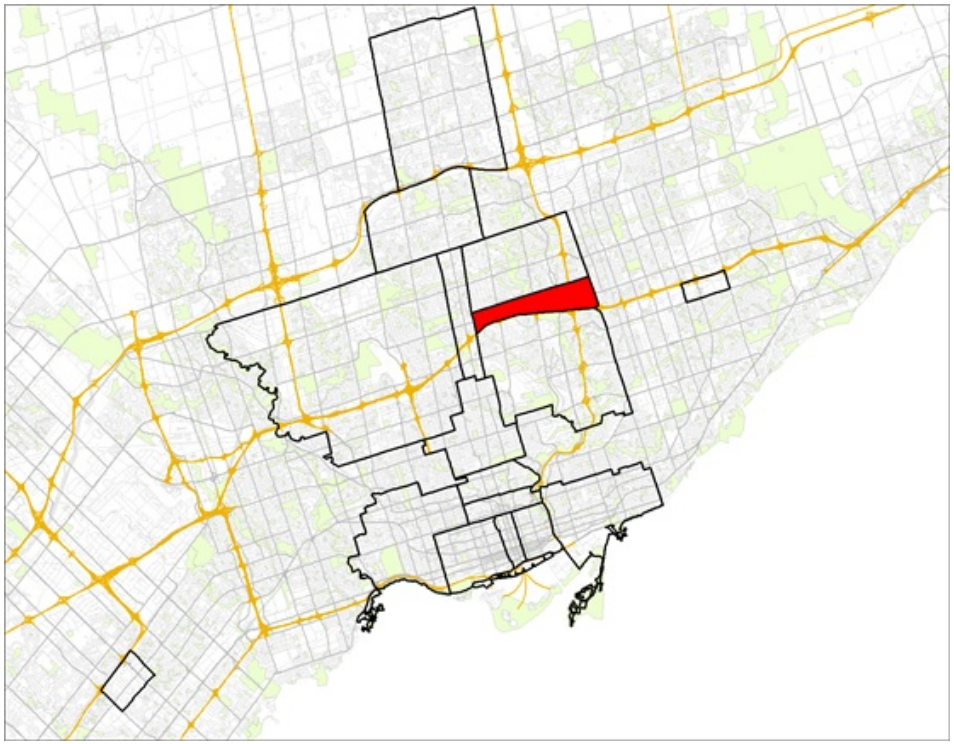
Greater Toronto Area Sheppard Corridor

New Homes High Rise Submarket Report

Data as of September 2021

Altus Group

Sheppard Corridor Submarket Report - September 2021

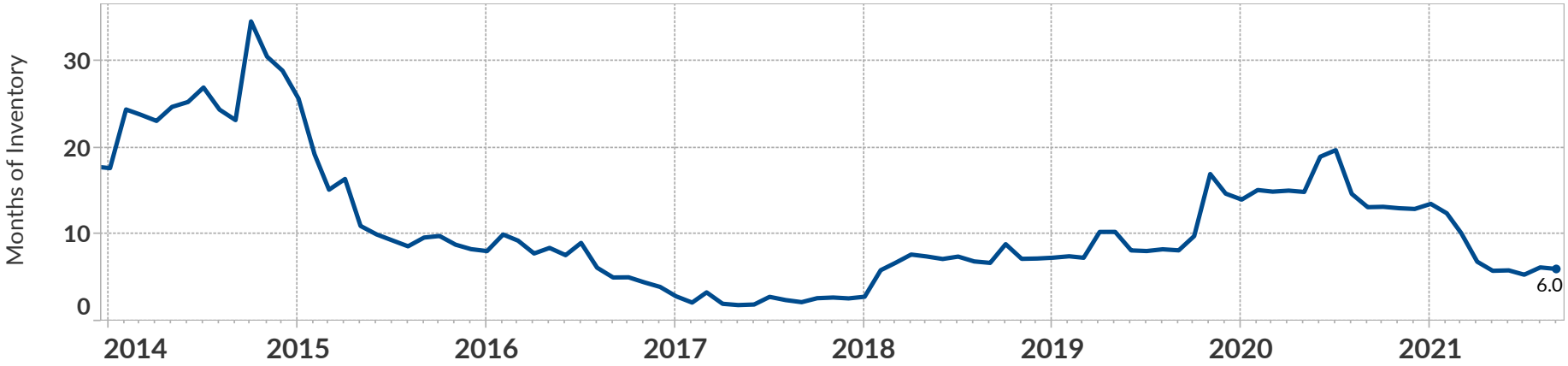


Sheppard Corridor		GTA
Active Projects	11	345
Total Units	2,426	89,461
Total Sales	2,200	78,354
Rem. Inv.	226	11,107
Avg. $/SF	$1,130	$1,256
Avg. Project $/SF	$1,154	$1,125
Avg. SF	1,020	922
Avg. $	$1,152,892	$1,158,650
Current Month Sales (incl. active & sold out)	15	2,488

Development Applications

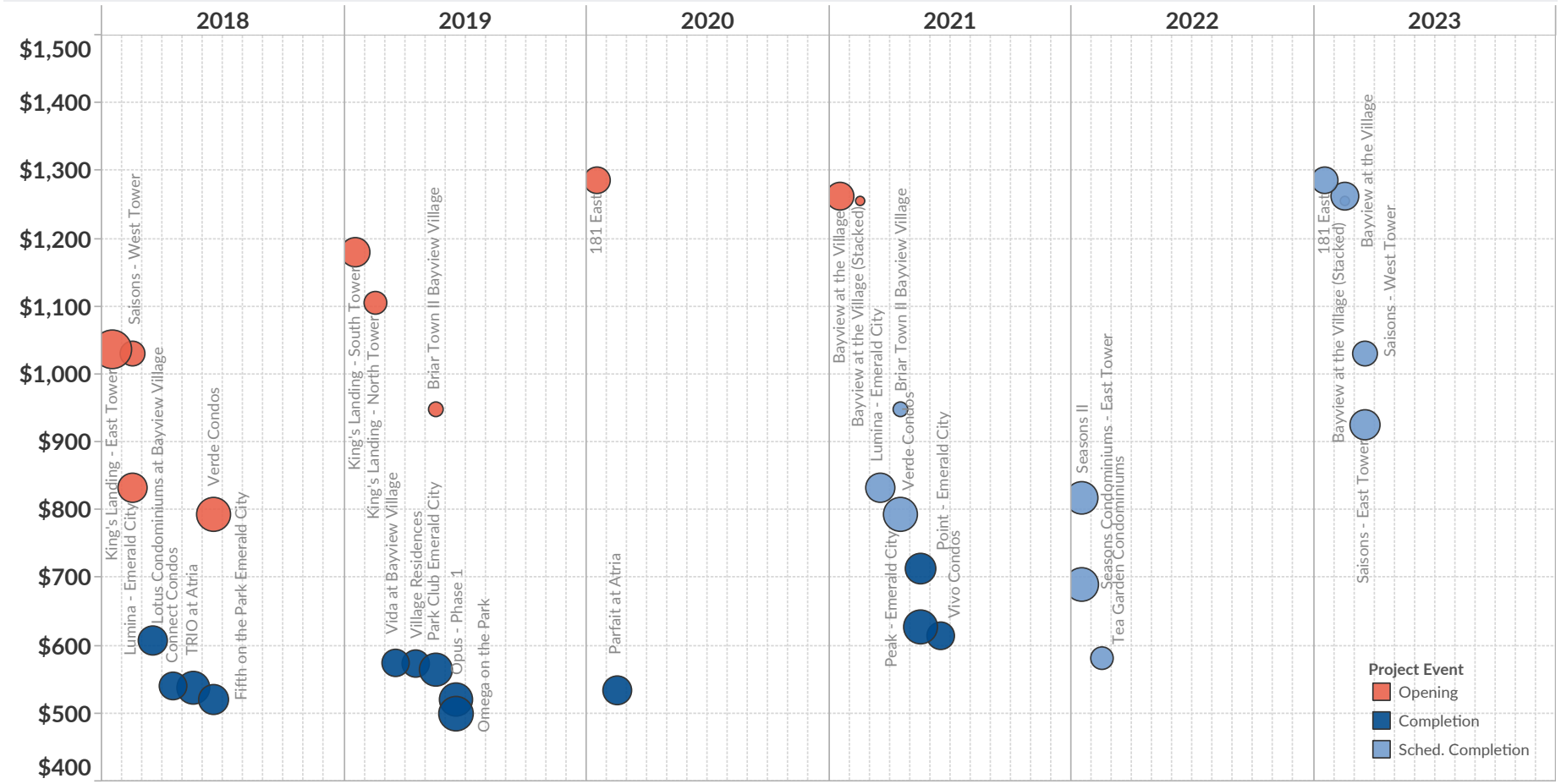
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	15	495
Total Units	7,135	268,467
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.3	61.7
Avg. Floor Space Index	3.5	6.9

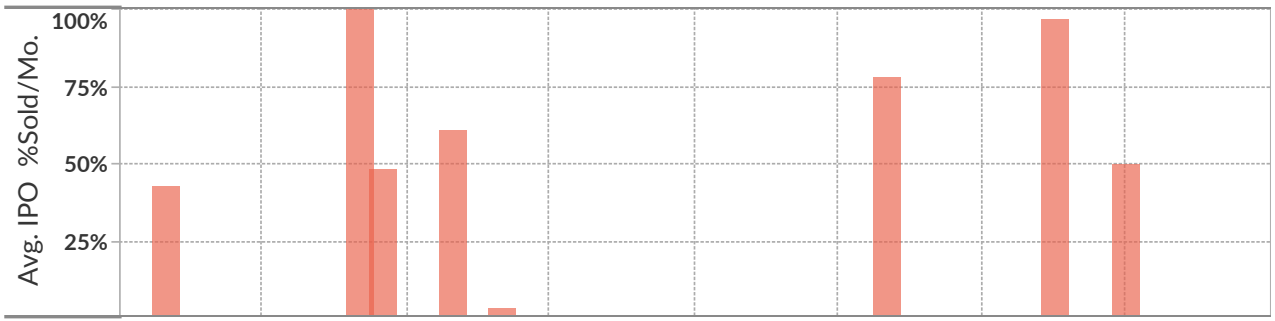
Submarket - Months of Inventory *(calculated using current rem. inv. and last 12 month sales)*



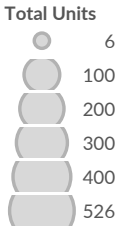
Sheppard Corridor Submarket Report - September 2021

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.

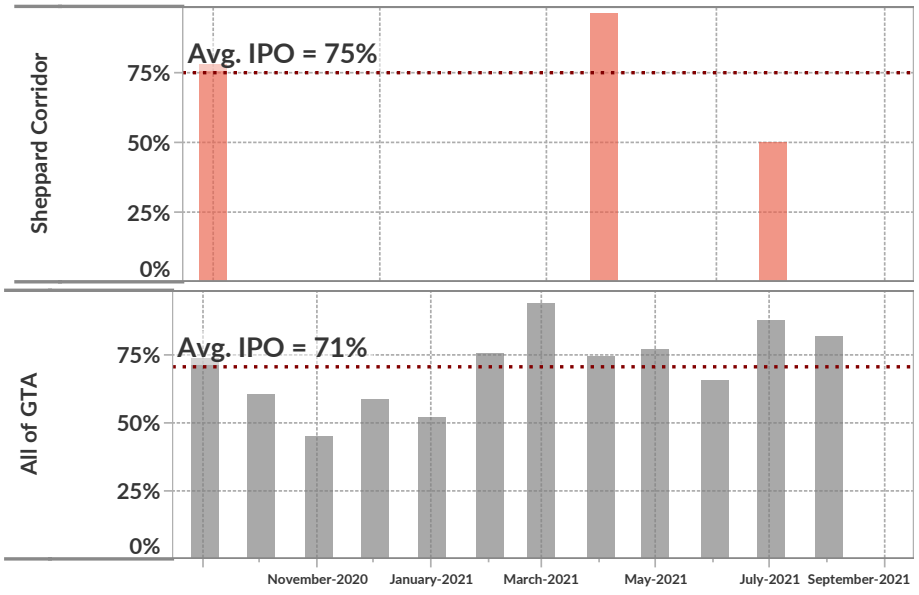


Sheppard Corridor Submarket Report - September 2021

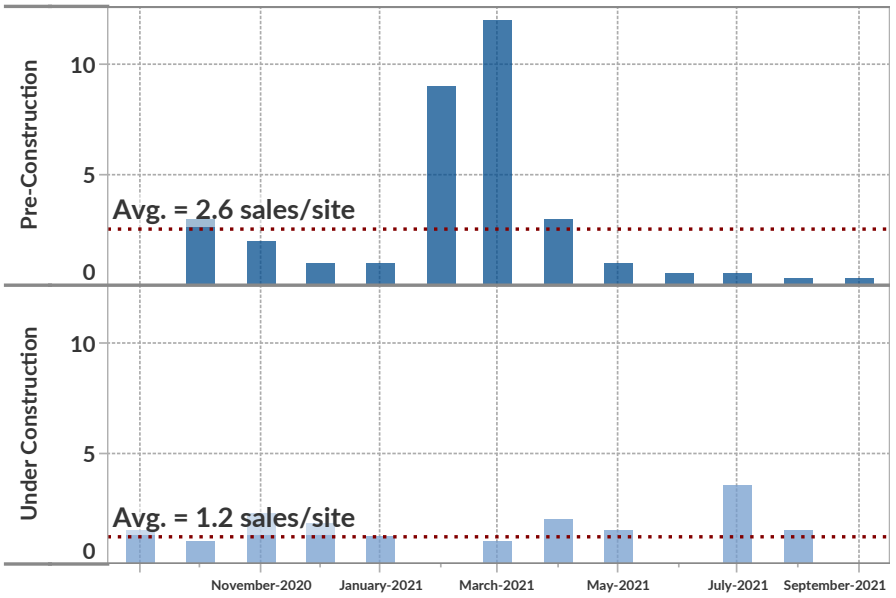
Project Data by Unit Type

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	0	597	4	$1,243	505	616	$560,000	$784,900
1 Bedroom + Den	493	4	485	8	$1,075	606	768	$750,000	$852,900
2 Bedroom	725	7	648	77	$1,170	672	1,398	$749,000	$1,499,900
2 Bedroom + Den	115	1	91	24	$1,168	838	1,023	$920,000	$1,335,900
3 Bedroom & Up	300	3	216	84	$1,150	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	0	48	14	$1,062	1,077	2,248	$1,230,000	$2,200,000

IPO Launch Performance (first 2 months)

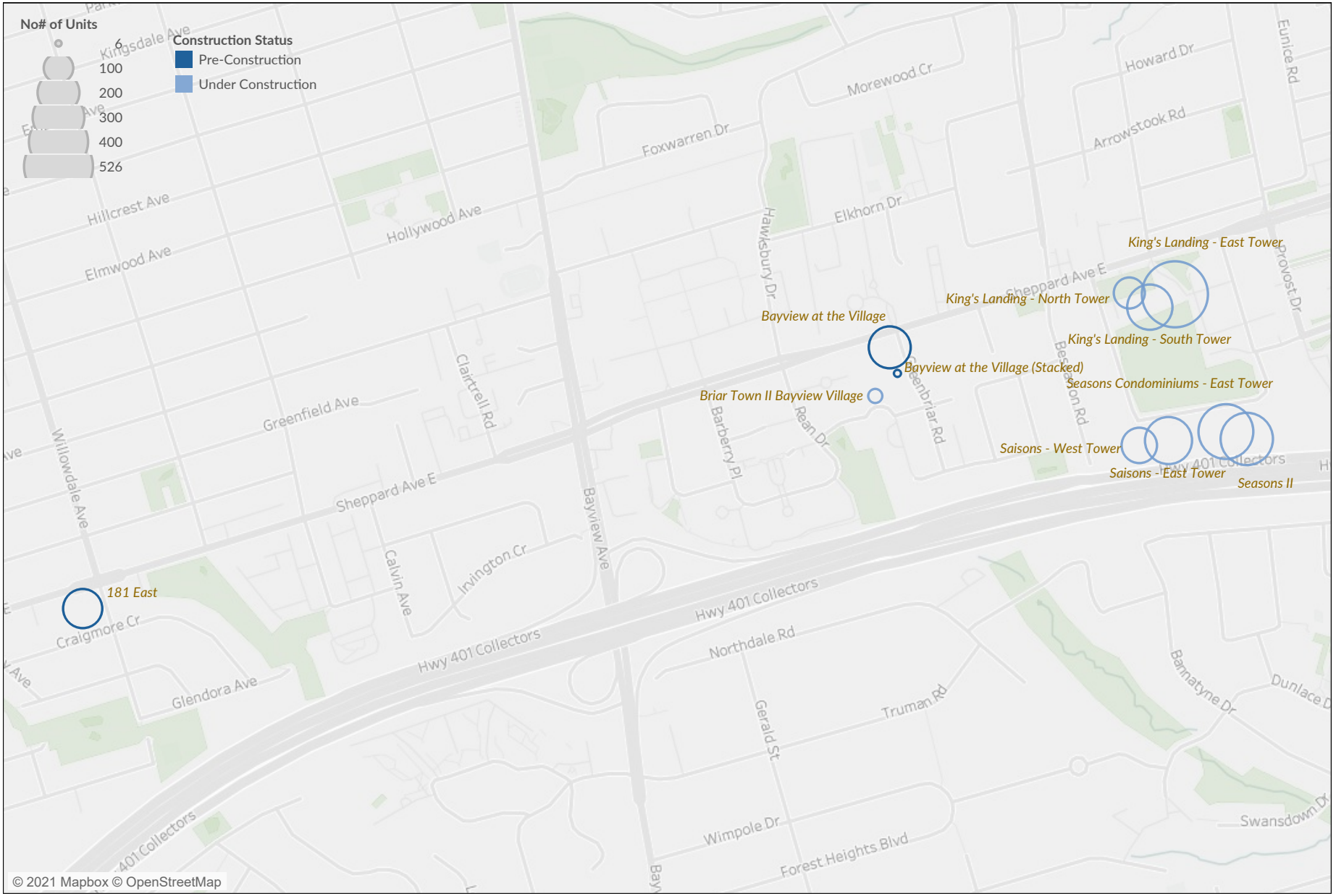


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - September 2021

Current Active Projects



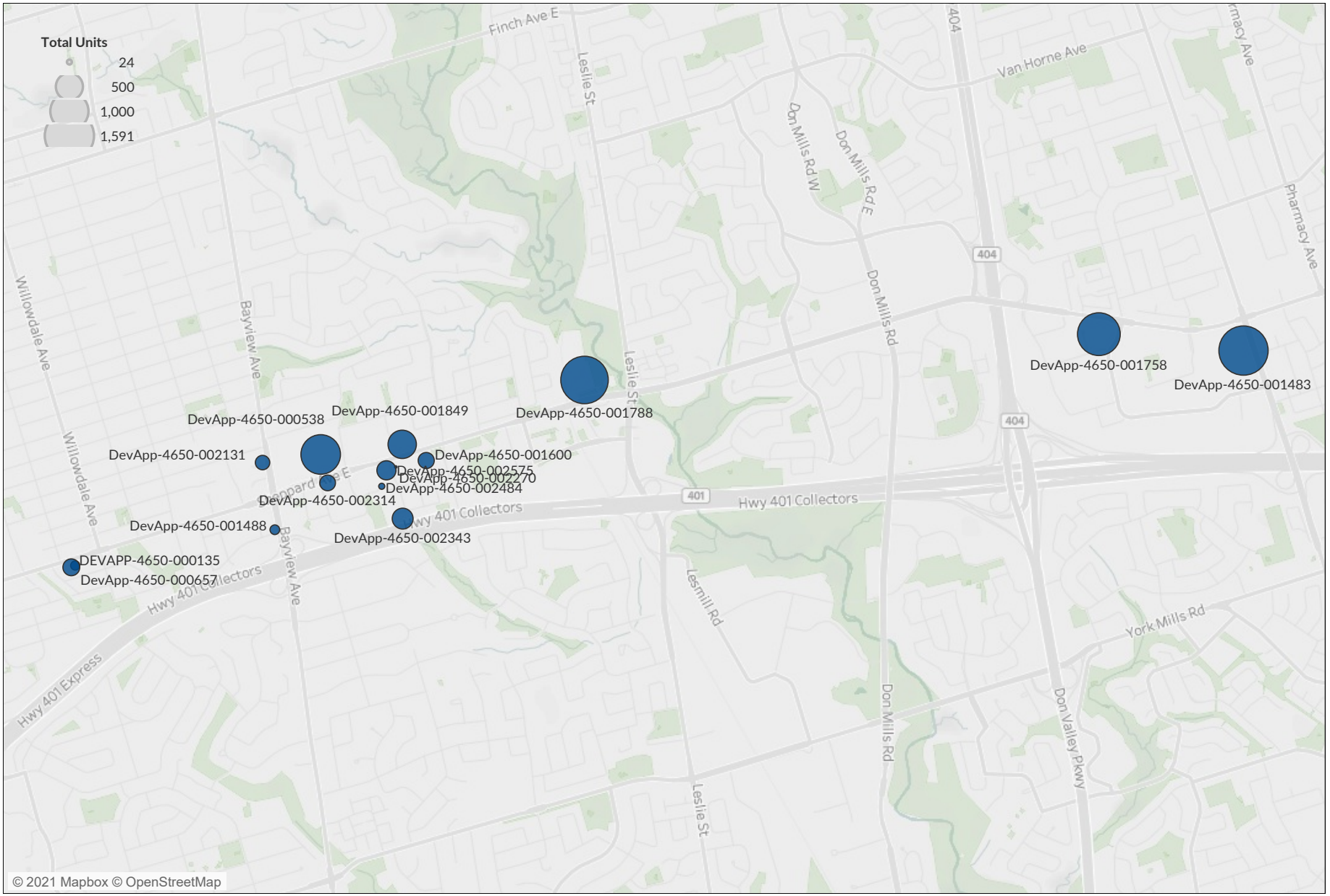
Sheppard Corridor Submarket Report - September 2021

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	0	27	10	185	$1,286	$1,296
Bayview at the Village - Canderel Residential	Apartment	May-2023	0	208	4	212	$1,263	$1,210
Bayview at the Village (Stacked) - Canderel Residential	Stacked	May-2023	1	4	2	6	$1,256	$1,266
Briar Town II Bayview Village - Buildcrest and Algar Developm..	Stacked	December-2021	2	3	6	24	$949	$1,018
King's Landing - East Tower - Concord Adex	Apartment	June-2024	7	41	68	526	$1,037	$1,074
King's Landing - North Tower - Concord Adex	Apartment	June-2024	0	9	19	116	$1,106	$1,146
King's Landing - South Tower - Concord Adex	Apartment	June-2024	0	17	38	247	$1,180	$1,284
Saisons - East Tower - Concord Adex	Apartment	June-2023	0	3	8	267	$926	$1,072
Saisons - West Tower - Concord Adex	Apartment	June-2023	0	11	15	151	$1,031	$1,083
Seasons Condominiums - East Tower - Concord Adex	Apartment	January-2022	0	0	12	362	$691	$1,137
Seasons II - Concord Adex	Apartment	January-2022	5	44	44	330	$818	$1,106

Sheppard Corridor Submarket Report - September 2021

Current Development Applications



Sheppard Corridor Submarket Report - September 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	5.5	185
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	2.6	1,026
DevApp-4650-000657	145 Sheppard Avenue East	8.0	55
DevApp-4650-001483	2550 Victoria Park Avenue	2.8	1,591
DevApp-4650-001488	2810 Bayview Avenue	2.9	61
DevApp-4650-001600	699 Sheppard Avenue East	3.7	169
DevApp-4650-001758	2135 Sheppard Avenue East	4.0	1,199
DevApp-4650-001788	1200 Sheppard Avenue East	3.1	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	239
DevApp-4650-002314	589 Sheppard Avenue East	5.0	160
DevApp-4650-002343	71 Talara Drive	7.3	285
DevApp-4650-002484	12 Dervock Crescent	1.9	24
DevApp-4650-002575	1 Greenbriar Road		

Sheppard Corridor Submarket Report - September 2021

Altus Group

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	16	15	4,155	3,779	376	$2,337	1,526	$3,567,122	8,623
Central Waterfront	26	9	4,708	4,014	694	$1,556	1,081	$1,681,409	17,819
Don Mills - York Mills	20	13	3,706	3,457	249	$1,012	1,048	$1,060,452	11,491
Downtown Core	20	7	3,756	3,541	215	$1,897	849	$1,610,331	17,238
Downtown East	481	22	7,812	6,634	1,178	$1,310	709	$928,777	15,902
Downtown West	54	25	8,324	7,525	799	$1,506	932	$1,403,441	18,862
Etobicoke Waterfront	0	1	503	494	9	$1,398	616	$861,650	7,504
Highway7 - Yonge	189	7	1,775	1,458	317	$968	717	$694,375	14,114
Mississauga City Centre	80	12	7,424	7,000	424	$1,053	862	$907,556	5,652
North Toronto	14	17	3,893	3,314	579	$1,369	998	$1,365,907	206
North Yonge Corridor	113	5	1,540	1,224	316	$1,397	694	$968,910	22,789
North York East	1	2	527	526	1	$949	1,028	$974,900	96,673
North York West	293	10	1,522	1,001	521	$1,210	999	$1,208,767	3,039
Not Applicable	973	141	28,746	24,624	4,122	$926	868	$804,020	7,135
Scarborough City Centre									3,301
Sheppard Corridor	15	11	2,426	2,200	226	$1,130	1,020	$1,152,892	16,997
Thornhill	20	8	1,967	1,791	176	$1,064	1,192	$1,267,684	3,470
Toronto East	107	12	1,548	1,445	103	$1,152	986	$1,136,268	
Toronto West	50	20	4,080	3,518	562	$1,205	936	$1,128,063	
Yonge - St. Clair	16	8	1,049	809	240	$1,917	1,386	$2,656,999	

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.