



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of December 2020



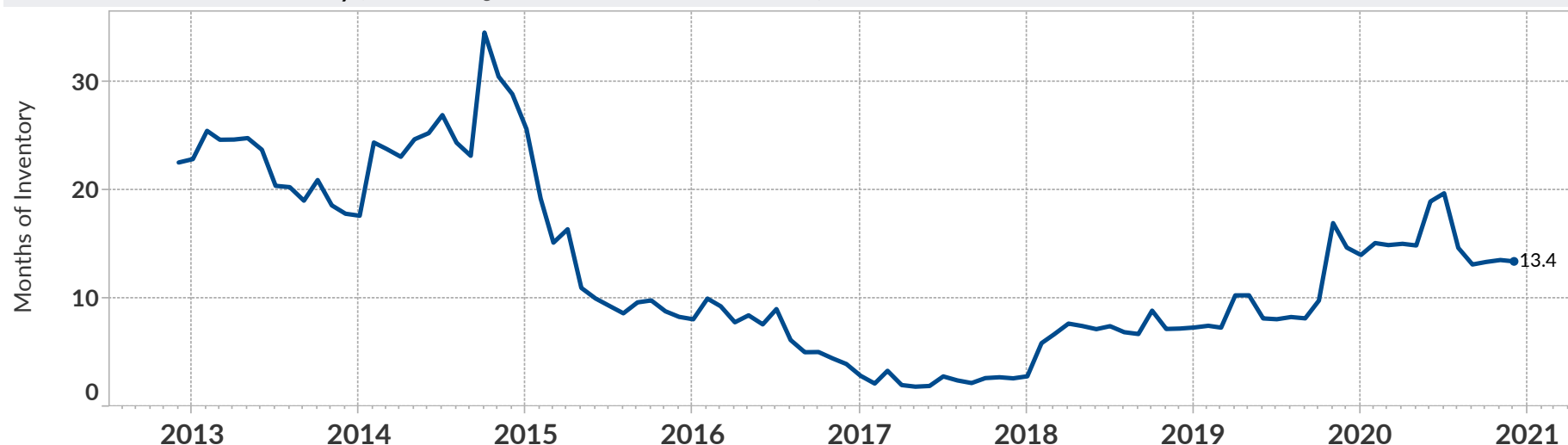
Sheppard Corridor Submarket Report - December 2020



Sheppard Corridor		GTA
Active Projects	13	355
Total Units	3,443	92,467
Total Sales	3,039	77,167
Rem. Inv.	400	10,653
Avg. \$/SF	\$1,125	\$1,159
Avg. SF	944	982
Avg. \$	\$1,062,398	\$1,137,470
Current Month Sales (incl. active & sold out)	23	857

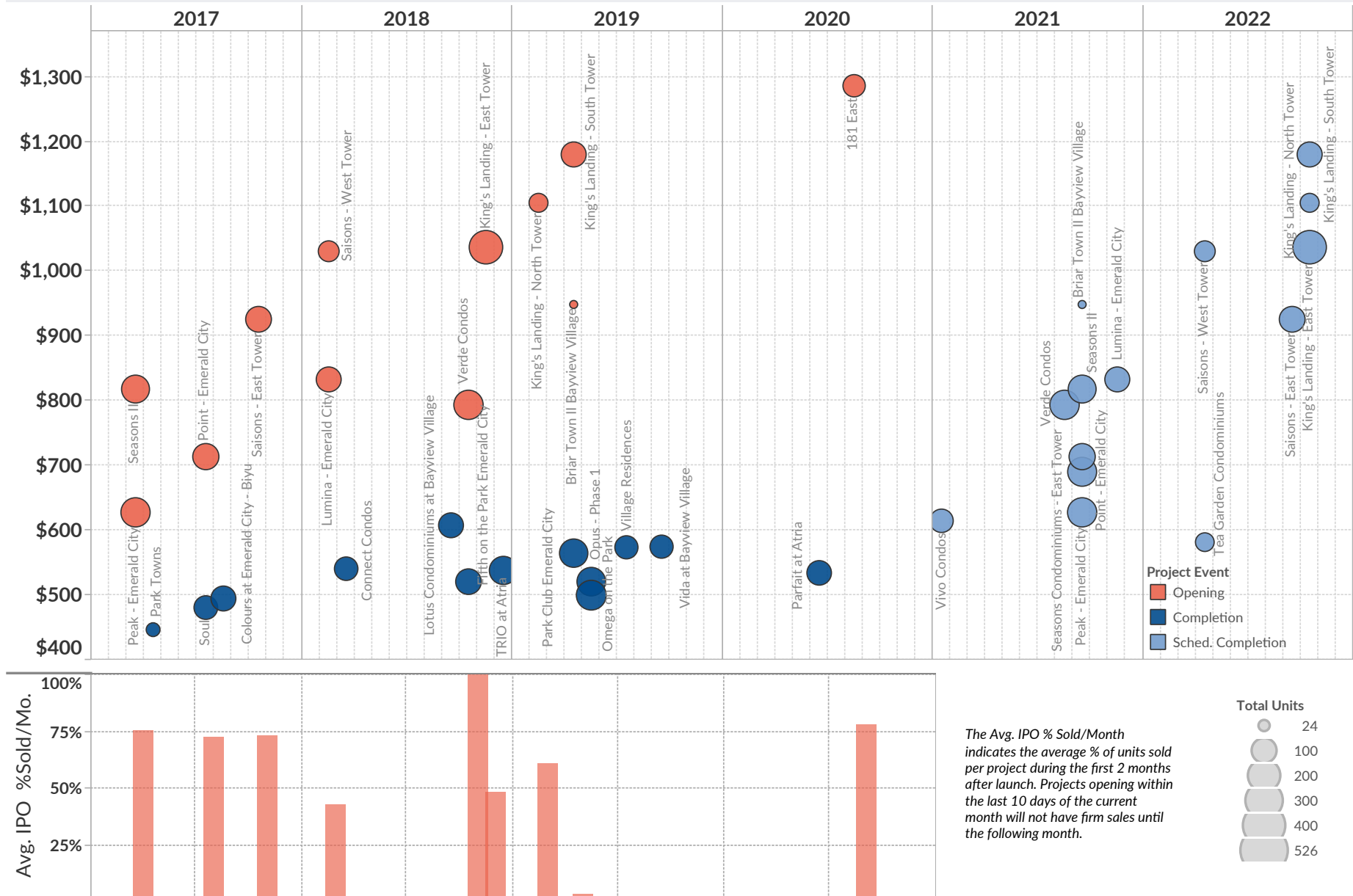
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	13	482
Total Units	7,811	266,905
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	61.7
Avg. Floor Space Index	3.6	6.8

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



Sheppard Corridor Submarket Report - December 2020

Recent Project Openings, Completions & Scheduled Completions



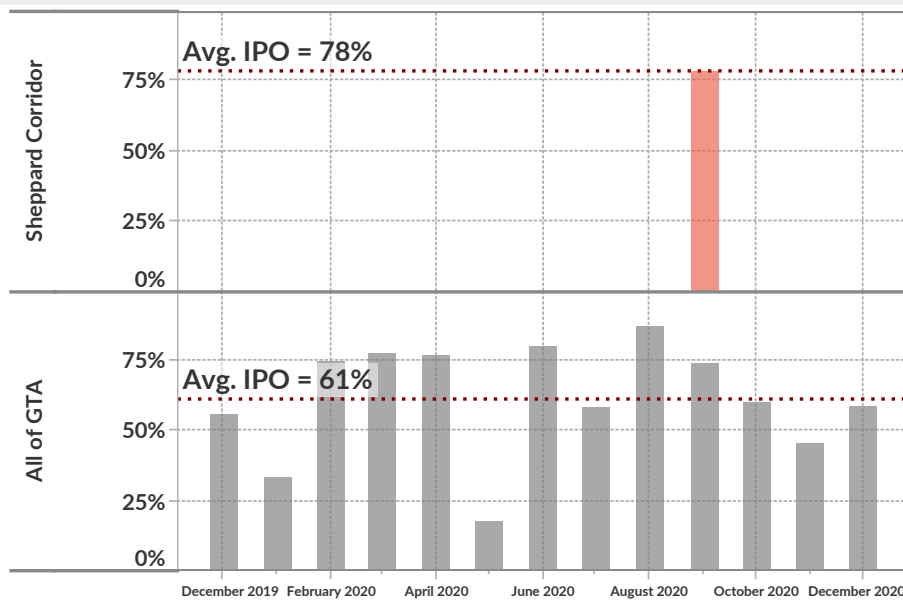
Sheppard Corridor Submarket Report - December 2020

Project Data by Unit Type

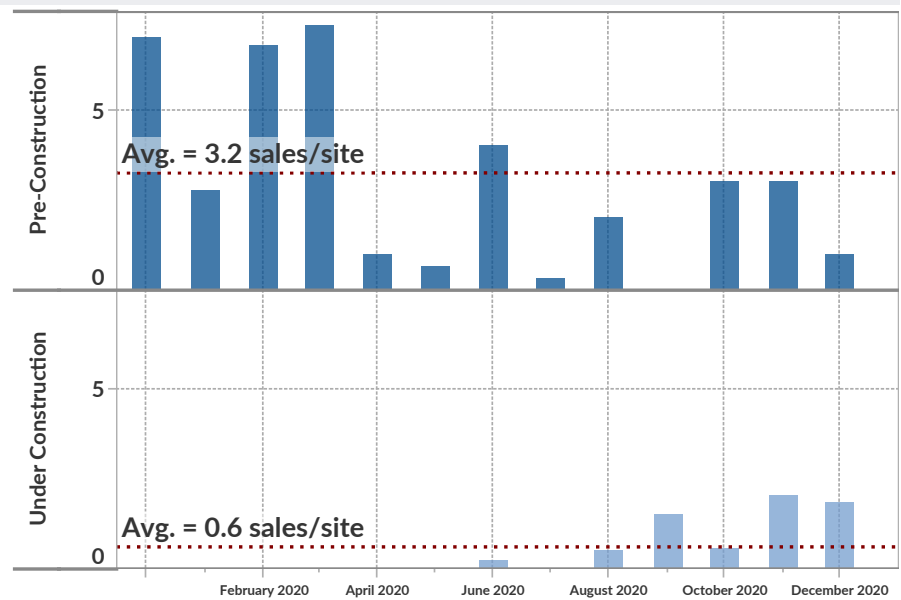
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	96	0	90	6
1 Bedroom	702	2	685	17
1 Bedroom + Den	1,023	3	989	34
2 Bedroom	1,027	10	887	140
2 Bedroom + Den	198	3	146	52
3 Bedroom & Up	312	1	191	121
Penthouse	26	0	12	14
Other	55	1	39	16

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,269	325	438	\$425,000	\$564,900
\$1,173	460	616	\$468,900	\$789,900
\$1,088	530	768	\$605,000	\$829,900
\$1,169	672	1,585	\$749,000	\$1,529,900
\$1,172	838	1,023	\$809,900	\$1,335,900
\$1,120	838	1,620	\$831,900	\$1,725,900
\$935	1,270	1,606	\$1,290,000	\$1,400,000
\$997	1,090	2,248	\$1,230,000	\$2,000,000

IPO Launch Performance (first 2 months)

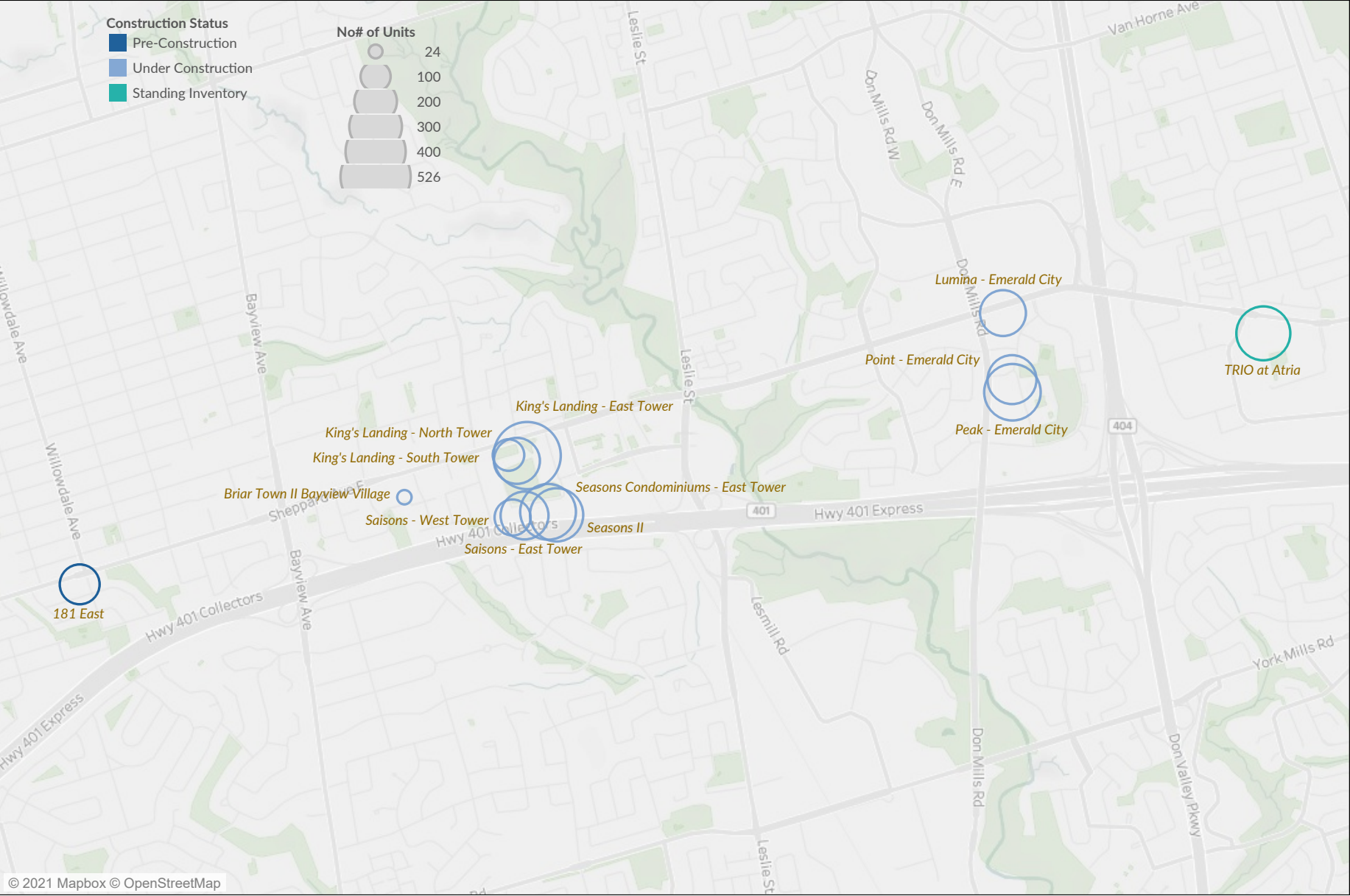


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - December 2020

Current Active Projects



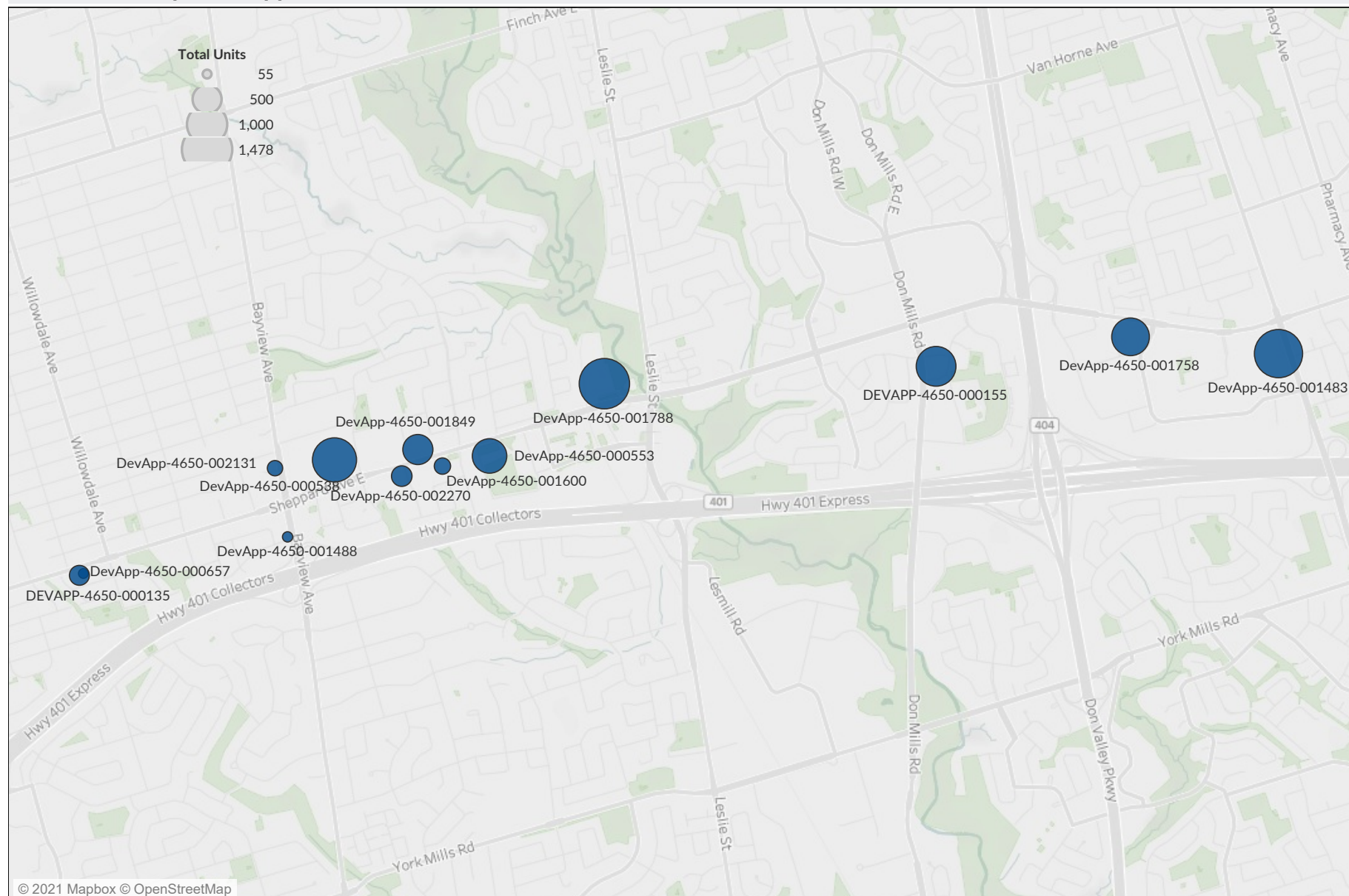
Sheppard Corridor Submarket Report - December 2020

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
181 East - Stafford Homes	Apartment	October 2023	1	149	33	185	\$1,286	\$1,302
Briar Town II Bayview Village - Buildcrest and Algar Developm..	Stacked	September 2021	0	6	8	24	\$949	\$957
King's Landing - East Tower - Concord Adex	Apartment	October 2022	3	53	110	526	\$1,037	\$1,088
King's Landing - North Tower - Concord Adex	Apartment	October 2022	1	6	33	116	\$1,106	\$1,141
King's Landing - South Tower - Concord Adex	Apartment	October 2022	1	54	54	247	\$1,180	\$1,283
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	November 2021	3	15	6	245	\$833	\$968
Peak - Emerald City - El-Ad Canada Inc.	Apartment	September 2021	3	14	3	372	\$628	\$1,106
Point - Emerald City - El-Ad Canada Inc.	Apartment	September 2021	6	20	12	279	\$714	\$1,106
Saisons - East Tower - Concord Adex	Apartment	September 2022	1	15	10	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	1	3	93	330	\$818	\$1,111
TRIO at Atria - Tridel and Dorsay Development Corporation	Apartment	December 2018	0	0	0	339	\$538	\$699

Sheppard Corridor Submarket Report - December 2020

Current Development Applications



Sheppard Corridor Submarket Report - December 2020

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.

Sheppard Corridor Submarket Report - December 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	• 27	• 17	• 5,500	• 4,277	• 641	• \$1,985	• 1,226	• \$2,433,040	• 9,636
Central Waterfront	• 6	• 9	• 4,721	• 3,773	• 832	• \$1,515	• 1,064	• \$1,611,998	• 19,434
Don Mills - York Mills	• 22	• 12	• 3,683	• 3,196	• 265	• \$1,000	• 1,029	• \$1,028,709	• 14,212
Downtown Core	• 1	• 6	• 3,714	• 3,145	• 198	• \$1,906	• 866	• \$1,651,052	• 19,624
Downtown East	• 25	• 21	• 7,499	• 6,546	• 675	• \$1,253	• 809	• \$1,013,562	• 17,043
Downtown West	• 7	• 28	• 9,675	• 8,445	• 888	• \$1,454	• 943	• \$1,372,204	• 21,009
Etobicoke Waterfront	• 0	• 1	• 602	• 454	• 39	• \$1,325	• 847	• \$1,121,541	• 8,726
Highway7 - Yonge	• 2	• 5	• 1,399	• 1,311	• 80	• \$721	• 1,180	• \$851,508	•
Mississauga City Centre	• 15	• 12	• 7,004	• 6,420	• 565	• \$923	• 777	• \$716,789	•
North Toronto	• 3	• 13	• 3,679	• 3,064	• 516	• \$1,277	• 818	• \$1,043,907	• 13,863
North Yonge Corridor	• 0	• 6	• 1,715	• 1,486	• 84	• \$1,158	• 826	• \$956,825	• 8,776
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 1,367
North York West	• 22	• 10	• 1,258	• 954	• 258	• \$1,236	• 1,487	• \$1,836,869	• 13,842
Not Applicable	• 640	• 158	• 30,673	• 24,769	• 4,116	• \$815	• 971	• \$791,049	• 94,291
Scarborough City Centre									• 2,245
Sheppard Corridor	• 23	• 13	• 3,443	• 3,039	• 400	• \$1,125	• 944	• \$1,062,398	• 7,811
Thornhill	• 37	• 6	• 1,720	• 1,403	• 307	• \$1,071	• 1,101	• \$1,179,450	•
Toronto East	• 4	• 12	• 1,535	• 1,117	• 201	• \$1,103	• 834	• \$919,532	• 3,374
Toronto West	• 10	• 17	• 3,458	• 2,738	• 430	• \$1,165	• 961	• \$1,119,814	• 12,688
Yonge - St. Clair	• 13	• 7	• 661	• 511	• 150	• \$1,765	• 1,460	• \$2,577,465	• 3,576

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.