



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of September 2019



Sheppard Corridor Submarket Report - September 2019



Sheppard Corridor		GTA
Active Projects	14	349
Total Units	4,020	92,732
Total Sales	3,265	75,071
Rem. Inv.	755	13,715
Avg. \$/SF	\$1,032	\$1,011
Avg. SF	819	903
Avg. \$	\$845,671	\$913,157
Current Month Sales (incl. active & sold out)	15	2,107

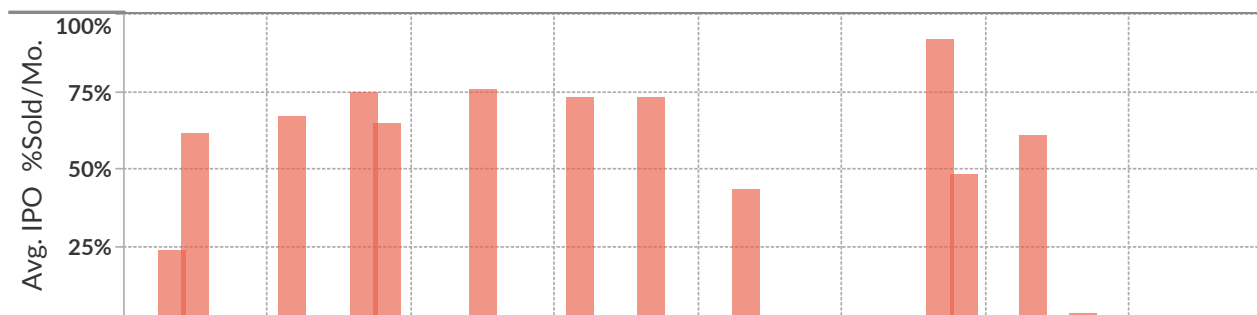
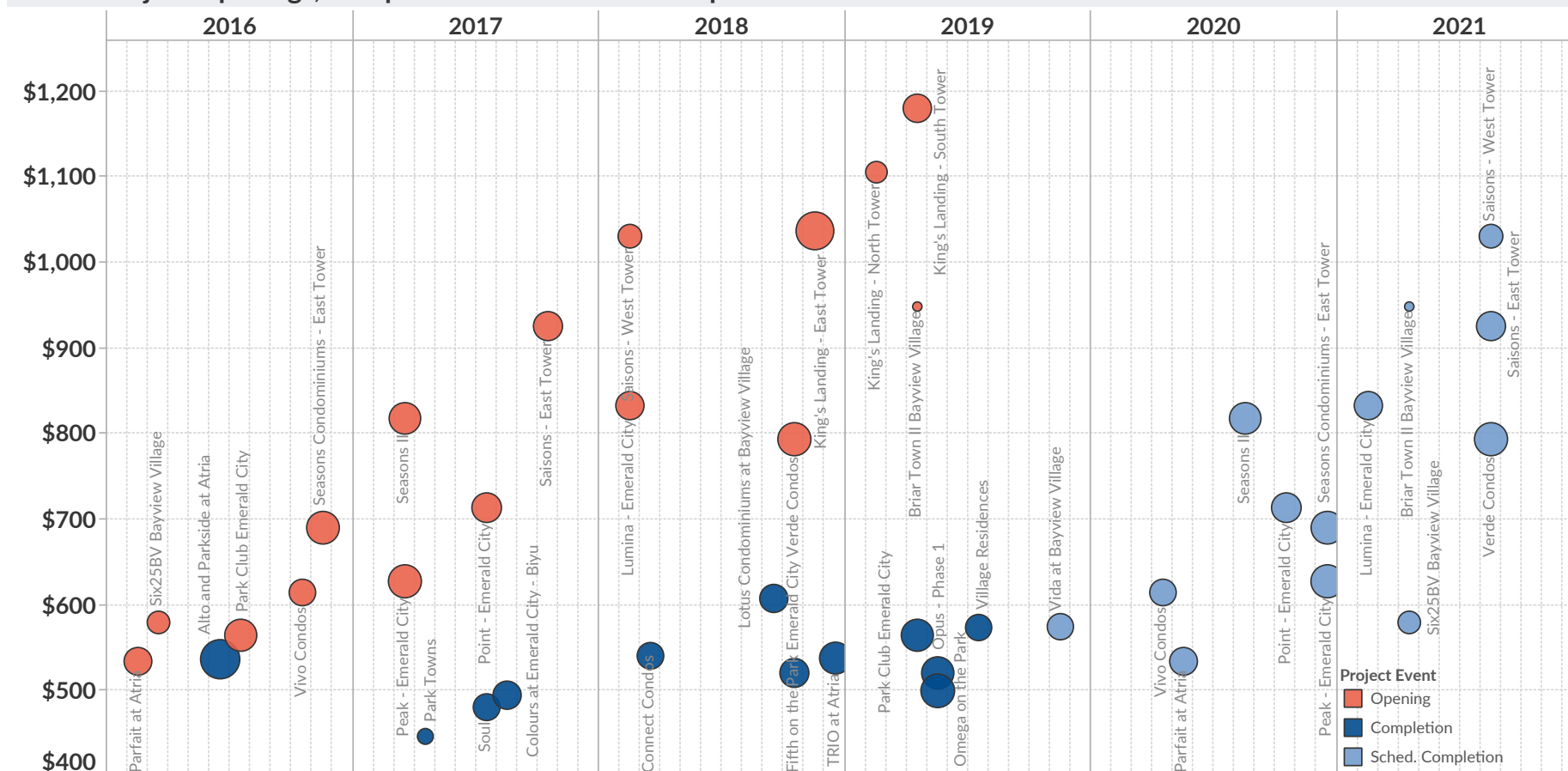
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	12	368
Total Units	6,347	192,605
Min. Floor Space Index	1.0	0.0
Max. Floor Space Index	7.0	34.1
Avg. Floor Space Index	3.4	6.2

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

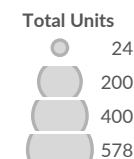


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Recent Project Openings, Completions & Scheduled Completions



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.



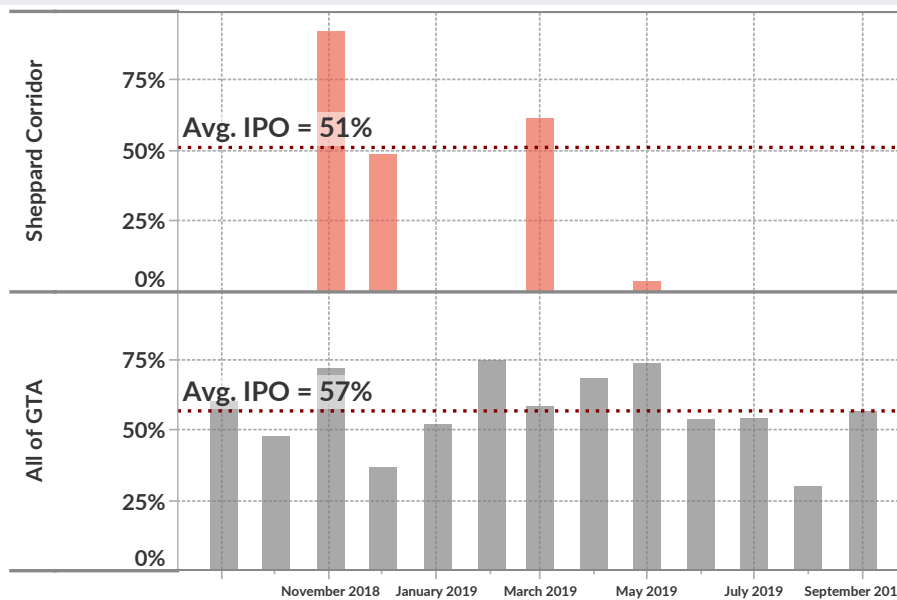
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Project Data by Unit Type

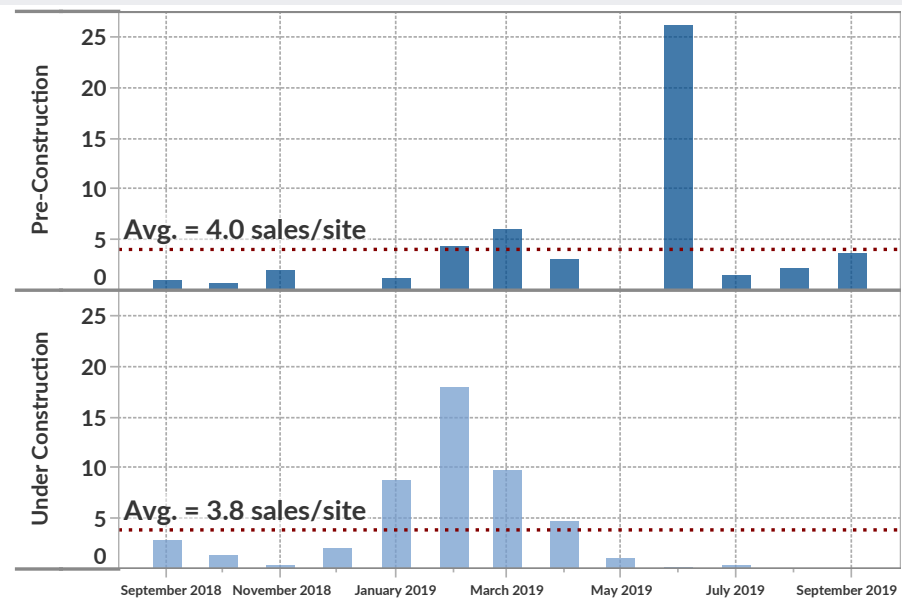
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	112	5	75	37
1 Bedroom	834	2	787	47
1 Bedroom + Den	1,269	3	1,090	179
2 Bedroom	1,167	3	922	245
2 Bedroom + Den	191	0	144	47
3 Bedroom & Up	352	2	189	163
Penthouse	26	0	12	14
Other	69	0	46	23

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,168	325	375	\$350,000	\$437,000
\$1,121	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)

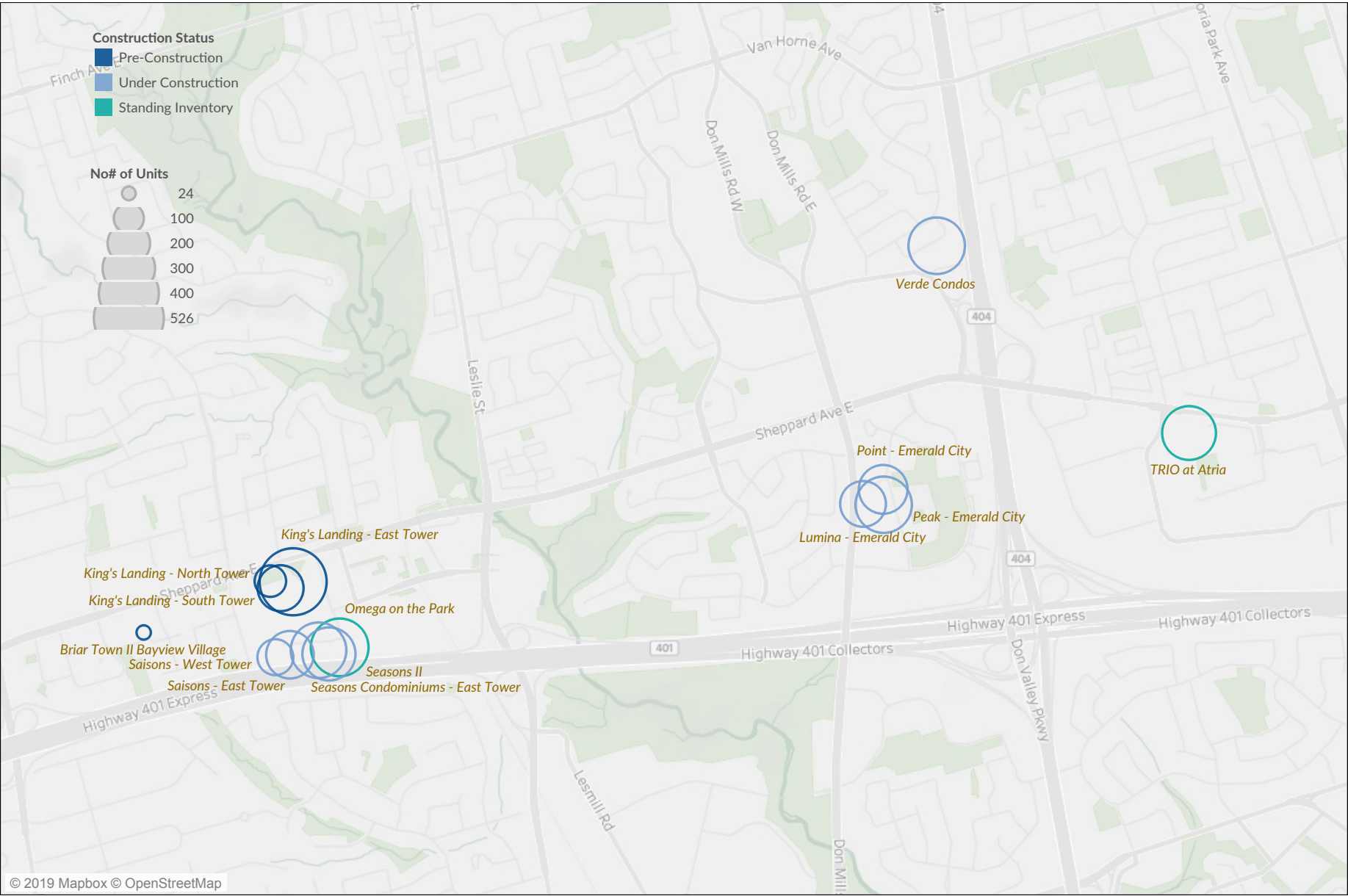


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



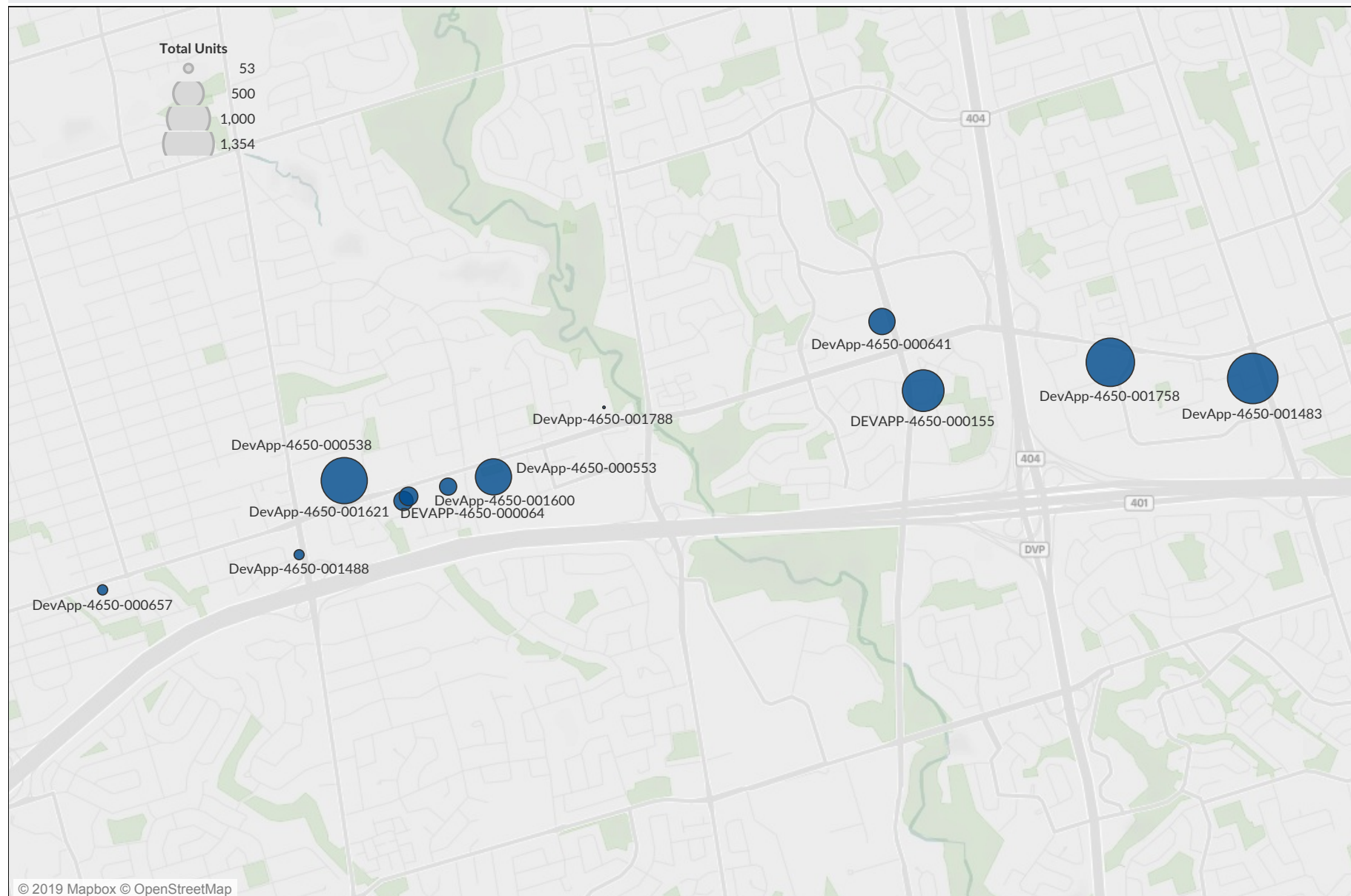
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Current Active Project List

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	April 2021	0	10	14	24	\$949	\$968
King's Landing - East Tower - Concord Adex	Apartment	June 2022	9	73	198	526	\$1,037	\$1,045
King's Landing - North Tower - Concord Adex	Apartment	June 2022	2	79	37	116	\$1,106	\$1,106
King's Landing - South Tower - Concord Adex	Apartment	June 2022	4	101	146	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

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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-4650-000155	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
DevApp-4650-001758	2135 Sheppard Avenue East	4.0	1,243
DevApp-4650-001788	1200 Sheppard Avenue East	3.3	

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	176	16	5,951	4,916	703	\$1,918	997	\$1,913,050	7,593
Central Waterfront	83	13	6,093	5,529	485	\$1,405	1,061	\$1,490,316	18,503
Don Mills - York Mills	19	11	3,254	2,714	424	\$929	1,034	\$960,159	6,805
Downtown Core	85	9	5,445	4,041	941	\$1,559	652	\$1,016,661	13,414
Downtown East	60	17	5,682	4,998	424	\$1,011	863	\$872,667	17,386
Downtown West	225	29	10,443	8,981	1,144	\$1,392	897	\$1,248,290	18,804
Etobicoke Waterfront	10	3	1,370	1,152	80	\$1,160	812	\$941,264	2,841
Highway7 - Yonge	1	6	1,535	1,121	346	\$652	916	\$597,307	.
Mississauga City Centre	72	12	6,555	5,635	631	\$819	839	\$687,102	.
North Toronto	59	10	2,858	2,083	689	\$1,199	770	\$923,043	8,590
North Yonge Corridor	3	6	2,057	1,793	160	\$1,022	820	\$838,490	3,872
North York East	1	2	528	502	25	\$942	1,023	\$964,400	2,056
North York West	36	11	2,268	1,865	371	\$876	1,069	\$936,610	9,645
Not Applicable	880	153	28,872	21,945	5,370	\$729	935	\$681,881	64,686
Scarborough City Centre									2,245
Sheppard Corridor	15	14	4,020	3,265	755	\$1,032	819	\$845,671	6,347
Thornhill	3								.
Toronto East	204	16	2,141	1,791	294	\$965	895	\$863,106	2,460
Toronto West	64	13	2,368	1,664	684	\$1,020	928	\$946,548	12,077
Yonge - St. Clair	111	8	1,292	1,076	189	\$1,405	1,668	\$2,343,763	2,190

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