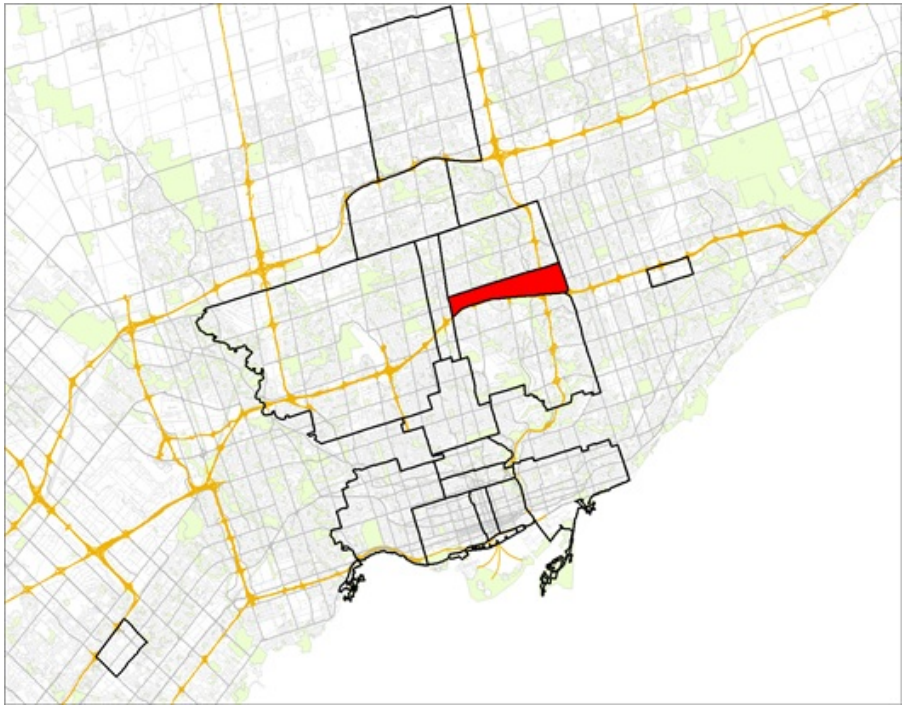
Greater Toronto Area Sheppard Corridor

New Homes High Rise Submarket Report

Data as of May 2021

Altus Group

Sheppard Corridor Submarket Report - May 2021

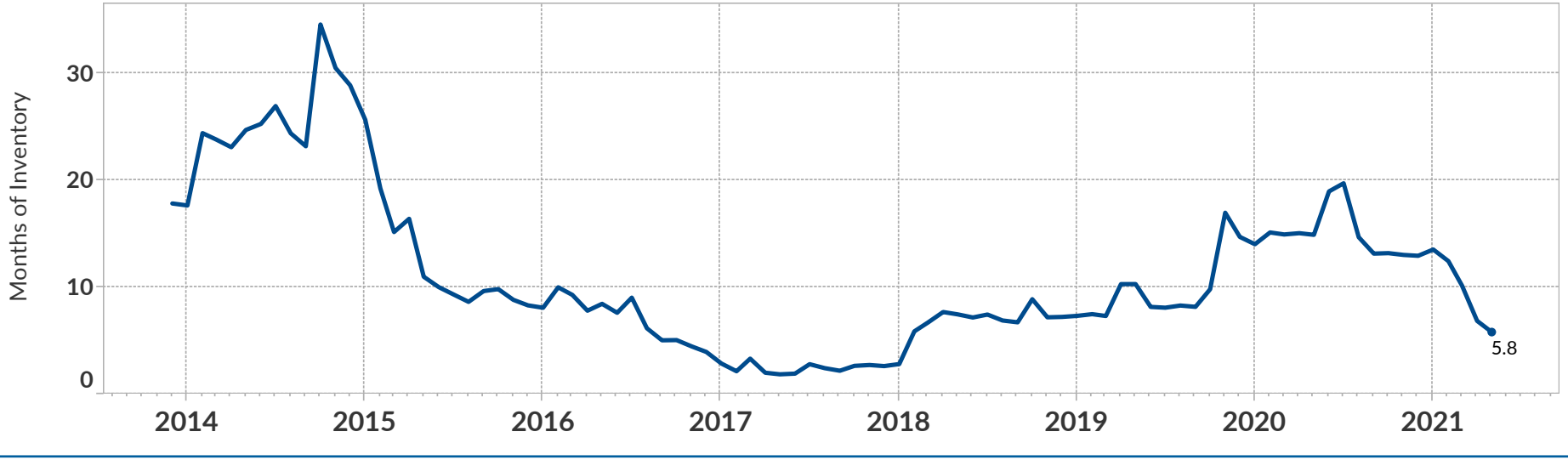


Sheppard Corridor		GTA
Active Projects	10	338
Total Units	2,434	92,166
Total Sales	2,140	77,131
Rem. Inv.	280	10,836
Avg. $/SF	$1,118	$1,201
Avg. Project $/SF	$1,130	$1,088
Avg. SF	1,006	984
Avg. $	$1,124,871	$1,181,327
Current Month Sales (incl. active & sold out)	35	2,396

Development Applications

Sheppard Corridor		City of Toronto
Number of Dev. Apps.	14	484
Total Units	13,768	494,318
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)*



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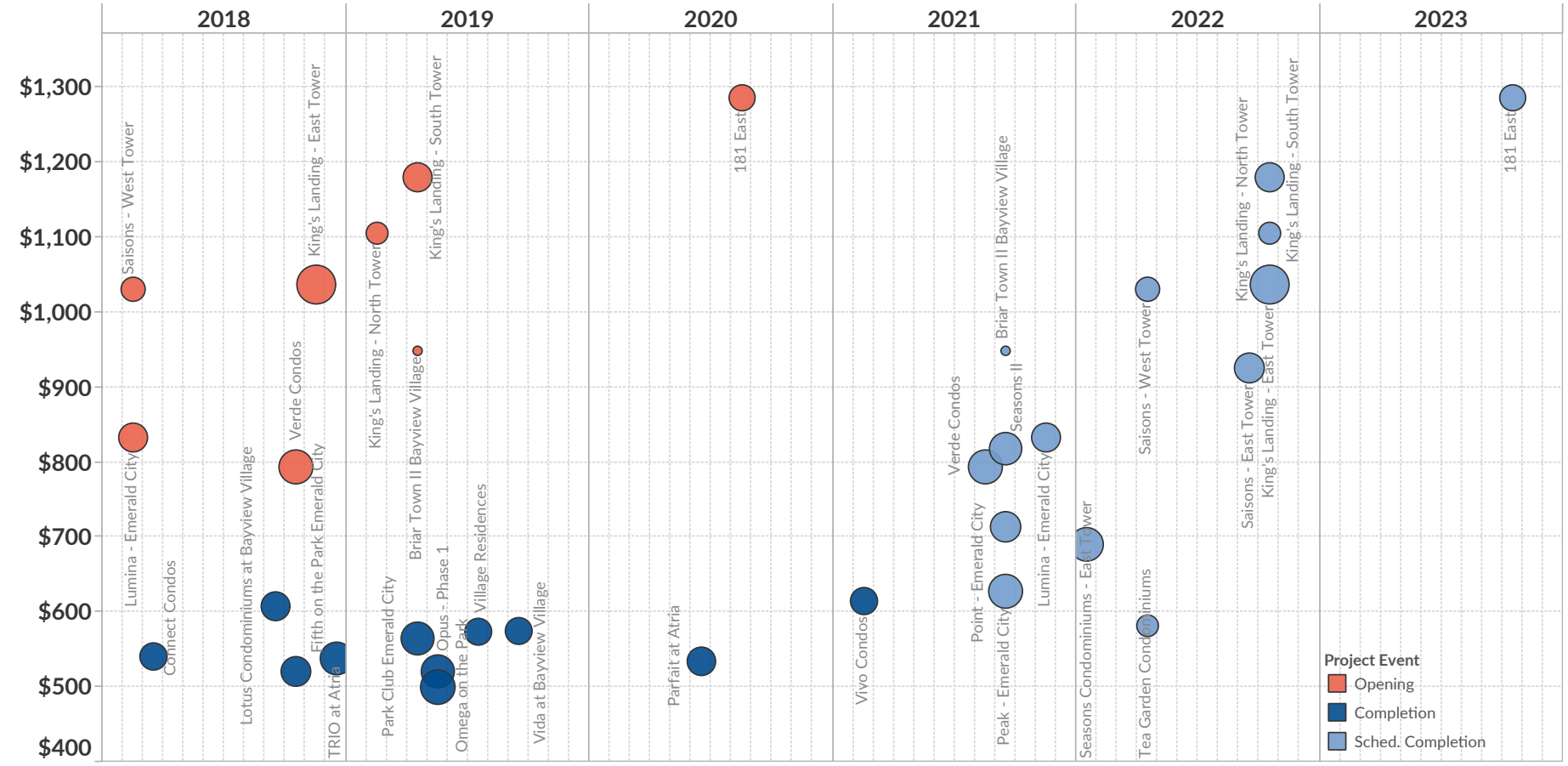
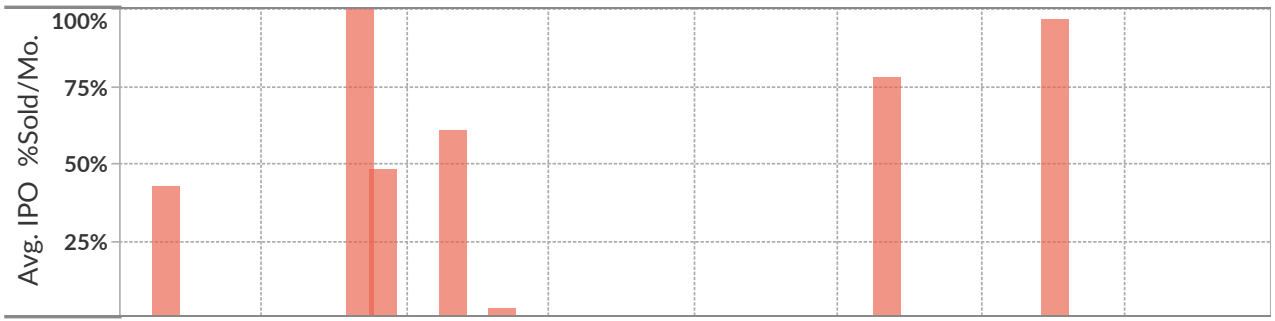
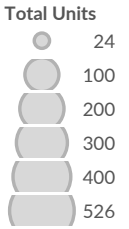
Recent Project Openings, Completions & Scheduled Completions





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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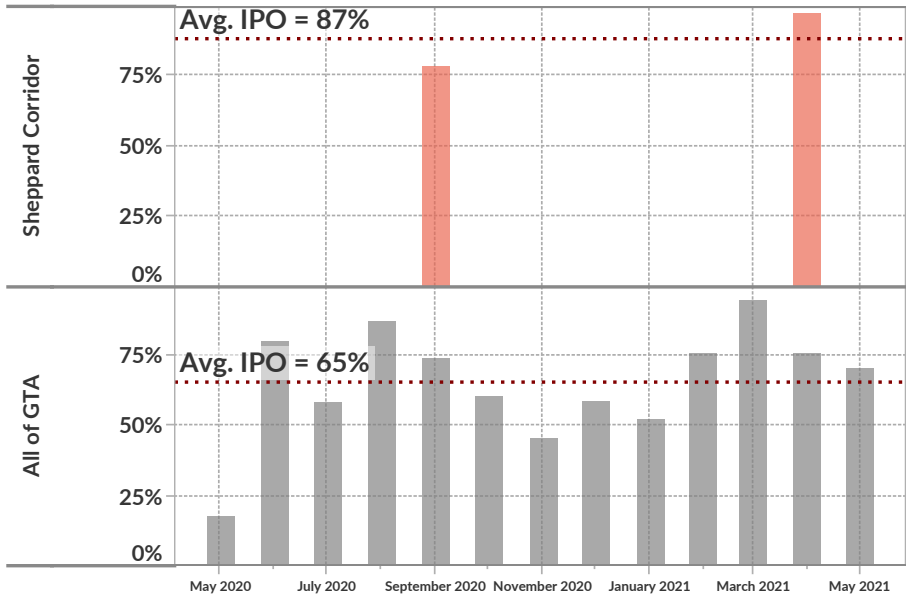
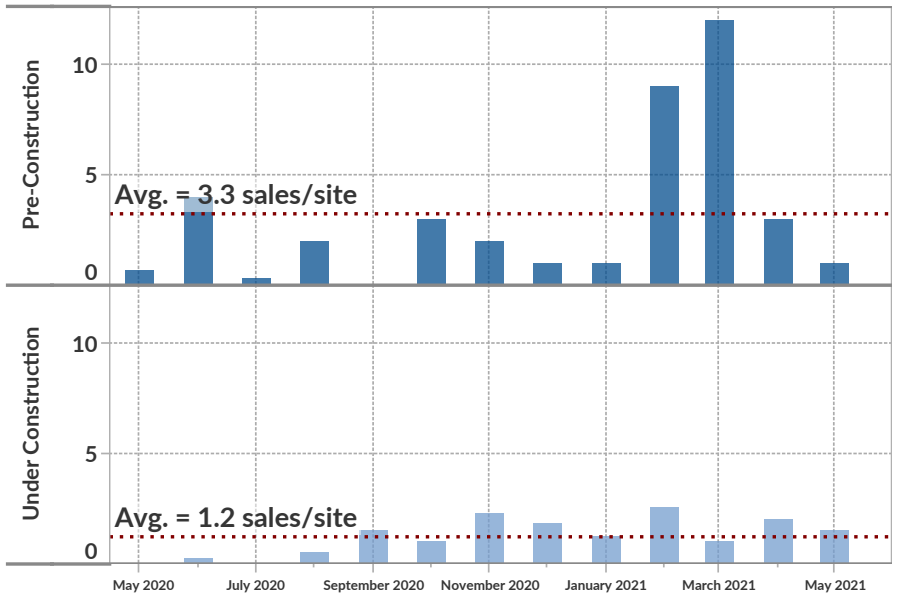
Project Data by Unit Type

Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.	Avg. $/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	116	0	115	1	$1,270	499	499	$633,900	$633,900
1 Bedroom	601	4	596	5	$1,260	460	616	$560,000	$784,900
1 Bedroom + Den	493	7	474	19	$1,065	606	768	$750,000	$852,900
2 Bedroom	722	15	627	95	$1,156	672	1,585	$749,000	$1,529,900
2 Bedroom + Den	115	5	85	30	$1,161	838	1,023	$920,000	$1,335,900
3 Bedroom & Up	297	1	198	99	$1,126	838	1,620	$985,000	$1,725,900
Penthouse	14	0	0	14	$935	1,270	1,606	$1,290,000	$1,400,000
Other	62	3	45	17	$1,062	1,077	2,248	$1,230,000	$2,200,000

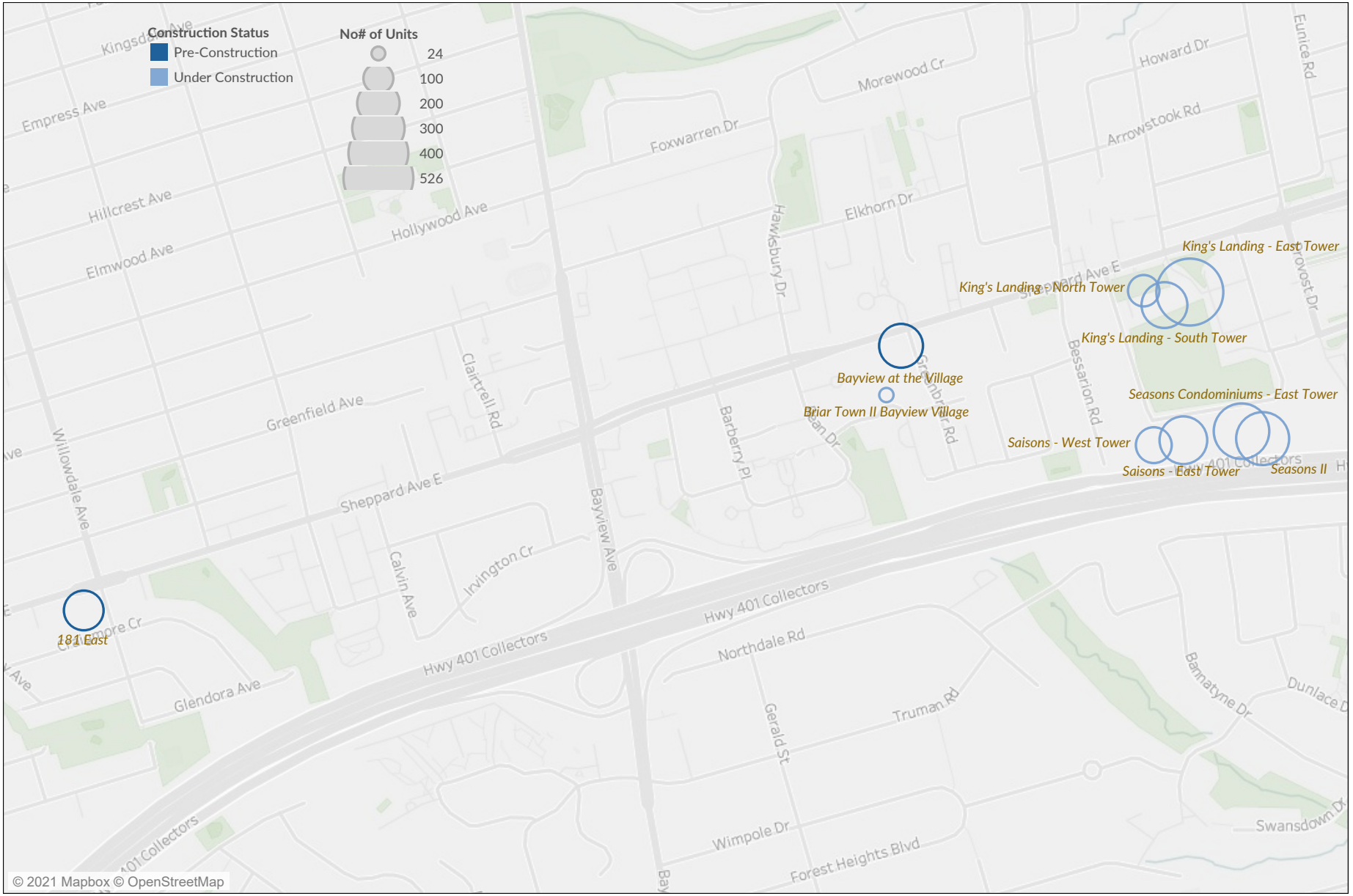
IPO Launch Performance (first 2 months)



Post Launch Absorption: Sheppard Corridor



Current Active Projects



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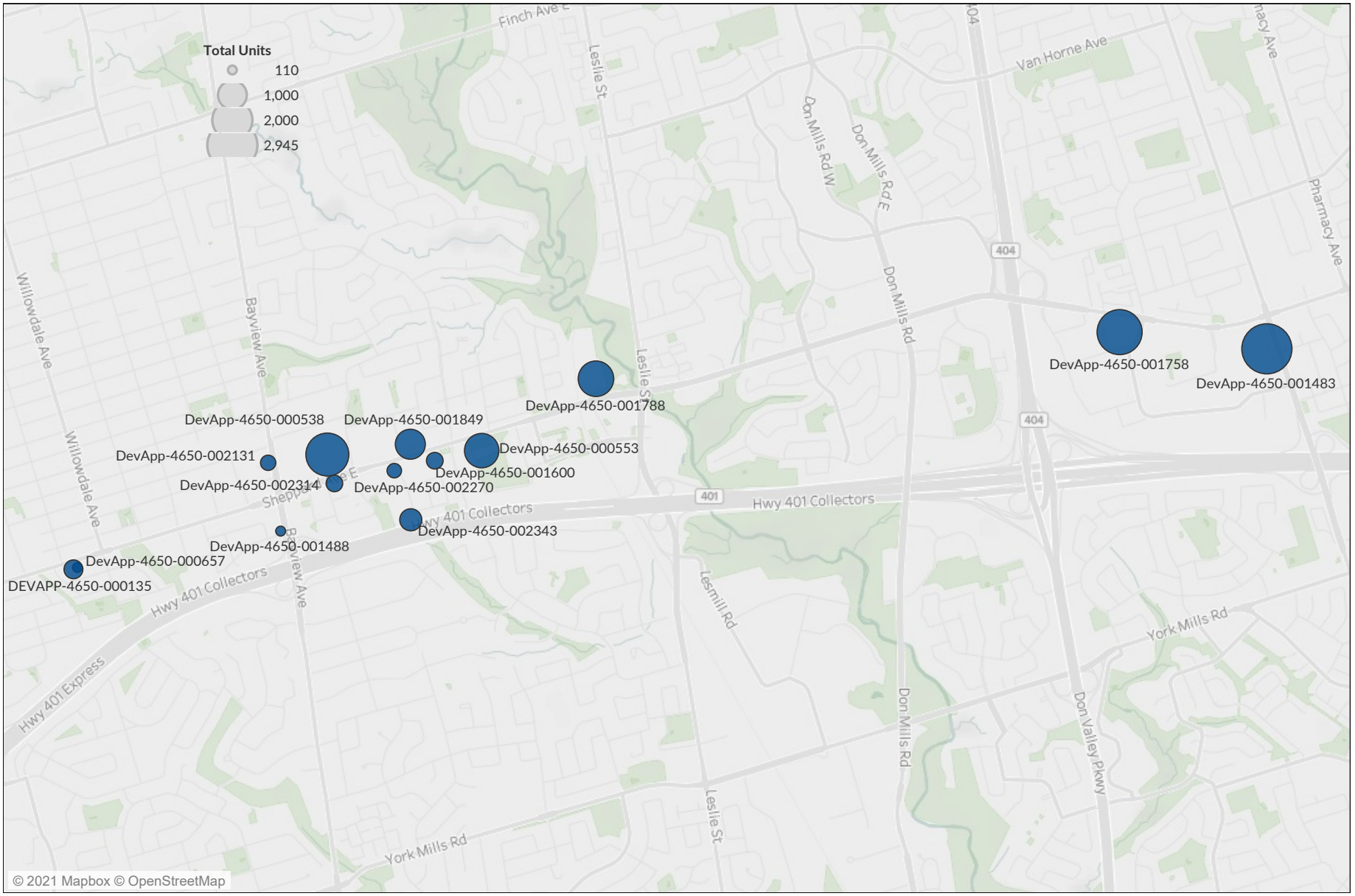
Current Active Project List

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	0	25	12	185	$1,286	$1,293
Bayview at the Village - Canderel Residential	Apartment	May 2023	2	207	5	226	$0	$1,219
Briar Town II Bayview Village - Buildcrest and Algar Developm..	Stacked	September 2021	0	1	8	24	$949	$945
King's Landing - East Tower - Concord Adex	Apartment	October 2022	8	24	85	526	$1,037	$1,077
King's Landing - North Tower - Concord Adex	Apartment	October 2022	3	9	19	116	$1,106	$1,146
King's Landing - South Tower - Concord Adex	Apartment	October 2022	5	17	38	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	3	4	22	151	$1,031	$1,018
Seasons Condominiums - East Tower - Concord Adex	Apartment	January 2022	0	0	12	362	$691	$1,137
Seasons II - Concord Adex	Apartment	September 2021	14	20	68	330	$818	$1,122

Current Development Applications



Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	5.5	415
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	2.6	2,158
DevApp-4650-000553	1001 - 1019 Sheppard Avenue East	5.5	1,384
DevApp-4650-000657	145 Sheppard Avenue East	8.0	110
DevApp-4650-001483	2550 Victoria Park Avenue	2.8	2,945
DevApp-4650-001488	2810 Bayview Avenue	2.9	114
DevApp-4650-001600	699 Sheppard Avenue East	3.7	324
DevApp-4650-001758	2135 Sheppard Avenue East	4.0	2,379
DevApp-4650-001788	1200 Sheppard Avenue East	3.1	1,478
DevApp-4650-001849	680 Sheppard Avenue East	5.0	1,054
DevApp-4650-002131	2 Teagarden Court		272
DevApp-4650-002270	627 Sheppard Avenue East	3.8	245
DevApp-4650-002314	589 Sheppard Avenue East	5.0	320
DevApp-4650-002343	71 Talara Drive	7.3	570

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	42	16	5,476	4,494	396	$2,197	1,600	$3,515,593	17,336
Central Waterfront	18	9	4,721	3,926	782	$1,520	1,057	$1,606,676	36,410
Don Mills - York Mills	7	12	3,682	3,274	183	$1,011	1,107	$1,119,470	23,874
Downtown Core	26	8	4,931	4,302	289	$1,814	839	$1,522,007	35,133
Downtown East	109	20	7,141	6,397	653	$1,270	813	$1,032,085	30,116
Downtown West	127	27	9,568	8,213	973	$1,484	901	$1,337,162	36,221
Etobicoke Waterfront	10	1	602	473	20	$1,342	831	$1,114,875	14,950
Highway7 - Yonge	1	6	1,392	1,123	261	$778	1,220	$948,740	
Mississauga City Centre	73	11	7,076	6,272	500	$933	830	$774,230	
North Toronto	89	15	3,743	3,203	441	$1,306	918	$1,199,330	26,183
North Yonge Corridor	6	6	1,715	1,529	62	$1,205	847	$1,020,553	15,660
North York East	0	2	528	525	2	$949	1,028	$974,900	412
North York West	8	10	1,267	989	232	$1,264	1,553	$1,963,778	35,893
Not Applicable	1,308	138	29,223	23,197	4,401	$869	929	$807,860	172,168
Scarborough City Centre									5,284
Sheppard Corridor	35	10	2,434	2,140	280	$1,118	1,006	$1,124,871	13,768
Thornhill	111	8	1,977	1,712	255	$1,074	1,116	$1,198,538	
Toronto East	31	11	1,442	1,211	121	$1,119	985	$1,103,177	6,330
Toronto West	164	20	4,202	3,400	690	$1,205	907	$1,093,153	24,915
Yonge - St. Clair	231	8	1,046	751	295	$1,639	1,174	$1,923,973	6,891

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