



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of December 2019



Sheppard Corridor Submarket Report - December 2019



Sheppard Corridor		GTA
Active Projects	14	355
Total Units	4,020	93,377
Total Sales	3,338	77,895
Rem. Inv.	677	12,280
Avg. \$/SF	\$1,080	\$1,055
Avg. SF	830	930
Avg. \$	\$896,967	\$980,872
Current Month Sales (incl. active & sold out)	9	1,871

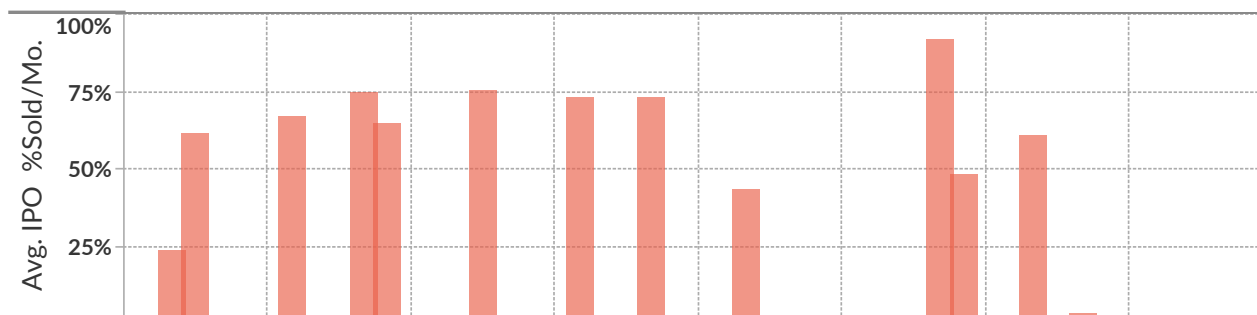
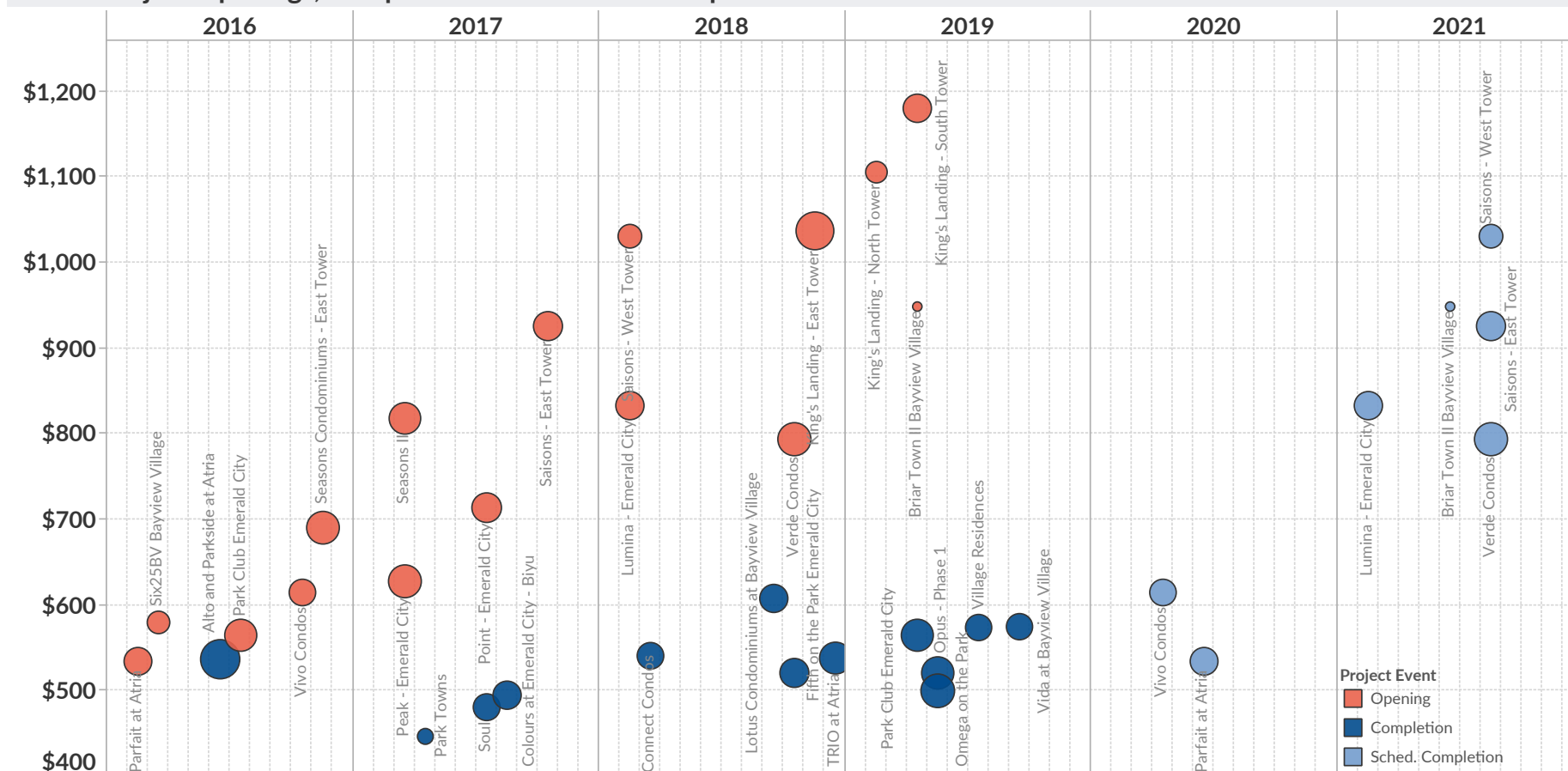
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	12	375
Total Units	8,157	202,805
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	44.5
Avg. Floor Space Index	3.5	6.2

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

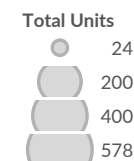


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Recent Project Openings, Completions & Scheduled Completions



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.



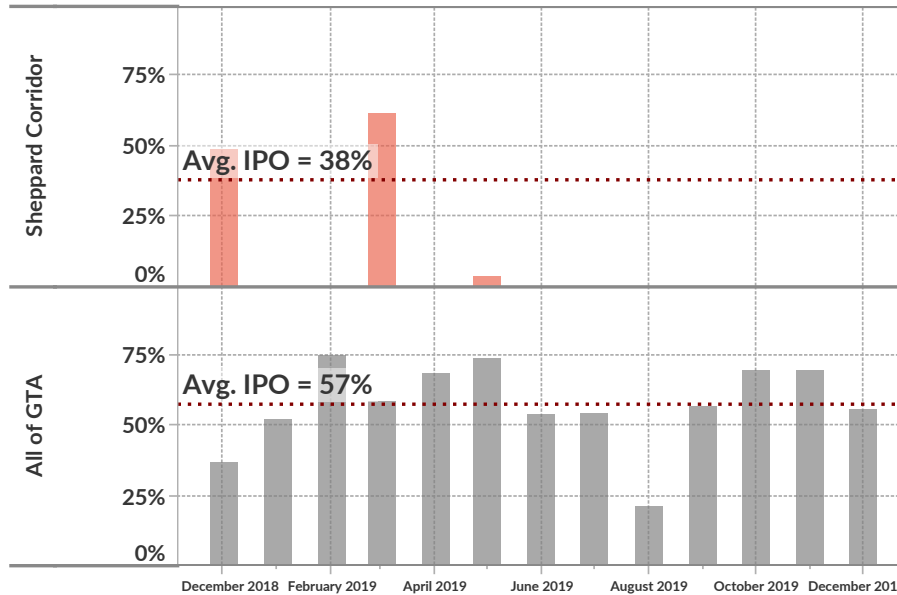
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Project Data by Unit Type

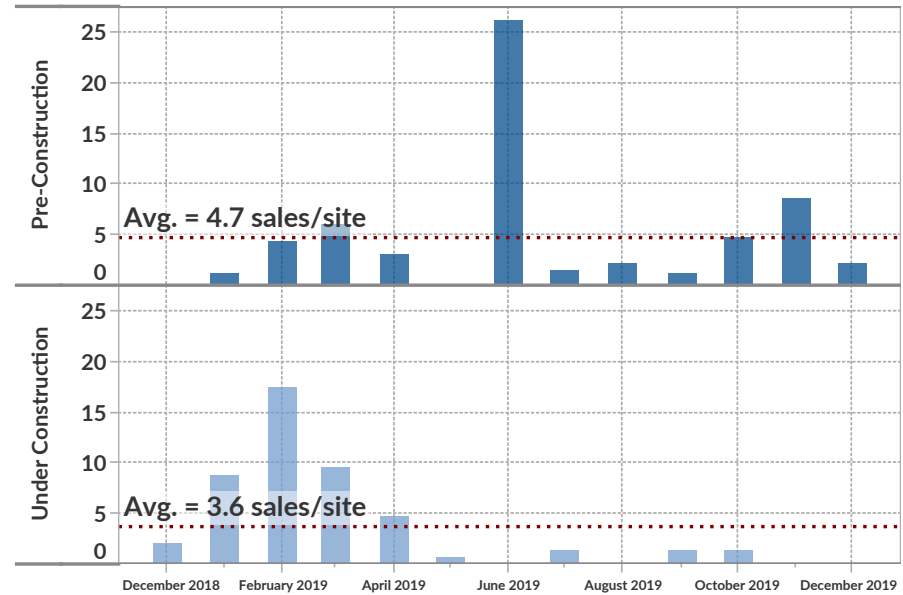
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	112	1	85	27
1 Bedroom	828	2	793	35
1 Bedroom + Den	1,269	2	1,105	164
2 Bedroom	1,168	3	944	224
2 Bedroom + Den	191	0	141	50
3 Bedroom & Up	352	1	211	141
Penthouse	26	0	12	14
Other	69	0	47	22

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,176	325	375	\$350,000	\$437,000
\$1,160	460	585	\$550,000	\$645,000
\$996	521	768	\$485,000	\$780,000
\$1,105	660	1,585	\$554,000	\$1,529,990
\$1,112	809	910	\$731,900	\$1,118,000
\$1,120	838	1,238	\$790,900	\$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)

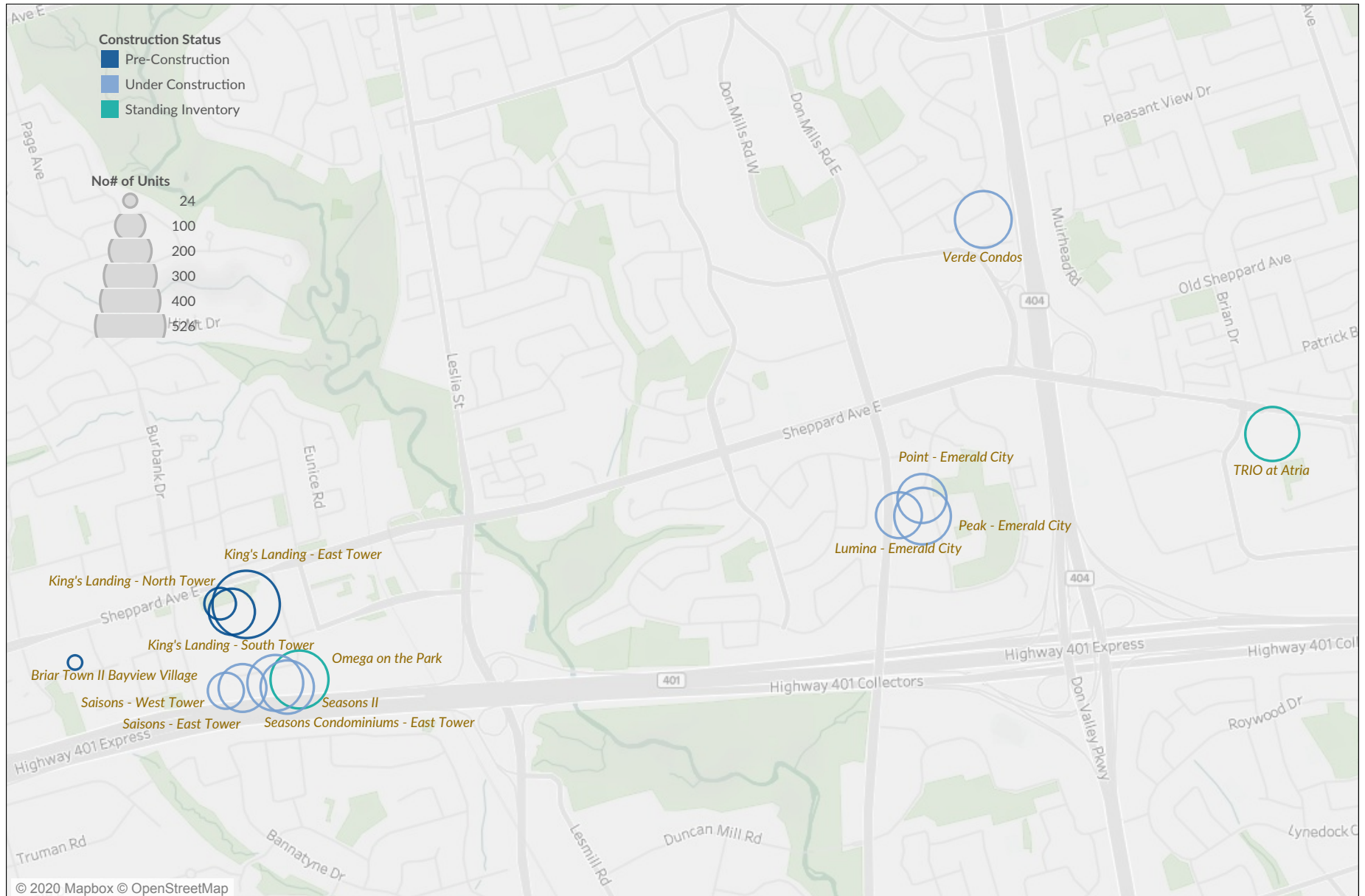


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



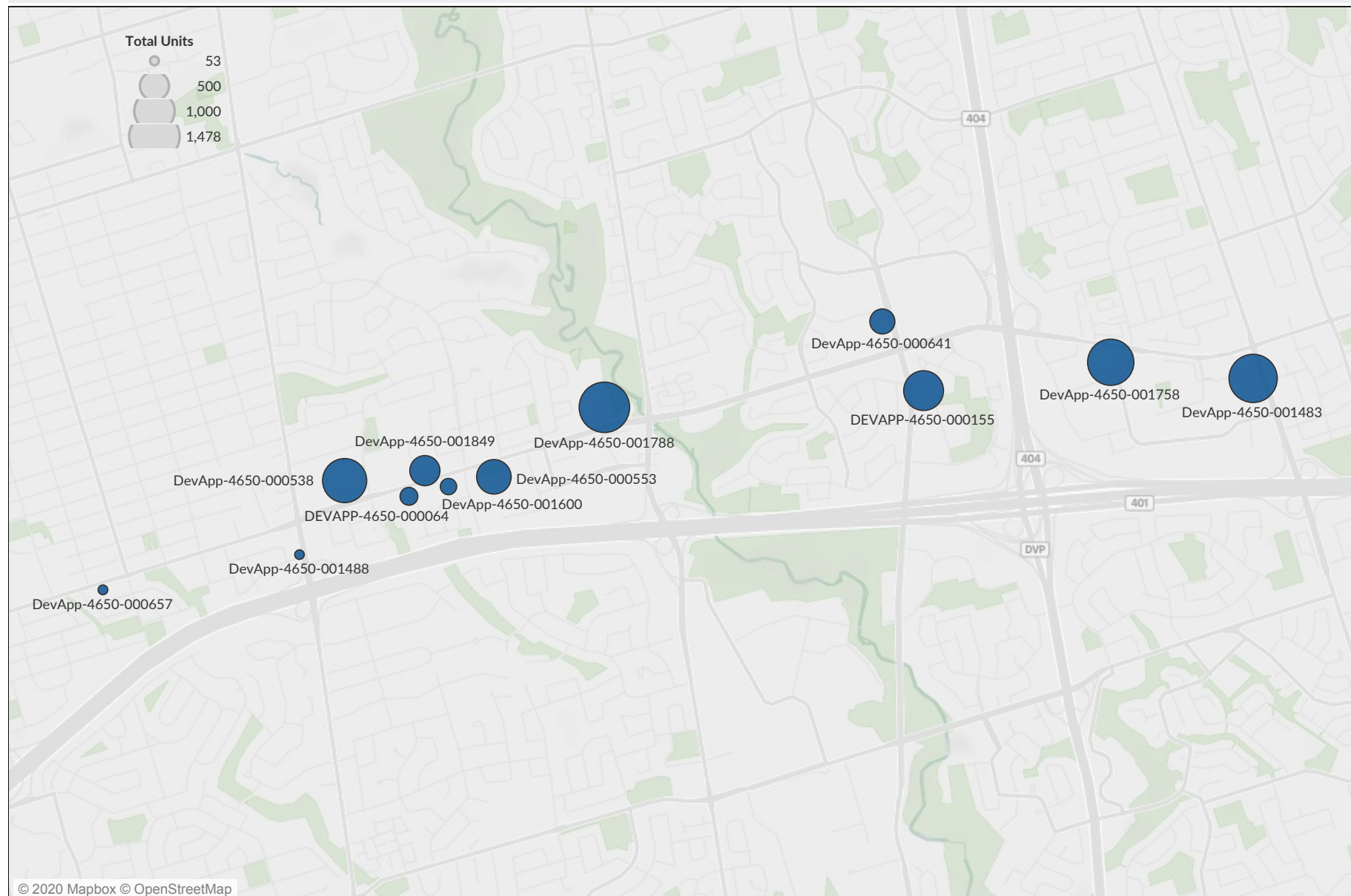
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Current Active Project List

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	6	100	171	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	3	128	119	247	\$1,180	\$1,234
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	February 2021	0	30	16	245	\$833	\$966
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	24	16	372	\$628	\$975
Point - Emerald City - El-Ad Canada Inc.	Apartment	January 2022	0	32	32	279	\$714	\$935
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-4650-001758	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	5	15	5,704	5,061	348	\$2,111	1,285	\$2,712,126	8,068
Central Waterfront	222	13	6,642	5,448	1,182	\$1,418	912	\$1,292,723	17,952
Don Mills - York Mills	17	11	3,289	2,837	379	\$945	1,080	\$1,020,388	7,471
Downtown Core	39	8	4,457	3,592	681	\$1,543	668	\$1,031,118	15,031
Downtown East	184	19	6,513	5,624	691	\$1,186	791	\$937,883	13,408
Downtown West	127	30	10,279	8,815	1,137	\$1,403	872	\$1,223,880	17,553
Etobicoke Waterfront	12	4	2,126	1,927	66	\$1,158	862	\$998,967	7,446
Highway7 - Yonge	70	8	1,862	1,365	282	\$652	1,164	\$758,821	.
Mississauga City Centre	66	11	6,227	5,764	397	\$798	917	\$731,659	.
North Toronto	21	9	2,396	1,892	434	\$1,214	821	\$996,561	8,137
North Yonge Corridor	1	5	1,692	1,367	106	\$1,105	775	\$855,995	5,372
North York East	11	2	528	519	8	\$965	986	\$951,150	2,056
North York West	17	9	1,812	1,525	262	\$901	1,147	\$1,033,818	9,050
Not Applicable	959	159	29,797	24,092	4,491	\$755	962	\$726,568	67,193
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,338	677	\$1,080	830	\$896,967	8,157
Thornhill	21	2	736	574	162	\$822	739	\$607,524	.
Toronto East	39	12	1,395	1,154	191	\$1,011	915	\$924,465	3,735
Toronto West	34	16	2,924	2,141	679	\$1,068	919	\$981,074	13,238
Yonge - St. Clair	17	8	978	860	107	\$1,474	1,700	\$2,506,240	2,383

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