



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of November 2019



Sheppard Corridor Submarket Report - November 2019



Sheppard Corridor		GTA
Active Projects	14	368
Total Units	4,020	95,673
Total Sales	3,312	78,197
Rem. Inv.	708	14,396
Avg. \$/SF	\$1,073	\$1,029
Avg. SF	827	901
Avg. \$	\$887,957	\$927,150
Current Month Sales (incl. active & sold out)	34	3,564

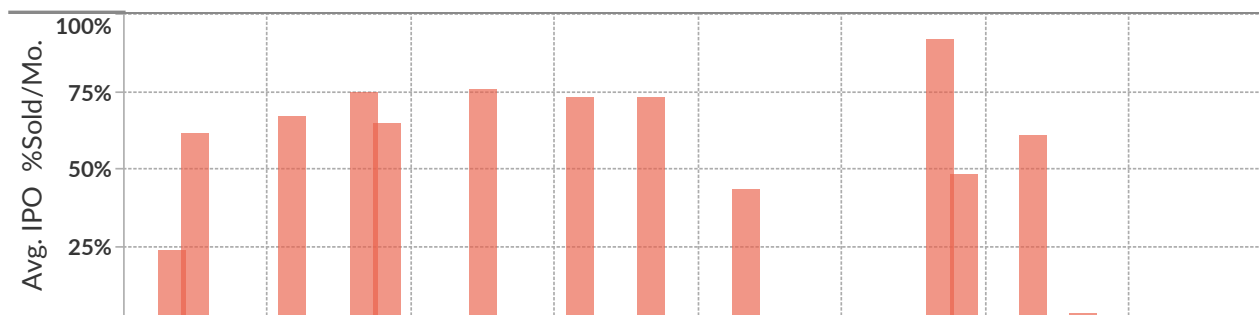
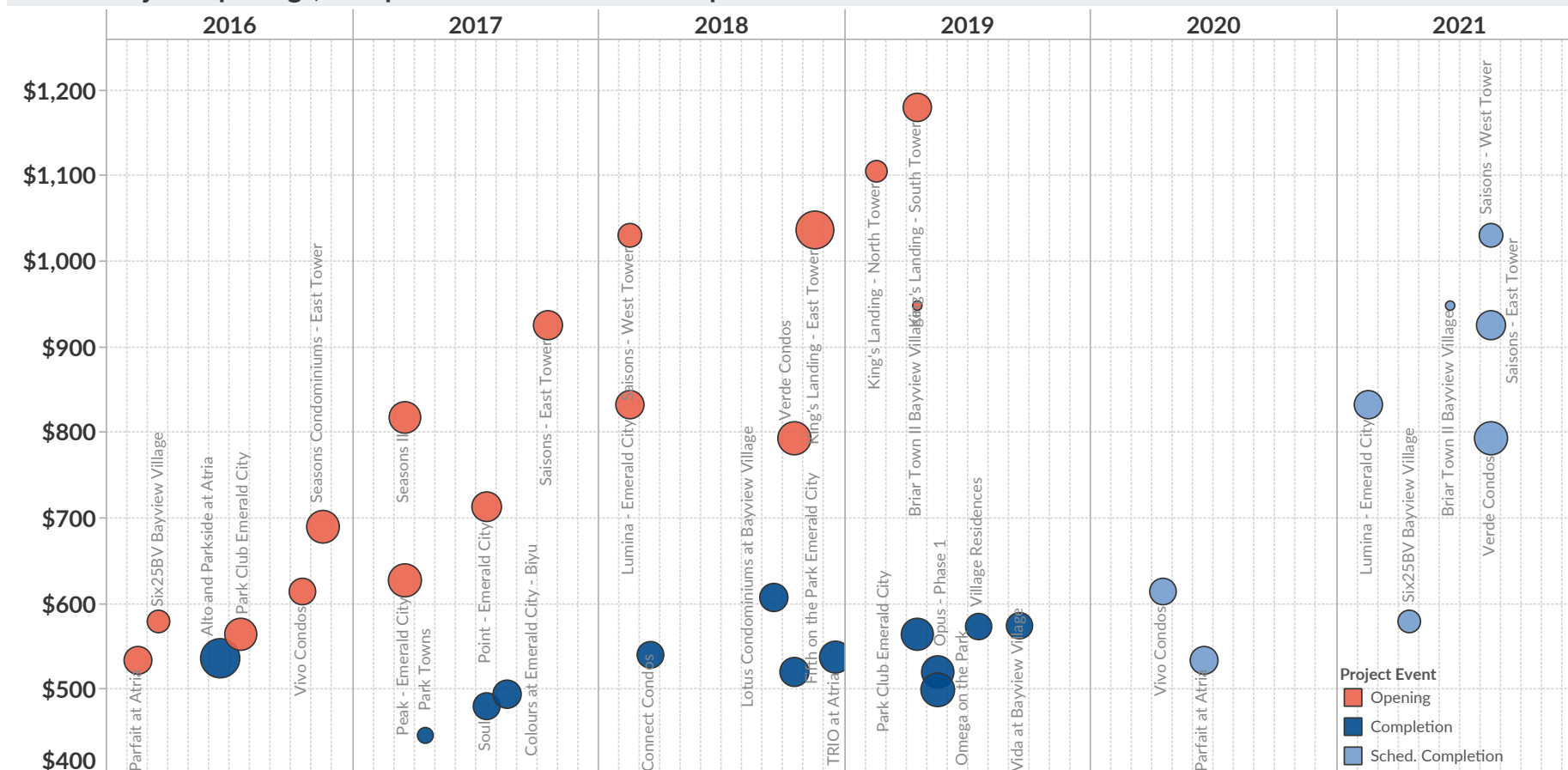
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	13	396
Total Units	8,352	213,970
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	44.5
Avg. Floor Space Index	3.5	6.2

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

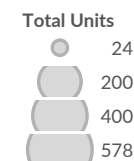


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/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.



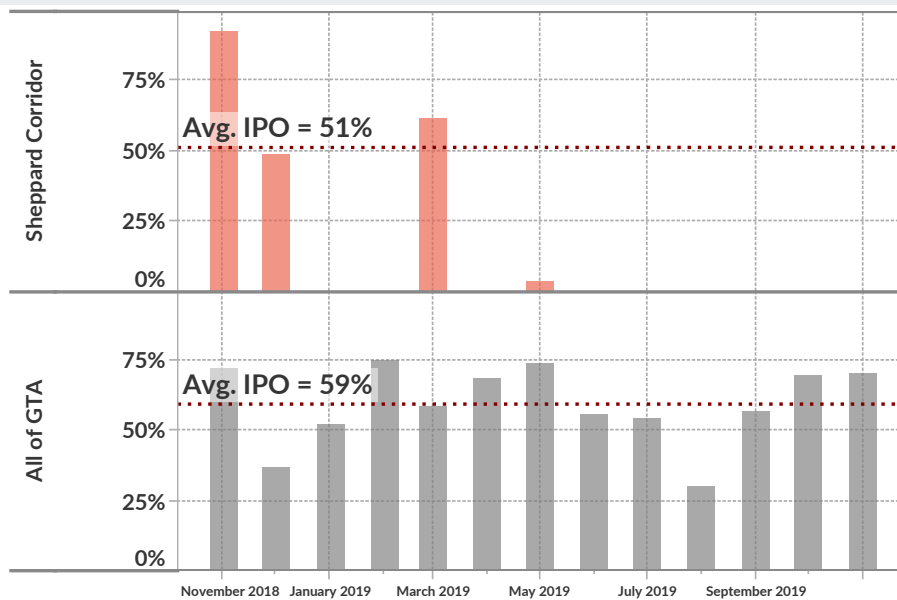
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Project Data by Unit Type

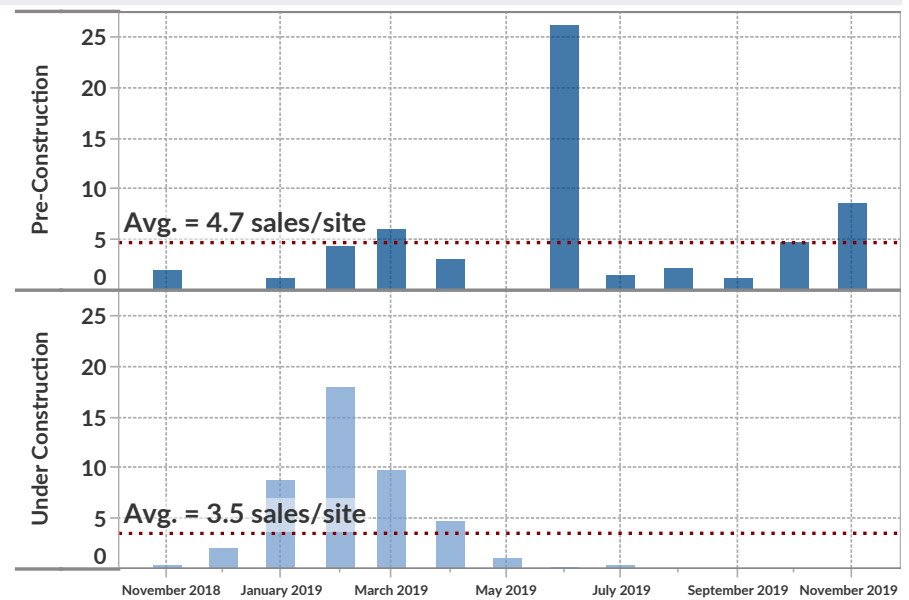
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	112	11	84	28
1 Bedroom	834	5	797	37
1 Bedroom + Den	1,269	5	1,095	174
2 Bedroom	1,167	5	928	239
2 Bedroom + Den	191	0	141	50
3 Bedroom & Up	352	8	208	144
Penthouse	26	0	12	14
Other	69	0	47	22

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,179	325	375	\$350,000	\$437,000
\$1,157	460	585	\$550,000	\$645,000
\$991	521	768	\$485,000	\$780,000
\$1,091	660	1,699	\$554,000	\$1,529,990
\$1,108	809	910	\$731,900	\$1,118,000
\$1,116	838	1,238	\$775,900	\$1,380,000
\$925	1,270	1,606	\$1,280,000	\$1,380,000
\$1,006	1,090	2,248	\$1,200,000	\$2,000,000

IPO Launch Performance (first 2 months)

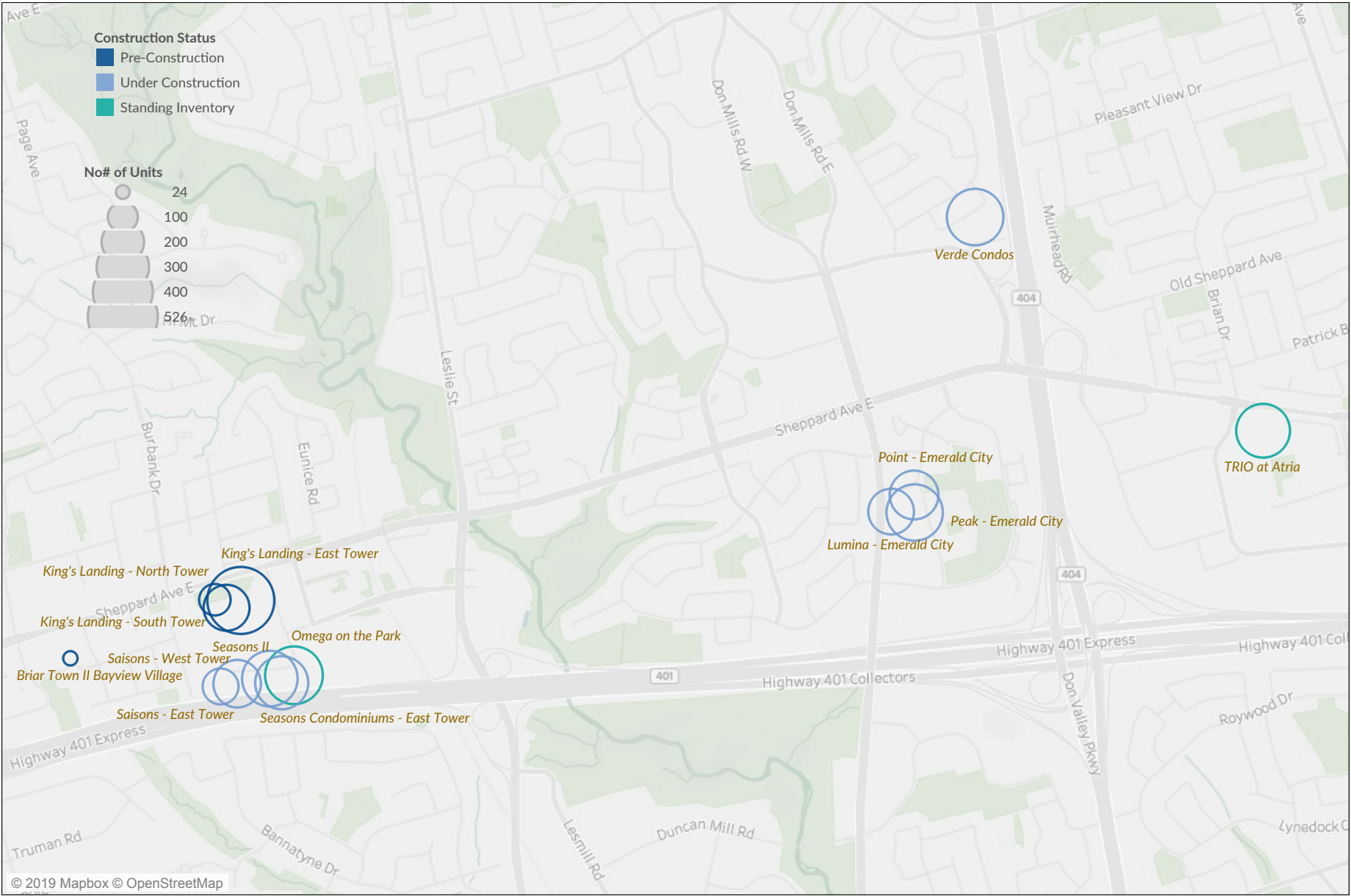


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



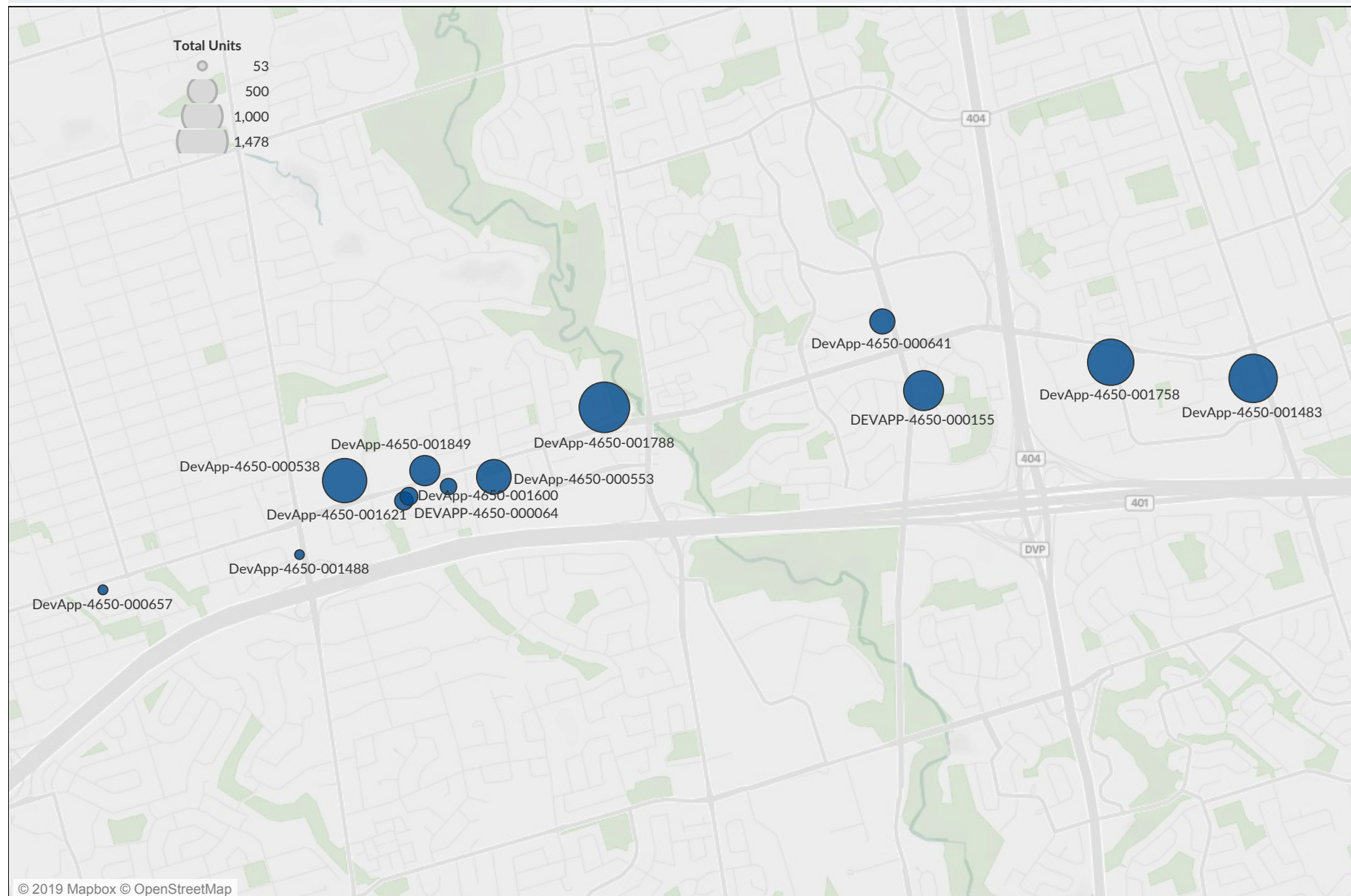
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Current Active Project List

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	June 2021	0	10	14	24	\$949	\$968
King's Landing - East Tower - Concord Adex	Apartment	June 2022	24	94	177	526	\$1,037	\$1,056
King's Landing - North Tower - Concord Adex	Apartment	June 2022	0	77	39	116	\$1,106	\$1,156
King's Landing - South Tower - Concord Adex	Apartment	June 2022	10	125	122	247	\$1,180	\$1,234
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	3	3	390	\$500	\$930
Peak - Emerald City - El-Ad Canada Inc.	Apartment	March 2022	0	20	20	372	\$628	\$950
Point - Emerald City - El-Ad Canada Inc.	Apartment	January 2022	0	18	44	279	\$714	\$925
Saisons - East Tower - Concord Adex	Apartment	August 2021	0	1	23	265	\$926	\$1,070
Saisons - West Tower - Concord Adex	Apartment	August 2021	0	0	51	151	\$1,031	\$1,134
Seasons Condominiums - East Tower - Concord Adex	Apartment	March 2022	0	0	13	362	\$691	\$1,131
Seasons II - Concord Adex	Apartment	May 2022	0	0	96	330	\$818	\$1,112
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	3.0	1,478
DevApp-4650-001849	680 Sheppard Avenue East	5.0	527

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	• 54	• 14	• 5,086	• 4,446	• 345	• \$2,109	• 1,303	• \$2,746,965	• 9,129
Central Waterfront	• 35	• 13	• 6,642	• 5,228	• 1,402	• \$1,409	• 996	• \$1,403,588	• 18,503
Don Mills - York Mills	• 36	• 11	• 3,366	• 2,814	• 419	• \$959	• 1,049	• \$1,005,825	• 7,441
Downtown Core	• 74	• 8	• 4,457	• 3,556	• 717	• \$1,540	• 665	• \$1,024,439	• 15,193
Downtown East	• 374	• 19	• 6,559	• 5,436	• 941	• \$1,204	• 739	• \$889,725	• 17,959
Downtown West	• 109	• 31	• 10,473	• 8,751	• 1,392	• \$1,393	• 843	• \$1,174,333	• 18,595
Etobicoke Waterfront	• 2	• 4	• 2,121	• 1,901	• 82	• \$1,160	• 821	• \$951,809	• 10,287
Highway7 - Yonge	• 108	• 8	• 1,862	• 1,295	• 352	• \$654	• 1,128	• \$738,172	•
Mississauga City Centre	• 80	• 12	• 6,571	• 6,044	• 461	• \$806	• 901	• \$725,832	•
North Toronto	• 123	• 9	• 2,412	• 1,871	• 455	• \$1,213	• 815	• \$988,984	• 9,738
North Yonge Corridor	• 6	• 5	• 1,622	• 1,366	• 152	• \$1,118	• 773	• \$864,489	• 5,372
North York East	• 4	• 2	• 528	• 508	• 19	• \$945	• 1,027	• \$970,295	• 2,056
North York West	• 138	• 11	• 2,327	• 2,016	• 279	• \$899	• 1,137	• \$1,022,957	• 8,858
Not Applicable	• 1,891	• 166	• 31,043	• 24,499	• 5,423	• \$753	• 907	• \$683,698	• 68,414
Scarborough City Centre									• 2,245
Sheppard Corridor	• 34	• 14	• 4,020	• 3,312	• 708	• \$1,073	• 827	• \$887,957	• 8,352
Thornhill	• 233	• 2	• 736	• 554	• 182	• \$814	• 729	• \$593,314	•
Toronto East	• 49	• 14	• 1,763	• 1,482	• 223	• \$988	• 921	• \$909,908	• 3,456
Toronto West	• 167	• 16	• 2,927	• 2,108	• 722	• \$1,046	• 915	• \$956,929	• 13,091
Yonge - St. Clair	• 47	• 9	• 1,158	• 1,010	• 122	• \$1,458	• 1,576	• \$2,297,672	• 2,190

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