



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of March 2020



Sheppard Corridor Submarket Report - March 2020



Sheppard Corridor		GTA
Active Projects	14	356
Total Units	4,015	94,959
Total Sales	3,452	80,698
Rem. Inv.	480	10,083
Avg. \$/SF	\$1,095	\$1,080
Avg. SF	919	981
Avg. \$	\$1,005,529	\$1,059,142
Current Month Sales (incl. active & sold out)	27	2,840

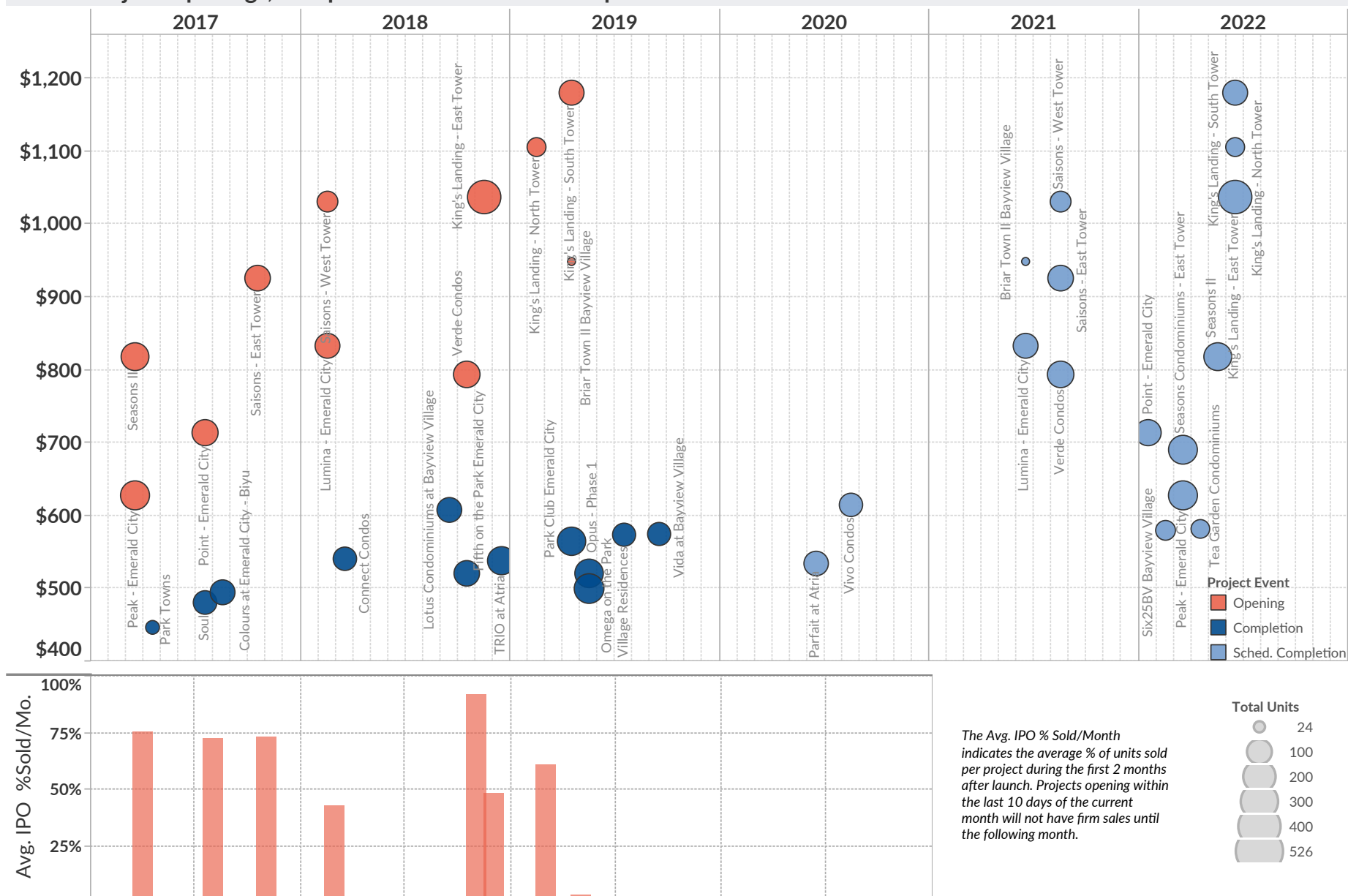
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	11	387
Total Units	7,370	215,812
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	44.5
Avg. Floor Space Index	3.7	6.5

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



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Recent Project Openings, Completions & Scheduled Completions



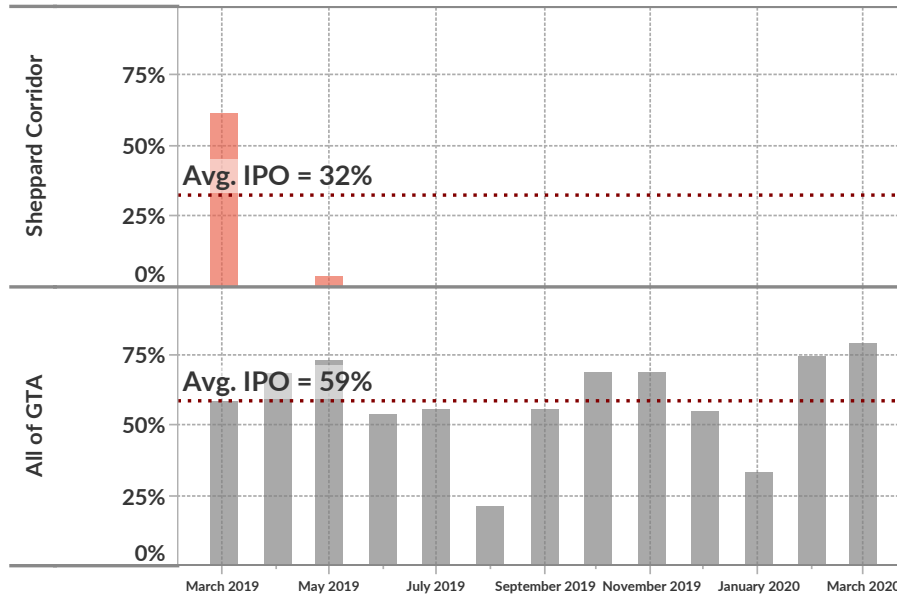
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Project Data by Unit Type

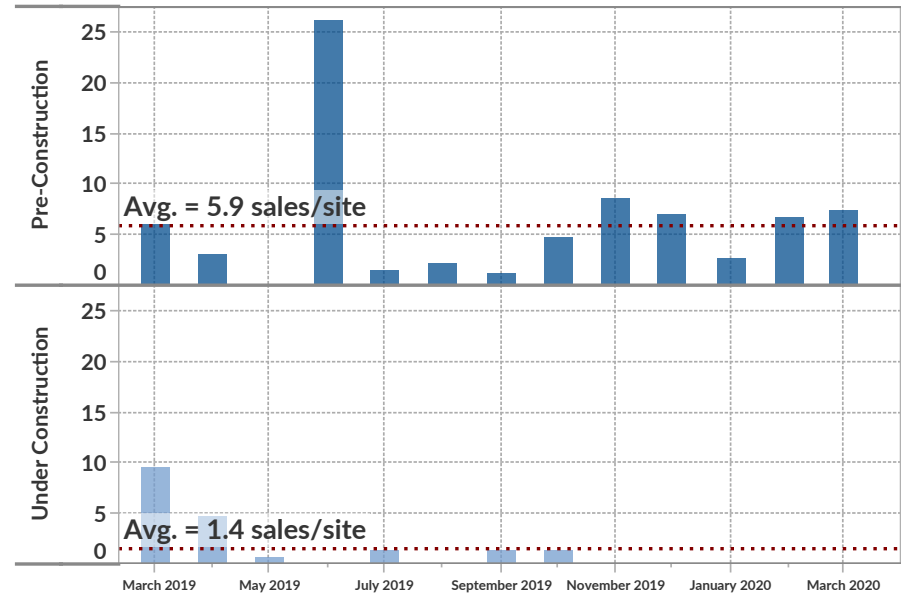
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	107	3	100	7
1 Bedroom	828	4	808	20
1 Bedroom + Den	1,197	5	1,135	62
2 Bedroom	1,162	12	986	176
2 Bedroom + Den	191	1	143	48
3 Bedroom & Up	352	0	219	133
Penthouse	26	0	12	14
Other	69	2	49	20

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,264	325	372	\$425,000	\$448,000
\$1,191	460	585	\$560,000	\$660,000
\$1,031	530	768	\$599,900	\$795,000
\$1,127	672	1,585	\$554,000	\$1,529,900
\$1,116	809	910	\$731,900	\$1,128,000
\$1,103	838	1,620	\$816,900	\$1,500,000
\$928	1,270	1,606	\$1,290,000	\$1,380,000
\$1,008	1,090	2,248	\$1,230,000	\$2,000,000

IPO Launch Performance (first 2 months)

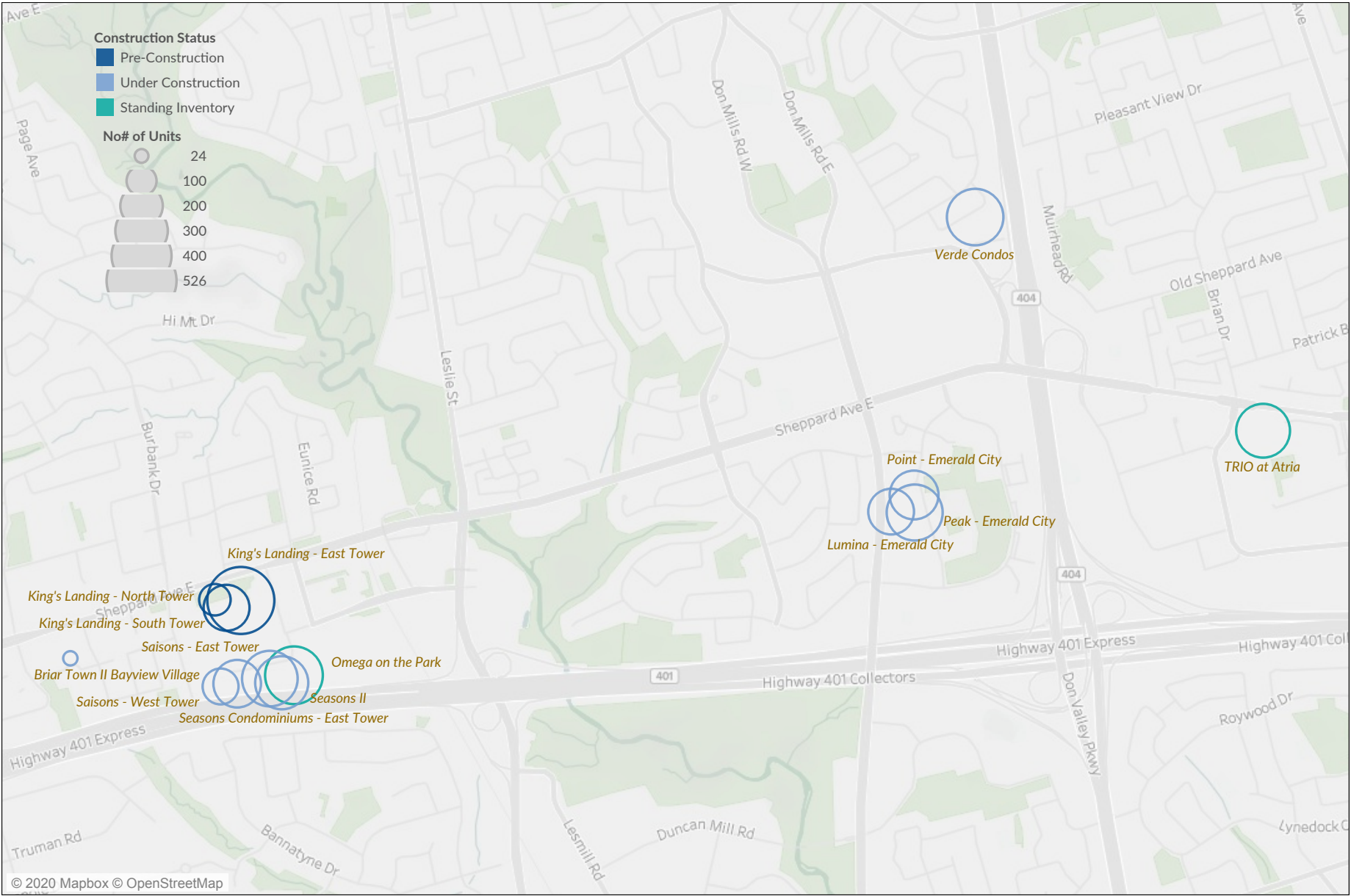


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



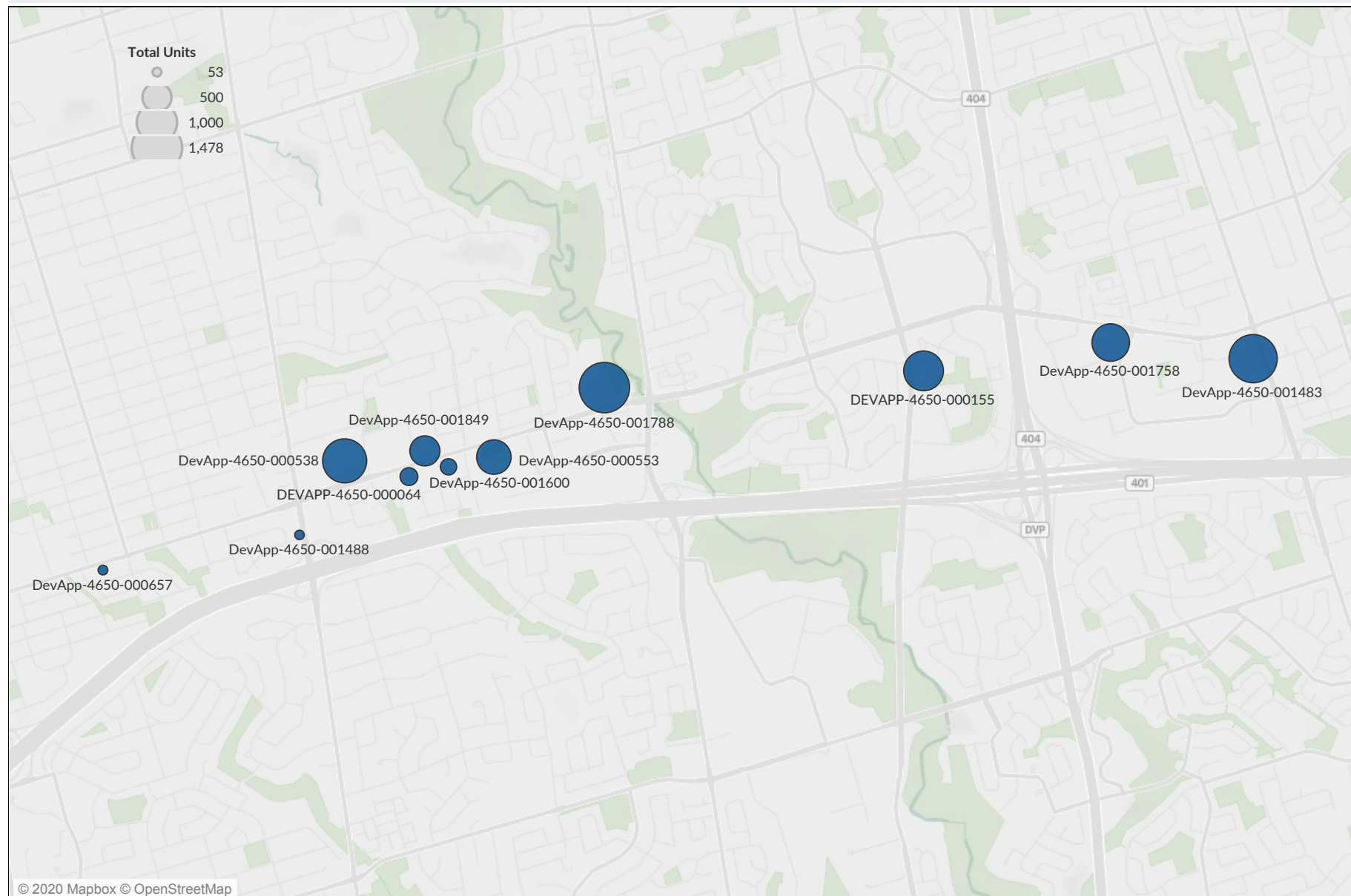
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Current Active Project List

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	1	13	24	\$949	\$945
King's Landing - East Tower - Concord Adex	Apartment	June 2022	7	31	132	526	\$1,037	\$1,069
King's Landing - North Tower - Concord Adex	Apartment	June 2022	3	3	36	116	\$1,106	\$1,139
King's Landing - South Tower - Concord Adex	Apartment	June 2022	12	25	83	247	\$1,180	\$1,266
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	June 2021	0	4	14	245	\$833	\$944
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	3	14	367	\$628	\$926
Point - Emerald City - El-Ad Canada Inc.	Apartment	January 2022	0	12	23	279	\$714	\$937
Saisons - East Tower - Concord Adex	Apartment	August 2021	2	2	21	265	\$926	\$1,080
Saisons - West Tower - Concord Adex	Apartment	August 2021	3	13	31	151	\$1,031	\$1,045
Seasons Condominiums - East Tower - Concord Adex	Apartment	March 2022	0	0	13	362	\$691	\$1,136
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	0	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	3.2	1,132
DevApp-4650-000553	1001 - 1019 Sheppard Avenue East	5.5	692
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	820
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	82	16	6,184	5,410	241	\$2,359	1,553	\$3,662,910	8,252
Central Waterfront	41	13	6,642	5,780	850	\$1,444	994	\$1,435,507	17,952
Don Mills - York Mills	35	11	3,261	2,914	257	\$935	1,196	\$1,119,192	11,337
Downtown Core	152	8	4,748	4,076	488	\$1,506	672	\$1,012,221	18,916
Downtown East	67	18	6,423	5,604	619	\$1,235	805	\$994,215	14,710
Downtown West	965	32	10,985	9,478	1,046	\$1,440	884	\$1,273,142	18,650
Etobicoke Waterfront	13	3	1,632	1,464	48	\$1,145	883	\$1,011,008	8,726
Highway7 - Yonge	34	7	1,742	1,422	320	\$685	1,047	\$717,071	.
Mississauga City Centre	142	11	6,383	5,808	351	\$826	912	\$753,150	.
North Toronto	197	11	3,148	2,502	470	\$1,242	820	\$1,018,570	7,829
North Yonge Corridor	7	5	1,692	1,380	93	\$1,154	773	\$891,477	7,142
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	25	9	1,815	1,554	236	\$908	1,165	\$1,058,078	9,016
Not Applicable	734	158	29,577	24,399	3,494	\$762	1,020	\$776,920	70,256
Scarborough City Centre									2,245
Sheppard Corridor	27	14	4,015	3,452	480	\$1,095	919	\$1,005,529	7,370
Thornhill	254	5	1,444	1,059	384	\$1,042	1,092	\$1,137,198	.
Toronto East	8	12	1,395	1,177	168	\$1,027	940	\$965,332	3,735
Toronto West	56	14	2,613	2,072	431	\$1,112	966	\$1,074,237	11,179
Yonge - St. Clair	1	7	732	628	99	\$1,487	1,632	\$2,427,313	2,403

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