



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of March 2021



Sheppard Corridor Submarket Report - March 2021



Sheppard Corridor		GTA
Active Projects	10	336
Total Units	2,437	90,168
Total Sales	2,016	76,104
Rem. Inv.	404	9,799
Avg. \$/SF	\$1,141	\$1,210
Avg. Project \$/SF	\$1,134	\$1,072
Avg. SF	912	983
Avg. \$	\$1,040,689	\$1,188,980
Current Month Sales (incl. active & sold out)	165	3,297

Development Applications

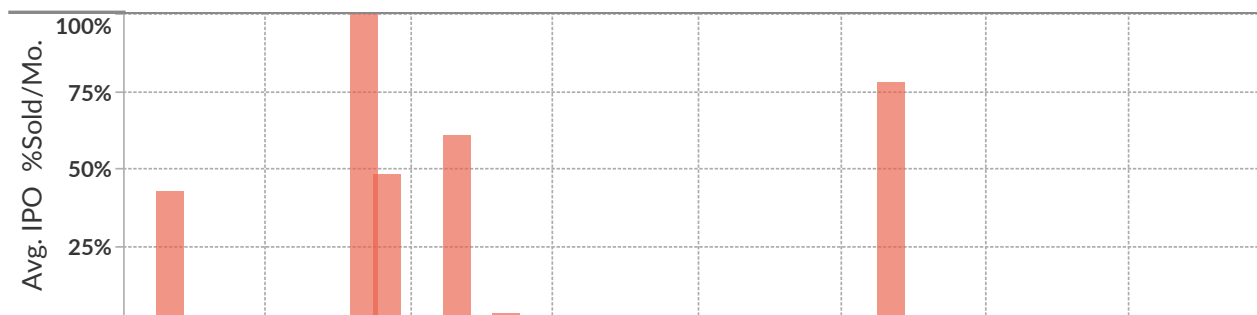
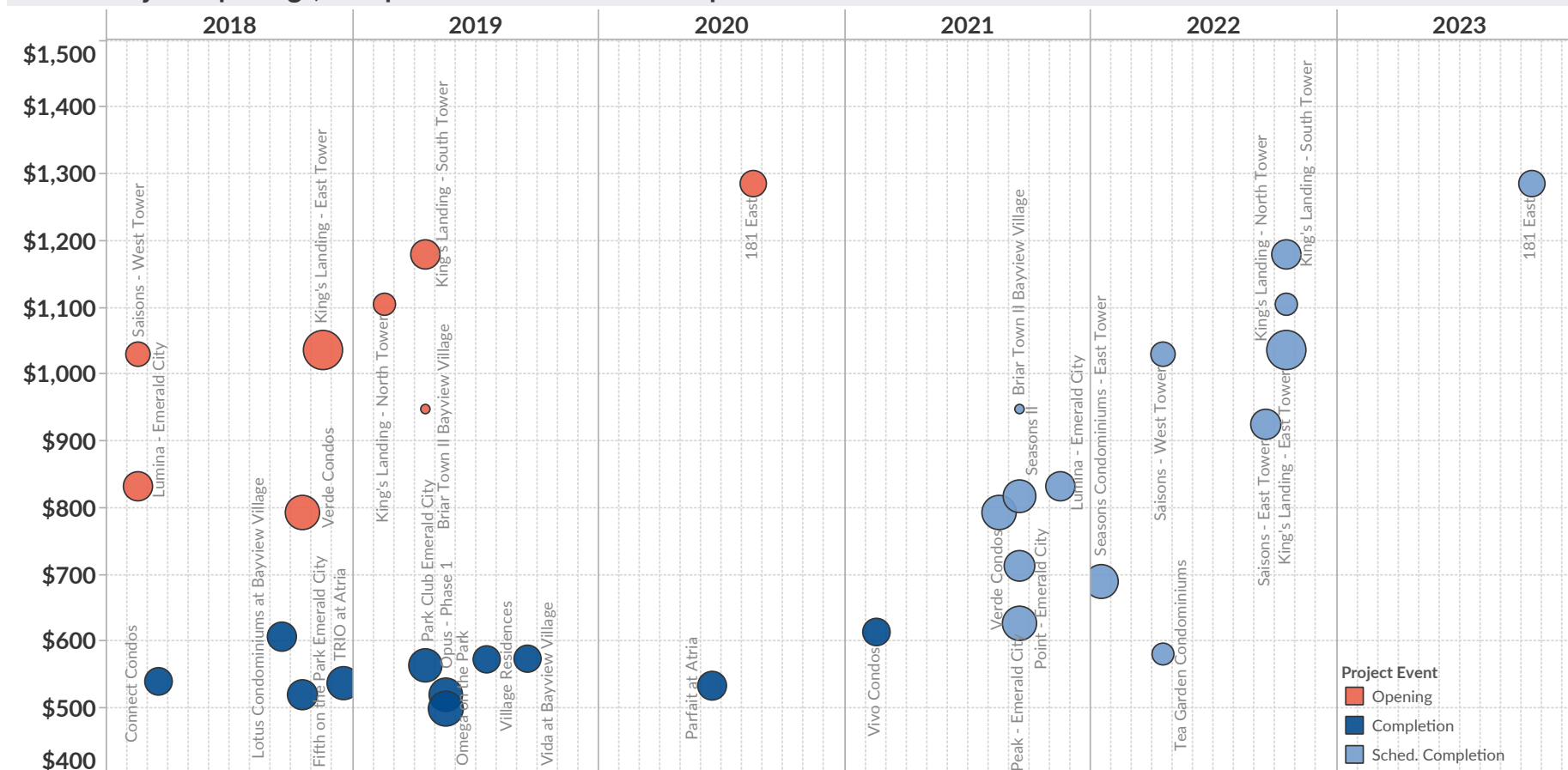
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	15	480
Total Units	8,665	265,957
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.3	61.7
Avg. Floor Space Index	3.8	6.8

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

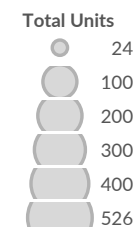


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Recent Project Openings, Completions & Scheduled Completions



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.



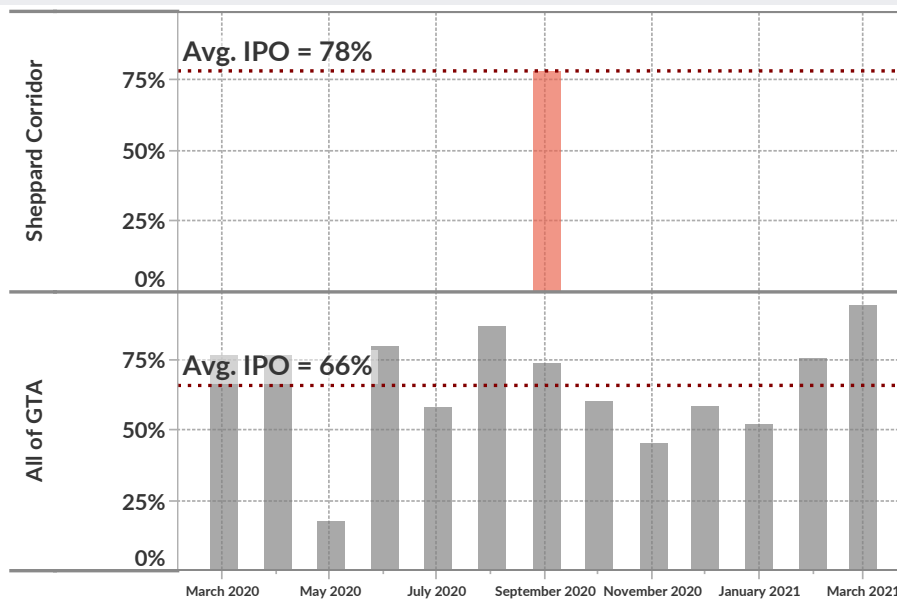
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Project Data by Unit Type

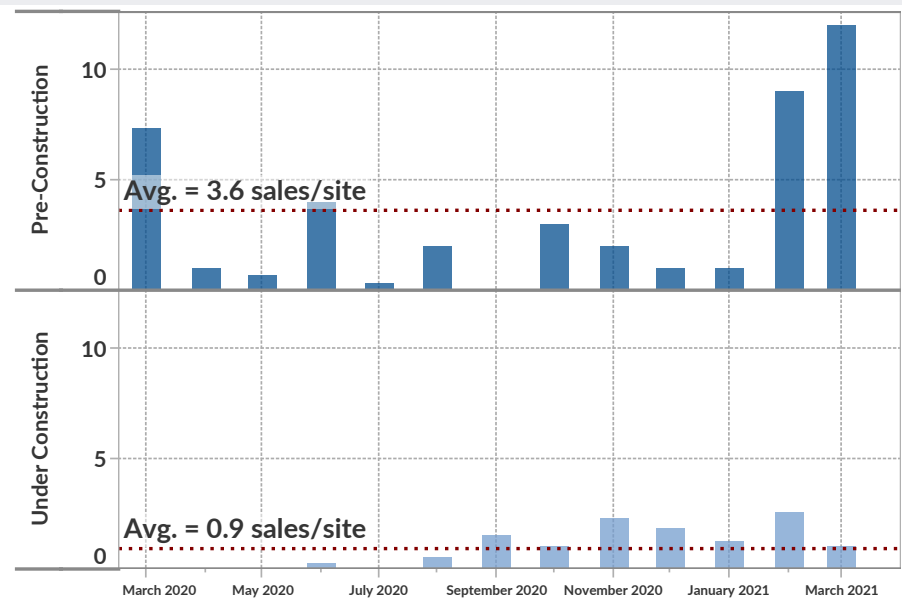
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	116	13	108	8
1 Bedroom	601	33	566	35
1 Bedroom + Den	493	61	436	57
2 Bedroom	722	30	599	123
2 Bedroom + Den	115	11	76	39
3 Bedroom & Up	297	15	193	104
Penthouse	14	0	0	14
Other	62	0	38	24

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,351	358	499	\$449,900	\$633,900
\$1,280	460	616	\$560,000	\$784,900
\$1,192	530	768	\$605,000	\$887,900
\$1,163	639	1,585	\$749,000	\$1,529,900
\$1,171	728	1,061	\$913,900	\$1,379,990
\$1,131	838	1,620	\$985,000	\$1,725,900
\$935	1,270	1,606	\$1,290,000	\$1,400,000
\$1,049	1,077	2,248	\$1,230,000	\$2,000,000

IPO Launch Performance (first 2 months)

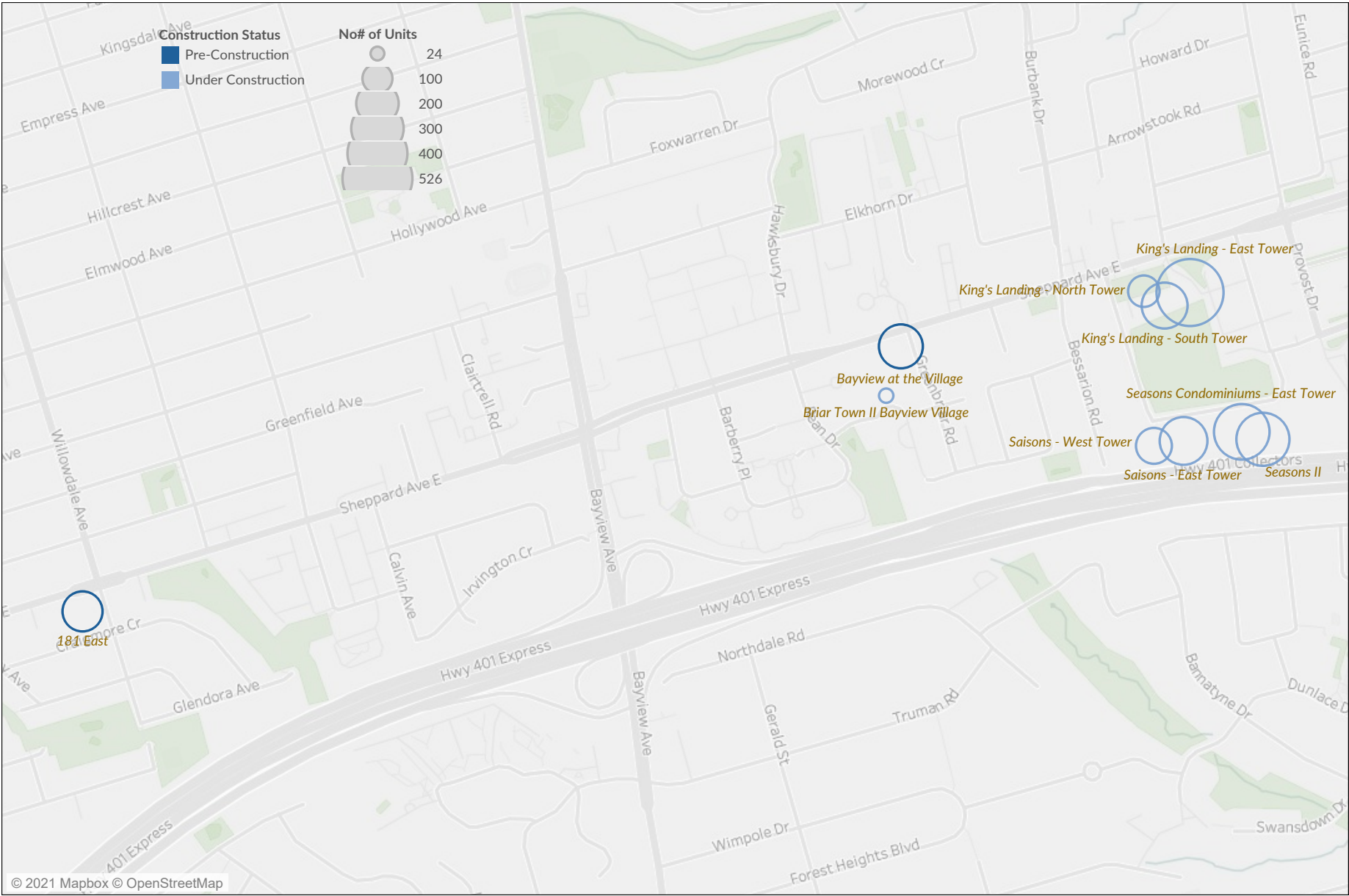


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



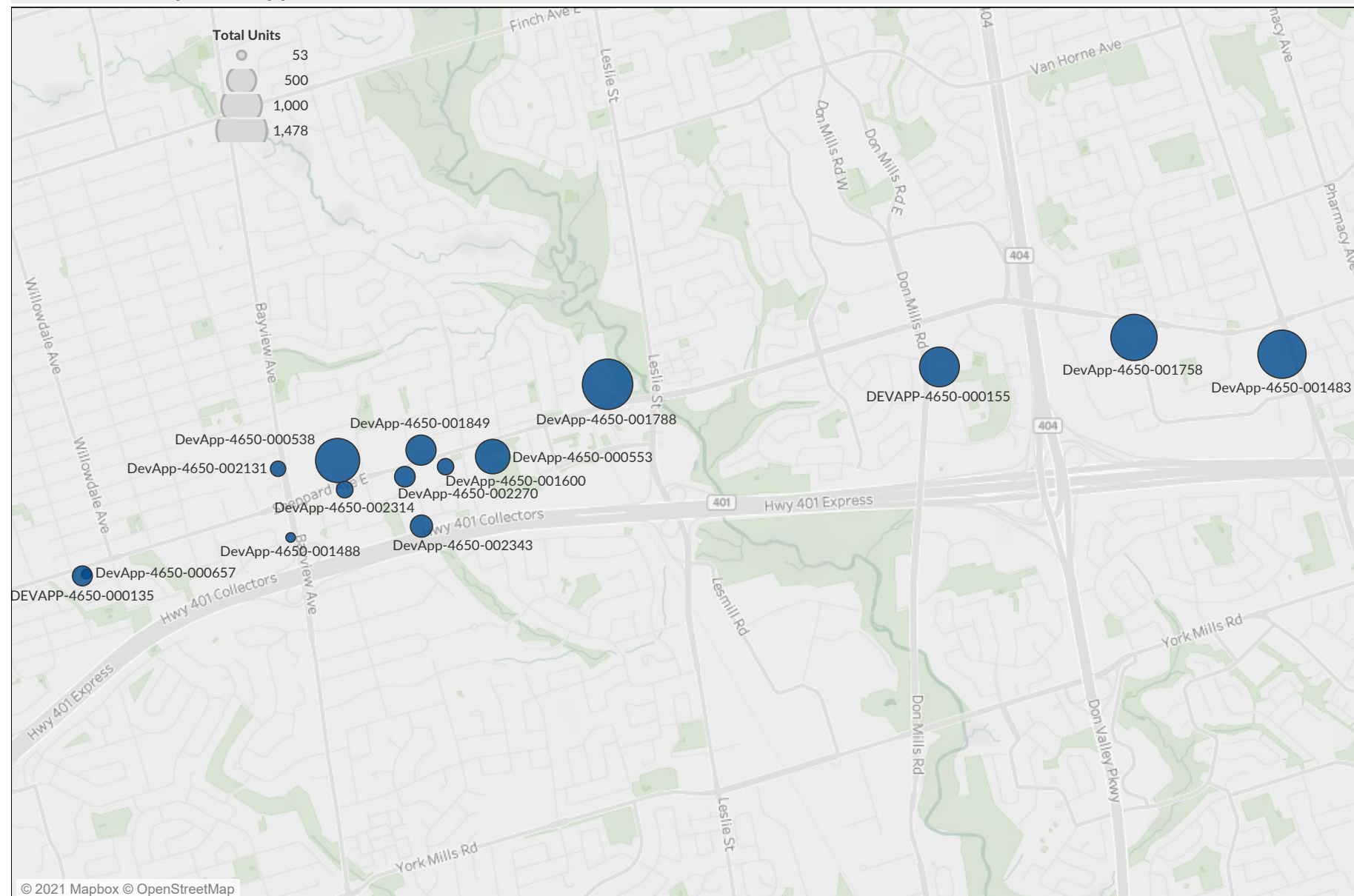
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Current Active Project List

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	12	22	15	188	\$1,286	\$1,293
Bayview at the Village - Canderel Residential	Apartment	May 2023	135	135	77	226	\$0	\$1,263
Briar Town II Bayview Village - Buildcrest and Algar Developm..	Stacked	September 2021	0	0	9	24	\$949	\$957
King's Landing - East Tower - Concord Adex	Apartment	October 2022	4	9	100	526	\$1,037	\$1,083
King's Landing - North Tower - Concord Adex	Apartment	October 2022	3	5	23	116	\$1,106	\$1,129
King's Landing - South Tower - Concord Adex	Apartment	October 2022	7	10	45	247	\$1,180	\$1,283
Saisons - East Tower - Concord Adex	Apartment	September 2022	0	0	11	267	\$926	\$1,060
Saisons - West Tower - Concord Adex	Apartment	April 2022	0	0	26	151	\$1,031	\$1,029
Seasons Condominiums - East Tower - Concord Adex	Apartment	January 2022	0	0	12	362	\$691	\$1,137
Seasons II - Concord Adex	Apartment	September 2021	2	2	86	330	\$818	\$1,110

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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	53
DevApp-4650-001600	699 Sheppard Avenue East	3.8	155
DevApp-4650-001758	2135 Sheppard Avenue East	4.0	1,243
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	54	16	5,477	4,445	445	\$2,156	1,507	\$3,249,723	9,998
Central Waterfront	76	9	4,721	3,876	832	\$1,517	1,033	\$1,566,060	19,434
Don Mills - York Mills	15	12	3,664	3,252	204	\$1,016	1,088	\$1,105,791	13,974
Downtown Core	989	7	4,237	3,561	336	\$1,765	782	\$1,380,371	19,143
Downtown East	285	21	7,347	6,428	682	\$1,269	808	\$1,025,017	15,953
Downtown West	509	29	10,543	8,998	1,118	\$1,459	903	\$1,316,907	21,954
Etobicoke Waterfront	0	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	12	5	1,187	1,118	61	\$814	1,129	\$918,189	.
Mississauga City Centre	24	12	7,004	6,473	434	\$908	828	\$752,150	.
North Toronto	24	14	3,707	3,109	499	\$1,272	852	\$1,084,258	13,988
North Yonge Corridor	17	6	1,715	1,518	73	\$1,186	851	\$1,009,796	8,173
North York East	1	2	528	525	2	\$949	1,028	\$974,900	1,240
North York West	23	9	1,220	960	214	\$1,286	1,601	\$2,059,515	15,241
Not Applicable	1,037	141	28,404	23,324	3,541	\$842	957	\$806,225	92,760
Scarborough City Centre									2,245
Sheppard Corridor	165	10	2,437	2,016	404	\$1,141	912	\$1,040,689	8,665
Thornhill	31	6	1,720	1,500	210	\$1,089	1,234	\$1,344,323	.
Toronto East	2	12	1,533	1,136	182	\$1,148	864	\$991,982	3,308
Toronto West	31	17	3,461	2,891	382	\$1,174	1,000	\$1,174,628	13,544
Yonge - St. Clair	2	7	661	517	144	\$1,766	1,444	\$2,550,694	3,536

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