



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of January 2020



Sheppard Corridor Submarket Report - January 2020



Sheppard Corridor		GTA
Active Projects	14	348
Total Units	4,015	92,351
Total Sales	3,384	77,567
Rem. Inv.	631	11,632
Avg. \$/SF	\$1,074	\$1,058
Avg. SF	849	944
Avg. \$	\$911,847	\$998,477
Current Month Sales (incl. active & sold out)	20	1,100

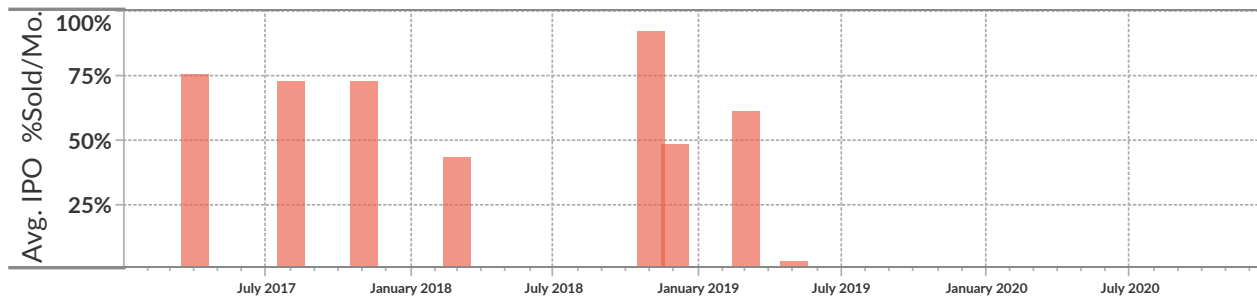
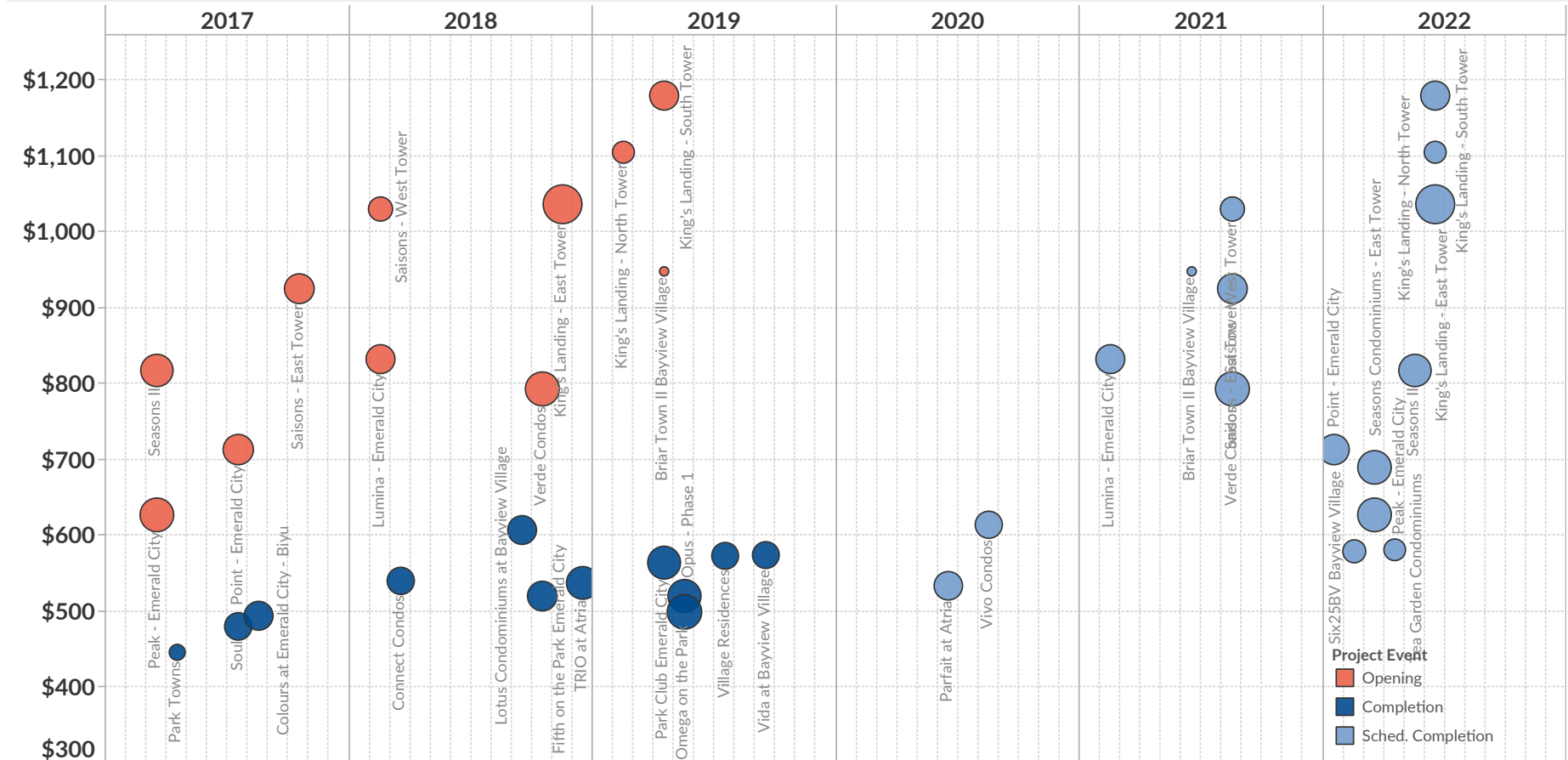
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	12	382
Total Units	8,157	209,320
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	44.5
Avg. Floor Space Index	3.5	6.3

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



Sheppard Corridor Submarket Report - January 2020

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.

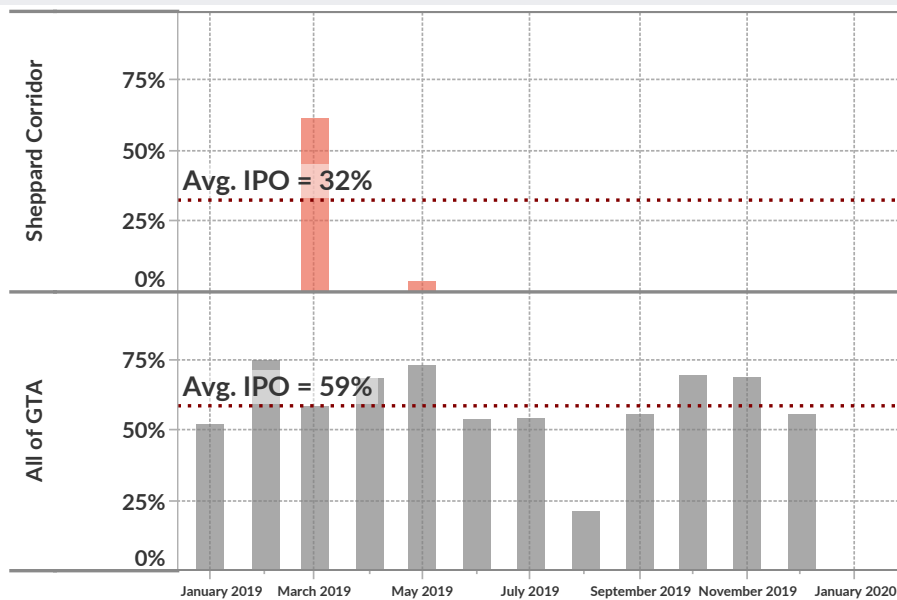
Sheppard Corridor Submarket Report - January 2020

Project Data by Unit Type

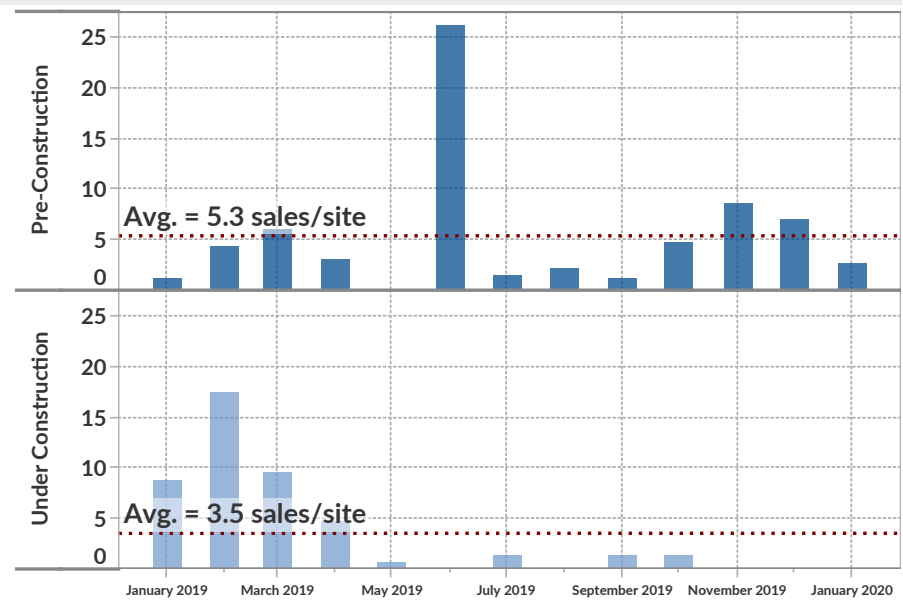
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	112	5	93	19
1 Bedroom	828	4	798	30
1 Bedroom + Den	1,269	4	1,121	148
2 Bedroom	1,168	4	953	215
2 Bedroom + Den	191	0	141	50
3 Bedroom & Up	352	3	219	133
Penthouse	26	0	12	14
Other	69	0	47	22

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,146	325	375	\$350,000	\$448,000
\$1,164	460	585	\$510,000	\$660,000
\$992	521	768	\$485,000	\$795,000
\$1,101	660	1,585	\$554,000	\$1,529,990
\$1,115	809	910	\$731,900	\$1,128,000
\$1,103	838	1,620	\$794,900	\$1,500,000
\$928	1,270	1,606	\$1,290,000	\$1,380,000
\$1,006	1,090	2,248	\$1,200,000	\$2,000,000

IPO Launch Performance (first 2 months)

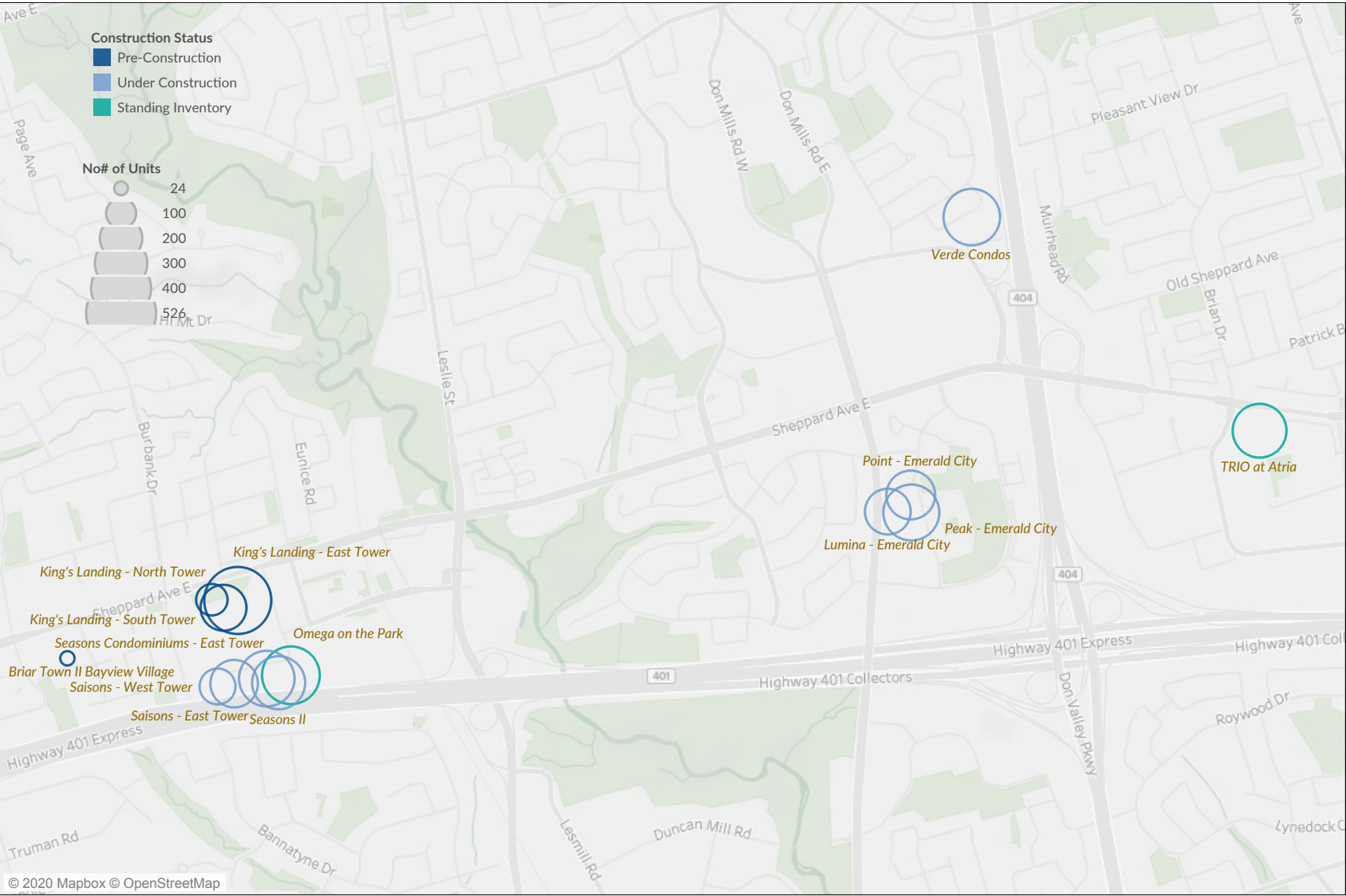


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - January 2020

Current Active Projects



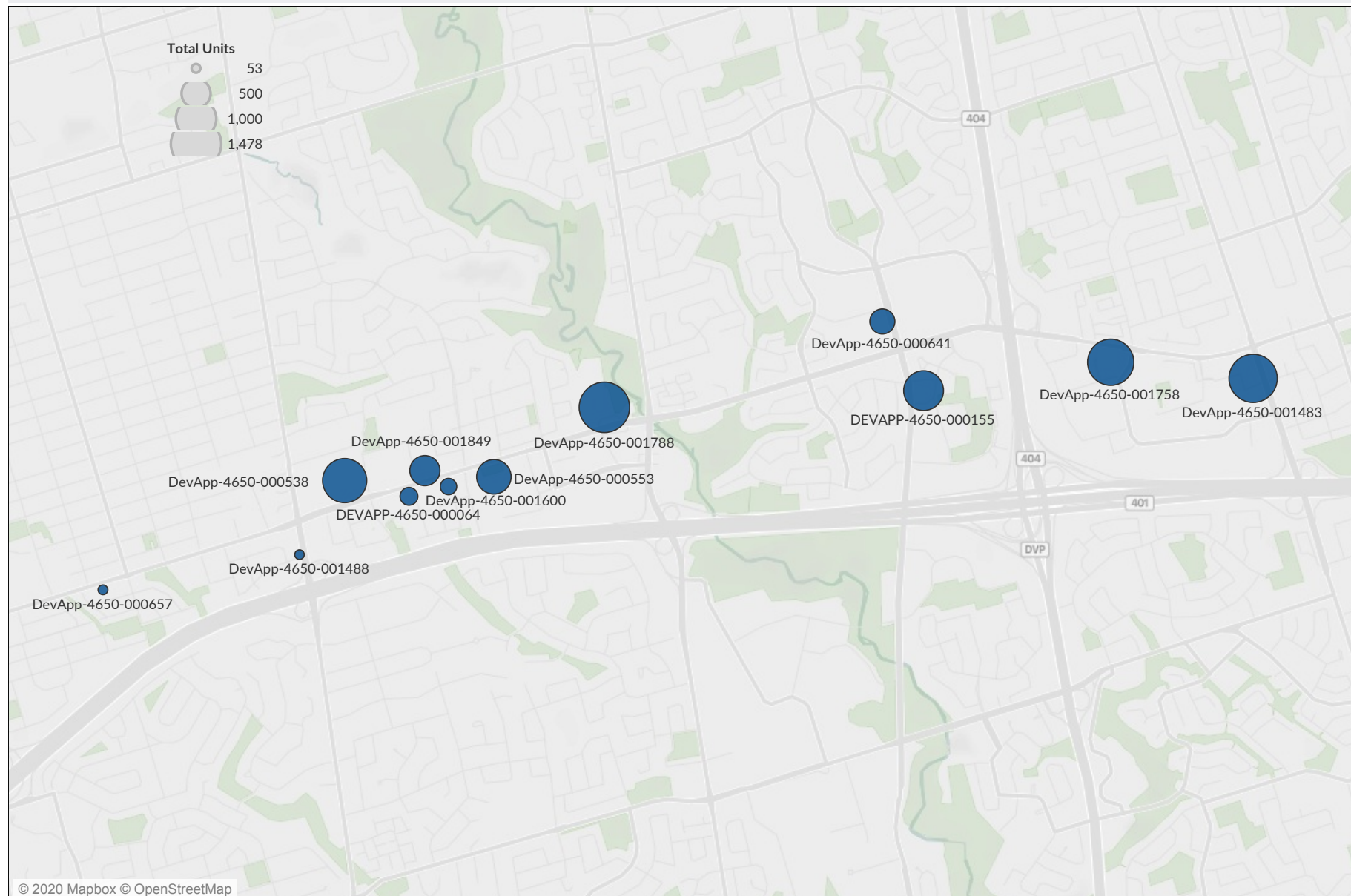
Sheppard Corridor Submarket Report - January 2020

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	0	14	24	\$949	\$968
King's Landing - East Tower - Concord Adex	Apartment	June 2022	8	8	155	526	\$1,037	\$1,070
King's Landing - North Tower - Concord Adex	Apartment	June 2022	0	0	39	116	\$1,106	\$1,107
King's Landing - South Tower - Concord Adex	Apartment	June 2022	3	3	105	247	\$1,180	\$1,248
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	February 2021	0	0	16	245	\$833	\$956
Omega on the Park - Concord Adex	Apartment	May 2019	0	0	3	390	\$500	\$930
Peak - Emerald City - El-Ad Canada Inc.	Apartment	March 2022	0	0	16	367	\$628	\$926
Point - Emerald City - El-Ad Canada Inc.	Apartment	January 2022	0	0	32	279	\$714	\$903
Saisons - East Tower - Concord Adex	Apartment	August 2021	0	0	23	265	\$926	\$1,070
Saisons - West Tower - Concord Adex	Apartment	August 2021	9	9	35	151	\$1,031	\$1,038
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	0	83	374	\$794	\$925

Sheppard Corridor Submarket Report - January 2020

Current Development Applications



Sheppard Corridor Submarket Report - January 2020

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.

Sheppard Corridor Submarket Report - January 2020

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	19	15	5,708	5,080	329	\$2,302	1,318	\$3,032,510	8,068
Central Waterfront	160	13	6,642	5,645	985	\$1,434	954	\$1,367,210	17,952
Don Mills - York Mills	27	11	3,306	2,864	352	\$954	1,087	\$1,036,831	6,363
Downtown Core	35	8	4,457	3,627	646	\$1,549	673	\$1,042,551	17,688
Downtown East	65	18	6,168	5,344	658	\$1,190	807	\$960,885	13,836
Downtown West	68	30	10,291	8,920	993	\$1,431	907	\$1,297,816	17,698
Etobicoke Waterfront	1	4	2,121	1,928	65	\$1,153	873	\$1,006,728	8,726
Highway7 - Yonge	22	7	1,742	1,338	189	\$677	1,155	\$781,819	.
Mississauga City Centre	27	10	5,766	5,330	408	\$818	921	\$753,952	.
North Toronto	47	9	2,396	1,939	387	\$1,238	835	\$1,033,352	7,793
North Yonge Corridor	1	5	1,692	1,365	108	\$1,119	774	\$865,693	7,470
North York East	1	2	528	519	8	\$942	978	\$921,150	2,056
North York West	3	9	1,812	1,528	259	\$903	1,149	\$1,038,008	9,868
Not Applicable	538	154	29,452	23,795	4,484	\$751	974	\$730,763	70,473
Scarborough City Centre									2,245
Sheppard Corridor	20	14	4,015	3,384	631	\$1,074	849	\$911,847	8,157
Thornhill	17	3	949	760	189	\$831	769	\$638,654	.
Toronto East	12	12	1,395	1,166	179	\$1,030	926	\$953,791	3,735
Toronto West	22	16	2,934	2,160	660	\$1,069	923	\$987,041	11,194
Yonge - St. Clair	15	8	977	875	102	\$1,463	1,592	\$2,328,155	2,403

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.