



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of May 2020



Sheppard Corridor Submarket Report - May 2020



Sheppard Corridor		GTA
Active Projects	13	361
Total Units	3,648	95,019
Total Sales	3,195	80,914
Rem. Inv.	452	9,526
Avg. \$/SF	\$1,101	\$1,079
Avg. SF	920	985
Avg. \$	\$1,013,295	\$1,062,758
Current Month Sales (incl. active & sold out)	3	428

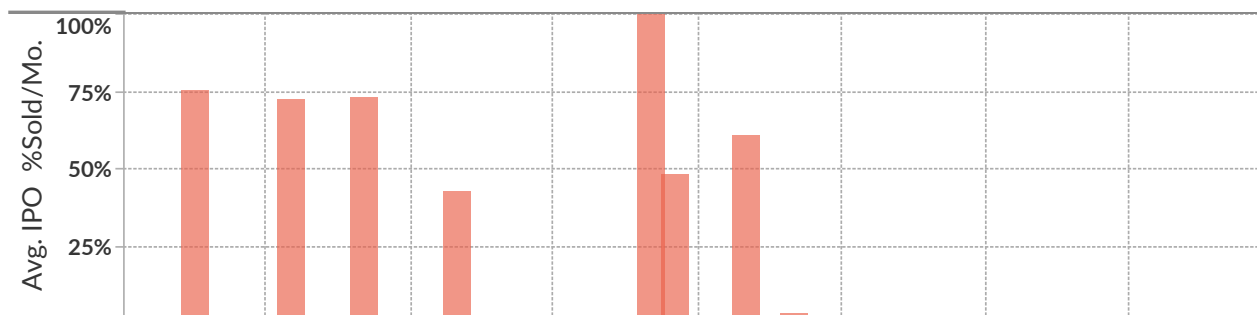
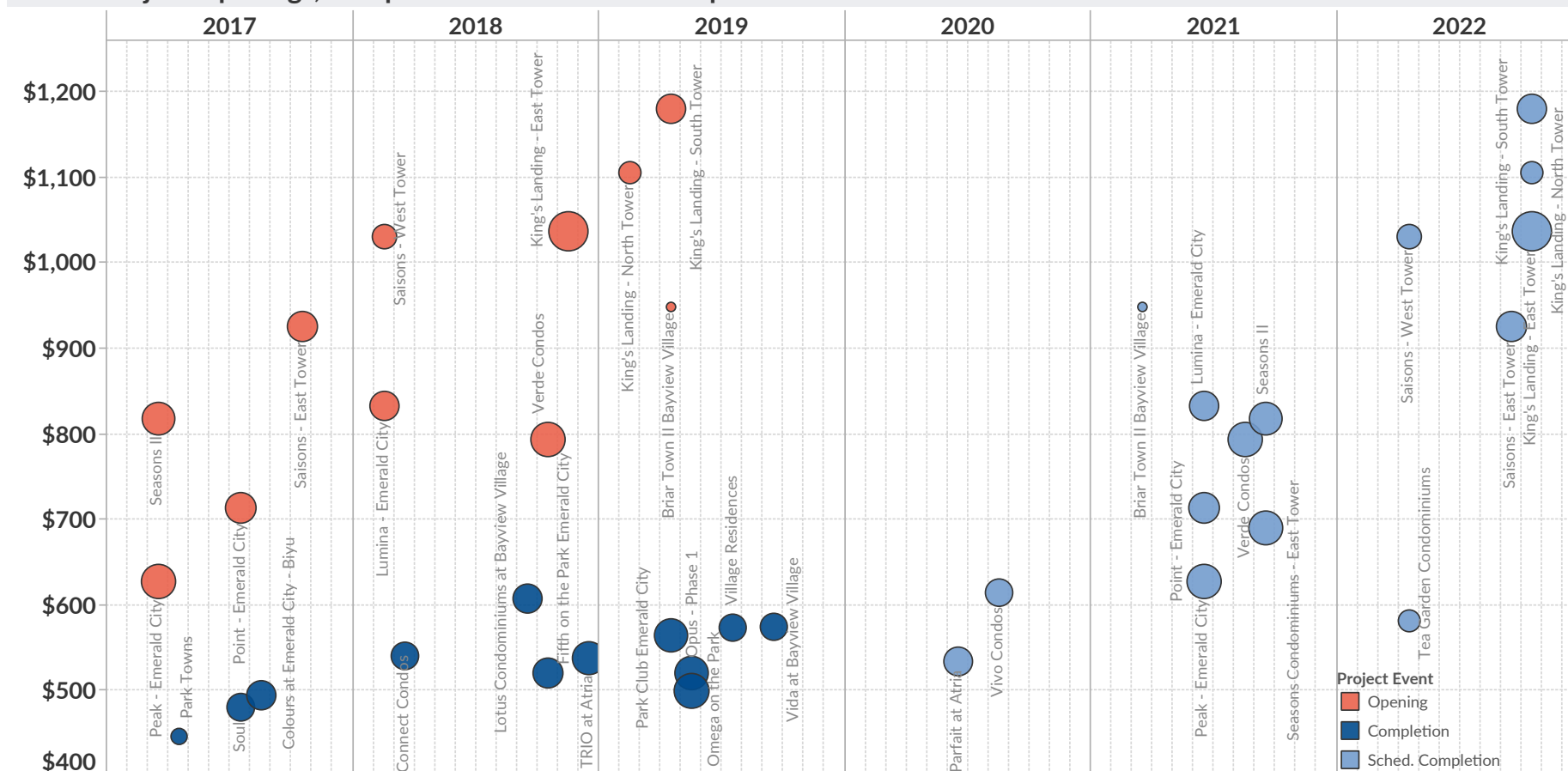
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	11	390
Total Units	7,793	221,166
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	61.7
Avg. Floor Space Index	3.7	6.6

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

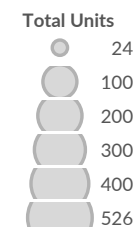


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Recent Project Openings, Completions & Scheduled Completions



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.



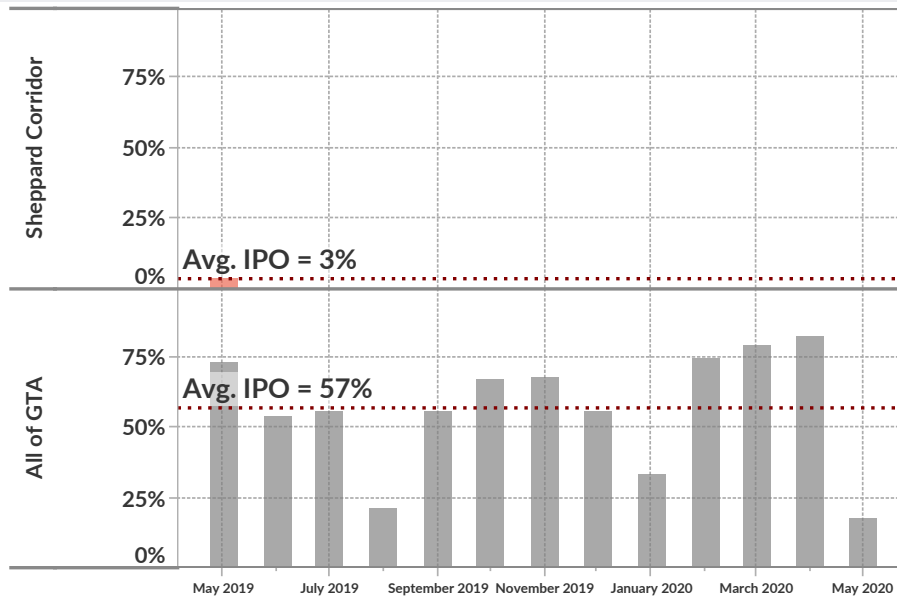
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Project Data by Unit Type

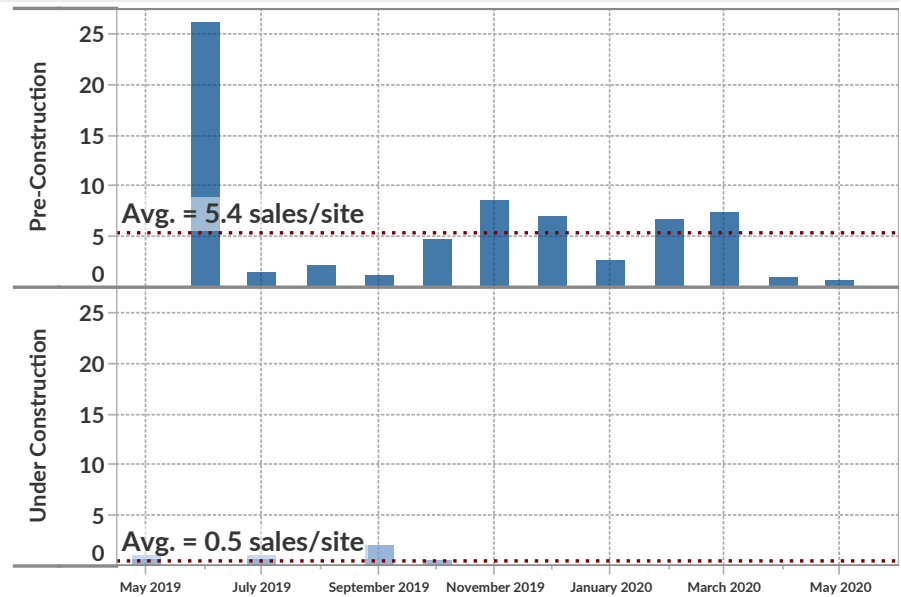
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	85	0	78	7
1 Bedroom	770	0	747	23
1 Bedroom + Den	1,094	1	1,035	59
2 Bedroom	1,081	1	923	158
2 Bedroom + Den	178	1	134	44
3 Bedroom & Up	342	0	214	128
Penthouse	26	0	12	14
Other	71	0	52	19

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,264	325	372	\$425,000	\$448,000
\$1,157	460	606	\$560,000	\$660,000
\$1,062	530	768	\$581,900	\$795,000
\$1,139	672	1,585	\$721,900	\$1,529,900
\$1,125	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
\$1,006	1,090	2,248	\$1,230,000	\$2,000,000

IPO Launch Performance (first 2 months)

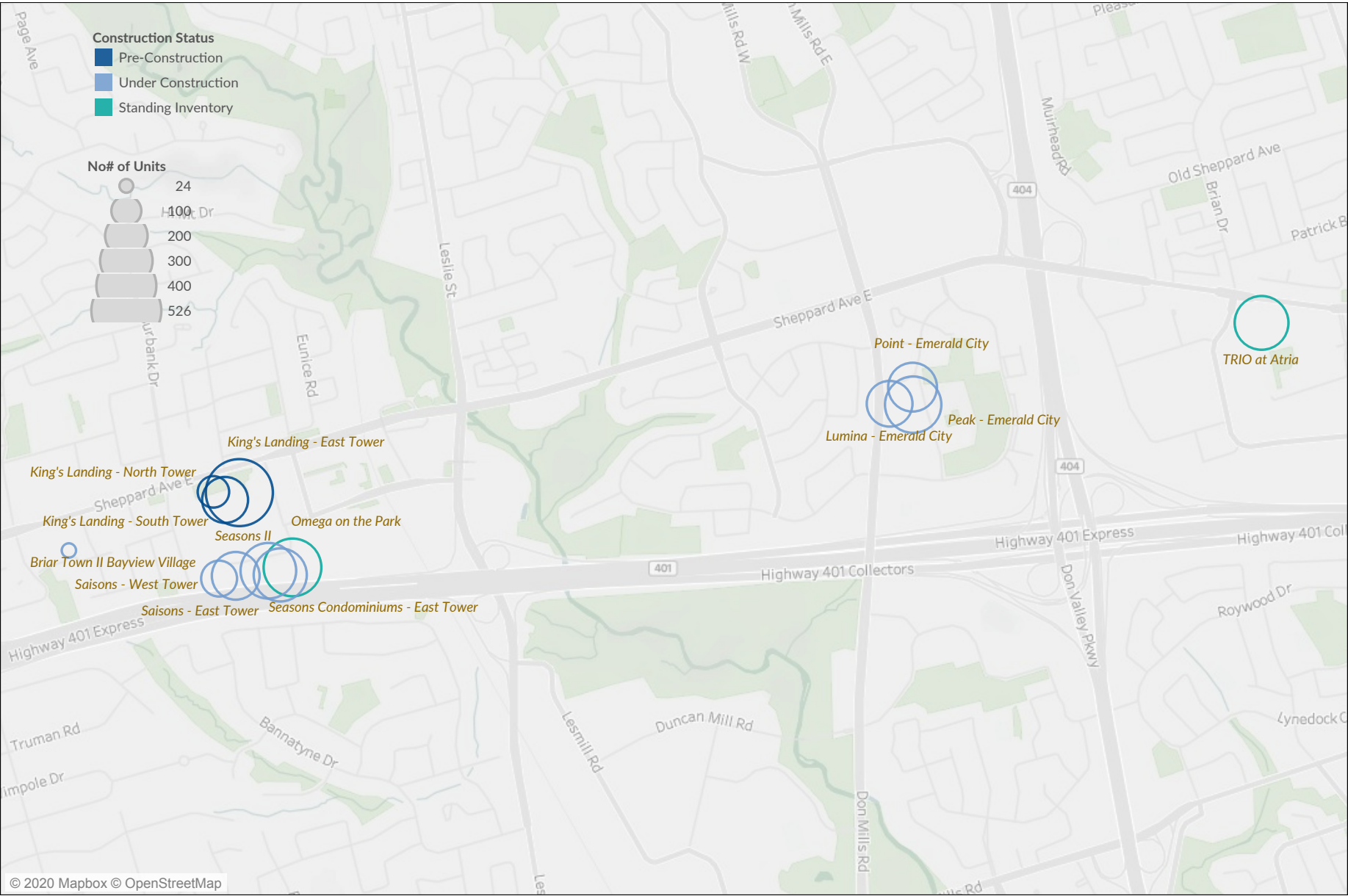


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



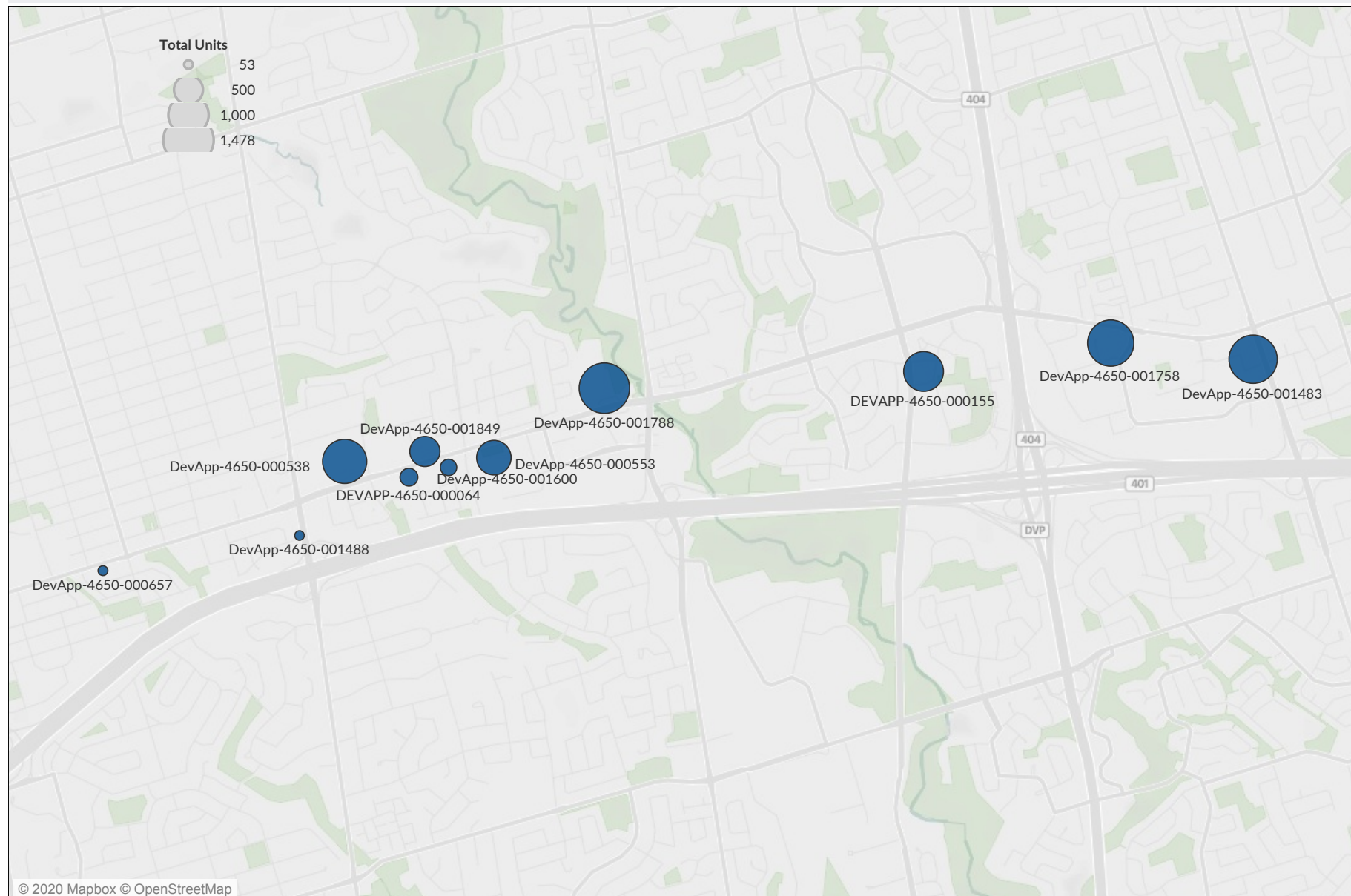
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Current Active Project List

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	March 2021	0	1	13	24	\$949	\$945
King's Landing - East Tower - Concord Adex	Apartment	October 2022	1	34	129	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	1	27	81	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	June 2021	0	4	12	372	\$628	\$1,012
Point - Emerald City - El-Ad Canada Inc.	Apartment	June 2021	0	15	14	279	\$714	\$956
Saisons - East Tower - Concord Adex	Apartment	September 2022	0	11	14	267	\$926	\$1,073
Saisons - West Tower - Concord Adex	Apartment	April 2022	1	17	27	151	\$1,031	\$1,036
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

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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	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	0	16	6,217	5,413	179	\$2,454	1,838	\$4,510,204	8,610
Central Waterfront	5	13	6,642	5,791	837	\$1,419	1,002	\$1,421,994	19,434
Don Mills - York Mills	9	11	3,306	2,923	248	\$937	1,194	\$1,118,702	11,337
Downtown Core	0	8	4,759	4,086	255	\$1,644	733	\$1,205,854	18,040
Downtown East	11	19	6,371	5,634	533	\$1,253	821	\$1,029,143	15,959
Downtown West	9	32	10,872	9,571	882	\$1,457	908	\$1,322,157	18,111
Etobicoke Waterfront	1	3	1,632	1,469	70	\$1,226	756	\$927,024	8,726
Highway7 - Yonge	22	7	1,742	1,535	207	\$691	1,196	\$827,017	.
Mississauga City Centre	7	11	6,441	5,854	363	\$828	890	\$736,777	.
North Toronto	7	11	3,150	2,504	468	\$1,245	823	\$1,024,426	8,331
North Yonge Corridor	2	6	1,792	1,404	169	\$1,118	845	\$944,043	7,587
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	29	8	1,110	987	96	\$1,051	1,508	\$1,583,941	9,087
Not Applicable	292	162	30,675	24,994	3,786	\$778	982	\$763,198	73,347
Scarborough City Centre									2,245
Sheppard Corridor	3	13	3,648	3,195	452	\$1,101	920	\$1,013,295	7,793
Thornhill	11	5	1,443	1,147	296	\$1,083	1,203	\$1,303,196	.
Toronto East	3	13	1,352	1,139	172	\$989	927	\$916,534	3,051
Toronto West	12	14	2,613	2,117	412	\$1,136	946	\$1,074,717	11,001
Yonge - St. Clair	5	7	726	632	93	\$1,464	1,606	\$2,352,130	2,413

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