



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of March 2019



Sheppard Corridor Submarket Report - March 2019



Sheppard Corridor		GTA
Active Projects	14	329
Total Units	4,391	87,136
Total Sales	3,703	71,790
Rem. Inv.	688	11,744
Avg. \$/SF	\$984	\$968
Avg. SF	798	889
Avg. \$	\$784,927	\$860,701
Current Month Sales (incl. active & sold out)	100	1,428

Development Applications

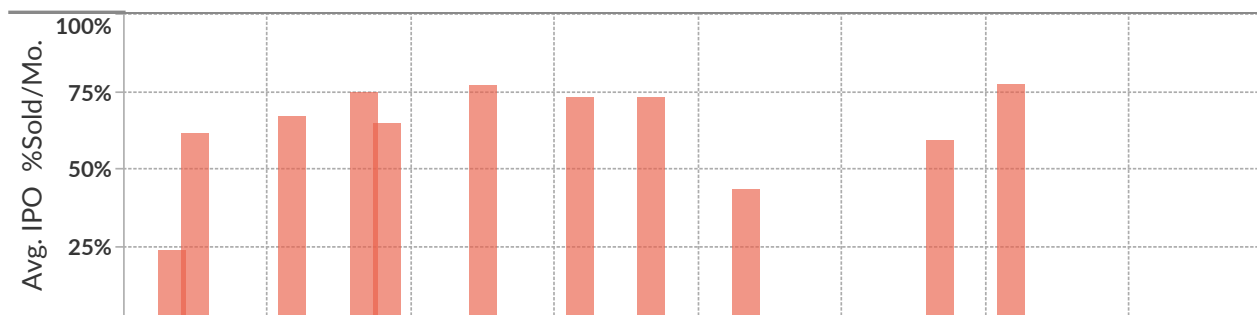
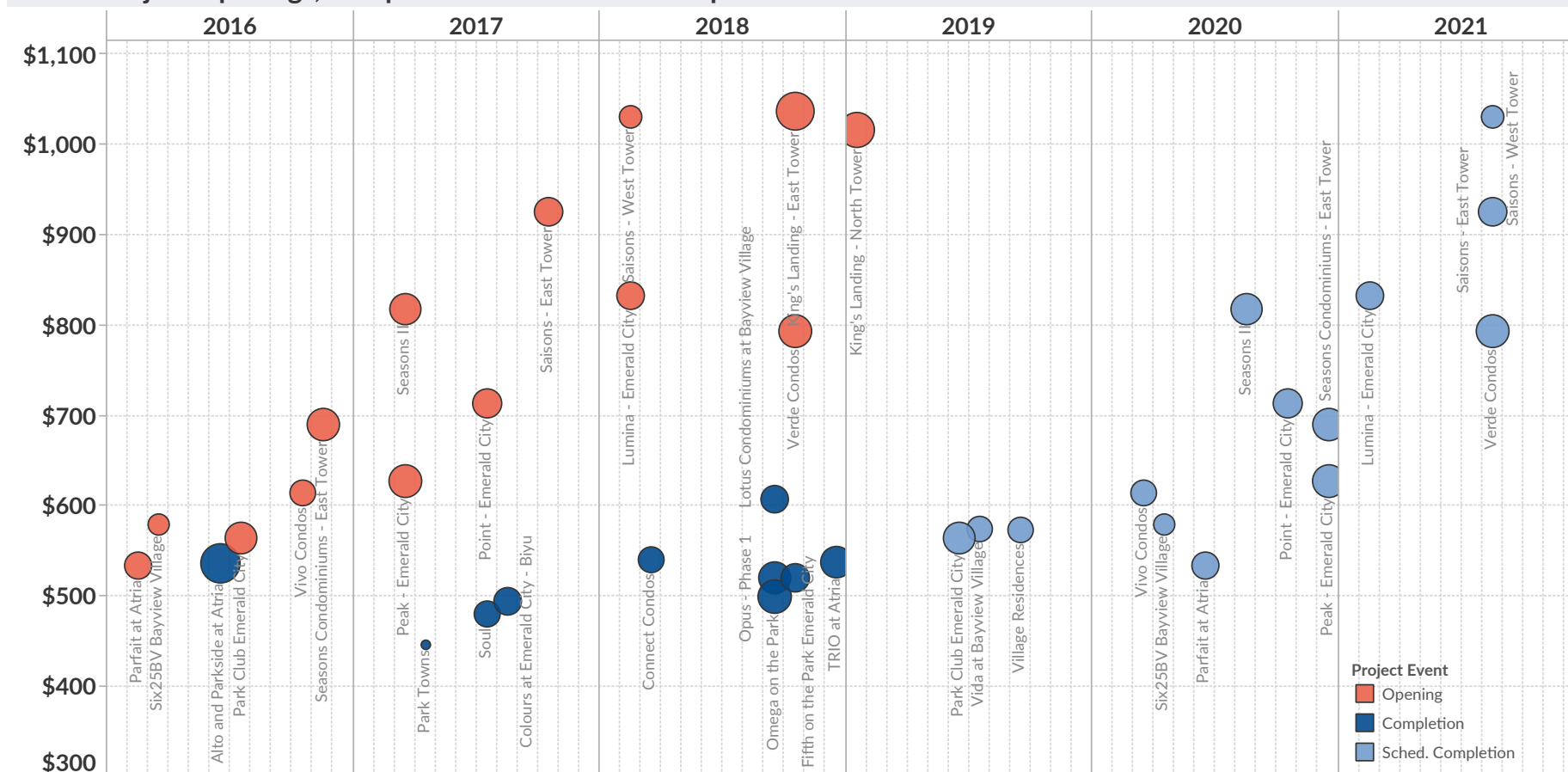
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	7	317
Total Units	3,966	165,657
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	32.2
Avg. Floor Space Index	3.2	5.9

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

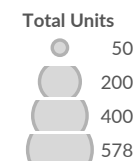


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



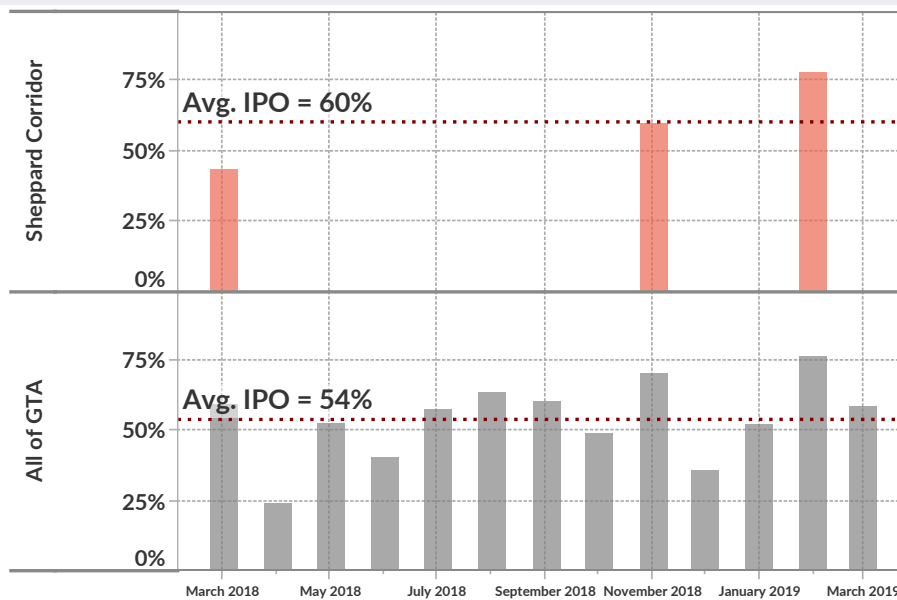
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Project Data by Unit Type

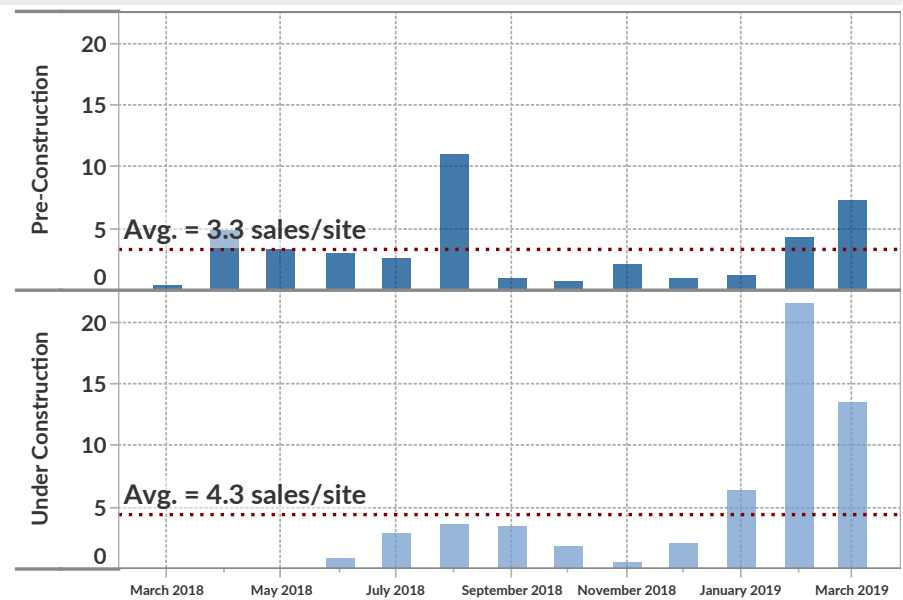
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	105	3	77	28
1 Bedroom	892	31	835	57
1 Bedroom + Den	1,476	36	1,254	222
2 Bedroom	1,202	25	1,051	151
2 Bedroom + Den	215	0	172	43
3 Bedroom & Up	390	5	241	149
Penthouse	35	0	21	14
Other	76	0	52	24

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,061	325	375	\$350,000	\$400,900
\$1,010	460	585	\$302,900	\$580,000
\$935	485	780	\$300,900	\$700,000
\$1,012	585	1,699	\$385,900	\$1,453,900
\$988	780	988	\$689,900	\$980,000
\$1,011	838	1,400	\$775,900	\$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)

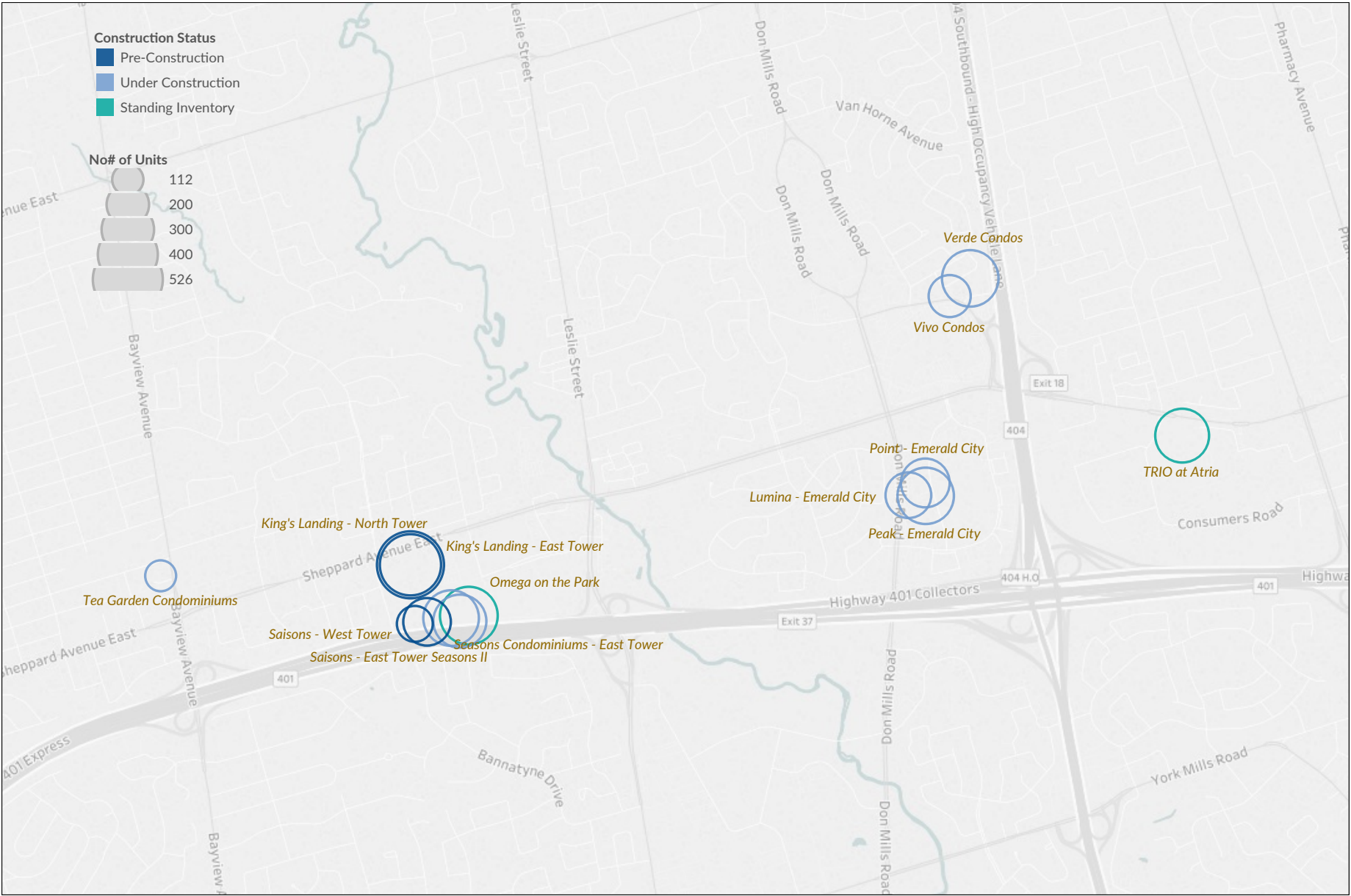


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



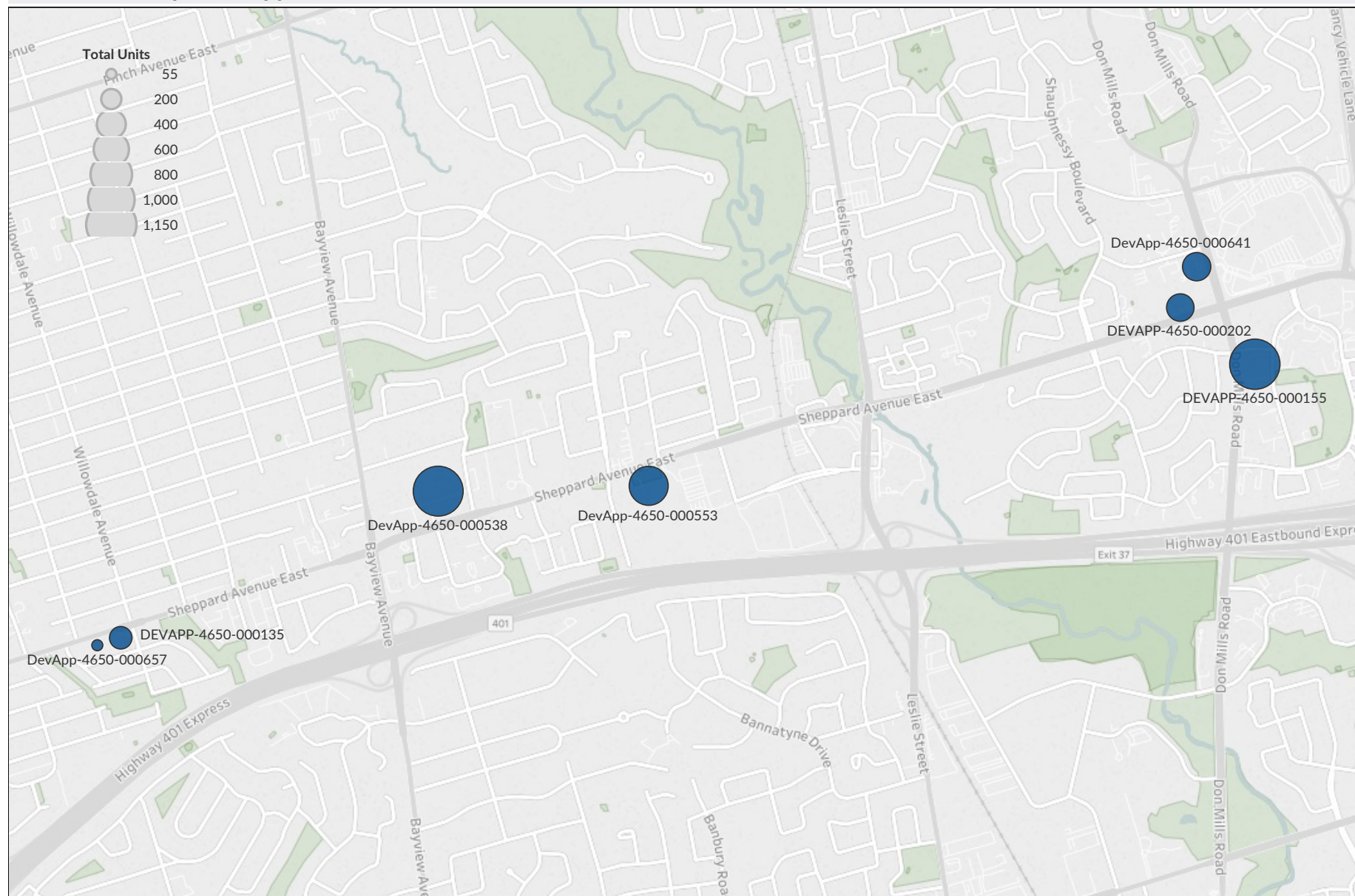
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Current Active Project List

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	18	36	235	526	\$1,037	\$1,023
King's Landing - North Tower - Concord Adex	Apartment	June 2022	11	350	89	439	\$1,017	\$1,017
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	February 2021	0	19	26	245	\$833	\$910
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	3	16	19	372	\$628	\$885
Point - Emerald City - El-Ad Canada Inc.	Apartment	October 2020	19	37	18	279	\$714	\$881
Saisons - East Tower - Concord Adex	Apartment	August 2021	0	0	24	265	\$926	\$1,032
Saisons - West Tower - Concord Adex	Apartment	August 2021	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	0	0	96	330	\$818	\$975
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	35	103	95	374	\$794	\$926
Vivo Condos - Fram Building Group	Apartment	March 2020	14	18	11	207	\$615	\$617

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
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.

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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	3	16	5,445	4,929	213	\$2,258	1,961	\$4,429,540	5,654
Central Waterfront	40	15	6,871	6,145	647	\$1,327	1,039	\$1,379,237	17,304
Don Mills - York Mills	7	8	2,327	2,094	173	\$866	1,174	\$1,016,259	10,877
Downtown Core	27	9	4,687	3,543	628	\$1,481	606	\$897,485	16,861
Downtown East	25	16	5,192	4,900	264	\$990	890	\$880,827	17,160
Downtown West	157	27	9,952	8,409	1,199	\$1,338	765	\$1,022,635	14,557
Etobicoke Waterfront	8	8	3,727	3,417	172	\$1,064	860	\$915,377	1,439
Highway7 - Yonge	0	7	1,704	1,184	452	\$650	919	\$597,211	.
Mississauga City Centre	34	9	5,083	3,844	1,068	\$781	724	\$565,159	.
North Toronto	191	10	3,192	2,719	375	\$1,100	818	\$900,174	6,551
North Yonge Corridor	174	5	1,885	1,432	351	\$929	758	\$704,826	4,271
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,168
North York West	16	9	2,311	2,016	245	\$829	717	\$593,779	10,549
Not Applicable	592	141	24,497	18,634	4,278	\$704	954	\$671,849	43,256
Scarborough City Centre									2,245
Sheppard Corridor	100	14	4,391	3,703	688	\$984	798	\$784,927	3,966
Thornhill	14	1	389	315	74	\$753	944	\$710,984	.
Toronto East	17	14	1,733	1,564	134	\$962	966	\$928,885	2,236
Toronto West	21	10	1,936	1,226	694	\$988	864	\$854,154	12,363
Yonge - St. Clair	2	8	1,286	1,217	61	\$1,223	1,290	\$1,578,647	169

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