



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of February 2020



Sheppard Corridor Submarket Report - February 2020



Sheppard Corridor		GTA
Active Projects	14	356
Total Units	4,015	94,976
Total Sales	3,394	78,256
Rem. Inv.	621	12,909
Avg. \$/SF	\$1,075	\$1,084
Avg. SF	852	951
Avg. \$	\$916,347	\$1,031,390
Current Month Sales (incl. active & sold out)	10	2,418

Development Applications

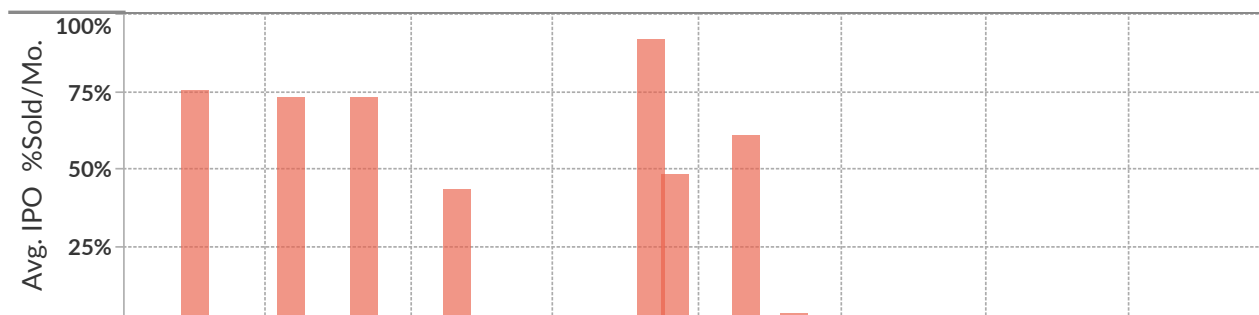
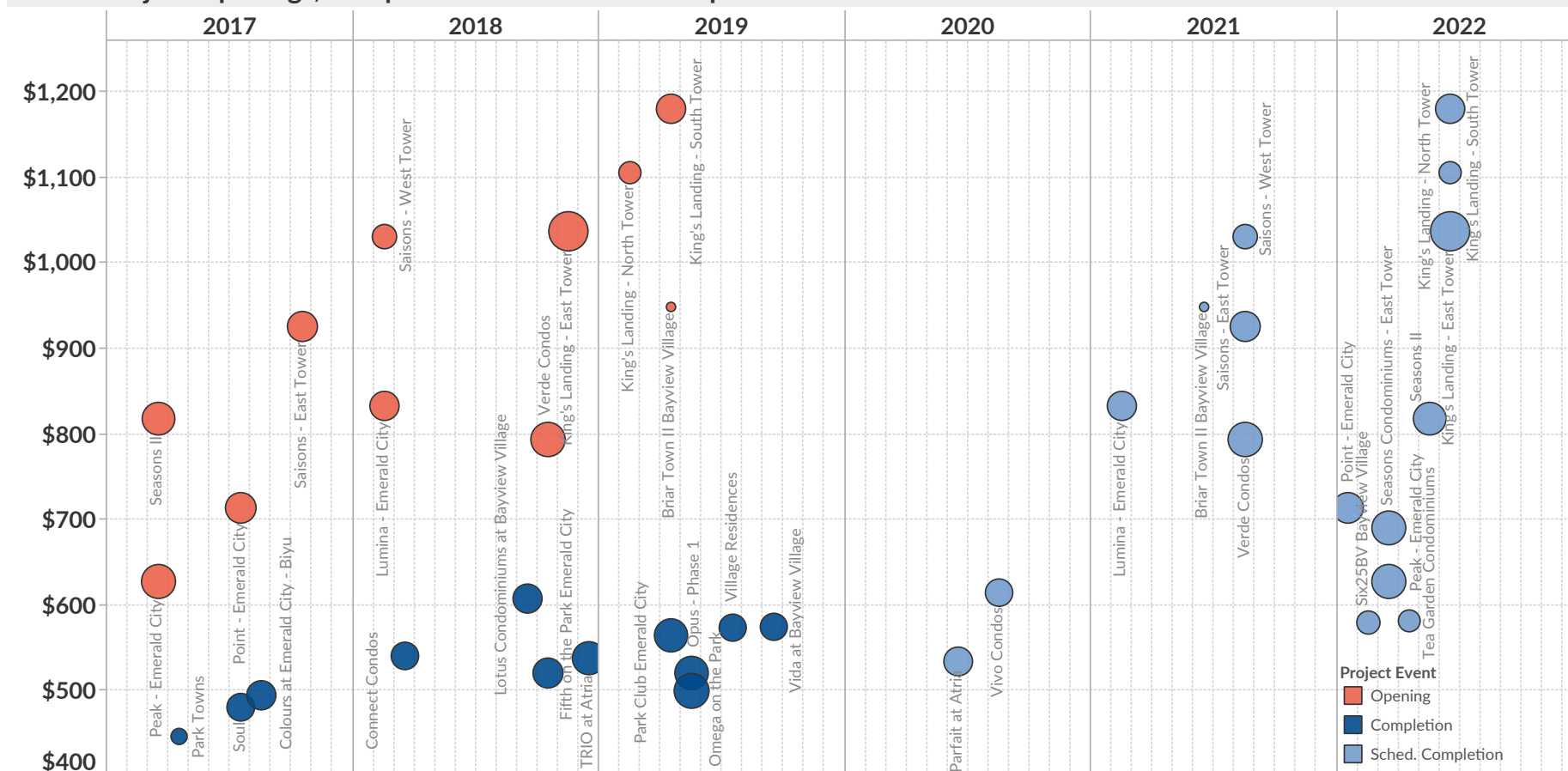
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	12	395
Total Units	8,157	219,390
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	44.5
Avg. Floor Space Index	3.5	6.4

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

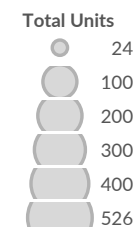


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Recent Project Openings, Completions & Scheduled Completions



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.



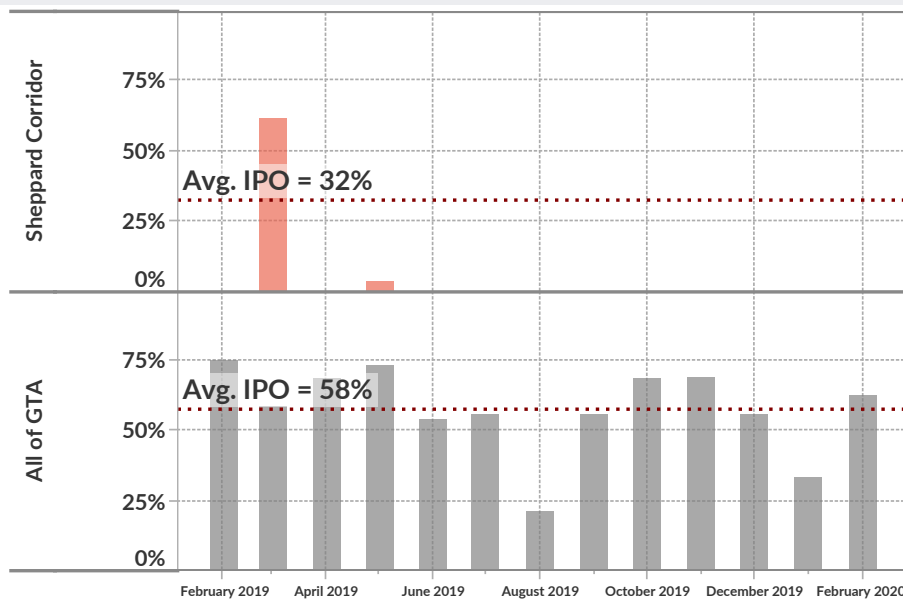
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Project Data by Unit Type

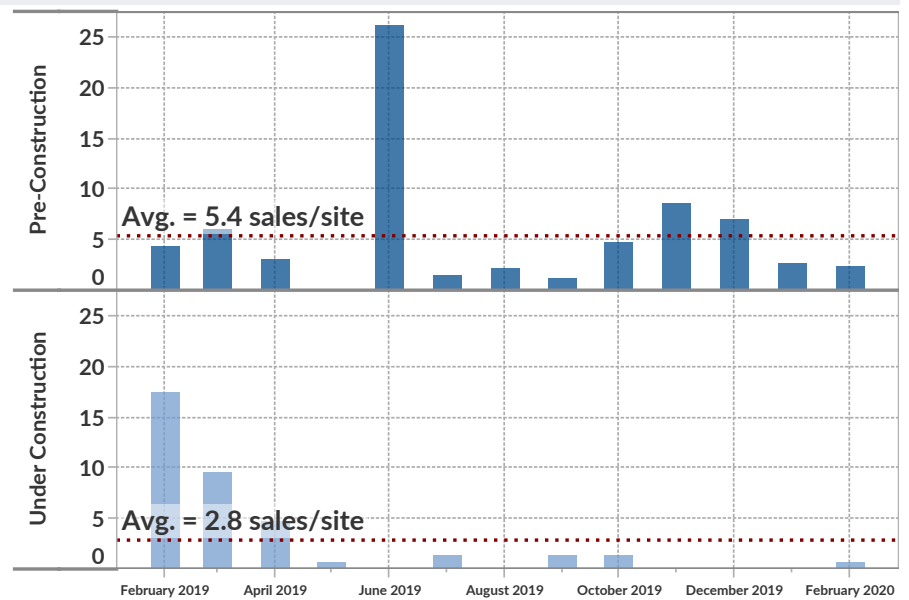
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	112	2	95	17
1 Bedroom	828	3	801	27
1 Bedroom + Den	1,269	2	1,123	146
2 Bedroom	1,168	3	956	212
2 Bedroom + Den	191	0	141	50
3 Bedroom & Up	352	0	219	133
Penthouse	26	0	12	14
Other	69	0	47	22

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,134	325	375	\$350,000	\$448,000
\$1,161	460	585	\$510,000	\$660,000
\$990	521	768	\$485,000	\$795,000
\$1,106	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)

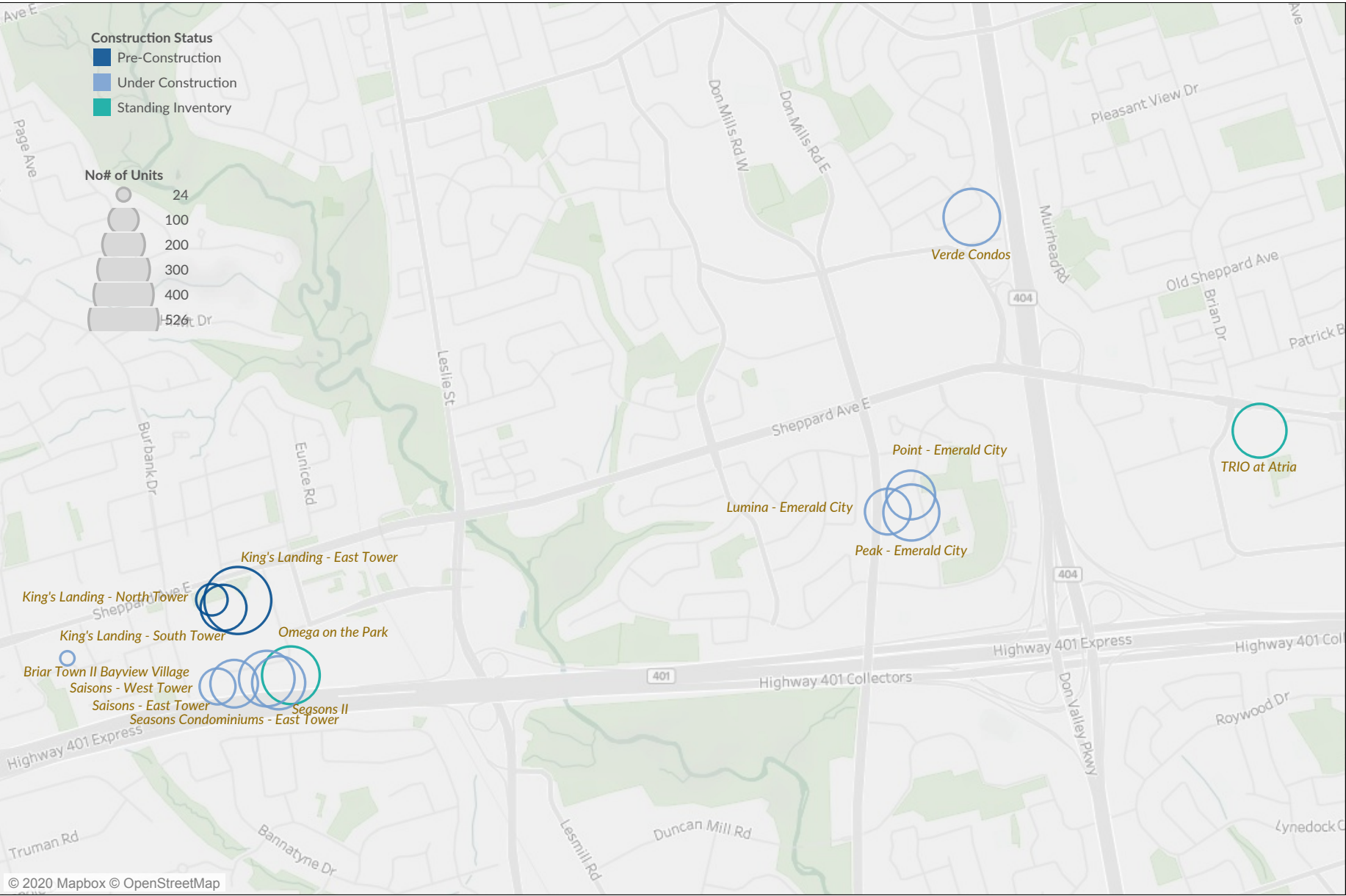


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



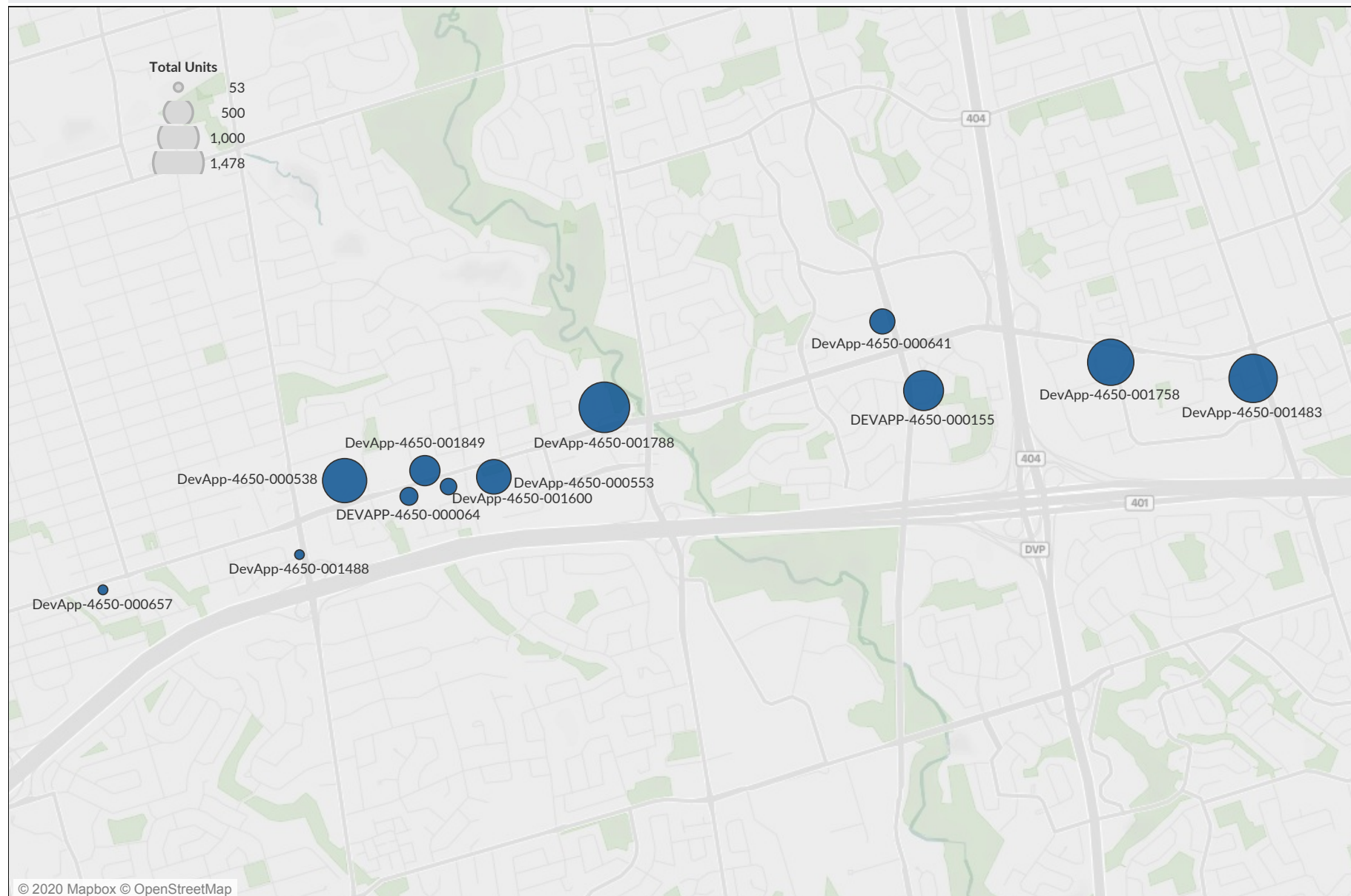
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Current Active Project List

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	2	2	12	24	\$949	\$968
King's Landing - East Tower - Concord Adex	Apartment	June 2022	4	12	151	526	\$1,037	\$1,069
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	6	102	247	\$1,180	\$1,247
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	\$933
Saisons - East Tower - Concord Adex	Apartment	August 2021	0	0	23	265	\$926	\$1,070
Saisons - West Tower - Concord Adex	Apartment	August 2021	1	10	34	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

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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	13	15	5,708	5,122	325	\$2,280	1,400	\$3,191,265	8,168
Central Waterfront	97	13	6,642	5,807	889	\$1,432	982	\$1,406,550	17,952
Don Mills - York Mills	20	11	3,306	2,884	332	\$950	1,092	\$1,038,279	11,337
Downtown Core	11	8	4,457	3,638	635	\$1,553	675	\$1,048,330	18,916
Downtown East	524	19	6,738	5,866	671	\$1,224	795	\$973,125	14,947
Downtown West	61	31	10,639	8,504	1,674	\$1,410	768	\$1,082,975	18,736
Etobicoke Waterfront	6	3	1,632	1,449	63	\$1,155	856	\$988,625	8,726
Highway7 - Yonge	50	7	1,957	1,388	354	\$682	1,049	\$715,531	.
Mississauga City Centre	336	11	6,383	5,666	493	\$869	838	\$728,538	.
North Toronto	367	11	3,148	2,305	667	\$1,224	1,059	\$1,296,877	8,331
North Yonge Corridor	8	5	1,692	1,373	100	\$1,160	766	\$887,988	7,470
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	8	9	1,812	1,536	251	\$905	1,165	\$1,054,562	10,525
Not Applicable	807	158	29,890	23,934	4,428	\$754	1,004	\$757,025	70,780
Scarborough City Centre									2,245
Sheppard Corridor	10	14	4,015	3,394	621	\$1,075	852	\$916,347	8,157
Thornhill	40	5	1,444	800	644	\$1,047	1,064	\$1,114,343	.
Toronto East	5	12	1,395	1,169	176	\$1,029	931	\$957,708	3,735
Toronto West	50	14	2,613	2,022	481	\$1,099	940	\$1,033,531	11,311
Yonge - St. Clair	5	8	977	880	97	\$1,470	1,631	\$2,398,297	2,403

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