



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of November 2020



Sheppard Corridor Submarket Report - November 2020



Sheppard Corridor		GTA
Active Projects	14	360
Total Units	3,833	94,905
Total Sales	3,400	79,034
Rem. Inv.	429	11,493
Avg. \$/SF	\$1,123	\$1,151
Avg. SF	934	964
Avg. \$	\$1,049,025	\$1,109,229
Current Month Sales (incl. active & sold out)	14	1,836

Development Applications

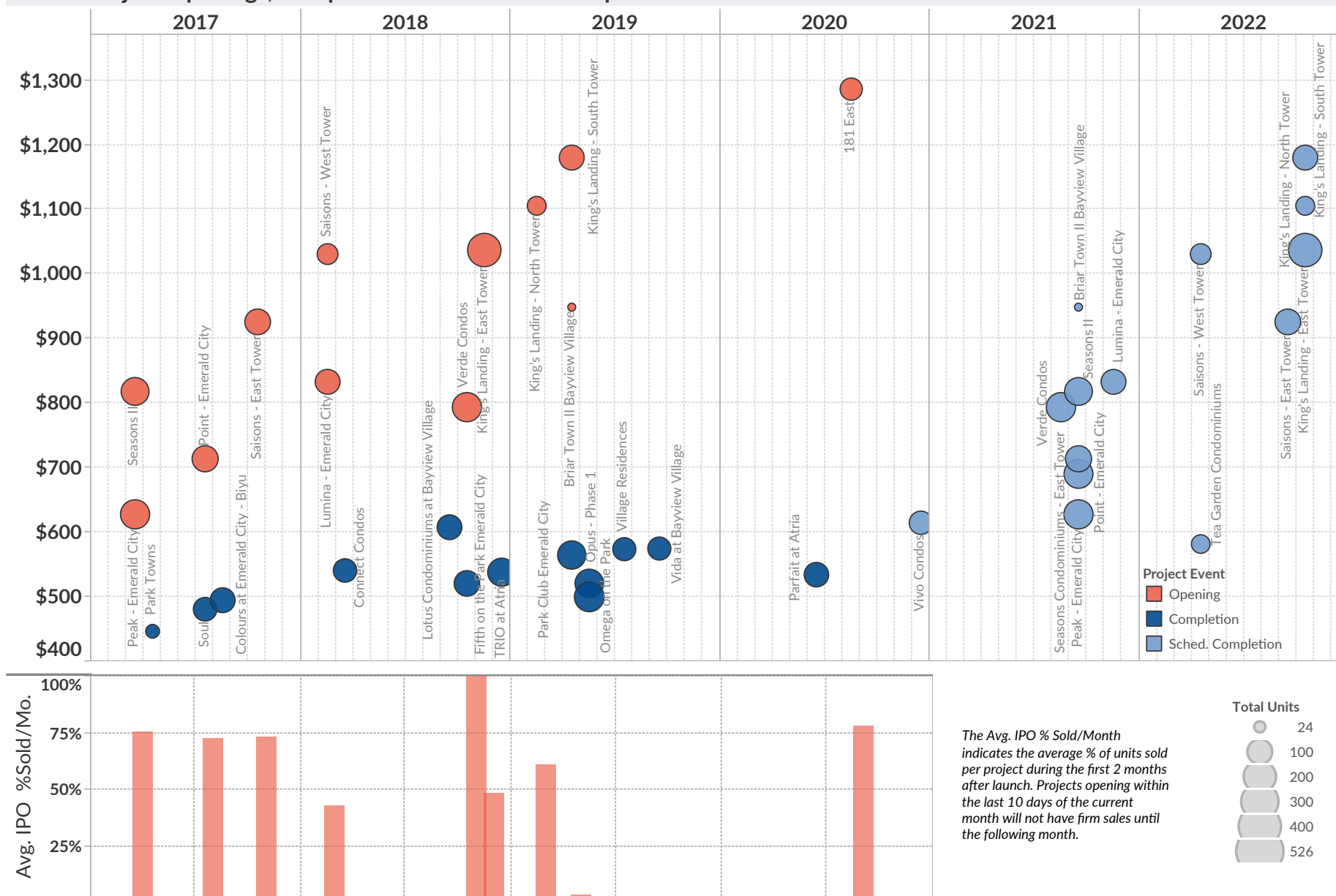
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	13	464
Total Units	7,811	256,111
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	61.7
Avg. Floor Space Index	3.6	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



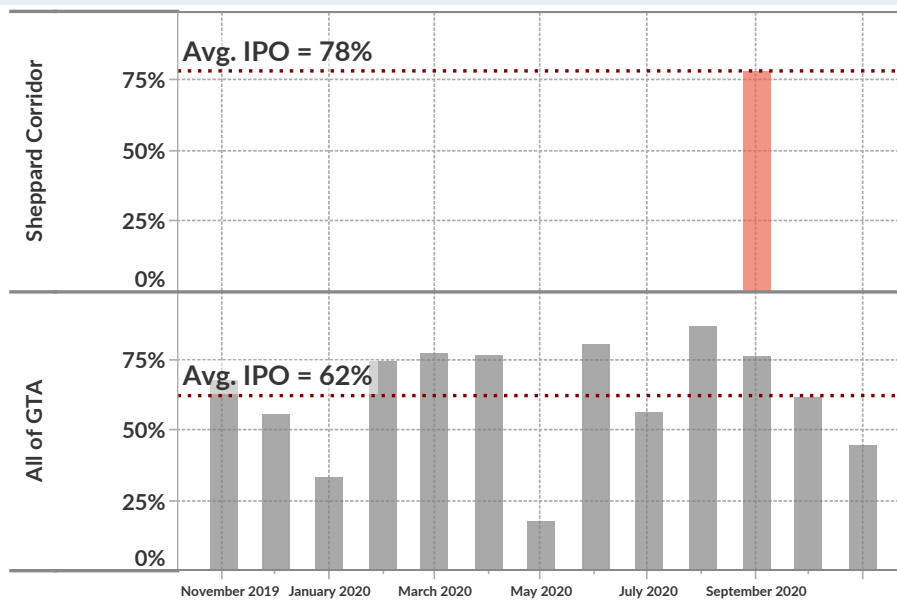
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Project Data by Unit Type

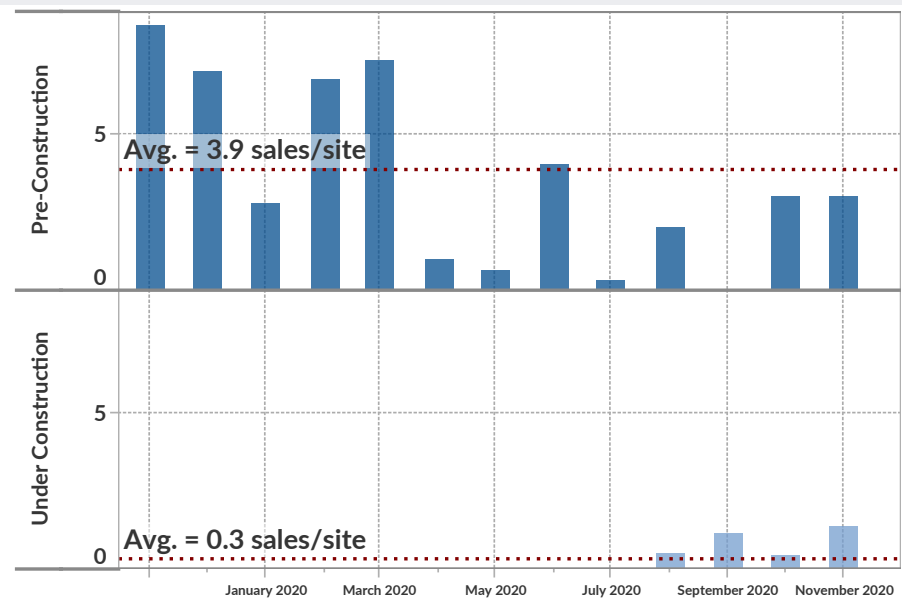
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	96	0	90	6
1 Bedroom	804	1	784	20
1 Bedroom + Den	1,159	5	1,116	43
2 Bedroom	1,129	8	978	151
2 Bedroom + Den	198	0	145	53
3 Bedroom & Up	346	0	221	125
Penthouse	26	0	12	14
Other	71	0	54	17

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,269	325	438	\$425,000	\$564,900
\$1,160	460	616	\$560,000	\$789,900
\$1,092	530	768	\$605,000	\$829,900
\$1,167	672	1,585	\$749,000	\$1,529,900
\$1,173	809	1,023	\$799,900	\$1,335,900
\$1,114	838	1,620	\$831,900	\$1,725,900
\$935	1,270	1,606	\$1,290,000	\$1,400,000
\$1,000	1,090	2,248	\$1,230,000	\$2,000,000

IPO Launch Performance (first 2 months)

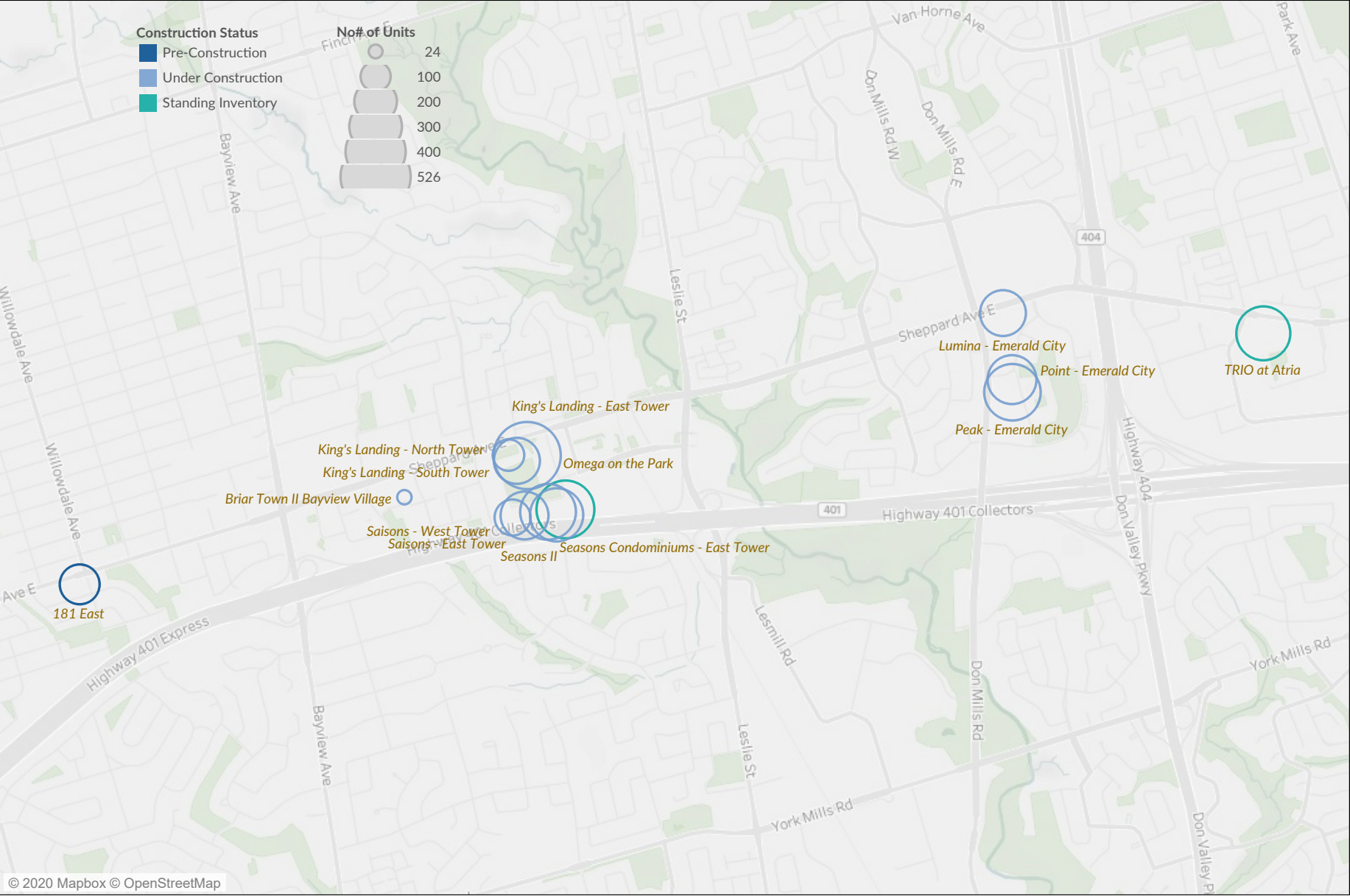


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



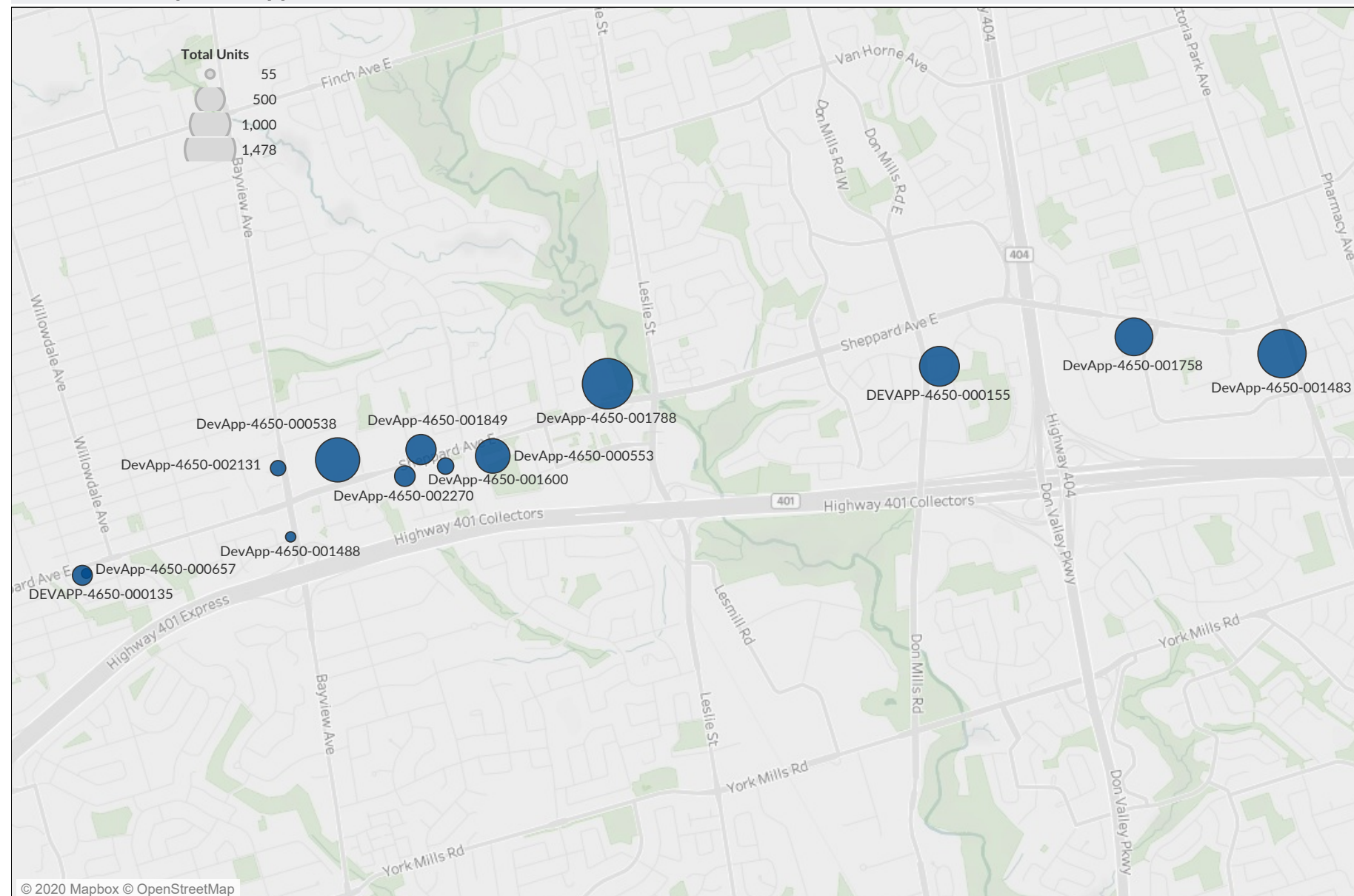
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
181 East - Stafford Homes	Apartment	October 2023	3	148	34	185	\$1,286	\$1,301
Briar Town II Bayview Village - Buildcrest and Algar Developm..	Stacked	September 2021	5	6	8	24	\$949	\$957
King's Landing - East Tower - Concord Adex	Apartment	October 2022	3	50	113	526	\$1,037	\$1,088
King's Landing - North Tower - Concord Adex	Apartment	October 2022	0	5	34	116	\$1,106	\$1,140
King's Landing - South Tower - Concord Adex	Apartment	October 2022	0	51	57	247	\$1,180	\$1,283
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	1	5	11	372	\$628	\$1,081
Point - Emerald City - El-Ad Canada Inc.	Apartment	September 2021	2	17	12	279	\$714	\$961
Saisons - East Tower - Concord Adex	Apartment	September 2022	0	14	11	267	\$926	\$1,070
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	1	12	362	\$691	\$1,137
Seasons II - Concord Adex	Apartment	September 2021	0	2	94	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-4650-000135	179 - 181 Sheppard Avenue East	5.5	230
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	2.9	61
DevApp-4650-001600	699 Sheppard Avenue East	4.3	155
DevApp-4650-001758	2135 Sheppard Avenue East	4.0	826
DevApp-4650-001788	1200 Sheppard Avenue East	3.2	1,478
DevApp-4650-001849	680 Sheppard Avenue East	5.0	527
DevApp-4650-002131	2 Teagarden Court		136
DevApp-4650-002270	627 Sheppard Avenue East	3.8	245

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	• 41	• 17	• 5,543	• 4,256	• 662	• \$1,954	• 1,203	• \$2,351,534	• 9,636
Central Waterfront	• 1	• 9	• 4,721	• 3,770	• 835	• \$1,510	• 1,070	• \$1,616,118	• 19,434
Don Mills - York Mills	• 37	• 12	• 3,683	• 3,174	• 287	• \$1,007	• 1,007	• \$1,013,169	• 14,212
Downtown Core	• 1	• 7	• 4,236	• 3,657	• 199	• \$1,919	• 826	• \$1,584,250	• 19,624
Downtown East	• 18	• 21	• 7,481	• 6,512	• 689	• \$1,252	• 815	• \$1,019,805	• 16,999
Downtown West	• 32	• 28	• 9,703	• 8,438	• 1,004	• \$1,438	• 928	• \$1,334,007	• 19,595
Etobicoke Waterfront	• 0	• 1	• 602	• 453	• 40	• \$1,326	• 848	• \$1,125,069	• 8,726
Highway7 - Yonge	• 13	• 5	• 1,399	• 1,309	• 82	• \$720	• 1,189	• \$855,908	•
Mississauga City Centre	• 15	• 12	• 6,998	• 6,395	• 584	• \$925	• 790	• \$730,344	•
North Toronto	• 19	• 13	• 3,707	• 3,061	• 519	• \$1,280	• 814	• \$1,041,814	• 10,499
North Yonge Corridor	• 4	• 6	• 1,715	• 1,486	• 84	• \$1,162	• 826	• \$960,338	• 8,097
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 1,367
North York West	• 111	• 10	• 1,258	• 942	• 270	• \$1,236	• 1,467	• \$1,813,413	• 13,464
Not Applicable	• 1,380	• 161	• 32,213	• 25,948	• 4,660	• \$824	• 935	• \$770,782	• 93,735
Scarborough City Centre									• 2,245
Sheppard Corridor	• 14	• 14	• 3,833	• 3,400	• 429	• \$1,123	• 934	• \$1,049,025	• 7,811
Thornhill	• 40	• 6	• 1,720	• 1,365	• 345	• \$1,062	• 1,066	• \$1,132,690	•
Toronto East	• 5	• 12	• 1,533	• 1,113	• 203	• \$1,099	• 835	• \$917,682	• 3,374
Toronto West	• 101	• 17	• 3,371	• 2,738	• 430	• \$1,157	• 960	• \$1,111,178	• 11,904
Yonge - St. Clair	• 4	• 7	• 661	• 498	• 163	• \$1,783	• 1,468	• \$2,617,636	• 3,576

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