



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of April 2019



Sheppard Corridor Submarket Report - April 2019



Sheppard Corridor		GTA
Active Projects	16	341
Total Units	4,374	90,749
Total Sales	3,473	73,661
Rem. Inv.	901	13,707
Avg. \$/SF	\$990	\$949
Avg. SF	828	872
Avg. \$	\$820,104	\$827,892
Current Month Sales (incl. active & sold out)	49	3,053

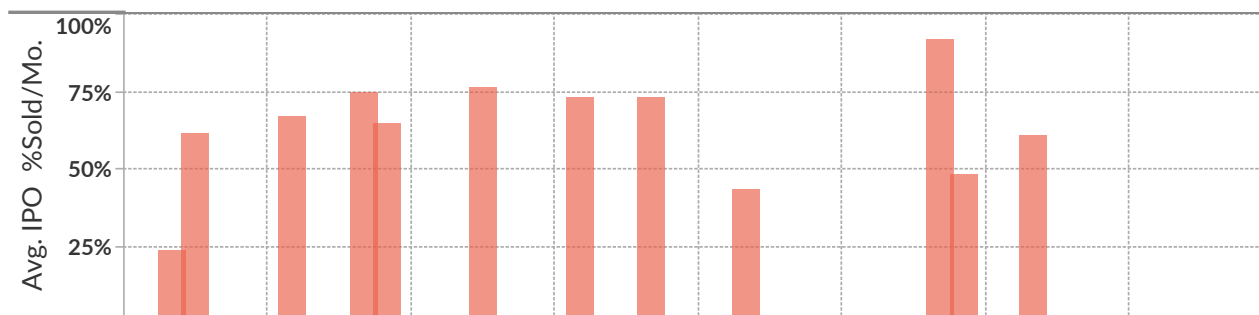
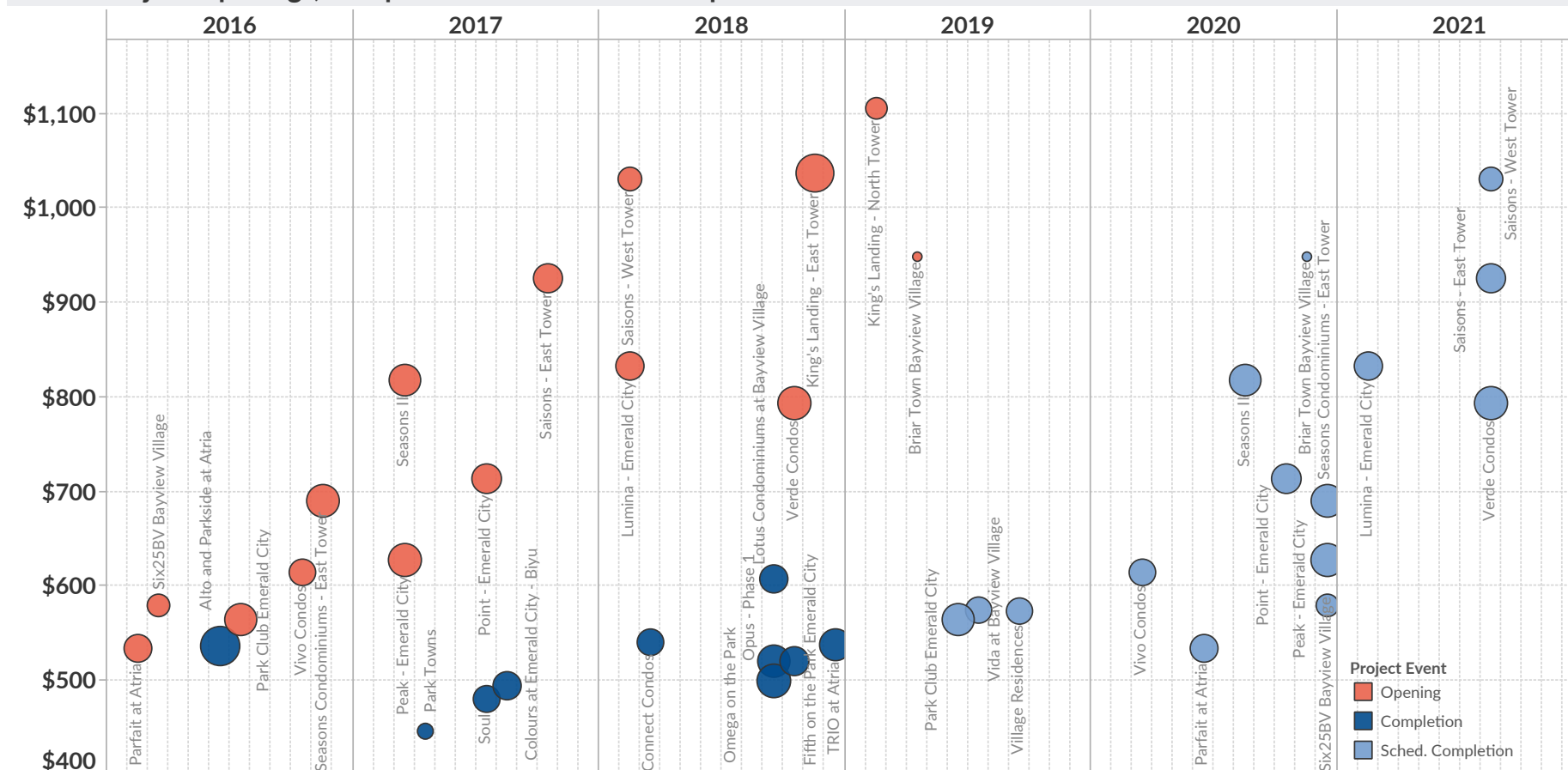
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	10	319
Total Units	5,557	167,601
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	32.2
Avg. Floor Space Index	3.2	5.9

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

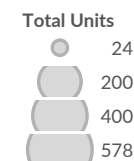


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Recent Project Openings, Completions & Scheduled Completions



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.



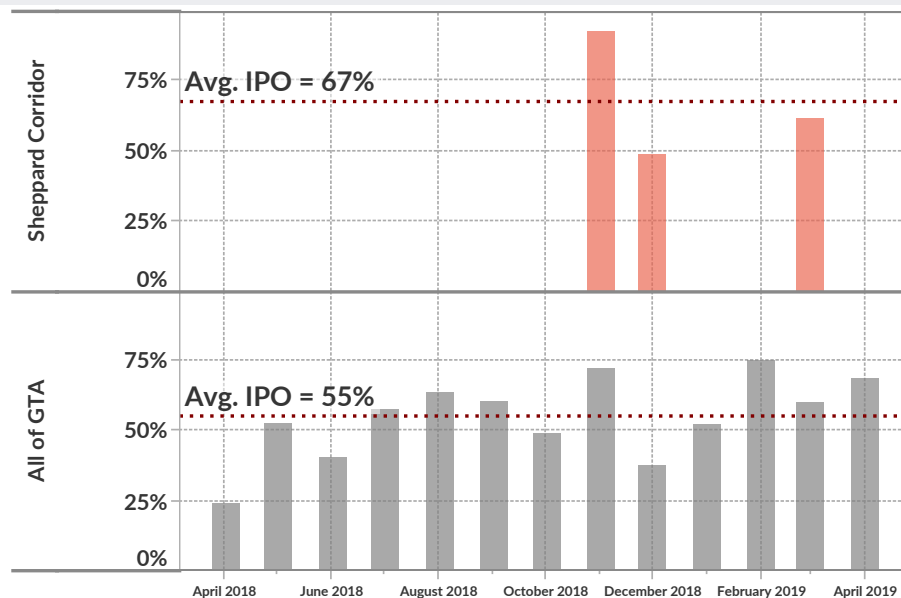
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Project Data by Unit Type

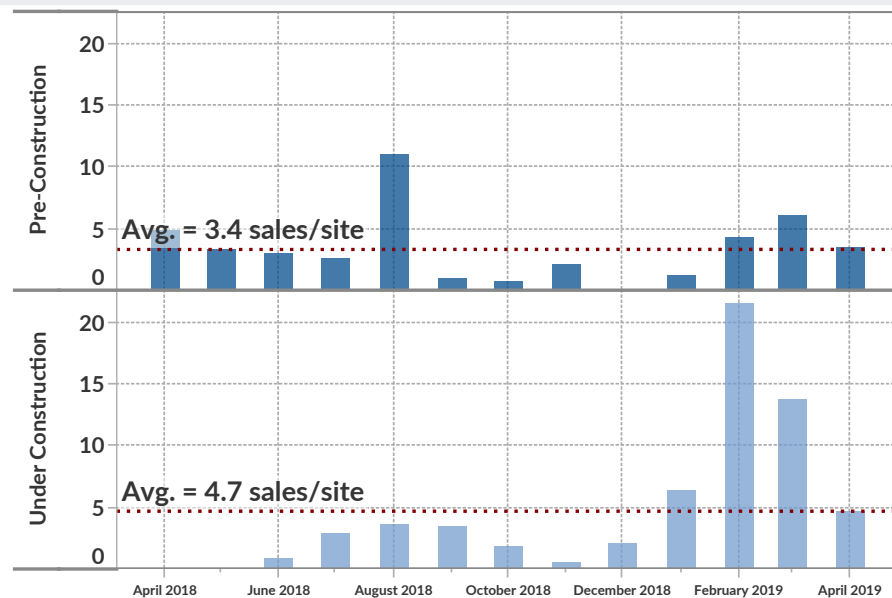
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	134	5	75	59
1 Bedroom	910	3	792	118
1 Bedroom + Den	1,388	19	1,188	200
2 Bedroom	1,260	19	995	265
2 Bedroom + Den	221	1	173	48
3 Bedroom & Up	350	2	177	173
Penthouse	35	0	21	14
Other	76	0	52	24

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,070	325	375	\$350,000	\$400,000
\$1,021	460	585	\$302,900	\$580,000
\$930	485	780	\$300,900	\$700,000
\$1,023	585	1,699	\$385,900	\$1,539,990
\$989	780	988	\$689,900	\$980,000
\$1,017	838	1,238	\$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)

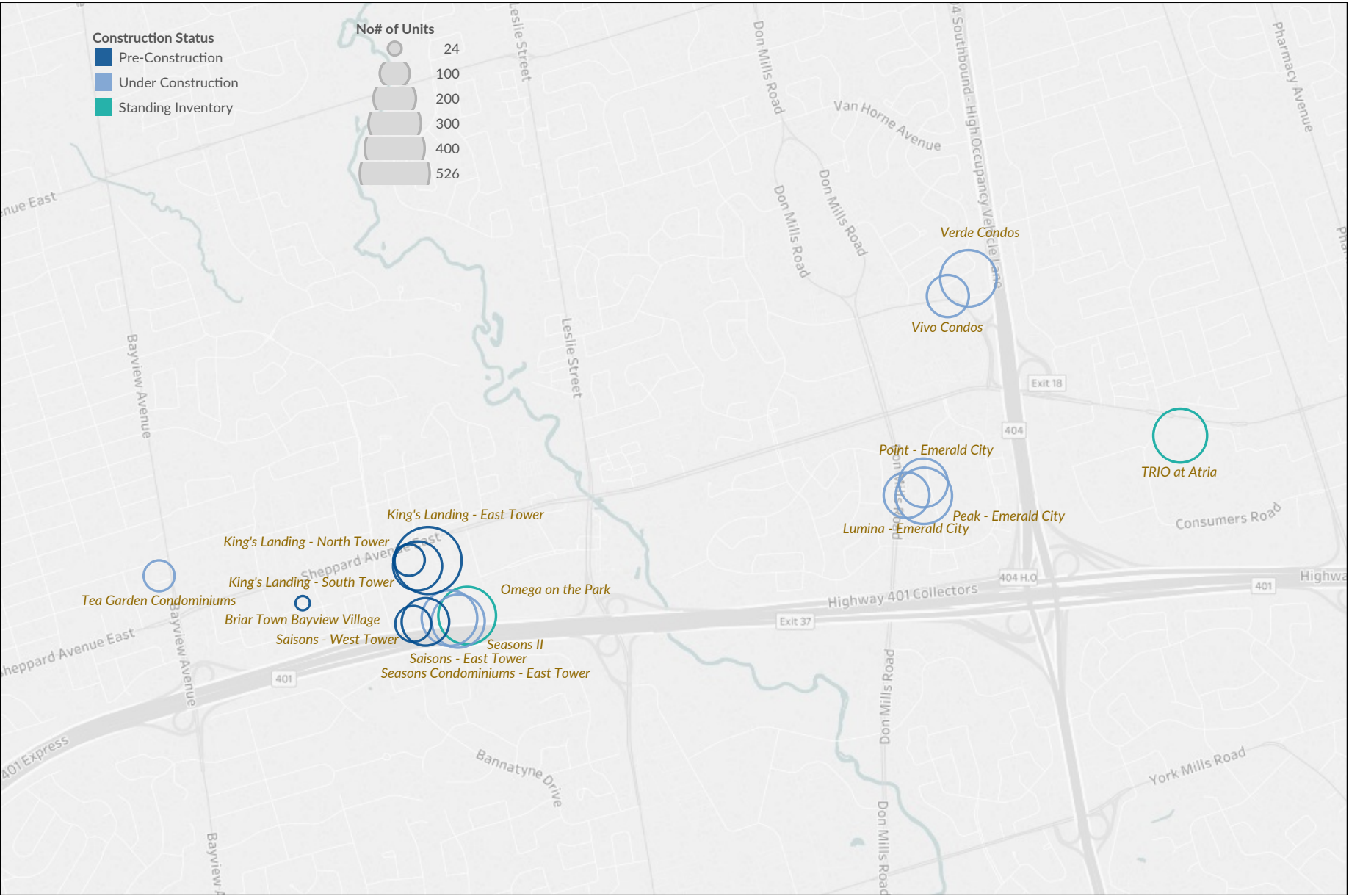


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



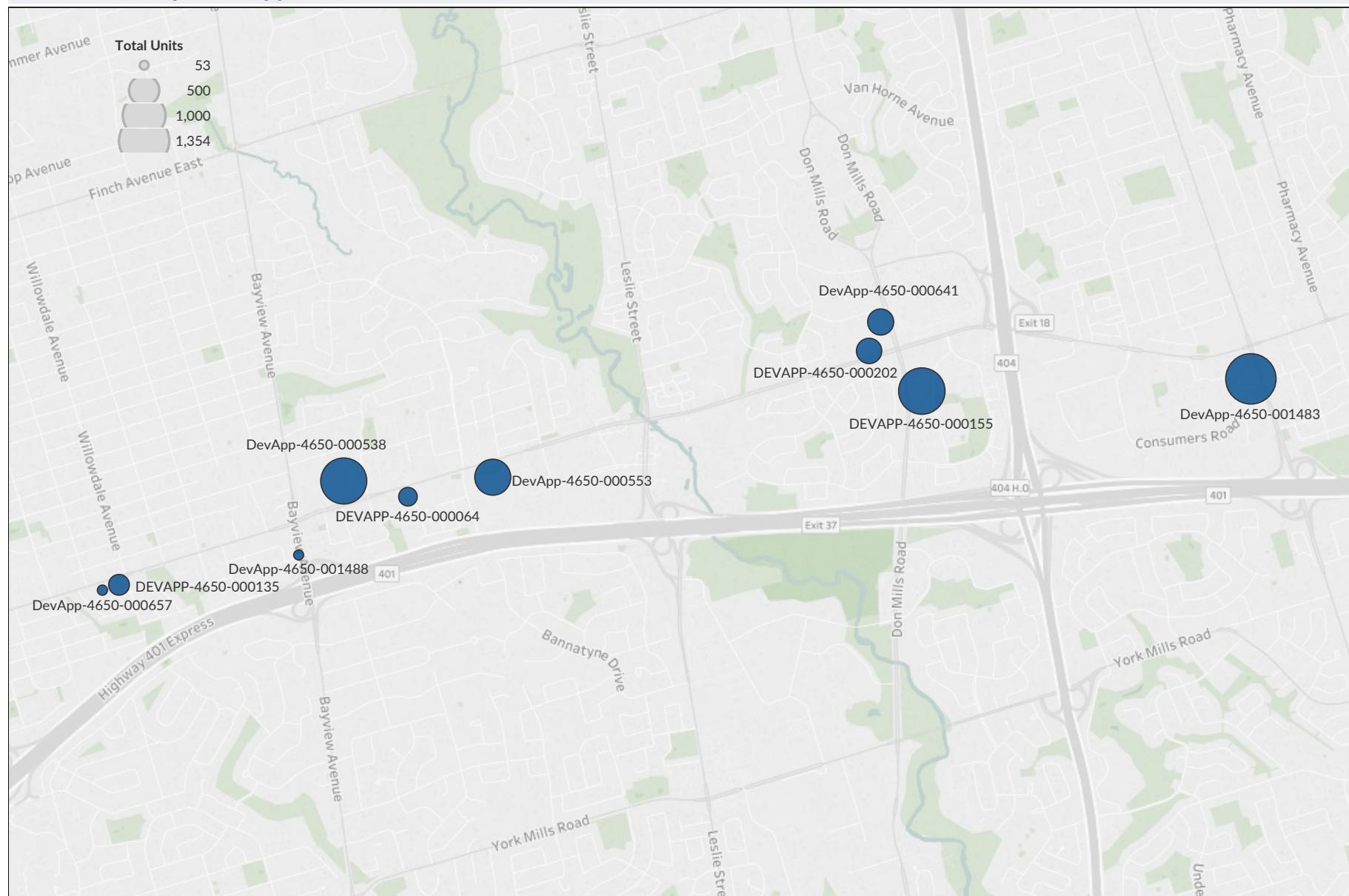
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Briar Town Bayview Village - Buildcrest and Algar Developme..	Stacked	November 2020	9	9	15	24	\$949	\$949
King's Landing - East Tower - Concord Adex	Apartment	June 2022	9	45	226	526	\$1,037	\$1,023
King's Landing - North Tower - Concord Adex	Apartment	June 2022	5	76	40	116	\$1,106	\$1,118
King's Landing - South Tower - Concord Adex	Apartment	July 2022	0	0	282	282	\$0	\$0
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	February 2021	1	20	25	245	\$833	\$915
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	7	23	13	372	\$628	\$894
Point - Emerald City - El-Ad Canada Inc.	Apartment	October 2020	3	40	15	279	\$714	\$899
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	2	2	94	330	\$818	\$975
Tea Garden Condominiums - Phantom Developments	Apartment	April 2022	1	2	2	112	\$582	\$811
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	12	115	83	374	\$794	\$925
Vivo Condos - Fram Building Group	Apartment	March 2020	0	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-4650-000064	625 - 627 Sheppard Avenue East; 6 - 12 Greenbriar Road	3.8	184
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
DevApp-4650-001483	2550 Victoria Park Avenue	2.7	1,354
DevApp-4650-001488	2810 Bayview Avenue	3.0	53

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	1	16	5,446	4,932	211	\$2,266	1,973	\$4,472,193	5,379
Central Waterfront	48	15	6,871	6,228	564	\$1,371	1,054	\$1,445,624	17,979
Don Mills - York Mills	12	8	2,327	2,108	159	\$879	1,163	\$1,022,876	7,028
Downtown Core	28	9	4,687	3,571	600	\$1,489	606	\$902,740	16,880
Downtown East	9	16	5,192	4,907	257	\$990	898	\$889,208	17,160
Downtown West	221	27	10,124	8,508	1,287	\$1,295	760	\$983,368	15,288
Etobicoke Waterfront	13	7	3,177	2,883	156	\$1,078	868	\$935,518	1,439
Highway7 - Yonge	32	7	1,704	1,216	420	\$654	927	\$605,759	.
Mississauga City Centre	569	10	5,691	4,421	1,001	\$800	712	\$569,645	.
North Toronto	73	10	3,192	2,792	328	\$1,129	844	\$952,799	6,499
North Yonge Corridor	317	7	2,612	2,076	434	\$943	783	\$738,412	4,807
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	126	11	2,820	2,147	624	\$800	744	\$595,283	10,413
Not Applicable	1,488	149	26,952	19,795	5,849	\$713	893	\$636,454	45,995
Scarborough City Centre									2,245
Sheppard Corridor	49	16	4,374	3,473	901	\$990	828	\$820,104	5,557
Thornhill	10	1	389	325	64	\$753	951	\$715,967	.
Toronto East	6	14	1,733	1,568	130	\$964	971	\$936,220	2,179
Toronto West	49	9	1,907	1,255	636	\$998	884	\$882,882	11,066
Yonge - St. Clair	2	7	1,023	957	58	\$1,331	1,310	\$1,742,672	1,553

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