



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of January 2021



Sheppard Corridor Submarket Report - January 2021



Sheppard Corridor		GTA
Active Projects	13	355
Total Units	3,443	93,173
Total Sales	3,060	77,679
Rem. Inv.	379	10,651
Avg. \$/SF	\$1,124	\$1,159
Project Avg. \$/SF	\$1,097	\$1,063
Avg. SF	957	977
Avg. \$	\$1,076,200	\$1,131,783
Current Month Sales (incl. active & sold out)	12	665

Development Applications

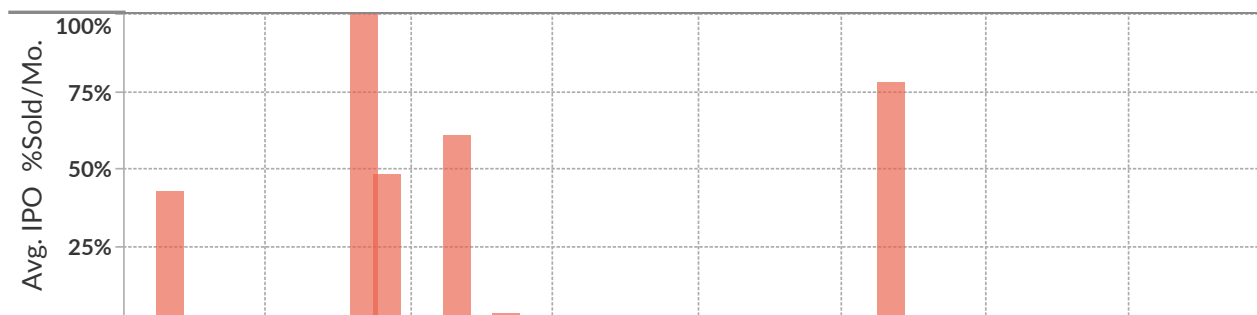
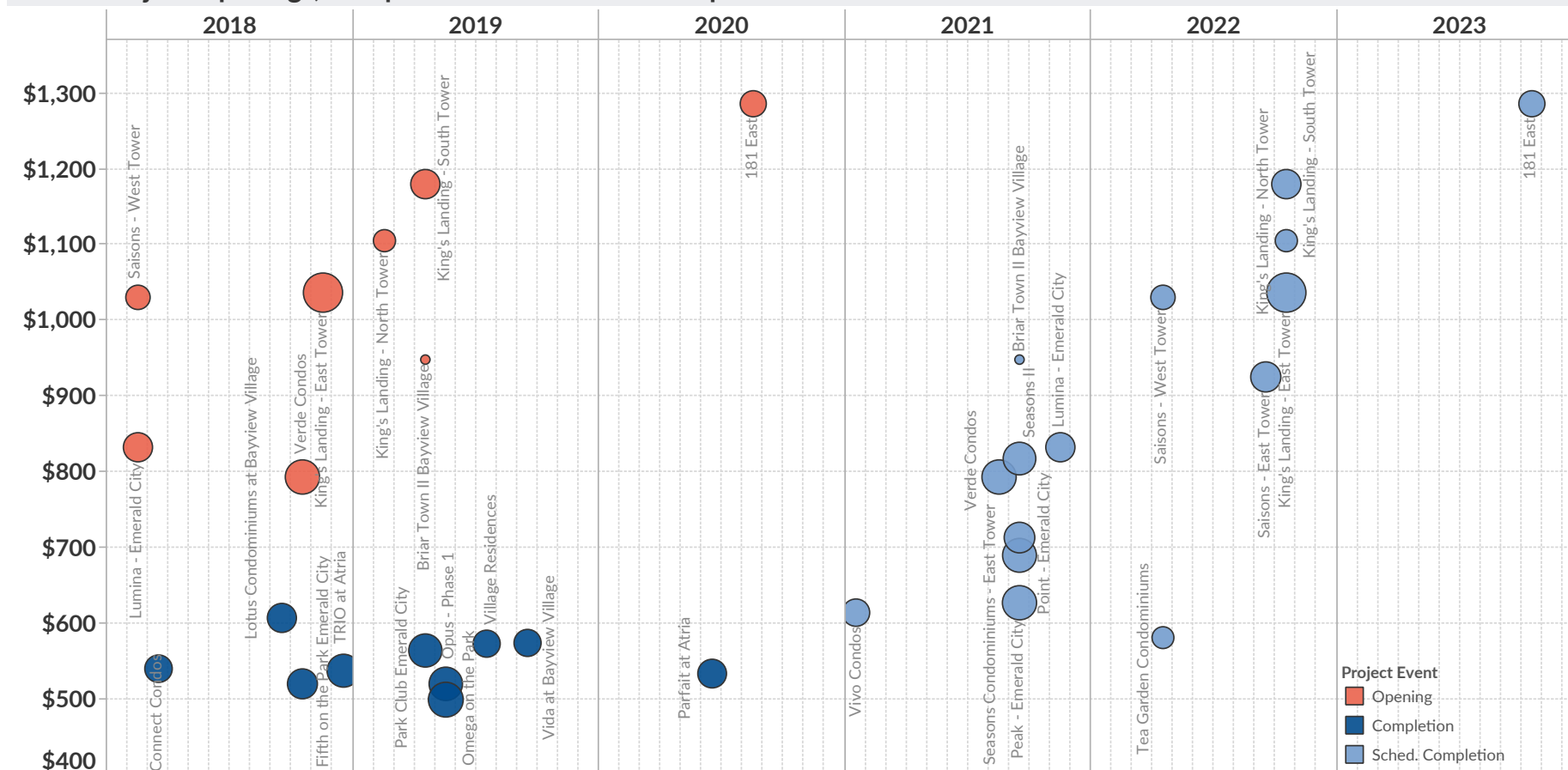
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	15	491
Total Units	8,256	265,998
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.3	61.7
Avg. Floor Space Index	3.9	6.7

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

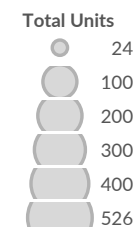


Sheppard Corridor Submarket Report - January 2021

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



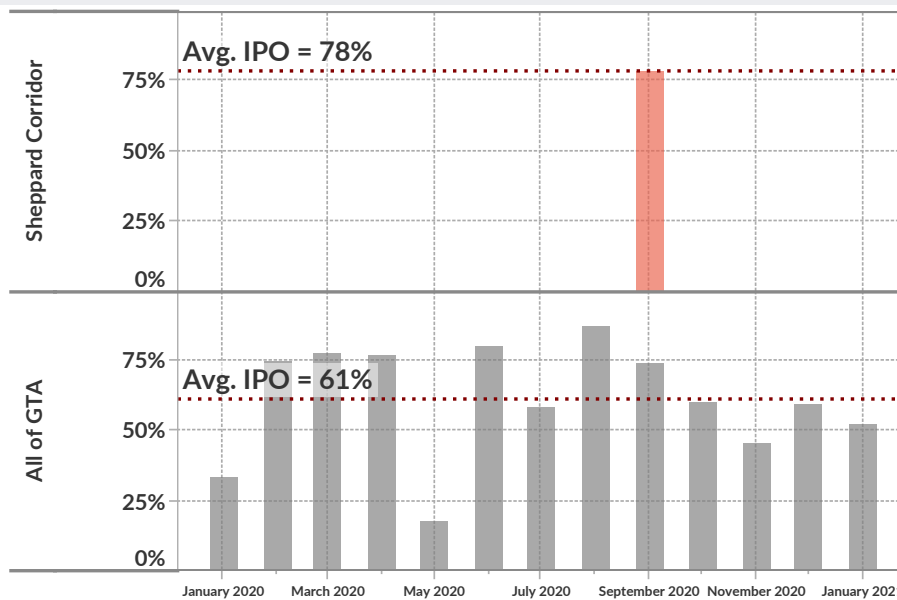
Sheppard Corridor Submarket Report - January 2021

Project Data by Unit Type

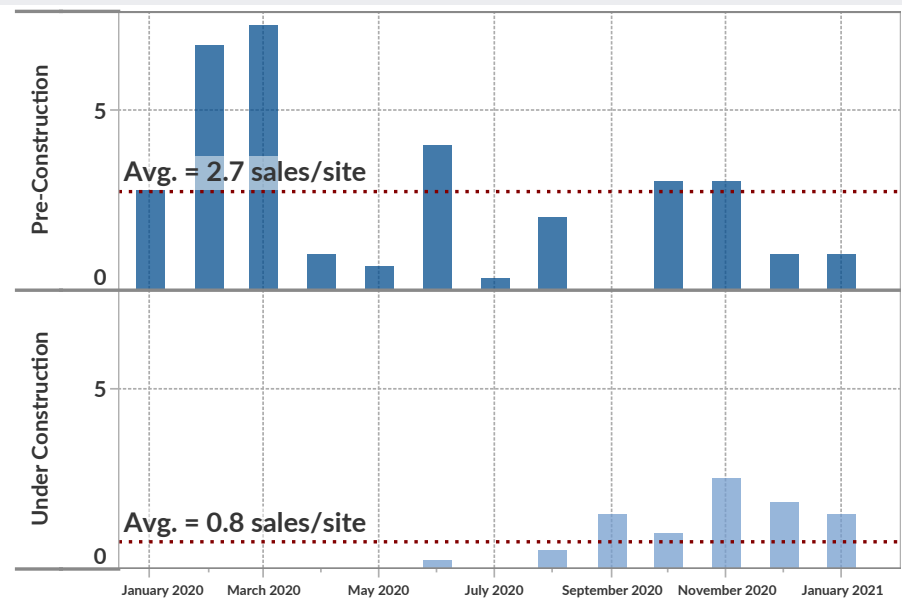
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	96	0	94	2
1 Bedroom	702	2	691	11
1 Bedroom + Den	1,023	2	988	35
2 Bedroom	1,027	4	888	139
2 Bedroom + Den	198	2	147	51
3 Bedroom & Up	312	2	202	110
Penthouse	26	0	12	14
Other	55	0	38	17

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,278	325	438	\$425,000	\$564,900
\$1,180	460	616	\$560,000	\$789,900
\$1,083	530	768	\$605,000	\$829,900
\$1,169	672	1,585	\$749,000	\$1,529,900
\$1,180	838	1,023	\$817,900	\$1,335,900
\$1,118	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)

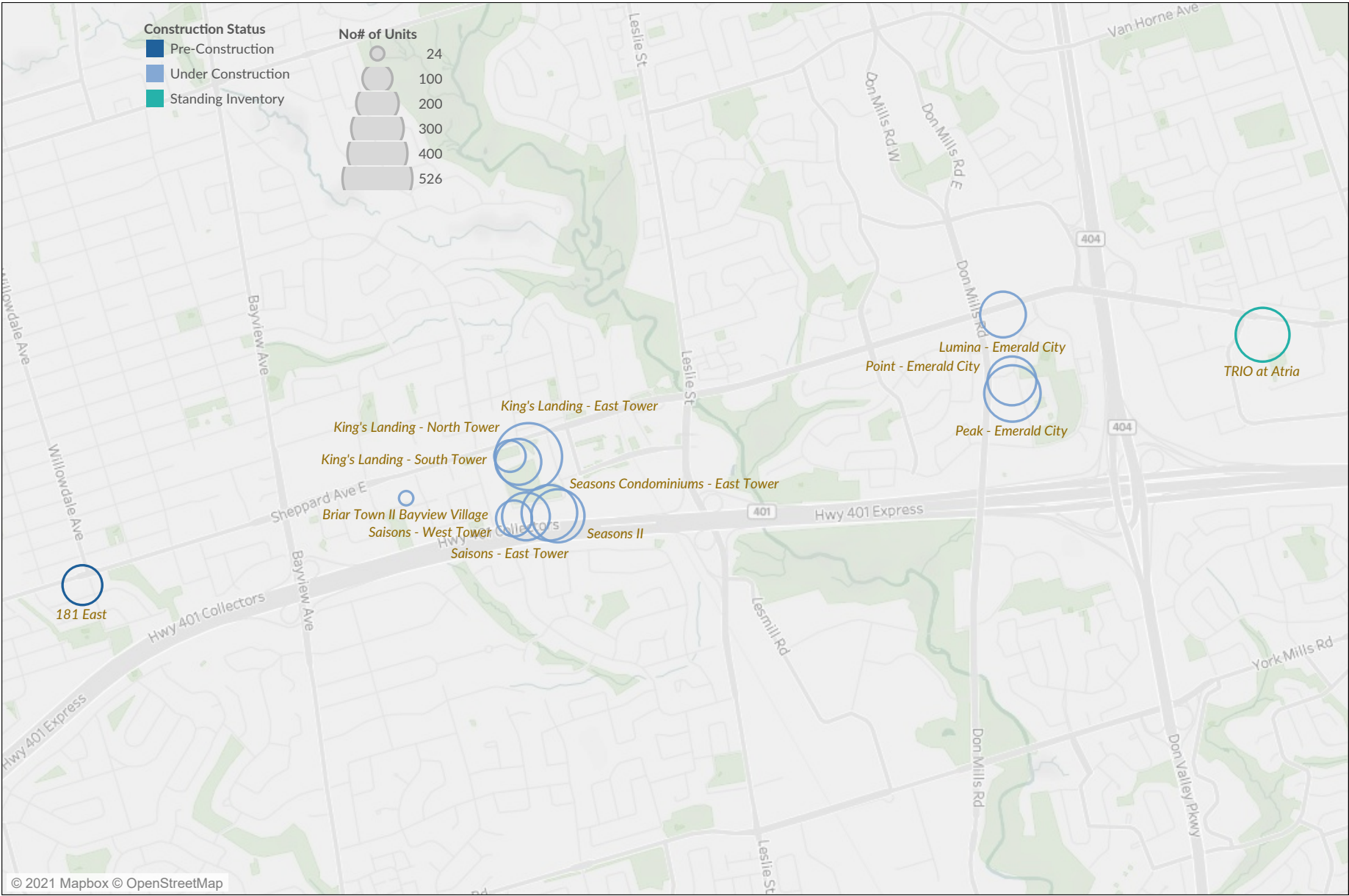


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - January 2021

Current Active Projects



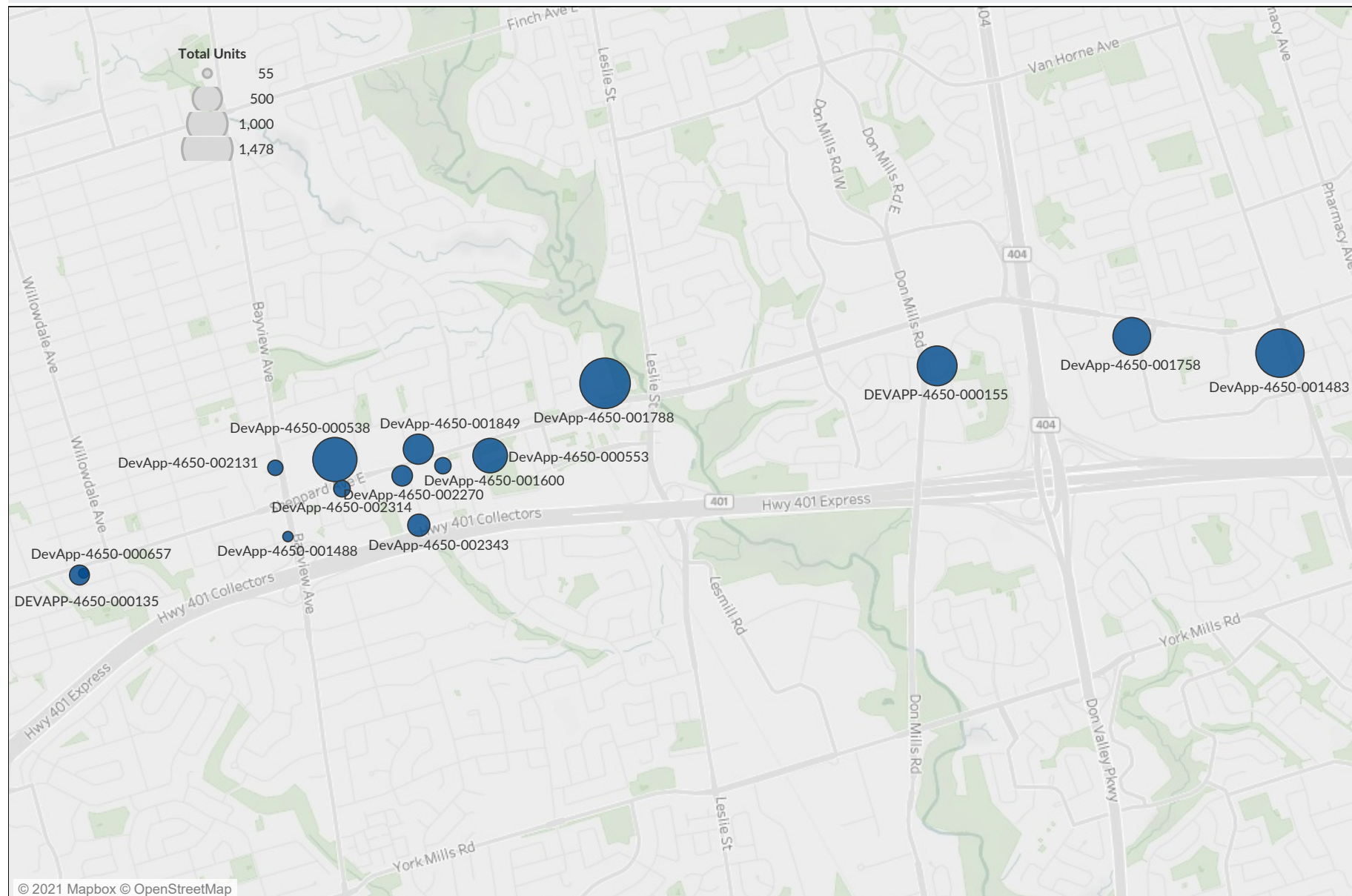
Sheppard Corridor Submarket Report - January 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
181 East - Stafford Homes	Apartment	October 2023	1	1	32	185	\$1,286	\$1,302
Briar Town II Bayview Village - Buildcrest and Algar Developm..	Stacked	September 2021	0	0	8	24	\$949	\$957
King's Landing - East Tower - Concord Adex	Apartment	October 2022	2	2	107	526	\$1,037	\$1,084
King's Landing - North Tower - Concord Adex	Apartment	October 2022	1	1	27	116	\$1,106	\$1,129
King's Landing - South Tower - Concord Adex	Apartment	October 2022	1	1	54	247	\$1,180	\$1,283
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	November 2021	1	1	5	245	\$833	\$944
Peak - Emerald City - El-Ad Canada Inc.	Apartment	September 2021	1	1	2	372	\$628	\$1,085
Point - Emerald City - El-Ad Canada Inc.	Apartment	September 2021	4	4	8	279	\$714	\$937
Saisons - East Tower - Concord Adex	Apartment	September 2022	0	0	11	267	\$926	\$1,070
Saisons - West Tower - Concord Adex	Apartment	April 2022	0	0	26	151	\$1,031	\$1,032
Seasons Condominiums - East Tower - Concord Adex	Apartment	January 2022	0	0	12	362	\$691	\$1,137
Seasons II - Concord Adex	Apartment	September 2021	1	1	87	330	\$818	\$1,110
TRIO at Atria - Tridel and Dorsay Development Corporation	Apartment	December 2018	0	0	0	339	\$538	\$699

Sheppard Corridor Submarket Report - January 2021

Current Development Applications



Sheppard Corridor Submarket Report - January 2021

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
DevApp-4650-002314	589 Sheppard Avenue East	5.0	160
DevApp-4650-002343	71 Talara Drive	7.3	285

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 - January 2021

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	14	17	5,495	4,291	622	\$2,001	1,231	\$2,463,528	9,636
Central Waterfront	8	9	4,824	3,782	926	\$1,515	1,005	\$1,522,904	19,434
Don Mills - York Mills	14	12	3,697	3,209	266	\$1,024	1,027	\$1,052,029	10,895
Downtown Core	15	6	3,735	3,160	214	\$1,903	857	\$1,630,290	19,032
Downtown East	17	21	7,499	6,563	679	\$1,264	806	\$1,019,484	17,186
Downtown West	26	28	9,781	8,476	854	\$1,458	950	\$1,385,473	22,630
Etobicoke Waterfront	0	1	602	454	39	\$1,325	847	\$1,121,541	8,726
Highway7 - Yonge	8	5	1,399	1,319	72	\$726	1,153	\$837,527	.
Mississauga City Centre	15	12	7,004	6,435	472	\$900	814	\$732,396	.
North Toronto	17	13	3,679	3,081	499	\$1,276	816	\$1,041,295	13,863
North Yonge Corridor	3	6	1,736	1,489	102	\$1,160	808	\$937,668	8,776
North York East	0	2	528	524	3	\$940	862	\$809,900	1,367
North York West	18	10	1,260	970	244	\$1,247	1,526	\$1,902,388	13,615
Not Applicable	410	158	31,054	25,005	4,215	\$810	958	\$776,330	95,882
Scarborough City Centre									2,245
Sheppard Corridor	12	13	3,443	3,060	379	\$1,124	957	\$1,076,200	8,256
Thornhill	38	6	1,720	1,442	268	\$1,080	1,153	\$1,245,724	.
Toronto East	8	12	1,533	1,122	196	\$1,110	839	\$930,944	3,381
Toronto West	40	17	3,523	2,784	453	\$1,158	967	\$1,119,974	13,018
Yonge - St. Clair	2	7	661	513	148	\$1,765	1,421	\$2,507,407	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.