



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of July 2019



Sheppard Corridor Submarket Report - July 2019



Sheppard Corridor		GTA
Active Projects	14	352
Total Units	4,020	92,985
Total Sales	3,246	76,495
Rem. Inv.	774	12,873
Avg. \$/SF	\$1,029	\$984
Avg. SF	820	914
Avg. \$	\$843,638	\$899,216
Current Month Sales (incl. active & sold out)	15	2,297

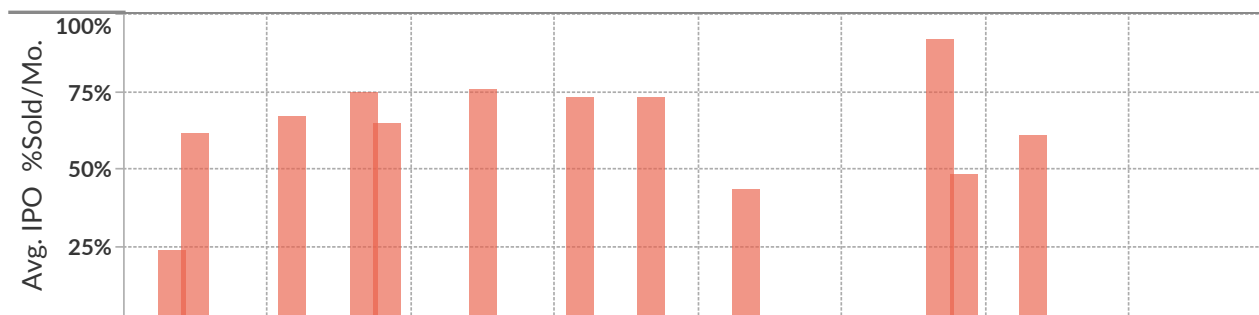
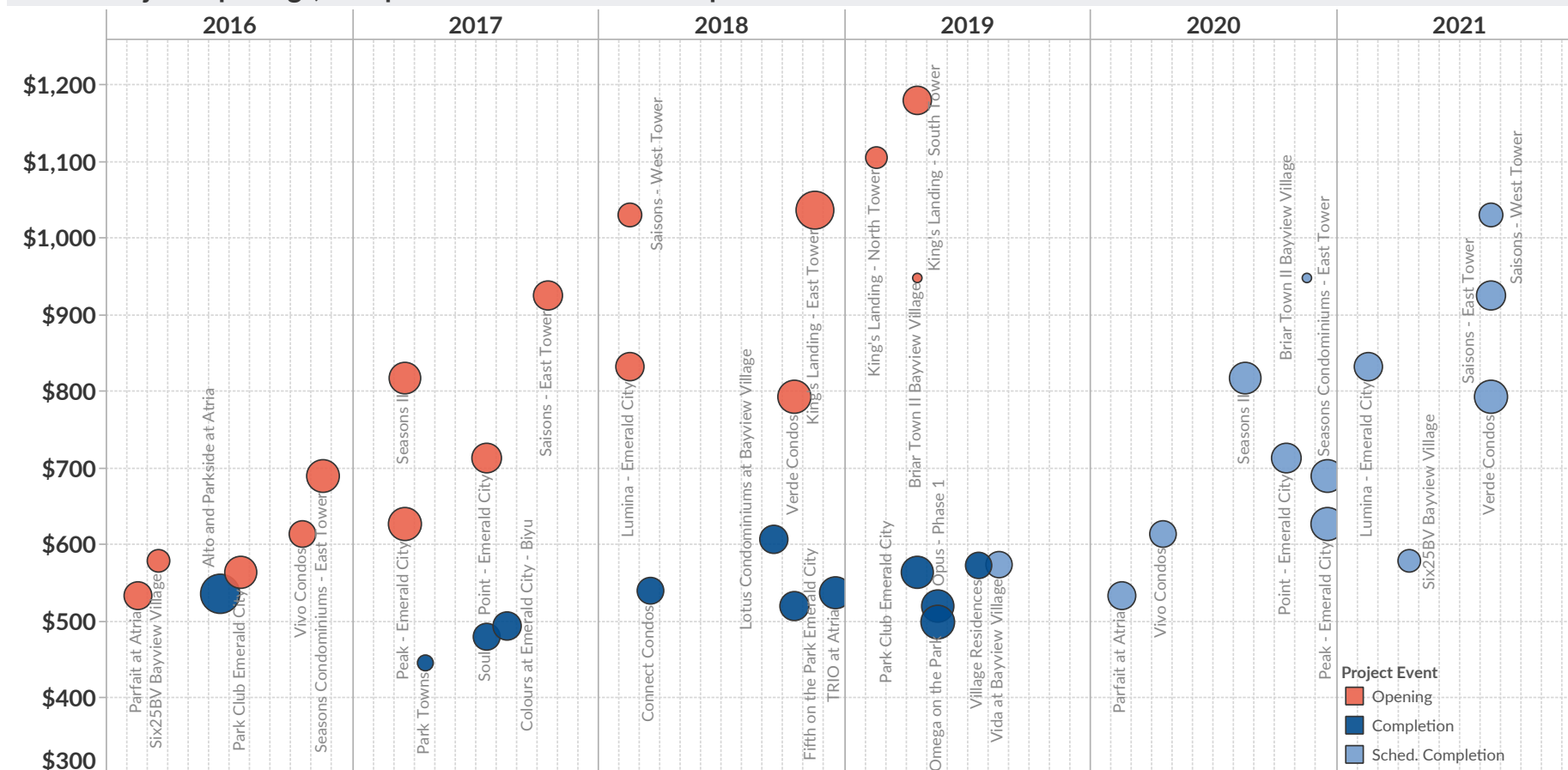
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	16	385
Total Units	6,474	184,667
Min. Floor Space Index	0.9	0.0
Max. Floor Space Index	7.0	32.2
Avg. Floor Space Index	3.2	5.9

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

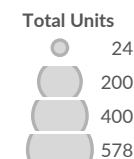


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/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.



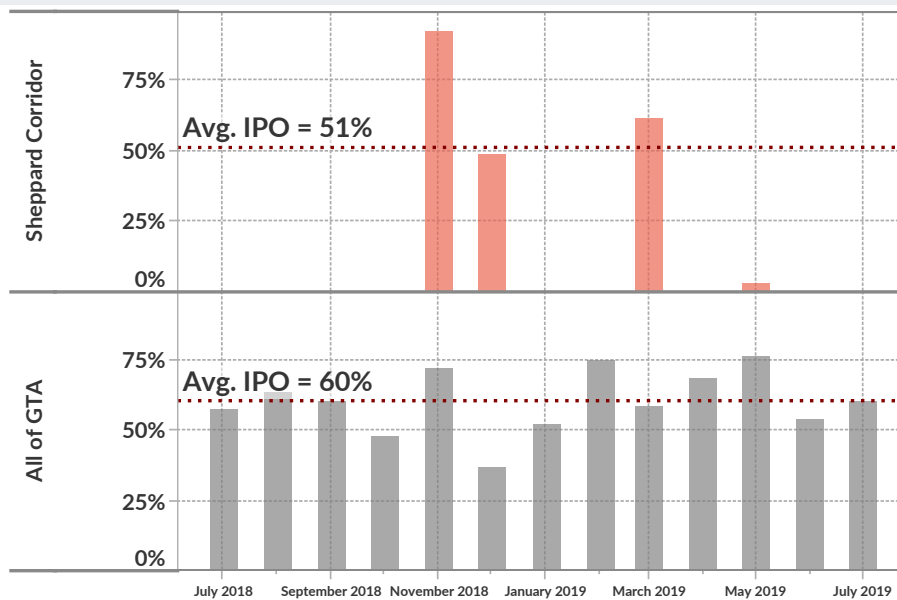
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Project Data by Unit Type

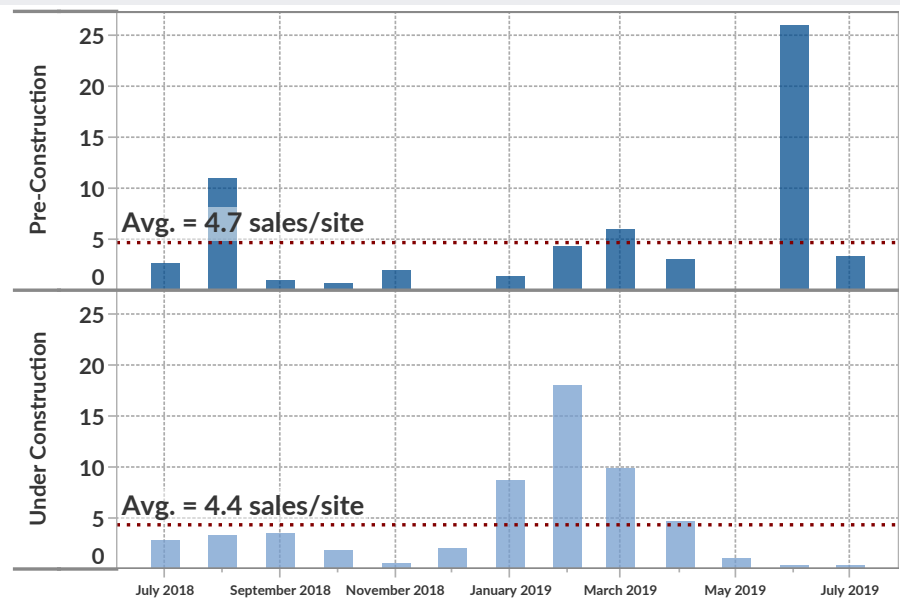
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	112	5	74	38
1 Bedroom	834	2	784	50
1 Bedroom + Den	1,269	1	1,085	184
2 Bedroom	1,167	6	920	247
2 Bedroom + Den	191	0	144	47
3 Bedroom & Up	352	0	181	171
Penthouse	26	0	12	14
Other	69	0	46	23

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,164	325	375	\$350,000	\$437,000
\$1,121	460	585	\$420,000	\$645,000
\$963	521	768	\$480,000	\$760,000
\$1,049	660	1,699	\$554,000	\$1,529,990
\$1,012	809	988	\$731,900	\$1,115,000
\$1,055	838	1,238	\$775,900	\$1,380,000
\$925	1,270	1,606	\$1,280,000	\$1,380,000
\$948	1,090	2,248	\$960,000	\$1,950,000

IPO Launch Performance (first 2 months)

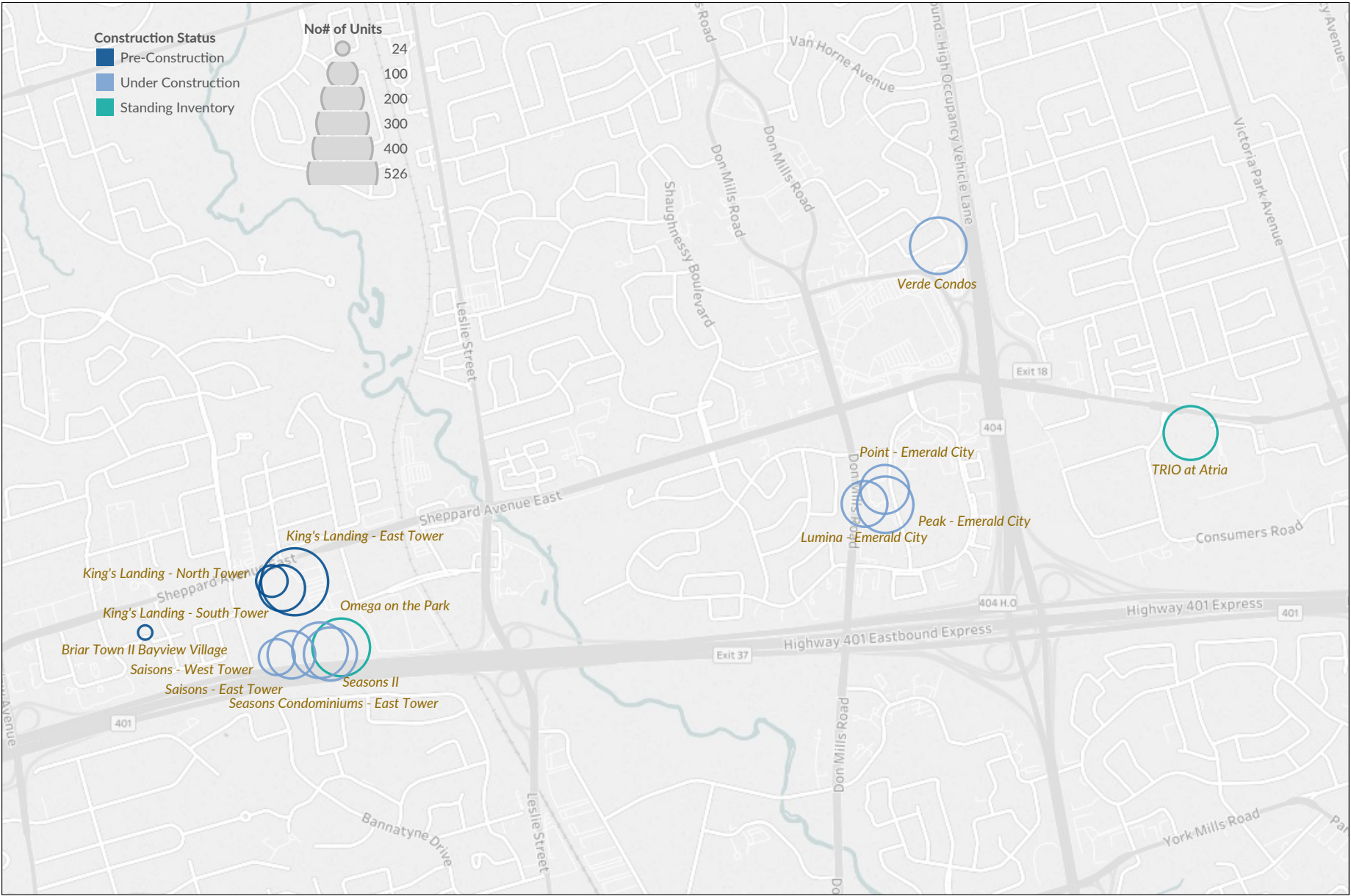


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



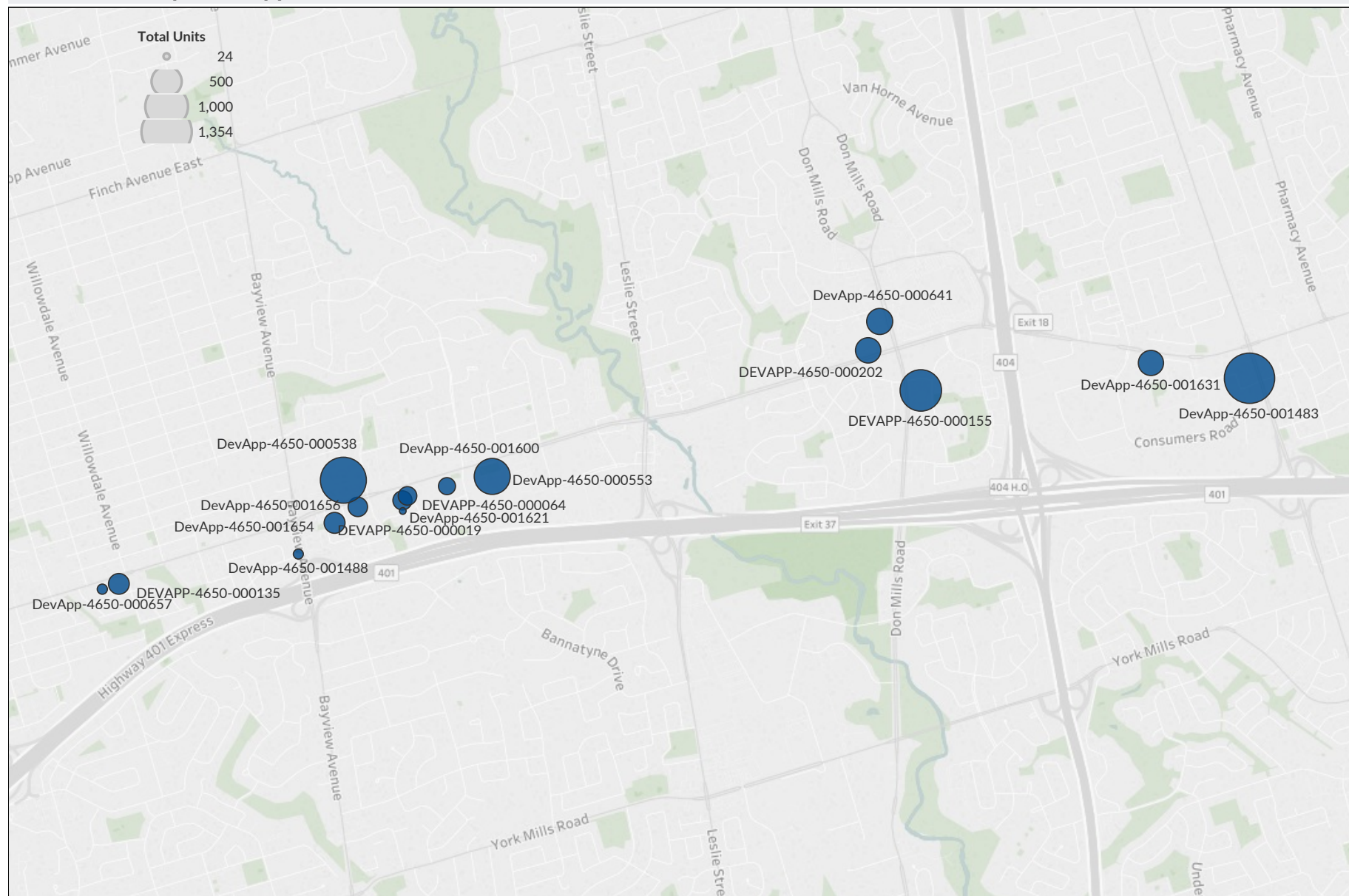
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Current Active Project List

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	2	51	220	526	\$1,037	\$1,038
King's Landing - North Tower - Concord Adex	Apartment	June 2022	3	80	36	116	\$1,106	\$1,128
King's Landing - South Tower - Concord Adex	Apartment	June 2022	8	105	142	247	\$1,180	\$1,199
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	February 2021	0	24	22	245	\$833	\$941
Omega on the Park - Concord Adex	Apartment	May 2019	0	0	6	390	\$500	\$788
Peak - Emerald City - El-Ad Canada Inc.	Apartment	December 2020	0	20	20	372	\$628	\$950
Point - Emerald City - El-Ad Canada Inc.	Apartment	October 2020	0	18	44	279	\$714	\$925
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
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	1	115	83	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	920
DEVAPP-4650-000202	1650 Sheppard Avenue East	6.0	343
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	3.1	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
DevApp-4650-001600	699 Sheppard Avenue East	4.0	155
DevApp-4650-001621	2 Cusack Court	2.7	195
DevApp-4650-001631	2205 Sheppard Avenue East	4.8	339
DevApp-4650-001654	577 Sheppard Avenue East	4.2	233
DevApp-4650-001656	593 Sheppard Avenue East	4.0	201

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	• 21	• 15	• 4,991	• 4,751	• 240	• \$2,173	• 1,659	• \$3,603,965	• 6,093
Central Waterfront	• 18	• 13	• 5,943	• 5,426	• 517	• \$1,398	• 1,068	• \$1,492,241	• 18,503
Don Mills - York Mills	• 55	• 11	• 3,142	• 2,662	• 480	• \$956	• 1,046	• \$999,964	• 6,397
Downtown Core	• 59	• 9	• 4,638	• 3,942	• 696	• \$1,478	• 657	• \$970,357	• 15,855
Downtown East	• 61	• 16	• 5,169	• 4,775	• 394	• \$1,019	• 817	• \$831,958	• 17,905
Downtown West	• 434	• 29	• 10,233	• 9,024	• 1,209	• \$1,380	• 870	• \$1,201,218	• 16,359
Etobicoke Waterfront	• 16	• 5	• 2,147	• 2,031	• 116	• \$1,114	• 793	• \$882,935	• 2,841
Highway7 - Yonge	• 10	• 6	• 1,467	• 1,083	• 384	• \$653	• 924	• \$603,399	•
Mississauga City Centre	• 121	• 11	• 6,106	• 5,563	• 543	• \$815	• 853	• \$695,484	•
North Toronto	• 21	• 11	• 3,456	• 2,836	• 620	• \$1,155	• 740	• \$854,506	• 9,542
North Yonge Corridor	• 14	• 6	• 1,953	• 1,761	• 192	• \$1,020	• 815	• \$831,096	• 3,872
North York East	• 0	• 2	• 527	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,233
North York West	• 28	• 10	• 2,192	• 1,792	• 400	• \$826	• 1,084	• \$896,013	• 11,307
Not Applicable	• 1,280	• 158	• 27,912	• 22,563	• 5,349	• \$732	• 930	• \$680,777	• 55,383
Scarborough City Centre									• 2,245
Sheppard Corridor	• 15	• 14	• 4,020	• 3,246	• 774	• \$1,029	• 820	• \$843,638	• 6,474
Thornhill	• 9	• 1	• 389	• 382	• 7	• \$766	• 923	• \$706,579	•
Toronto East	• 2	• 15	• 1,741	• 1,579	• 162	• \$1,011	• 999	• \$1,009,519	• 2,950
Toronto West	• 130	• 13	• 2,347	• 1,619	• 728	• \$1,006	• 917	• \$922,600	• 11,183
Yonge - St. Clair	• 3	• 7	• 995	• 961	• 34	• \$1,343	• 1,560	• \$2,095,059	• 2,114

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