

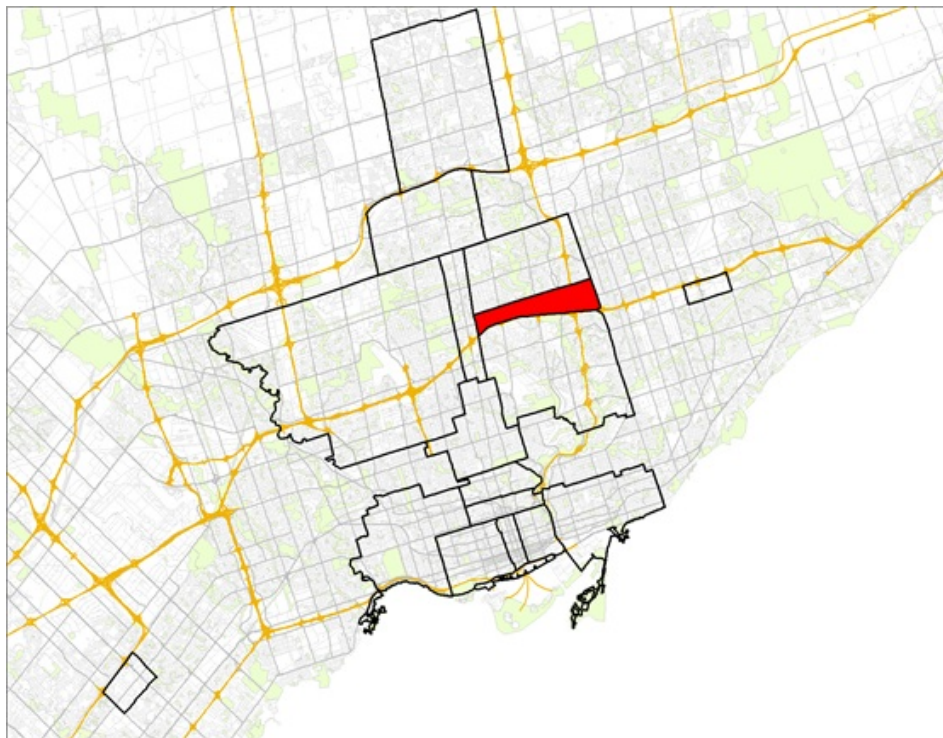


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of April 2022



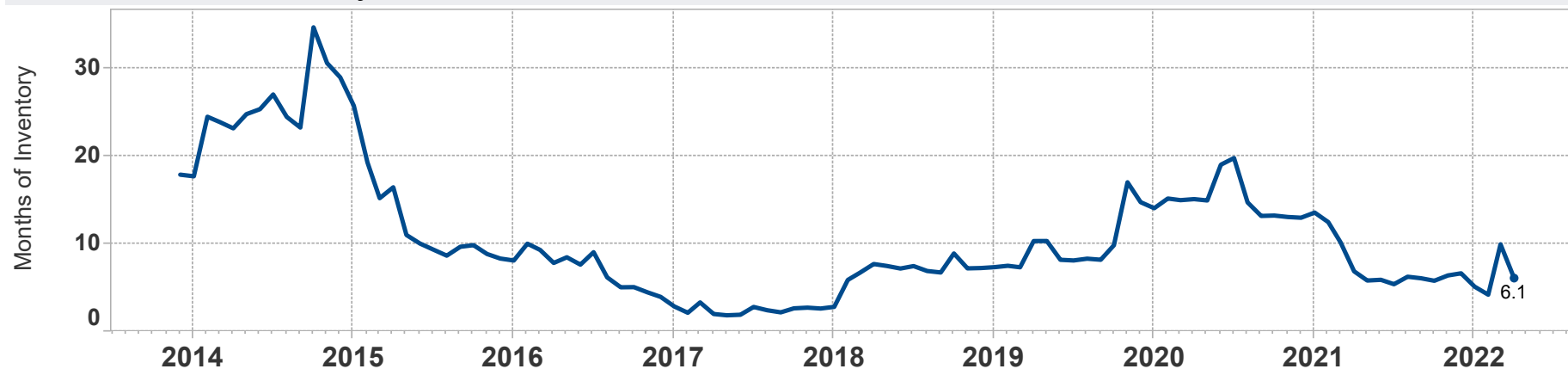
Sheppard Corridor Submarket Report - April 2022



Sheppard Corridor		GTA
Distinct count of Site Name	10	318
No. of Units	2,152	83,143
Total Sales	1,841	75,207
Act Inv	311	7,936
Avg. \$/sf	\$1,444	\$1,450
Avg. Project \$/SF	\$1,349	\$1,256
Avg. SF	792	921
Avg. \$	\$1,143,585	\$1,335,007
Current Month Sales (incl. active & sold out)	290	3,074

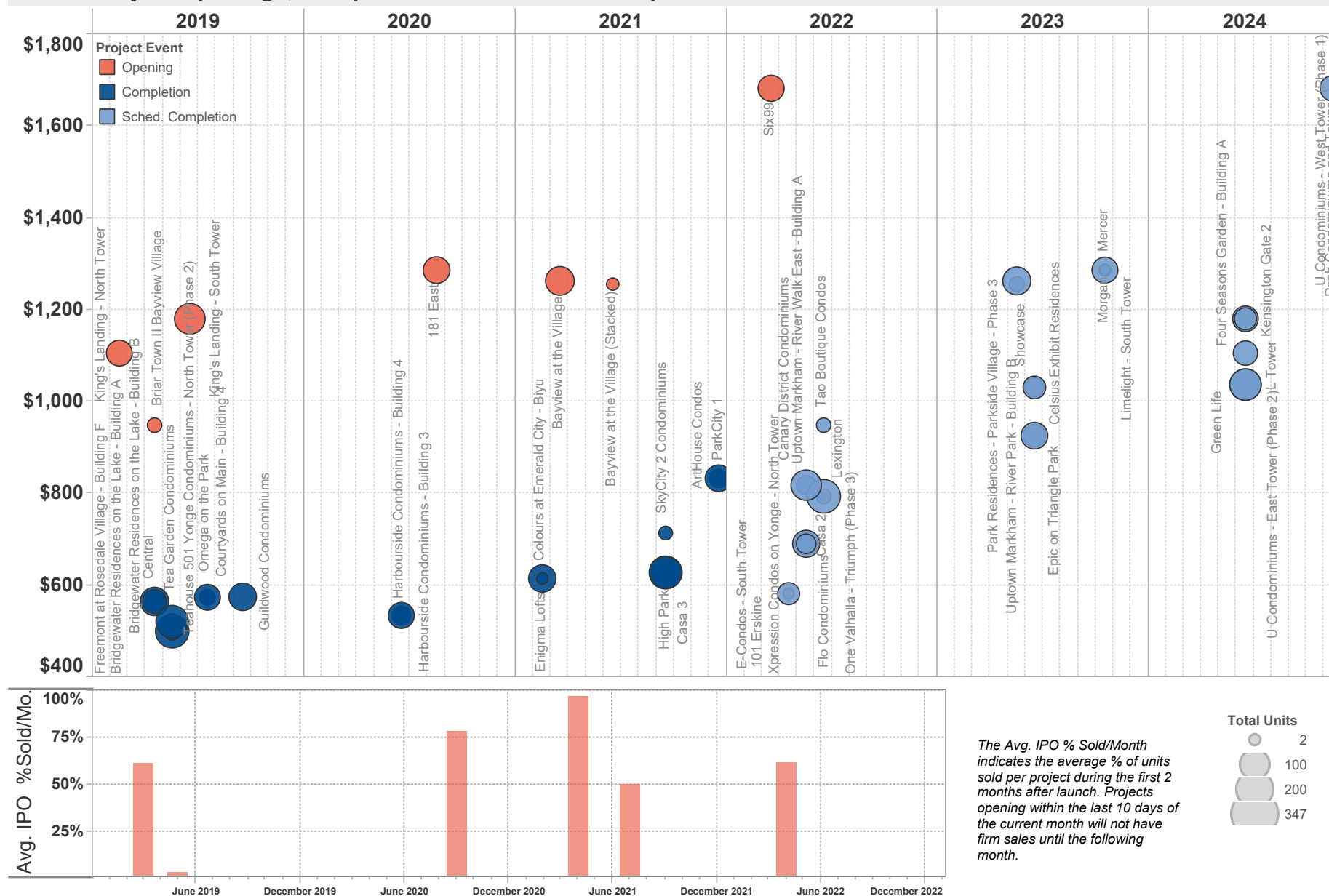
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	23	678
Total Units	14,304	376,440
Min. Density	1.0	0.0
Max. Density	10.1	620.0
Avg. Density	4.8	7.9

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



Sheppard Corridor Submarket Report - April 2022

Recent Project Openings, Completions & Scheduled Completions



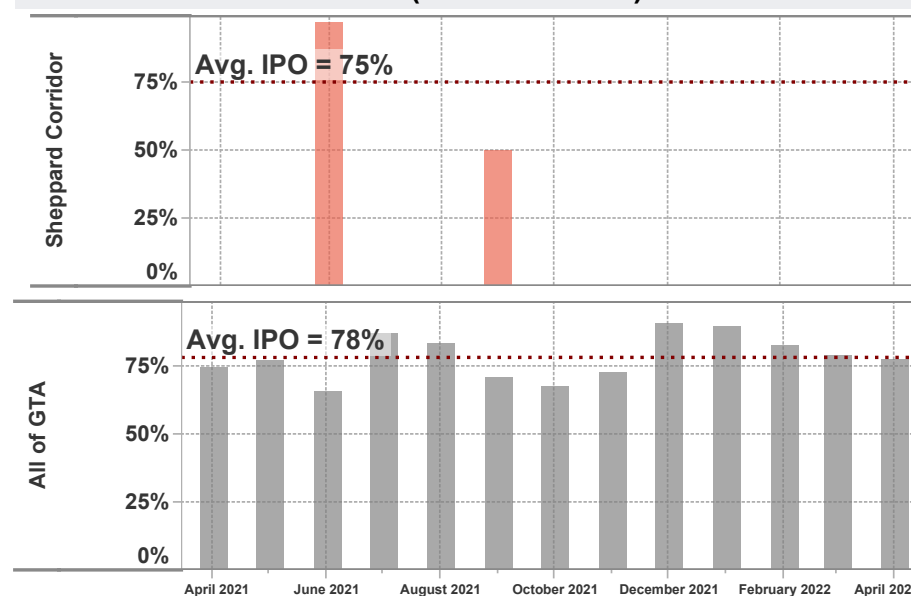
Sheppard Corridor Submarket Report - April 2022

Project Data by Unit Type

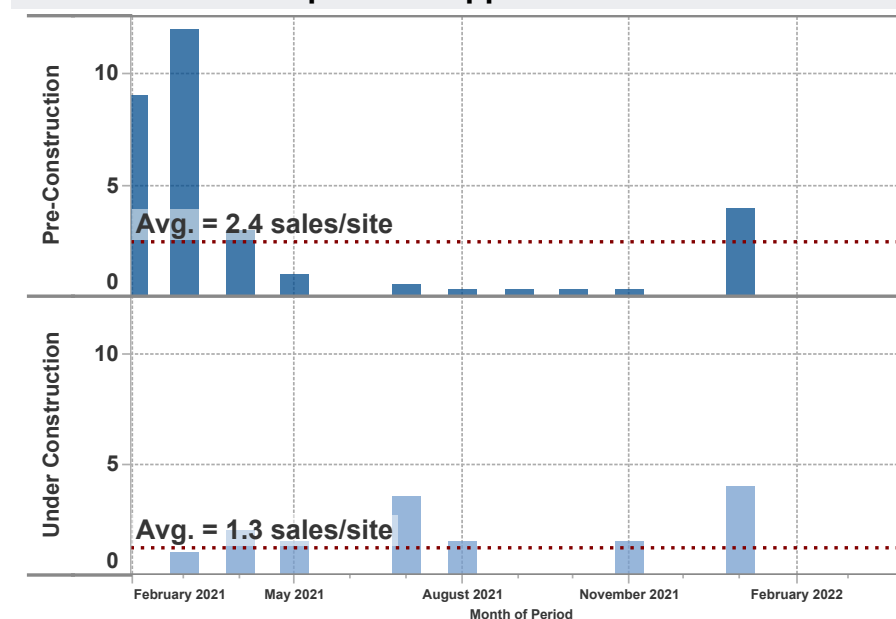
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	111	9
1 Bedroom	540	73	482	58
1 Bedroom + Den	398	52	376	22
2 Bedroom	604	59	510	94
2 Bedroom + Den	207	90	140	67
3 Bedroom & Up	248	7	187	61
Penthouse	14	0	14	0
Other	21	0	21	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,820	325	372	\$600,000	\$650,000
\$1,696	389	540	\$660,000	\$902,000
\$1,567	502	768	\$818,000	\$1,022,000
\$1,320	645	1,398	\$939,000	\$1,599,900
\$1,510	667	1,061	\$913,900	\$1,696,000
\$1,397	838	1,238	\$1,140,000	\$1,998,000

IPO Launch Performance (first 2 months)

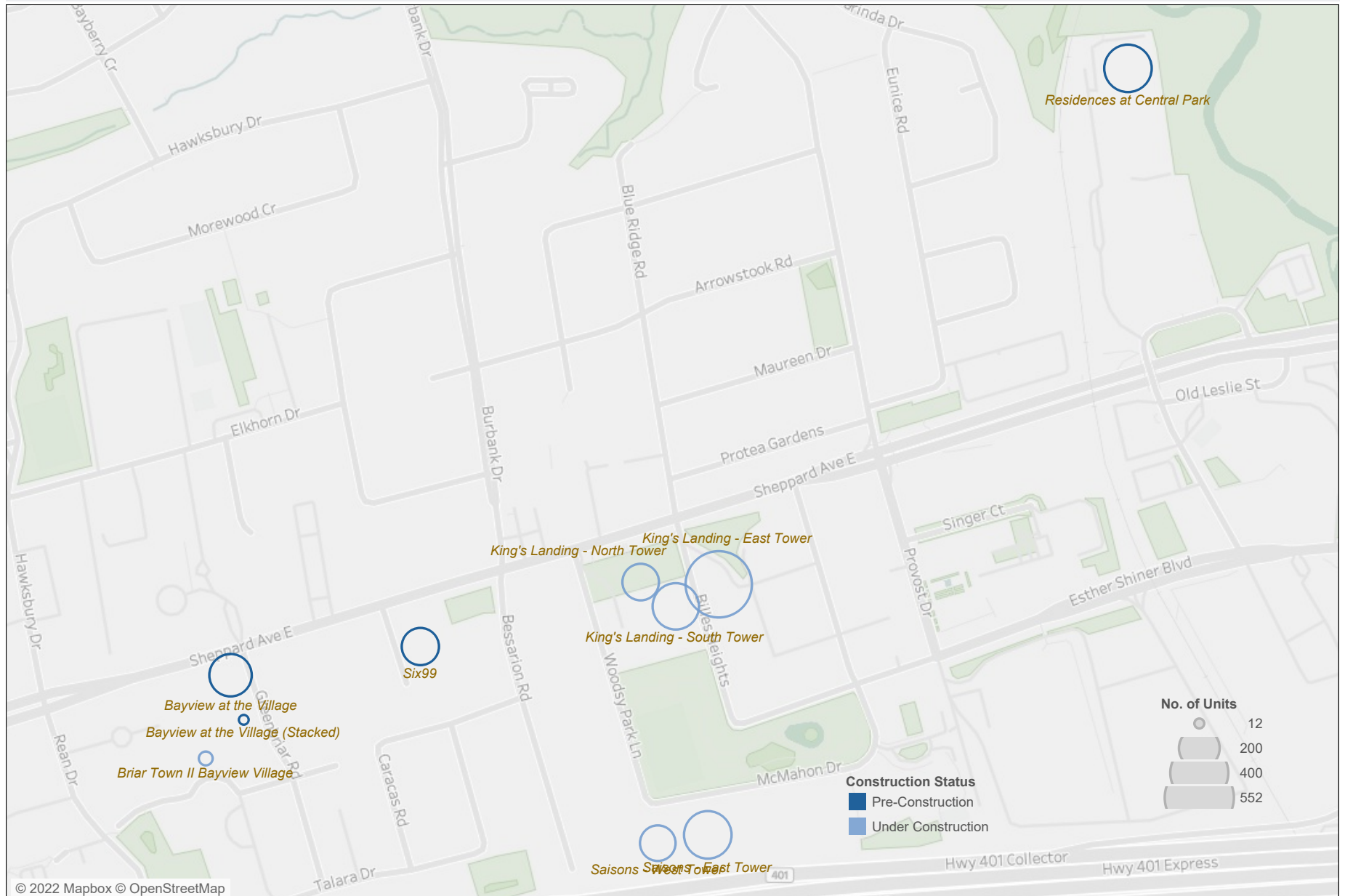


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - April 2022

Current Active Projects



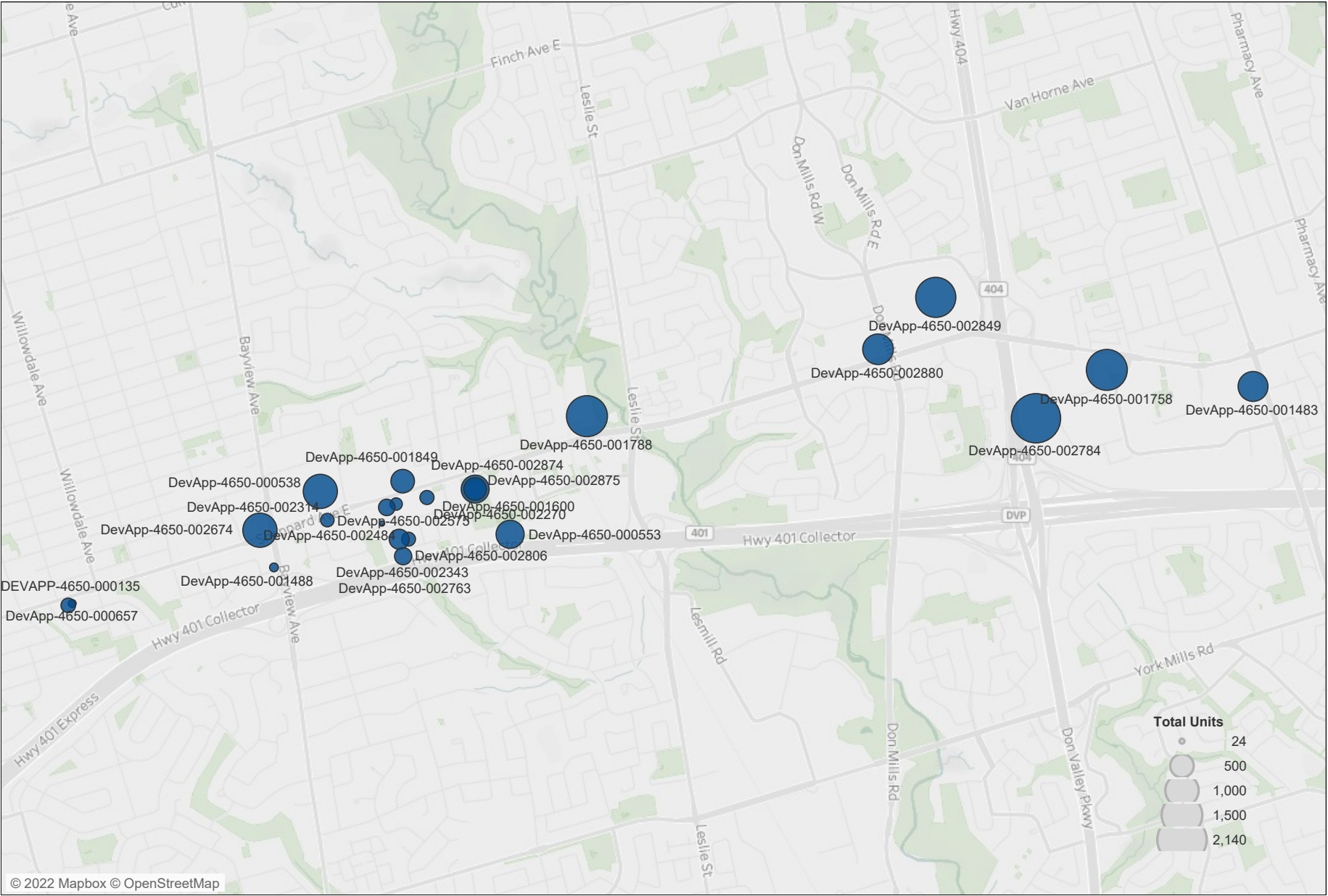
Sheppard Corridor Submarket Report - April 2022

Current Active Project List

Current Active Project List							*	
Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Fo..
Bayview at the Village - Canderel Residential	Apartment	December 2023	0	16	2	226	\$1,263	\$1,282
Bayview at the Village (Stacked) - Canderel Residential	Stacked	May 2023	0	7	1	12	\$1,256	\$1,319
Briar Town II Bayview Village - Buildcrest and Algar Develop..	Stacked	June 2022	0	1	5	24	\$949	\$1,100
King's Landing - East Tower - Concord Adex	Apartment	June 2024	3	32	49	552	\$1,037	\$1,360
King's Landing - North Tower - Concord Adex	Apartment	June 2024	3	16	54	168	\$1,106	\$1,340
King's Landing - South Tower - Concord Adex	Apartment	June 2024	4	13	48	270	\$1,180	\$1,286
Residences at Central Park - Amexon	Apartment	July 2025	197	197	86	283	\$1,365	\$1,571
Saisons - East Tower - Concord Adex	Apartment	June 2023	0	24	0	284	\$926	\$1,294
Saisons - West Tower - Concord Adex	Apartment	June 2023	0	21	0	159	\$1,031	\$1,261
Six99 - Originate Developments	Apartment	November 2024	74	108	66	174	\$1,682	\$1,674

Sheppard Corridor Submarket Report - April 2022

Current Development Applications



Sheppard Corridor Submarket Report - April 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	1.0	185
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	1.1	1,026
DevApp-4650-000553	1001 - 1019 Sheppard Avenue East	5.5	692
DevApp-4650-000657	145 Sheppard Avenue East	1.0	55
DevApp-4650-001483	2550 Victoria Park Avenue	2.8	786
DevApp-4650-001488	2810 Bayview Avenue	2.9	67
DevApp-4650-001600	699 Sheppard Avenue East	4.2	174
DevApp-4650-001758	2135 Sheppard Avenue East	5.0	1,474
DevApp-4650-001788	1200 Sheppard Avenue East	3.1	1,478
DevApp-4650-001849	680 Sheppard Avenue East	4.9	487
DevApp-4650-002270	627 Sheppard Avenue East	3.8	238
DevApp-4650-002314	589 Sheppard Avenue East	5.0	160
DevApp-4650-002343	71 Talara Drive	7.0	259
DevApp-4650-002484	12 Dervock Crescent	1.9	24
DevApp-4650-002575	1 Greenbriar Road	5.1	134
DevApp-4650-002674	500 Sheppard Avenue East	10.1	1,028
DevApp-4650-002763	26 Greenbriar Road	7.3	351
DevApp-4650-002784	245 Yorkland Boulevard	6.1	2,140
DevApp-4650-002806	23 Greenbriar Road	4.7	169
DevApp-4650-002849	1800 Sheppard Avenue East	7.2	1,416
DevApp-4650-002874	1001 - 1019 Sheppard Avenue East	8.7	452
DevApp-4650-002875	1001 - 1019 Sheppard Avenue East	7.3	686
DevApp-4650-002880	2500 Don Mills Road	7.3	823

Sheppard Corridor Submarket Report - April 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 25	• 18	• 5,018	• 295	• \$2,546	• 1,467	• \$3,734,949	• 13,720
Central Waterfront	• 6	• 9	• 4,153	• 551	• \$1,615	• 1,128	• \$1,821,772	• 17,005
Don Mills - York Mills	• 134	• 14	• 3,802	• 209	• \$1,117	• 1,076	• \$1,201,845	• 16,547
Downtown Core	• 63	• 9	• 4,937	• 500	• \$2,044	• 913	• \$1,866,757	• 23,837
Downtown East	• 425	• 17	• 5,794	• 623	• \$1,453	• 776	• \$1,128,195	• 21,563
Downtown West	• 14	• 23	• 7,322	• 606	• \$1,584	• 1,032	• \$1,634,266	• 19,692
Etobicoke Waterfront	• 4	• 1	• 522	• 3	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 3	• 5	• 1,199	• 25	• \$1,100	• 1,310	• \$1,440,856	• 17,735
Mississauga City Centre	• 32	• 9	• 4,306	• 470	• \$1,224	• 663	• \$811,116	• 206
North Toronto	• 17	• 18	• 3,729	• 310	• \$1,547	• 1,061	• \$1,641,329	• 28,648
North Yonge Corridor	• 4	• 6	• 1,776	• 77	• \$1,597	• 910	• \$1,452,551	• 116,845
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 18,119
North York West	• 2	• 7	• 546	• 491	• \$1,330	• 892	• \$1,186,578	• 14,304
Not Applicable	• 1,709	• 133	• 23,427	• 2,747	• \$1,120	• 836	• \$935,809	• 11,047
Scarborough City Centre								• 19,673
Sheppard Corridor	• 290	• 10	• 1,841	• 311	• \$1,444	• 792	• \$1,143,585	• 24,576
Thornhill	• 14	• 2	• 389	• 50	• \$1,237	• 1,441	• \$1,781,878	• 4,692
Toronto East	• 285	• 10	• 1,410	• 162	• \$1,214	• 798	• \$968,240	
Toronto West	• 19	• 19	• 3,732	• 407	• \$1,297	• 946	• \$1,226,903	
Yonge - St. Clair	• 28	• 7	• 807	• 99	• \$2,053	• 1,540	• \$3,161,457	

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