



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of July 2020



Sheppard Corridor Submarket Report - July 2020

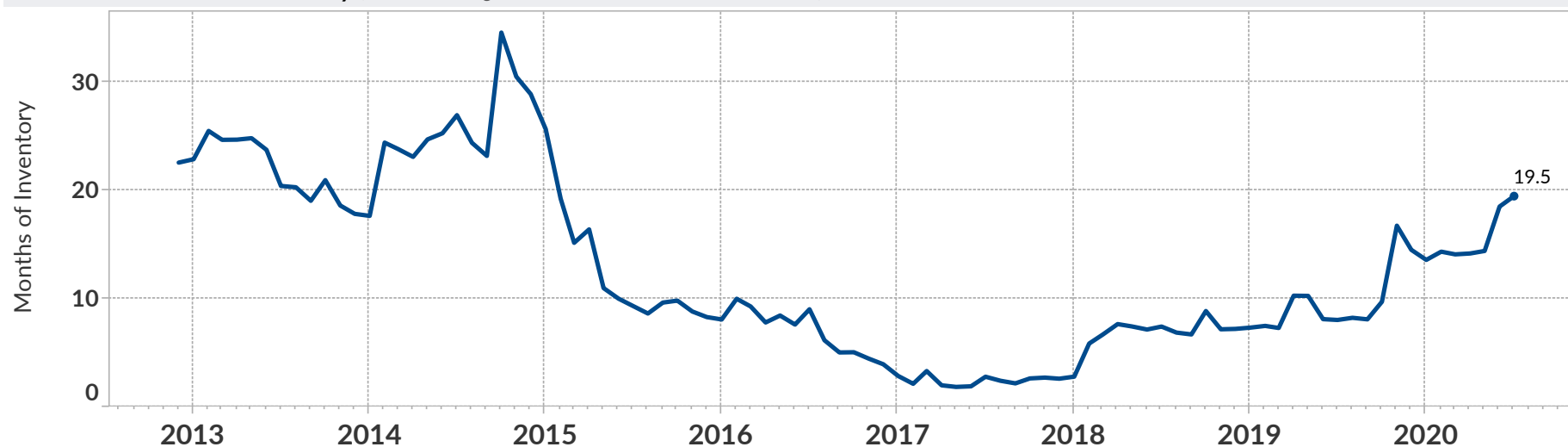


Sheppard Corridor		GTA
Active Projects	13	367
Total Units	3,648	96,937
Total Sales	3,210	82,550
Rem. Inv.	437	9,829
Avg. \$/SF	\$1,099	\$1,108
Avg. SF	927	961
Avg. \$	\$1,019,491	\$1,065,426
Current Month Sales (incl. active & sold out)	0	1,991

Development Applications

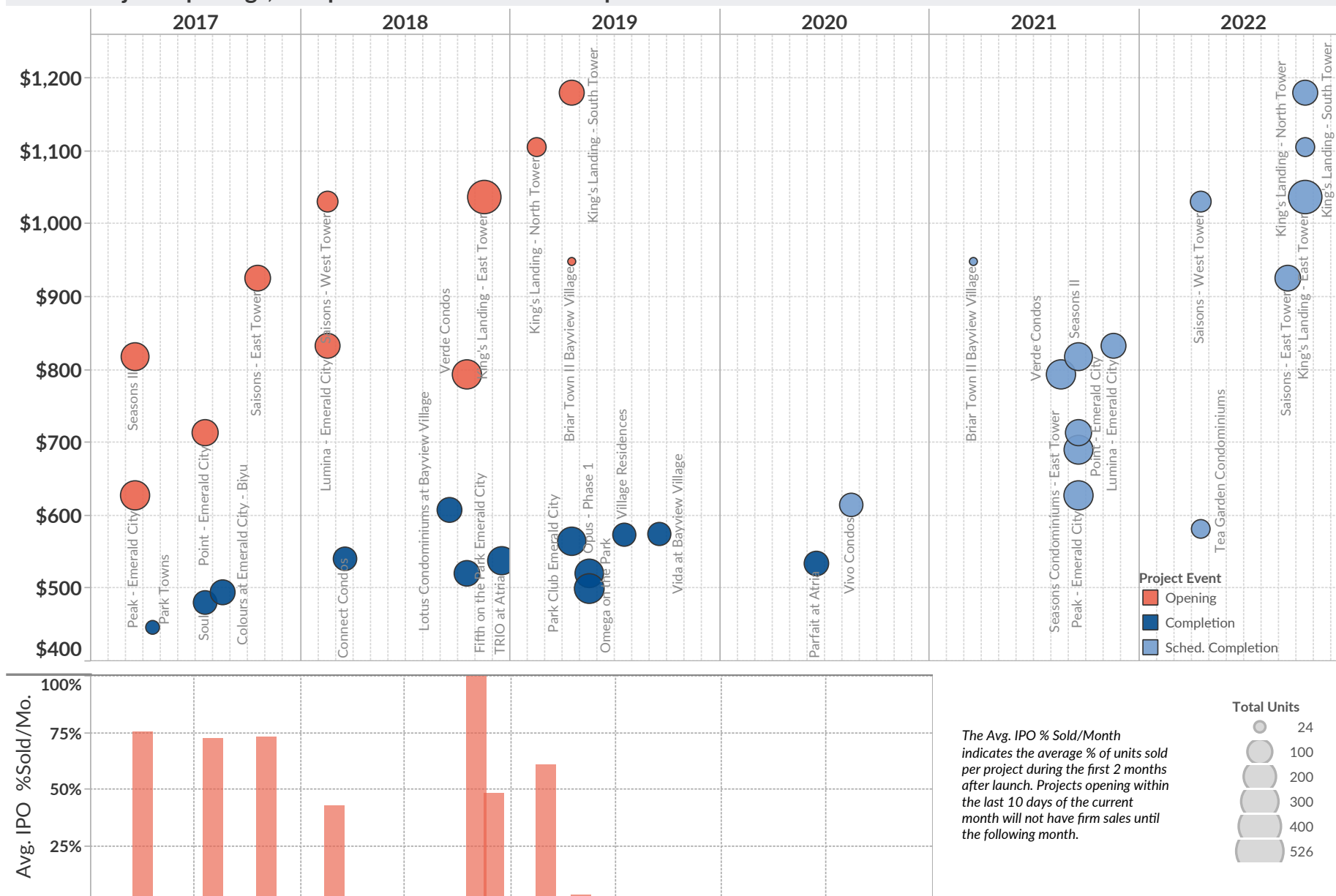
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	11	410
Total Units	7,793	234,134
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	61.7
Avg. Floor Space Index	3.7	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



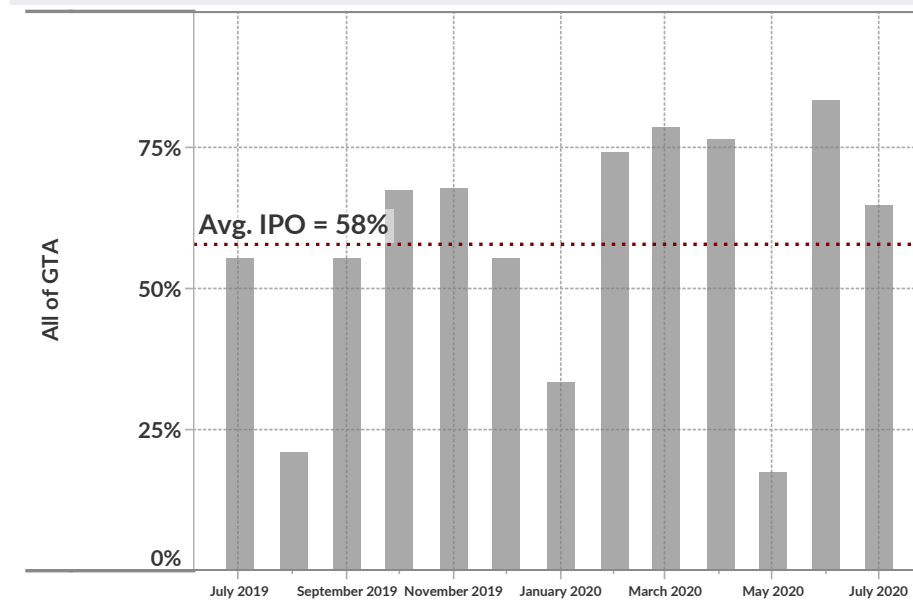
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Project Data by Unit Type

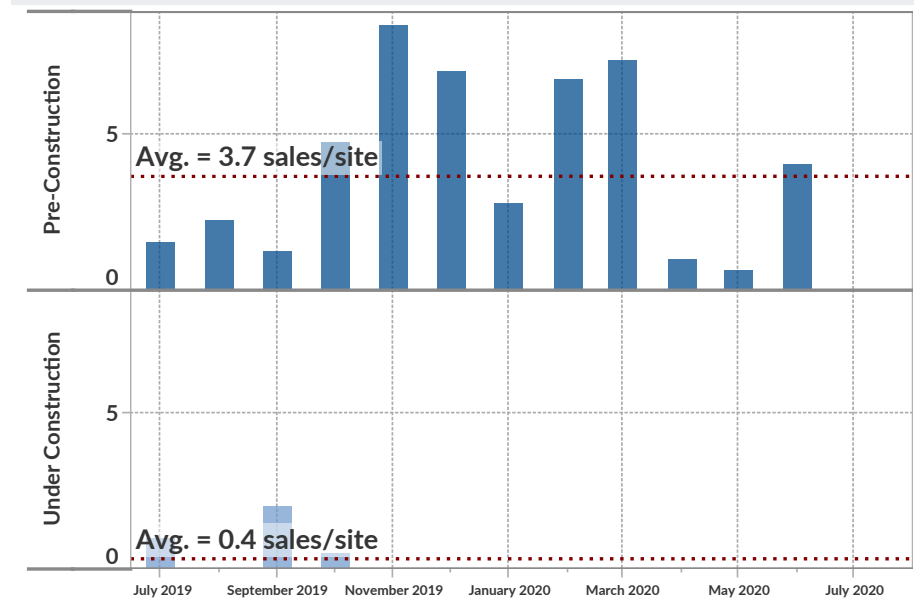
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	85	0	80	5
1 Bedroom	770	0	749	21
1 Bedroom + Den	1,094	0	1,038	56
2 Bedroom	1,081	0	928	153
2 Bedroom + Den	178	0	136	42
3 Bedroom & Up	342	0	214	128
Penthouse	26	0	12	14
Other	71	0	53	18

*				
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)

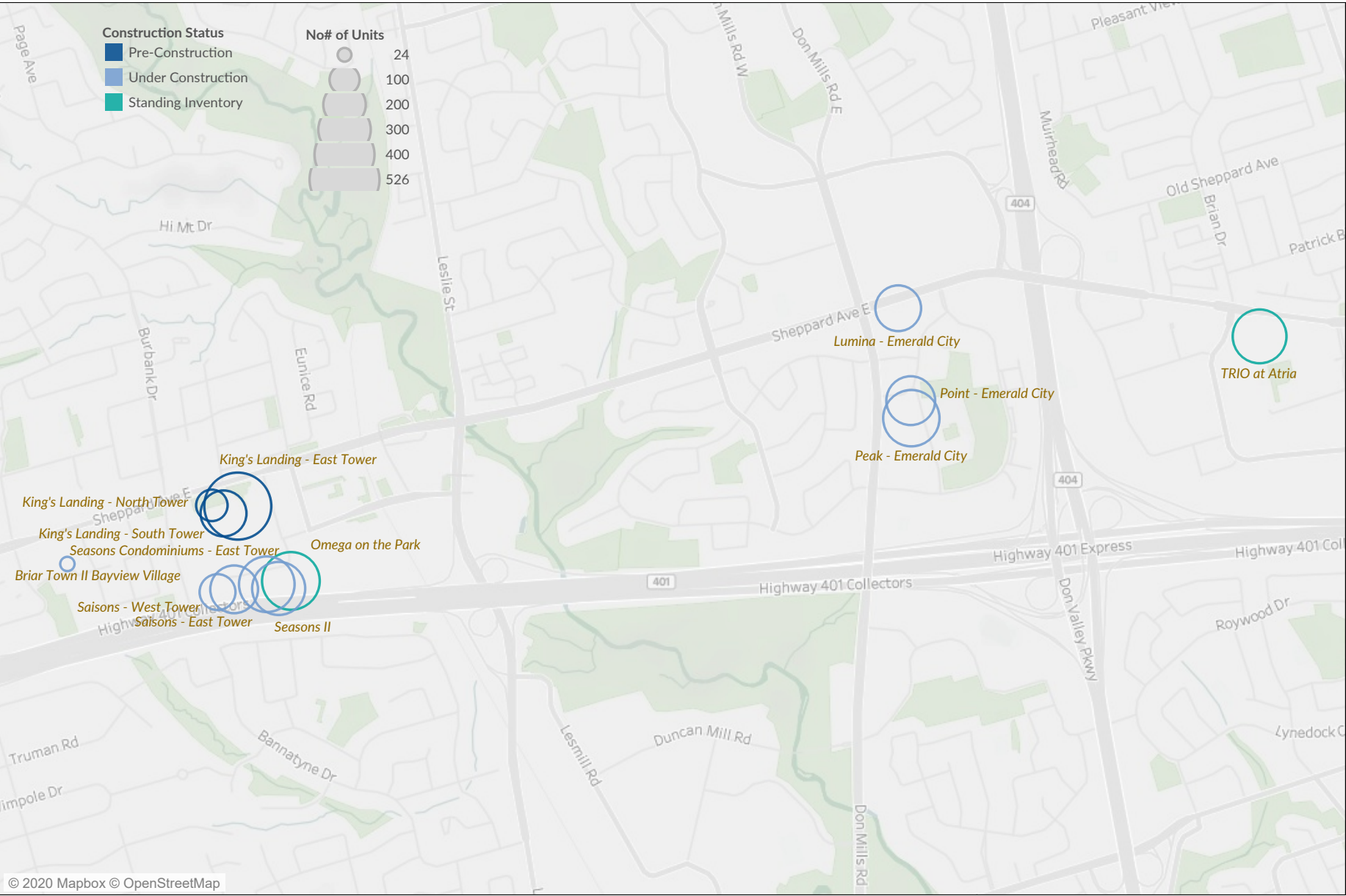


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



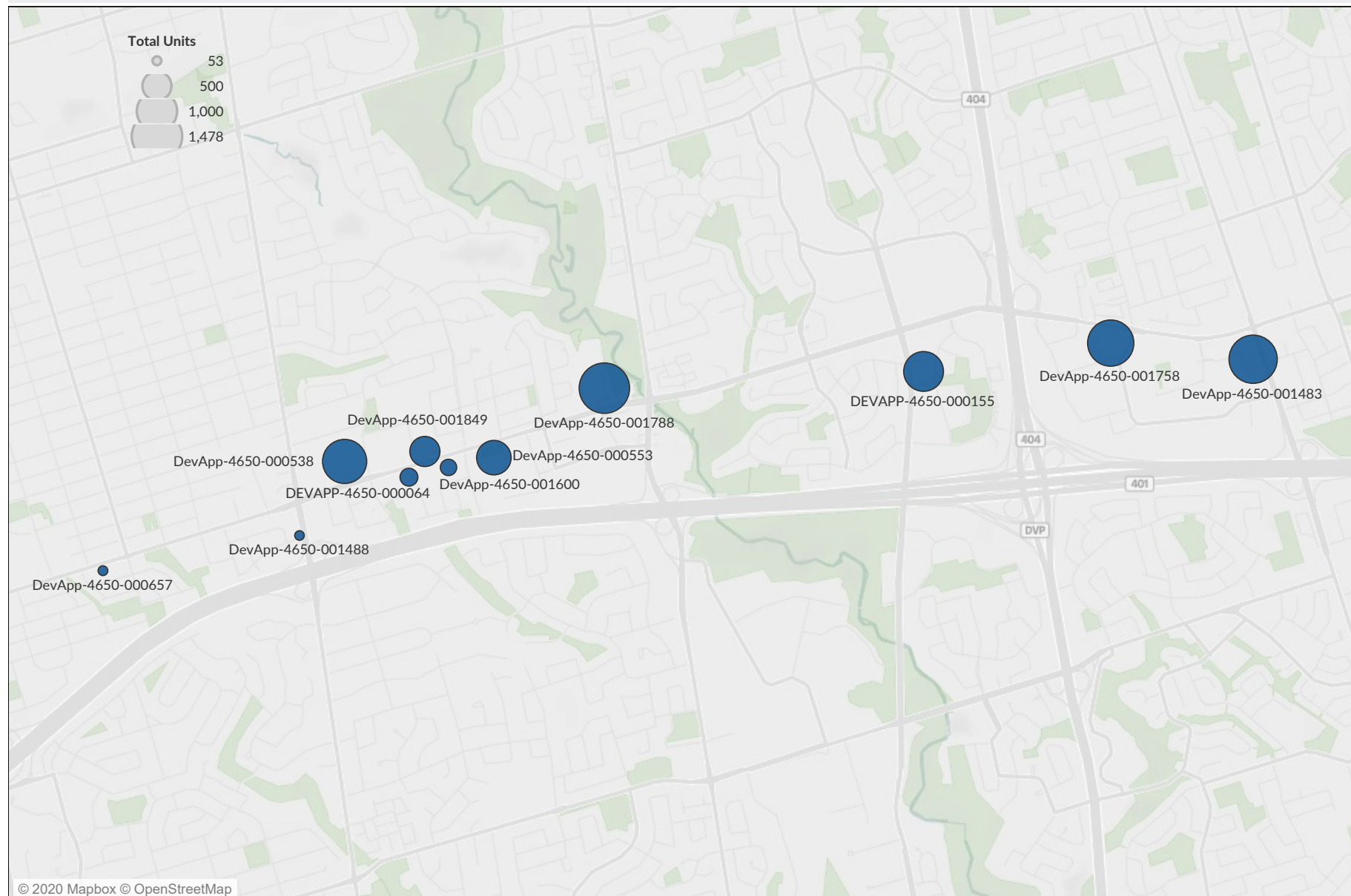
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Current Active Project List

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	0	34	129	526	\$1,037	\$1,068
King's Landing - North Tower - Concord Adex	Apartment	October 2022	0	4	35	116	\$1,106	\$1,140
King's Landing - South Tower - Concord Adex	Apartment	October 2022	0	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	0	13	12	267	\$926	\$1,069
Saisons - West Tower - Concord Adex	Apartment	April 2022	0	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

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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	4.3	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.

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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	2	15	5,974	5,146	177	\$2,442	1,856	\$4,532,010	8,932
Central Waterfront	20	13	6,642	5,823	803	\$1,454	1,093	\$1,589,498	19,434
Don Mills - York Mills	23	11	3,306	2,950	199	\$968	1,197	\$1,158,263	11,337
Downtown Core	2	8	4,759	4,105	236	\$1,640	746	\$1,224,474	18,038
Downtown East	486	22	7,386	6,154	928	\$1,288	681	\$876,906	16,000
Downtown West	6	32	10,996	9,627	986	\$1,449	887	\$1,284,867	18,144
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	11	6	1,553	1,394	159	\$691	1,250	\$863,410	.
Mississauga City Centre	32	11	6,459	5,932	480	\$895	781	\$699,106	.
North Toronto	14	12	3,194	2,529	487	\$1,268	846	\$1,073,216	10,341
North Yonge Corridor	21	6	1,709	1,455	123	\$1,152	818	\$943,006	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	9	9	1,167	1,034	86	\$1,111	1,411	\$1,566,719	9,619
Not Applicable	1,174	164	31,640	25,928	3,733	\$788	975	\$768,306	82,240
Scarborough City Centre									2,245
Sheppard Corridor	0	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	163	6	1,651	1,351	300	\$1,069	1,178	\$1,259,349	.
Toronto East	14	13	1,352	1,152	159	\$990	918	\$908,475	3,051
Toronto West	9	14	2,613	2,135	394	\$1,140	953	\$1,085,653	11,214
Yonge - St. Clair	5	7	728	637	88	\$1,468	1,649	\$2,420,121	3,047

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