



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of April 2020



Sheppard Corridor Submarket Report - April 2020



Sheppard Corridor		GTA
Active Projects	14	358
Total Units	4,020	94,800
Total Sales	3,474	80,443
Rem. Inv.	462	9,931
Avg. \$/SF	\$1,101	\$1,080
Avg. SF	919	979
Avg. \$	\$1,011,983	\$1,057,613
Current Month Sales (incl. active & sold out)	6	470

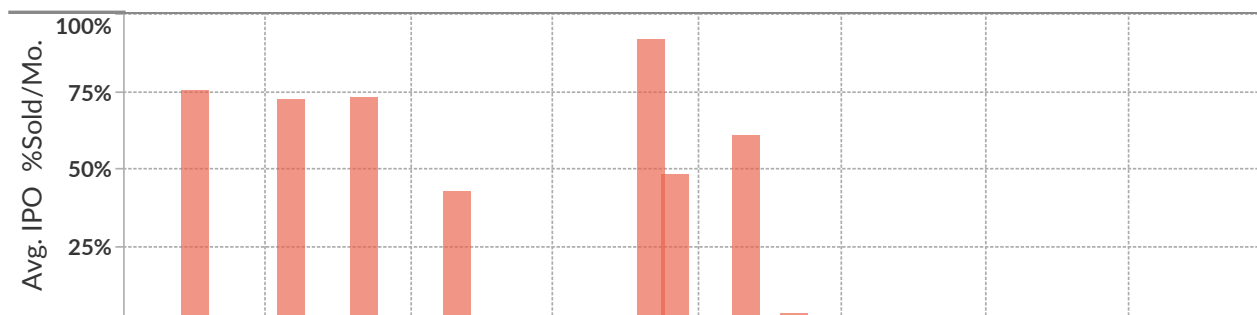
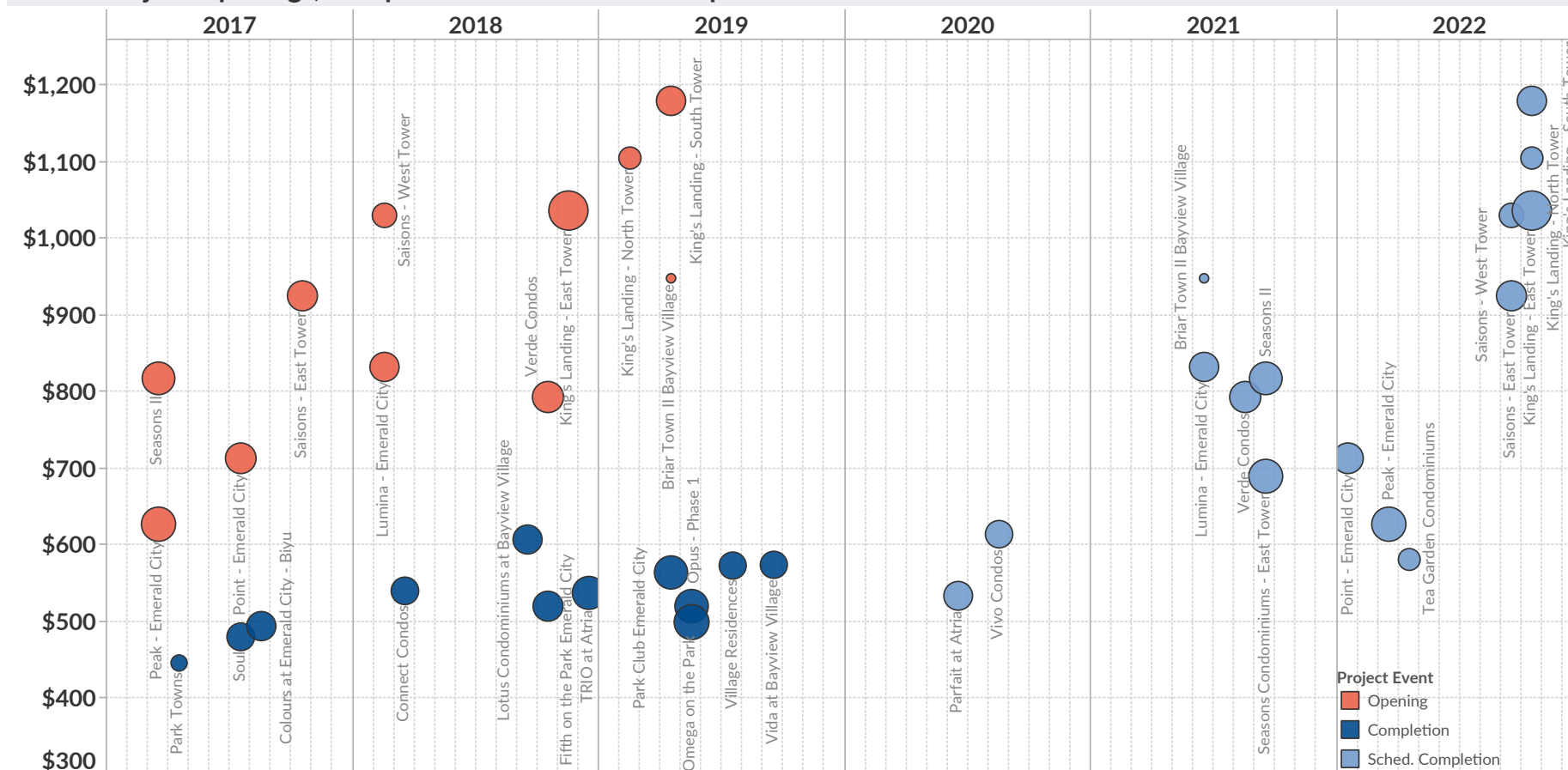
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	11	383
Total Units	7,370	214,454
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	44.5
Avg. Floor Space Index	3.7	6.5

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

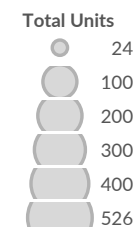


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Recent Project Openings, Completions & Scheduled Completions



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.



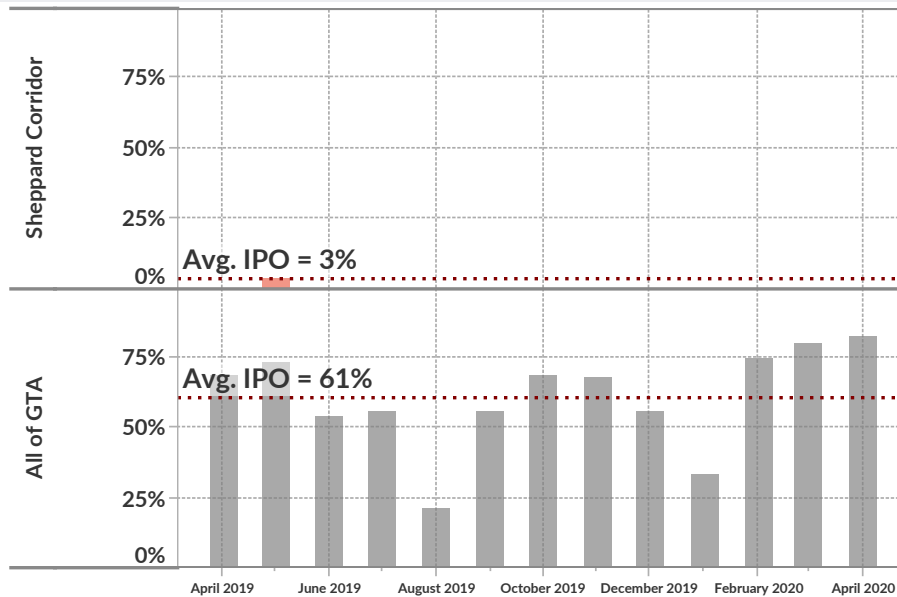
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Project Data by Unit Type

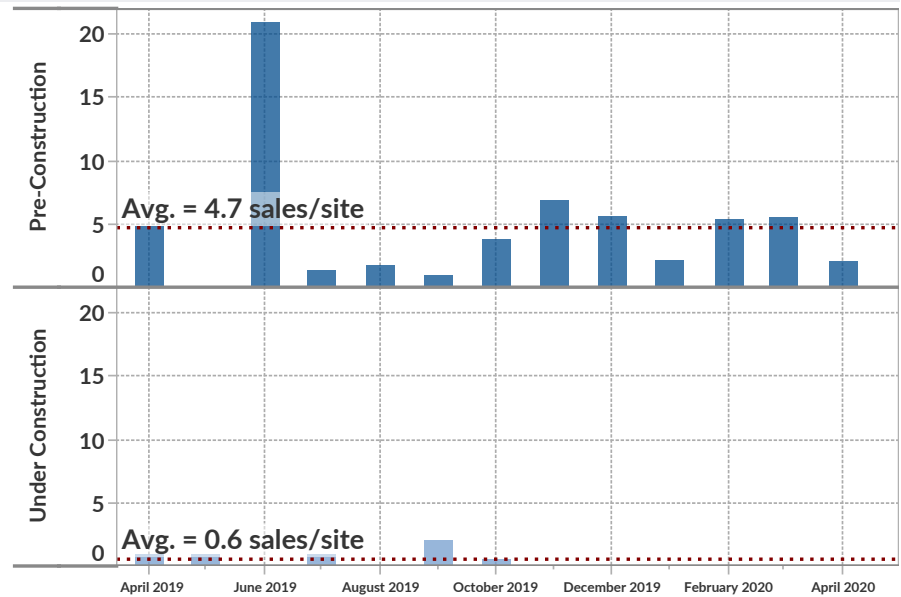
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	107	0	100	7
1 Bedroom	839	0	815	24
1 Bedroom + Den	1,197	1	1,137	60
2 Bedroom	1,155	5	996	159
2 Bedroom + Den	191	0	145	46
3 Bedroom & Up	352	0	220	132
Penthouse	26	0	12	14
Other	69	0	49	20

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,264	325	372	\$425,000	\$448,000
\$1,164	460	606	\$560,000	\$660,000
\$1,061	530	768	\$581,900	\$795,000
\$1,138	672	1,585	\$721,900	\$1,529,900
\$1,124	809	910	\$731,900	\$1,128,000
\$1,104	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)

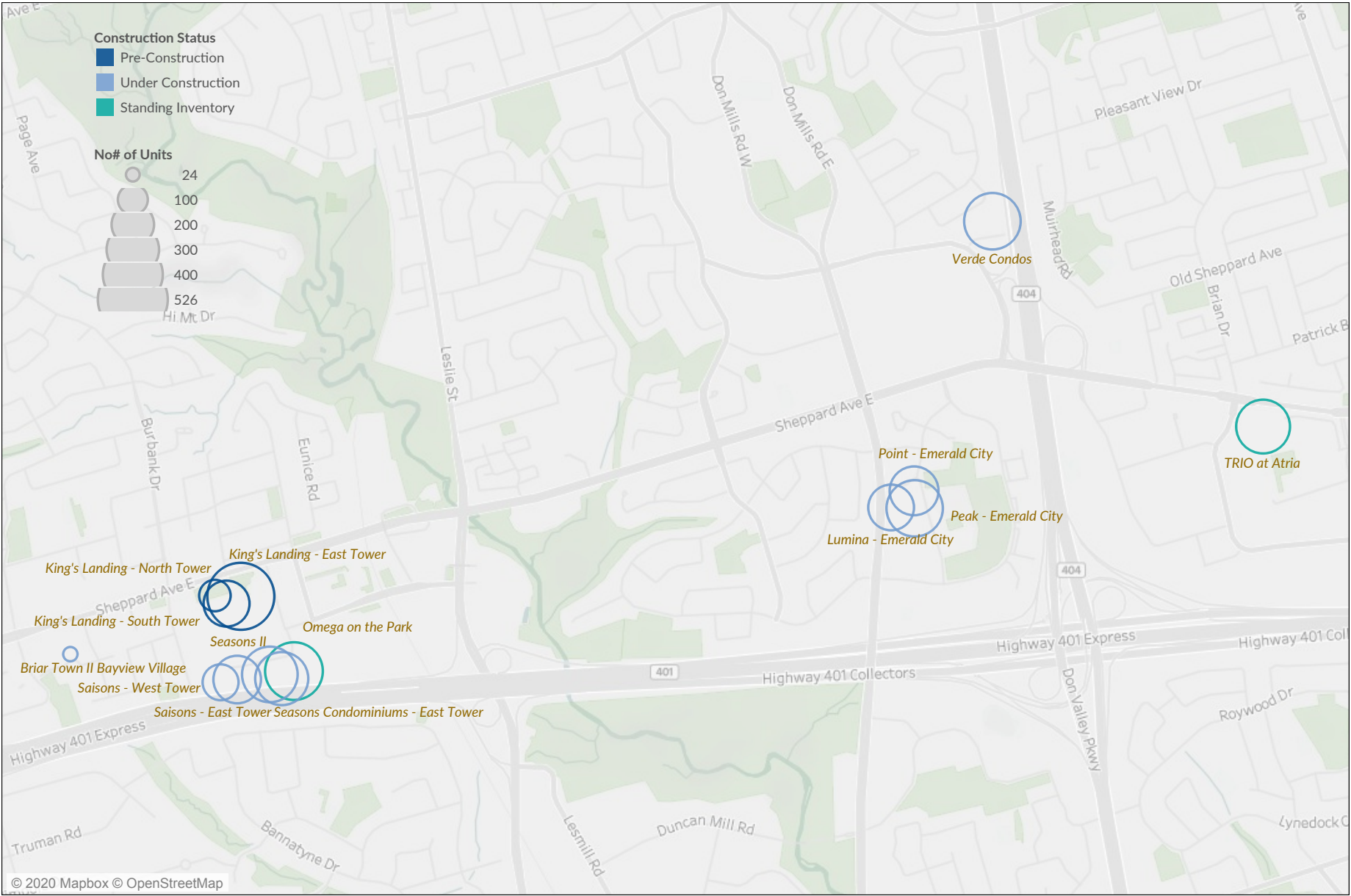


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



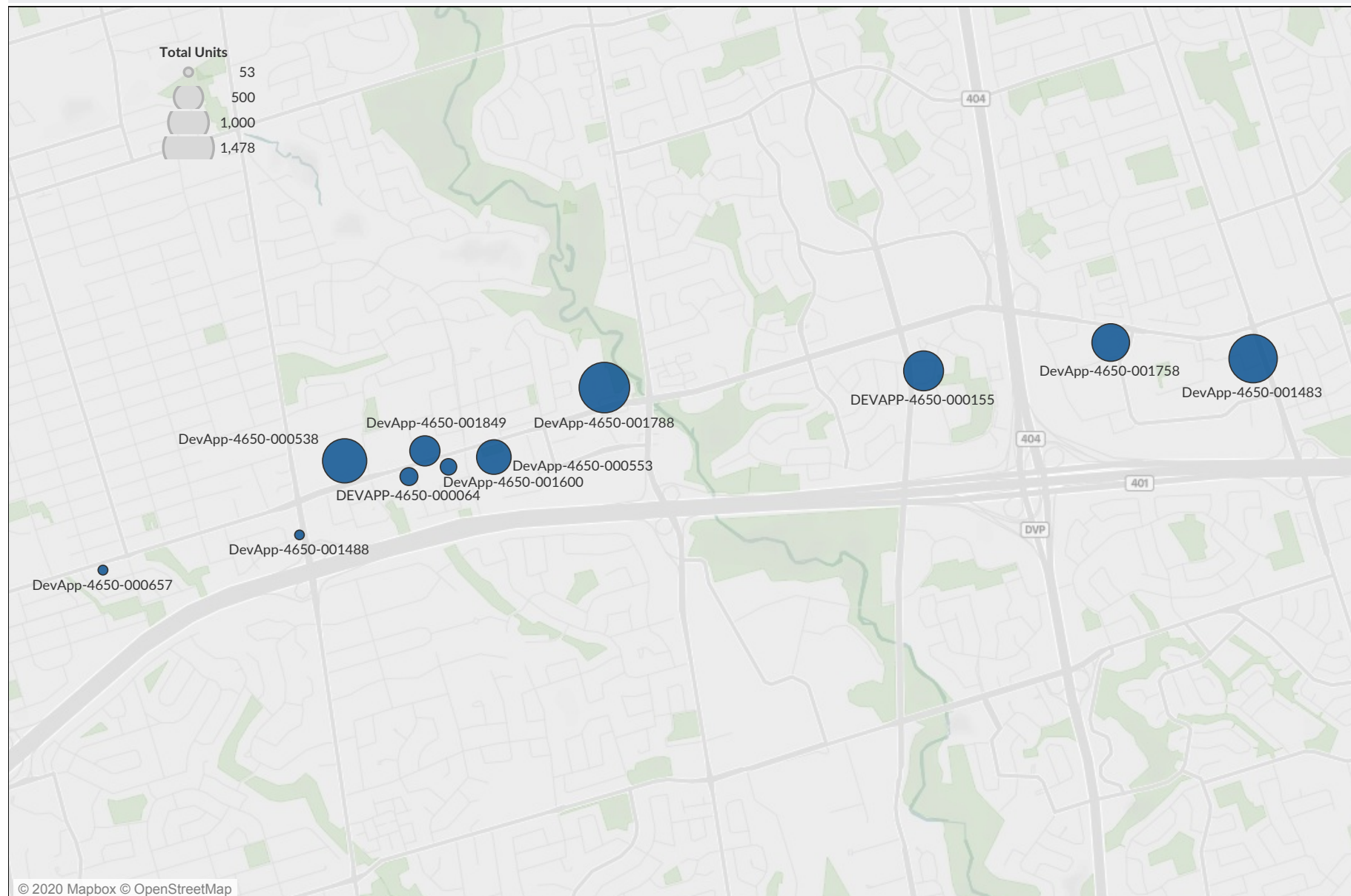
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Current Active Project List

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	October 2022	2	33	130	526	\$1,037	\$1,068
King's Landing - North Tower - Concord Adex	Apartment	October 2022	0	3	36	116	\$1,106	\$1,139
King's Landing - South Tower - Concord Adex	Apartment	October 2022	4	29	79	247	\$1,180	\$1,266
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	June 2021	0	7	14	245	\$833	\$984
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	4	12	372	\$628	\$1,012
Point - Emerald City - El-Ad Canada Inc.	Apartment	January 2022	0	15	14	279	\$714	\$956
Saisons - East Tower - Concord Adex	Apartment	September 2022	0	2	21	265	\$926	\$1,080
Saisons - West Tower - Concord Adex	Apartment	September 2022	0	13	31	151	\$1,031	\$1,045
Seasons Condominiums - East Tower - Concord Adex	Apartment	September 2021	0	0	13	362	\$691	\$1,136
Seasons II - Concord Adex	Apartment	September 2021	0	0	96	330	\$818	\$1,112
TRIO at Atria - Tridel and Dorsay Development Corporation	Apartment	December 2018	0	0	0	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	2.8	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	• 4	• 16	• 6,218	• 5,414	• 178	• \$2,457	• 1,844	• \$4,531,312	• 8,278
Central Waterfront	• 8	• 13	• 6,642	• 5,786	• 842	• \$1,444	• 992	• \$1,432,421	• 17,952
Don Mills - York Mills	• 0	• 11	• 3,306	• 2,914	• 257	• \$935	• 1,196	• \$1,119,192	• 11,337
Downtown Core	• 11	• 8	• 4,525	• 4,087	• 254	• \$1,625	• 735	• \$1,194,228	• 18,490
Downtown East	• 19	• 19	• 6,444	• 5,623	• 623	• \$1,235	• 832	• \$1,027,745	• 14,710
Downtown West	• 64	• 32	• 11,055	• 9,560	• 1,012	• \$1,440	• 893	• \$1,286,361	• 18,622
Etobicoke Waterfront	• 2	• 3	• 1,632	• 1,468	• 71	• \$1,229	• 758	• \$931,751	• 8,726
Highway7 - Yonge	• 4	• 7	• 1,742	• 1,422	• 320	• \$705	• 1,088	• \$766,886	•
Mississauga City Centre	• 5	• 11	• 6,441	• 5,840	• 377	• \$830	• 882	• \$731,642	•
North Toronto	• 24	• 11	• 3,150	• 2,526	• 446	• \$1,247	• 822	• \$1,024,840	• 7,829
North Yonge Corridor	• 2	• 6	• 1,721	• 1,402	• 100	• \$1,163	• 776	• \$902,142	• 7,142
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 2,056
North York West	• 8	• 9	• 1,375	• 1,136	• 217	• \$926	• 1,197	• \$1,108,770	• 9,016
Not Applicable	• 222	• 159	• 29,938	• 24,319	• 3,789	• \$788	• 975	• \$768,755	• 70,188
Scarborough City Centre									• 2,245
Sheppard Corridor	• 6	• 14	• 4,020	• 3,474	• 462	• \$1,101	• 919	• \$1,011,983	• 7,370
Thornhill	• 68	• 5	• 1,443	• 1,136	• 307	• \$1,078	• 1,194	• \$1,286,375	•
Toronto East	• 16	• 11	• 1,279	• 1,085	• 144	• \$1,007	• 925	• \$931,160	• 3,051
Toronto West	• 7	• 14	• 2,613	• 2,105	• 424	• \$1,125	• 942	• \$1,059,985	• 11,001
Yonge - St. Clair	• 0	• 7	• 728	• 627	• 100	• \$1,488	• 1,629	• \$2,424,006	• 2,403

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