



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of April 2021



Sheppard Corridor Submarket Report - April 2021



Sheppard Corridor		GTA
Active Projects	10	340
Total Units	2,434	92,806
Total Sales	2,108	78,055
Rem. Inv.	312	10,715
Avg. \$/SF	\$1,116	\$1,222
Avg. Project \$/SF	\$1,133	\$1,076
Avg. SF	981	964
Avg. \$	\$1,094,137	\$1,178,878
Current Month Sales (incl. active & sold out)	92	3,619

Development Applications

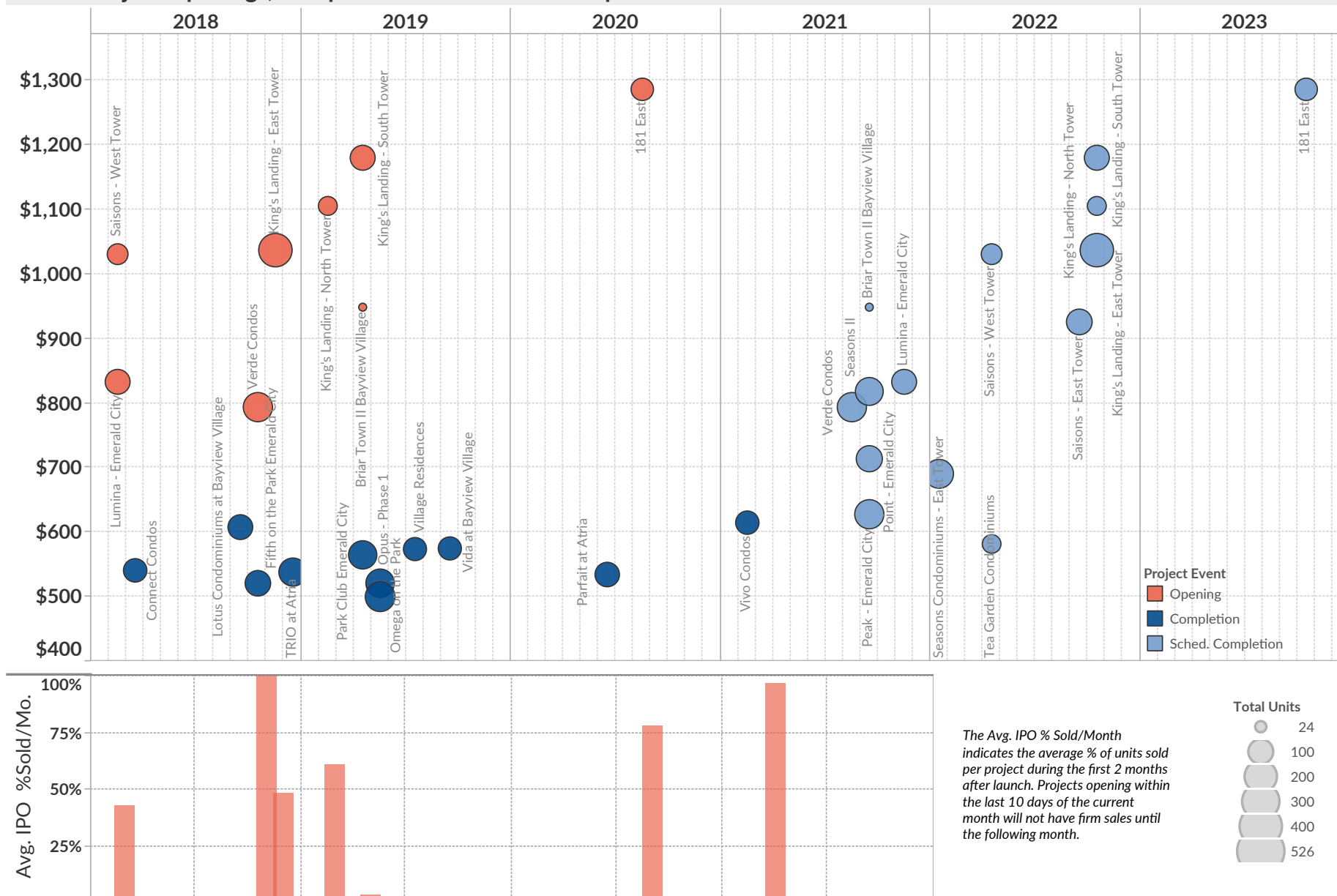
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	14	480
Total Units	7,745	259,614
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.3	61.7
Avg. Floor Space Index	3.7	6.8

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



Sheppard Corridor Submarket Report - April 2021

Recent Project Openings, Completions & Scheduled Completions



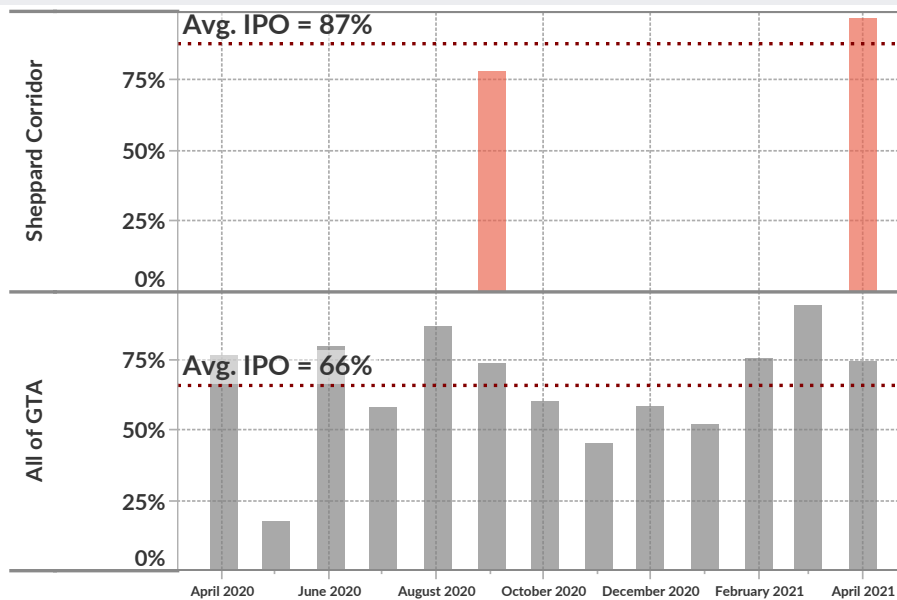
Sheppard Corridor Submarket Report - April 2021

Project Data by Unit Type

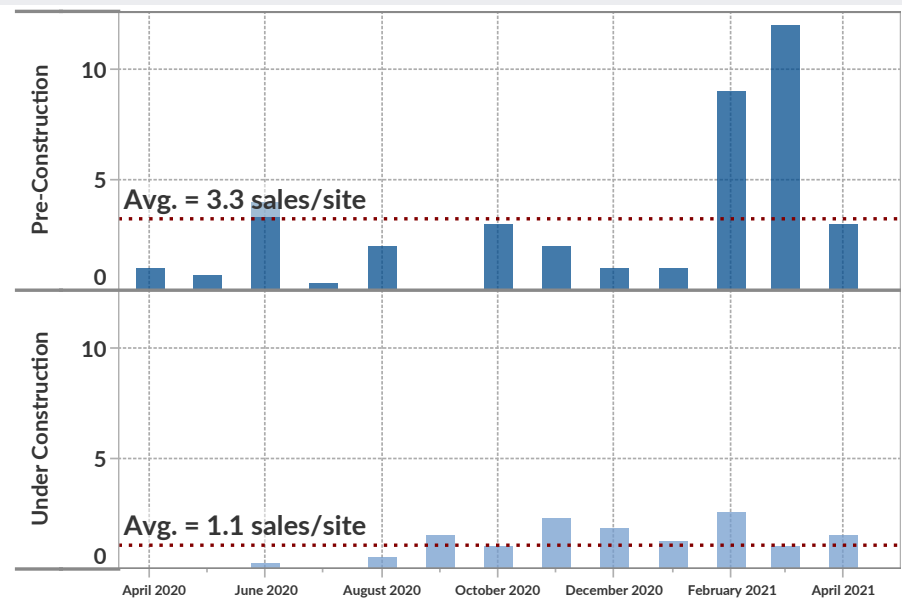
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	116	7	115	1
1 Bedroom	601	23	589	12
1 Bedroom + Den	493	29	465	28
2 Bedroom	722	18	617	105
2 Bedroom + Den	115	6	82	33
3 Bedroom & Up	297	7	200	97
Penthouse	14	0	0	14
Other	62	2	40	22

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,270	499	499	\$633,900	\$633,900
\$1,189	460	616	\$560,000	\$784,900
\$1,098	530	768	\$605,000	\$852,900
\$1,157	672	1,585	\$749,000	\$1,529,900
\$1,154	838	1,023	\$920,000	\$1,335,900
\$1,124	838	1,620	\$985,000	\$1,725,900
\$935	1,270	1,606	\$1,290,000	\$1,400,000
\$1,038	1,077	2,248	\$1,230,000	\$2,000,000

IPO Launch Performance (first 2 months)

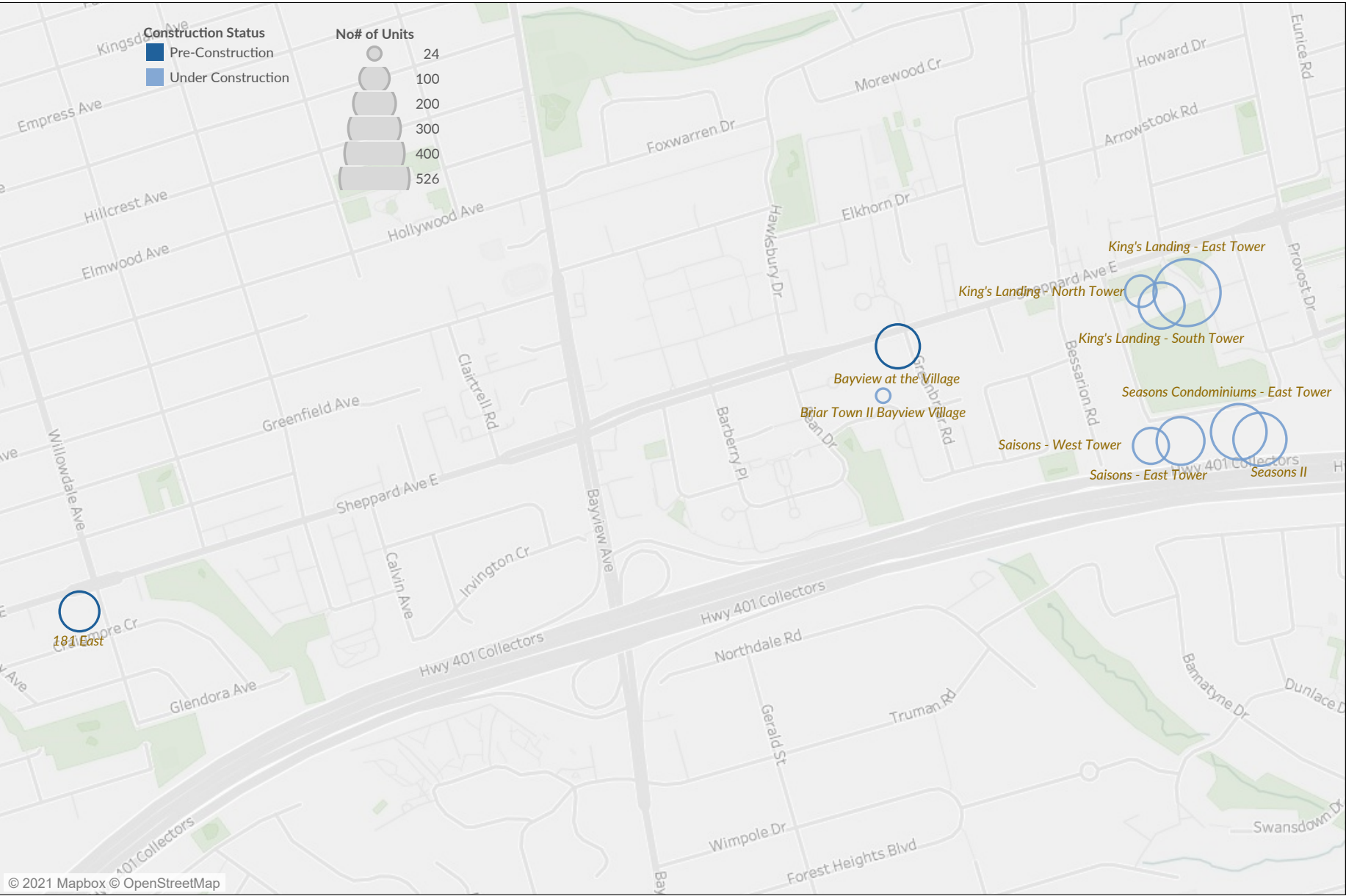


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - April 2021

Current Active Projects



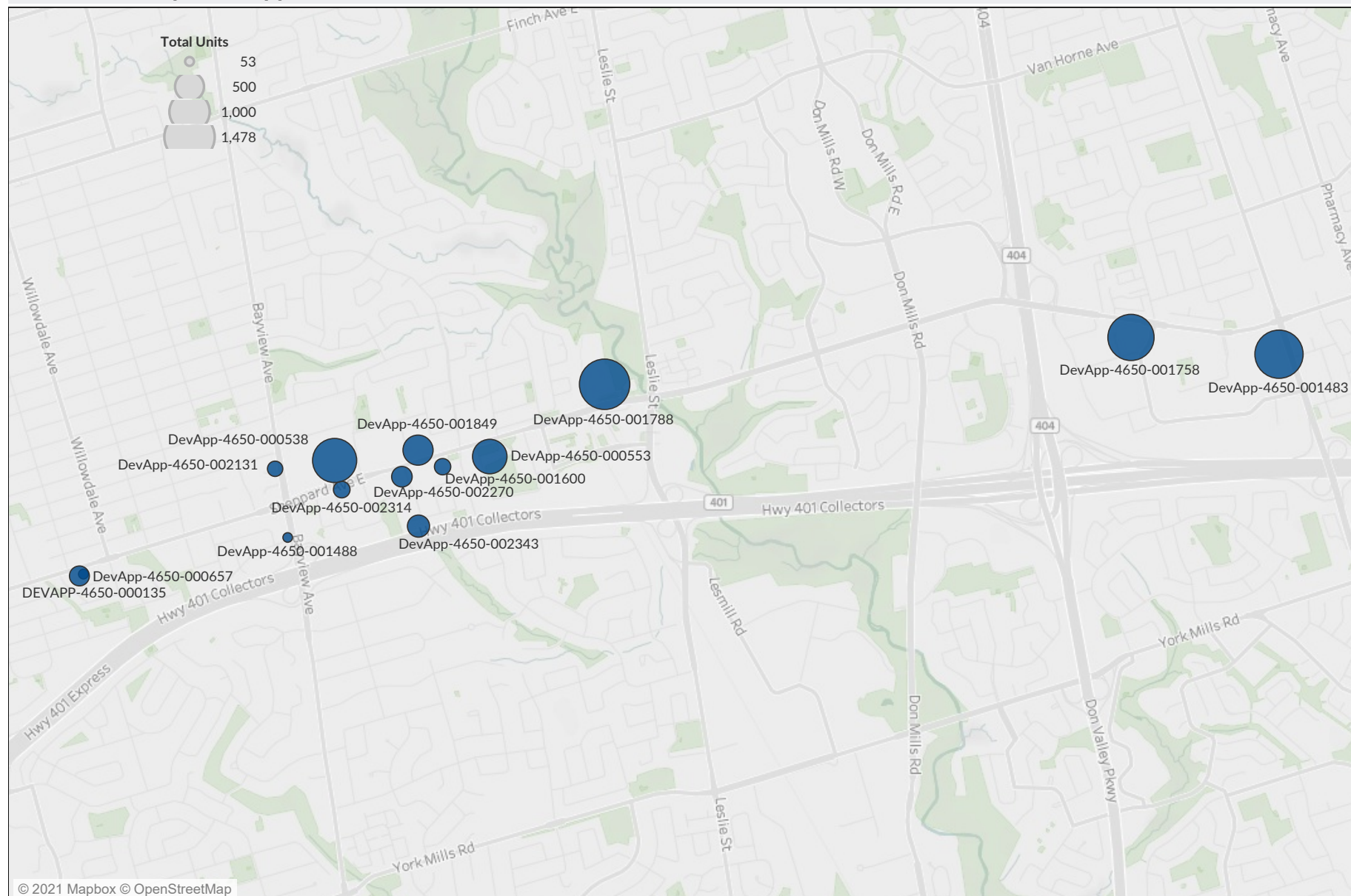
Sheppard Corridor Submarket Report - April 2021

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	3	25	12	185	\$1,286	\$1,293
Bayview at the Village - Canderel Residential	Apartment	May 2023	70	205	7	226	\$0	\$1,260
Briar Town II Bayview Village - Buildcrest and Algar Developm..	Stacked	September 2021	1	1	8	24	\$949	\$945
King's Landing - East Tower - Concord Adex	Apartment	October 2022	5	14	95	526	\$1,037	\$1,083
King's Landing - North Tower - Concord Adex	Apartment	October 2022	4	9	19	116	\$1,106	\$1,127
King's Landing - South Tower - Concord Adex	Apartment	October 2022	6	16	39	247	\$1,180	\$1,284
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	3	5	83	330	\$818	\$1,108

Sheppard Corridor Submarket Report - April 2021

Current Development Applications



Sheppard Corridor Submarket Report - April 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	5.5	230
DevApp-4650-000538	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.

Sheppard Corridor Submarket Report - April 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	8	16	5,476	4,453	437	\$2,158	1,518	\$3,276,546	8,832
Central Waterfront	33	9	4,721	3,908	800	\$1,519	1,049	\$1,594,374	19,434
Don Mills - York Mills	13	12	3,683	3,265	191	\$1,014	1,096	\$1,111,746	13,974
Downtown Core	30	7	4,237	3,591	306	\$1,779	805	\$1,431,852	18,616
Downtown East	111	22	7,795	6,507	1,198	\$1,311	668	\$875,828	14,922
Downtown West	72	29	10,538	9,071	1,071	\$1,461	911	\$1,330,784	19,053
Etobicoke Waterfront	3	1	602	463	30	\$1,341	842	\$1,129,067	7,446
Highway7 - Yonge	4	5	1,187	1,122	57	\$816	1,134	\$925,433	.
Mississauga City Centre	732	13	7,939	7,215	417	\$913	856	\$781,515	.
North Toronto	5	14	3,707	3,114	494	\$1,271	849	\$1,079,214	13,529
North Yonge Corridor	5	6	1,715	1,523	68	\$1,187	858	\$1,018,376	8,127
North York East	0	2	528	525	2	\$949	1,028	\$974,900	206
North York West	28	9	1,220	983	191	\$1,298	1,685	\$2,186,518	15,556
Not Applicable	2,015	138	28,647	23,512	3,695	\$840	986	\$828,230	92,402
Scarborough City Centre									2,245
Sheppard Corridor	92	10	2,434	2,108	312	\$1,116	981	\$1,094,137	7,745
Thornhill	100	8	1,977	1,601	366	\$1,054	1,019	\$1,073,961	.
Toronto East	18	12	1,533	1,307	116	\$1,109	964	\$1,069,418	3,237
Toronto West	346	20	4,206	3,266	824	\$1,203	877	\$1,054,333	14,488
Yonge - St. Clair	4	7	661	521	140	\$1,767	1,451	\$2,565,247	3,539

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.