



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of May 2019



Sheppard Corridor Submarket Report - May 2019



Sheppard Corridor		GTA
Active Projects	15	344
Total Units	4,167	90,927
Total Sales	3,383	75,278
Rem. Inv.	784	12,537
Avg. \$/SF	\$1,015	\$961
Avg. SF	802	891
Avg. \$	\$814,359	\$855,970
Current Month Sales (incl. active & sold out)	118	3,790

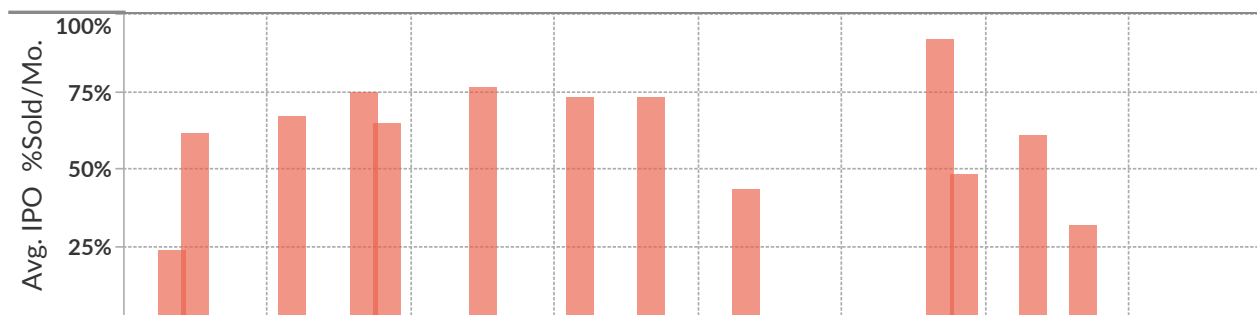
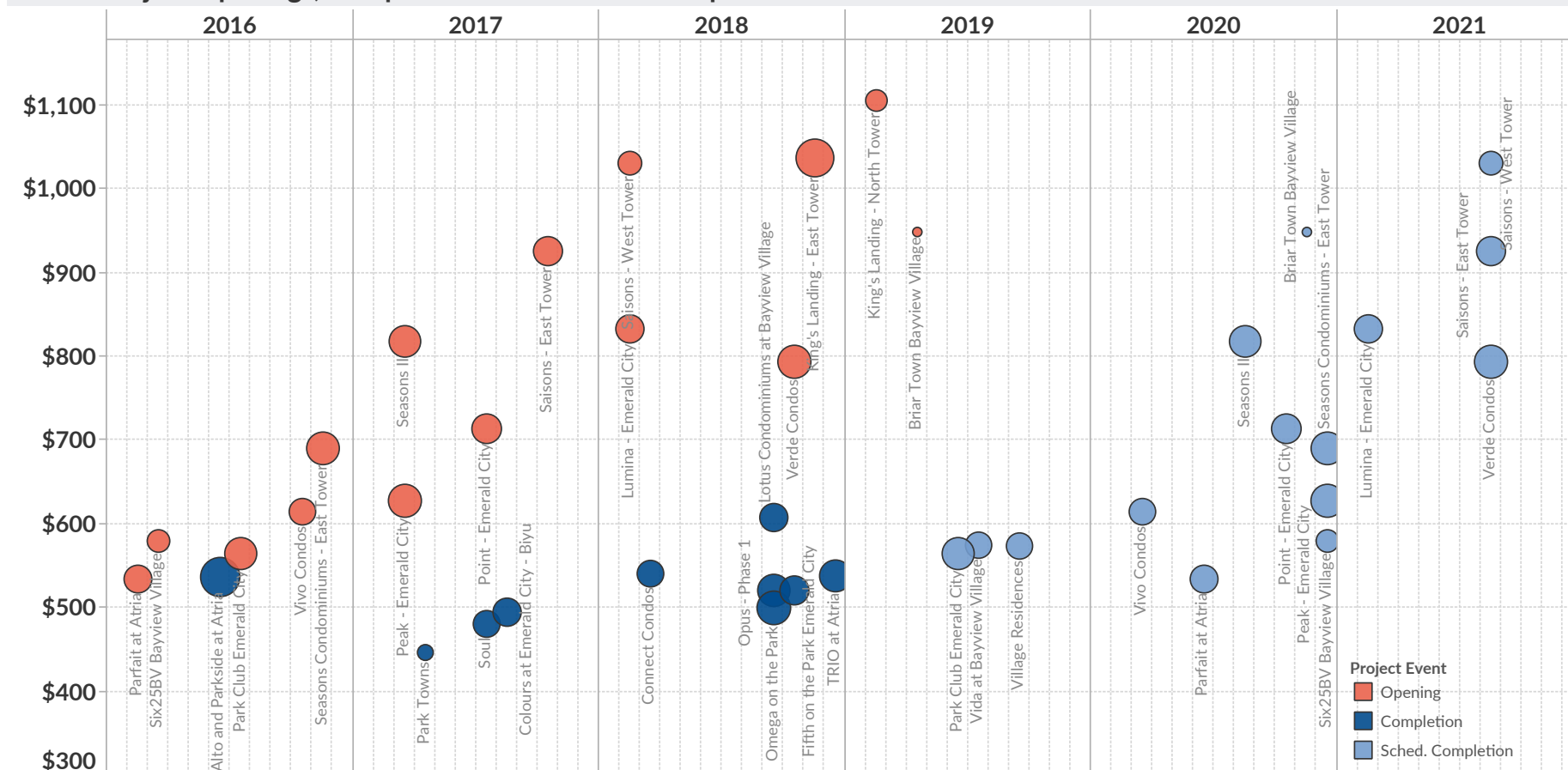
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	11	321
Total Units	5,581	166,507
Min. Floor Space Index	0.9	0.1
Max. Floor Space Index	7.0	32.2
Avg. Floor Space Index	3.0	5.9

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

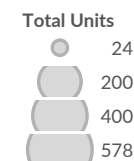


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Recent Project Openings, Completions & Scheduled Completions



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.



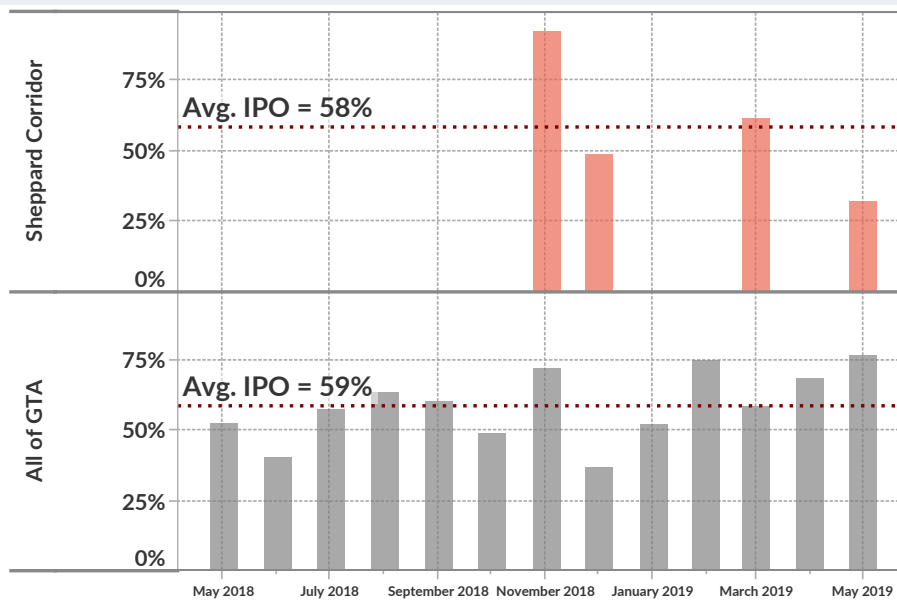
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Project Data by Unit Type

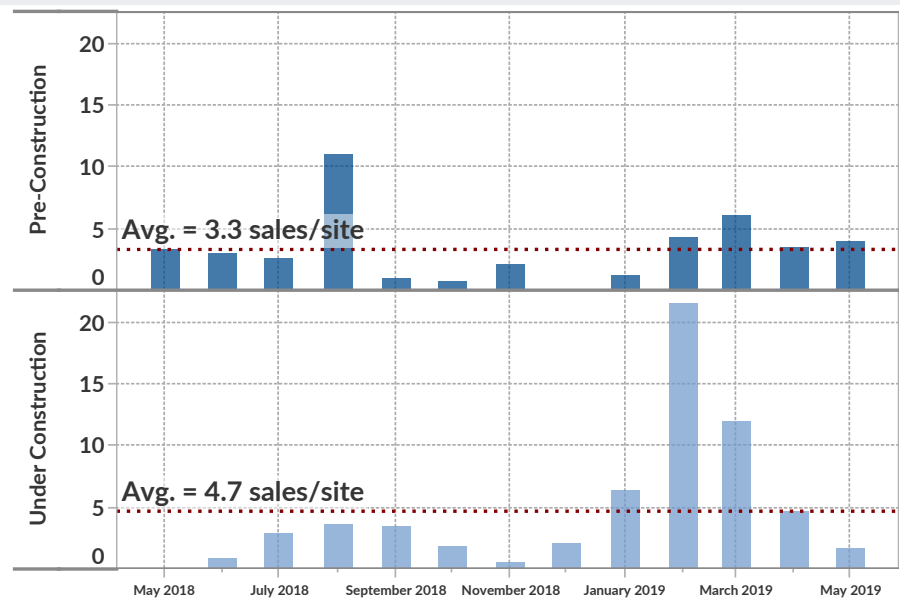
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	118	22	81	37
1 Bedroom	869	28	778	91
1 Bedroom + Den	1,310	14	1,133	177
2 Bedroom	1,197	37	966	231
2 Bedroom + Den	212	2	167	45
3 Bedroom & Up	350	10	185	165
Penthouse	35	0	21	14
Other	76	0	52	24

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,134	325	375	\$350,000	\$412,900
\$1,100	460	585	\$420,000	\$580,000
\$950	521	768	\$480,000	\$724,900
\$1,036	660	1,699	\$554,000	\$1,539,990
\$993	809	988	\$724,900	\$1,105,900
\$1,031	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)

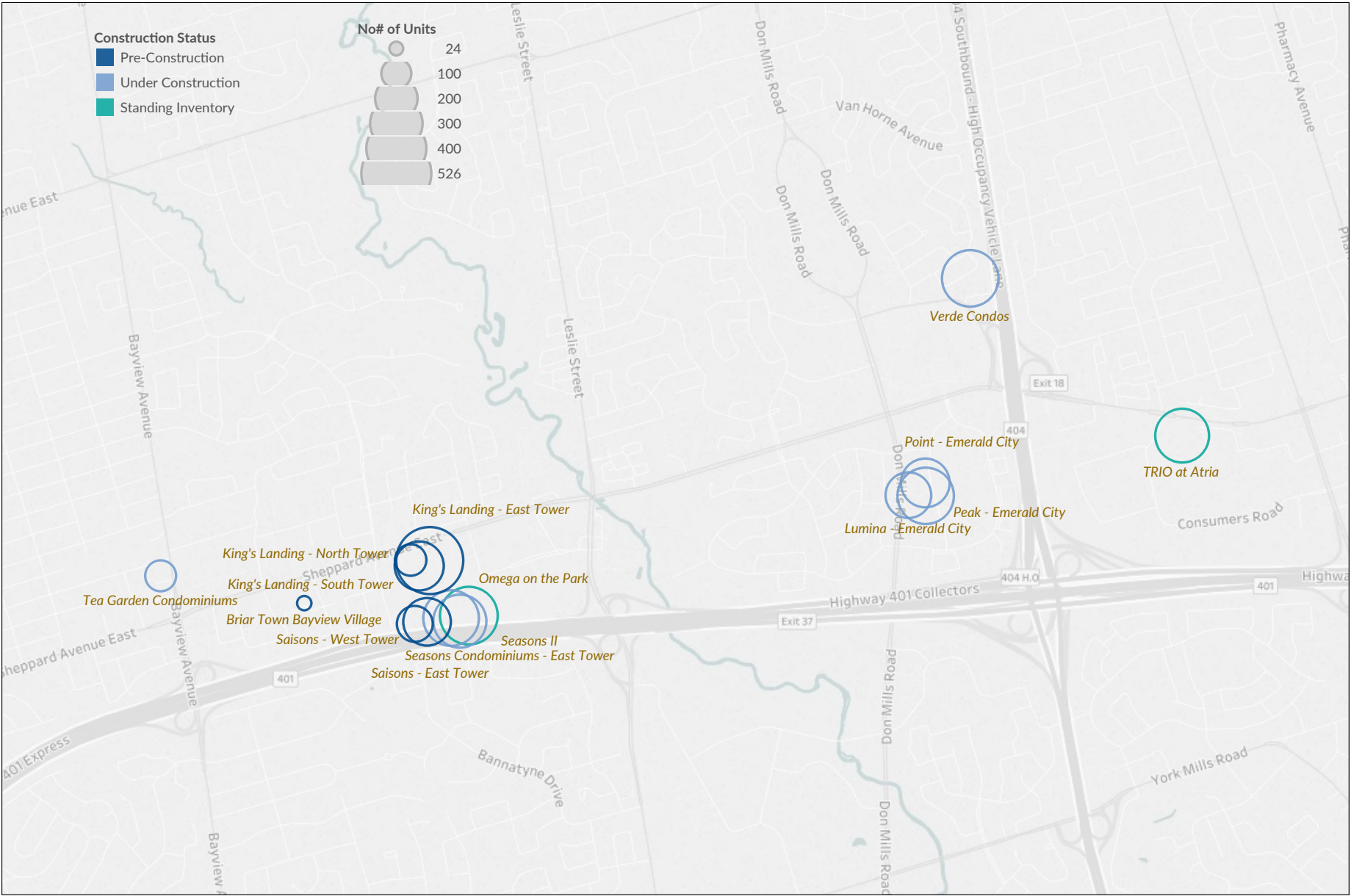


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



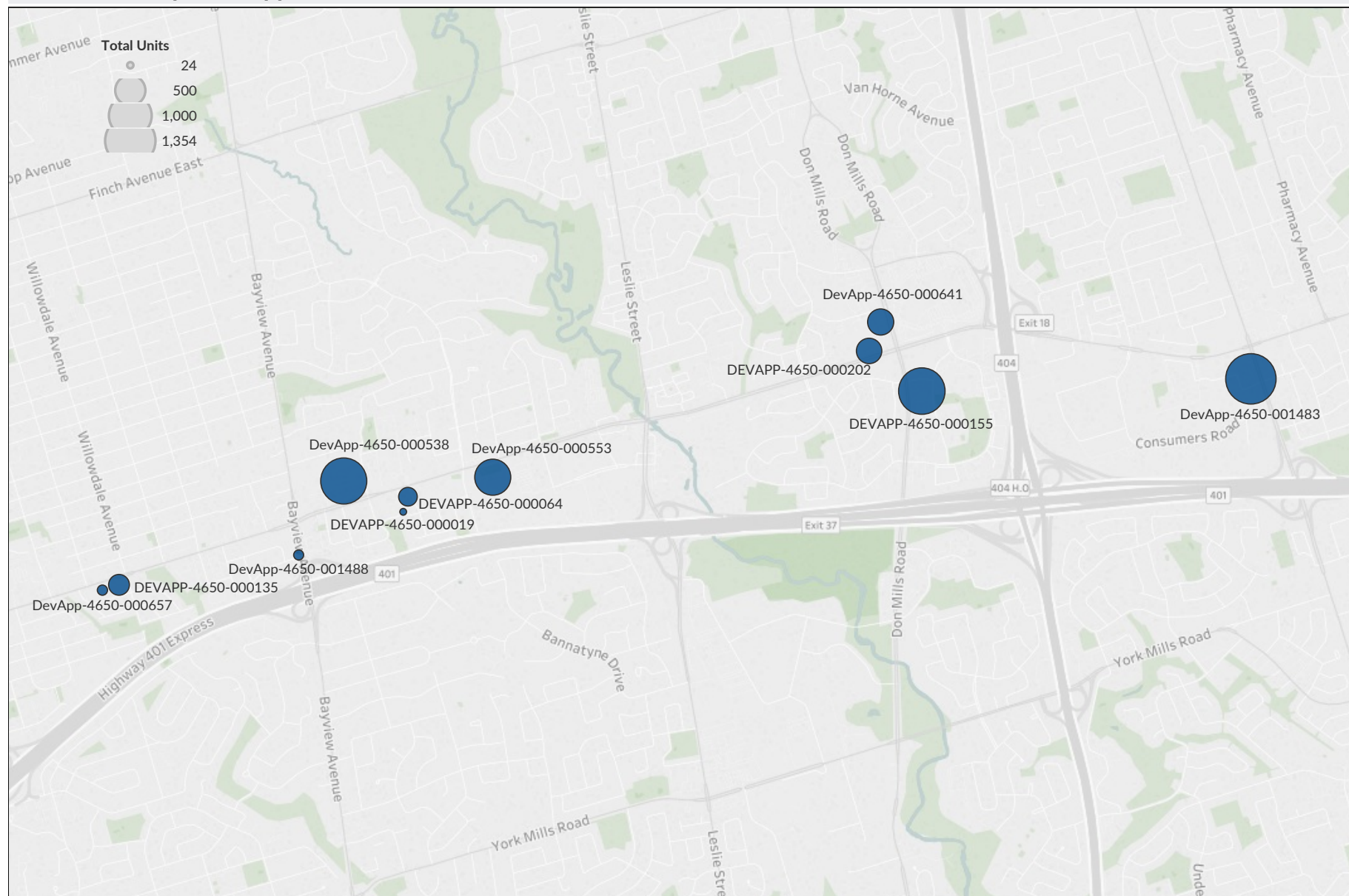
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Current Active Project List

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	0	8	16	24	\$949	\$949
King's Landing - East Tower - Concord Adex	Apartment	June 2022	13	58	213	526	\$1,037	\$1,023
King's Landing - North Tower - Concord Adex	Apartment	June 2022	3	79	37	116	\$1,106	\$1,118
King's Landing - South Tower - Concord Adex	Apartment	July 2022	90	90	192	282	\$0	\$1,097
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	February 2021	5	25	20	245	\$833	\$908
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	1	26	10	372	\$628	\$889
Point - Emerald City - El-Ad Canada Inc.	Apartment	October 2020	1	34	21	279	\$714	\$882
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	2	94	330	\$818	\$975
Tea Garden Condominiums - Phantom Developments	Apartment	April 2022	0	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	0	114	84	374	\$794	\$925

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Current Development Applications



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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 - 12 Greenbriar Road	3.8	184
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	5.4	230
DEVAPP-4650-000155	32 Forest Manor Road	5.7	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	4	16	5,436	4,937	196	\$2,278	2,050	\$4,671,101	5,337
Central Waterfront	36	15	6,871	6,250	542	\$1,377	1,058	\$1,457,587	17,979
Don Mills - York Mills	144	9	2,578	2,264	254	\$929	1,317	\$1,223,770	6,429
Downtown Core	80	8	4,656	3,645	523	\$1,524	620	\$945,340	16,880
Downtown East	17	16	5,194	4,906	260	\$1,002	885	\$886,118	17,086
Downtown West	66	27	10,058	8,547	1,182	\$1,308	758	\$991,479	14,202
Etobicoke Waterfront	21	6	2,808	2,537	133	\$1,107	840	\$929,970	1,280
Highway7 - Yonge	5	6	1,535	1,052	415	\$653	926	\$604,938	.
Mississauga City Centre	663	11	6,064	5,081	979	\$822	758	\$623,431	.
North Toronto	14	10	3,160	2,793	295	\$1,156	753	\$870,843	6,578
North Yonge Corridor	89	7	2,612	2,223	261	\$997	810	\$807,199	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	313	10	2,604	2,270	256	\$777	761	\$591,293	9,444
Not Applicable	2,150	154	27,700	20,844	5,578	\$714	912	\$651,694	48,961
Scarborough City Centre									2,245
Sheppard Corridor	118	15	4,167	3,383	784	\$1,015	802	\$814,359	5,581
Thornhill	4	1	389	329	60	\$753	913	\$687,754	.
Toronto East	19	14	1,637	1,448	155	\$947	1,050	\$994,157	2,068
Toronto West	47	10	1,907	1,312	579	\$1,010	896	\$904,992	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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