



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of June 2019



Sheppard Corridor Submarket Report - June 2019



Sheppard Corridor		GTA
Active Projects	15	352
Total Units	4,132	93,358
Total Sales	3,379	75,759
Rem. Inv.	753	14,377
Avg. \$/SF	\$1,036	\$981
Avg. SF	817	884
Avg. \$	\$846,280	\$867,169
Current Month Sales (incl. active & sold out)	106	2,420

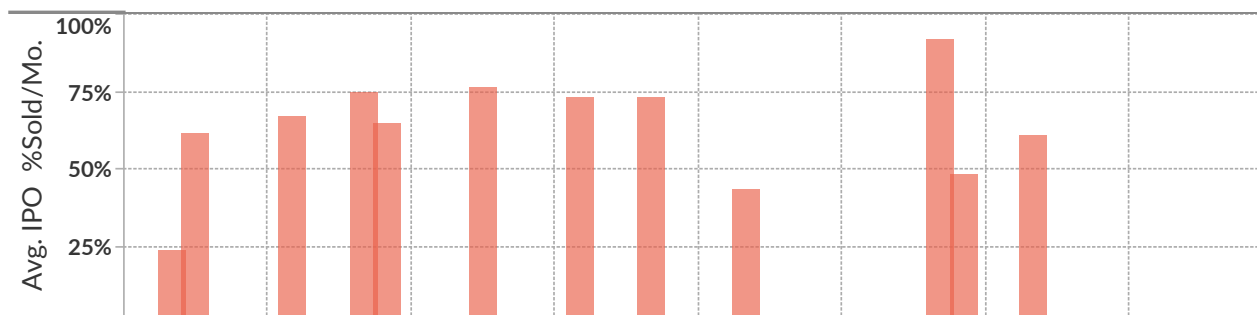
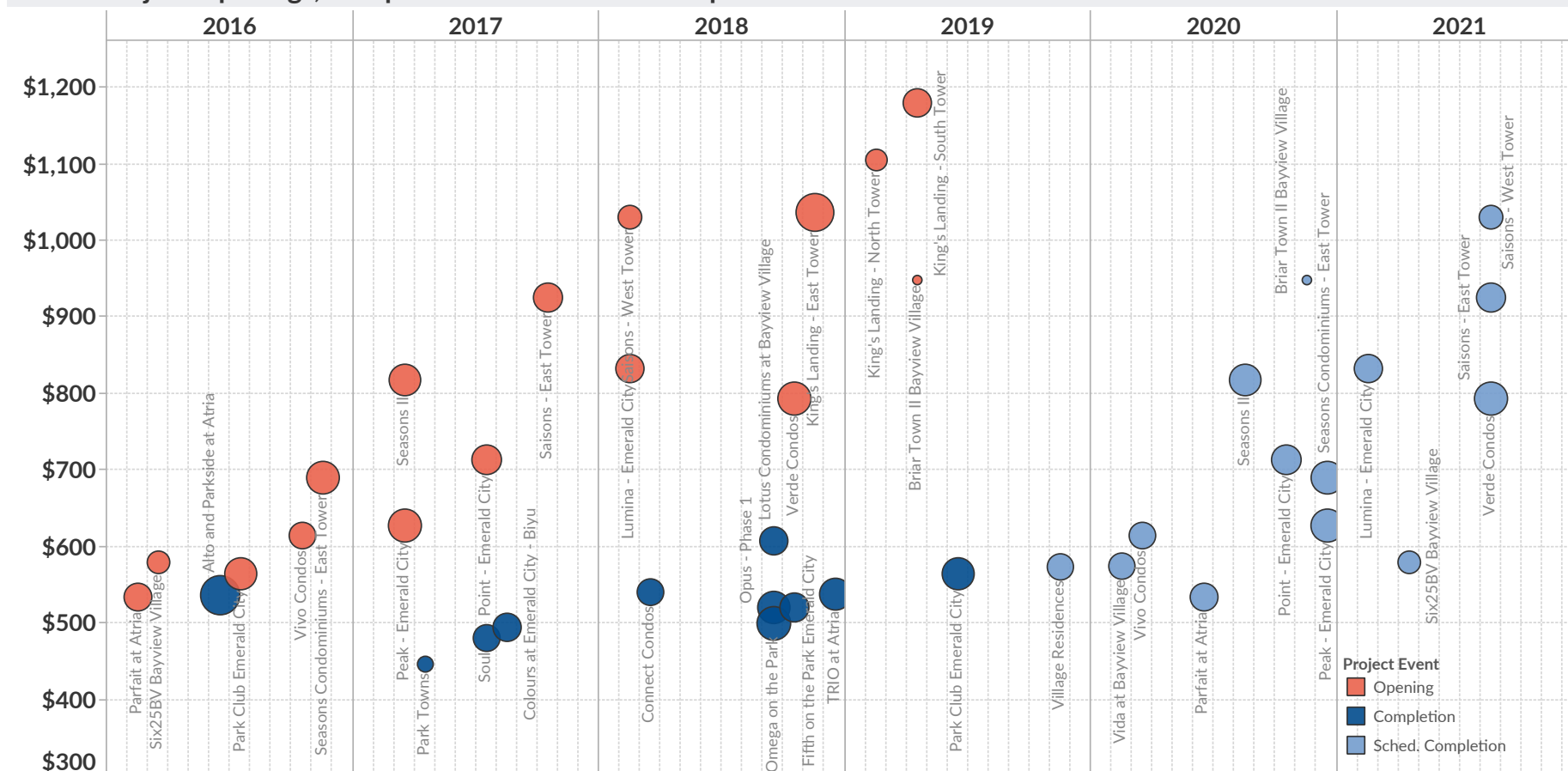
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	11	318
Total Units	5,581	165,515
Min. Floor Space Index	0.9	0.1
Max. Floor Space Index	7.0	32.2
Avg. Floor Space Index	3.0	5.8

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

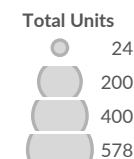


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/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.



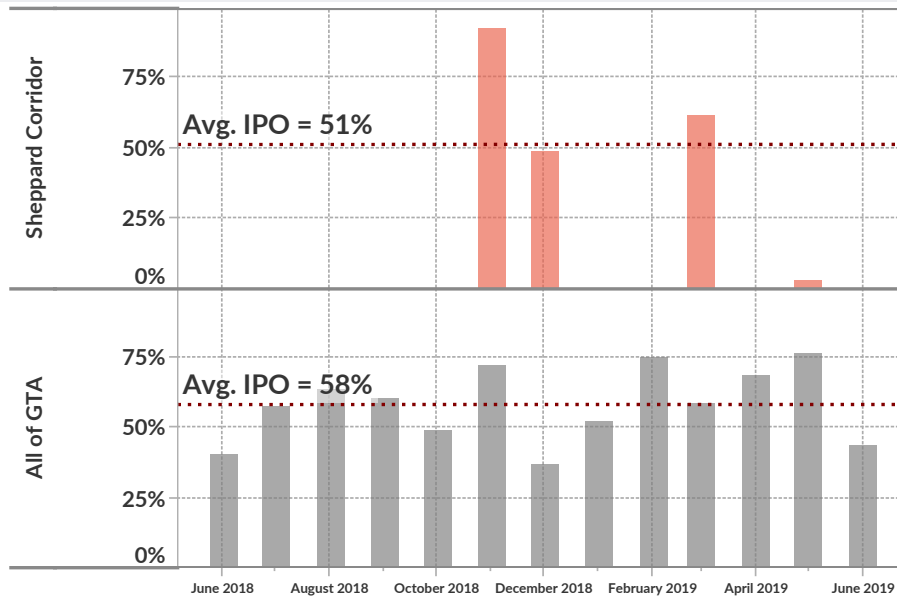
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Project Data by Unit Type

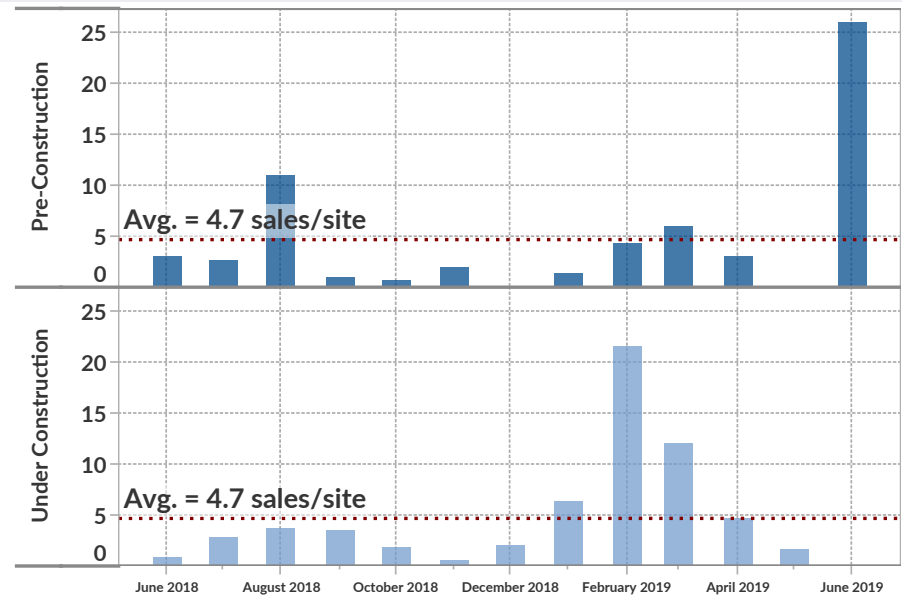
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	112	13	69	43
1 Bedroom	857	51	802	55
1 Bedroom + Den	1,307	9	1,131	176
2 Bedroom	1,181	20	952	229
2 Bedroom + Den	212	3	168	44
3 Bedroom & Up	352	10	184	168
Penthouse	35	0	21	14
Other	76	0	52	24

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,174	325	375	\$350,000	\$437,000
\$1,105	460	585	\$420,000	\$645,000
\$966	521	768	\$480,000	\$760,000
\$1,066	660	1,699	\$554,000	\$1,529,990
\$1,018	809	988	\$731,900	\$1,115,000
\$1,057	838	1,238	\$775,900	\$1,380,000
\$925	1,270	1,606	\$1,280,000	\$1,380,000
\$944	987	2,248	\$800,888	\$1,950,000

IPO Launch Performance (first 2 months)

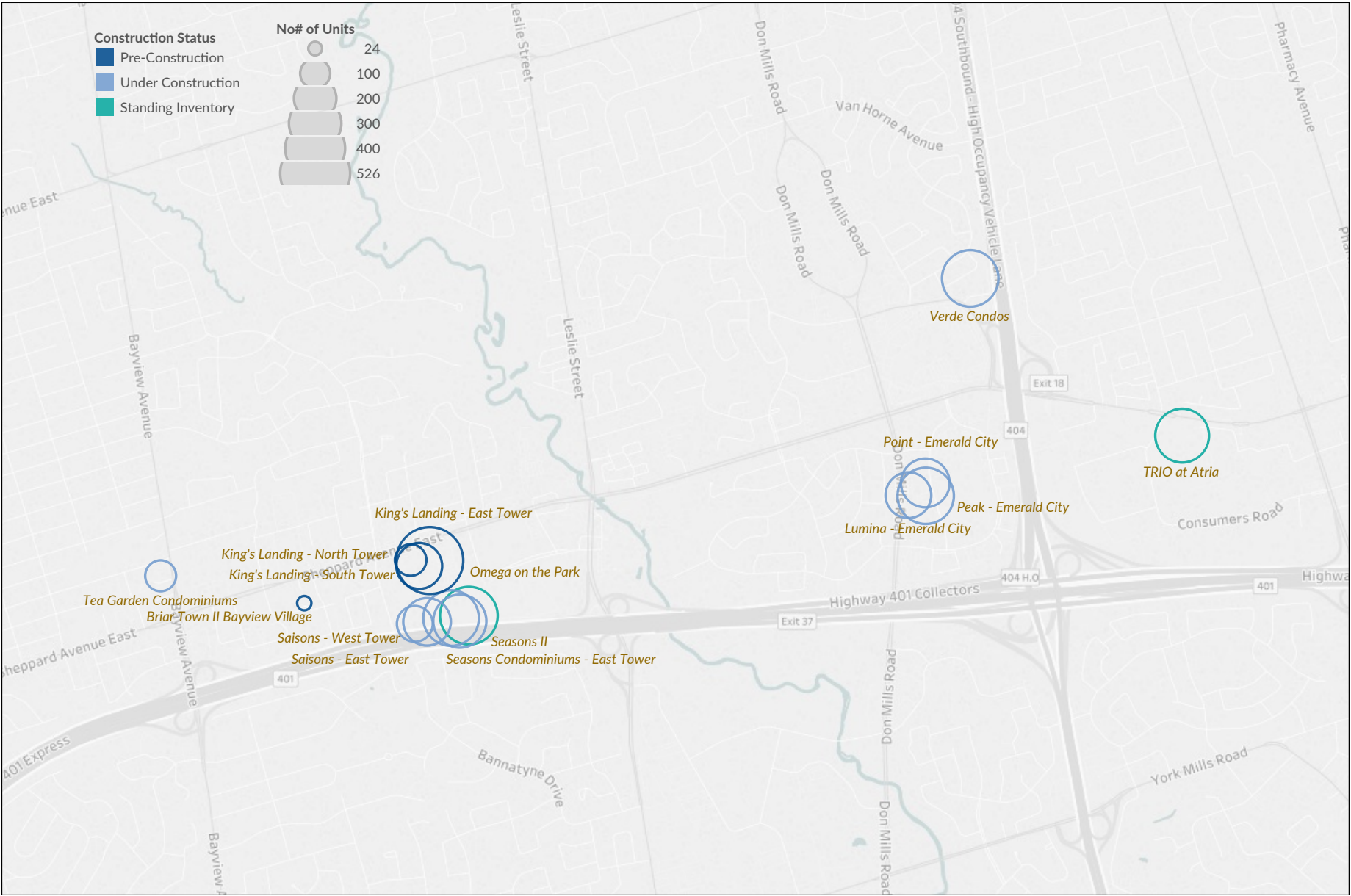


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



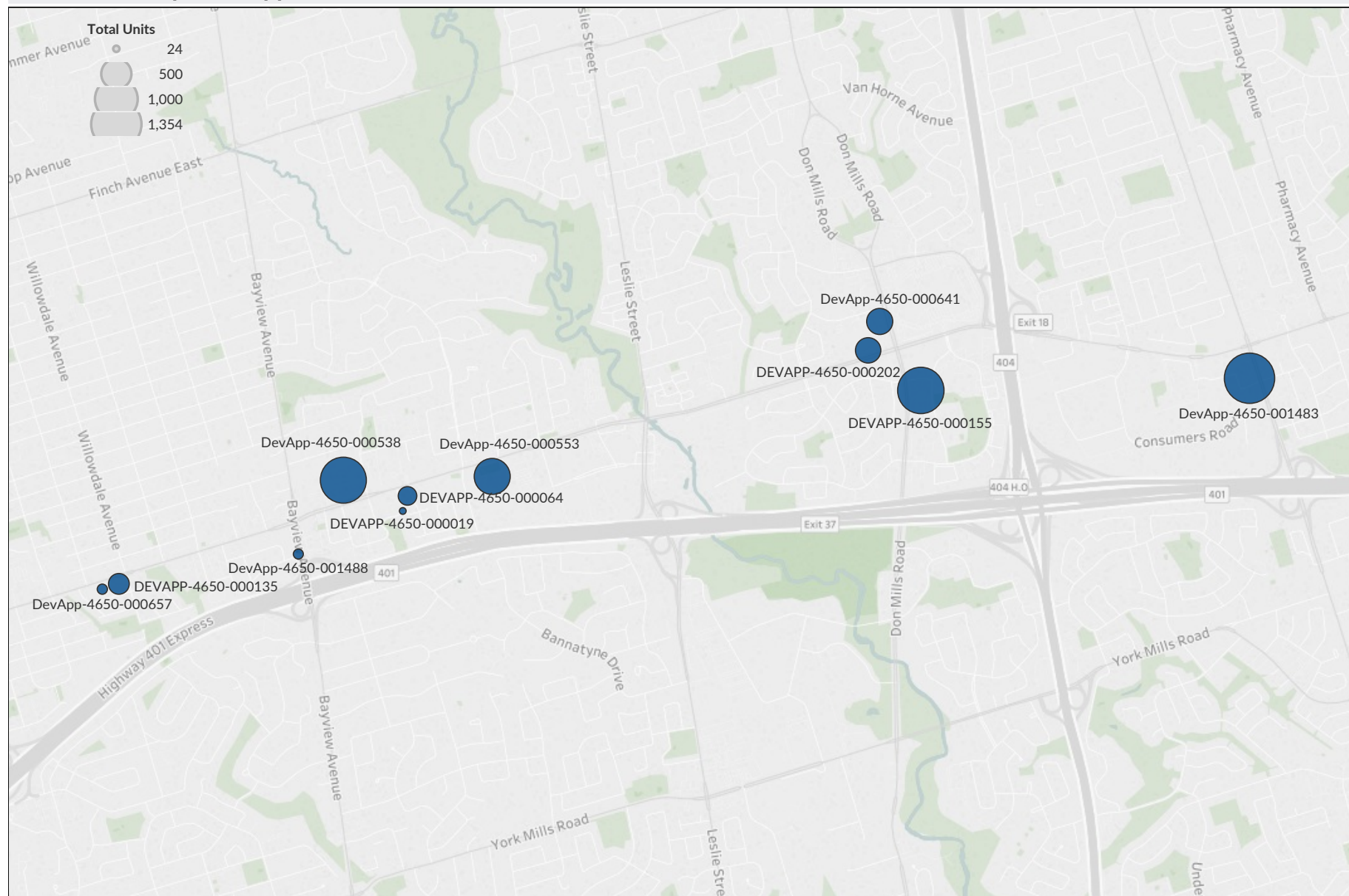
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Briar Town II Bayview Village - Buildcrest and Algar Developm..	Stacked	November 2020	0	8	16	24	\$949	\$945
King's Landing - East Tower - Concord Adex	Apartment	June 2022	5	49	222	526	\$1,037	\$1,038
King's Landing - North Tower - Concord Adex	Apartment	June 2022	2	77	39	116	\$1,106	\$1,129
King's Landing - South Tower - Concord Adex	Apartment	June 2022	97	97	150	247	\$1,180	\$1,198
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	February 2021	0	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	0	26	10	372	\$628	\$890
Point - Emerald City - El-Ad Canada Inc.	Apartment	October 2020	1	35	20	279	\$714	\$880
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 2022	1	3	1	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	15	5,235	4,736	196	\$2,282	2,048	\$4,674,624	5,337
Central Waterfront	20	13	6,100	5,500	521	\$1,387	1,056	\$1,464,610	17,979
Don Mills - York Mills	97	11	3,265	2,379	763	\$960	890	\$854,081	6,429
Downtown Core	239	9	5,207	3,883	751	\$1,484	643	\$954,613	16,430
Downtown East	145	17	5,774	5,051	695	\$1,040	740	\$769,368	16,835
Downtown West	53	29	10,566	8,590	1,667	\$1,347	832	\$1,121,361	14,338
Etobicoke Waterfront	0	6	2,808	2,537	133	\$1,109	840	\$931,850	1,280
Highway7 - Yonge	21	6	1,535	1,073	394	\$654	922	\$602,545	.
Mississauga City Centre	319	11	6,132	5,397	709	\$819	817	\$669,123	.
North Toronto	24	10	3,160	2,824	264	\$1,160	775	\$898,534	6,578
North Yonge Corridor	55	7	2,612	2,278	206	\$1,020	803	\$818,417	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	29	9	2,073	1,764	278	\$1,034	974	\$1,006,289	9,444
Not Applicable	1,069	156	28,681	21,458	5,945	\$704	902	\$634,889	48,534
Scarborough City Centre									2,245
Sheppard Corridor	106	15	4,132	3,379	753	\$1,036	817	\$846,280	5,581
Thornhill	45	1	389	374	15	\$758	960	\$727,433	.
Toronto East	18	15	1,770	1,590	148	\$1,025	1,001	\$1,026,041	2,068
Toronto West	176	13	2,368	1,489	854	\$985	904	\$890,391	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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