterfront	• 37	• 15	• 6,871	• 6,046	• 746	• \$1,314	• 992	• \$1,302,871	• 16,818
Don Mills - York Mills	• 11	• 8	• 2,327	• 2,084	• 183	• \$885	• 1,135	• \$1,004,963	• 10,889
Downtown Core	• 0	• 8	• 4,272	• 3,844	• 26	• \$1,294	• 1,261	• \$1,632,354	• 18,308
Downtown East	• 14	• 16	• 5,192	• 4,870	• 294	• \$986	• 892	• \$879,028	• 15,472
Downtown West	• 122	• 30	• 11,378	• 9,471	• 1,443	• \$1,242	• 768	• \$953,706	• 13,867
Etobicoke Waterfront	• 7	• 8	• 3,728	• 3,408	• 191	• \$1,072	• 860	• \$922,025	• 1,439
Highway7 - Yonge	• 0	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 42	• 8	• 4,495	• 3,645	• 552	• \$781	• 753	• \$587,951	•
North Toronto	• 251	• 9	• 2,908	• 2,483	• 335	• \$1,160	• 893	• \$1,036,000	• 6,252
North Yonge Corridor	• 0	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,495
North York East	• 1	• 2	• 528	• 505	• 22	• \$943	• 1,025	• \$966,945	• 2,381
North York West	• 6	• 11	• 2,583	• 2,317	• 244	• \$808	• 724	• \$585,606	• 9,893
Not Applicable	• 217	• 138	• 23,866	• 18,084	• 4,242	• \$686	• 962	• \$659,839	• 35,194
Scarborough City Centre									• 2,245
Sheppard Corridor	• 166	• 13	• 4,004	• 3,253	• 511	• \$947	• 845	• \$800,515	• 4,168
Thornhill									•
Toronto East	• 5	• 12	• 1,531	• 1,400	• 89	• \$920	• 993	• \$913,336	• 1,227
Toronto West	• 58	• 11	• 2,089	• 1,289	• 731	• \$969	• 863	• \$836,569	• 12,983
Yonge - St. Clair	• 0	• 8	• 1,286	• 1,216	• 62	• \$1,245	• 1,275	• \$1,588,047	• 169

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