



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of August 2019



Sheppard Corridor Submarket Report - August 2019



Sheppard Corridor		GTA
Active Projects	14	345
Total Units	4,020	87,891
Total Sales	3,252	75,812
Rem. Inv.	768	12,079
Avg. \$/SF	\$1,033	\$991
Avg. SF	814	916
Avg. \$	\$841,074	\$907,368
Current Month Sales (incl. active & sold out)	9	961

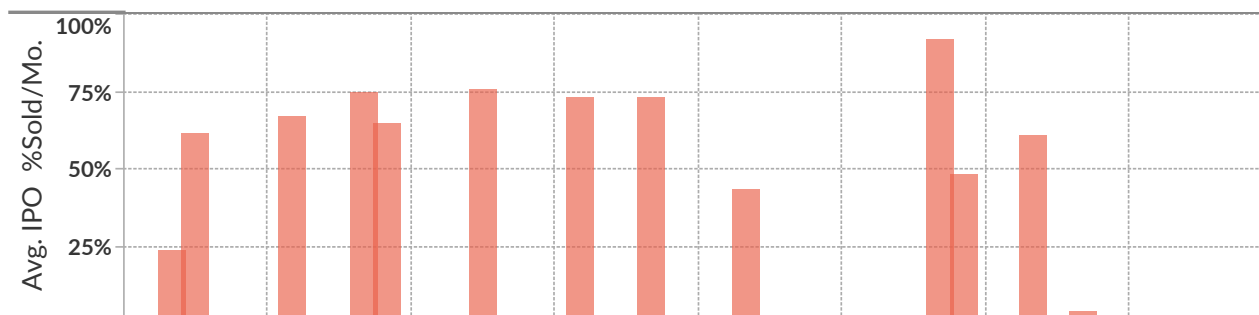
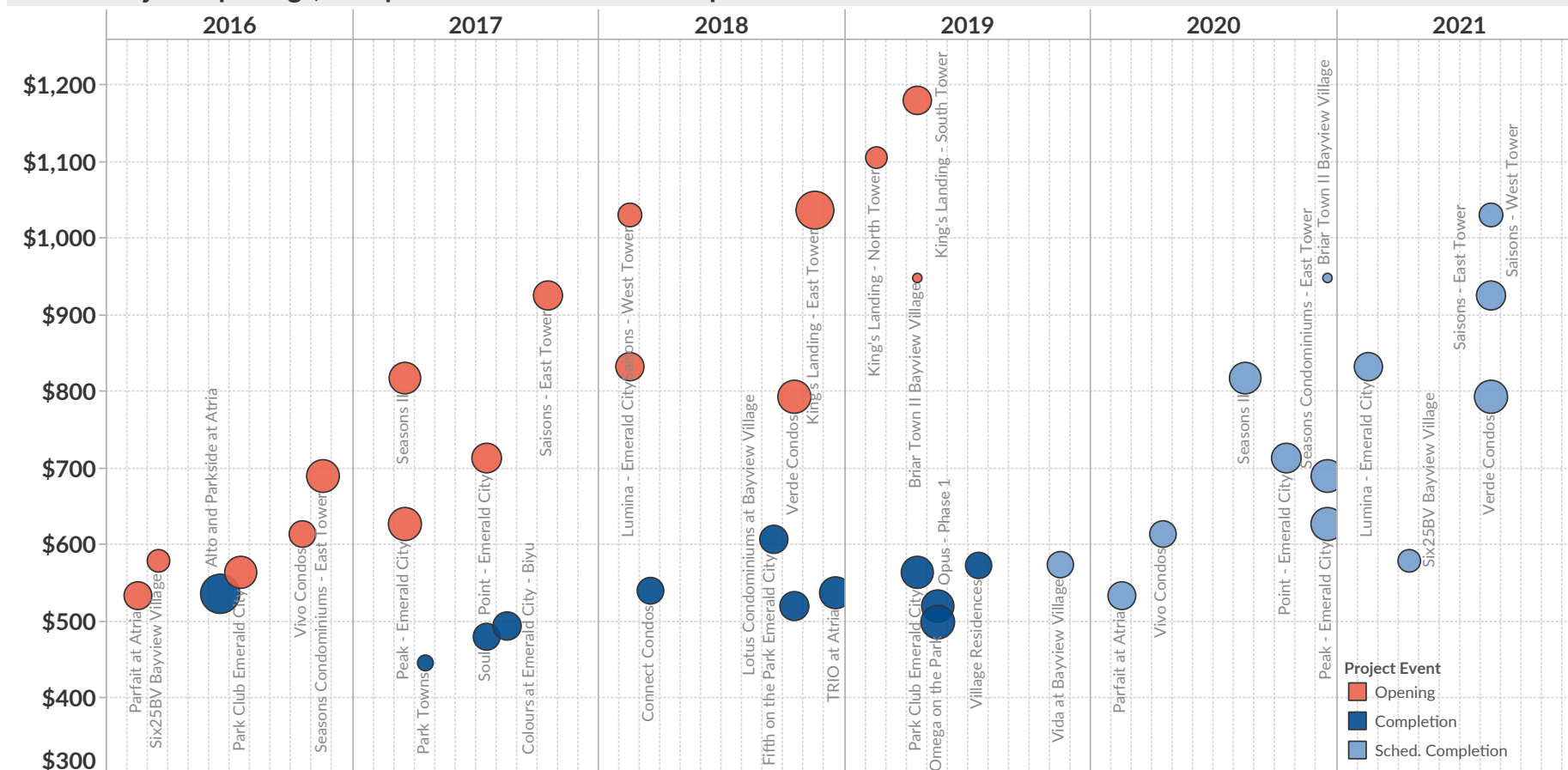
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	11	339
Total Units	5,334	179,893
Min. Floor Space Index	1.0	0.0
Max. Floor Space Index	7.0	34.1
Avg. Floor Space Index	3.3	5.9

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

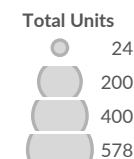


Sheppard Corridor Submarket Report - August 2019

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.



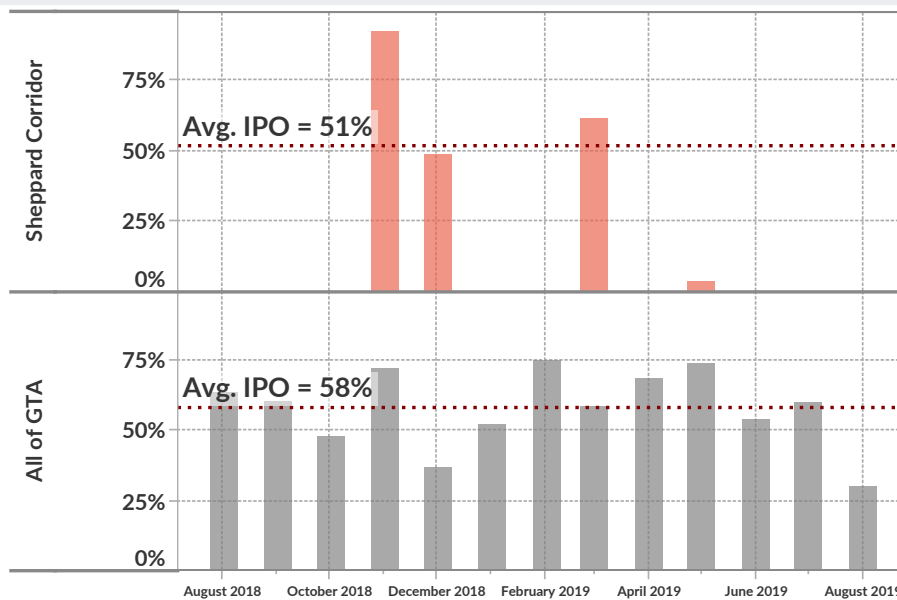
Sheppard Corridor Submarket Report - August 2019

Project Data by Unit Type

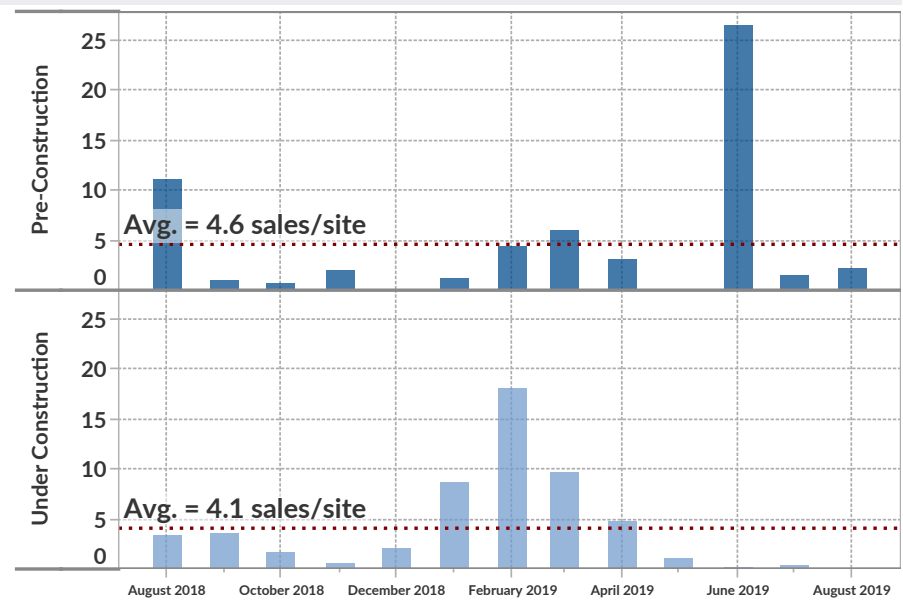
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	112	1	70	42
1 Bedroom	834	1	785	49
1 Bedroom + Den	1,269	1	1,087	182
2 Bedroom	1,167	2	921	246
2 Bedroom + Den	191	0	144	47
3 Bedroom & Up	352	4	187	165
Penthouse	26	0	12	14
Other	69	0	46	23

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,171	325	375	\$350,000	\$437,000
\$1,123	460	585	\$420,000	\$645,000
\$968	521	768	\$480,000	\$760,000
\$1,056	660	1,699	\$554,000	\$1,529,990
\$1,012	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
\$948	1,090	2,248	\$960,000	\$1,950,000

IPO Launch Performance (first 2 months)

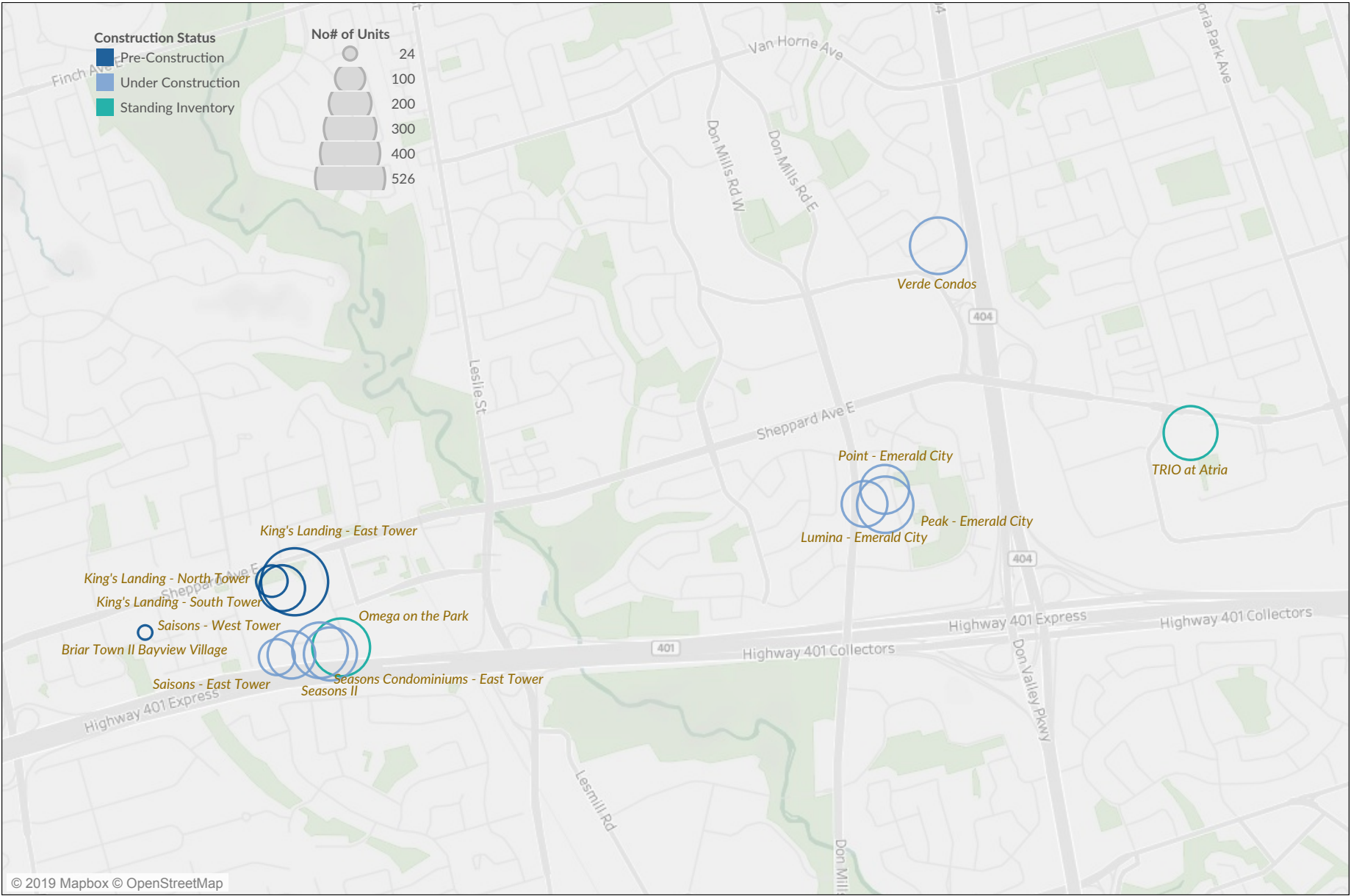


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - August 2019

Current Active Projects



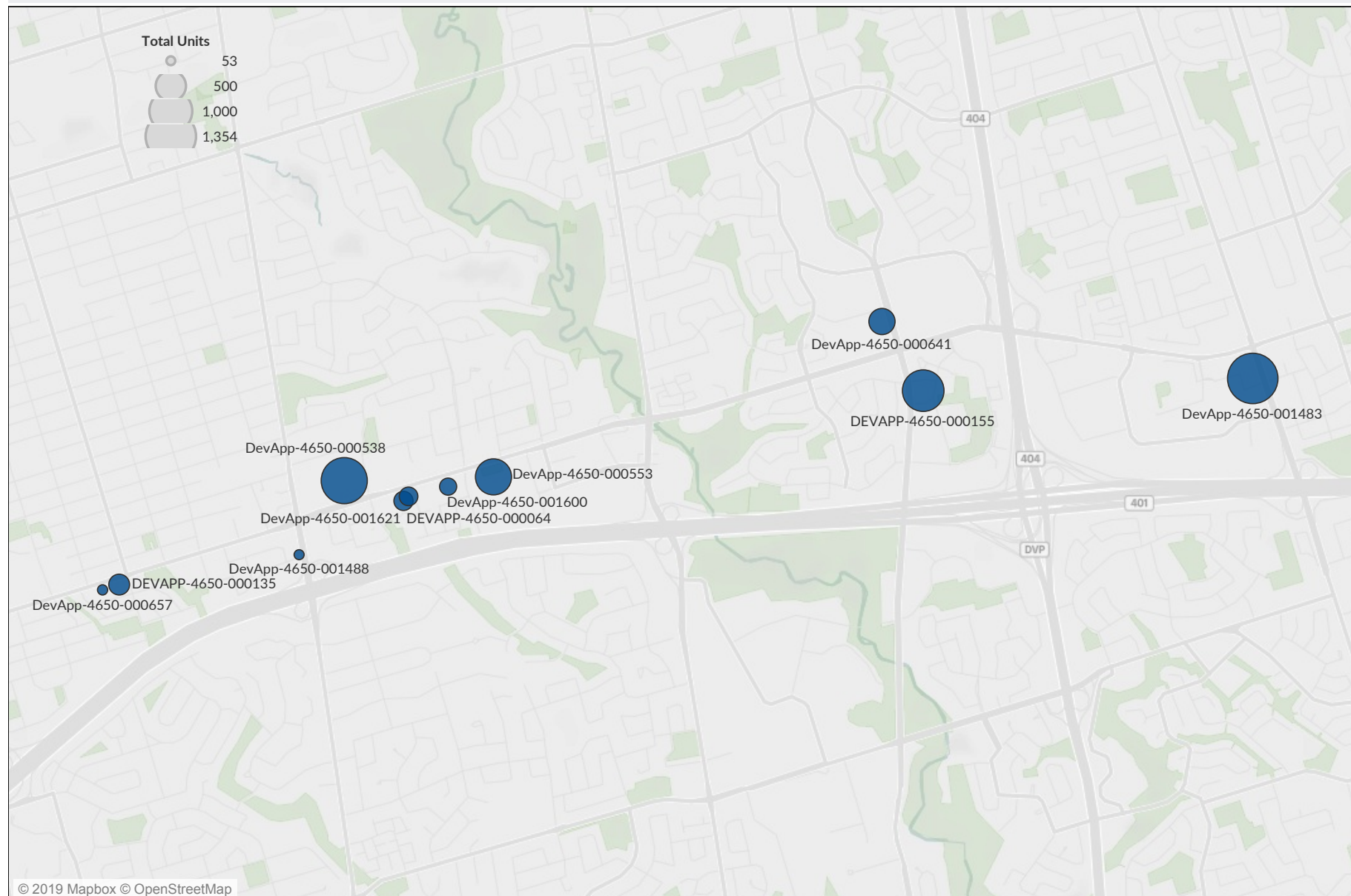
Sheppard Corridor Submarket Report - August 2019

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	December 2020	0	12	12	24	\$949	\$945
King's Landing - East Tower - Concord Adex	Apartment	June 2022	9	64	207	526	\$1,037	\$1,045
King's Landing - North Tower - Concord Adex	Apartment	June 2022	0	77	39	116	\$1,106	\$1,107
King's Landing - South Tower - Concord Adex	Apartment	June 2022	0	97	150	247	\$1,180	\$1,206
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	0	115	83	374	\$794	\$925

Sheppard Corridor Submarket Report - August 2019

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	5.7	920
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

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	10	15	4,989	4,759	230	\$2,228	1,726	\$3,846,448	6,419
Central Waterfront	19	13	5,943	5,445	498	\$1,403	1,068	\$1,498,387	18,503
Don Mills - York Mills	34	11	3,149	2,691	458	\$937	1,047	\$981,060	6,357
Downtown Core	27	9	4,638	3,968	670	\$1,476	661	\$975,972	12,541
Downtown East	61	17	5,395	4,938	457	\$1,012	842	\$852,502	16,345
Downtown West	116	28	9,864	8,750	1,114	\$1,377	862	\$1,186,883	16,163
Etobicoke Waterfront	3	4	1,985	1,893	92	\$1,110	817	\$907,259	2,841
Highway7 - Yonge	8	6	1,467	1,120	347	\$653	919	\$600,406	.
Mississauga City Centre	64	11	6,105	5,562	543	\$814	852	\$694,210	.
North Toronto	91	10	3,036	2,507	529	\$1,158	749	\$867,213	9,287
North Yonge Corridor	31	6	1,953	1,791	162	\$1,012	816	\$826,042	3,872
North York East	2	2	527	501	26	\$941	1,021	\$960,092	2,080
North York West	37	10	2,191	1,829	362	\$830	1,075	\$891,870	9,698
Not Applicable	382	153	27,207	22,258	4,949	\$732	932	\$681,769	59,789
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,252	768	\$1,033	814	\$841,074	5,334
Thornhill	4	1	389	386	3	\$780	958	\$747,567	.
Toronto East	13	15	1,740	1,590	150	\$1,018	998	\$1,016,139	2,287
Toronto West	46	13	2,298	1,607	691	\$1,035	903	\$933,772	10,753
Yonge - St. Clair	4	7	995	965	30	\$1,386	1,612	\$2,234,330	1,840

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