



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of June 2020



Sheppard Corridor Submarket Report - June 2020



Sheppard Corridor			GTA
Active Projects	13		360
Total Units	3,648		95,384
Total Sales	3,210		80,981
Rem. Inv.	437		9,679
Avg. \$/SF	\$1,099		\$1,092
Avg. SF	927		984
Avg. \$	\$1,019,491		\$1,073,753
Current Month Sales (incl. active & sold out)	15		744

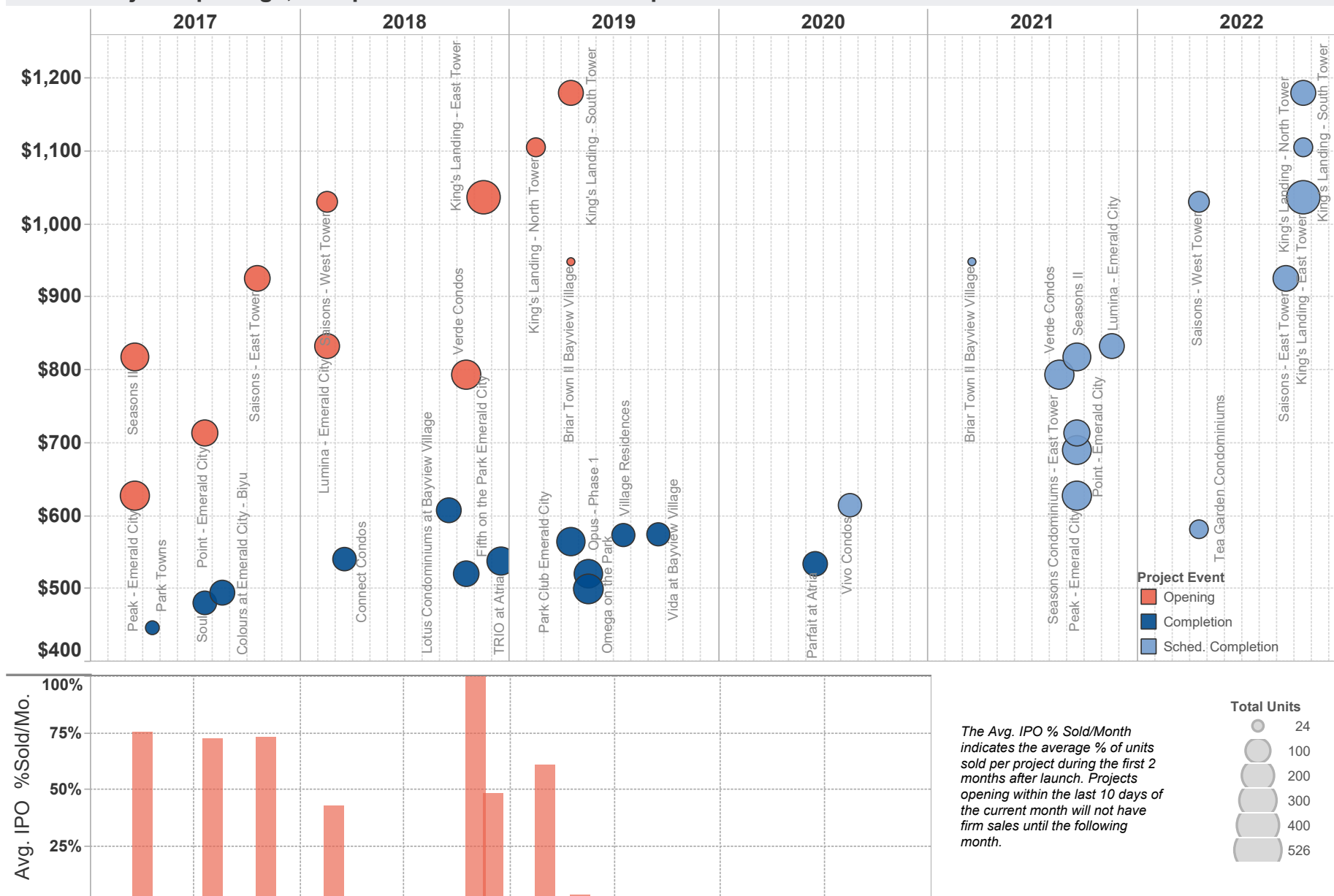
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	11	400
Total Units	7,793	226,181
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	61.7
Avg. Floor Space Index	3.7	6.6

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



Sheppard Corridor Submarket Report - June 2020

Recent Project Openings, Completions & Scheduled Completions



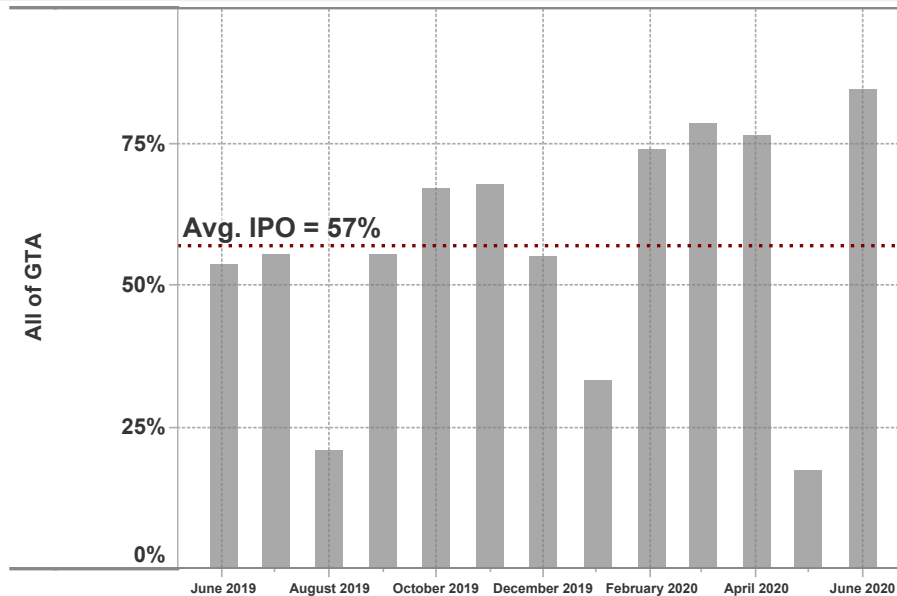
Sheppard Corridor Submarket Report - June 2020

Project Data by Unit Type

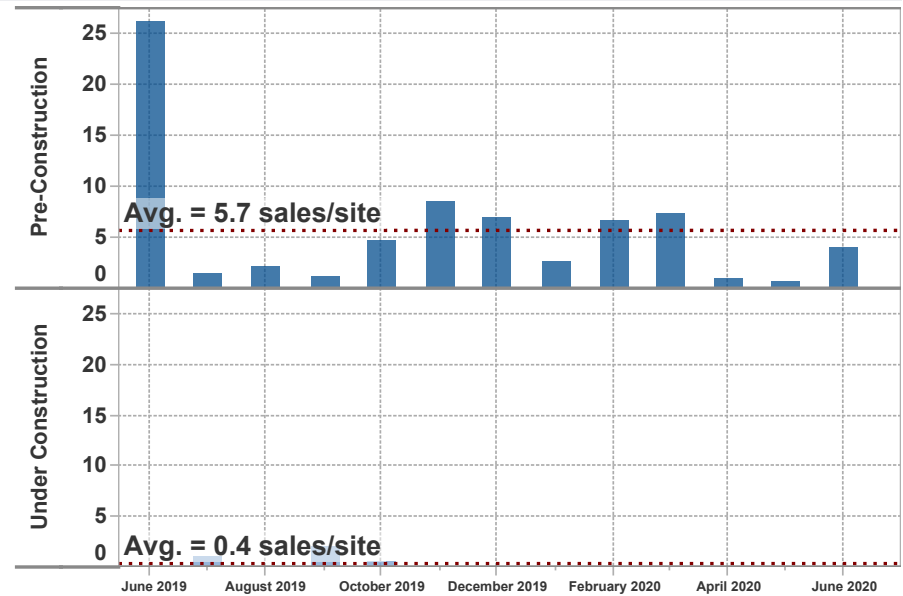
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	85	2	80	5
1 Bedroom	770	2	749	21
1 Bedroom + Den	1,094	3	1,038	56
2 Bedroom	1,081	5	928	153
2 Bedroom + Den	178	2	136	42
3 Bedroom & Up	342	0	214	128
Penthouse	26	0	12	14
Other	71	1	53	18

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,250	325	372	\$425,000	\$435,000
\$1,144	460	606	\$560,000	\$649,000
\$1,052	530	768	\$605,000	\$760,000
\$1,139	672	1,585	\$721,900	\$1,529,900
\$1,124	809	910	\$731,900	\$1,128,000
\$1,105	838	1,620	\$831,900	\$1,500,000
\$928	1,270	1,606	\$1,290,000	\$1,380,000
\$1,003	1,090	2,248	\$1,230,000	\$2,000,000

IPO Launch Performance (first 2 months)

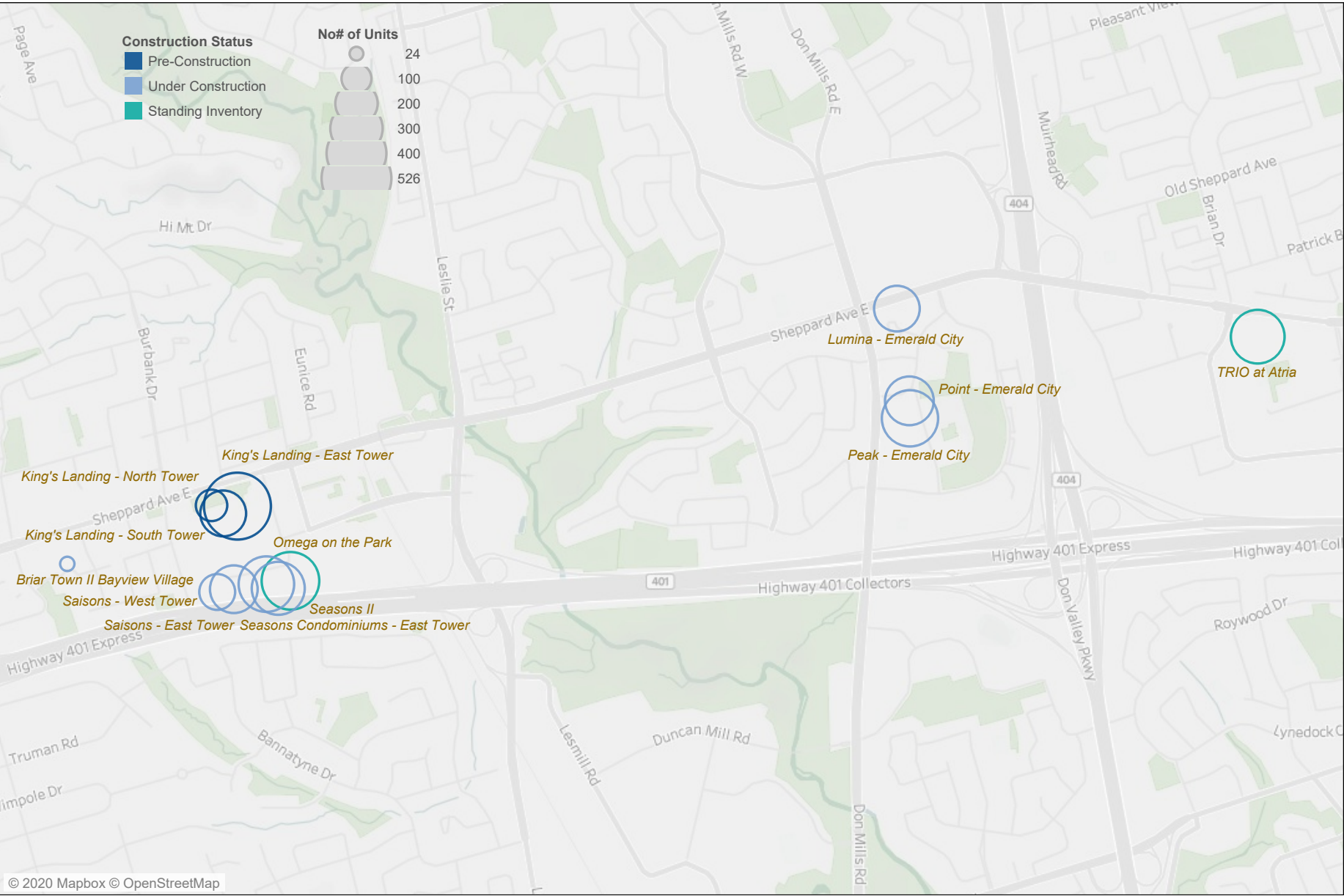


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - June 2020

Current Active Projects



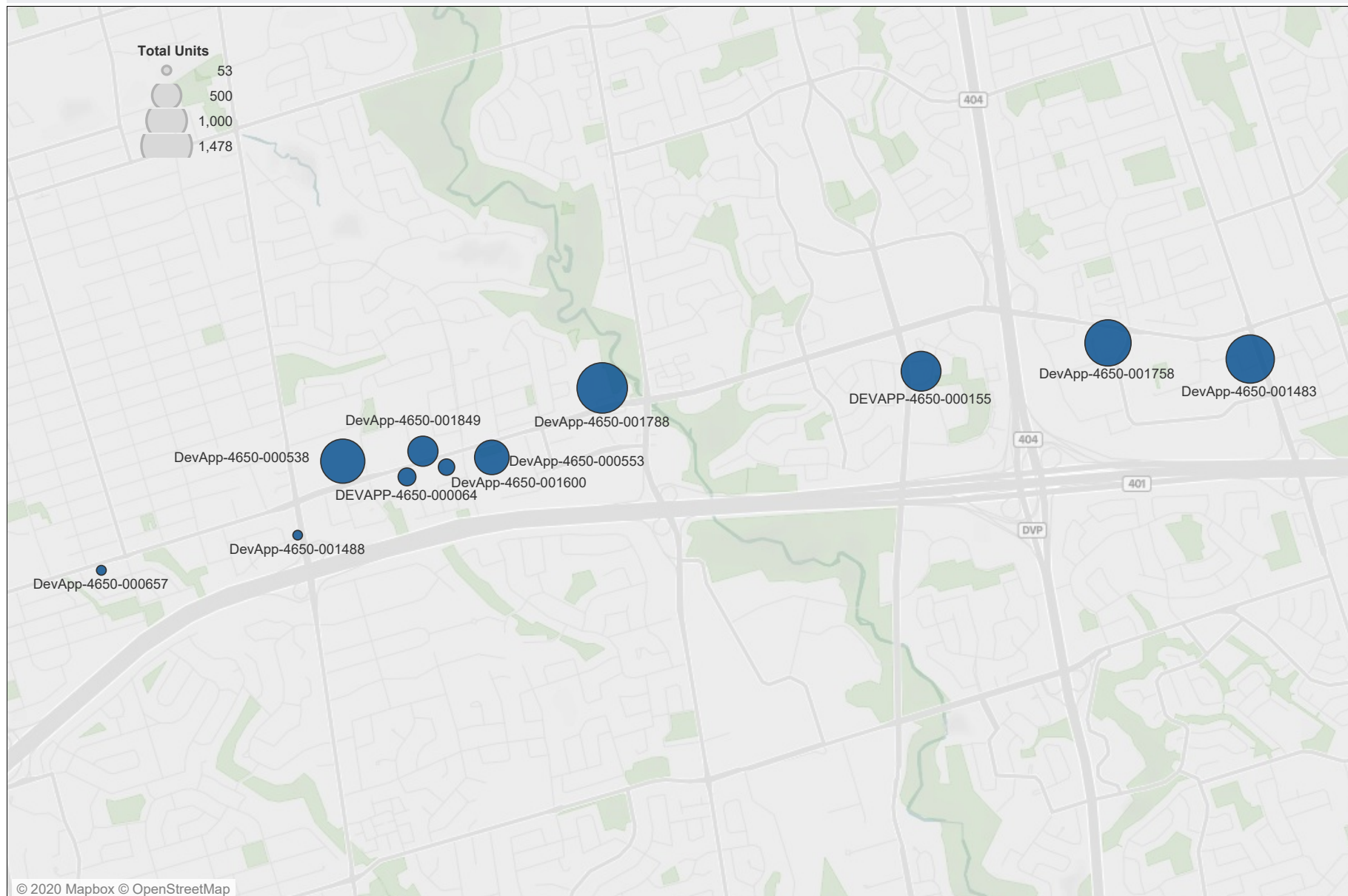
Sheppard Corridor Submarket Report - June 2020

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 Develop..	Stacked	March 2021	0	1	13	24	\$949	\$945
King's Landing - East Tower - Concord Adex	Apartment	October 2022	0	34	129	526	\$1,037	\$1,068
King's Landing - North Tower - Concord Adex	Apartment	October 2022	1	4	35	116	\$1,106	\$1,140
King's Landing - South Tower - Concord Adex	Apartment	October 2022	11	38	70	247	\$1,180	\$1,266
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	November 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	September 2021	0	4	12	372	\$628	\$1,012
Point - Emerald City - El-Ad Canada Inc.	Apartment	September 2021	0	15	14	279	\$714	\$956
Saisons - East Tower - Concord Adex	Apartment	September 2022	2	13	12	267	\$926	\$1,069
Saisons - West Tower - Concord Adex	Apartment	April 2022	1	18	26	151	\$1,031	\$1,032
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

Sheppard Corridor Submarket Report - June 2020

Current Development Applications



Sheppard Corridor Submarket Report - June 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	3.2	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	4.3	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 - June 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	2	15	5,973	5,172	176	\$2,412	1,894	\$4,568,809	8,932
Central Waterfront	10	13	6,642	5,810	818	\$1,459	1,087	\$1,586,790	19,434
Don Mills - York Mills	4	11	3,306	2,927	244	\$935	1,187	\$1,110,394	11,337
Downtown Core	17	8	4,759	4,103	238	\$1,632	737	\$1,203,027	18,136
Downtown East	26	19	6,450	5,661	506	\$1,246	837	\$1,042,982	15,970
Downtown West	14	32	11,097	9,572	987	\$1,445	885	\$1,278,789	17,851
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	37	6	1,553	1,383	170	\$692	1,240	\$857,927	.
Mississauga City Centre	53	11	6,645	5,898	514	\$898	782	\$701,954	.
North Toronto	16	12	3,194	2,520	496	\$1,263	842	\$1,063,407	10,333
North Yonge Corridor	30	6	1,715	1,434	150	\$1,146	811	\$928,813	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	35	9	1,168	1,026	94	\$1,102	1,344	\$1,481,165	9,485
Not Applicable	414	161	30,938	25,184	3,880	\$779	977	\$760,940	74,928
Scarborough City Centre									2,245
Sheppard Corridor	15	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	38	5	1,443	1,188	255	\$1,102	1,277	\$1,407,853	.
Toronto East	1	13	1,352	1,140	171	\$990	925	\$915,535	3,051
Toronto West	32	14	2,613	2,133	396	\$1,132	952	\$1,077,841	10,940
Yonge - St. Clair	0	7	728	632	93	\$1,474	1,591	\$2,345,544	3,047

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.