



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of February 2021



Sheppard Corridor Submarket Report - February 2021



Sheppard Corridor		GTA
Active Projects	11	348
Total Units	2,792	91,626
Total Sales	2,435	76,833
Rem. Inv.	353	10,305
Avg. \$/SF	\$1,127	\$1,191
Project Avg. \$/SF	\$1,114	\$1,070
Avg. SF	965	972
Avg. \$	\$1,087,705	\$1,157,617
Current Month Sales (incl. active & sold out)	26	1,623

Development Applications

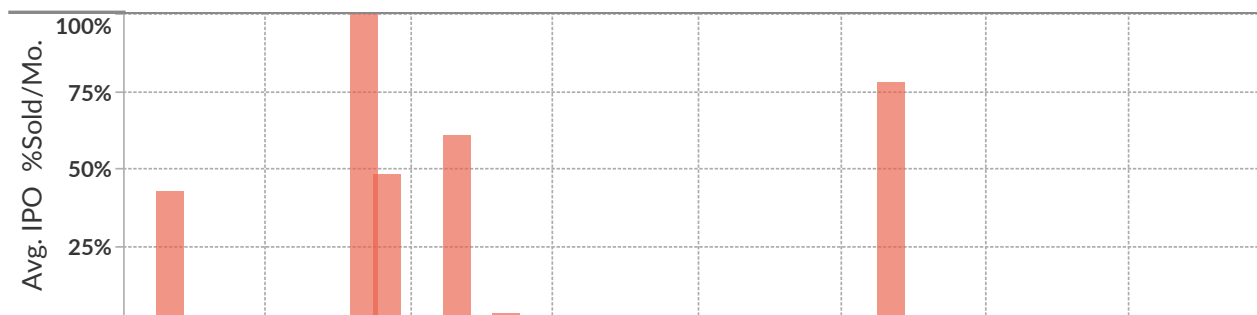
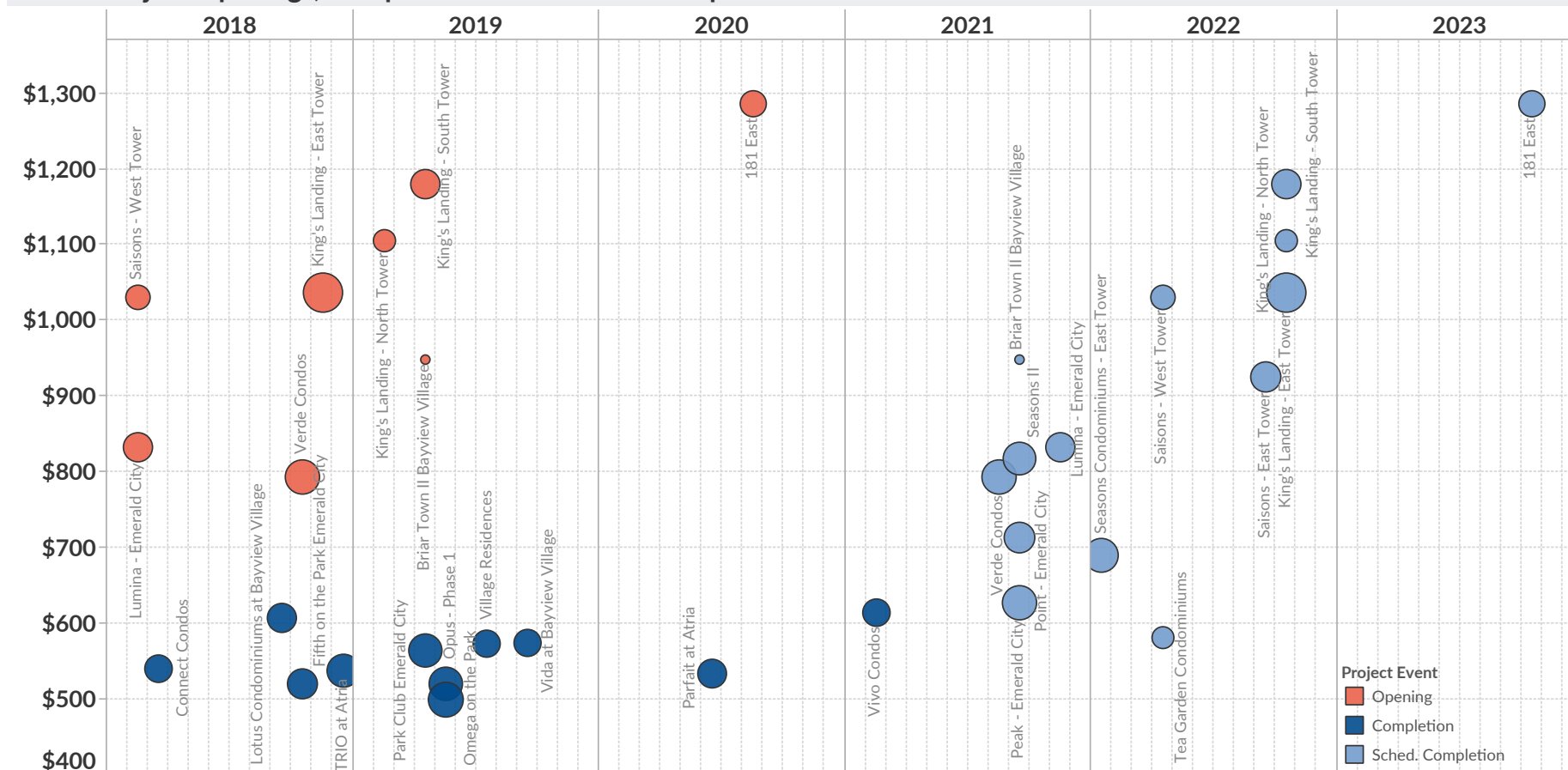
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	15	489
Total Units	8,256	265,025
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.3	61.7
Avg. Floor Space Index	3.8	6.7

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

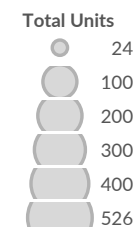


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Recent Project Openings, Completions & Scheduled Completions



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.



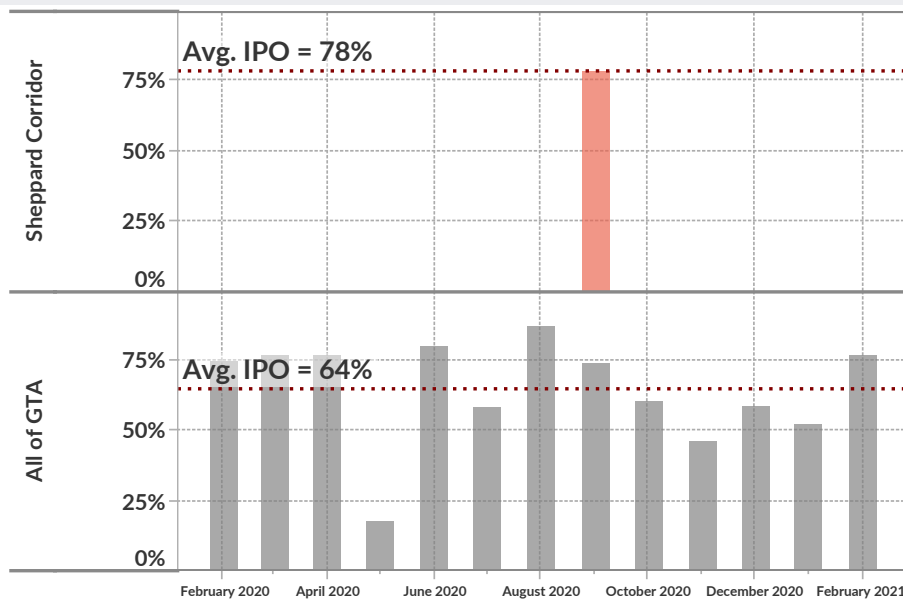
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Project Data by Unit Type

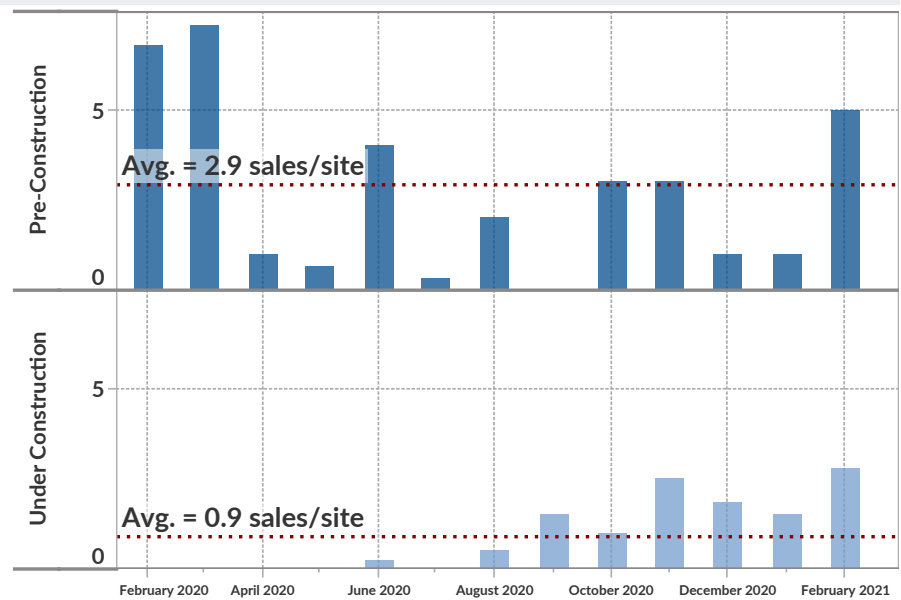
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	96	0	94	2
1 Bedroom	650	0	639	11
1 Bedroom + Den	694	2	663	31
2 Bedroom	850	8	721	129
2 Bedroom + Den	127	4	81	46
3 Bedroom & Up	290	2	187	103
Penthouse	26	0	12	14
Other	55	0	38	17

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
\$1,084	530	768	\$605,000	\$829,900
\$1,170	672	1,585	\$749,000	\$1,529,900
\$1,190	838	1,023	\$920,000	\$1,335,900
\$1,128	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)

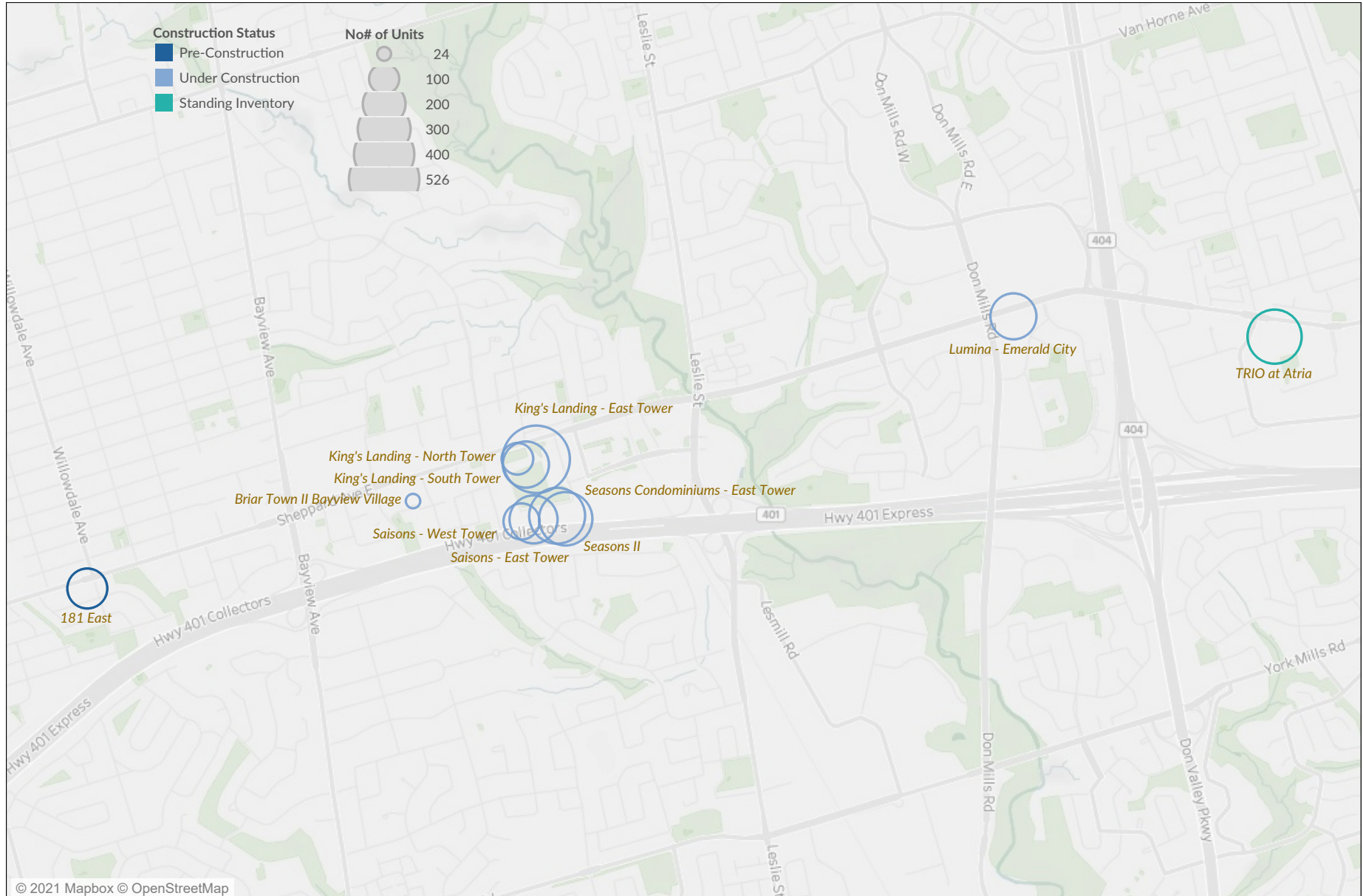


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



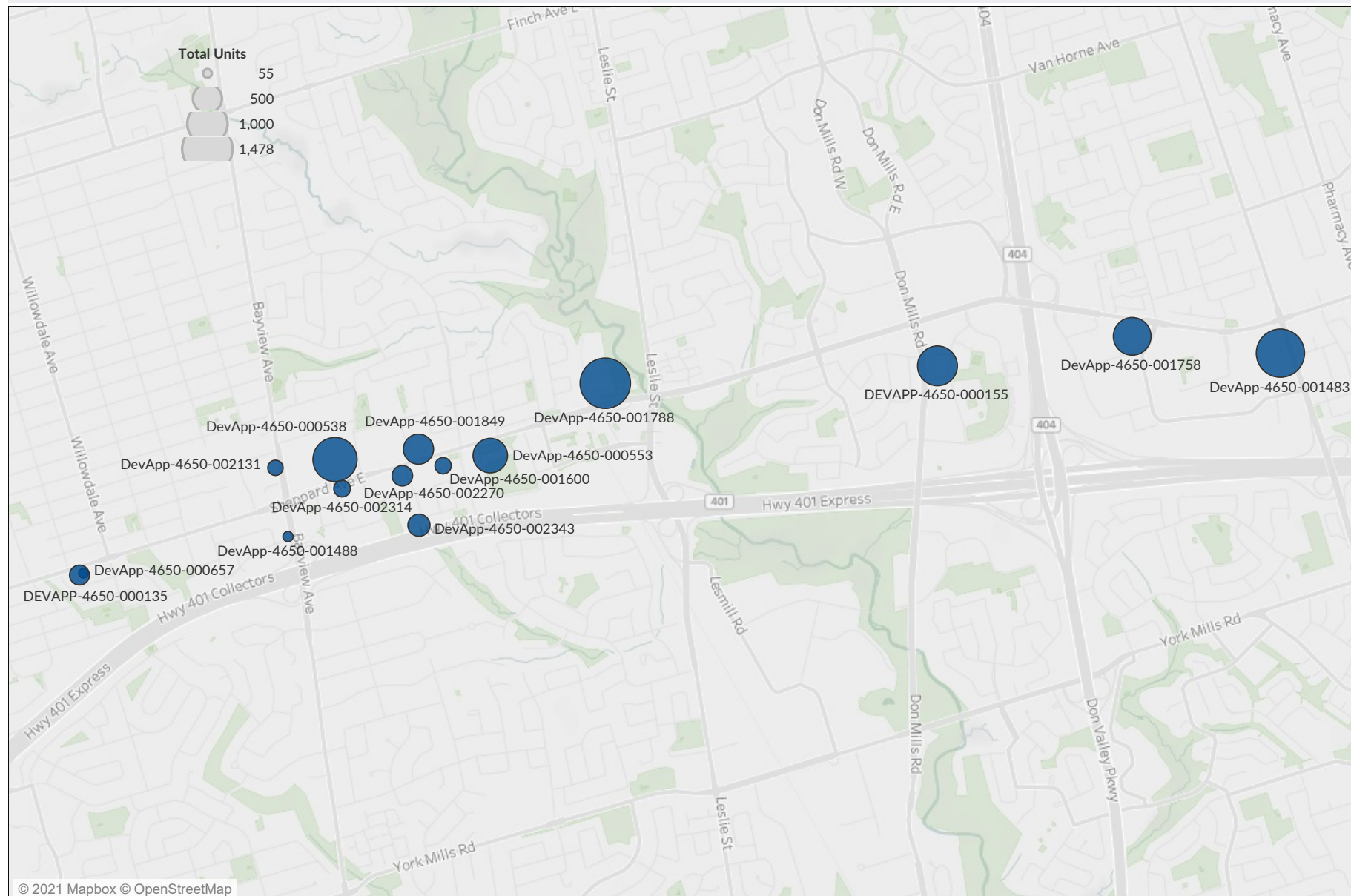
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
181 East - Stafford Homes	Apartment	October 2023	5	6	27	185	\$1,286	\$1,303
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	3	5	104	526	\$1,037	\$1,084
King's Landing - North Tower - Concord Adex	Apartment	October 2022	1	2	26	116	\$1,106	\$1,129
King's Landing - South Tower - Concord Adex	Apartment	October 2022	2	3	52	247	\$1,180	\$1,283
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	November 2021	4	5	1	245	\$833	\$930
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	2	86	330	\$818	\$1,109
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	2.6	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	3.8	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.

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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	145	16	5,455	4,391	477	\$2,105	1,424	\$2,998,545	10,317
Central Waterfront	20	9	4,721	3,801	907	\$1,515	1,008	\$1,526,962	19,434
Don Mills - York Mills	19	12	3,683	3,228	247	\$1,022	1,041	\$1,063,344	10,655
Downtown Core	11	7	4,313	3,171	802	\$1,586	650	\$1,030,561	18,400
Downtown East	65	21	7,479	6,630	611	\$1,264	809	\$1,021,754	16,724
Downtown West	32	28	9,781	8,508	819	\$1,459	954	\$1,392,086	22,630
Etobicoke Waterfront	2	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	55	6	1,309	1,229	72	\$808	1,089	\$879,915	.
Mississauga City Centre	20	12	7,004	6,447	460	\$900	816	\$734,727	.
North Toronto	4	14	3,707	3,085	523	\$1,274	866	\$1,103,376	14,007
North Yonge Corridor	11	6	1,715	1,499	92	\$1,163	819	\$951,994	8,145
North York East	1	2	528	524	3	\$949	1,028	\$974,900	1,278
North York West	24	10	1,262	979	237	\$1,253	1,537	\$1,926,697	15,326
Not Applicable	1,128	151	29,897	24,520	3,663	\$830	972	\$806,246	95,013
Scarborough City Centre									2,245
Sheppard Corridor	26	11	2,792	2,435	353	\$1,127	965	\$1,087,705	8,256
Thornhill	26	6	1,720	1,469	241	\$1,084	1,194	\$1,294,158	.
Toronto East	5	12	1,533	1,135	183	\$1,106	852	\$942,498	3,290
Toronto West	27	17	3,464	2,810	433	\$1,161	980	\$1,137,832	13,049
Yonge - St. Clair	2	7	661	515	146	\$1,730	1,494	\$2,585,564	3,536

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